

ONE PASEO

CARMEL VALLEY



ABOUT

The new One Paseo is a redesigned, mixed-use project offering an active and energetic destination for Carmel Valley.

The project area is a vacant 23.6-acre parcel located on the southwest corner of Del Mar Heights Road and El Camino Real. Kilroy Realty remains committed to delivering the new One Paseo, an active environment comprised of retail, residential, office and open space.

A compromise was reached between Kilroy Realty, East Bluff Community Association, Alliance for Responsible Development, Mitigate One Paseo and neighboring developer Donahue Schriber. The new One Paseo, which meets the goals of the settlement parameters, was largely determined by the trip generation for each use, as outlined in the guiding principles, provided below.

SETTLEMENT PARAMETERS

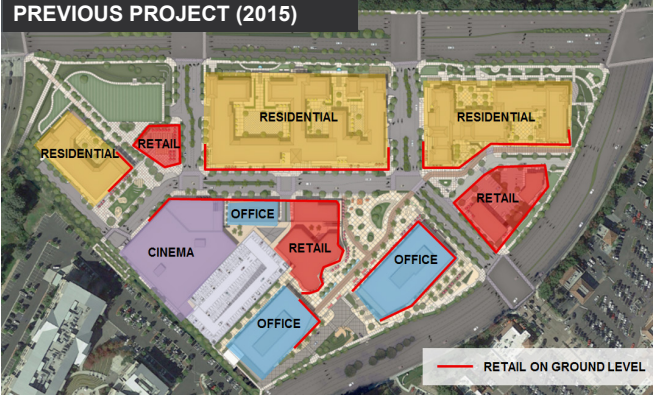
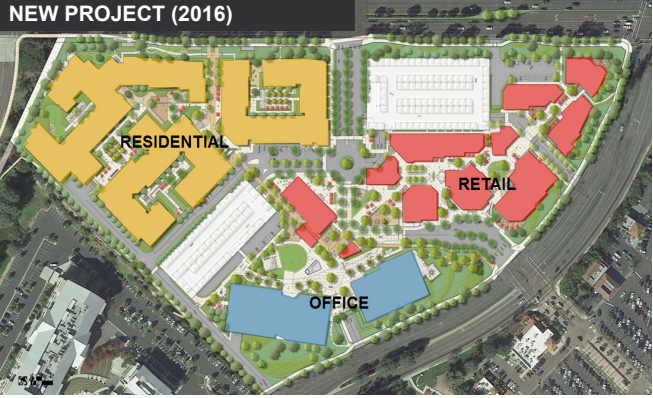
- ✓ Provide a mix of uses: retail, office and residential
- ✓ Adhere to maximum 14,000 Average Daily Trips (ADTs), thereby reducing projected traffic trips about half
- ✓ Provide 30' setbacks along the project perimeter
- ✓ Reduce the number of new traffic signals from 2 to 1 on Del Mar Heights Road
- ✓ Cap office building heights at 7 stories and residential heights at max above mean sea level height
- ✓ Reduce bulk and scale generally across the project
- ✓ Work with Community Groups and City Staff on traffic concerns.

GUIDING PRINCIPLES

OFFICE 280,000 GSF	13 TRIPS /GSF
RETAIL 95,871 GSF	70 TRIPS /GSF
RESIDENTIAL 608 UNITS	6 TRIPS /unit
	<14,000 ADT Average Daily Trips

While the ADT for the previous project resulted in 24,000 ADT, **the new One Paseo does not exceed 14,000 ADT.**

GENERAL PROJECT CHANGES

	
<p>SQUARE FEET</p> <ul style="list-style-type: none"> - Retail: 246,500 SF (48,000 SF Cinema) - Office: 484,000 SF - Residential: 608 UNITS - TOTAL: 1,454,069 SF 	<p>SQUARE FEET</p> <ul style="list-style-type: none"> - Retail: 95,871 SF (0 SF Cinema) - Office: 280,000 SF - Residential: 608 UNITS - TOTAL: 1,175,871 SF
<p>TRAFFIC</p> <ul style="list-style-type: none"> - Generates 24,000 ADT Significant Community Concern - Shuttle route to Sorrento Valley station - Traffic signal upgrades included 	<p>TRAFFIC</p> <ul style="list-style-type: none"> - Generates 13,500 ADT Reduced project traffic by over 40% - Shuttle route to Solana Beach station at the request of the community - Traffic signal upgrades included
<p>BULK & SCALE</p> <ul style="list-style-type: none"> - Office Building Heights: 8 & 9 stories - Residential extends from Del Mar Heights Road to El Camino Real - Adhered to applicable setback requirements - Residential above retail - Office buildings nearly parallel to street - Project density spread throughout the project 	<p>BULK & SCALE</p> <ul style="list-style-type: none"> - Office Building Heights: 4 & 6 stories - Residential along High Bluff Drive and Del Mar Heights Road - Minimum 30 ft setbacks - All single story retail surrounding various plazas - Office buildings angled away from street - Project density pushed to the interior of the project based on community request
<p>ADDITIONAL</p> <ul style="list-style-type: none"> - Gathering spaces primarily include the Town Green, Main Street and the Main Plaza. While the large, open spaces were welcomed, there was some community desire to reconsider the large town green and water features due to California's drought conditions. - Two project entrances along Del Mar Heights Road, leading into Main Street. 	<p>ADDITIONAL</p> <ul style="list-style-type: none"> - Lush, garden walkways including mature, heritage trees and paseo trees are located throughout the project, its multiple plazas and lounging areas. A scenic, garden path is located between the office and project entrance from El Camino Real. - One project entrance along Del Mar Heights Road at the request of the community.