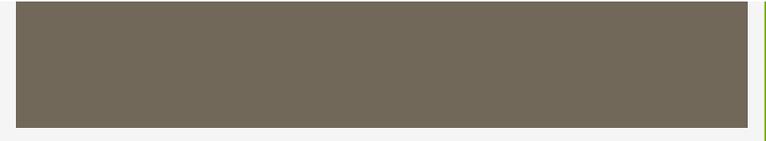




The AVE
Project Public Forum
June 12, 2018



Project Team

- ◆ Brad Rosenheim, Rosenheim & Associates, Inc.
- ◆ Erika Iverson, Rosenheim & Associates, Inc.
- ◆ Jasch Janowicz, DalyGroup, Inc.
- ◆ Danielle Hastie, California Commercial Investment Group
- ◆ Don Dusablon, Structure Development
- ◆ Alan Grofsky, PK Architecture
- ◆ Richard Doss, Pacific Coast Civil
- ◆ Bob Bombardier, L. Newman Design Group
- ◆ David Shender, Linscott, Law & Greenspan Engineers





Presentation Format

- ◆ Presentation of Project
- ◆ Read & Answer Audience Questions
- ◆ Breakout Session
- ◆ Recap of Breakout Session Feedback

- ◆ Sign-In Sheet
 - ◆ Please sign the Sign-In sheet at the entrance

City of Agoura Hills General Plan Map



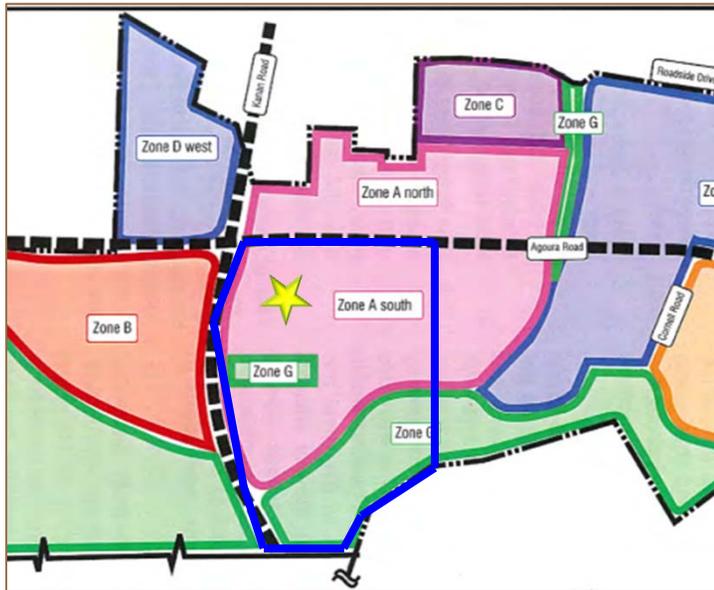
- ◆ Project Site has a General Plan designation of Planned Development District ("PD")

City of Agoura Hills Zoning Map

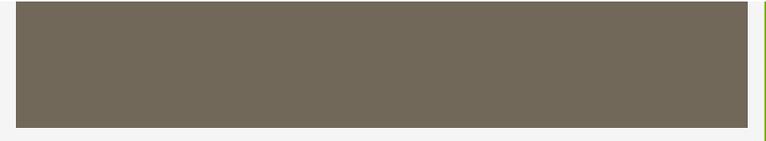


- ◆ Project Site has a zoning designation of Specific Plan ("SP")
- ◆ Located within the geographic boundaries of the Agoura Village Specific Plan

Agoura Village Specific Plan Map



- ◆ 12.37 acres within Zone A South
- ◆ 6.08 acres within Zone G



Agoura Village Specific Plan Vision

- ◆ Make it a place where the residents and visitors alike can gather and meet
- ◆ Generate a regional appeal – something unique that creates a “draw” or attraction
- ◆ Create an entertainment/family-oriented area
- ◆ Encourage mixed-use projects
- ◆ Recognize appropriate density (a key element for increasing pedestrian oriented environment with gathering places)

Zone A South

- ◆ 119,000 SF of Commercial Floor Area
- ◆ 118 Residential Units
- ◆ Maximum Height
 - ◆ 2-stories / 35 FT, OR
 - ◆ 3-stories / 45 FT for residential use over commercial use or hotel use
- ◆ Commercial Floor Area Ratio = 0.35:1
- ◆ Lot Coverage = 60%





Client:
California Commercial Investment Companies
4530 E Thousand Oaks Blvd., Suite 100
Westlake Village, CA 91362

The AVE Agoura Hills, CA Preliminary Landscape Plan

- Legend - Description**
- ① Streetscape Paving - Flagstone
To match existing per AVEP
 - ② Streetscape Paving - Exposed Aggregate Paving
To match existing per AVEP
 - ③ Streetscape Paving - Scored Paving
To match existing per AVEP
 - ④ Paving in Pedestrian Plaza Areas
Scored Colored Concrete with Trellis Cobble and Square Tiles
 - ⑤ Flagstone Paving
 - ⑥ Special Paving in Vehicular Areas
Flagstone Pattern Scored Cobble Concrete
 - ⑦ Special Paving in Crosswalks
Colored Concrete with Trellis Pattern
 - ⑧ Walkway Access, Pedestrian Courtyards and Recreational Areas
Combination of Gray Concrete and Colored Concrete
 - ⑨ Water Feature
With Bozzes and Bridge Crossing
 - ⑩ Public Plaza
With Colored Concrete Paving and Water Feature
 - ⑪ Various Retaining Walls
Paved to Match Existing Site Plan for Additional Details
 - ⑫ Apartment Pool and Spa Recreation Area
With Flagstone Area and Spa Equipment
 - ⑬ Bocce Court and Viewing Terrace
 - ⑭ Fergala and Arbor
Refer to Overhead Structure Design Frames

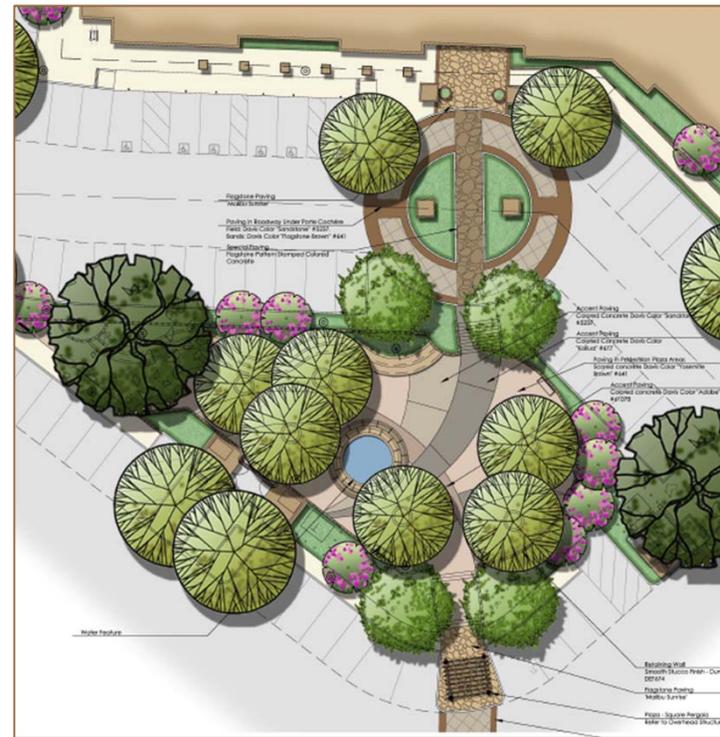
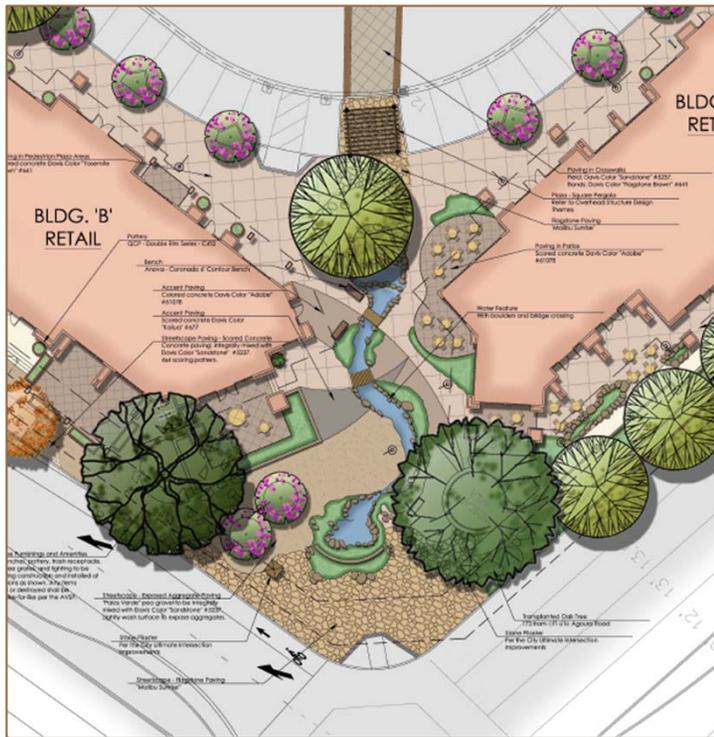




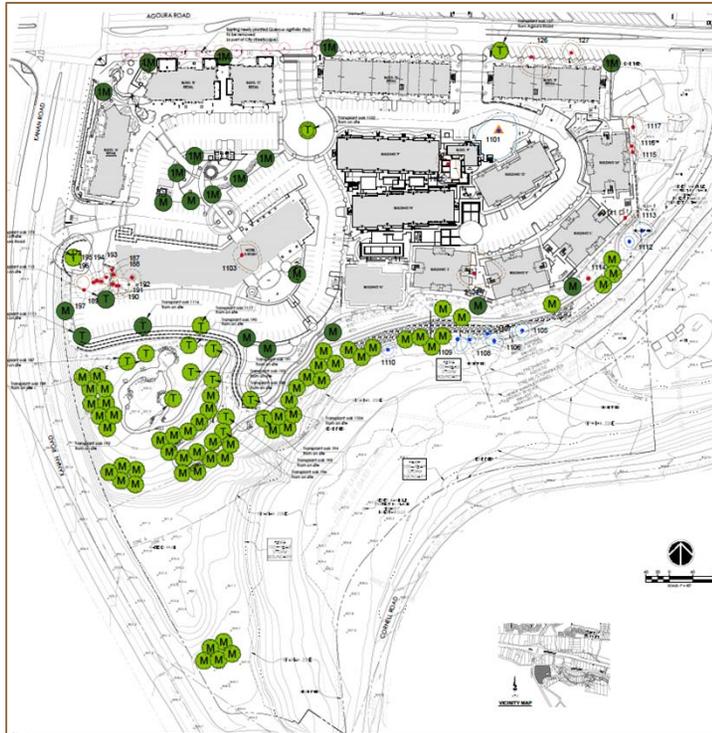
pk:architecture



Public Plazas



Oak Trees



- ◆ 40 Trees surveyed within Zone A Development Footprint
- ◆ 10 Newly planted oak trees along Agoura Road to be relocated
- ◆ 21 Oak Trees to be removed
 - ◆ 17 will be relocated onsite
- ◆ 9 Oak Trees will be encroached; will remain in place
- ◆ 67 New Oak Trees will be planted
- ◆ Overall Oak Tree Canopy impact is 9.2%

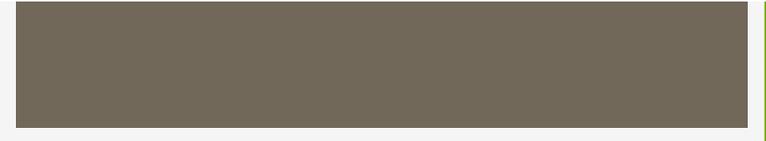
Traffic



- ◆ Trip Generation
 - ◆ 3,110 Daily Trips
 - ◆ 149 AM Peak Hour Trips
 - ◆ 263 PM Peak Hour Trips
- ◆ Circulation
 - ◆ Two new driveways on Agoura Road
 - ◆ One new driveway on Kanan Road
- ◆ Parking Provided
 - ◆ Residential = 226 parking Spaces
 - ◆ Shared Commercial, Hotel, Office & Residential Guest = 352

Grading

- ◆ 76,000 Cubic Yards of Cut
- ◆ 56,250 Cubic Yards of Fill
- ◆ 8,500 Cubic Yards of Export



Project Proposal

- ◆ 22% Overall Lot Coverage (116,410 SF) where 60% (323,367 SF) is permitted.
- ◆ 0.30:1 (171,250 SF) Commercial/Mixed-Use FAR where 0.35:1 (188,630 SF) is permitted.
- ◆ 57% (306,900 SF) Public Space provided where 15% (80,795 SF) is required.
- ◆ 47% (58,056 SF) of the parking lot area is landscaped where only 15% is required.





pk:a
pk:architecture

