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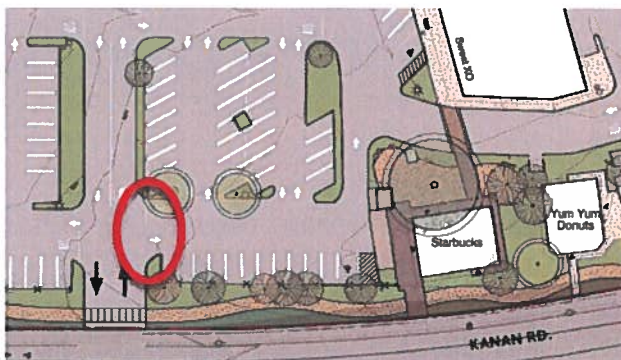


**TWIN OAKS SHOPPING CENTER – AGOURA HILLS, CALIFORNIA  
PROPOSED STARBUCKS DRIVE-THRU**

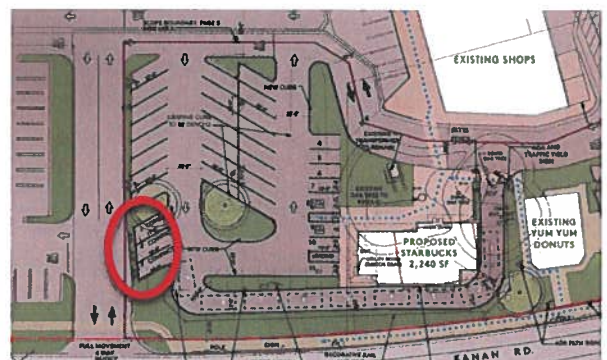
Regency Centers is working to obtain approval from the City of Agoura Hills to install a drive-thru for the Starbucks building at Twin Oaks Shopping Center. Both Regency and Starbucks are excited at the prospect of installing a drive-thru at this location, and are seeking community support in favor of this. Below are a few points that Regency believes will be seen as a result of installing a drive-thru for the Starbucks building.

- Traffic: Yes, there will be some increased trips to Twin Oaks as part of this project. Linscott Law & Greenspan has prepared a 62-page "Assessment of Traffic Operations" for the project which has projected 40-net new AM peak-hour trip and 40-net new PM peak-hour trips per day. We realize Kanan can be very busy, and any new traffic can be a burden. Therefore, we have made a few key design components which we believe will mitigate congestion and make our primary entrance off of Kanan safer.
  - Improved traffic flow from Kanan Road:
    - If the drive-thru is approved, the parking lot layout around the main drive aisle entry would be altered as shown below. It is believed that traffic flow from Kanan Road will be improved with the removal of the access point highlighted below in red. This would increase the overall safety of the entrance to Twin Oaks by forcing cars to go further down the drive aisle before turning towards Starbucks, and prevent any congestion from backing up onto Kanan.

Existing



Proposed



- Convenience:
  - We like to think of Twin Oaks as a place where the community can live their lives every day. Whether it's picking up groceries, dropping off the dry cleaning or meeting for a cup of coffee, it's a convenient place to check off some to-do list items. The addition of the drive-thru is just a small way to make those errands a little more convenient on those



days where there never seems to be enough time to get it all done, but you still need/want your coffee.

- Gathering Place:
  - In those moments when life does slow down, the new Starbucks plan provides for a much improved patio experience to meet and spend some time with family and friends. With the approval of the drive-thru, a large courtyard area would be installed away from Kanan and under the existing large Valley Oak.



- Third Anchor:
  - Ralphs and Rite Aid are Twin Oaks traditional anchors, but Starbucks is our third anchor and our biggest driver to our local shop tenants. The cross-shopping opportunities by ensuring Starbucks remains in Twin Oaks for many years to come can be a big part of keeping our local merchants a part of Twin Oaks and the Agoura community.
- Oak Tree Removal:
  - In order to install the drive-thru, it is important to note that three (3) oak trees would need to be removed. Regency has obtained expert guidance from a certified arborist in order to meet the City of Agoura Hills' mitigation requirements. The proposed tree replacements would include the following:
    - Plant four (4) new oak trees for each removed oak tree (12 new oak trees in total).
    - In addition to the above, plant two (2) mature "signature" oak trees on the corner of Kanan Road and Thousand Oaks Boulevard in an effort to reflect the shopping center's namesake of Twin Oaks.

Thank you for your time, and Regency sincerely believes that this project will benefit your community. Your support is greatly appreciated!