

ARCHITECTS ORANGE

www.architectsorange.com



Clairemont Mesa
Community Planning Group
January 21, 2014



ARCHITECTS ORANGE

We have over **40 years of experience** and are one of California's most respected and sought-after architectural and planning firms. We are widely recognized as an industry leader in the design of high quality projects.



COMPANY PROFILE

Founded in 1974, Architects Orange is a full service architectural and planning firm specializing in high quality Mixed Use, Master Plan, Residential and Commercial projects. With a talented team, skilled in a variety of project types, Architects Orange has naturally emerged as a national leader in the design of Mixed Use and Master Plan projects.

Architects Orange emphasizes the team approach – owner, architect, consultants and stake holders – collaborating through all phases of the project. We are adept at leading multi-disciplined high performance teams to provide solutions of design relevance and organizational excellence. We strive to understand the specific location constraints and site features, and pursue intelligent solutions that maximize the opportunities and create high value communities.





Jack Selman
Senior, Partner



Darrel Hebenstreit
Partner



Ed Cadavona
Partner



RC Alley
Partner



Jim Dietze
Partner



Rob Budetti
Partner



Serafin Maranan
Principal



Ken Smith
Partner

Partners & Principals of Architects Orange





Global Project Experience

With a talented team, skilled in a variety of project types, Architects Orange has naturally emerged as an international leader in the design of Mixed-Use and Master Plan projects. Architects Orange provides design services throughout the United States, the Middle East and Asia. From our headquarters in Orange County, California, the Architects Orange team serves Clients around the world.



ARCHITECTS ORANGE

San Diego Regional Projects

Residential Projects- over 5,000 units- 20 market rate projects

Client/ Developer	Project	Bldg Type	Location	Status
Archstone	Bressi Ranch Apts	3 Story Tuck	Carlsbad	Design
Archstone	Pacific View Apts	3 Story Tuck	Carlsbad	Built
Seabourne Development	Encinas Creek Apts	3 Story Tuck	Carlsbad	Entitlement Approved
BRE Properites	Chula Vista Apts	3 Story Tuck	Chula Vista	Design
HG Fenton	Urbana Apts	Mixed Use	Downtown	Construction Docs
HG Fenton	Little Italy Apts	Mixed Use	Downtown	Design
N.C.A.	Escondido Apts	3 Story Tuck	Escondido	Design
Sunroad Developers	Spectrum	4 Story Podium	Kearny Mesa	Design
Fairfield	Luxury Apartment Homes at Parkway Drive	3 & 4 Story Tuck	La Mesa	Under Construction
HG Fenton	Erma Road	3 Story Tuck	Mira Mesa	Under Construction
Miller Commercial Properties	Mira Mesa Blvd Apts	Wrap	Mira Mesa	Design
Archstone / Arch Rock	Mission Gorge Apts	4 Story Wrap	Mission Valley	Design
Archstone	Mission Valley Apts	3 Story Tuck	Mission Valley	Built
Archstone	Presidio View Apts	4 Story Wrap	Mission Valley	Built
Archstone	Portofino Apts	3 Story Tuck	Mission Valley	Built
HG Fenton	Aquaterra Apts	3 Story Tuck	Mission Valley	Built
Alliance Residential	Aero Drive & Sandrock Rd Apts	4 Story Wrap	Serra Mesa	Built
HG Fenton	Solana Highlands	3 Story Tuck	Solana Beach	Design
Lincoln Properties	Vista Ridge Apts	3 Story Tuck	Vista	Entitlement Approved

Commercial Projects

Client/ Developer	Project	Bldg Type	Location	Status
American Apparel	American Apparel	Retail Only	Downtown	Built
Westfield	North County Mall Renovation	Retail Only	Escondido	Under Construction
Strategic Hotels & Resorts	Hyatt Regency	Hospitality	La Jolla	Design\ Built
Westfield	University Towne Center Mall Renovation	Retail Only	La Jolla	Built



For More Information Please Visit
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BURGENER BLVD

CLAIREMONT DR

EXISTING
SITE

FIELD ST
Field St

Deerpark Dr

Mt Acadia Blvd

COWLEY WAY

Coral St

Proposed Site Plan

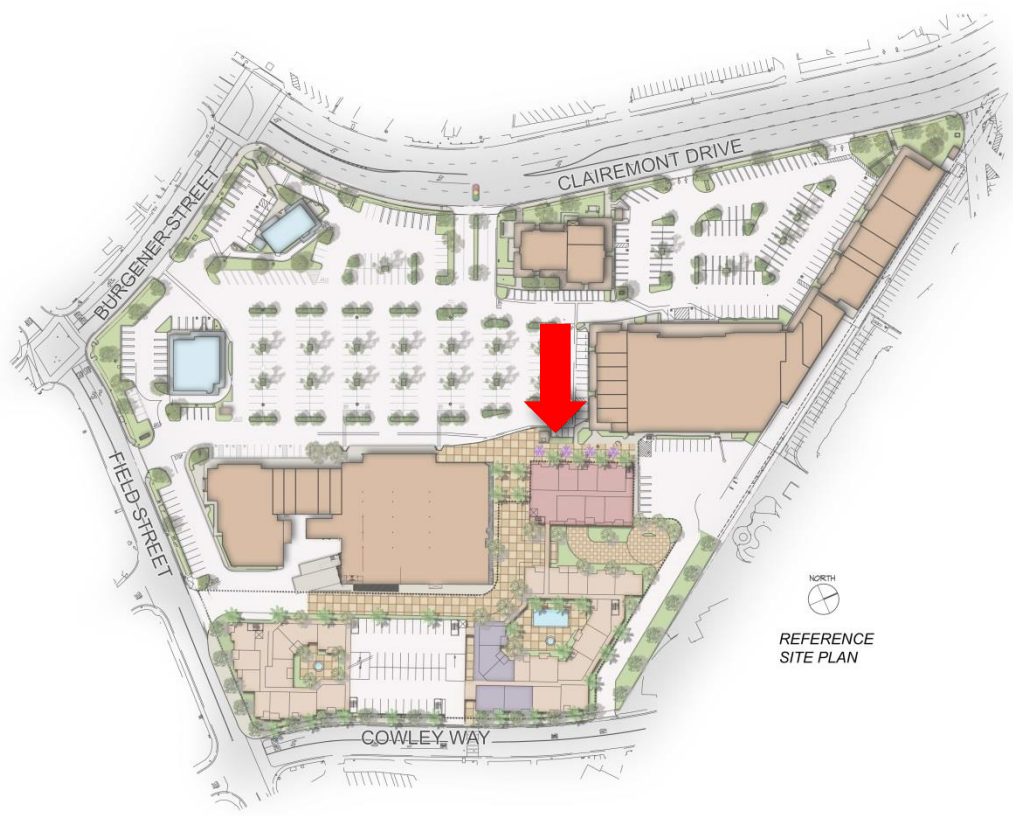


- Total acres-
12.7
- Commercial-
10.1 ac
- Residential-
2.6 ac



NEW GROCERY - WEST ELEVATION





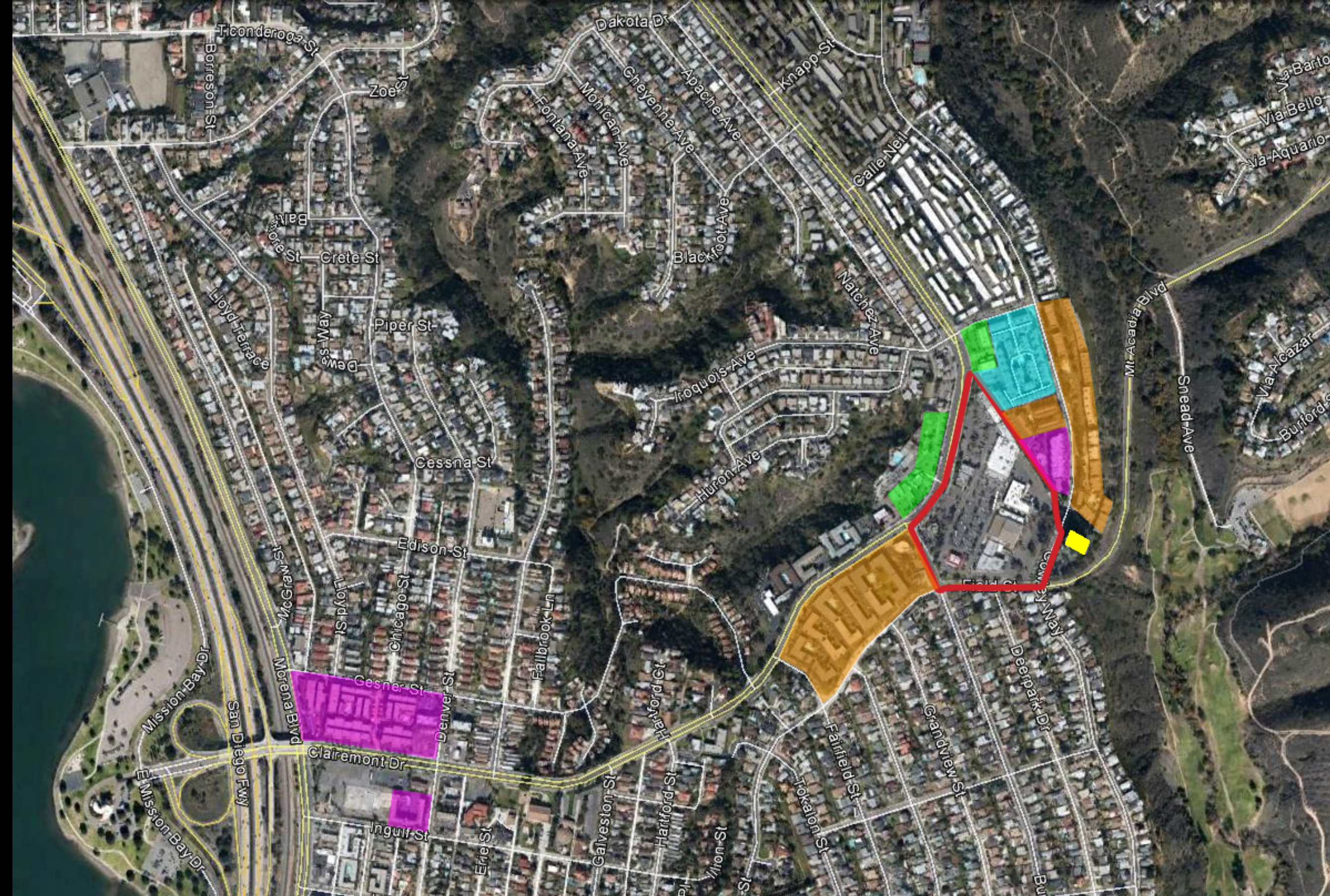
WEST ELEVATION - VIEW FROM PARKING LOT

Zone- CC-1-3 (Commercial-Community)

- allows a mix of community-serving commercial uses and residential uses
- is intended to accommodate development with an auto orientation
- Density Allowed
 - allowed density for residential units is 368 (12.7acres/ 1500 sf)
- Height Required
 - 45ft max. base zone
 - Clairemont Mesa Overlay Height Limit of 30ft
- FAR Allowed Max. (overall site)
 - 1.5
- Residential Parking Required
 - 274 stalls
- Density Provided
 - 156 units
- Height Provided
 - Zoning allows up to 45' with Site Development Permit and Process 5 and City Council Approval / requesting Height Variance of 57 ‘
- FAR Provided (overall site)
 - .78
- Residential Parking Provided
 - 274 stalls (all within parking structure)







- Existing Site
- 1-story commercial
- 3-stories townhomes
- 3-stories residential
- 4-stories residential
- 14-stories senior center

Local Projects







BURGENER STREET

FIELD STREET

COWLEY WAY

CLAIREMONT DRIVE



PROPOSED PEDESTRIAN CONNECTION

Phasing



- Phase I
 - 135 units
 - 2.2 acres
 - 236 stalls

- Phase II
 - 21 units
 - 0.4 acres
 - 38 stalls

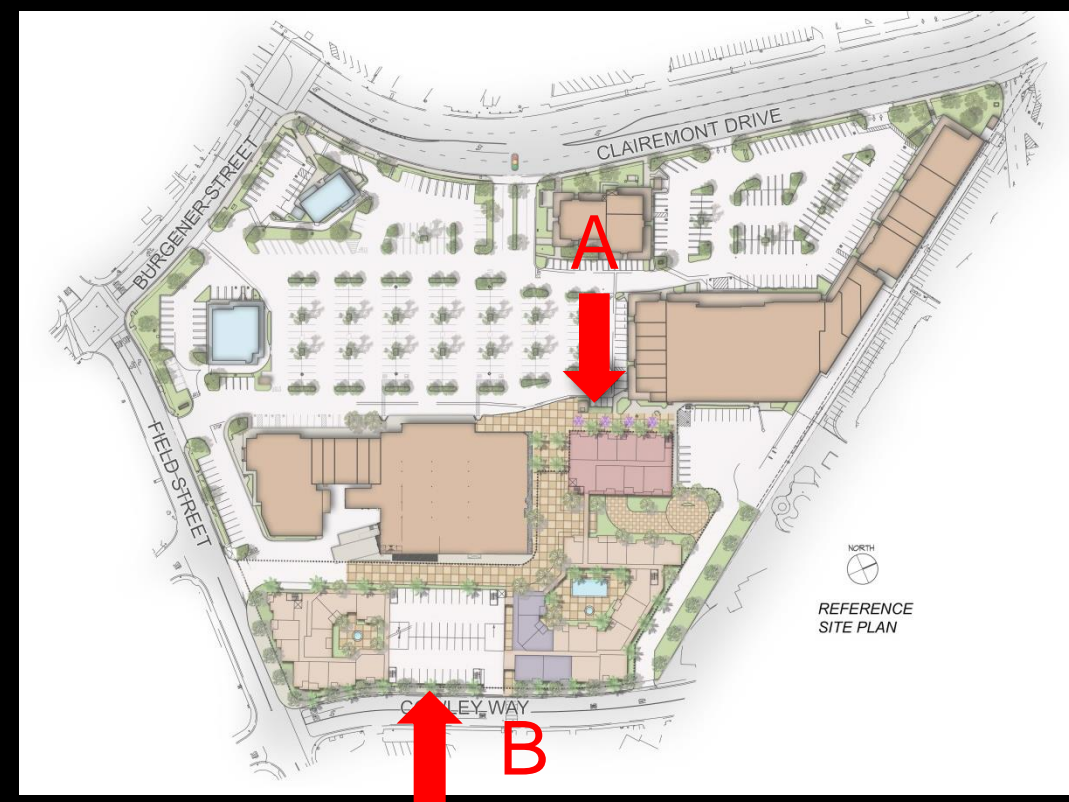
- Self-Contained Parking
- 1.73 Parking Ratio including guest
- Internal facing courtyard units
- Outside facing units on Field & Cowley Way
- Active/ Passive Amenities





Coastal Contemporary Architecture

- Metal
- Translucent Glass
- Metal Railing
- Light Colors
- Sun Shades
- Stone



THANK YOU

from

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