What is coming down the line, and why?

Presented by Donald Jacobs, AIA
President – J ZMK Partners
Capitol Condos? – Critics hate the sound of it!

News that EMI may sell its iconic 1956 building for housing stock gets harsh feedback from those who say it should stay in the music business.

Changing of Land Uses!
"We have seen three major instances this week alone showing how rapidly things are changing"
What We Will Cover

1. The Land Squeeze (i.e. higher density)
2. Affordability
3. The Boomers
4. Better Land Use Plans
5. Sustainable Communities
6. What is Next?
“Gold Nugget Merit Award – 2005”
Wrights Landing at Tustin Fields
TUSTIN, CALIFORNIA
Wrights Landing at Tustin Fields
TUSTIN, CALIFORNIA
Belcara at Newport Coast
NEWPORT BEACH, CALIFORNIA
Tustin Legacy

Community Partners
A joint venture btwn
Centex Homes
Shea Homes
Shea Properties

816 AC
Tustin Legacy
TUSSIN, CALIFORNIA

OPEN SPACE LEGEND
- 170-Acre Open Space
- Community Open Space
- Potential Aquatic and Tennis Centers
- Grade Separated Pedestrian Crossing
160.6 Total Acres
Density 7.6 du/ac
Parks & Open Space
Circulation
Homes
• 539 Homes
• 5 Home Types
Commercial/Business Park
Pinheiro Park

4 Acres of Open Park Space
CIRCULATION

LEGEND
- Primary Arterial
- Collector Street
- Divided Arterial 1A
- Primary Entry Street
- Secondary Entry Street
- Park Loop Street
- Variety of garage configurations
- Primary rooms orient towards street
- Front doors and walks face street
- Semi-private front courtyards
- Wider lot at corner
- Varied front setbacks
• Rear-loaded garages from alleys
• Major rooms orient around courtyard
• Front doors and walks facing street
• Wider lot at corner with predominantly one-story massing
• Reciprocal use easements for expanded sideyards
SF HOMES WITH REAR LANES
- Rear-loaded garages from alleys
- Primary rooms orient towards street or greencourt
- Front doors and walks facing street or greencourt
- Private side patio yard areas
- Reciprocal use easements
• Rear-loaded garages from alleys
• Primary rooms orient towards street
• Front doors and walks facing street
• Private side patio yard areas
• Private courtyard for carriage unit
Orchard Hills
Irvine, California

Irvine Company
Bounded by the 241 and the 261 Toll Roads
Orchard Hills - Neighborhood 1
IRVINE, CALIFORNIA

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>DESCRIPTION</th>
<th>DU</th>
<th>AC</th>
<th>DU/AC</th>
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<tbody>
<tr>
<td>T</td>
<td>SR-3/10Y - After Loaded</td>
<td>112</td>
<td>12.2</td>
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<tr>
<td>V</td>
<td>SR-4 Cluster 4 ft</td>
<td>177</td>
<td>18.7</td>
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<td>X</td>
<td>SR-6 Cluster 6 ft (Sage)</td>
<td>96</td>
<td>7.3</td>
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<td>b</td>
<td>SRA 3 Story Townhome (29)</td>
<td>239</td>
<td>17.9</td>
<td>13.4</td>
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<td>c</td>
<td>SRA Duplex w/ detached garage</td>
<td>166</td>
<td>11.7</td>
<td>16.1</td>
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<tr>
<td>d</td>
<td>SRA Townhome/Flex</td>
<td>154</td>
<td>9.3</td>
<td>16.6</td>
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<tr>
<td>e</td>
<td>SRA Townhome/Flex (Service)</td>
<td>157</td>
<td>9.0</td>
<td>17.4</td>
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<tr>
<td>RESIDENTIAL SUBTOTAL</td>
<td>1,101</td>
<td>86.1</td>
<td>12.8</td>
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<td>Neighborhood Park</td>
<td>6.9</td>
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<tr>
<td>Parks</td>
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<td>Edge Open Space</td>
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<tr>
<td>Drainage</td>
<td>3.4</td>
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<tr>
<td>Road</td>
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<td>NON-RESIDENTIAL SUBTOTAL</td>
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<tr>
<td>NEIGH 2 TOTAL</td>
<td>1,101</td>
<td>134.2</td>
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</table>
Nelles
Whittier, California

Brookfield Homes and Lewis Group of Companies

75 AC
13.5 DU/AC
1,012 DU
# Product Summary

<table>
<thead>
<tr>
<th>Product</th>
<th>Home Type</th>
<th>Unit SF Range</th>
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<tbody>
<tr>
<td>P1: SFA</td>
<td>Town Homes/Flats</td>
<td>984 – 1,649</td>
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<tr>
<td>P2: SFA</td>
<td>Town Homes</td>
<td>1,495 – 2,450</td>
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<tr>
<td>P3: SFD</td>
<td>Cluster SFD</td>
<td>1,426 – 1,650</td>
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<tr>
<td>P4: SFA</td>
<td>Tri-Plex/4-Plex</td>
<td>1,711 – 2,023</td>
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<tr>
<td>P5: SFD</td>
<td>Alley/SFD</td>
<td>1,440 – 1,700</td>
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<tr>
<td>P6: SFD</td>
<td>Alley/SFD</td>
<td>2,172 – 2,365</td>
</tr>
</tbody>
</table>
Woodbury - Lombard Court
IRVINE, CALIFORNIA

Building Type:
Townhomes and Flats

Total Area:
6.1 Acres

Square Footage:
1,068 – 1,635 SF

Units:
150

Density:
18.0 du/ac

Gold Nugget Award of Merit - 2005
Woodbury – Stone Tree
IRVINE, CALIFORNIA

“Gold Nugget Merit Award – 2005”
Building Type:
Single-Family Detached Homes

Total Area:
10.3 Acres

Lot Size:
40' x 75'

Square Footage:
1,964 – 2,268 SF

Units:
91du

Density:
8.5 du/ac

Gold Nugget Award of Merit - 2005
1. Continuing Exploration of Higher Densities
   a) The Not So Big House, Sara Susanka

2. Higher Density Communities for Boomers

3. More Sustainable Communities and Green Building