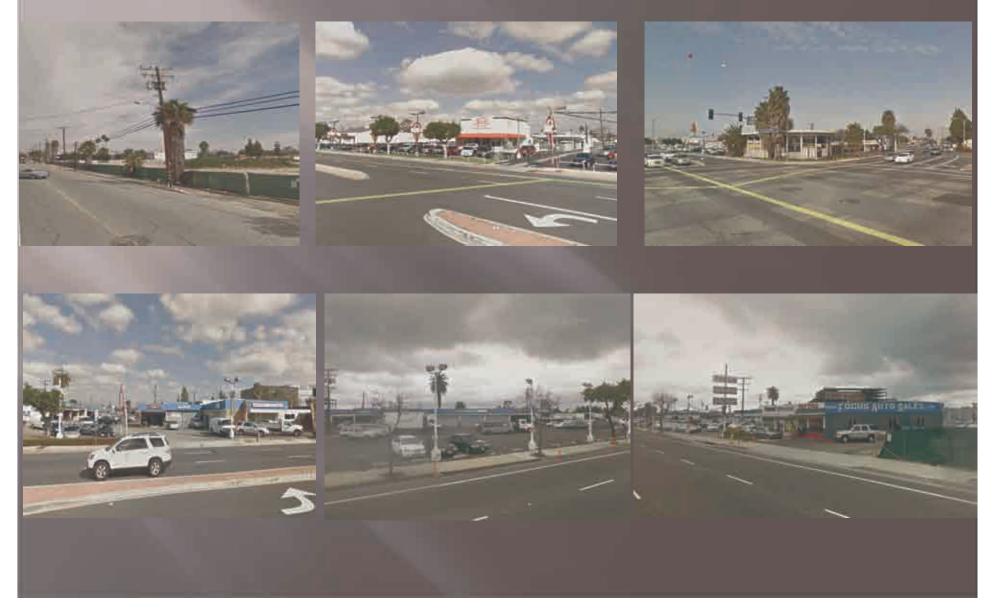
#### **Brookhurst Triangle**

Mixed-Use Development Public/Private Partnership March 2014

# Project Site (13.94-Acres)



# **Present Project Site**



# Current Tenant(s) on the Site



#### DDA Enforceable Agency Agreement

- Kam Sang Selected as Developer RFP.
- November 2010 Agency Approved DDA.
- DDA Enforced delayed by DOF & Redevelopment Dissolution.
- March 7, 2014 DOF land transfer approved through approval of the Long Range Property Management Plan.
- Developer's Land Purchase Price \$30.5 million No Developer Subsidy.

#### Agency DDA Agreement

- The City's General Plan, Housing Element and Implementation Plan incorporate the Brookhurst Triangle Project land use and zoning
  Public Process.
- DDA Process held Public Meetings and Public Hearing.
- November 2009 PUD-123-09 Approved
- Public Meetings and Public Hearing.

# Development Program

Entitled	Proposed Phases 1-2	
700 Residential Units	674 Residential Units	
200,000 SF Commercial	65,000 SF Commercial	
100 Room Hotel	None Currently Proposed	
Phase I		
180 Residential Units – Condominium & Rental Units		
Pool & Clubhouse		
One Mile of Urban Trail		
Public Park – 271,000 SF		

Sherat	on
Garden	Grove

Rooms	285
Employees	100
Opening Date	July 2008
Sq.Ft.	275,000



Embassy	Suites
Glendale	

Rooms	272
Employees	120
Opening Date	November 2008
Sq.Ft.	350,000



**The Ritz Carlton** Rancho Mirage



#### Atlantic Time Square

Monterey Park

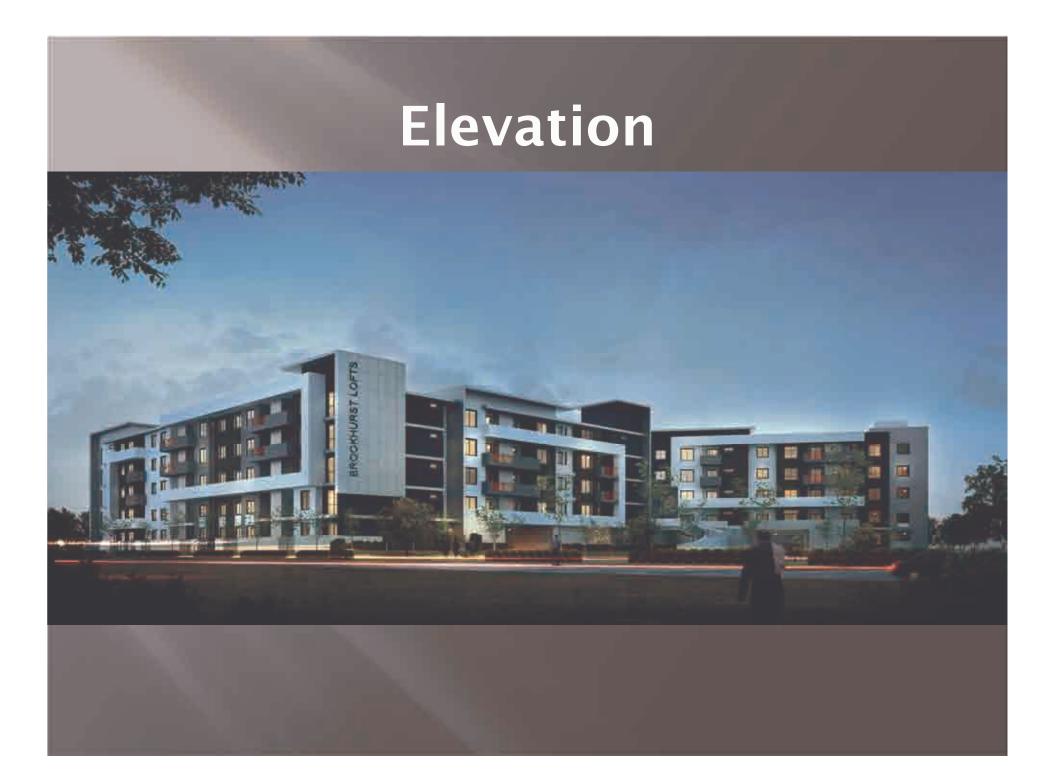
Tenants	40
Condominium Units	210
Anchor Tenants	24 Hour Fitness & AMC Theaters
Opening Date	March 2010
Square Feet	800,000





#### Project Site Plan





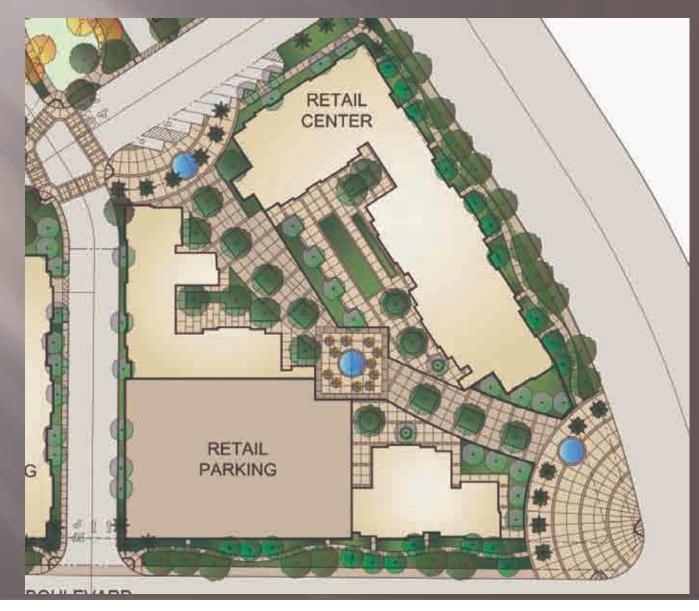
# Elevation



#### Phase 1 - 180 Residential Units



#### Mixed-Use Retail Promenade – Future Phase



#### Park & Urban Trail

Pool & Club House

Public

Park



#### **Brookhurst Triangle**

Mixed-Use Development Public/Private Partnership March 2014