

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	

Kam Sang Company

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



Kam Sang Company

Embassy Suites

Glendale

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



Kam Sang Company

The Ritz Carlton
Rancho Mirage



Kam Sang Company

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



Elevation



Phase 1 – 180 Residential Units



Mixed-Use Retail Promenade – Future Phase



Park & Urban Trail

Pool & Club House



Urban Trail



Public Park



Retail Promenade



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