



# MILLENIA (EUC)

## Millenia Office by Chesnut Properties

Design Review Permit DR16-0009  
Encroachment Permit PE1006



**City Council January 10, 2017**



**Otago Ranch  
Town Center**

**Village 6**

**Village 11**

**MILLENIA**

**Village 7**

**Village 9**

# Otay Ranch Town Center

Village 6

Village 11

Gateway  
Mixed Use  
Commercial  
District 1

Business  
District

Neighborhood  
Districts

Civic/Office Core  
District

Main Street  
District

Village 7

Village 9





Millenia Office Project



Ayres Hotel

Sudberry Retail Center

Alexan by Trammell Crow

Pulse Apartments

Stylus Park

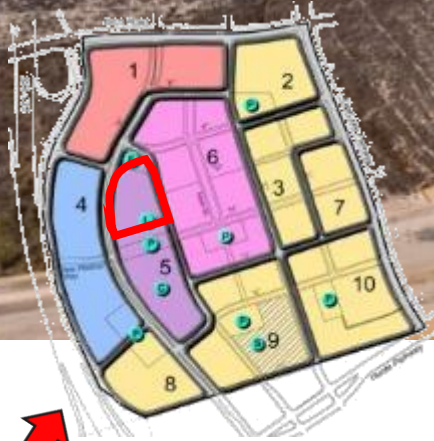
Chelsea Affordable Housing

Otay Ranch Town Center

Millenia Ave

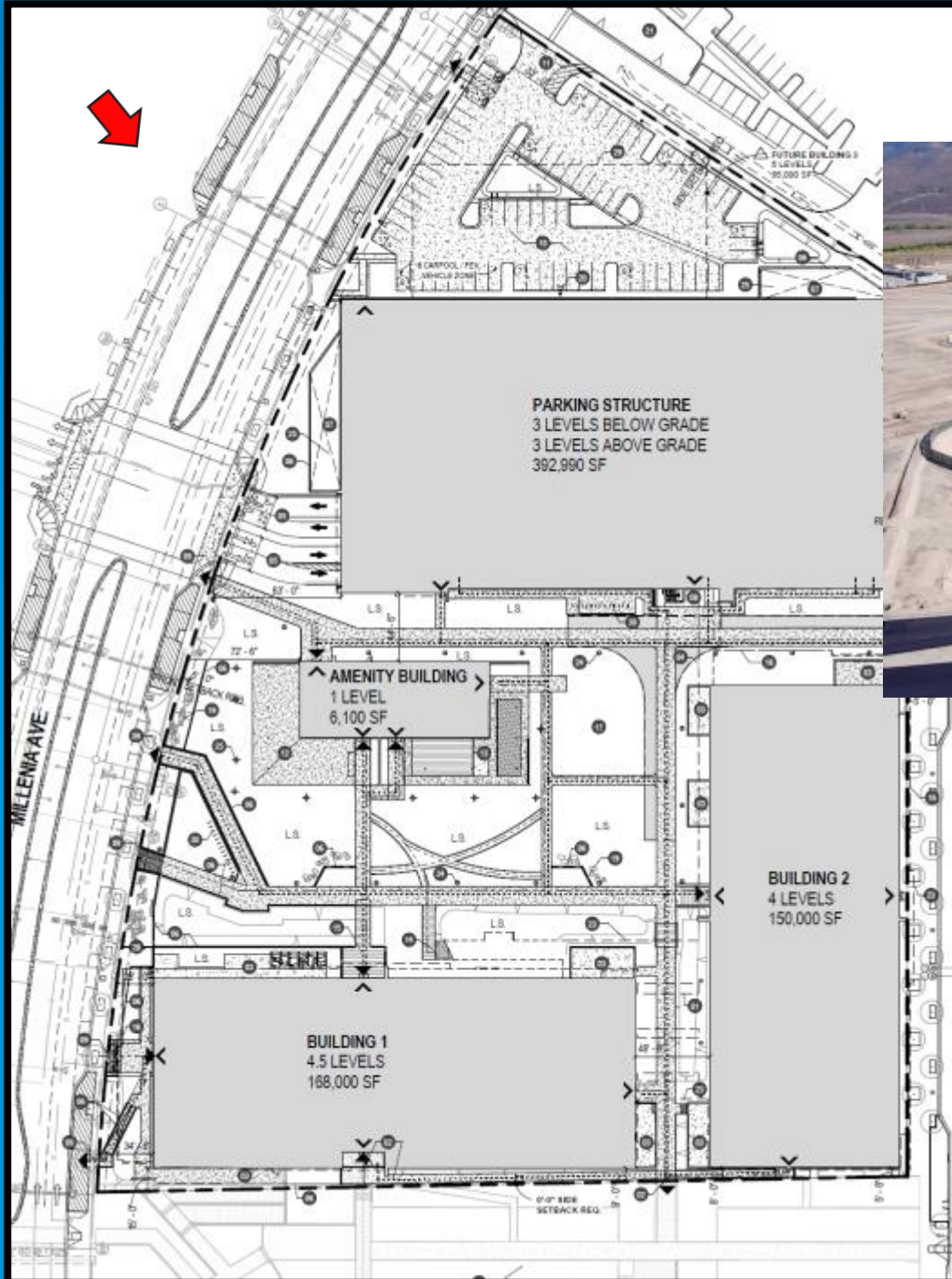
Montage Ave

Park P-2 Site



Bird's-eye view looking Northeast

Bird's-eye view  
looking Southeast



Site Plan



ADDITION VIEW #5



	SPANDREL GLAZING W/ BACKPAN GL 2		GLAZING W/ FRIT		ACM
	GLAZING 2		GLAZING W/ FRIT AND & BACKPAN		MESH SCREEN
	SPANDREL GLAZING STARFIRE		SPANDREL GLAZING W/ BACKPAN		METAL PANEL
	GLAZING 3		C.I.P. CONCRETE		
	GLAZING 1				

## View from Millenia Avenue

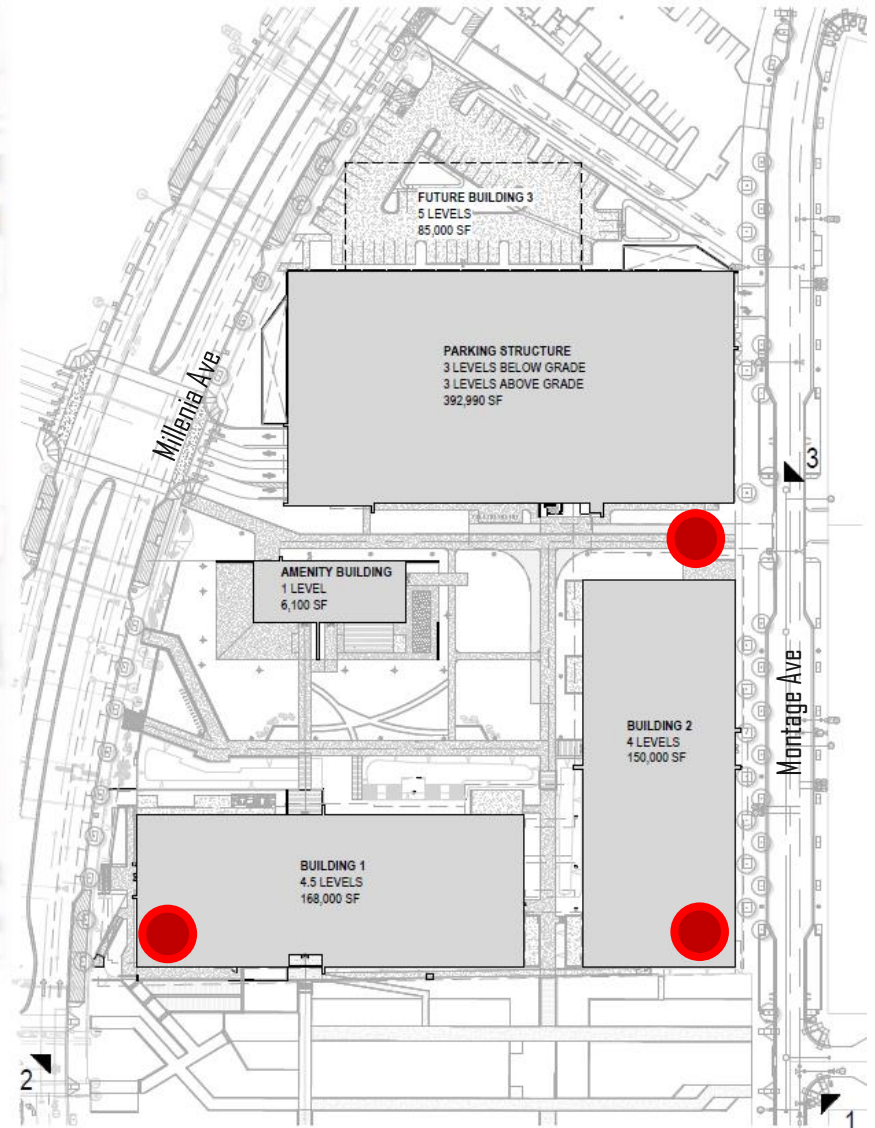
Exterior Elevation Finish Legend

# EUC FORM BASED CODE



 **Iconic Architecture**

# PROPOSED SITE PLAN

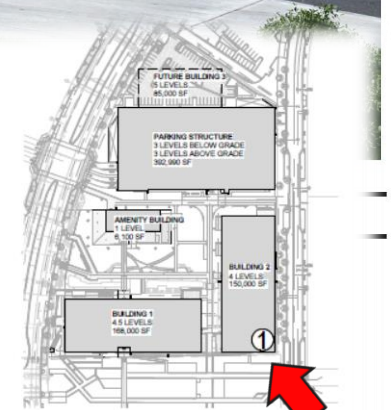






ICONIC VIEW #1

## View from Montage Avenue



1 KEY PLAN #1  
SCALE: 1" = 200'-0"

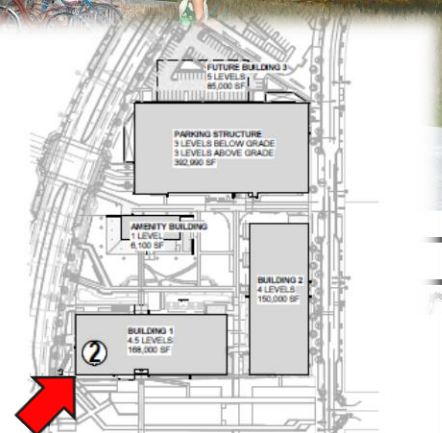




**ICONIC VIEW #2**

NOTE: ICONIC ARCHITECTURE LOCATION NOT PER EUC; LOCATION ADDED PER DESIGN IMPACT TO MILLENIA AVE AND ADJACENT PARK.

**View from Millenia Avenue**

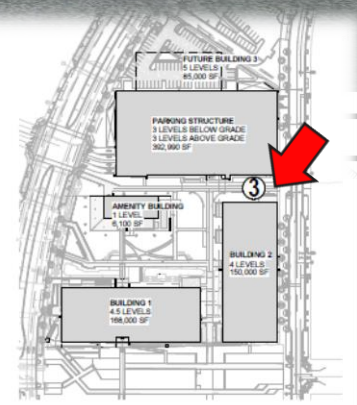


**1 KEY PLAN #2**  
 SCALE: 1" = 200'-0"  
 Drawing North



ICONIC VIEW #3

## View from Montage Avenue



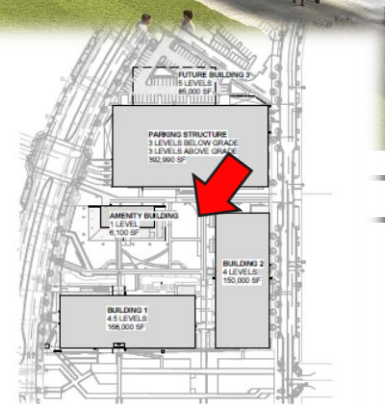
1 KEY PLAN #3  
SCALE: 1" = 200'-0"

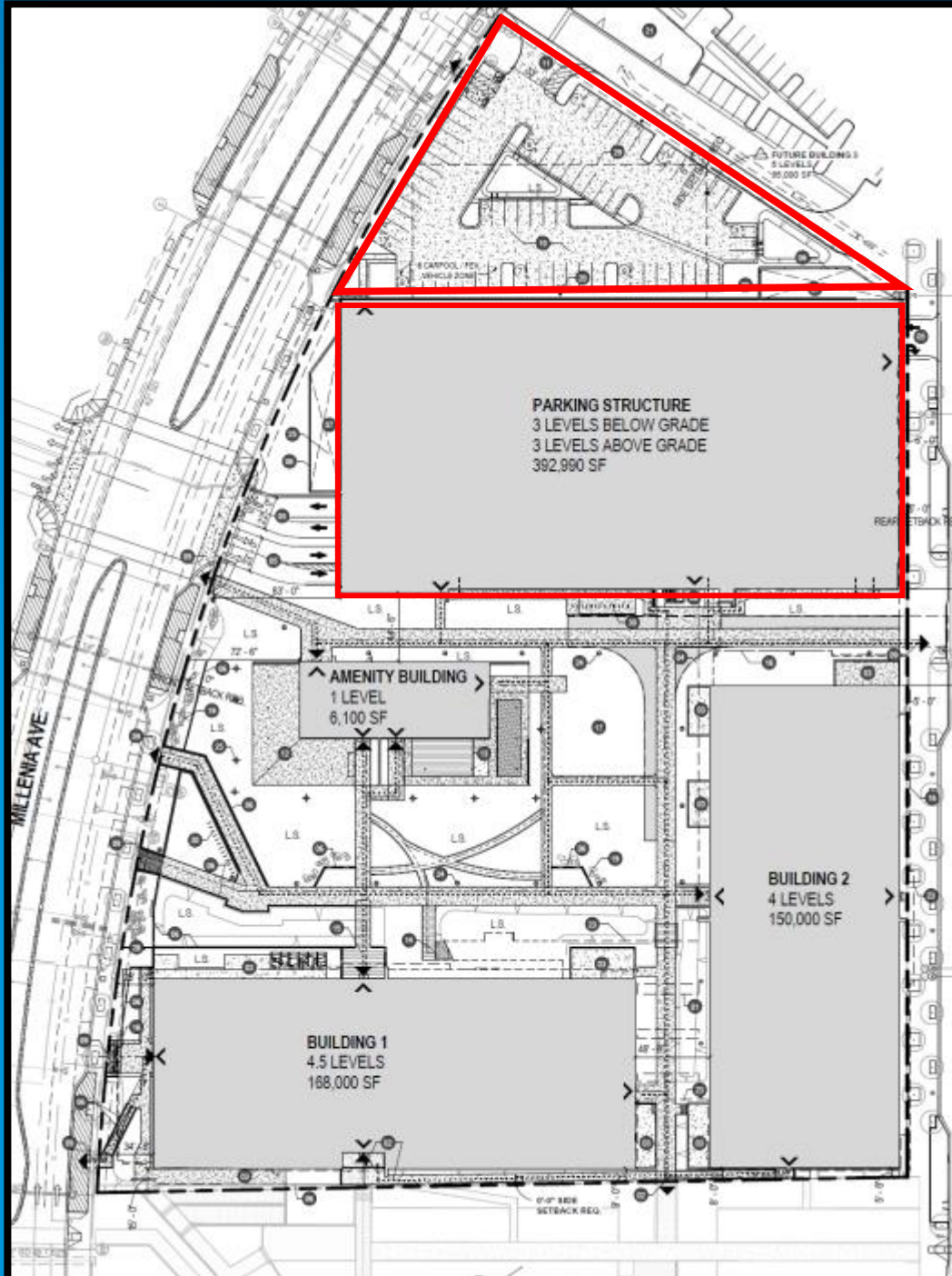




ADDITION VIEW #4

# Internal View





# PARKING

## REQUIRED PARKING

(Parking Rates based on Section 03.15.003 EUC Form Based Code)

BUILDING 1	BUSINESS & PROFESSIONAL OFFICES	2.80 / 1000 SF @ 168,000 SF = 471 STALLS
BUILDING 2	BUSINESS & PROFESSIONAL OFFICES	2.80 / 1000 SF @ 150,000 SF = 420 STALLS
AMENITY	(ACCESSORY TO OFFICES)	-
	FAST-FOOD RESTAURANT	15.00 / 1000 SF @ 2,600 SF = 39 STALLS
	OUTDOOR PATIO	5.00 / 1000 SF @ 5,050 SF = 25 STALLS
	HEALTH & FITNESS CENTER	7.00 / 1000 SF @ 3,500 SF = 25 STALLS
	OUTDOOR PATIO	7.00 / 1000 SF @ 3,250 SF = 23 STALLS

**TOTAL REQUIRED: 1,003**

## PARKING PROVIDED

\*NOTE: 26 MOTORCYCLE PARKING STALLS SHALL BE PROVIDED. SEE SHEET A2.15

PARKING STRUCTURE	STANDARD	REST./FITNESS	ACCESSIBLE	SUBTOTAL
PB-3:	201			201
PB-2:	231			231
PB-1:	231			231
P-1:	91	60	26 (3 VAN)	177
P-2:	231			231
P-3:	231			231
SURFACE LOT	69		2	71

**TOTAL PARKING PROVIDED: 4.32 / 1000 GSF = 1,373**

## △ FUTURE BUILDING 3 ADDENDUM REQUIRED PARKING -

(Parking Rates based on Section 03.15.003 EUC Form Based Code)

BUILDING 1	BUSINESS & PROFESSIONAL OFFICES	2.80 / 1000 SF @ 168,000 SF = 471 STALLS
BUILDING 2	BUSINESS & PROFESSIONAL OFFICES	2.80 / 1000 SF @ 150,000 SF = 420 STALLS
AMENITY	(ACCESSORY TO OFFICES)	-
	FAST-FOOD RESTAURANT	15.00 / 1000 SF @ 2,600 SF = 39 STALLS
	OUTDOOR PATIO	5.00 / 1000 SF @ 5,050 SF = 25 STALLS
	HEALTH & FITNESS CENTER	7.00 / 1000 SF @ 3,500 SF = 25 STALLS
	OUTDOOR PATIO	7.00 / 1000 SF @ 3,250 SF = 23 STALLS

FUTURE BUILDING 3	BUSINESS & PROFESSIONAL OFFICES	3.33 / 1000 SF @ 85,000 SF = 284 STALLS
-------------------	---------------------------------	---

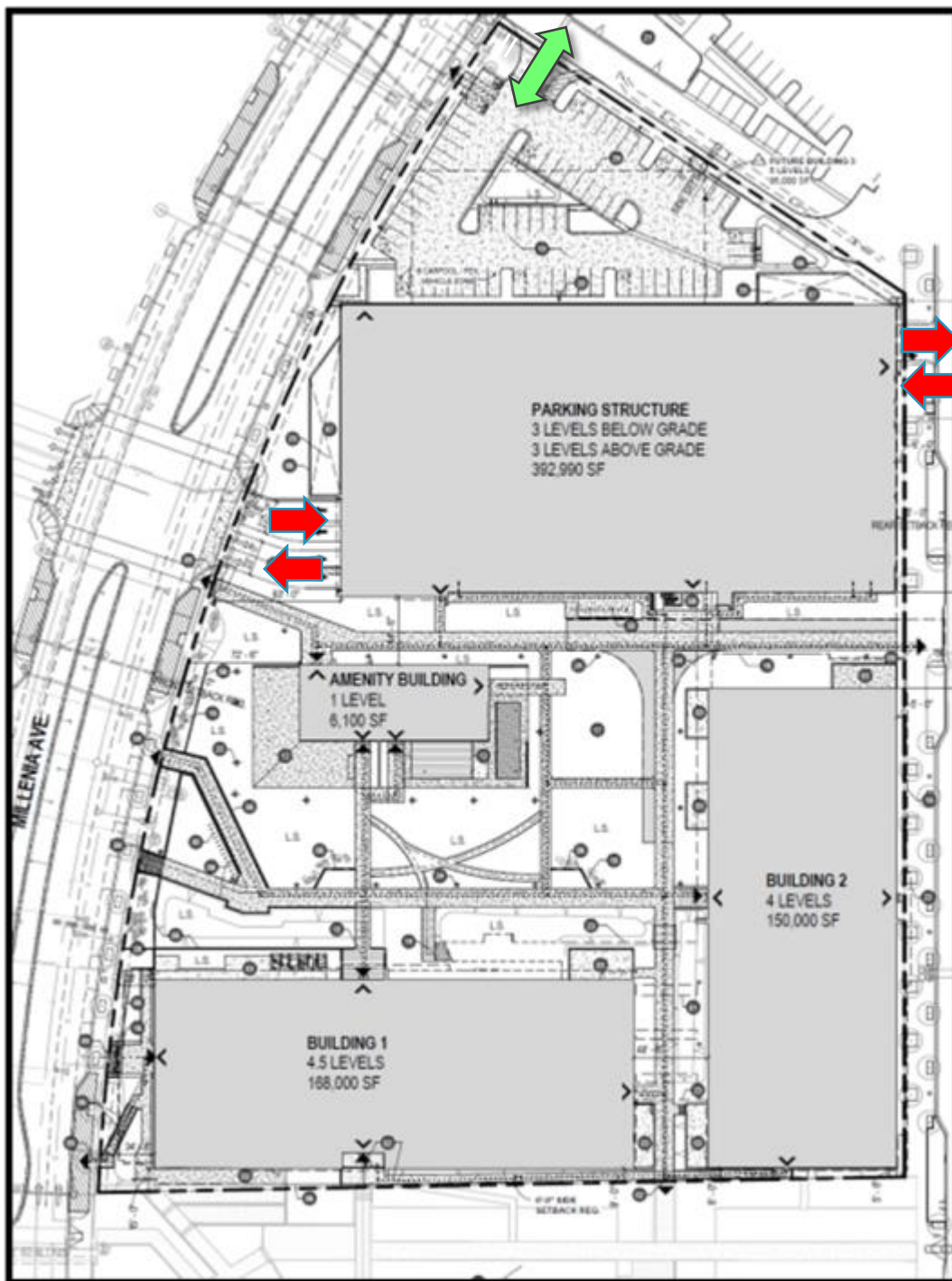
**SUBTOTAL REQUIRED: 1,287**  
SHARED PARKING REDUCTION (-18)

**TOTAL REQUIRED: 1,269**

## FUTURE BUILDING 3 ADDENDUM PROVIDED PARKING (No Surface Lot Included In Total) -

\*SEE KEYNOTE 29 FOR FUTURE BUILDING LOCATION

**3.23 / 1000 GSF = TOTAL PROVIDED: 1,302**



## SITE KEYNOTES

- 01 OUTDOOR DECK OPENINGS ABOVE
- 02 PARK ACCESS
- 03 TENANT PATIO
- 04 WALKWAY/PATIO ABOVE
- 05 **PARKING STRUCTURE ENTRY/EXIT**
- 06 SITE RETAINING WALL
- 07 PARKING STRUCTURE LIGHT WELL: OPEN TO BELOW
- 08 GARAGE STAIR & ELEVATOR ACCESS
- 09 PEDESTRIAN SITE ACCESS
- 10 SURFACE PARKING LOT
- 11 **PARKING LOT ACCESS VIA ADJACENT SITE**
- 12 RESTAURANT PATIO
- 13 OUTDOOR FITNESS PATIO
- 14 STAIR TO LEVEL 3 PATIO
- 15 PEDESTRIAN BRIDGE
- 16 BUILDING ABOVE
- 17 EVENT LAWN
- 19 BOULDER PER LS, TYP.
- 20 VEHICULAR POLE LIGHT FIXTURE PER LS; TYP.
- 21 FUTURE FIRE STATION SITE
- 22 FUTURE PARK SITE; PRELIMINARY; IN DEVELOPMENT
- 23 OUTDOOR DECK ABOVE
- 24 PEDESTRIAN POLE LIGHT FIXTURE PER LS; TYP.
- 25 UPLIGHT FIXTURE PER LS; TYP.
- 28 MONUMENT SIGN; DOUBLE-SIDED; SEE SHEET A2.01
- 29 FUTURE BUILDING OUTLINE; 5 LEVELS - 85,000 GSF; REFER TO FUTURE BUILDING 3 ADDENDUM PARKING CALCS. FOR DETAILS
- 30 BIKE RACKS; SEE SHEET A2.15 FOR OVERALL BIKE TABULATION

**Vehicle Access**

# Pedestrian Access





**Center Courtyard**

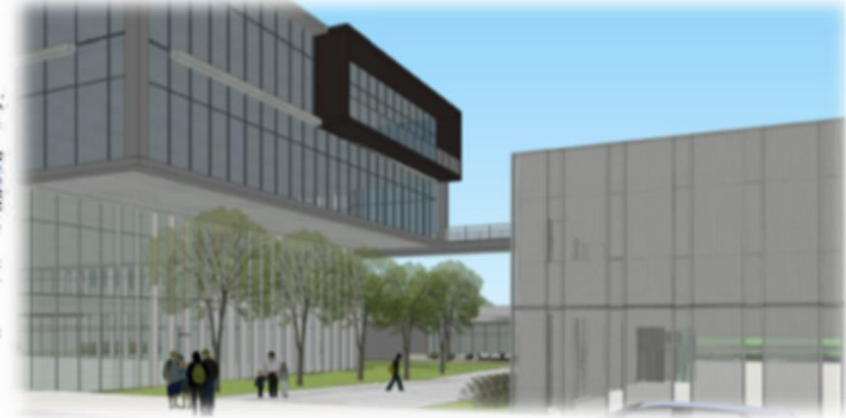


# Amenity Building

6,100 Sq. Ft.



# Pedestrian Bridge





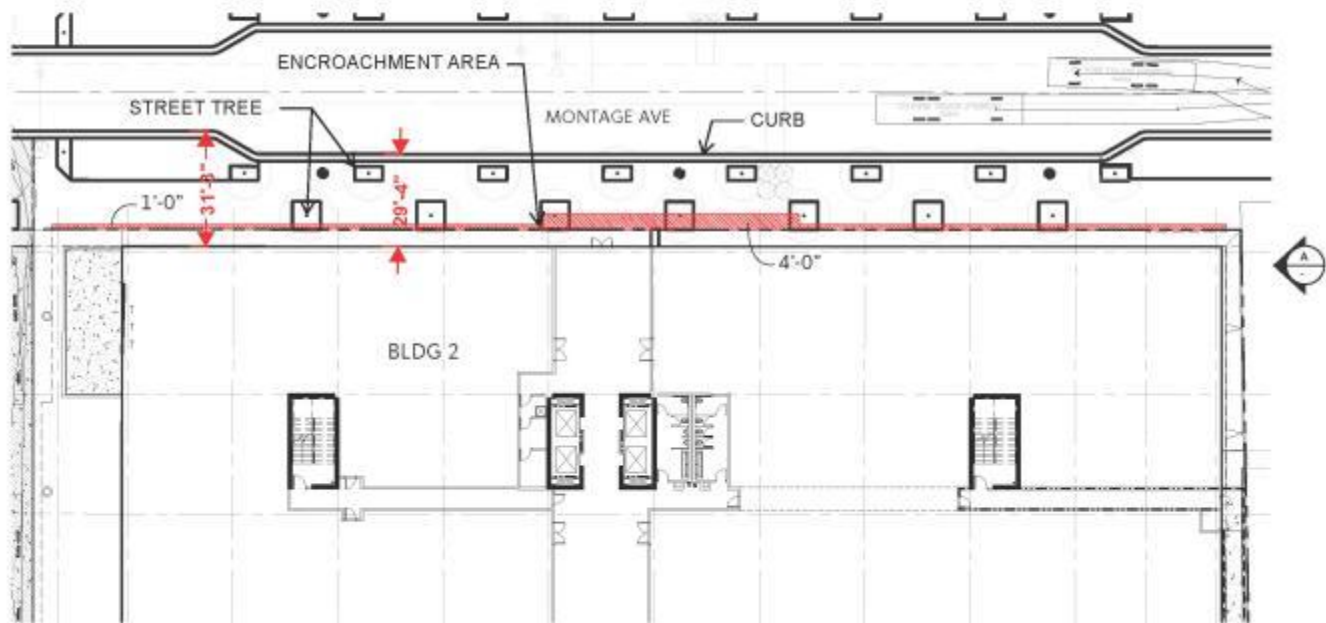
**Third Level Deck and Pedestrian Bridge**



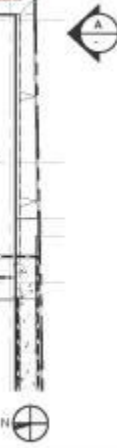
**Encroachment**



A - ELEVATION



BLDG 2 ENCROACHMENT PLAN - AREA 1



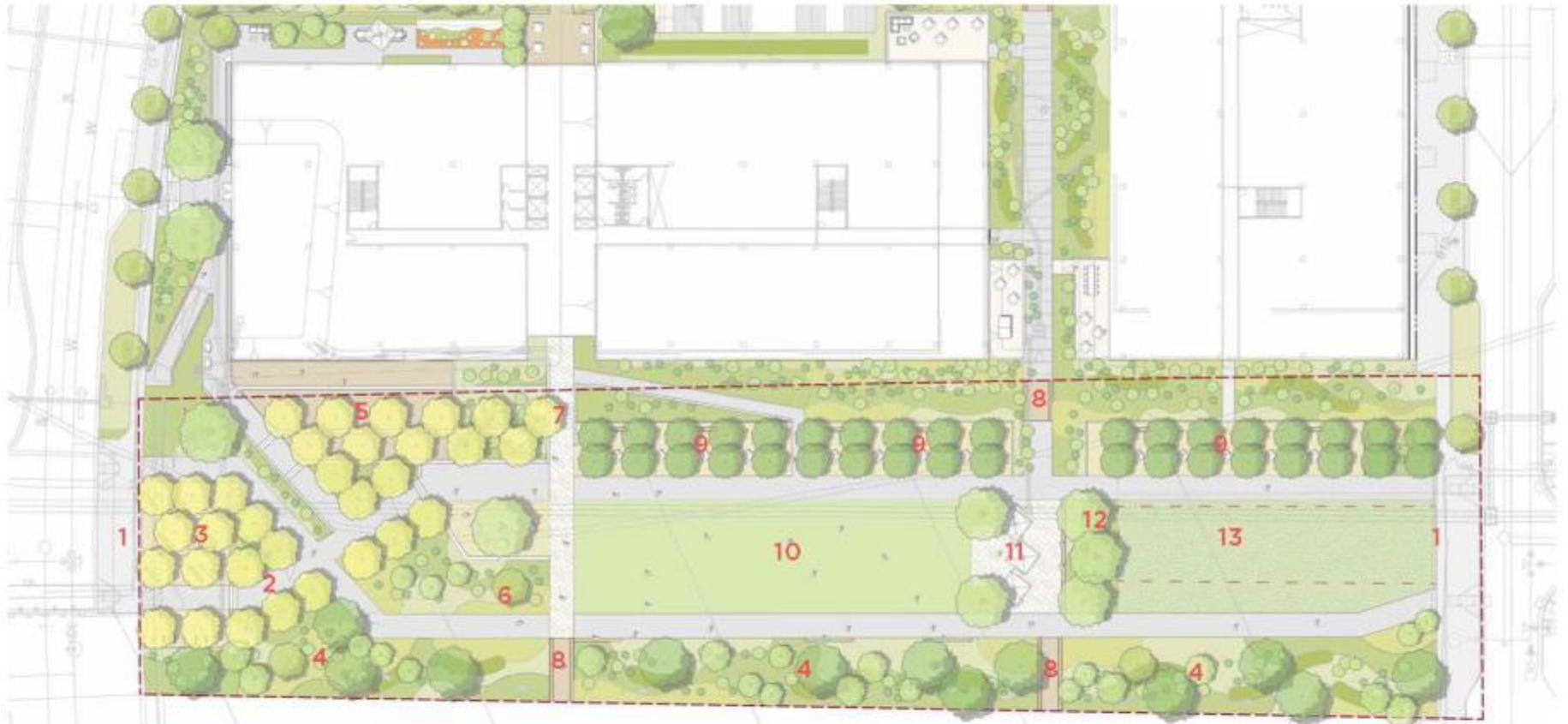


# Recommendation

That the City Council adopt the Resolution DR16-0009 approving the Design Review Permit and the associated Encroachment Permit PE1006.



# CONCEPT PLAN KINETIC PARK



- |   |                       |    |                |    |                          |
|---|-----------------------|----|----------------|----|--------------------------|
| 1 | STREETSCAPE BY OTHERS | 6  | SPECIMEN GROVE | 11 | PERFORMANCE PLAZA        |
| 2 | PROMENADE             | 7  | GRAND STAIR    | 12 | SPECIMEN TREES           |
| 3 | GROVE PLAZA           | 8  | BRIDGE         | 13 | REINFORCED TURF FIRELANE |
| 4 | THE WASH              | 9  | LINEAR GROVE   |    |                          |
| 5 | AMPHITHEATER          | 10 | EVENT LAWN     |    |                          |

608