

ONE PASEO // CARMEL VALLEY

PROJECT UPDATE



One Paseo is a proposed mixed-use project located on the southwest corner of Del Mar Heights Road and El Camino Real.

PROJECT RESET

The One Paseo “Project Reset” in May 2015 initiated the process for Kilroy to work with the community based on a clear set of **priorities**, while maintaining the mixed-use character of the project and reducing the Average Daily Traffic (ADT) by nearly half. The Summer of 2015 consisted of Community Workshops, Virtual Workshops, Working Group Meetings to solicit broader community feedback to shape the new One Paseo. Throughout this process, the project team provided updates to the neighboring communities’ public meetings in addition to the monthly meetings held by the local Carmel Valley Community Planning Board. A video documenting this process is available at onepaseo.com.

MEETING COMMUNITY PRIORITIES



“RESETTING” THE PROJECT

New Kilroy team members, technical experts & designers collaborated with community members to better inform the project’s design.

MEMORABLE, GATHERING SPACE

One Paseo will serve a variety of functions through a mix of uses: dining, shopping, residential, office & open plazas to create a sense of place.



PRIORITIZING PEOPLE FIRST

Pedestrian-focused experiences, human-scale design, multiple access points and inviting public plazas prioritizes people first.



IMPROVING EMERGENCY RESPONSE

Installing new and proven traffic signal technologies to improve the ability to reduce congestion and improve emergency responsiveness.

REDUCED BULK & SCALE

Lower building heights, larger setbacks around the site perimeter & reduced square footage will reduce the project’s overall size and presence. The new project will be measured by a maximum of 14,000 Average Daily Trips.

40% TRAFFIC REDUCTION



~24,000 ADT
previous project

<14,000 ADT
new one paseo

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CONCEPTUAL RENDERINGS



PROJECT COMPARISON

	PREVIOUSLY APPROVED PLAN	CURRENT PLAN	% REDUCTION SQUARE FEET	% REDUCTION ADT
RETAIL	246,500 SF INCLUDING CINEMA	95,871 SF NO CINEMA	- 61%	- 56%
OFFICE	484,000 SF	280,000 SF	- 42%	- 37%
RESIDENTIAL	608 units	608 units	0%	0%
TOTAL	1.4 MM SF	1.1 MM SF	- 23% SF	- 44% ADT