



SITE PLANNING / BUSINESS PARKS

Coykendahl Property Feasibility Study

ANAHEIM, CALIFORNIA

Maximizing access and exposure to the heavily traveled 91 Freeway provides an opportunity to develop a highly successful business and technology park.

Preparation of a concept site plan to determine the development potential of a 13.8 acre site in the City of Anaheim. The site offers excellent access and exposure to the 91 Freeway, one of the more heavily traveled freeways in Southern California. Plan development maximizes that exposure through the placement of flex-tech buildings parallel to and adjacent to the freeway. The site plan sought to maximize phasing flexibility through building placement and the

careful association of individual parking and landscaping requirements to each building.

Plan statistics include roughly 82,500 SF of office / research & development and 118,500 SF of flex-tech space in a six building complex. Circulation improvements included a themed spine road connecting White Star Avenue to La Mesa Avenue, a realigned La Mesa Avenue and the provision of additional right-of-way for White Star Avenue.

STATISTICAL SUMMARY

DEVELOPMENT PROGRAM

BUILDING TYPE	SQUARE FEET	PARKING CRITERIA
OFFICE/R&D	82,500	330 (4/1000 S.F.)
FLEX-TECH.	118,500	247 (2.25/1000 S.F.)
TOTAL	201,000	577 REQUIRED 661 PROVIDED

SITE UTILIZATION

LAND USE	ACREAGE	% OF SITE
OFFICE/R&D	1.2	8.7
FLEX-TECH.	2.3	16.6
CIRCULATION/PARKING	7.2	51.9
LANDSCAPING	1.8	13.0
ROAD DEDICATION	.85	6.2
POTENTIAL LAND EXCHANGE	.5	3.6
TOTAL	13.8 AC.	100 %

