



WELCOME

You are currently muted.

You will be unmuted during the Q&A session.



AGENDA

- 1. Intro & History**
Mark Wagner, Vice President
- 2. Scope of Renovation**
Stephanie Litka, Project Manager
Darren Shirai, Landscape Architect
- 3. Resident Impact & Mitigation**
Kevin McKee, Chief Operating Officer
- 4. Affordable Housing**
Kevin McKee, Chief Operating Officer
- 5. Open House**
Kevin McKee, Chief Operating Officer
- 6. Q&A**



History



Lease Extension with Los Angeles County

- Renovation of units and common areas
- Implementation of affordable housing
- Public access to the promenade

- **Previous meetings and due diligence**
 - Started: 2018
 - Design Meetings: 2021
 - Environmental Meetings: 2021
 - Design Control Board – Final Approval: March 16, 2022
- **Communications**
 - Renovation website: Parcel113MDR.com
 - Email Blasts
 - Design displays
- **Where we are today**

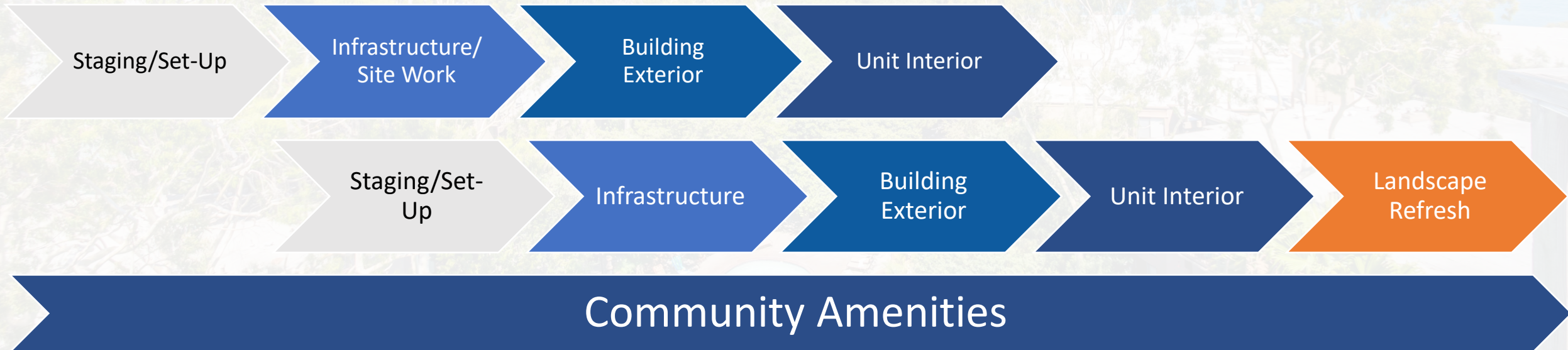
Scope of Renovation



Scope of Renovation

Planned Phased Approach

- Exact timing to be announced



Scope of Renovation

Site Work/Landscape Refresh

- Urban forest
- Understory landscaping
- Naturalistic streams and lagoons
- Newly paved roadways
- Outdoor amenity spaces
 - Including the BBQs, tennis sports courts, seating and lounge areas
- Lighting, signage and wayfinding
- New dog park



Scope of Renovation

Waterfront Promenade

- Will be opened to the public connecting with the adjacent property, Marina Harbor, and Aubrey E. Austin, Jr. Park
- Expanded to 20 feet (width) along the entire path
- New concrete pavers with marina inspired design
- New lighting, signage and fencing
- New water fountains, trash cans and bike racks
- Refreshed view piers, including new decking, new seating and new guardrails



Scope of Renovation

The Village – New/Upgraded

- ADA-compliant entry ramp
- Interior programming (new lounge)
- Wi-Fi
- Fitness center expansion
- Package locker expansion
- Bathroom expansion
- HVAC (heating, ventilation, and air conditioning)
- Lighting and signage
- Windows and doors
- Flooring, paint, fixtures and finishes



THE VILLAGE - ENTRY RENDERING (CONCEPTUAL DESIGN) 10

Scope of Renovation

- **Building Exteriors – New**

- Windows and doors
- Vertical railings
- Balcony dividers
- Balcony deck coatings
- Roofing
- Siding
- Paint colors
- Lighting



RESIDENTIAL BUILDING (CONCEPTUAL DESIGN)

Scope of Renovation

Residential Units

All units will receive - New

- Windows, window coverings, & patio doors
- Cabinets and quartz countertops
- Cabinet/door hardware
- Stainless-steel appliances
- Backsplash tiling
- Plumbing finishes and fixtures
- Flooring, lighting, paint
- Data/telecommunication

Select units/buildings will receive

- In-unit washer and dryer
- In-unit HVAC (heating, ventilation, air conditioning)



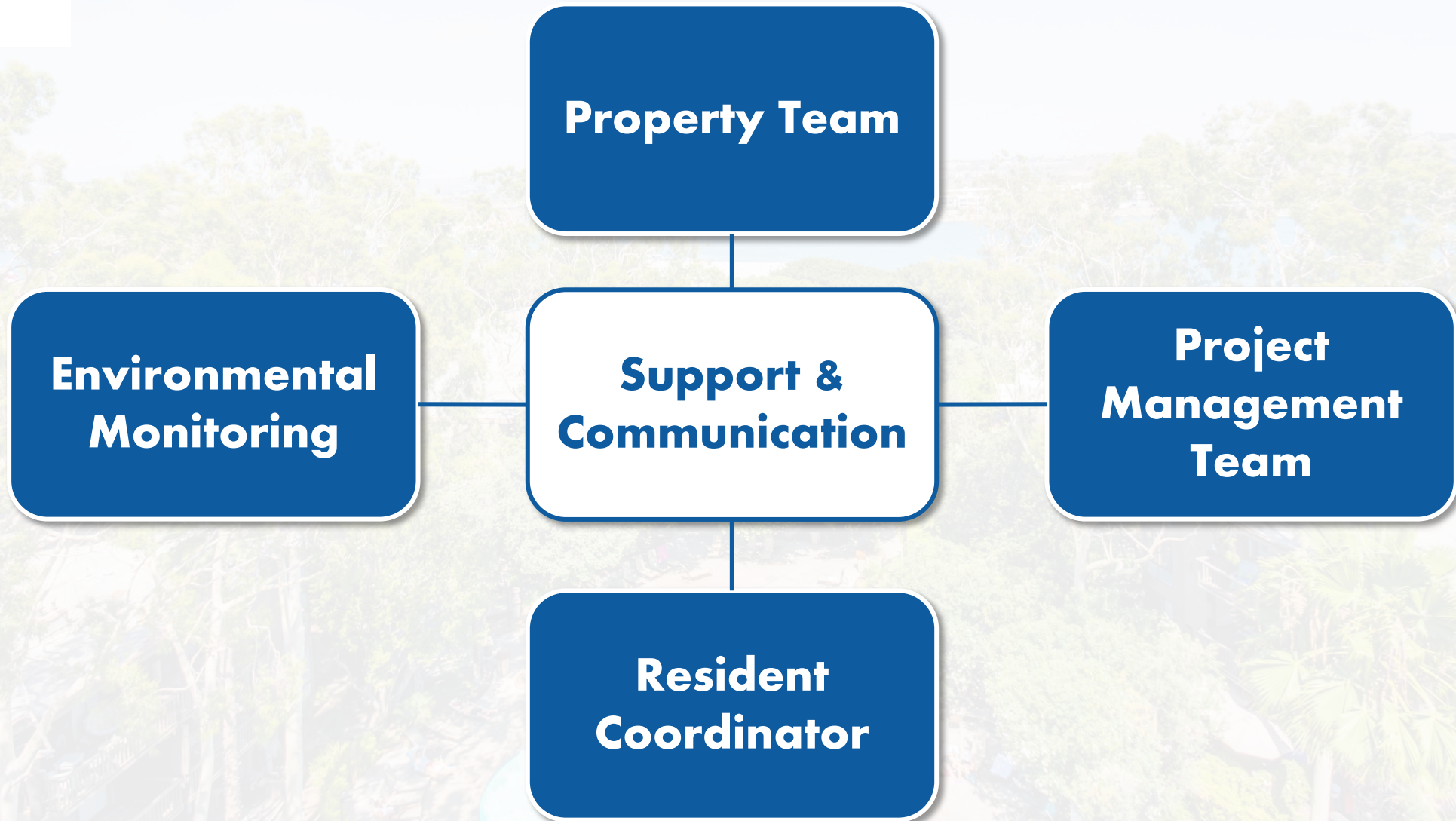
Resident Impact



Resident Impact – Overall

- 5-year project plan for all building, apartment, and site work
- Apartment interior work will be phased by building to limit impact
- Paths of travel, parking, and amenity access may be affected
- Project will commence late 2023 with infrastructure work
- **Occupied apartments will begin around Spring 2024**
 - Townhall meeting for each building will take place 60 days in advance

Resident Impact – Support



Resident Impact – Relocation

One-Time Temporary Relocation While your unit is under renovation

1-on-1 meetings
with resident

Temporary transfer
to onsite
hospitality unit

29-day
renovation
schedule

Move back to
upgraded unit

Enjoy
renovated unit

**Third-party moving company
PAID BY PROPERTY**

Affordable Housing



Affordable Housing

- 20% of Mariners Village will be designated affordable units
 - 196 of 981 apartments
- Preference given to existing residents for 20% of the affordable units
 - 39 of the 196 units
- The affordable units will be generally available throughout the property
- All applicants must meet income qualifications to rent one of the affordable units

**Dedicated affordable housing meeting
will be scheduled to discuss program specifics**

Open House



Open House

Tour the newly renovated units

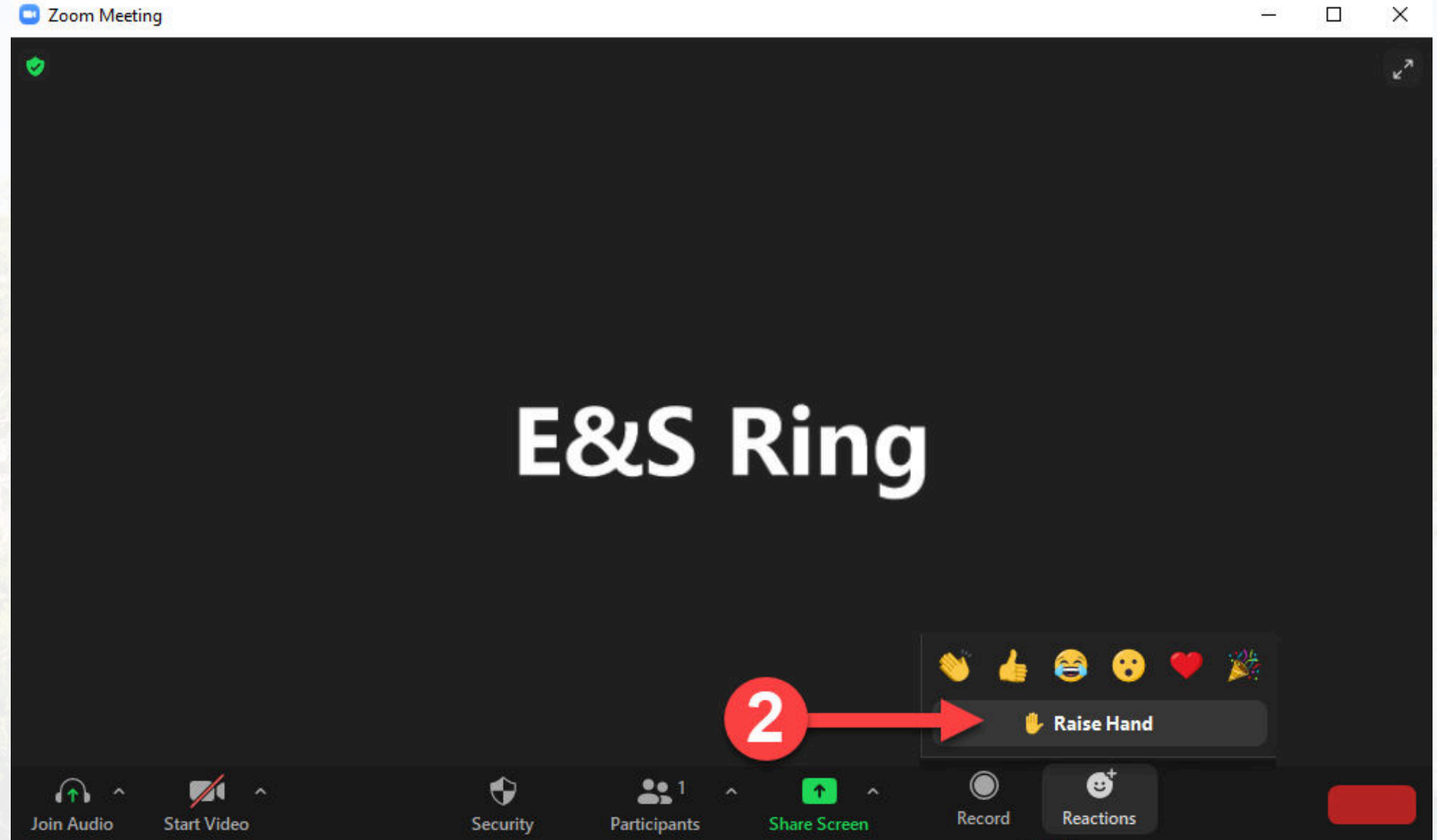
- 13930 Northwest Passage
- Friday, September 29
- Saturday, September 30
- 10:00am – 5:00pm each day
- Refreshments will be served



Q&A



1. **Please use Zoom to “Raise Hand”**
2. **You’ll be unmuted in the order of “Raise Hand”**
3. **Limit one question per person**



THANK YOU

Questions About the Renovation

- Visit parcel113mdr.com/renovations



- Email mvreno@esring.com
- The Comment Form will be closed at
6 pm Pacific Time, October 6