

EXPERIENCE MIXED-USE

J Z M K
P A R T N E R S

714.426.6900

3080 Bristol Street, Suite 650
Costa Mesa, CA 92626

www.jzmkpartners.com

LOCATION NEWPORT BEACH, CALIFORNIA
CLIENT BLACK PLUM LLC

JZMK
PARTNERS

THE NEWPORTER



PROJECT TYPE	MIXED-USE (RESIDENTIAL OVER RETAIL)
SIZE	SITE: 2.57 ACRES 100 CONDOMINIUMS RESIDENTIAL: 216,600 SF RESTAURANT: 3,000 SF + 3,000 SF PATIO CAFE: 20,000 SF; SPA 50,000 SF
BUILDING TYPE	TYPE 1, CONCRETE 11 STORIES WITH ROOF TOP POOL
DENSITY	40 DU/AC

The Newporter will be a 100-unit luxury condominium development aimed at 55 plus buyers who are looking to downsize from their large single family homes to a highly amenitized lifestyle. Driving up to the porte-cochere the new resident can either leave their car with the valet or park it on their own. A restaurant will occupy the ground floor and will open out onto a patio overlooking a one acre park. In addition, there will be a coffee shop/cafe as well as a full service spa and private bar. Large exterior decks will take advantage of Southern California's Mediterranean climate.

MICRO-UNIT PROTOTYPE



PROJECT TYPE	PREFABRICATED TYPE III OVER TYPE I PODIUM MIXED-USE
SIZE	SITE SCALABLE FROM .25 ACRES AND UP
DENSITY	UP TO 200 DU/AC

JZMK Partners has designed a new Urban Multifamily Mixed-Use prototype that achieves an astounding 200 units per acre without the use of a subterranean parking garage, on a very small footprint as little as one quarter acre. The new concept includes building amenities, is composed of one and two bedroom residential units and is fully parked with mechanized parking within the building footprint. Corner and liner retail at street level reinforce the urban fabric.

LOCATION SAN DIEGO, CALIFORNIA
CLIENT THOMAS CHEN & ASSOCIATES

JZMK
PARTNERS

BELLA PACIFICO



PROJECT TYPE MIXED-USE & MID-RISE BUILDING
SIZE .76 ACRES (33,000 SF)
250 CONDOS
250 HOTEL ROOM KEYS

Mixed-Use Building includes Multi-Purpose Room, Media Room, Library, Gym and Roof Deck Spa, BBQ Bar and Sitting Area. 8 Stories plus 1 Basement Parking: 1 level basement parking; Ground level is Retail and Parking, 7 Levels of Condominium Units and Amenities. The site is bounded by Pacific Coast Highway, Marina Inn & Suites, California Street and the parking lot of the Marriott Residence Inn.

LOCATION HUNTINGTON BEACH, CA
CLIENT COLLECTIVE HOUSING SUPPLY

JZMK
PARTNERS

414 MAIN STREET MIXED-USE



PROJECT TYPE	MIXED-USE, INFILL 3 STORIES OF TYPE-V, OVER 1 STORY OF TYPE I , OVER 1 LEVEL OF SUB-T PARKING
SIZE	.43 ACRES 20 UNITS 5,000 SF RETAIL
DENSITY	47.3 DU/AC

This Huntington Beach infill site is located at the heart of downtown, where Main Street bends, connecting the Civic Core to the Pier District. An iconic architectural element, a geometric abstraction of a wave, highlights a rooftop deck that offers a unique view right down Main Street and the pier. High quality materials such as board formed concrete and composite wood cladding reflect the city's heritage. A residential lobby fronts a paseo at the ground floor, creating a new public pedestrian path to Main Street from residential located along the alley.

LOCATION CARLSBAD, CALIFORNIA
CLIENT SHOPOFF REALTY INVESTMENTS

JZMK
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PONTO BEACHFRONT WEST



PROJECT TYPE	MIXED-USE
SIZE	3.07 AC 42 UNITS 1,650 SF–2,100 SF (3–4 BEDROOM UNITS)
DENSITY	13.6 DU/AC
TEAM	PRINCIPAL: ERIC ZUZIYAK, AIA, LEED AP, NCARB BRYAN STADLER, AIA, LEED AP, NCARB KEVIN STADLER

LOCATION ABU DHABI, UAE
CLIENT TDIC

JZMK
PARTNERS

SAADIYAT BEACH MARINA VILLAGE



PROJECT TYPE MIXED USE (RESIDENTIAL OVER RETAIL)
BUILDING TYPE 1 CONCRETE
SIZE BUILDING AREA 38,134 S.M.

Saadiyat Beach Marina Village is envisioned to be the shopping and entertainment destination for the first phase of Saadiyat Island, Saadiyat Beach. Saadiyat Beach is being developed as an island resort-community centered on an eco-sensitive philosophy that will soon host several beach front hotels, apartments, attached and detached luxury villas. The primary project design objective is to develop the Saadiyat Beach Marina Village into a viable, successful, and vibrant destination with a complementary mix of marina, retail, commercial, residential, and community uses.

LOCATION CAIRO, EGYPT
CLIENT EMAAR

JZMK
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MIVIDA DOWNTOWN



PROJECT TYPE

MIXED-USE URBAN CENTER

SIZE

SITE AREA: 67 HA (166 ACRES)
BUILDING: 21,600 M² (232,000 SF)
PARKING: 120 SPACES

AWARDS

2015 GOLD NUGGET
"BEST INTERNATIONAL SITE PLAN"



JZMK prepared the urban design plan for the Mivida Downtown. Mivida Downtown is part of the Mivida master plan prepared by JZMK and is envisioned as a mixed use, walkable, regional downtown. Complete with office, hotels, retail, restaurants, cafes, education, and medical facilities the Mivida Downtown will serve the future residents of Mivida as well as provide an urban core for others located in the eastern New Cairo area