



April 2023



Come play in your own backyard!

The Vision Plan

Creating a more connected Mission Viejo



1 Lake Mission Viejo



2 Oso Creek Golf Course



3 Marguerite Tennis Pavilion



4 Marguerite Aquatic Center



5 Marguerite Recreation Center / YMCA



6 Calico Canyon Open Space



7 Village Green



9 Oso Viejo Community Park



8 Norman P. Murray Community and Senior Center



10 Potocki Center for the Arts



12 Los Osos



11 City Hall and Library



13 Oso Creek Trail



Community Recreation
110 ACRES



Civic Open Space
70 ACRES



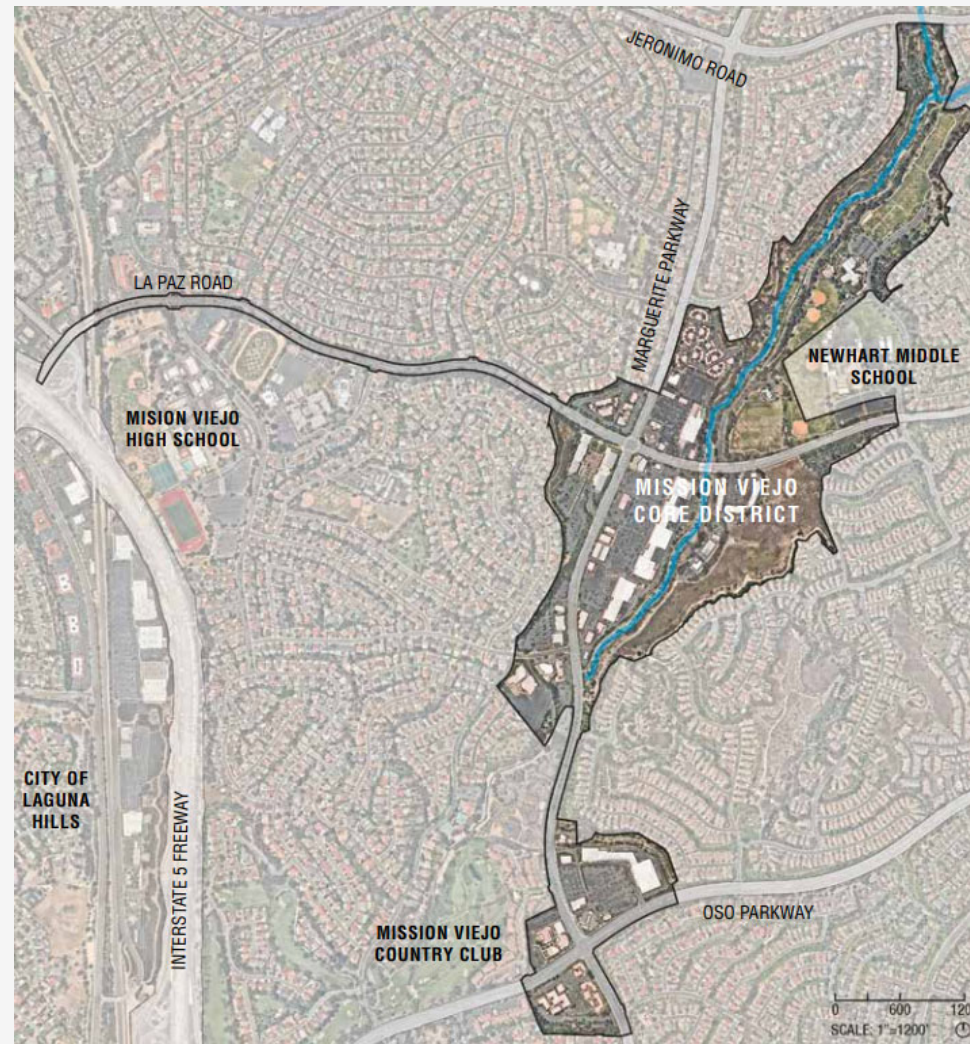
Core Area Vision Plan
20 ACRES

Access to over **200 Acres** of Community Recreation and Open Space

The Core Area Vision Plan Boundary

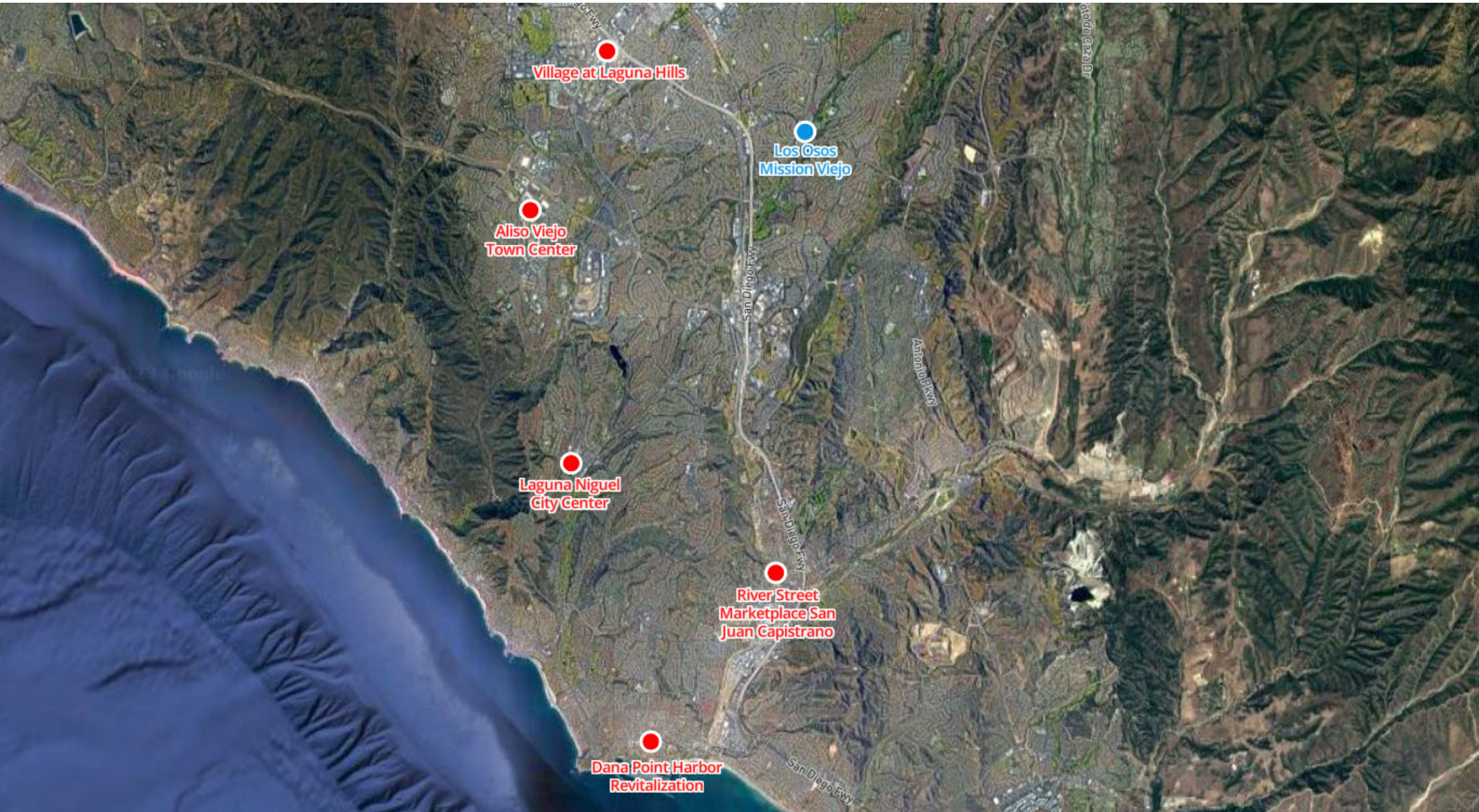


Celebrate **C**ulture, **O**pen Space, **R**ecreation & **E**ntertainment in the Heart of Mission Viejo



The Need - Local Competition

Five local projects in adjacent communities aimed at drawing tax dollars away from Mission Viejo and into neighboring communities



Village at Laguna Hills

Los Osos
Mission Viejo

Aliso Viejo
Town Center

Laguna Niguel
City Center

River Street
Marketplace San
Juan Capistrano

Dana Point Harbor
Revitalization

City of San Juan Capistrano

~Fall 2023~

R I V E R
S T R E E T
MARKETPLACE
★ EST. 1794 ★



City of Dana Point

~Fall 2028~

DANA POINT
HARBOR



City of Aliso Viejo

ALISO VIEJO TOWN CENTER REVITALIZATION ~Ongoing~



City of Laguna Niguel

LAGUNA NIGUEL CITY CENTER

~Ongoing~



City of Laguna Hills

~Ongoing~



68 acres of entertainment,
office, hotel, residential, retail,
and **Dynamic Outdoor**
spaces.

Community Communication Campaign



- Development of the North Paseo “Pop-Up”
- Development of the Central Core “Pop-Up”
(April 2022)
- Weekly Farmers Markets
(July 2022)
- Monthly Night Markets
(August 2022)
- EnvisionMV.com Website
(May 2022)
- Over 50 Community Events in the North Paseo
- QR Code Walking Tour - April 2023
- Launch the “Come Play in your Own Backyard” community communication campaign on Envision MV – April 2023

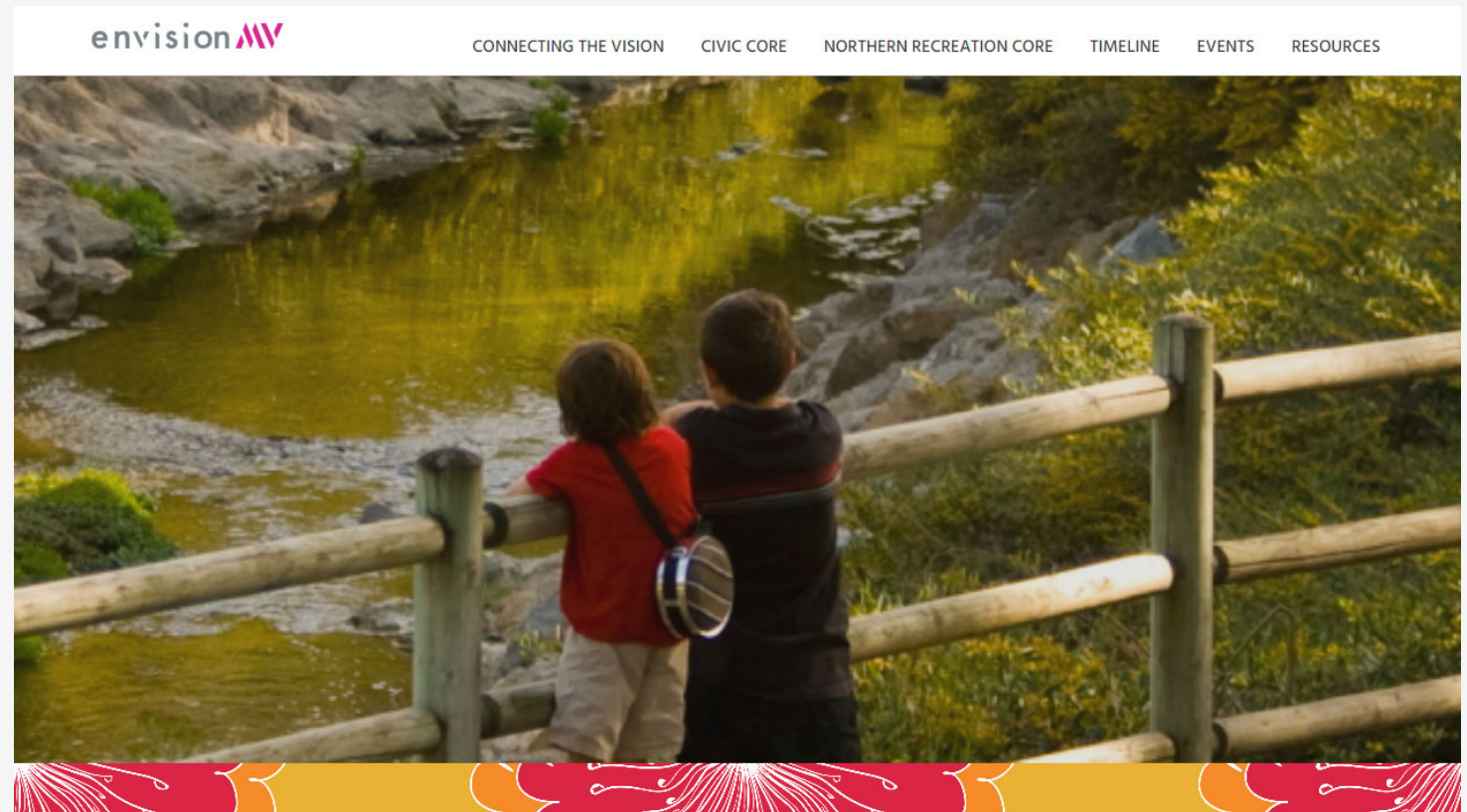


Community Communication Campaign



envision 

- Home Page
- Connecting the Vision
- Civic Core
- Northern Recreation Core
- Timeline
- Events
- Resources



Schedule

The schedule is fluid and subject to change over time:

Launch the “Come Play in Your Own Backyard” visual presentation for the CORE AREA VISION PLAN 4-19-2023

Introduce the CORE AREA VISION PLAN concept, “LOS OSOS,” at City Council Meeting 4-25-2023

Present the concept to the Planning & Transportation Commission and review the traffic study and architectural elevations and seek public input 5-08-2023

Present the concept to the Community Services Commission with emphasis on recreational opportunities and seek public input 5-16-2023

Schedule

Present the project details, including traffic study and impacts, to City Council and seek public input	5-23-2023
Present updated information to the Planning & Transportation Commission.	7-10-2023
Present updated information to the Community Services Commission	8-16-2023
Present the final input, cost and recommendations for the first phase of construction to City Council for approval and direction and move forward with environmental work and construction documents	FALL 2023

Core Area Vision Plan

How did we get here?

- 1 March 2017 - City Council approved the Core Area Vision Plan, "Embracing the Creek"
- 2 April 13, 2021 and June 6, 2021 - Presentations to City Council on the potential purchase of the Steinmart property
- 3 October 2021 - City proposes the purchase of the Steinmart property
- 4 December 2021 - City purchases the Steinmart property

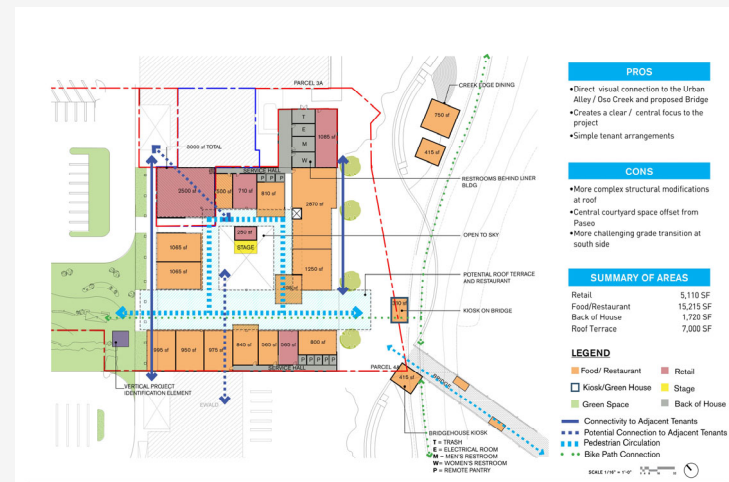
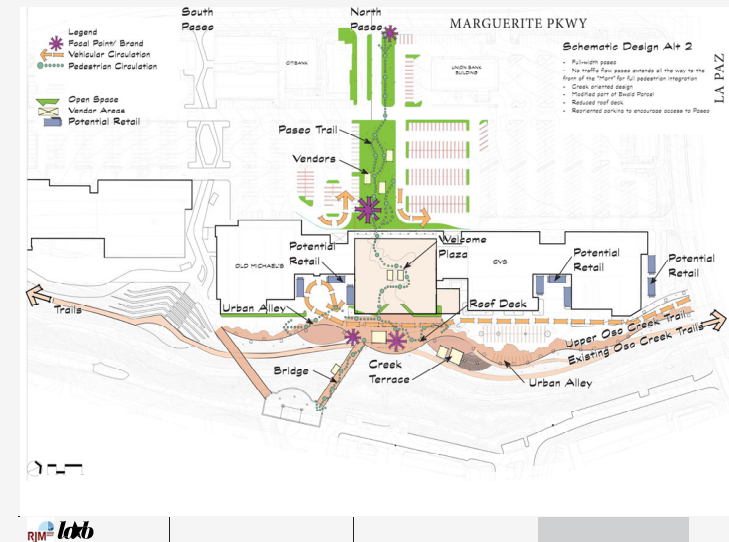
Council Direction

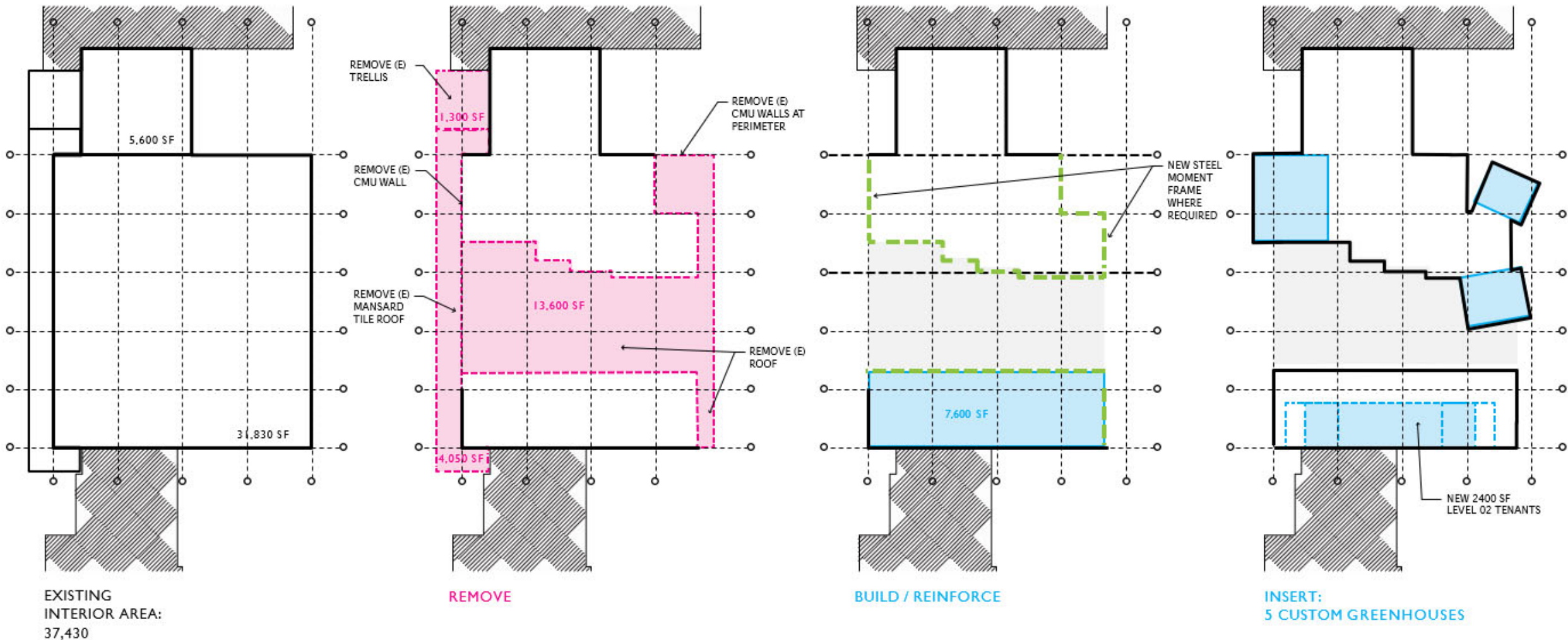
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March and April 2022 - City completed the site analysis and field reconnaissance and sought input from the Commissions and City Council.

Input included:

- Close off circulation in front of the MART building so the Paseo is more pedestrian oriented.
- Allow the pedestrian zone to run through the MART building to align with the southern portion of the building.
- Allow vehicular circulation to continue to flow behind the buildings in the Urban Alley.



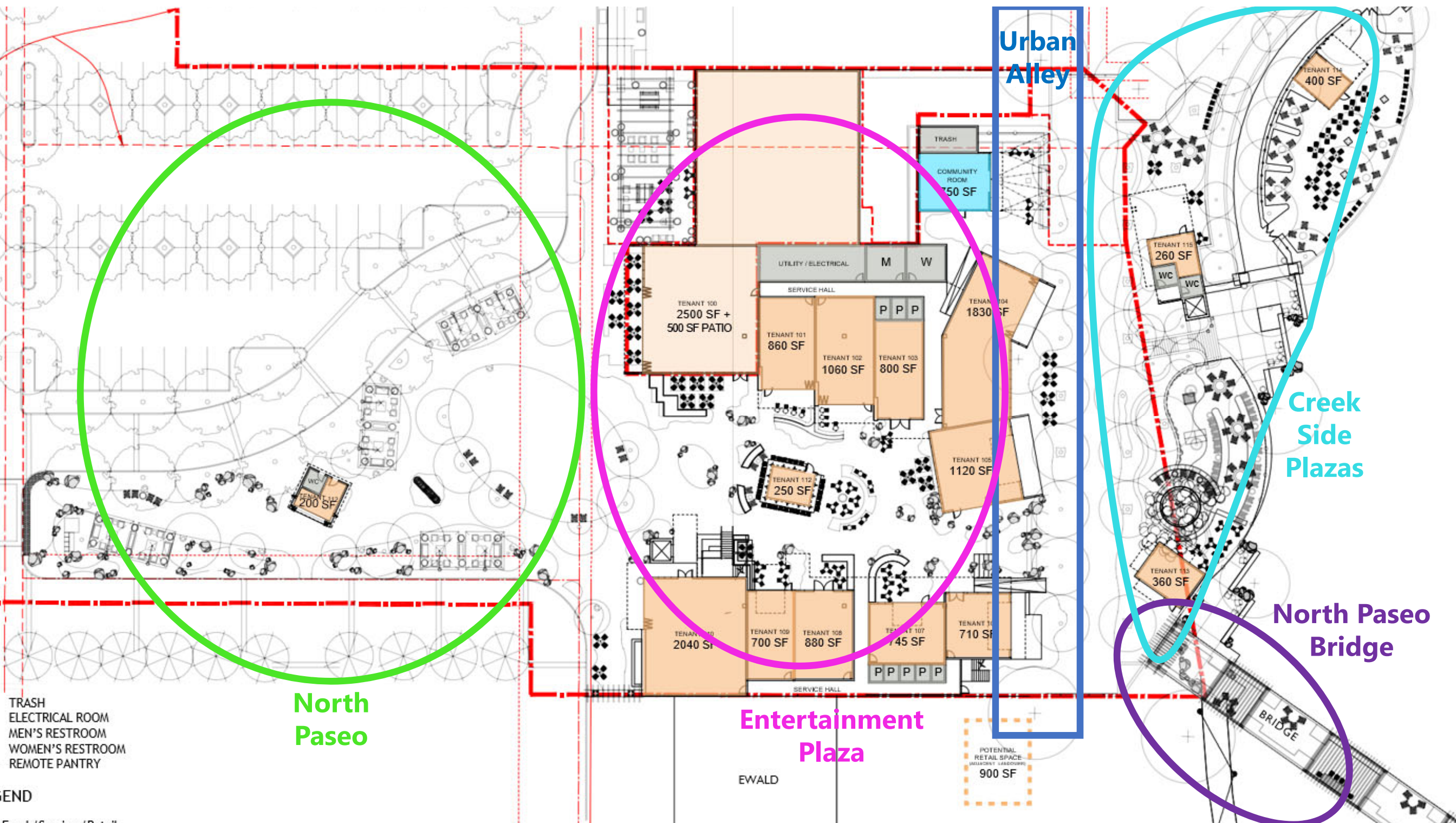


REMOVE

REINFORCED / NEW CONSTRUCTION

POTENTIAL STEEL MOMENT FRAME

NOTE: AREA CALCULATIONS ARE APPROXIMATE AND DO NOT REFLECT AREA OF PROPOSED ROOF DECK & BAR.



TRASH
ELECTRICAL ROOM
MEN'S RESTROOM
WOMEN'S RESTROOM
REMOTE PANTRY

END
Food / Service / Retail

**North
Paseo**

**Entertainment
Plaza**

**Urban
Alley**

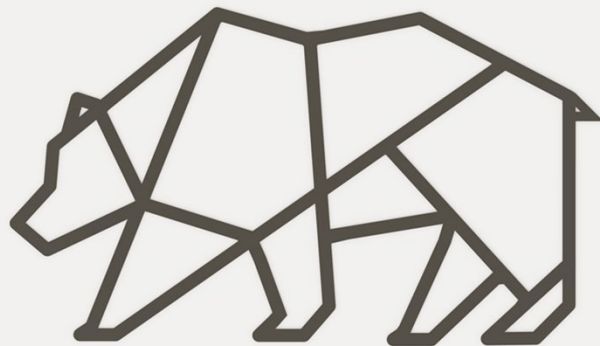
**Creek
Side
Plazas**

**North Paseo
Bridge**



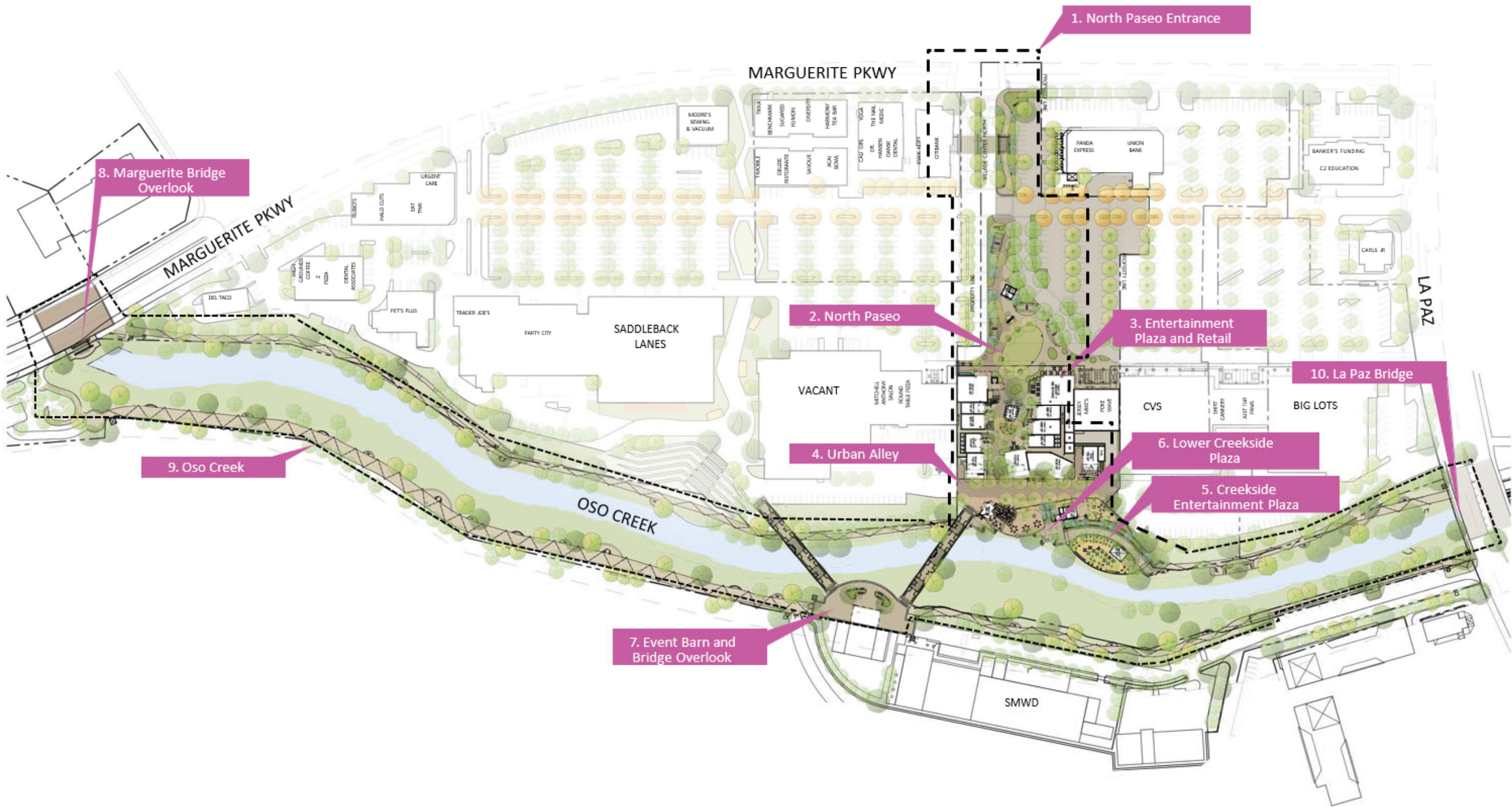
Los Osos

A Family of Bears





Los Osos – Site Plan



1. North Paseo Entrance

2. North Paseo

3. Entertainment Plaza and Retail

4. Urban Alley

6. Lower Creekside Plaza

5. Creekside Entertainment Plaza

10. La Paz Bridge

9. Oso Creek

7. Event Barn and Bridge Overlook

8. Marguerite Bridge Overlook

MARGUERITE PKWY

MARGUERITE PKWY

LA PAZ

OSO CREEK

SMWD

SADDLEBACK LANES

PARTY CITY

TRACER JOE'S

PET'S PLUS

VACANT

MITCHELL ANTHONY SALON ROUND TABLE PIZZA

CVS

BIG LOTS

CVS

BANKER'S FUNDING

C2 EDUCATION

CARLS JR.

PANDA EXPRESS

UNION BANK

WALK-IDEET

CITIBANK

THE MAIL MEDIC

CAU GIRL YOGA

HERRONRY TEA BRY

DIVERSITY

SUGARBE

BENCHMARK

TRINA

ANDRE'S SEWING & VACUUM

URGENT CARE

DRY TREN

HAIRD CUTS

REUBEN'S

DEL TACOS

CENTRAL ASSOCIATES

PIZZA

CELESTIC COFFEE

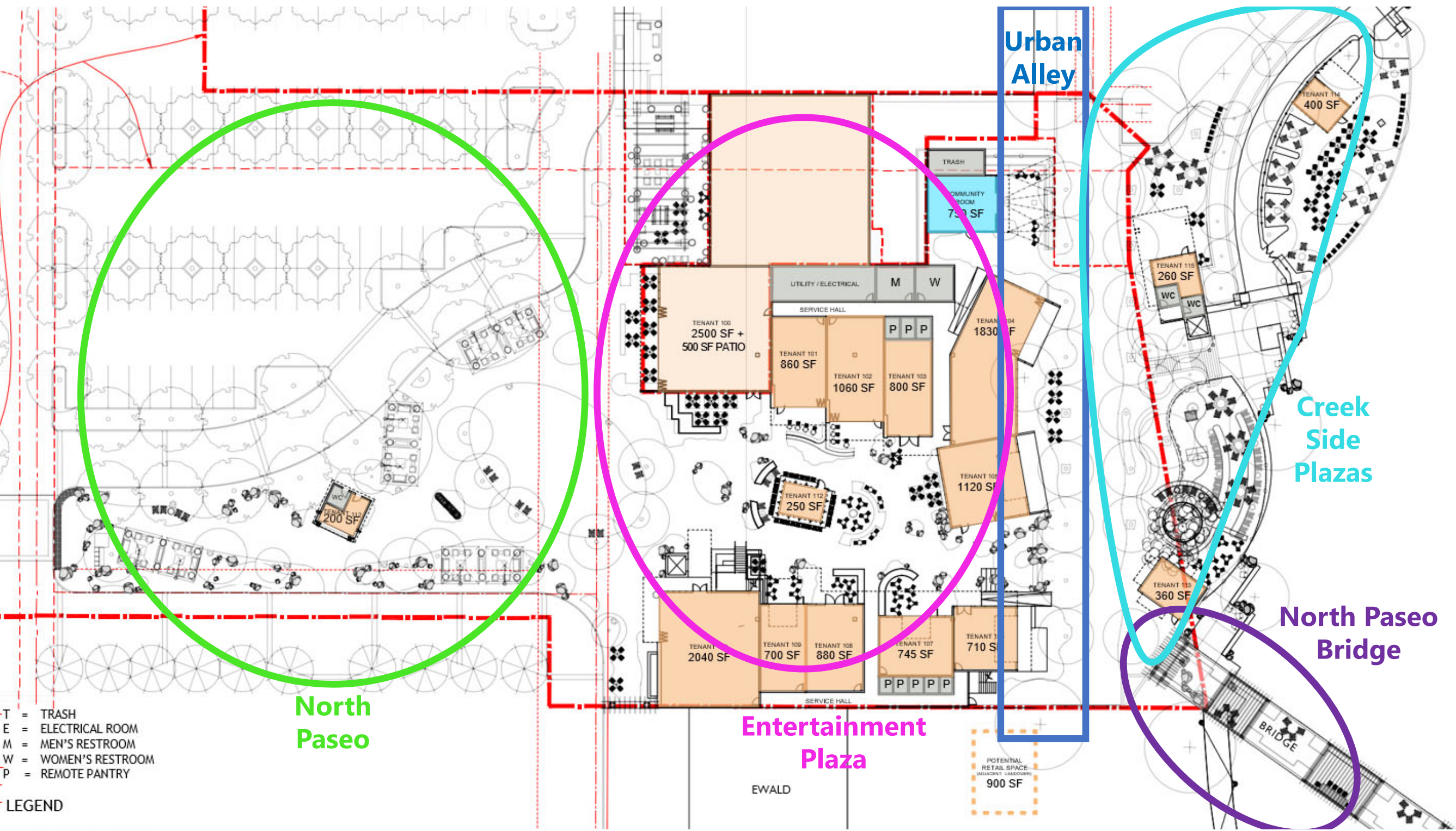
REUBEN'S



Artist Rendering



Los Osos – North Paseo



T = TRASH
 E = ELECTRICAL ROOM
 M = MEN'S RESTROOM
 W = WOMEN'S RESTROOM
 P = REMOTE PANTRY

LEGEND



LEGEND

- | | | |
|------------------------------------|--|--|
| 1 Shade canopy with seating | 7 Entertainment lawn (artificial) | 13 Outdoor kiosk |
| 2 Entry sign | 8 Landscape and parking buffer | 14 Tenant directory |
| 3 Civic kiosk | 9 Bioretention basin | 15 Reconfigured parking |
| 4 Thematic "creek" paving | 10 Sculpture - Family of Bears | 16 Drive aisle drop off & event "flex space" Bike |
| 5 Boulders | 11 Sculpture - Heart of the City | 17 racks |
| 6 Connection to Urban Alley | 12 Water feature | |



North Paseo

KEYMAP
Scale: 1"=200'-0"



North Paseo



North Paseo



North Paseo



North Paseo



North Paseo



North Paseo



North Paseo



Los Osos – Entertainment Plaza



Entertainment Plaza



Entertainment Plaza



Entertainment Plaza



Entertainment Plaza



Entertainment Plaza



Los Osos – Urban Alley



LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 Bridge to Event Barn 2 Back porch community space 3 Stairs/accessible ramp 4 Bridgetender kiosk 5 Luckey climber tower through upper plaza wood deck 6 Elevator to below 7 Firepits and drink ledge | <ul style="list-style-type: none"> 8 Urban alley trees 28' O.C. 9 Overhead trellis at bridge entry 10 42" high cable rail guardrail 11 Pavers 12 Planter area with rock accent 13 Existing parking lot 14 Bike rack |
|--|---|



Urban Alley



Urban Alley



Urban Alley



Urban Alley



Los Osos – Urban Alley Plaza



LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> 1 Bridge to Event Barn 2 Back porch community space 3 Stairs/accessible ramp 4 Bridgetender kiosk 5 Lucky climber tower through upper plaza wood deck 6 Elevator to below 7 Firepits and drink ledge | <ul style="list-style-type: none"> 8 Urban alley trees 28' O.C. 9 Overhead trellis at bridge entry 10 42" high cable rail guardrail 11 Pavers 12 Planter area with rock accent 13 Existing parking lot 14 Bike rack |
|--|--|



Urban Alley Plaza

KEYMAP
Scale: 1"=200'-0"



Urban Alley Plaza



Urban Alley Plaza



Los Osos – Creek Side Entertainment Plaza



LEGEND

- | | |
|--|-----------------------------------|
| 1 Stairs | 8 Oso creek bike trail |
| 2 Sculpture - climber ground level | 9 Seating area |
| 3 Elevator to below | 10 Greenhouse kiosk |
| 4 Social seating with firepit & drink ledge 42" | 11 Oso Creek |
| 5 high cable rail guardrail | 12 Dismount zone |
| 6 Planter area with rock accent | 13 Bike trail pass-through |
| 7 Climbing wall | |



Creek Side Entertainment Plaza



Creek Side Entertainment Plaza



Creek Side Entertainment Plaza



Creek Side Entertainment Plaza



Los Osos – Lower Entertainment Plaza



LEGEND

- | | |
|--|-----------------------------------|
| 1 Stairs | 8 Oso creek bike trail |
| 2 Sculpture - climber ground level | 9 Seating area |
| 3 Elevator to below | 10 Greenhouse kiosk |
| 4 Social seating with firepit & drink ledge 42" | 11 Oso Creek |
| 5 high cable rail guardrail | 12 Dismount zone |
| 6 Planter area with rock accent | 13 Bike trail pass-through |
| 7 Climbing wall | |



Lower Entertainment Plaza



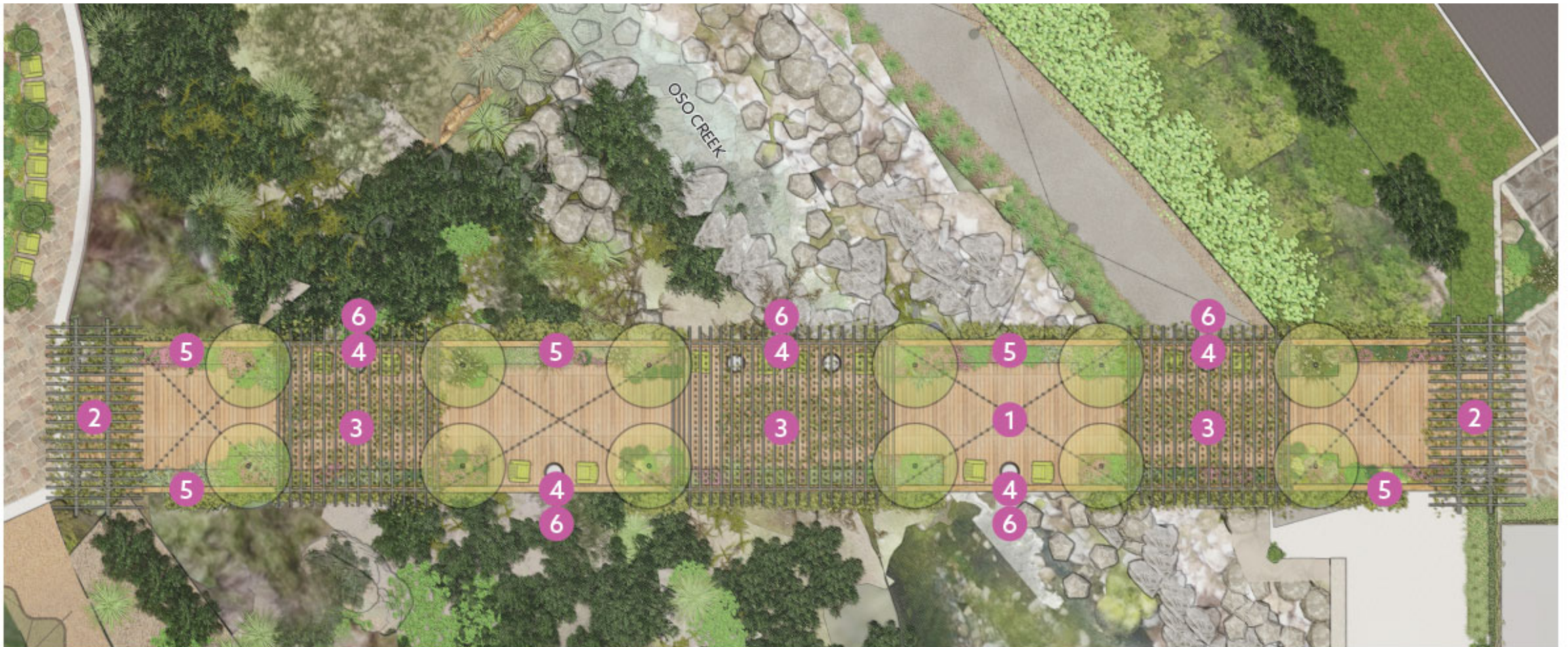
Lower Entertainment Plaza



Lower Entertainment Plaza



Los Osos – North Paseo Bridge



LEGEND

- 1 20' Wide Bridge
- 2 Decorative Bridge Abutment / Entry Portal
- 3 Shade Structures with String Lights
- 4 Seating Area
- 5 Raised Corten Steel Planters
- 6 Guardrail and Creek Overlook



North Paseo Bridge



Mission Viejo Core Area Master Plan
Mission Viejo, California

59

North Paseo Bridge



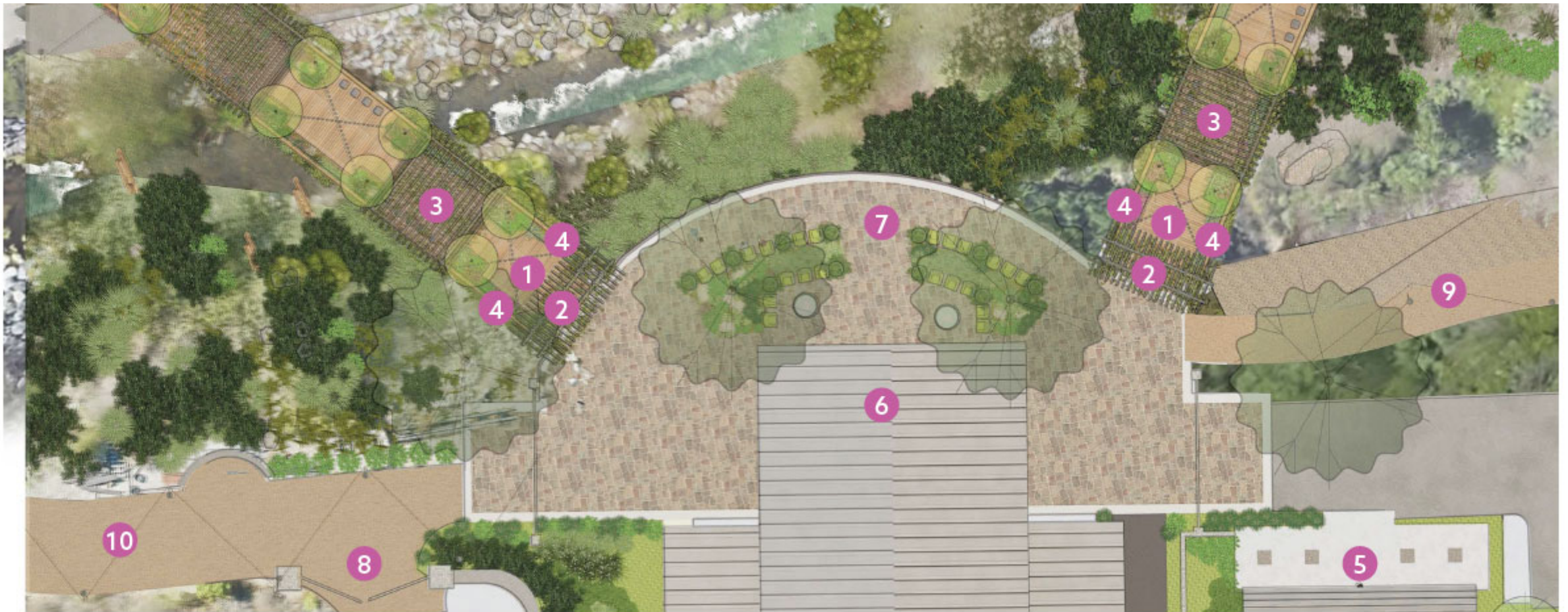
North Paseo Bridge



North Paseo Bridge



Los Osos – Event Barn & Bridge Plaza



LEGEND

- 1 Bridge
- 2 Decorative bridge abutment / entry portal
- 3 Shade structures with string lights
- 4 Guardrail and creek overlook
- 5 SMWD Building
- 6 Community Event barn
- 7 Event barn plaza with seating areas
- 8 Gate to city office property
- 9 Oso creek (east bank) bike trail to La Paz
- 10 Oso creek trail (east bank) to Marguerite



Event Barn & Bridge Plaza



Event Barn & Bridge Plaza



Event Barn & Bridge Plaza



Los Osos – Marguerite Parkway Overlook



Marguerite Parkway Overlook

Thank you



Come play in your own backyard!

EnvisionMV.com