

Core Area Site Analysis, Field Reconnaissance and Site Plan Studies

Mission Viejo, CA

March 7, 2022

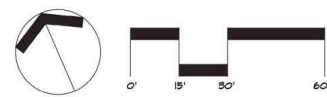
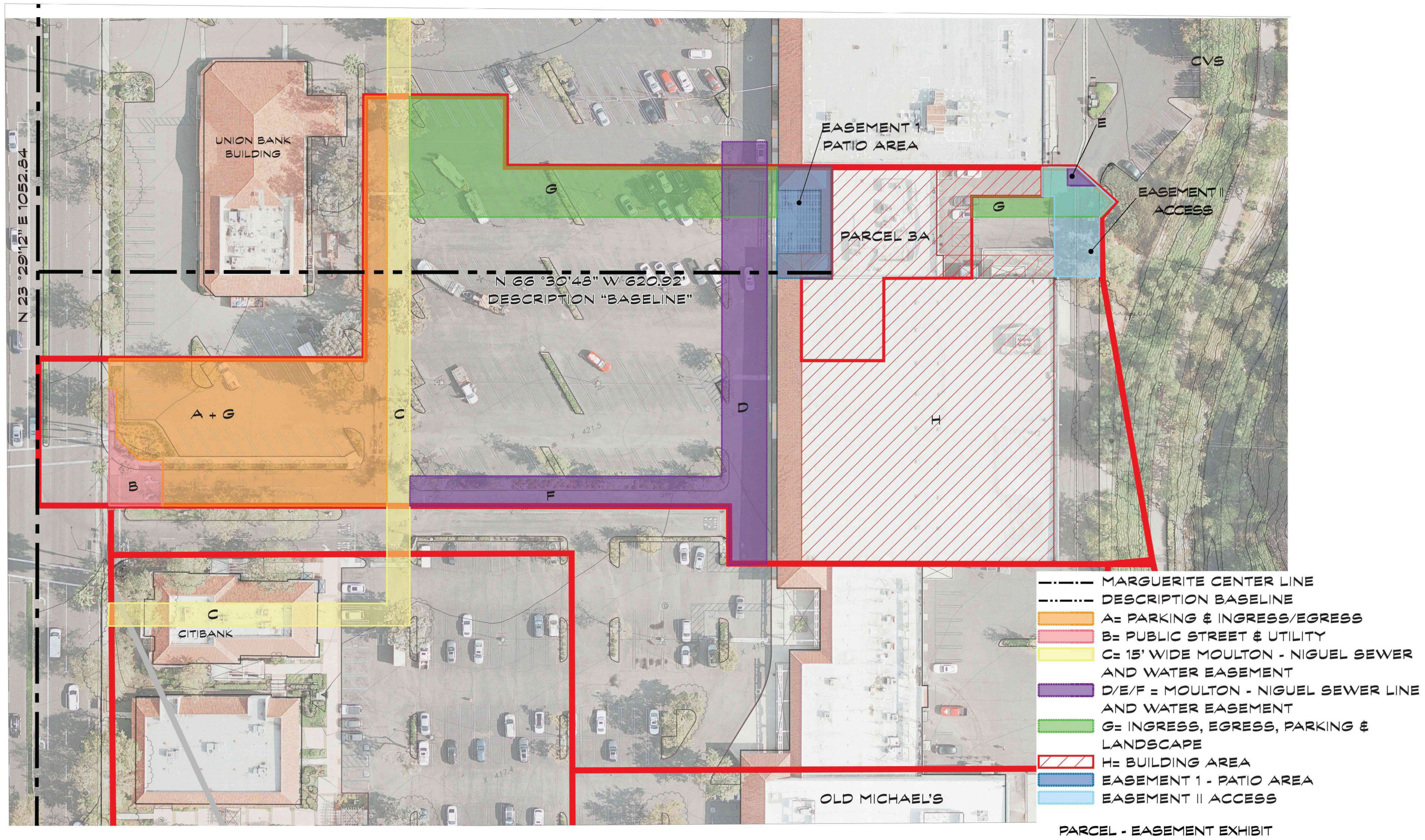
Community Development Commission 3-14-22

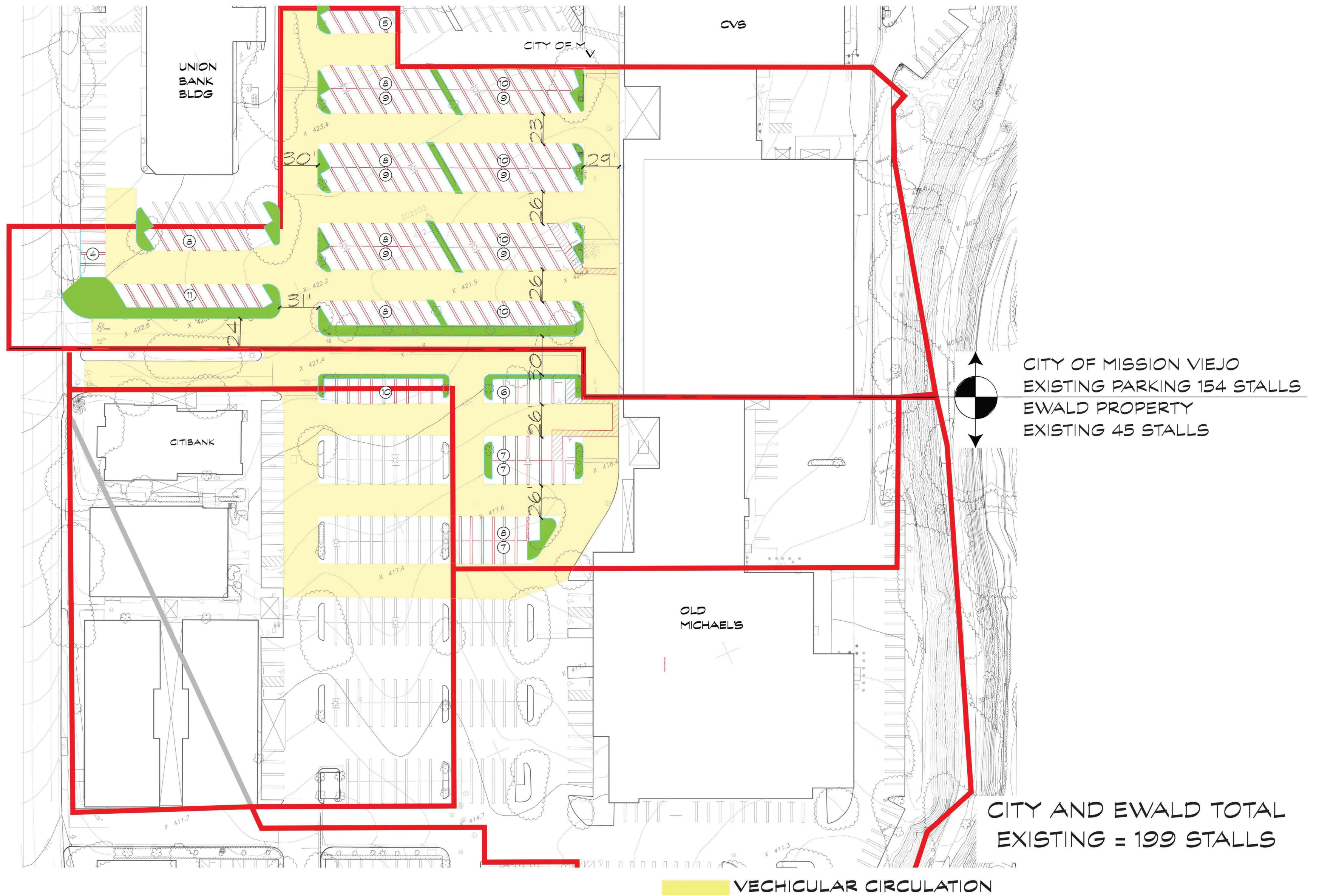
Community Services Commission 3-15-22

City Council 3-22-22



Site Analysis





Existing Condition Images



NORTH PASEO



URBAN ALLEY

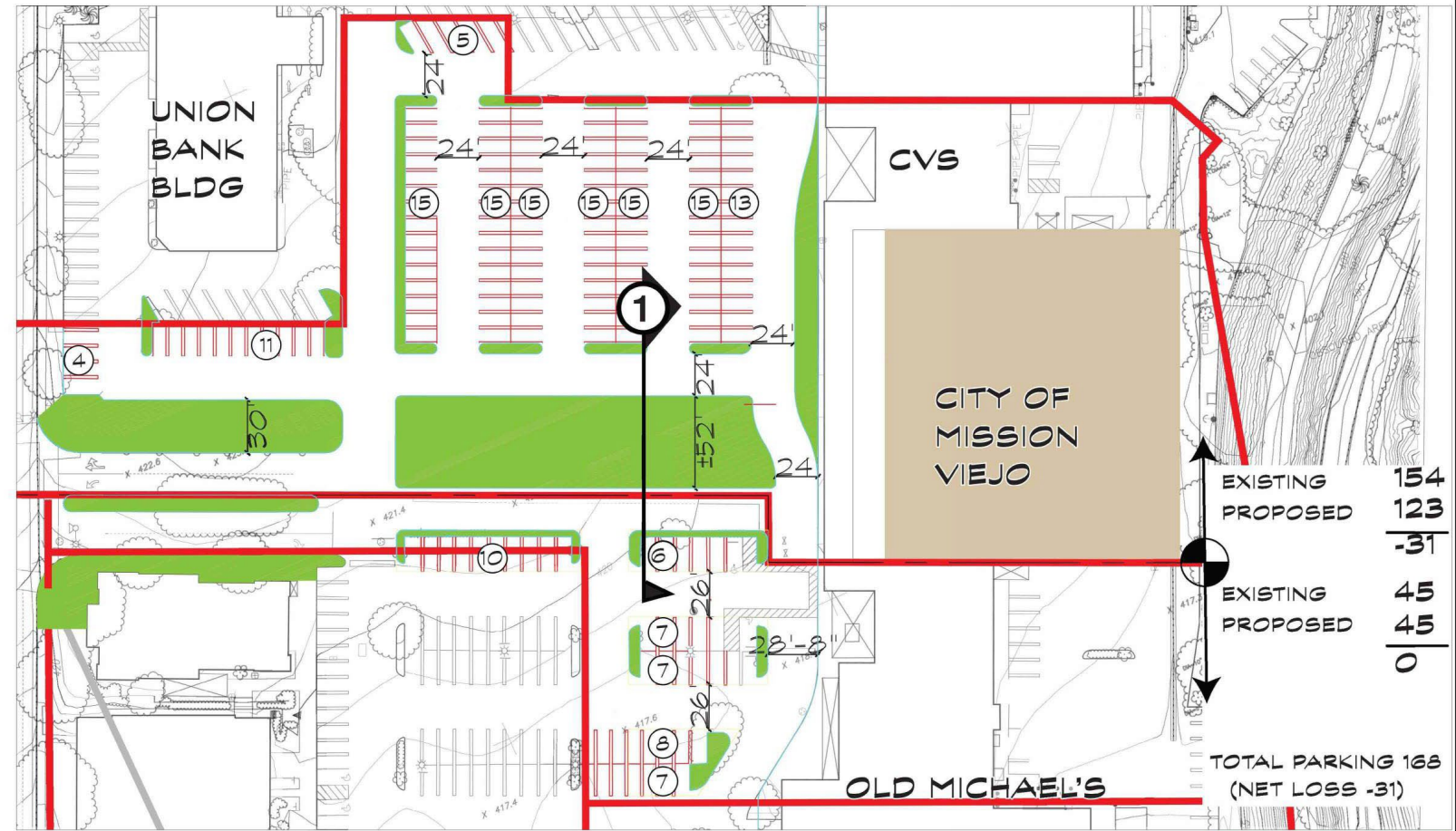




CENTRAL CORE

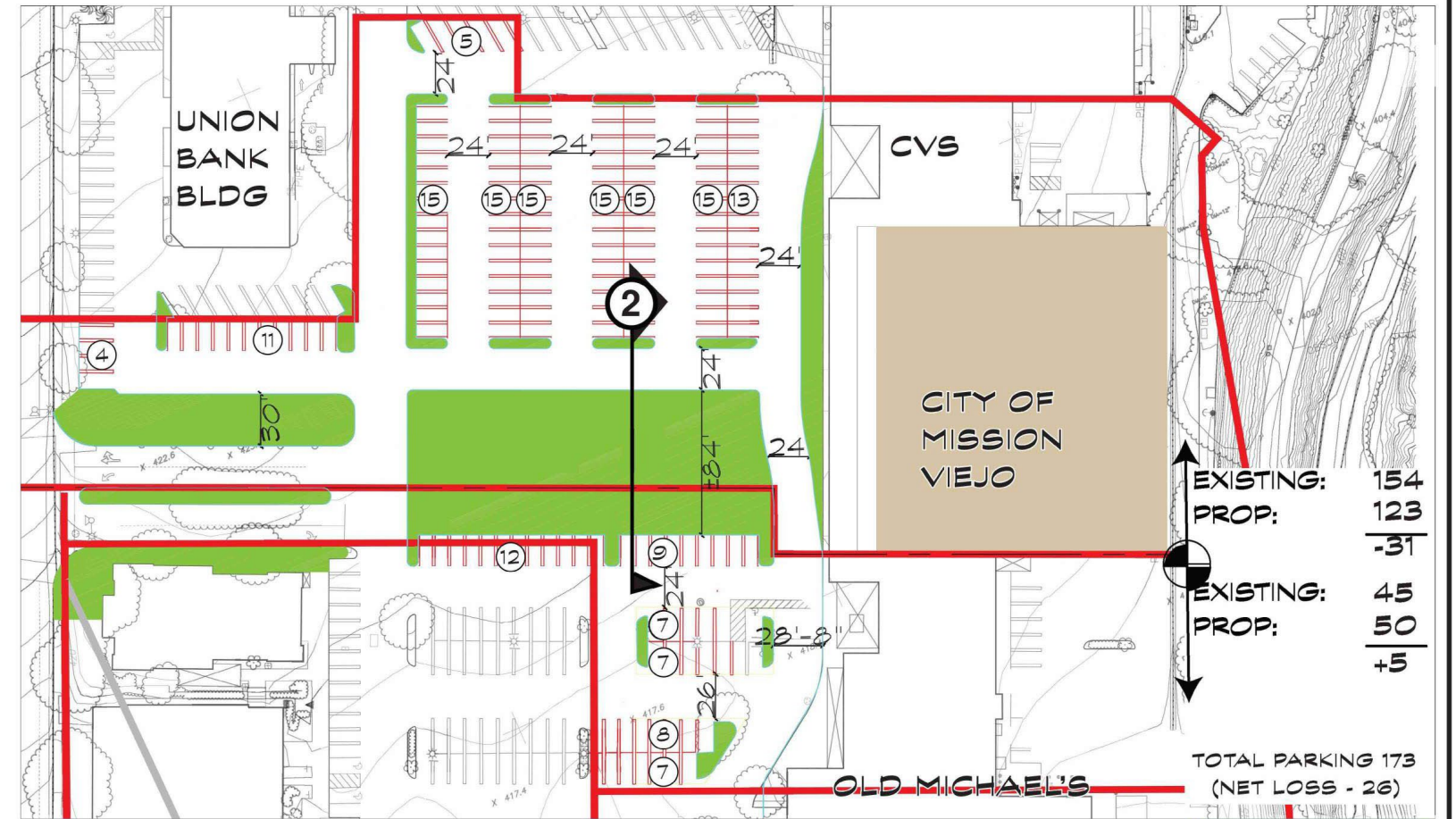
Site and Paseo

REDUCED PASEO (52')

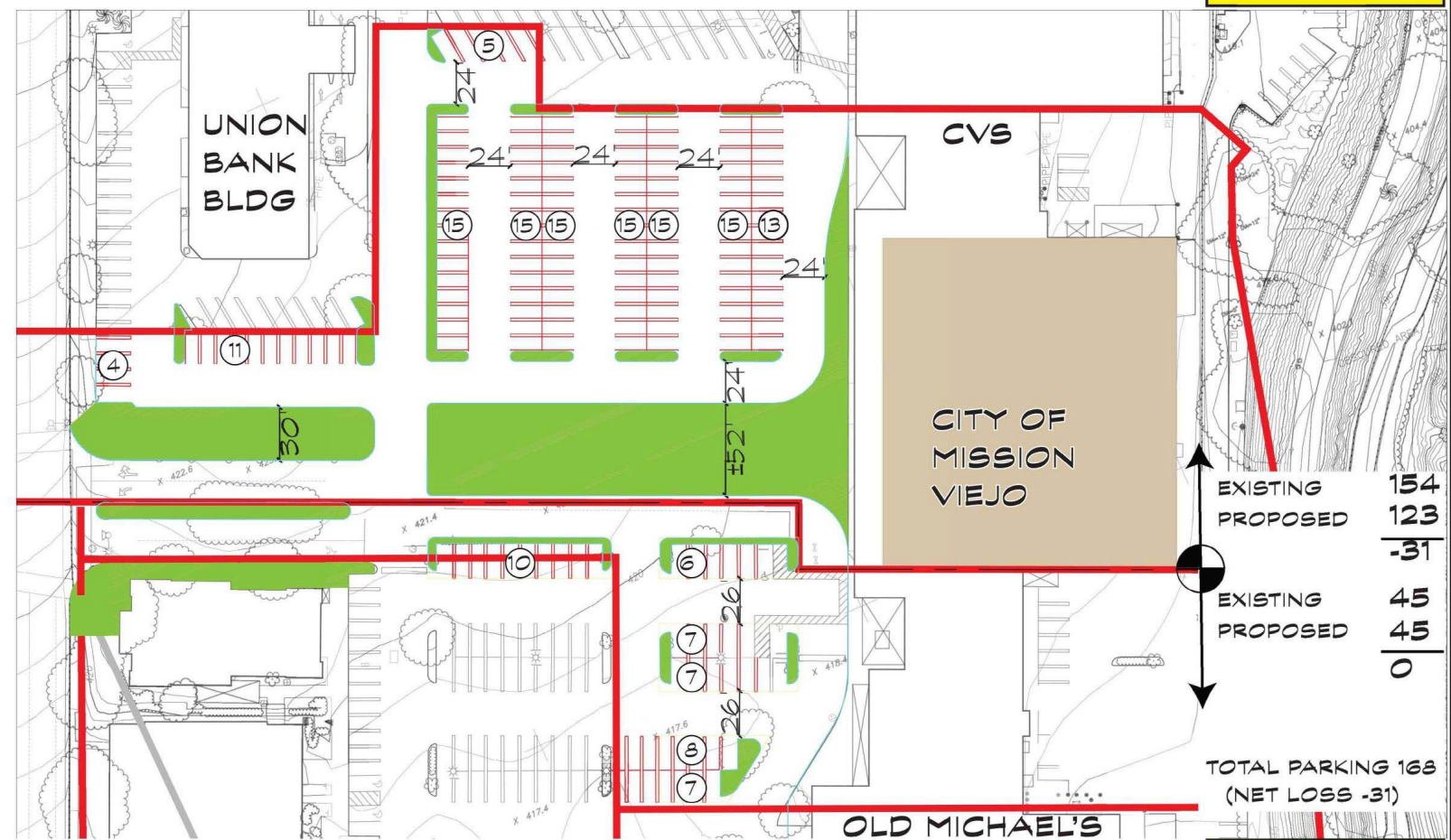


OPTION 1 A

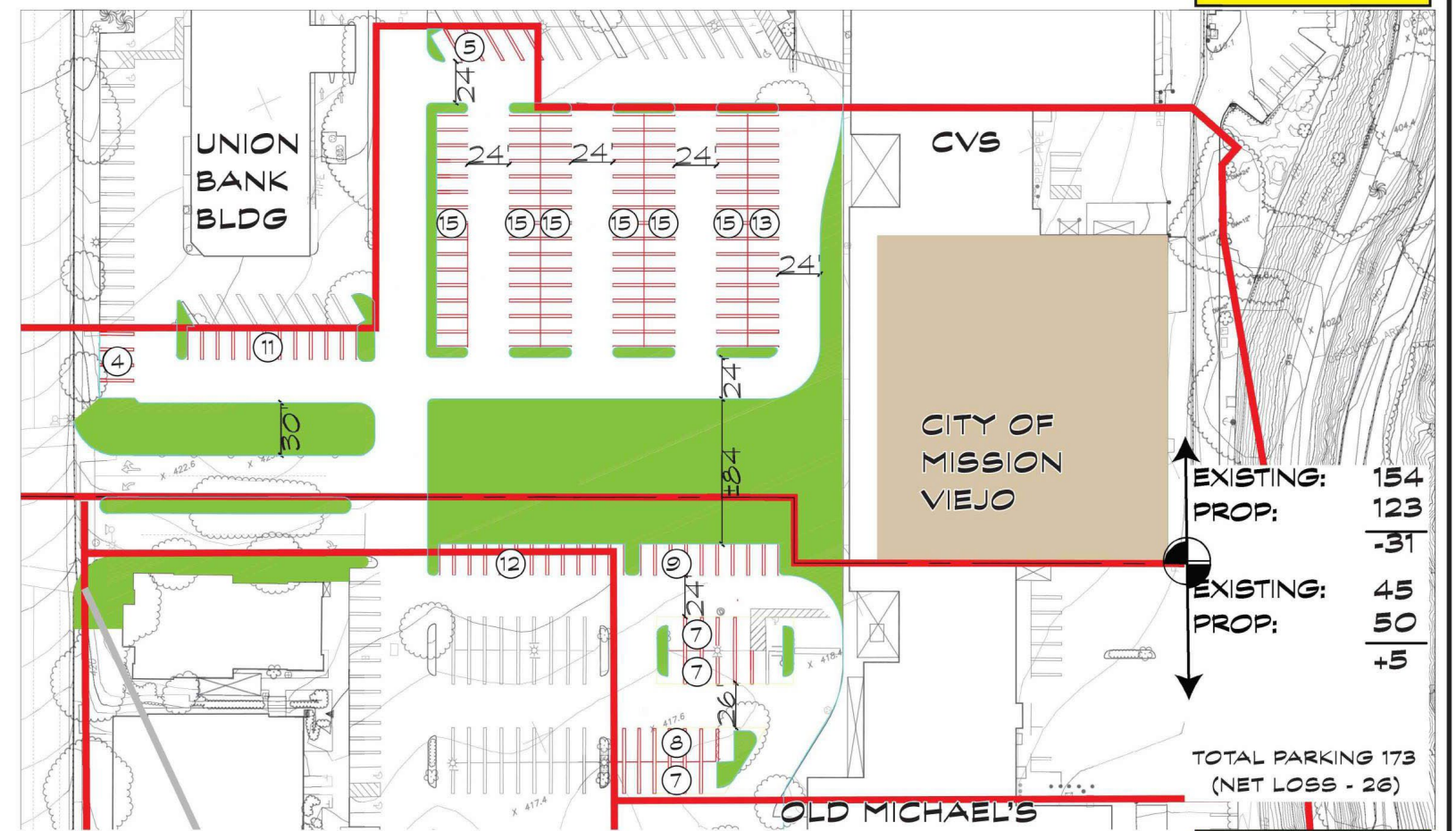
ENLARGED PASEO (84')



OPTION 2 A

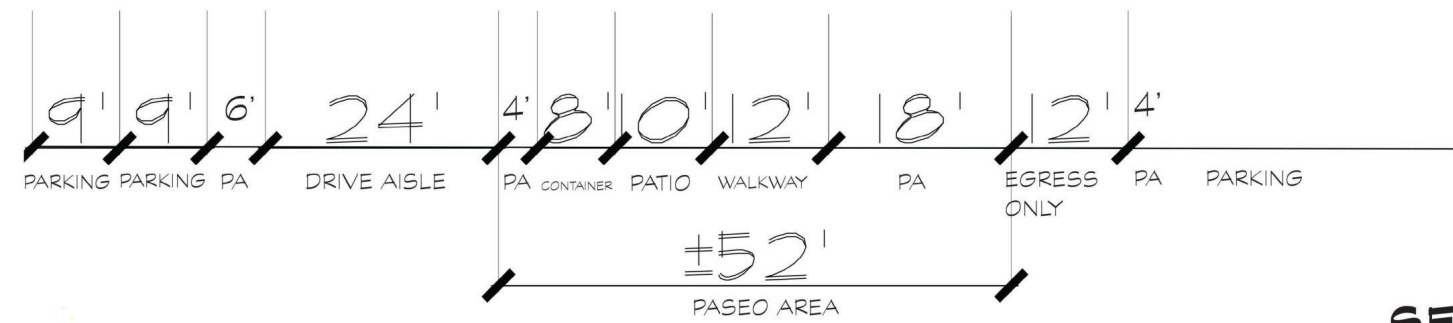


OPTION 1 B



OPTION 2 B



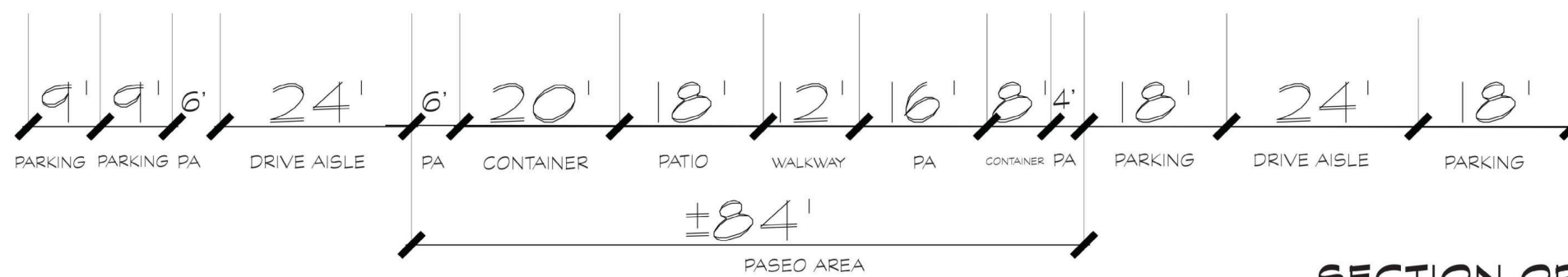


SECTION OPTION 1

52' Paseo

Pro
- All City Property

Con
- Would restrict use of paseo to less activities

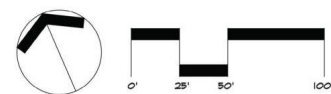


SECTION OPTION 2

84' Paseo

Pro
- The wider width of the paseo can allow maximum opportunities to fully activate the paseo and allow the paseo to begin to feel more like a park, rather of a linear pass through.

Con
- Need access easement over Ewald property



South Paseo

North Paseo

MARGUERITE PKWY

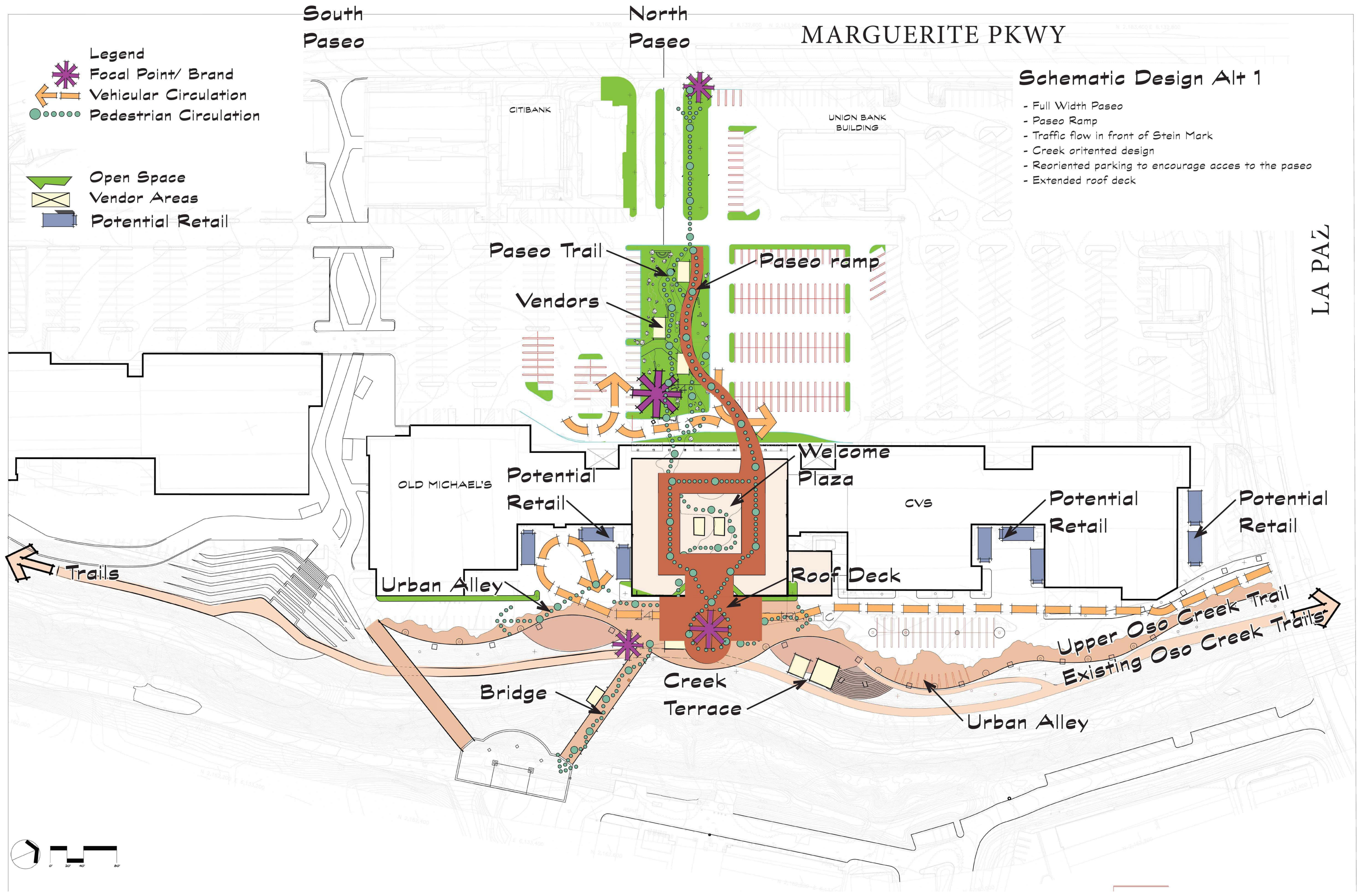
LA PAZ

Legend

- Focal Point/ Brand
- Vehicular Circulation
- Pedestrian Circulation
- Open Space
- Vendor Areas
- Potential Retail

Schematic Design Alt 1

- Full Width Paseo
- Paseo Ramp
- Traffic flow in front of Stein Mark
- Creek oriented design
- Reoriented parking to encourage acces to the paseo
- Extended roof deck



South Paseo

North Paseo

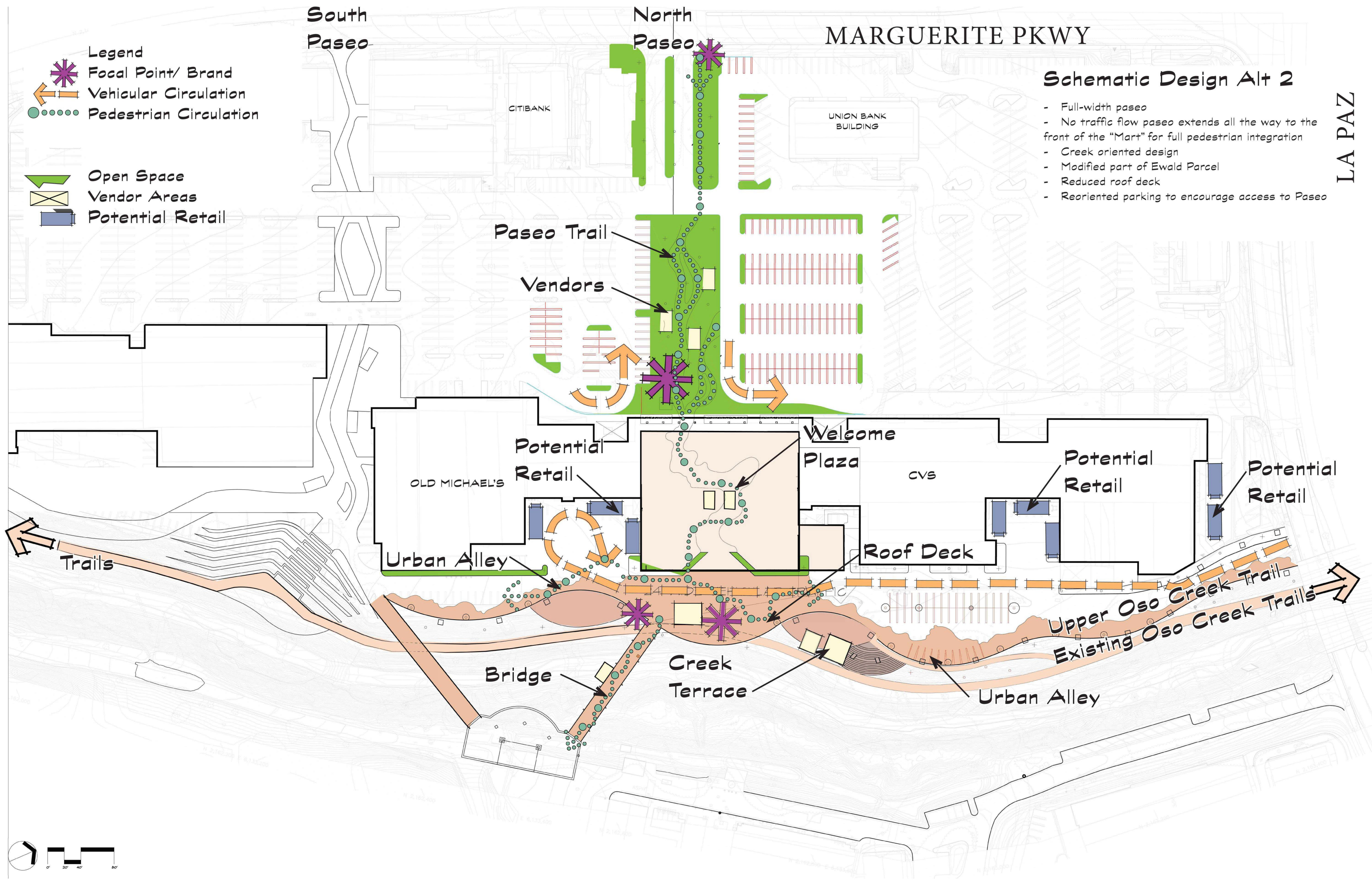
MARGUERITE PKWY

LA PAZ

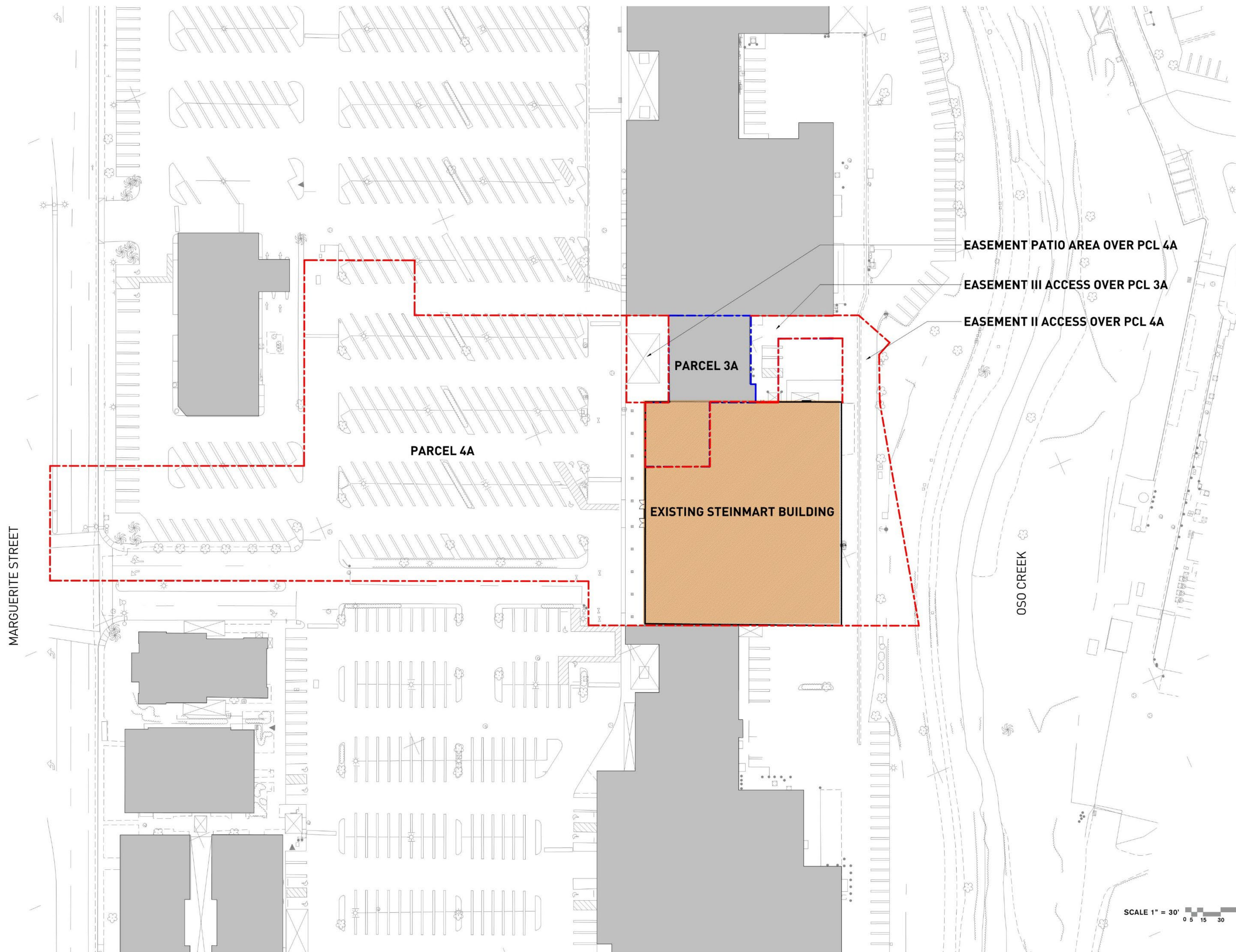
- Legend**
- Focal Point/ Brand
 - Vehicular Circulation
 - Pedestrian Circulation
 - Open Space
 - Vendor Areas
 - Potential Retail

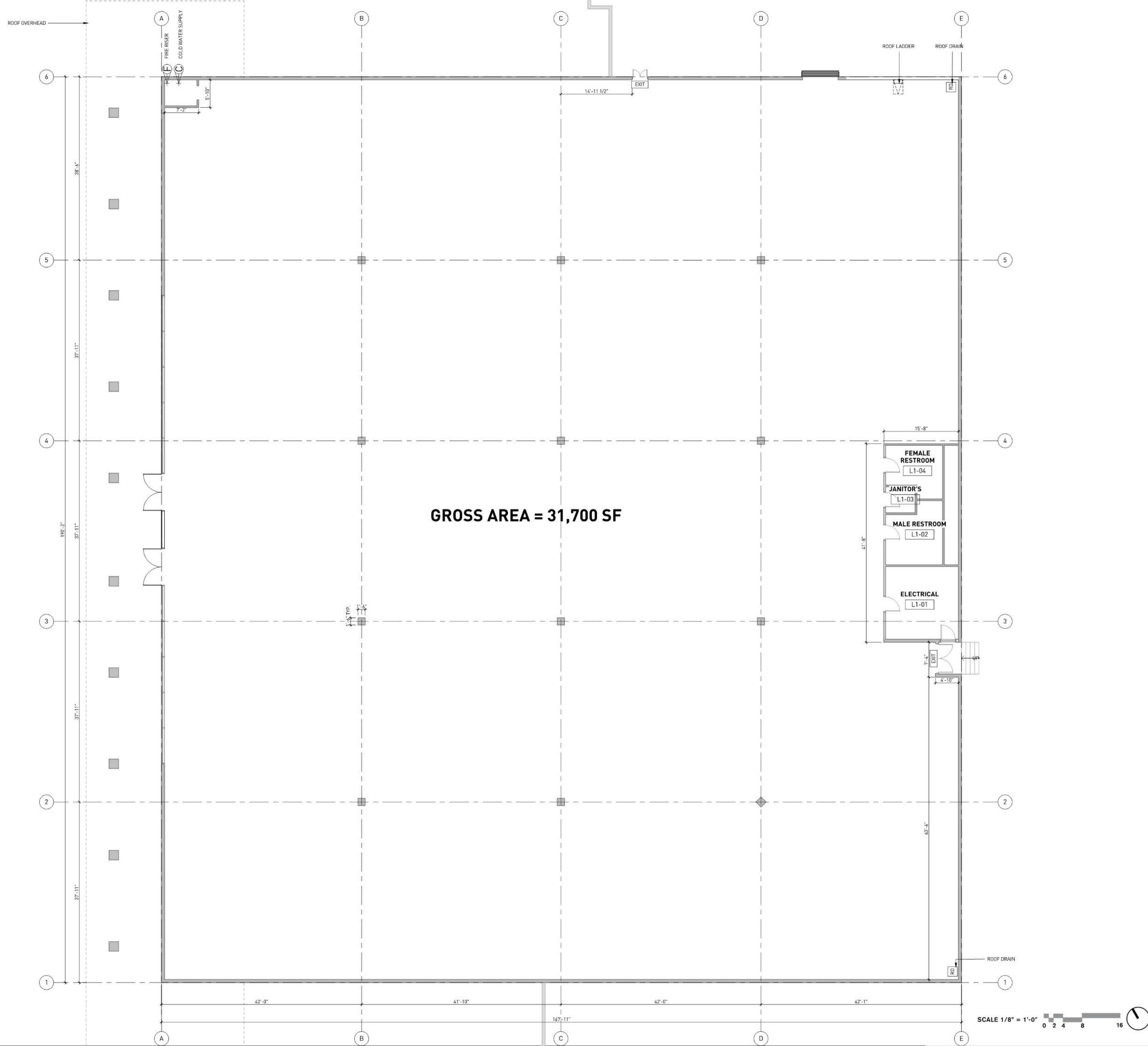
Schematic Design Alt 2

- Full-width paseo
- No traffic flow paseo extends all the way to the front of the "Mart" for full pedestrian integration
- Creek oriented design
- Modified part of Ewald Parcel
- Reduced roof deck
- Reoriented parking to encourage access to Paseo

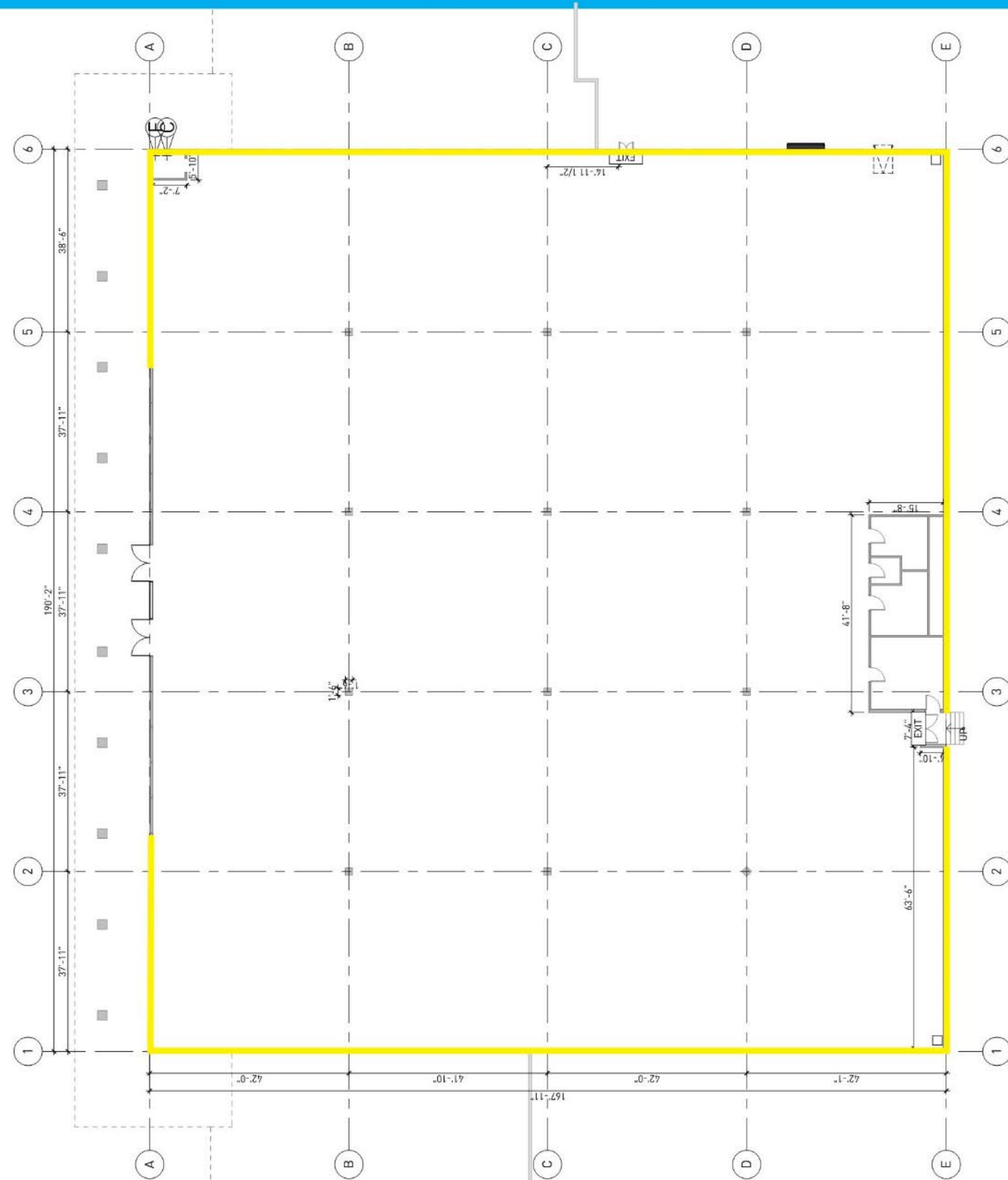


The Mart



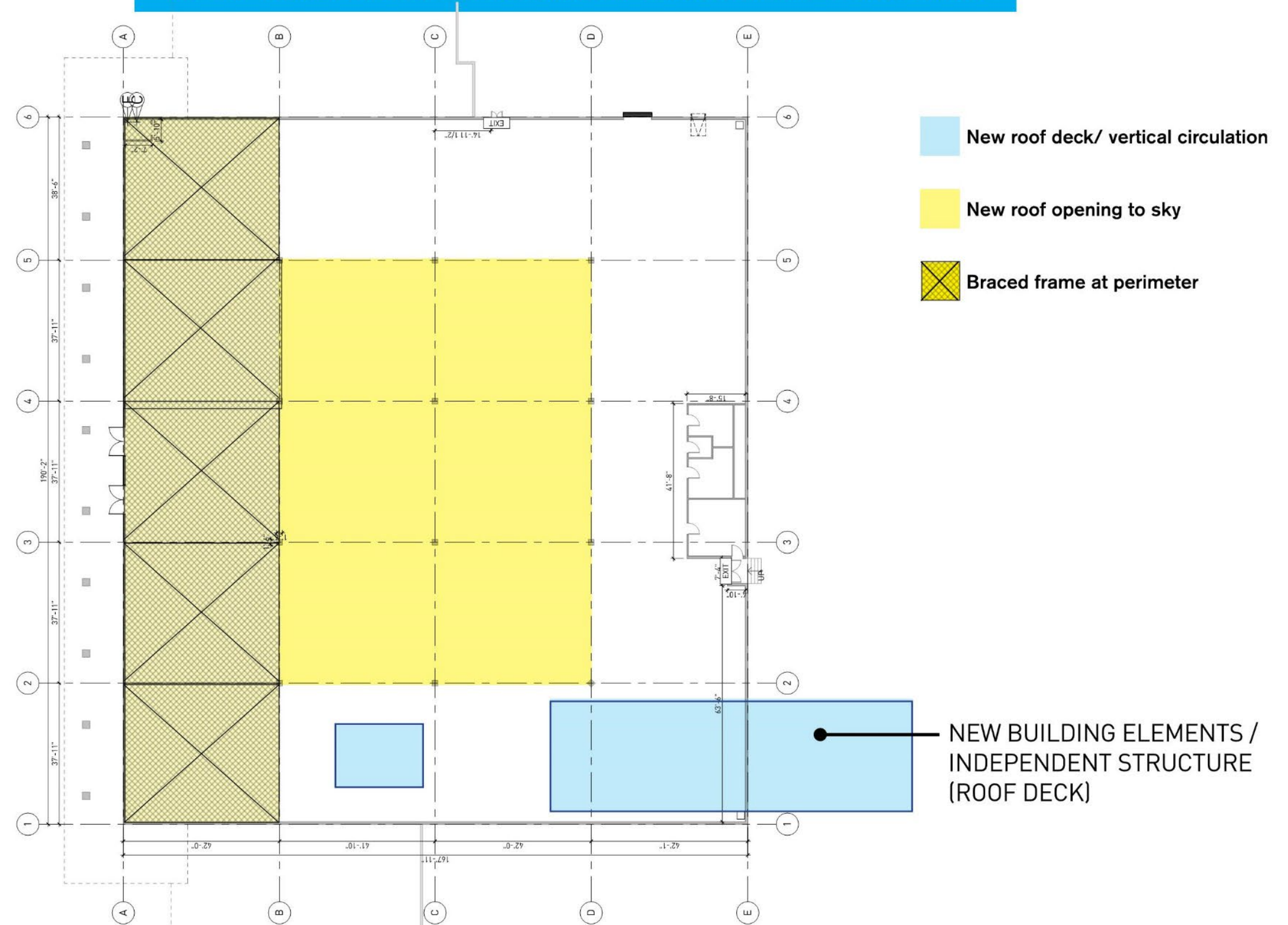


WALL REQUIREMENTS DIAGRAM



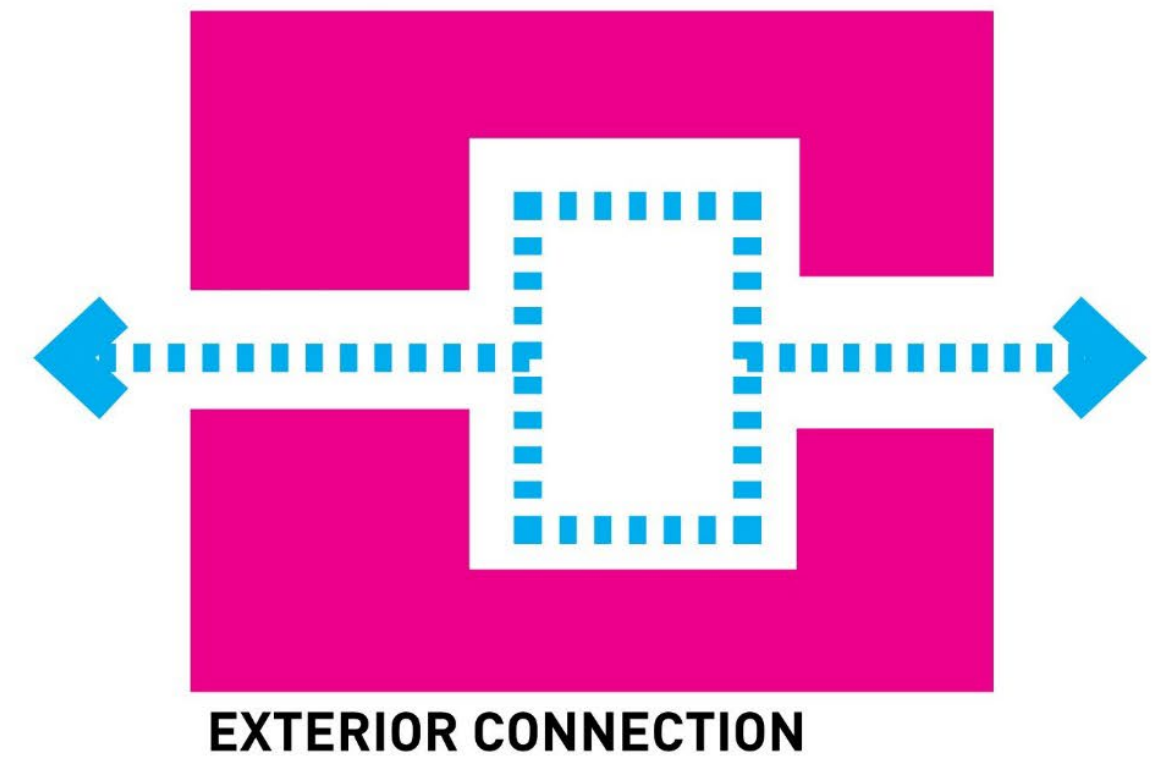
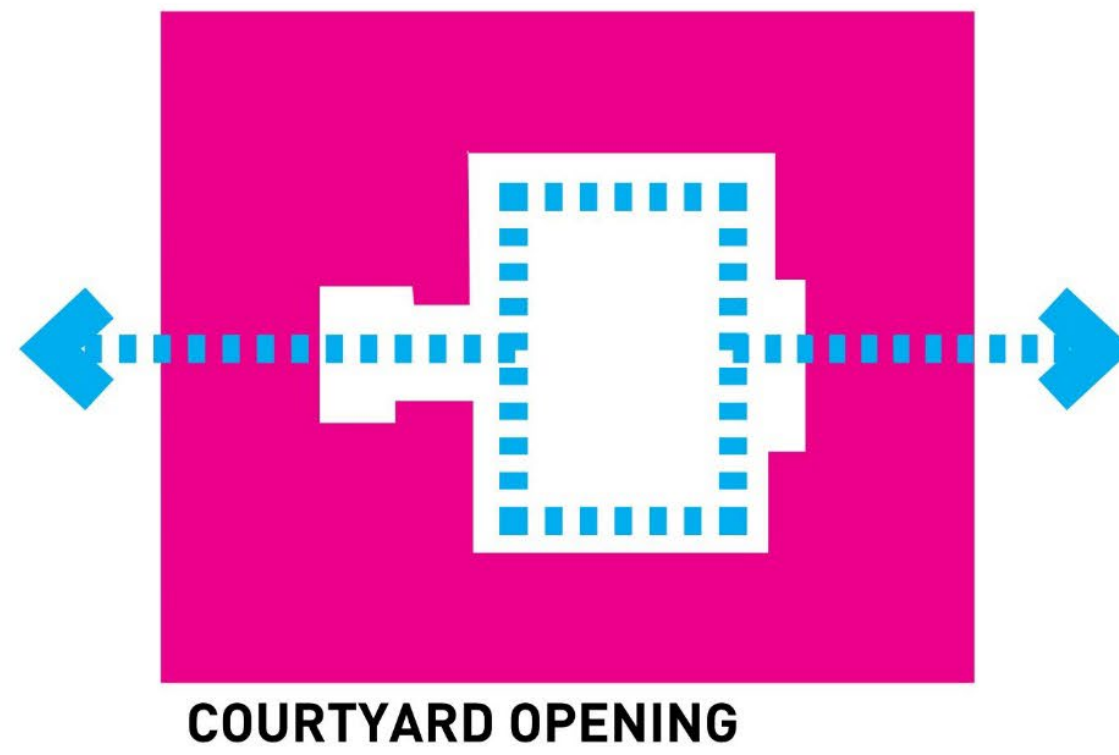
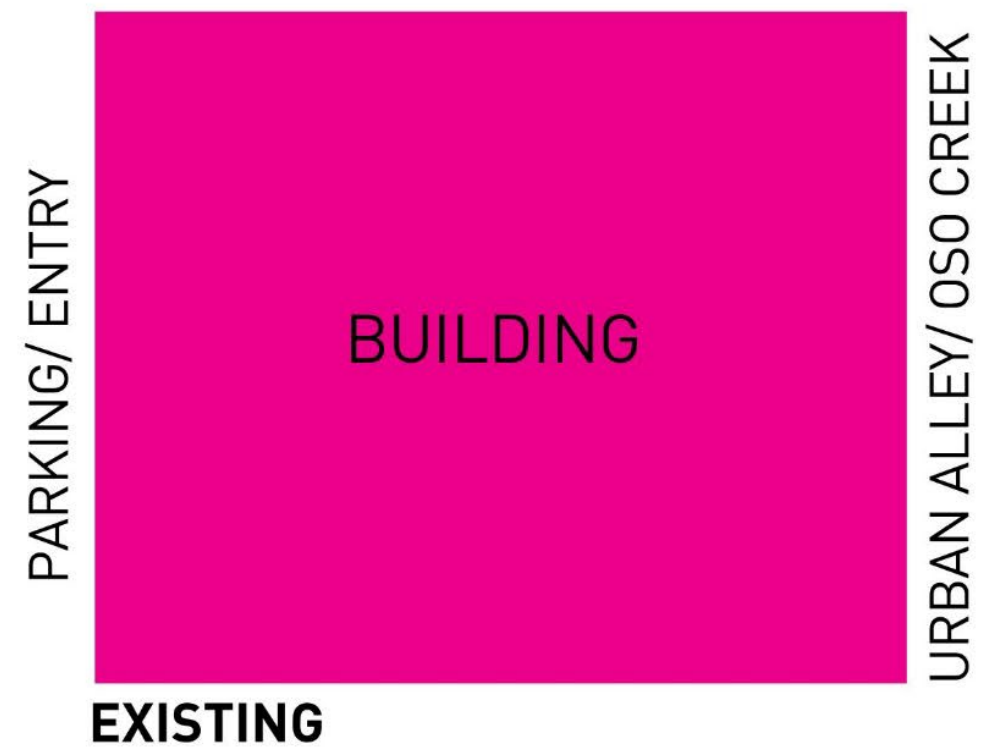
- 1970's building, structure must be updated to meet current code requirements.
- New wall openings are feasible.
- Must maintain 40' min. wall length, typ. All 4 sides.

ROOF REQUIREMENTS & NEW STRUCTURE DIAGRAM

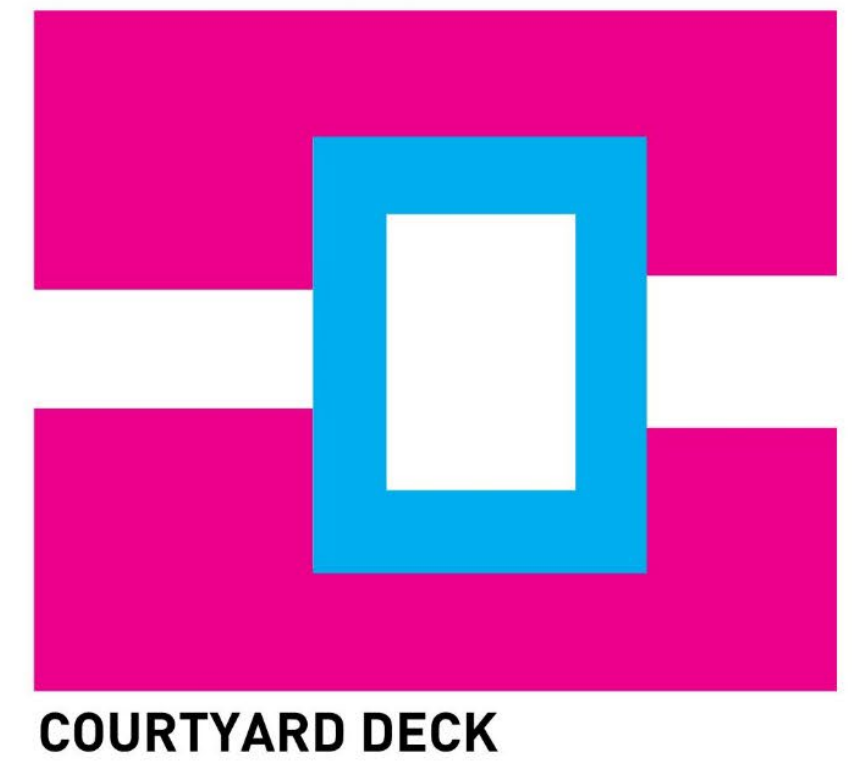
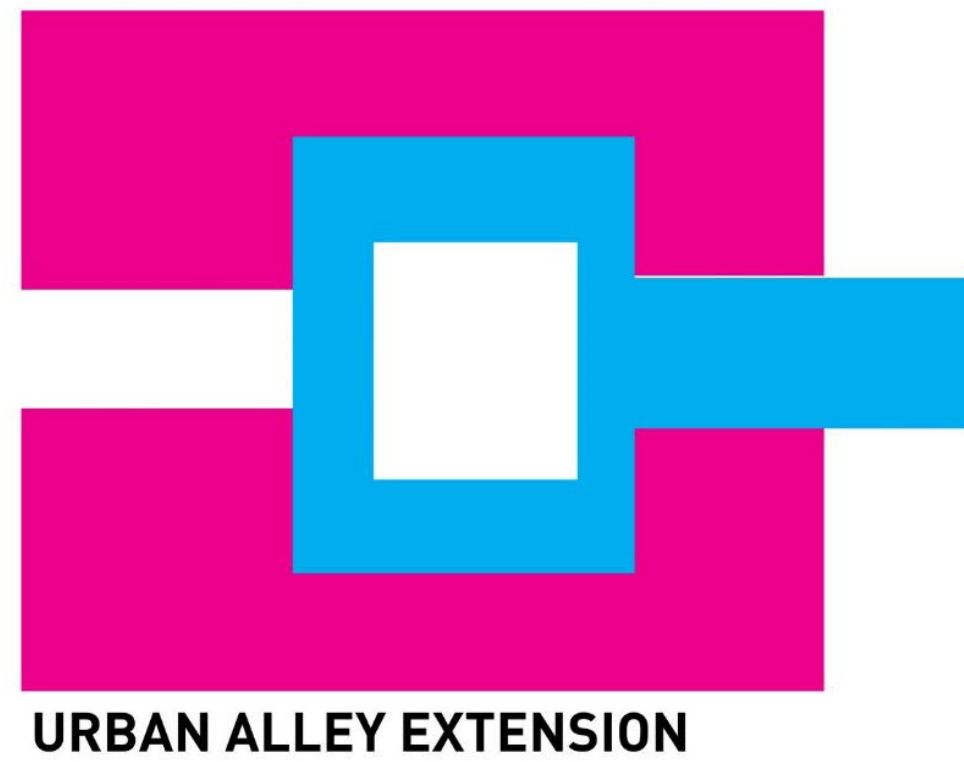
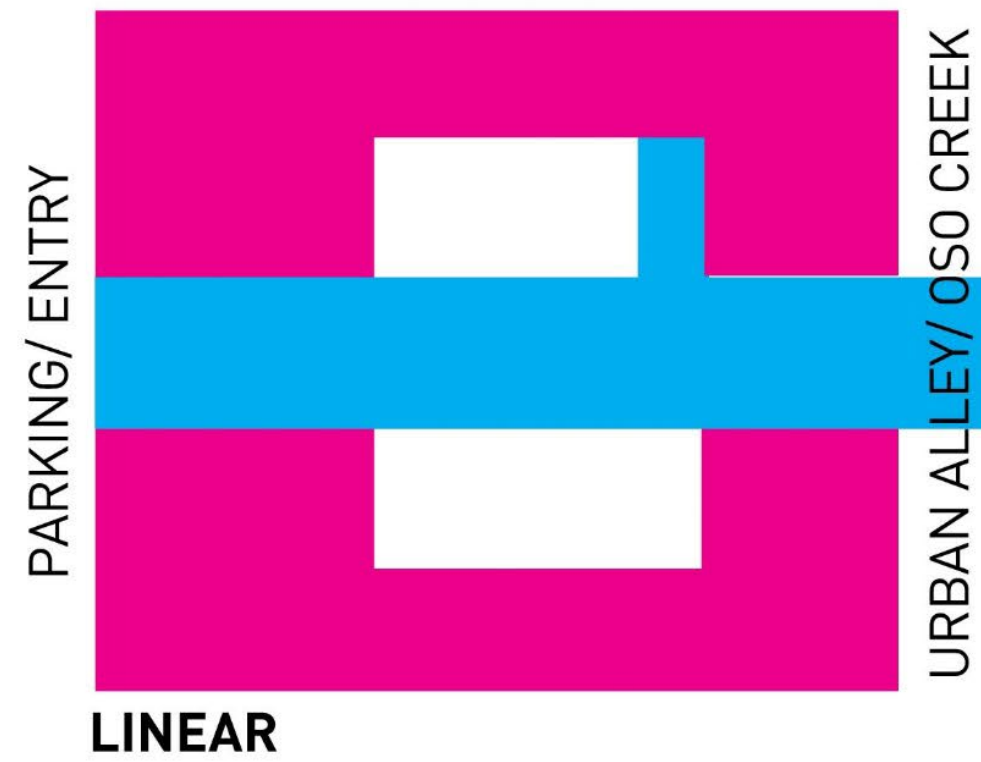


- New openings in the roof are feasible, easier to provide in the center of the building.
- Bracing required if removing roof at edges & corners.
- Design new building elements as independent structure with new framing and foundation independent from existing building, avoids larger impacts to the existing building.

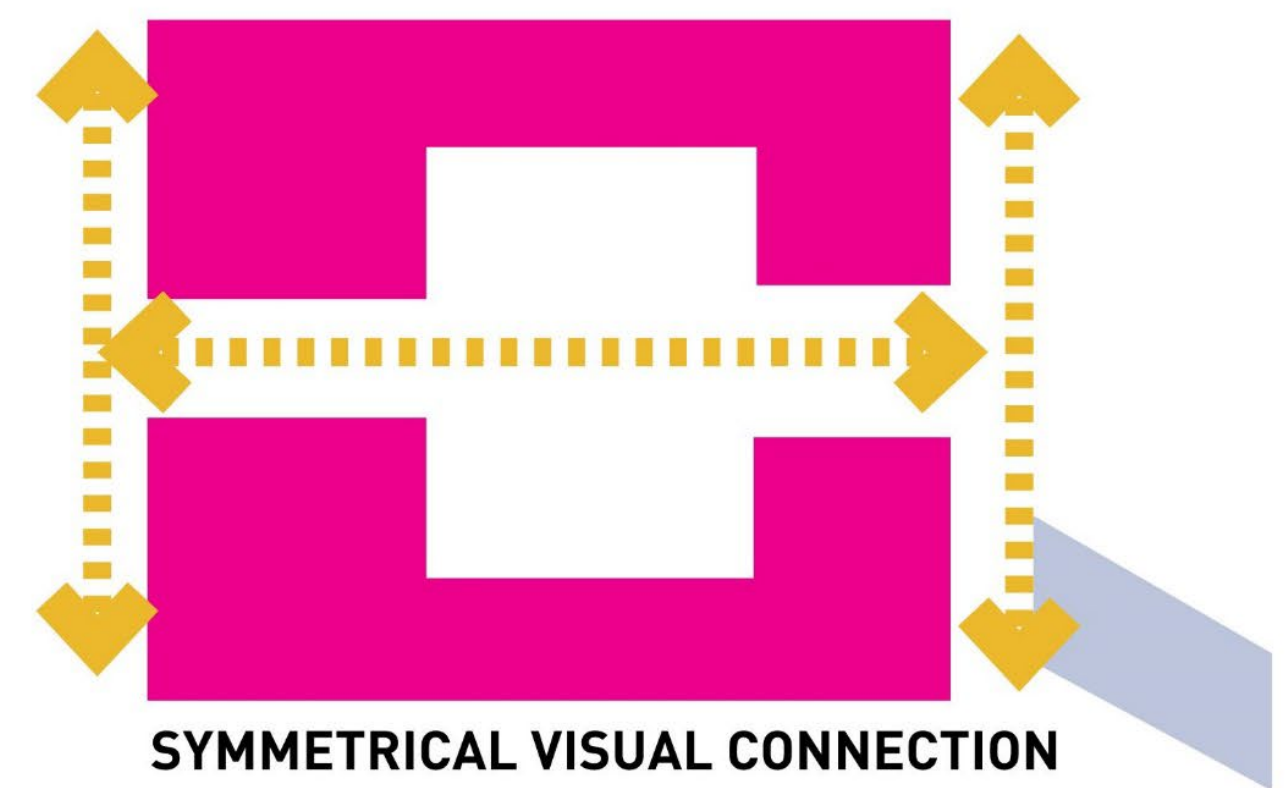
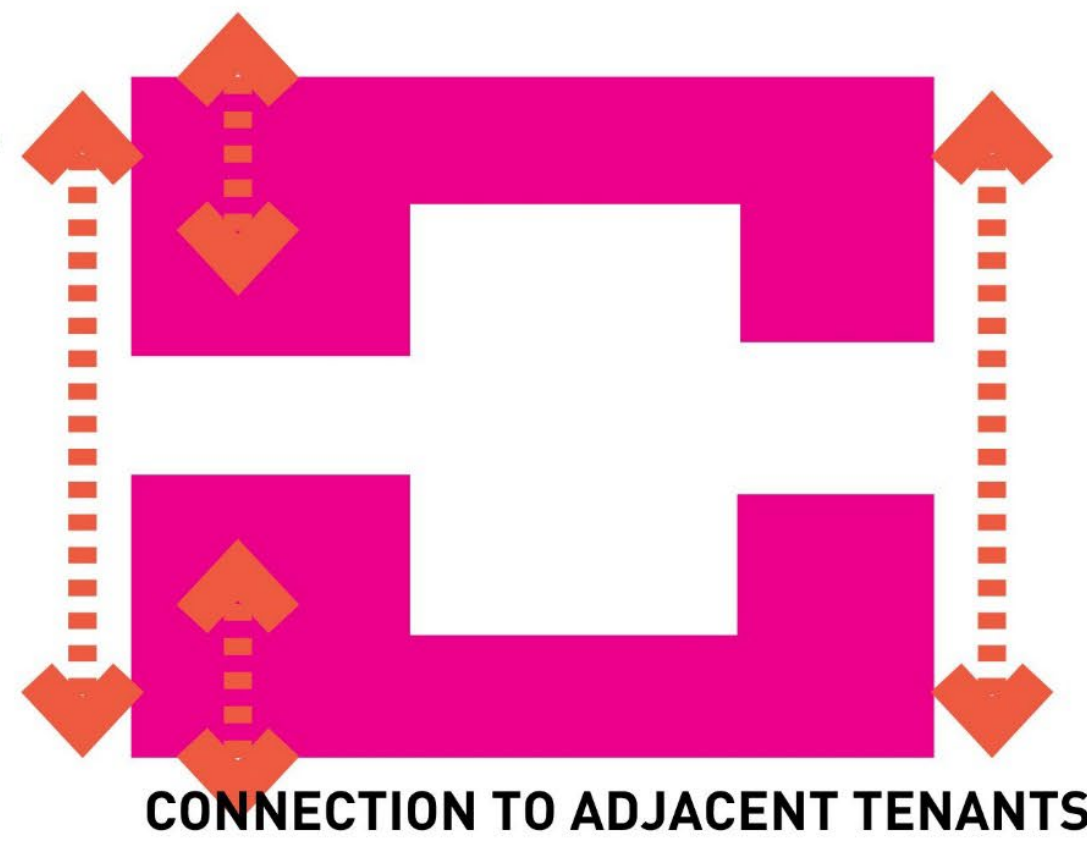
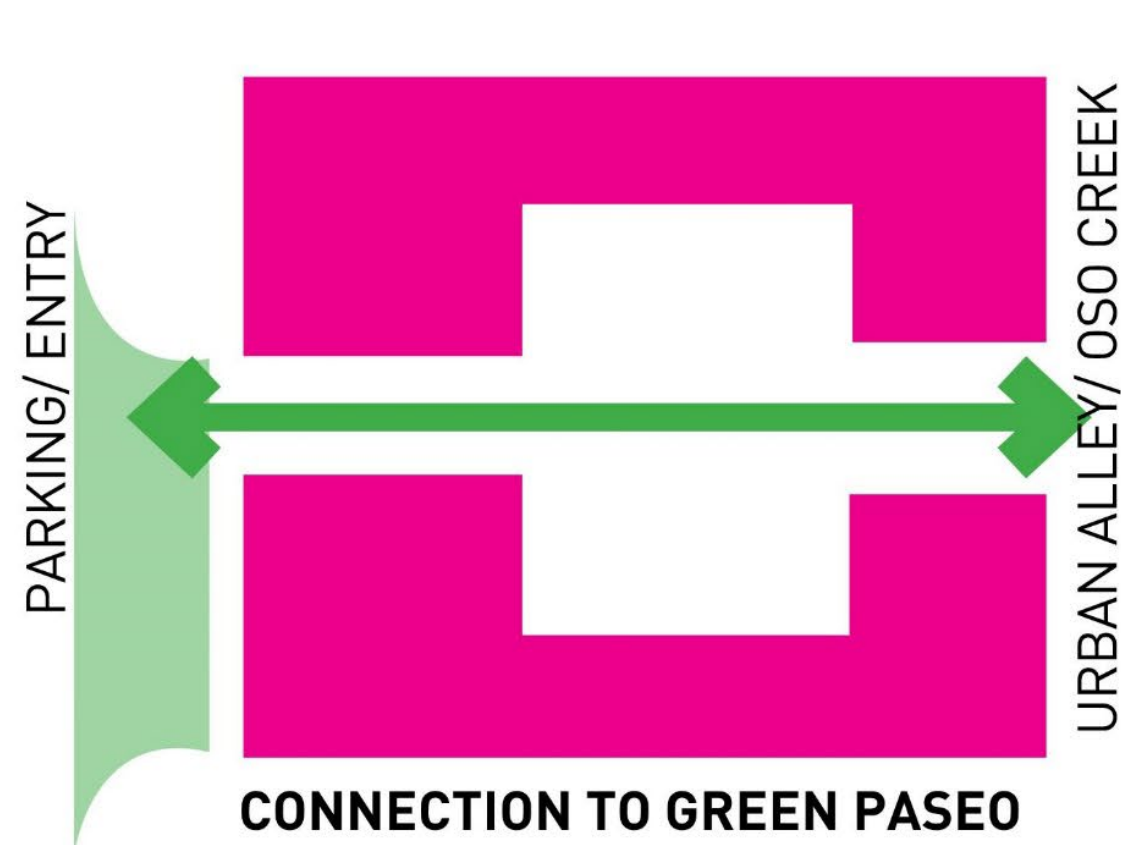
COURTYARD

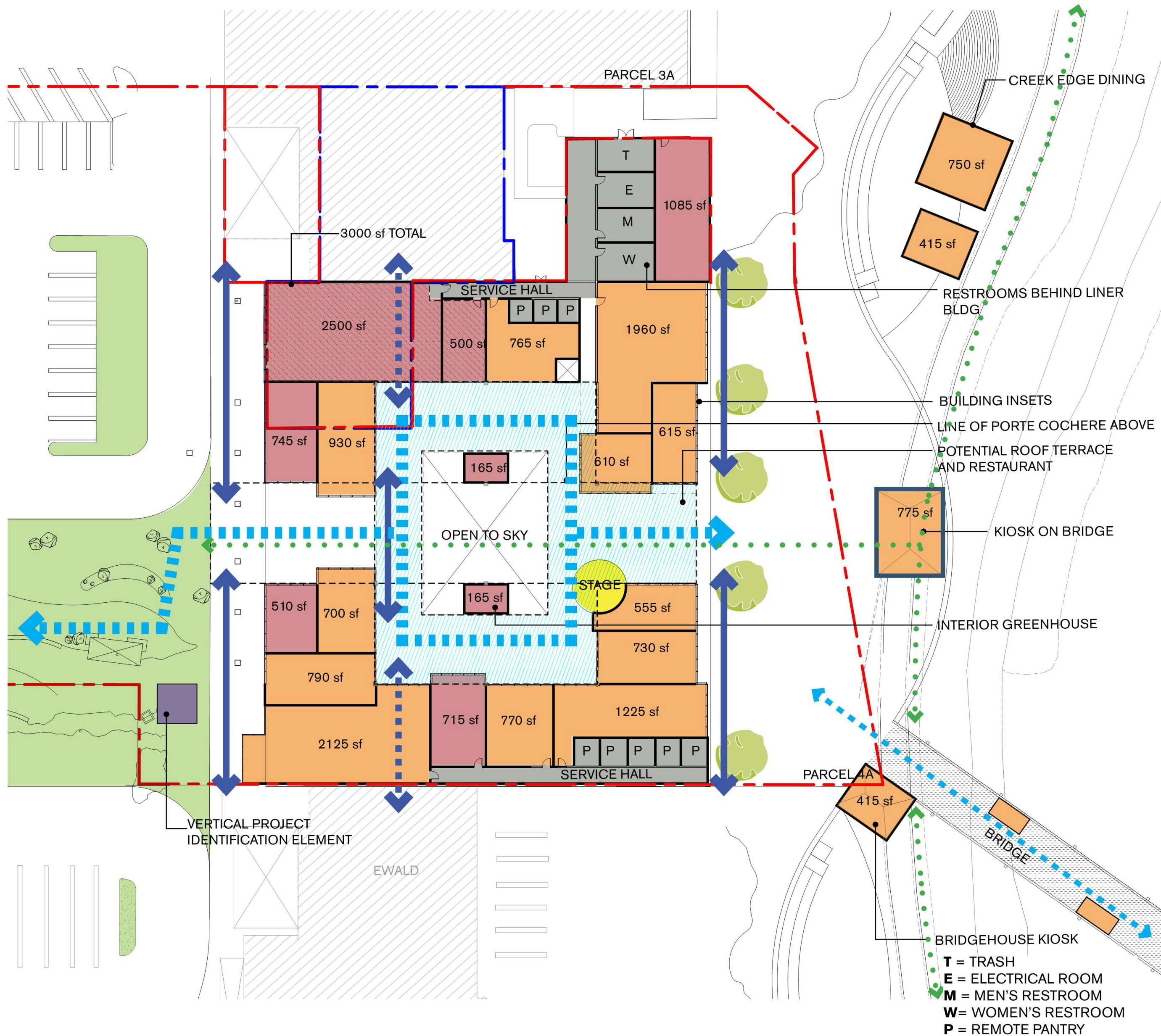


ROOF TERRACE



CONNECTIVITY





PROS

- Direct visual connection to the Urban Alley / Oso Creek
- Creates a clear / central focus to the project
- Simple tenant arrangements
- Symmetrical ground level circulation
- Structurally feasible, simpler roof openings
- Allows simple transition to building finish floor level

CONS

- Indirect alignment with Marguerite Parkway entrance
- Indirect alignment with proposed Oso Creek Bridge

SUMMARY OF AREAS

Retail	6,385 SF
Food/ Restaurant	14,130 SF
Back of House	2,005 SF
Roof Terrace	7,000 SF

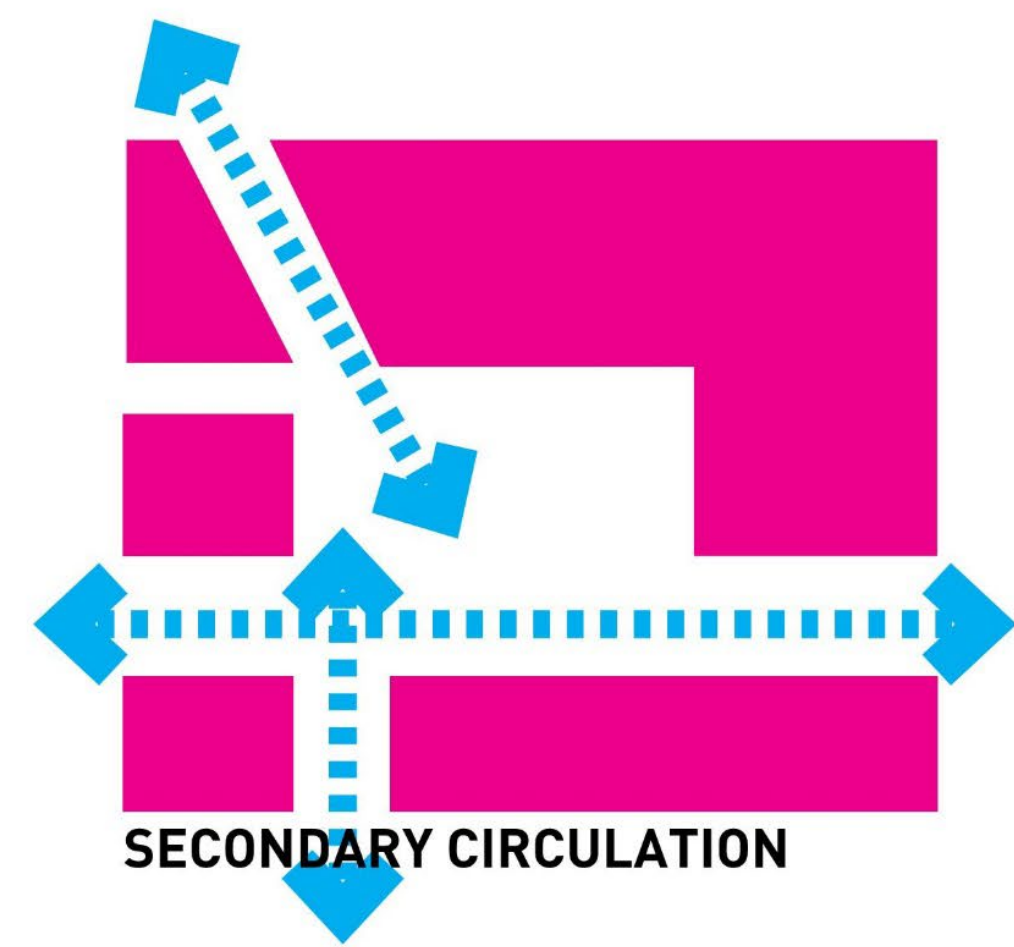
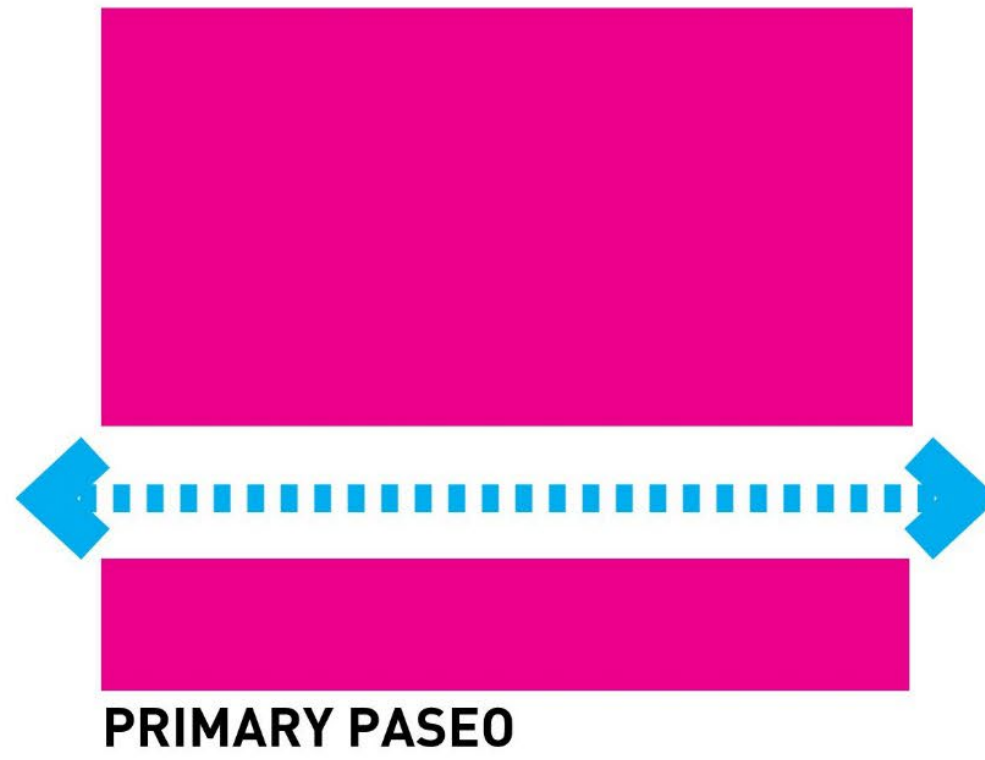
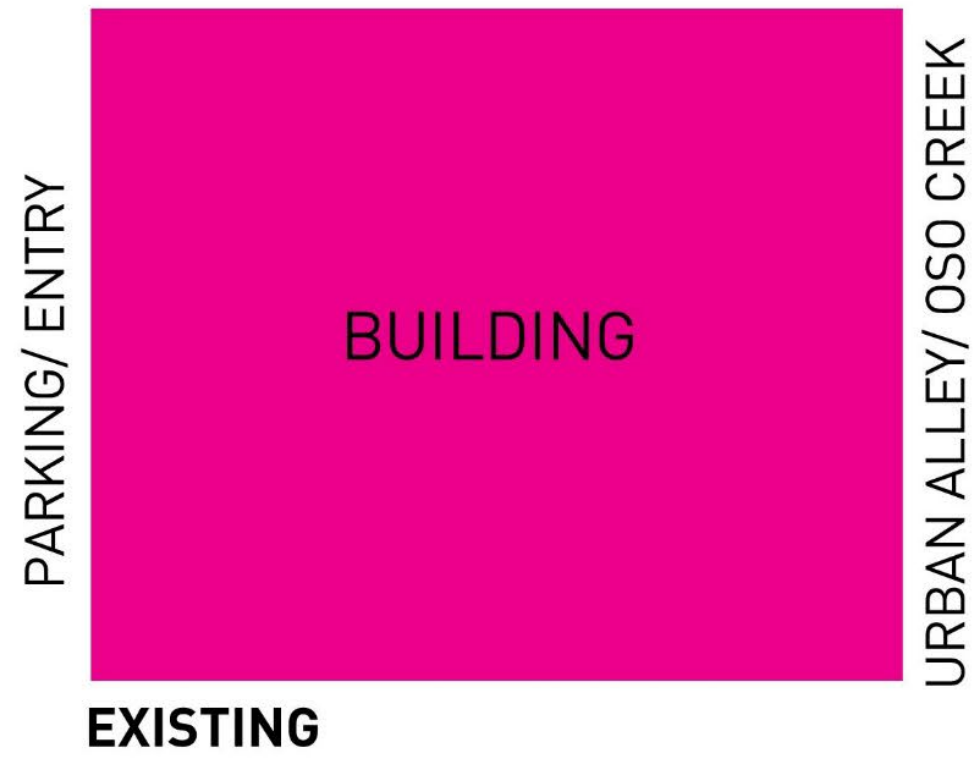
LEGEND

 Food/ Restaurant	 Retail
 Kiosk/Green House	 Stage
 Green Space	 Back of House
 Connectivity to Adjacent Tenants	
 Potential Connection to Adjacent Tenants	
 Pedestrian Circulation	
 Bike Path Connection	

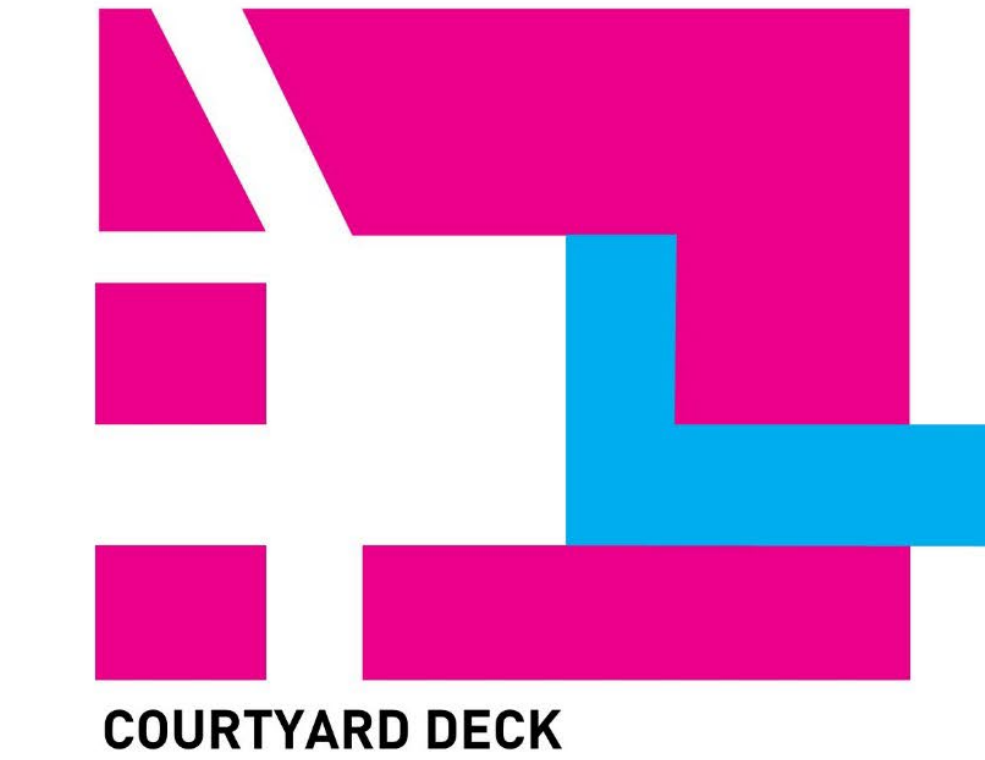
SCALE 1/16" = 1'-0"



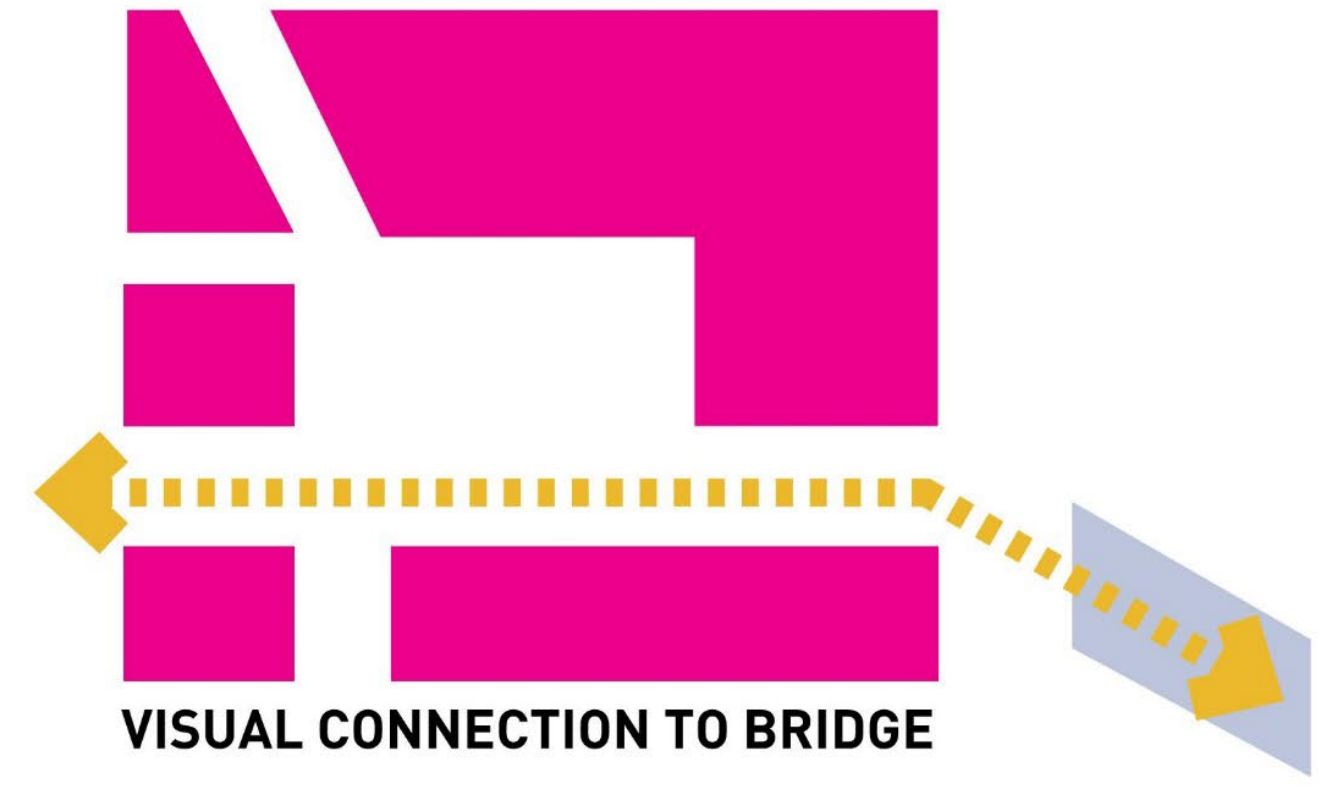
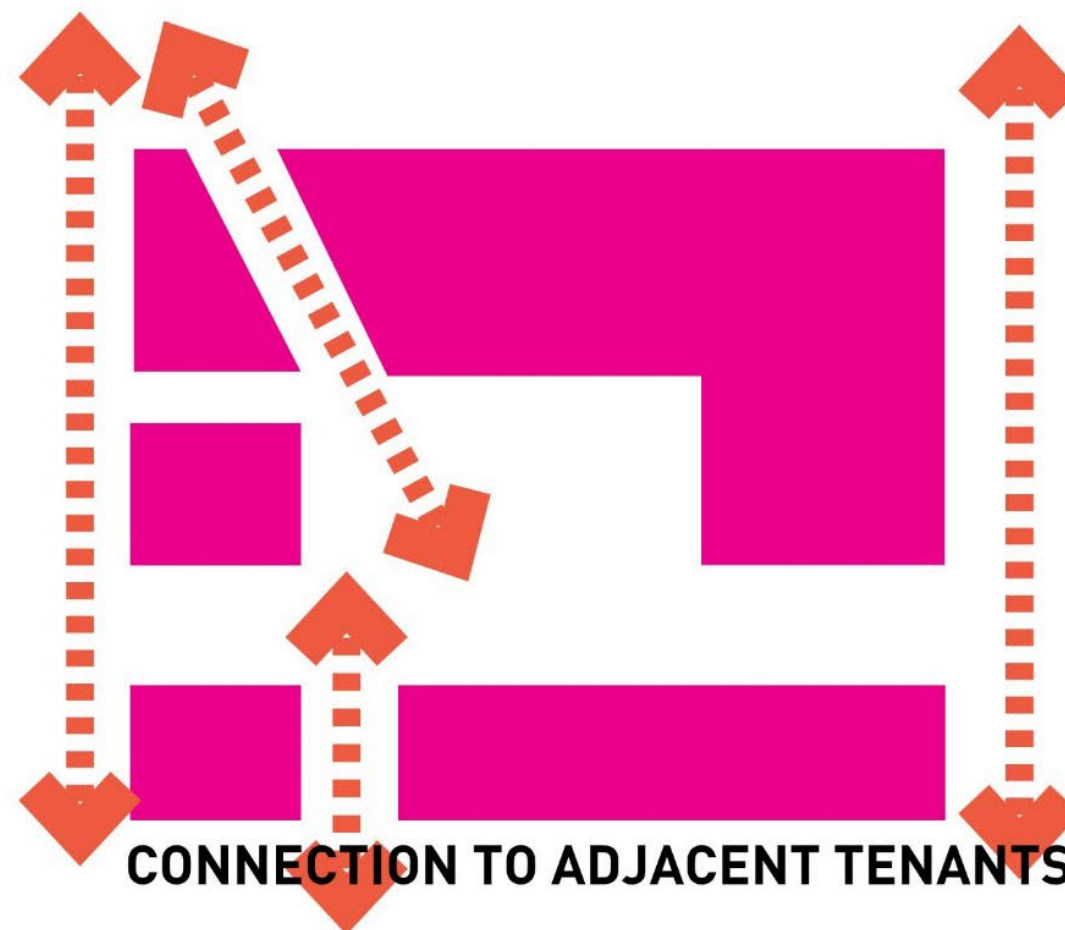
PASEO

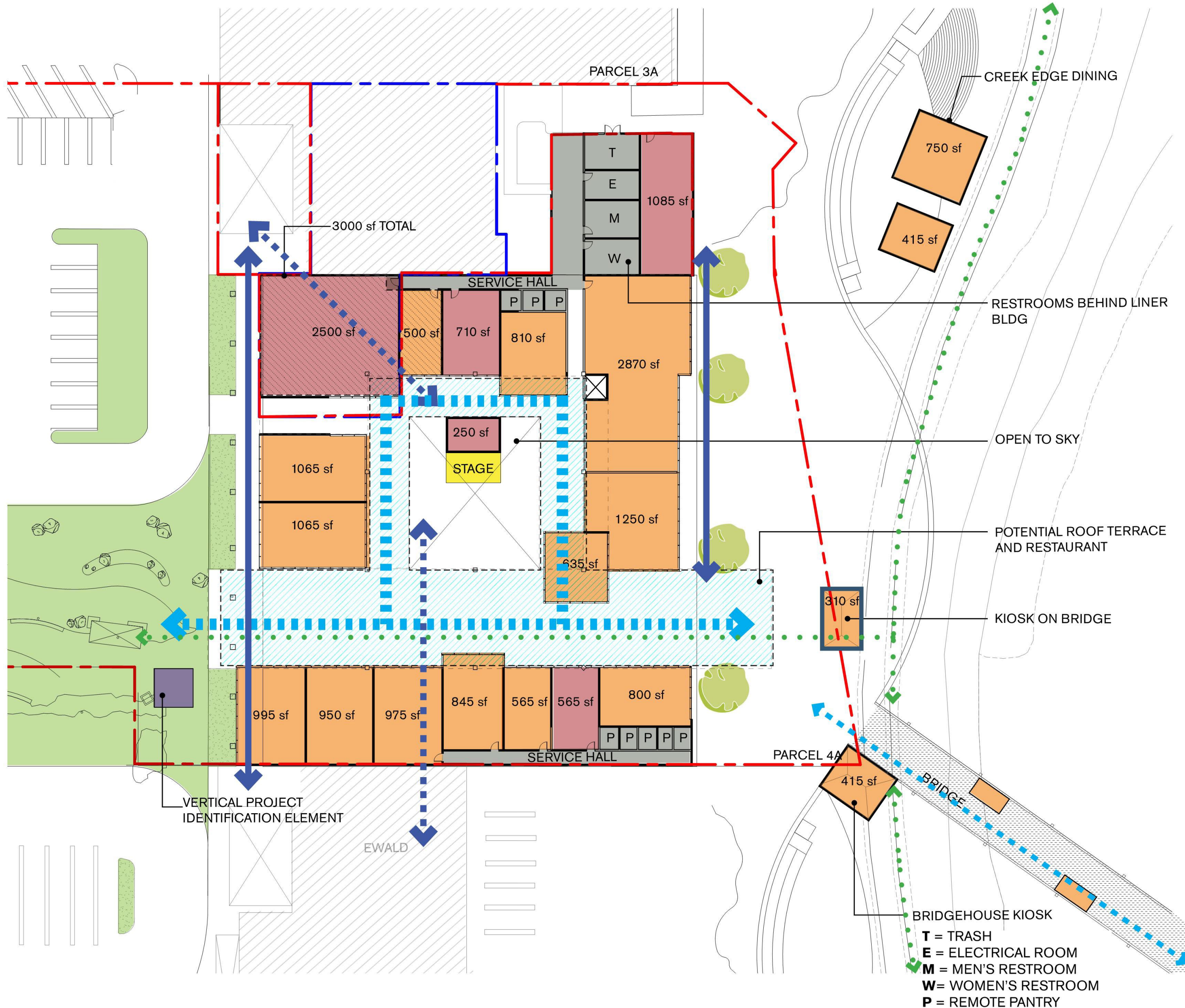


ROOF TERRACE



CONNECTIVITY





PROS

- Direct visual connection to the Urban Alley / Oso Creek and proposed Bridge
- Creates a clear / central focus to the project
- Simple tenant arrangements

CONS

- More complex structural modifications at roof
- Central courtyard space offset from Paseo
- More challenging grade transition at south side

SUMMARY OF AREAS

Retail	5,110 SF
Food/Restaurant	15,215 SF
Back of House	1,720 SF
Roof Terrace	7,000 SF

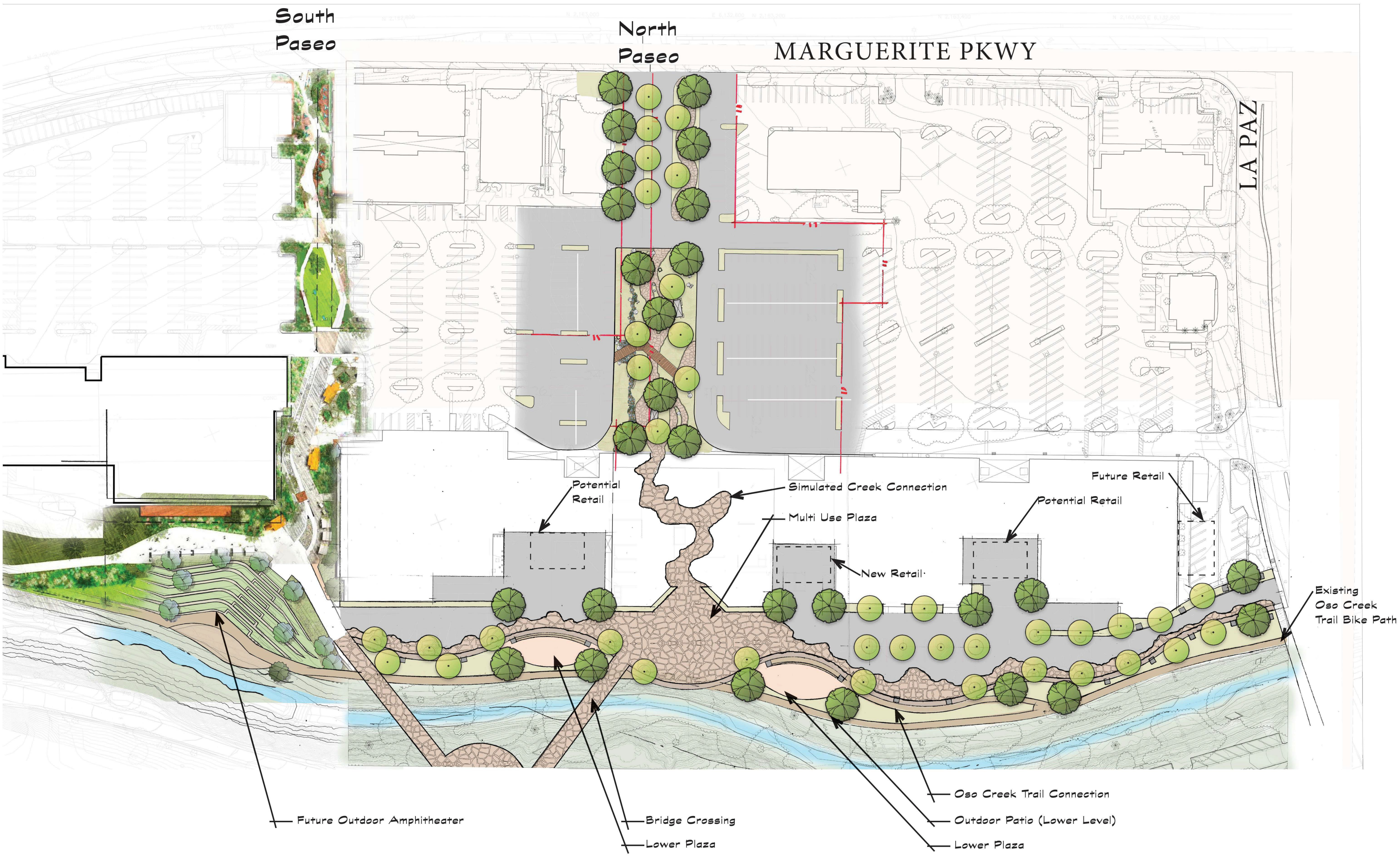
LEGEND

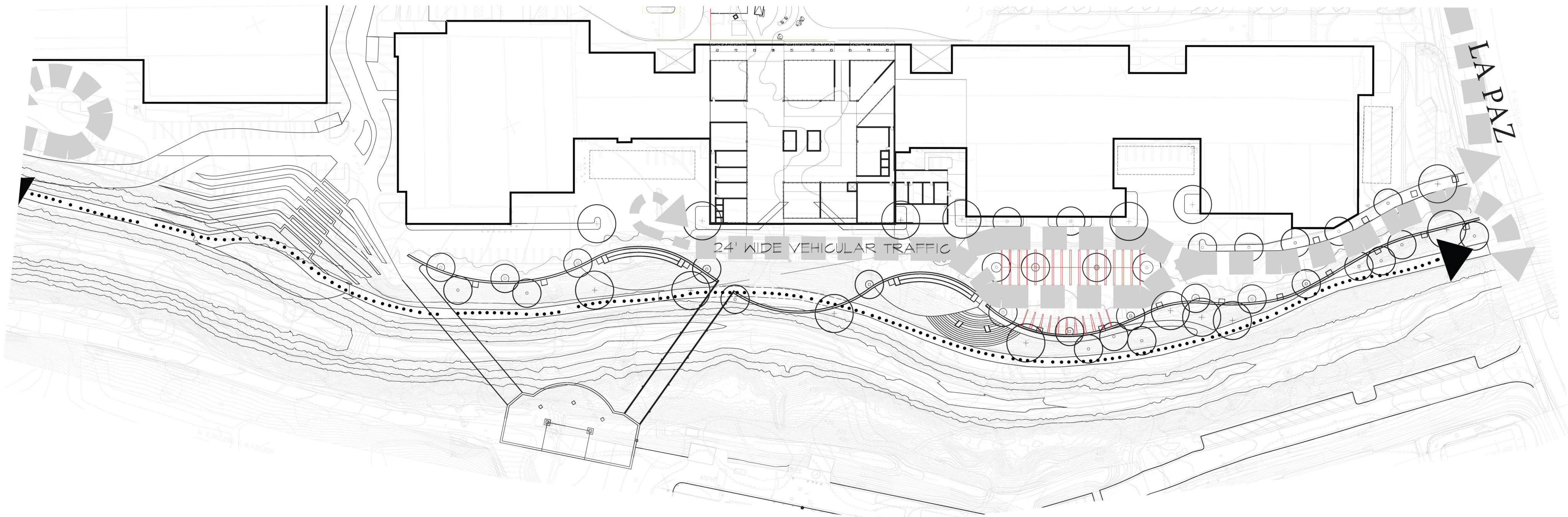
- Food/ Restaurant
- Retail
- Kiosk/Green House
- Stage
- Green Space
- Back of House
- Connectivity to Adjacent Tenants
- Potential Connection to Adjacent Tenants
- Pedestrian Circulation
- Bike Path Connection

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

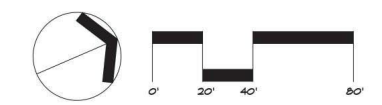
SCALE 1/16" = 1'-0" 0 4 8 16 32 🕒

The Urban Alley

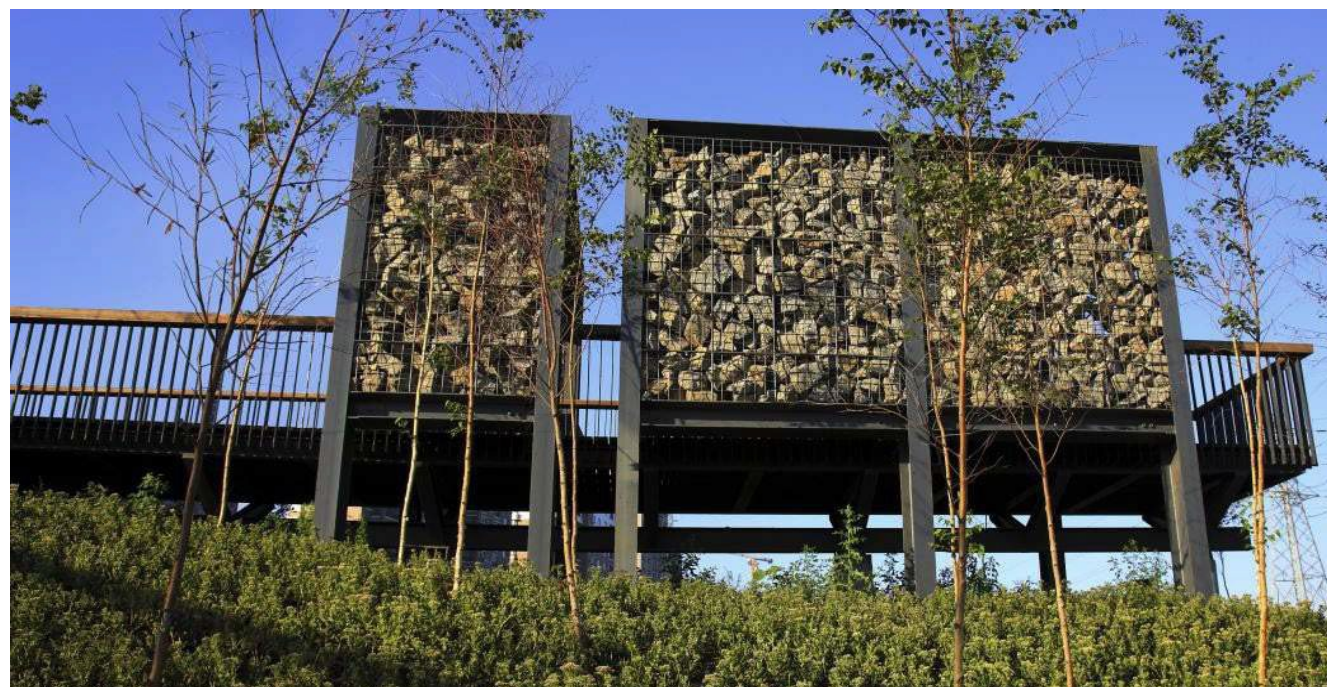
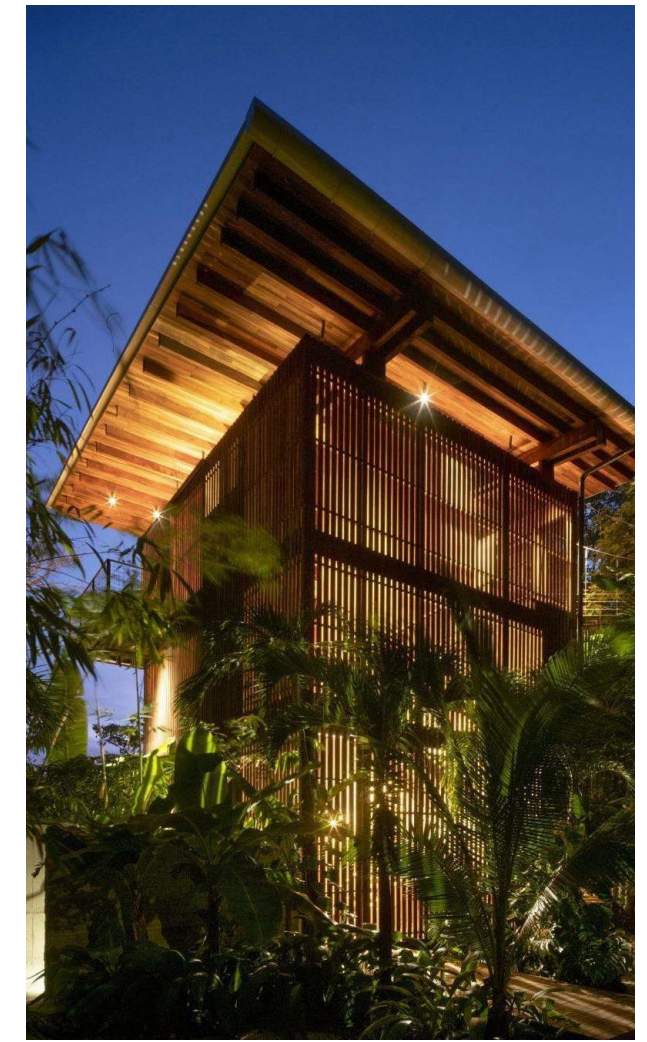


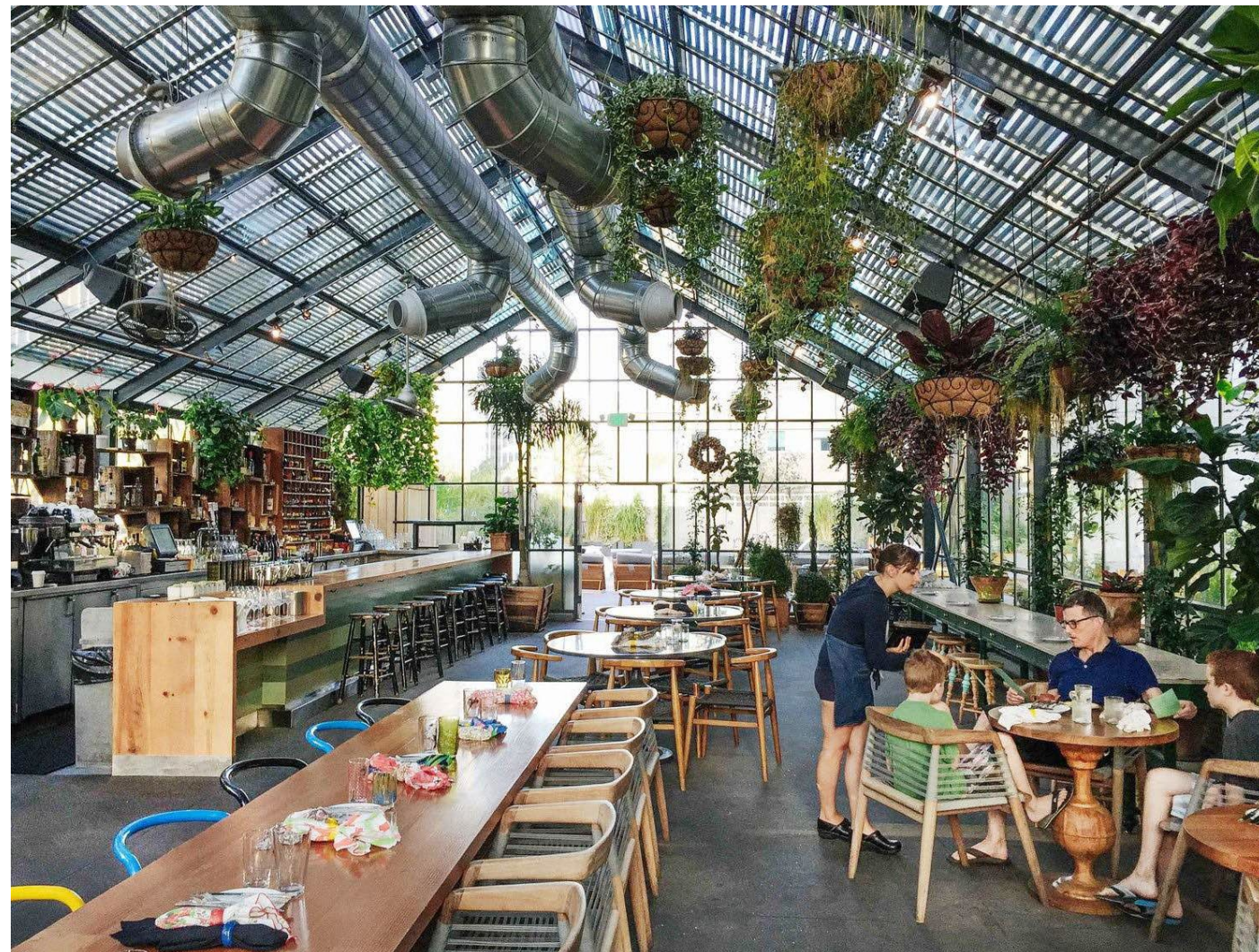


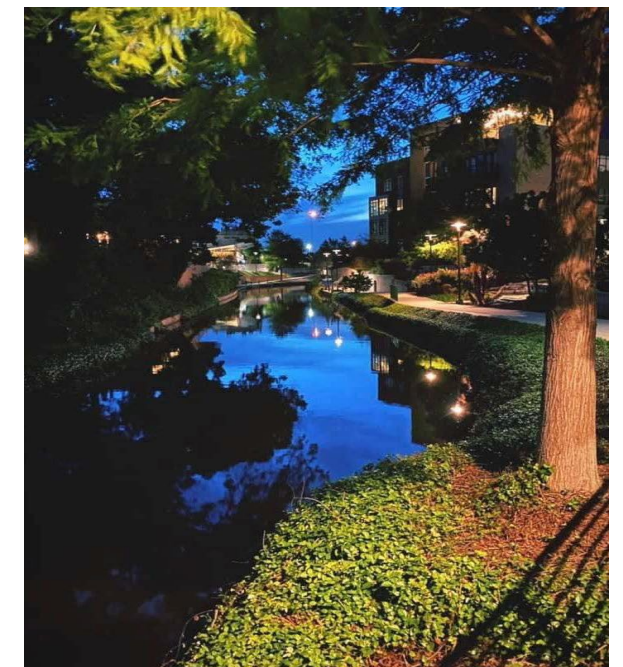
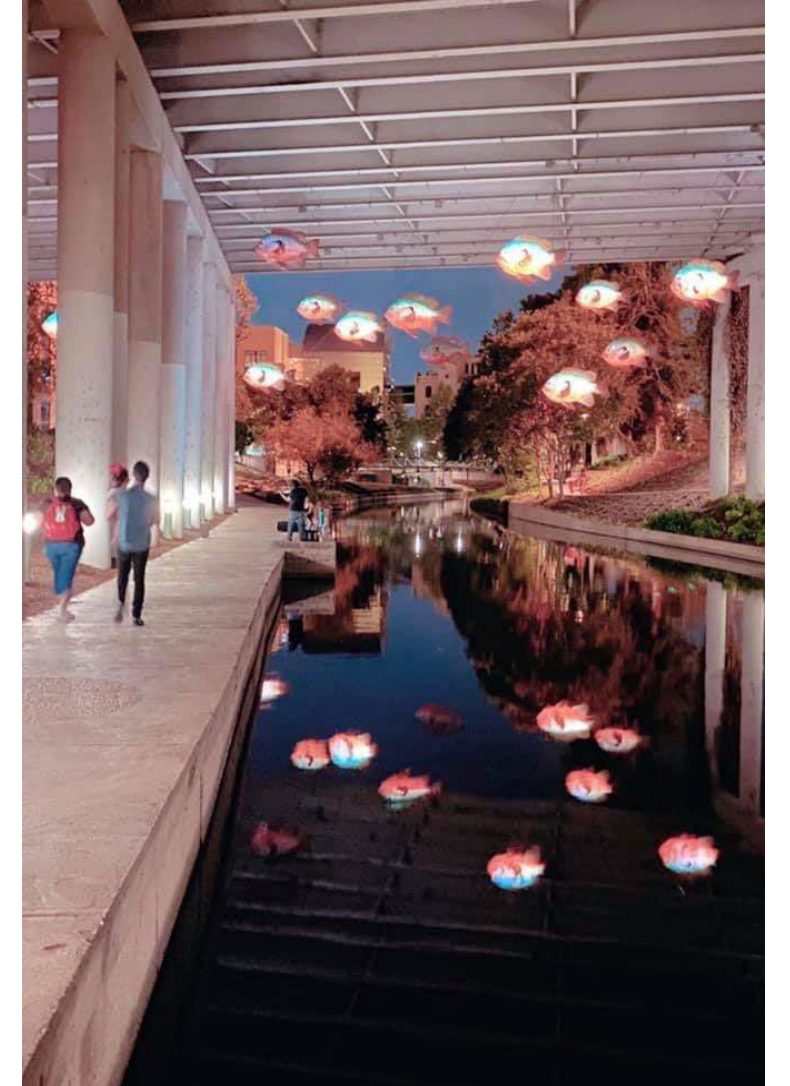
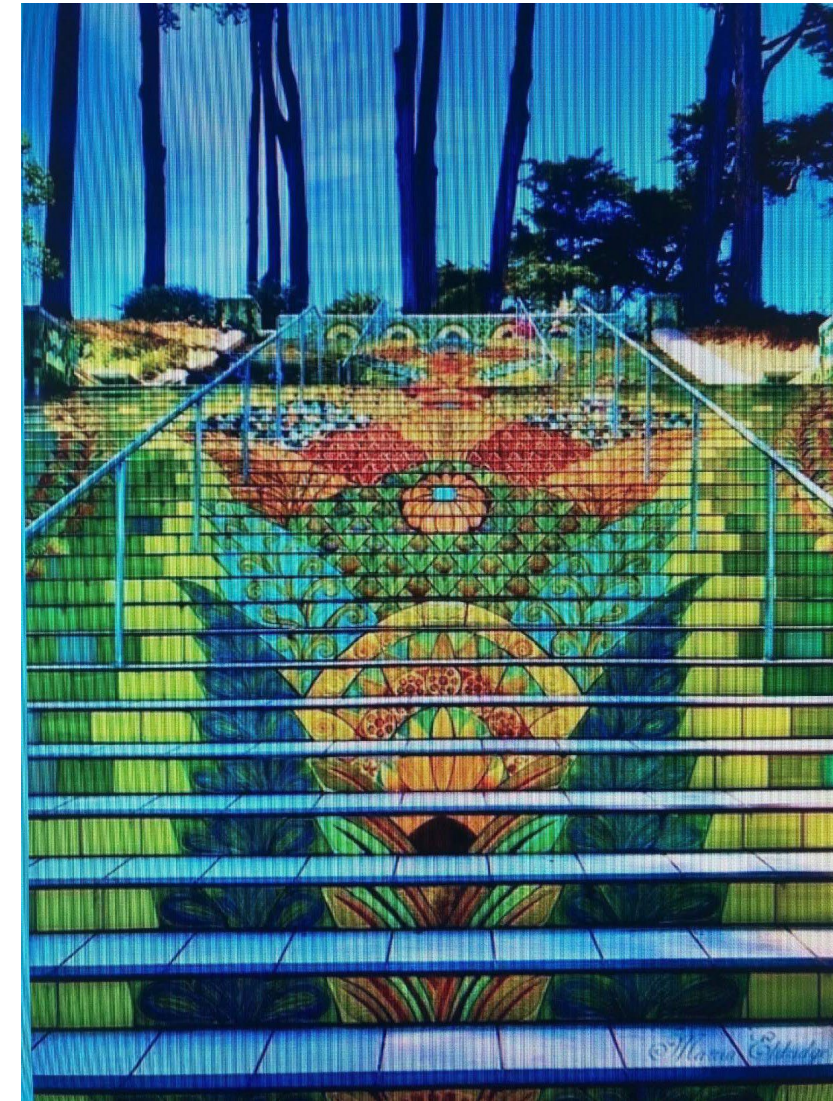
- LEGEND**
-  DELIVERY TRUCK ROUTE
 -  BIKE ROUTE
 -  VEHICULAR PARKING

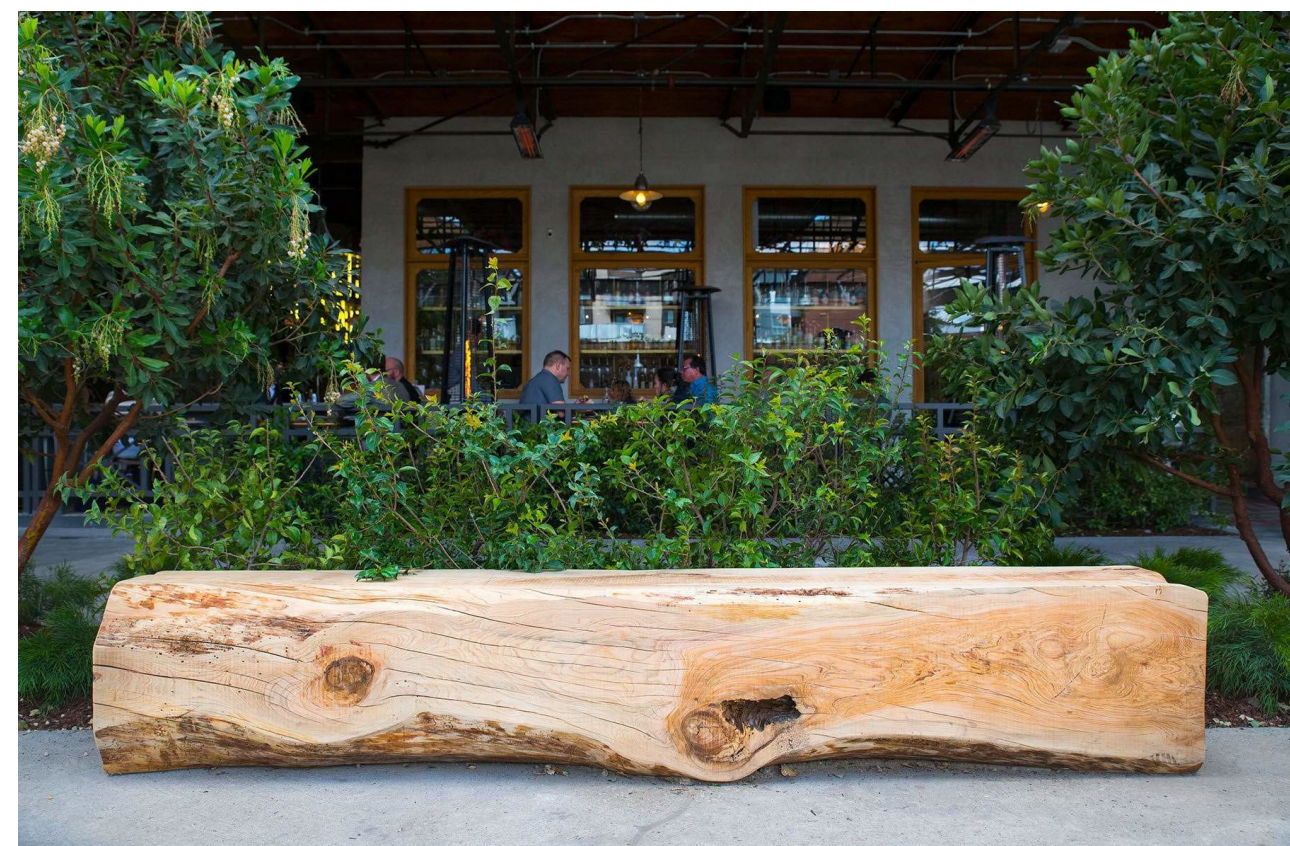
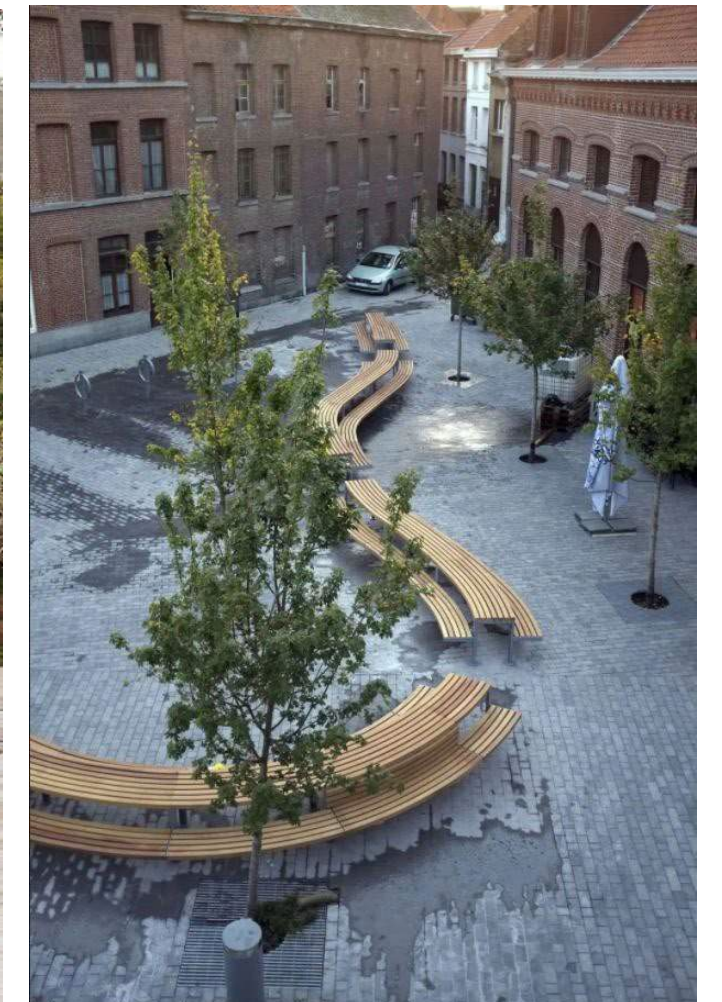
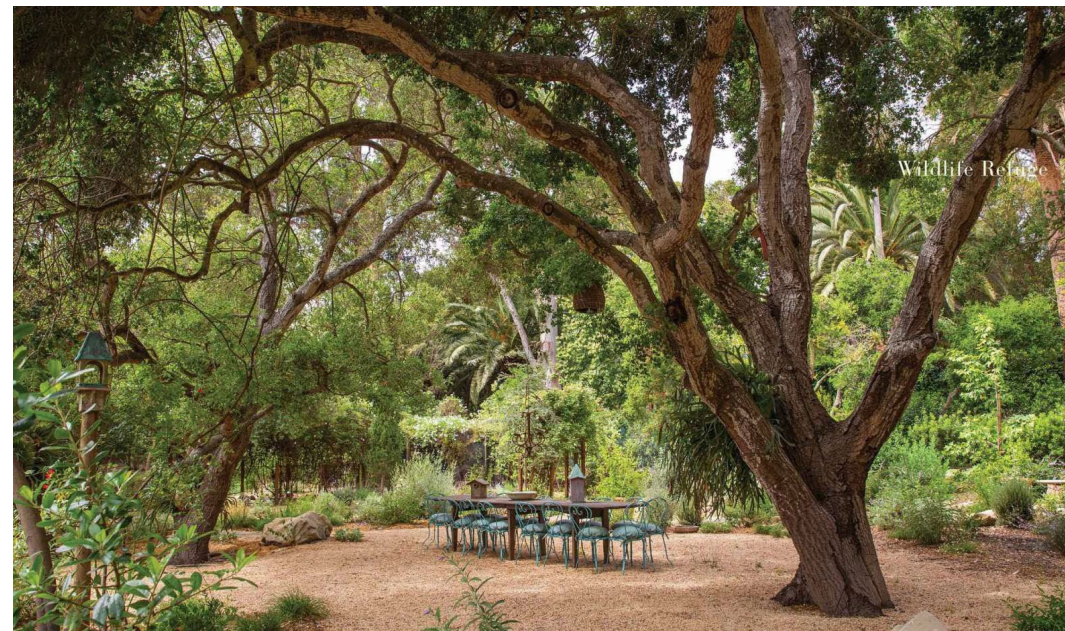


Precedent Images











AMPHITHEATER



AMPHITHEATER



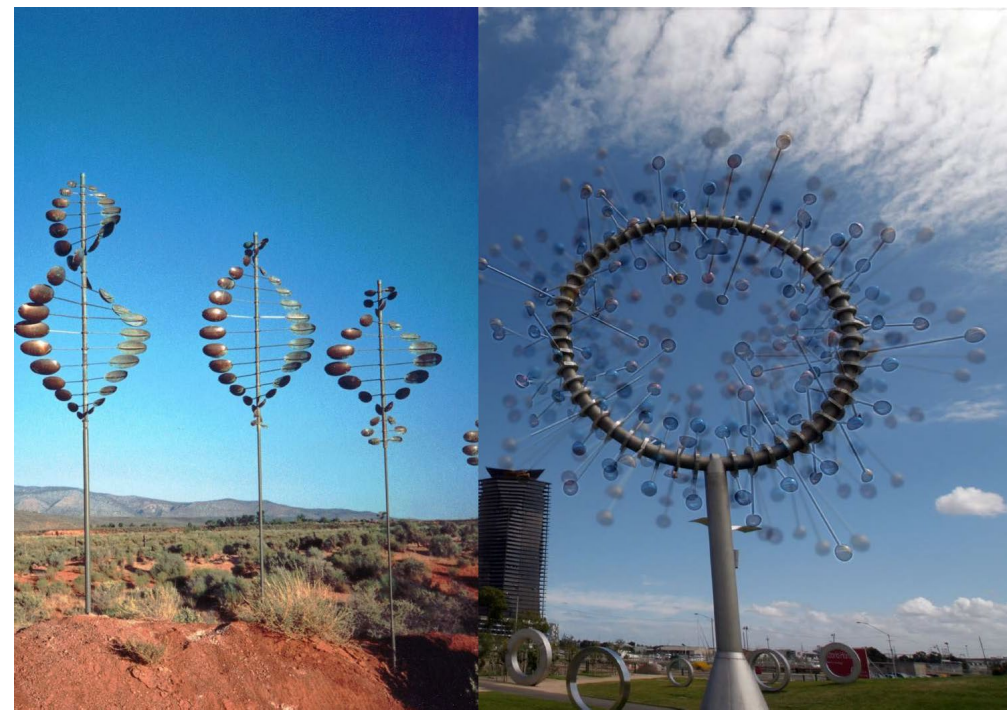
RAPTOR POLE



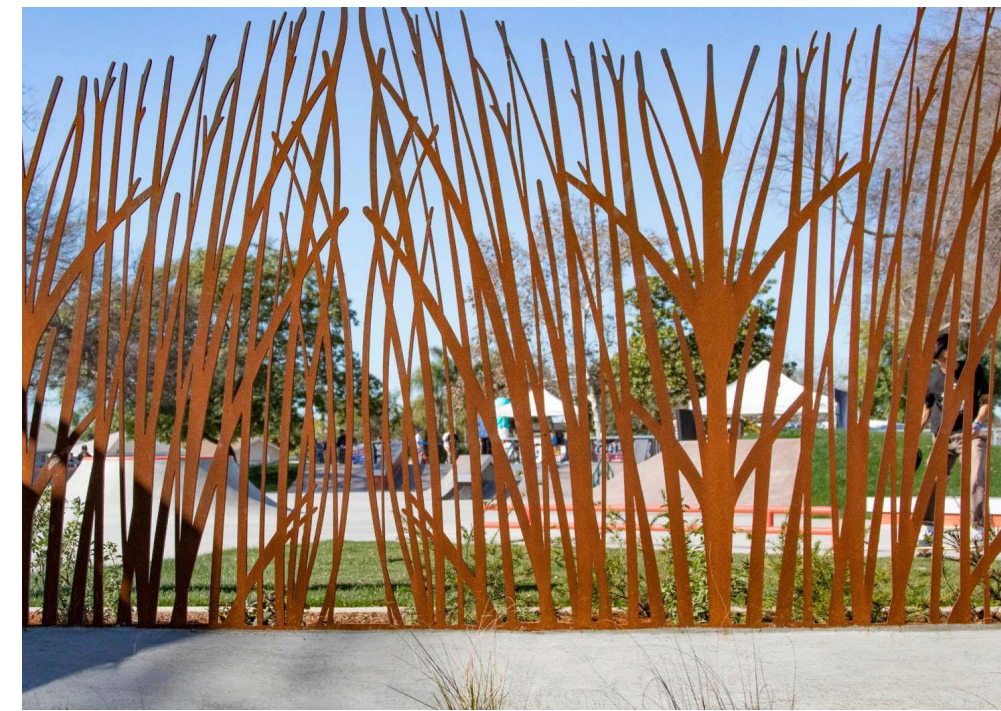
STEEL ANIMAL CUT OUTS



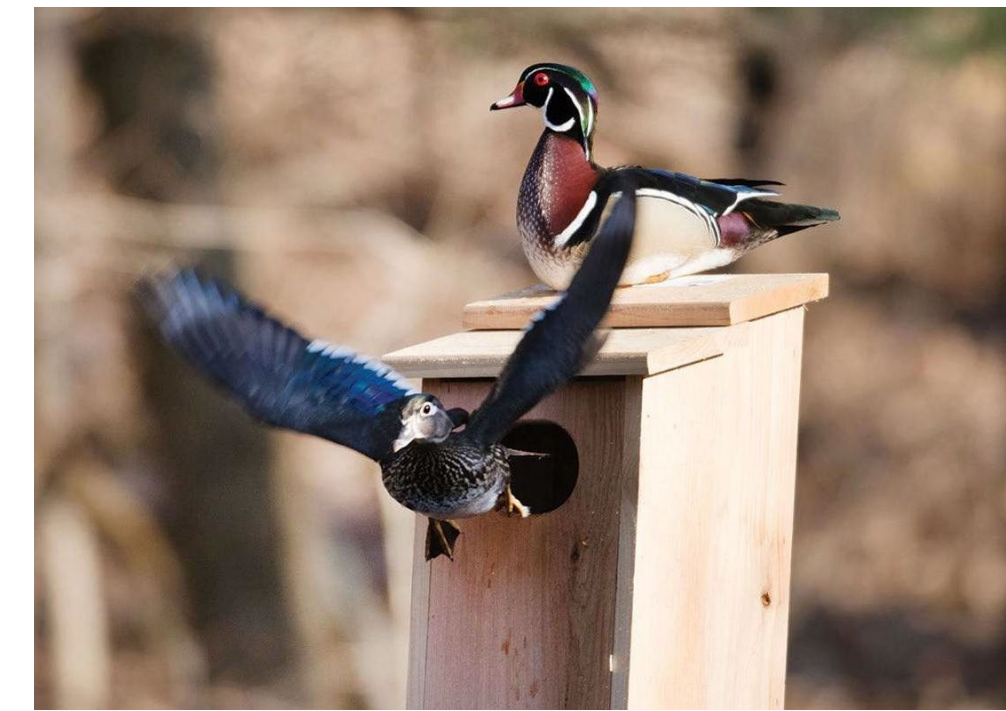
SUNDIAL



WIND SCULPTURE



PLANT MATERIAL STEEL FENCING



WOOD DUCK BOX (NEST)



BIRD WATCHING TELESCOPE



CREEK TERRACE



CREEK TERRACE



EGRET



FOCAL POINT



DINING



DINING



CHILDREN'S PLAY AREA



ELECTRIC TOURING VEHICLE



SEGWAYS



WALL GRAPHICS



ICONIC WIND SCULPTURE



BIKING



MOBILE DINING



NIGHTTIME CELEBRATION



SPECIAL ACTIVITY AREA



ADVENTURE PLAY - TEAM BUILDING



ADVENTURE PLAY - TEAM BUILDING



VINEYARD



FISHING



HOLIDAY EVENT TRAILHEAD



BIRDING



BIRDING



FARM TO TABLE



PROGRAM HEADQUARTERS - STORAGE



PROGRAM HEADQUARTERS - STORAGE



RECREATION ACTIVITIES

- CELEBRATE THE CREEK**
- ADVENTURE PLAY - TEAM BUILDING
 - WINE MAKING
 - FISHING
 - SPECIAL EVENTS
 - BIRDING
 - FARM TO TABLE
- OPEN SPACE RECREATION ACTIVITIES**
- PING PONG
 - CORN HOLE
 - POOL
 - BOCCE BALL



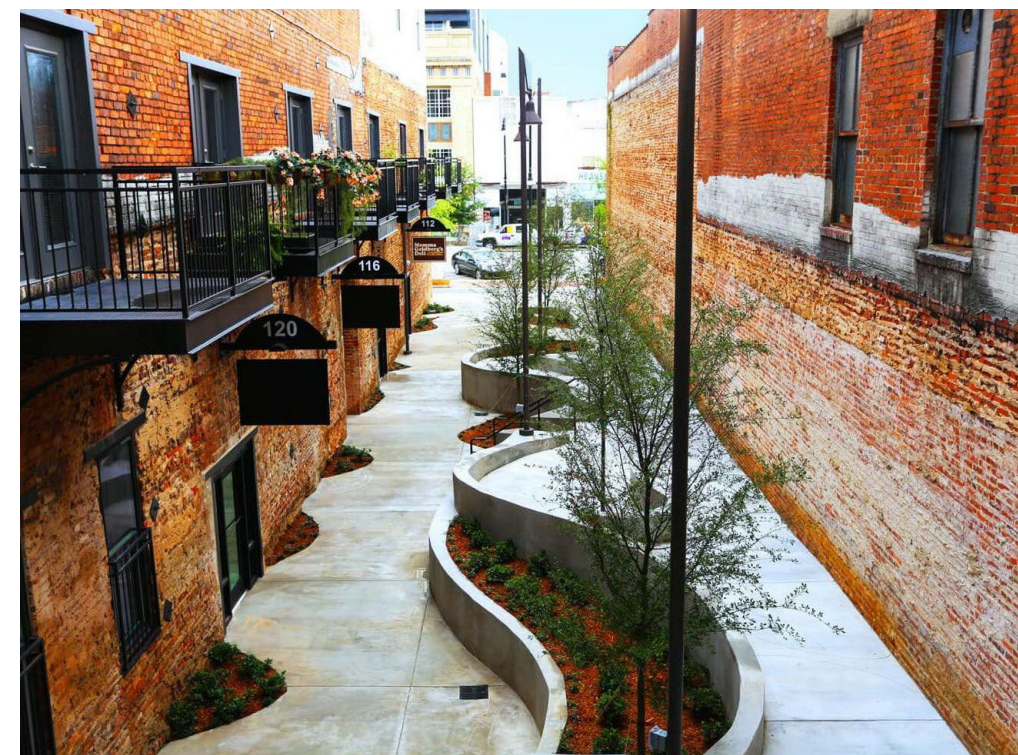
EVENING CHARACTER



SURFACING



OVERHEAD TREATMENT



GRADE TRANSITIONS



PEDESTRIAN AND VEHICLE INTERFACE



PEDESTRIAN AND BIKE



LIGHTING



VEHICULAR BUFFER



WATER QUALITY



ROOFTOP / DECK



DINING



PEDESTRIAN CONNECTIVITY

