



May 16, 2023

Community Services Commission



Come play in your own backyard!

The Vision Plan

Creating a more connected Mission Viejo



1 Lake Mission Viejo



2 Oso Creek Golf Course



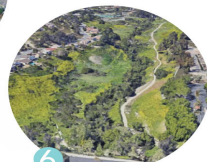
3 Marguerite Tennis Pavilion



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



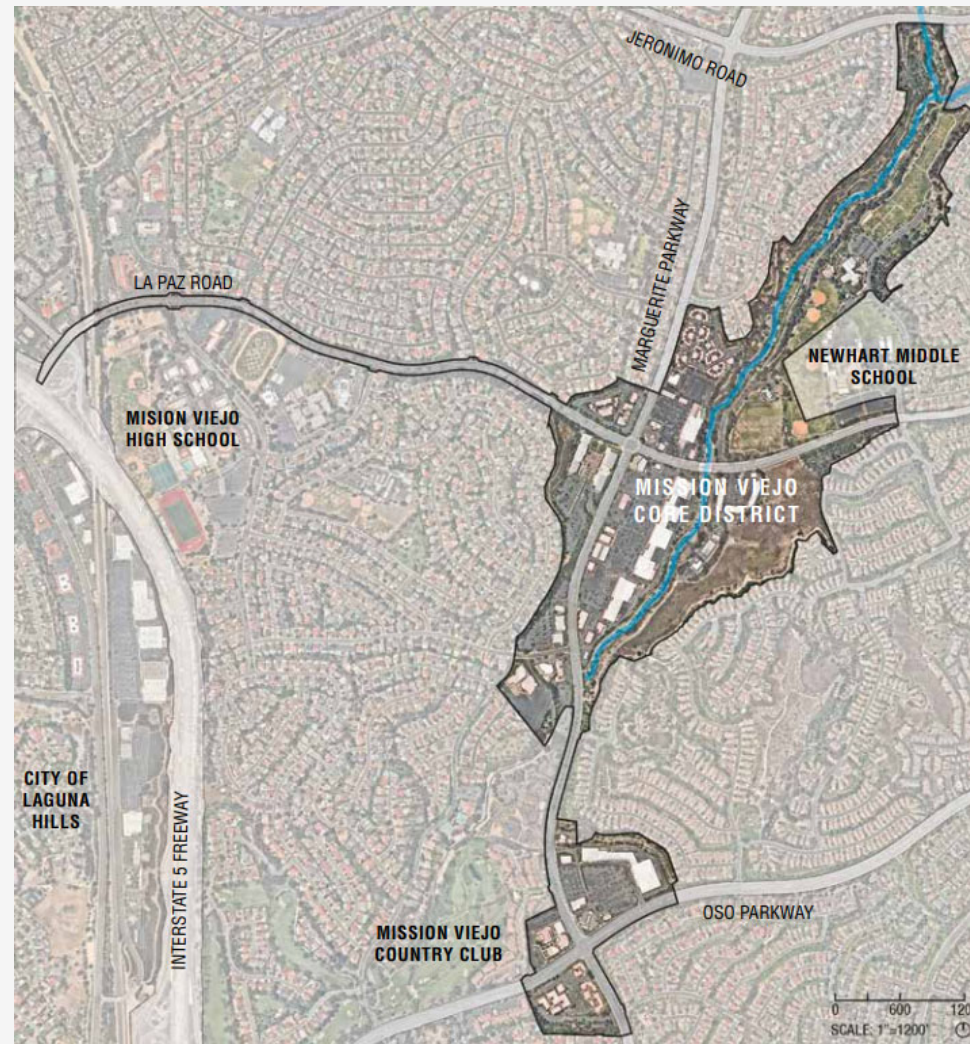
Core Area Vision Plan
20 ACRES

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

The Core Area Vision Plan Boundary

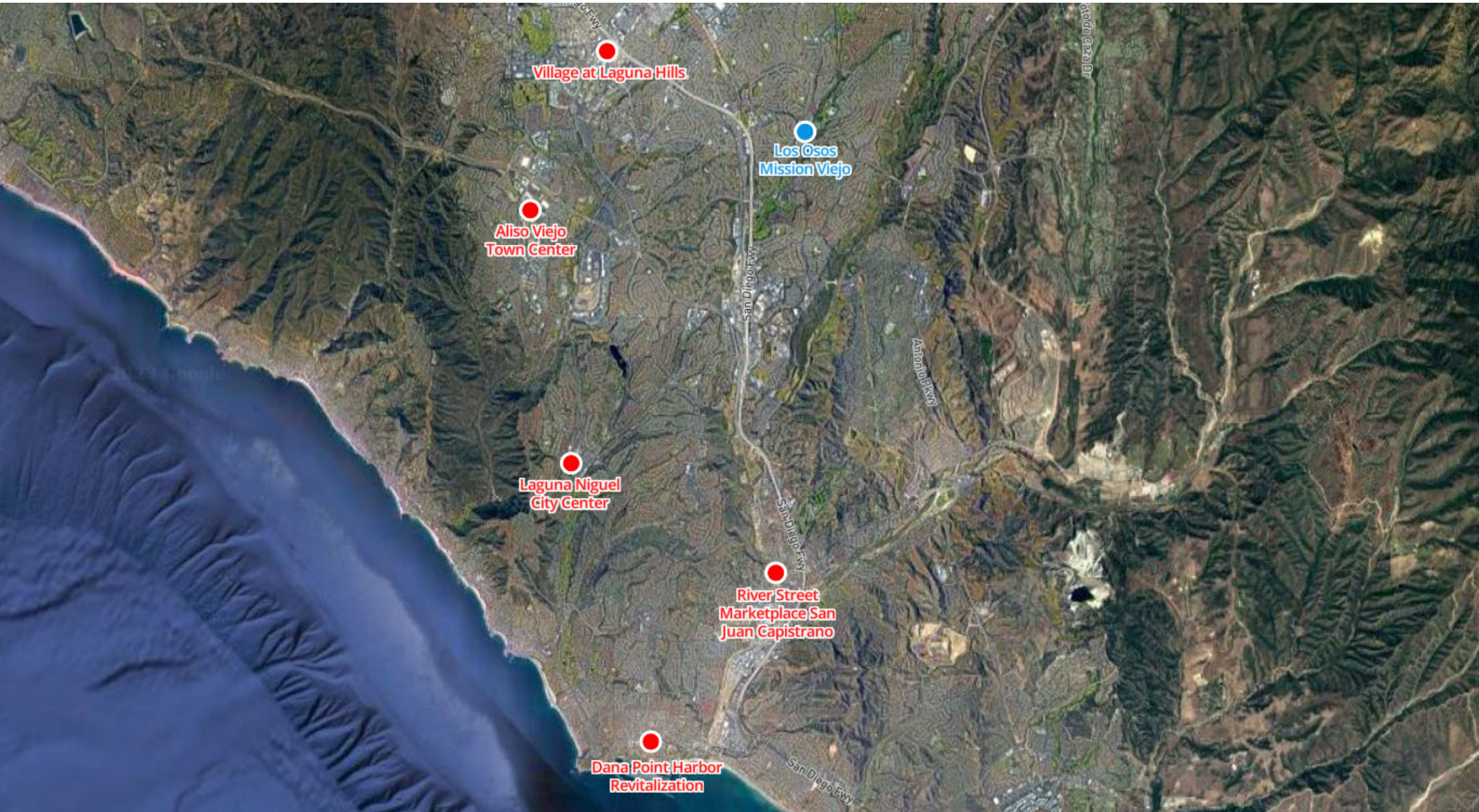


Celebrate **C**ulture, **O**pen Space, **R**ecreation & **E**ntertainment in the Heart of Mission Viejo



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~

**RIVER
STREET**
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.

The Need – Community Surveys

Community Survey 2008

More than half (58%) of residents indicated that there are some neighborhood shopping areas that are clearly outdated and in need of revitalization.

Overall, nearly two-thirds (65%) of residents indicated that—in general—they support the City playing active role in improving and revitalizing older, outdated shopping areas, whereas 31% felt the City should not be involved and 4% refused to share their opinion.

Approximately 71% of residents felt that shopping centers at the intersection of La Paz and Marguerite near the Civic Center are also candidates for revitalization efforts.

The Need – Community Surveys

Community Survey, 2016

With respect to neighborhood shopping areas in general, there has been a statistically significant decline in the appearance of these shopping areas since 2008 according to residents, and most residents (62%) agreed that there are some shopping areas in the city that are outdated and in need of revitalization.

As the perceived need to revitalize neighborhood shopping areas has increased, so too has public support for the City playing an active role in helping to improve older, outdated shopping areas. Approximately three-in-four respondents (74%) stated that they support the City playing an active role in the revitalization process for these areas, which is a statistically significant increase of 9% when compared to the 2008 survey findings.

The Need – Community Surveys

Community Survey, 2016

Finally, it is clear that in addition to improved shopping and dining opportunities, Mission Viejo residents recognize the benefits a revitalized Core Area can bring with respect to attracting businesses and jobs, improving the City's tax base, and ultimately improving the quality of life in Mission Viejo. More than three-in-four respondents agreed that making improvements to properties in this area will help attract businesses and jobs to the city (78%) and revitalizing outdated shopping centers will help improve the local economy and generate more revenue for city services (76%). More than two-thirds also agreed that making improvements to properties in this area will help improve the overall quality of life in the city (71%), and a majority (58%) indicated I will do more of my shopping in Mission Viejo if the local shopping centers are improved.

The Need – Community Surveys

Community Survey, 2019

Residents were most supportive of redeveloping failing shopping centers into restaurants (91 %) and entertainment uses such as music and arts (82%), distantly followed by mixed-use (58%), single family housing (54%), and commercial offices (48%). One-third or fewer residents favored redeveloping failing shopping centers into condominiums (33%), hotels (31 %), and apartments (22%).

The Need – Community Surveys

Community Survey, 2020

The community's interest in revitalizing outdated shopping centers and improving local shopping and dining opportunities was a dominant theme in the 2019 survey. Among specific changes desired, the most common was remodeling shopping centers/improving dining and/or shopping options (8%), limiting growth/development (5%), reducing traffic congestion (4%), and improving recreation activities and events for all ages (4%).

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

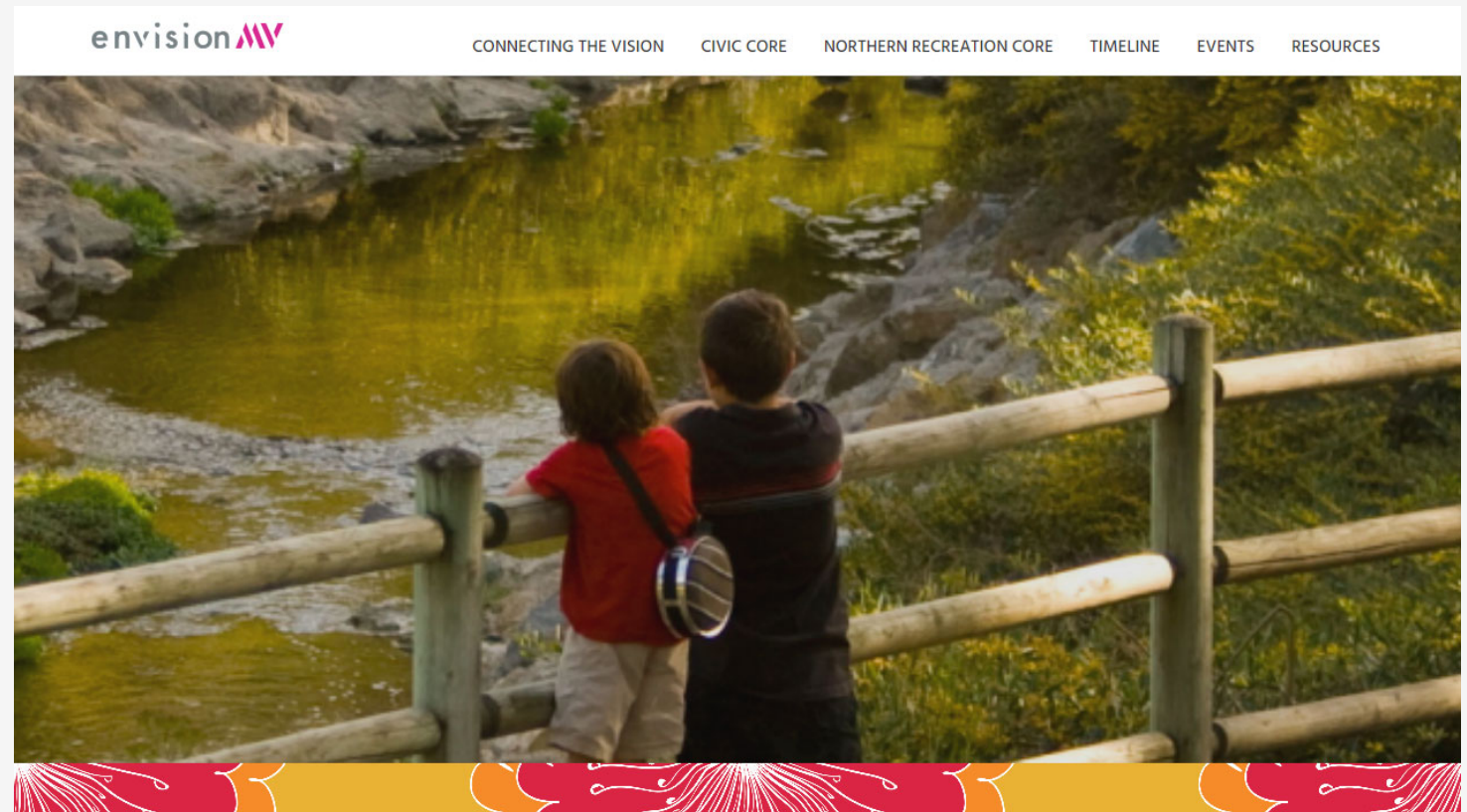


Community Communication Campaign



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

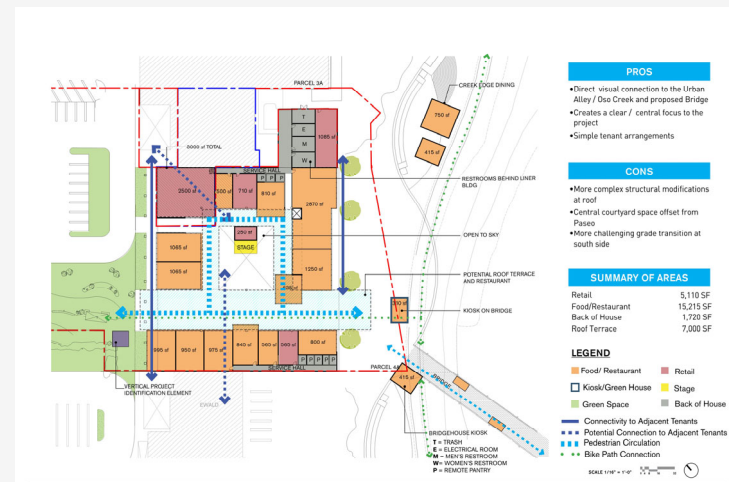
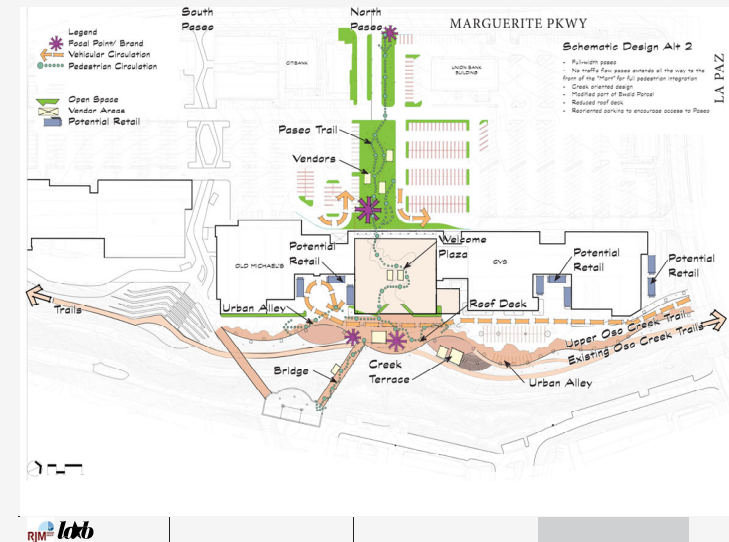
Council Direction

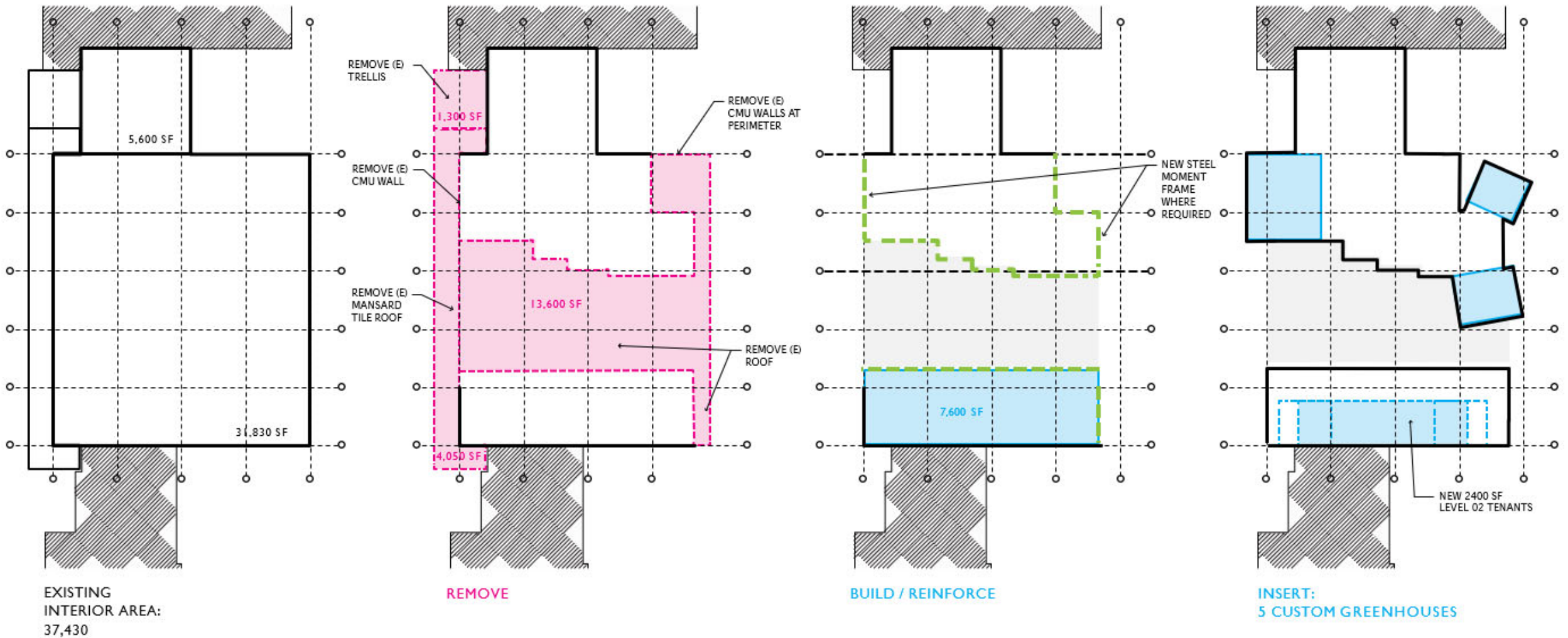
5

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.

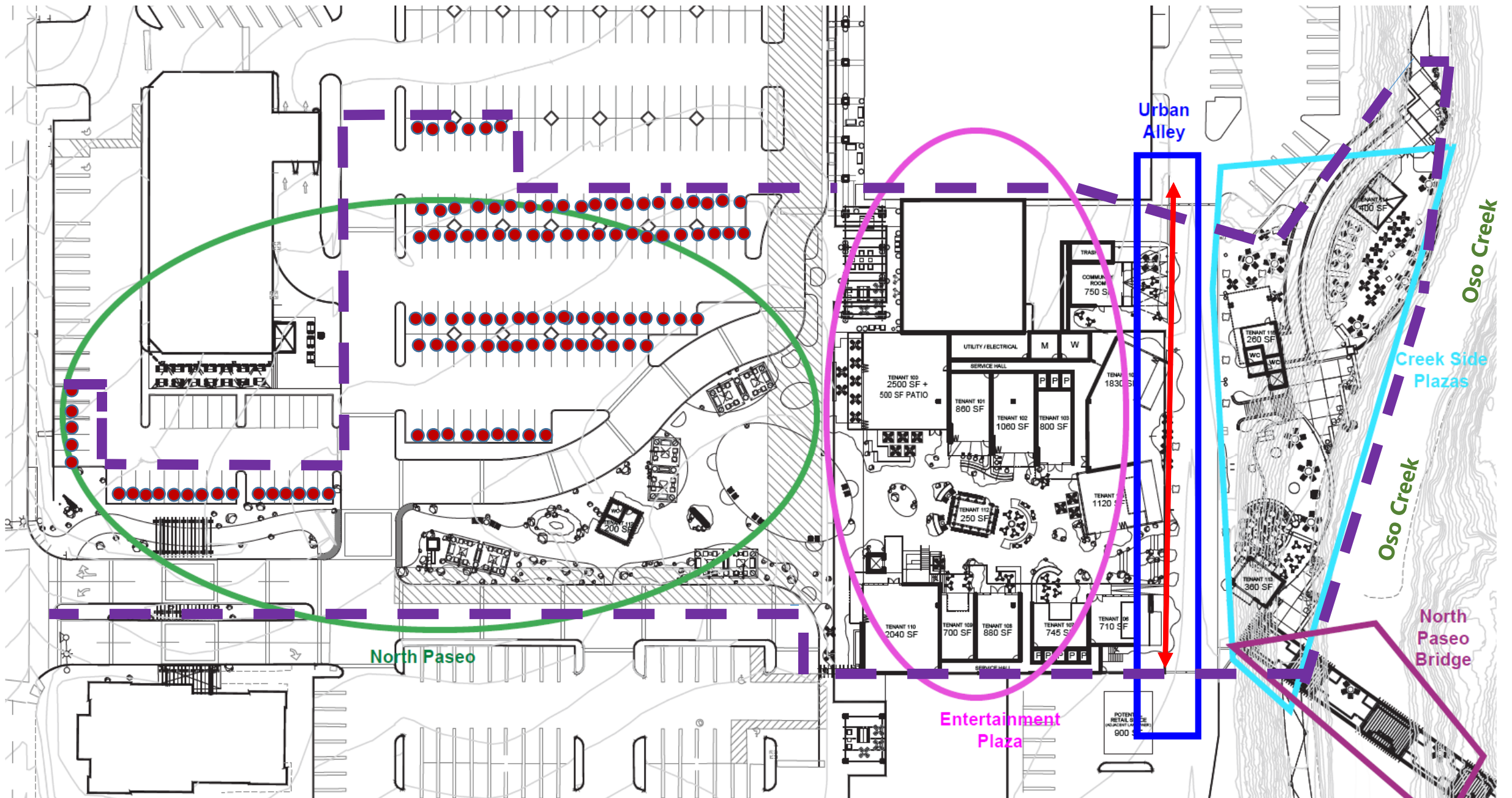




- REMOVE
- REINFORCED / NEW CONSTRUCTION
- POTENTIAL STEEL MOMENT FRAME

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

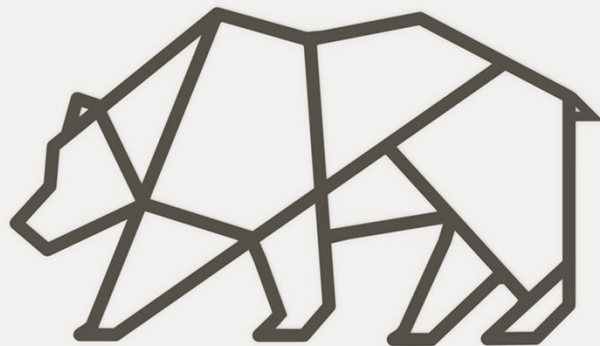
Building Reformatting





Los Osos

A Family of Bears





Los Osos – Site Plan

Existing Site Plan

Existing Stein Mart – 33,000 SF

Existing Inline – 5,266 SF

Total – 38,266 SF

Existing Parking - 155

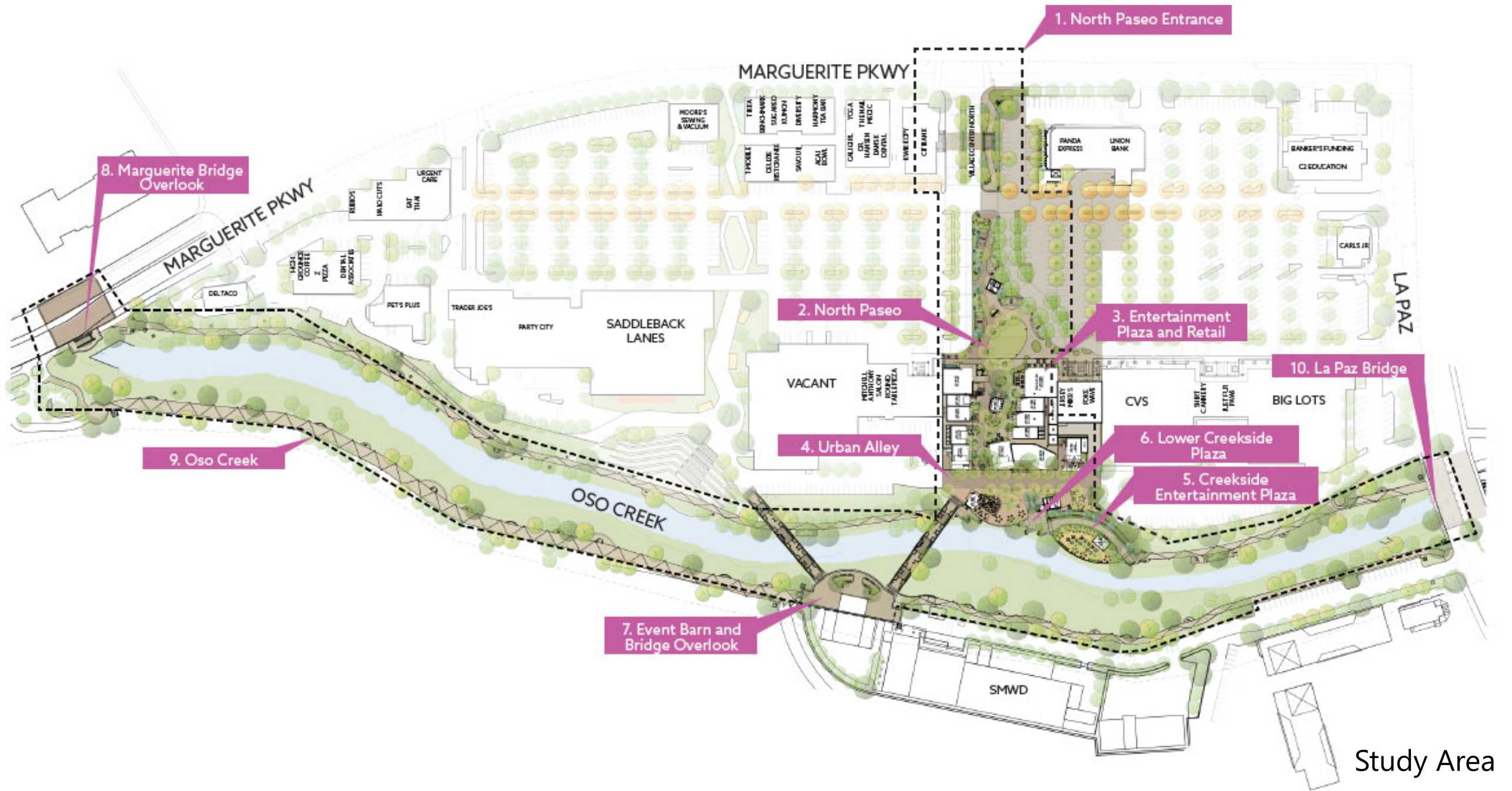
Proposed Site Plan

Proposed Los Osos – 17,470 SF

Proposed Inline – 5,266 SF

Total – 22,736 SF

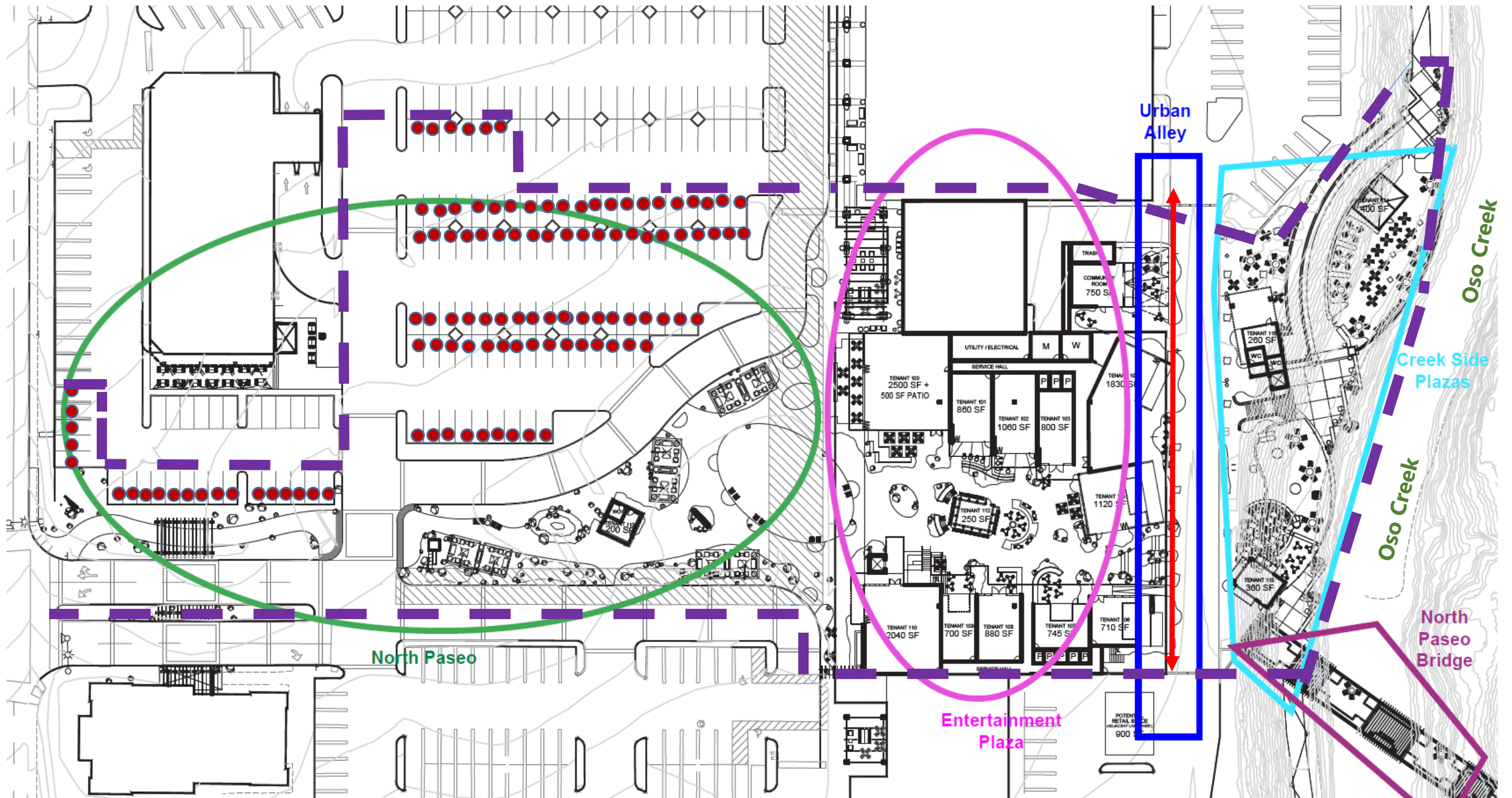
Proposed Parking - 108

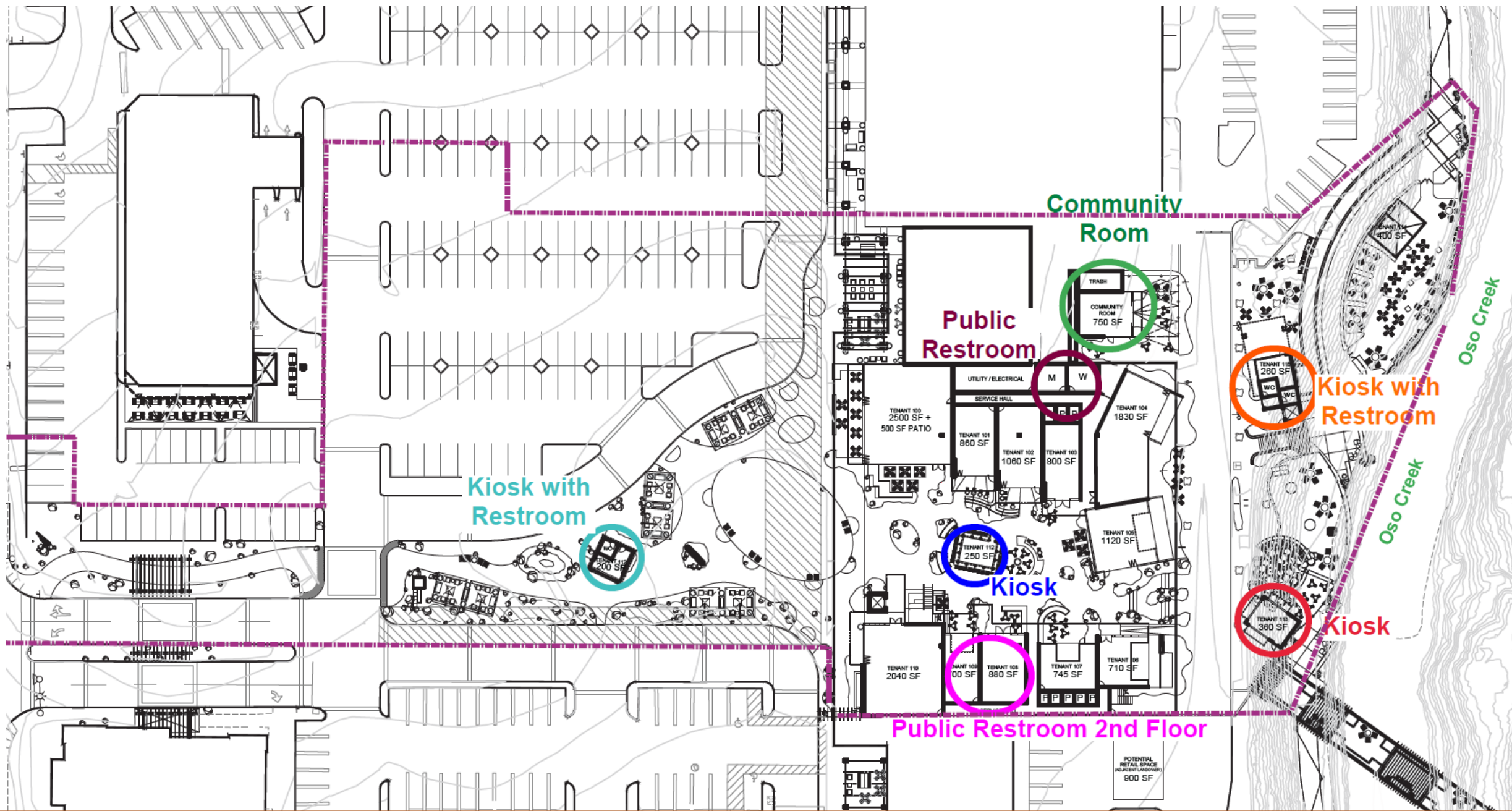


Study Area



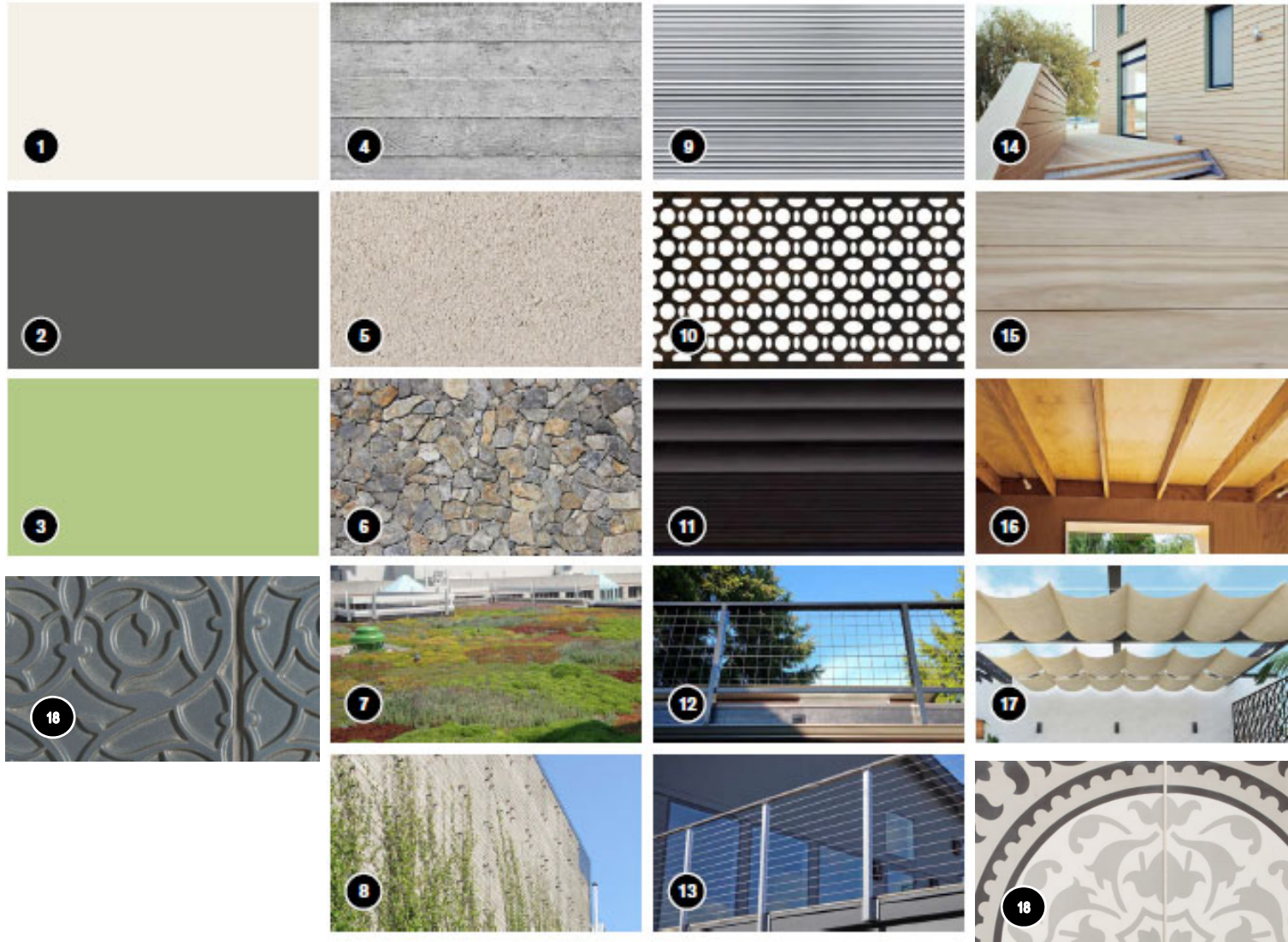
Artist Rendering - Aerial







Los Osos - Architecture



MATERIAL BOARD

1. DUNN EDWARDS PAINT
DE6218 ANTIQUE PAPER ON SMOOTH PLASTER,
SANTA BARBARA FINISH
2. DUNN EDWARDS PAINT
DE6378 JET ON SMOOTH PLASTER, SANTA
BARBARA FINISH
3. DUNN EDWARDS PAINT
DEFD29 DESERT LIME
4. BOARD FORMED CONCRETE
5. STACKED BOND PRECISION BLOCK
6. CULTURED STONE
7. GREEN ROOF SYSTEM
8. GREEN SCREEN SYSTEM
9. CORRUGATED METAL ROOF
10. PERFORATED METAL PANELS
11. STEEL/ALUMINUM STOREFRONT SYSTEM
DARK BRONZE FINISH
12. CUSTOM STEEL GUARDRAIL WITH
BARSTOCK HIGH PERFORMANCE FINISH AND FALL
PROTECTION COATING
13. CABLE RAIL SYSTEM
14. ACCOYA WOOD SIDING
15. ACCOYA WOOD DECKING
16. MARINE GRADE PLYWOOD SOFFIT
17. FABRIC SHADE SAILS
18. SPANISH INSPIRED TILE



North Paseo



North Paseo



Entertainment Plaza



Creek Side Entertainment Plaza



North Paseo



Back of Urban Alley



Los Osos – Landscape Architecture



Conceptual Landscape Imagery



Conceptual Landscape Imagery





Los Osos

Imagery for Each Site Plan Area



Los Osos – North Paseo



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



Mission Viejo Core Area Master
Plan
Mission Viejo, California

LOS OSOS

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



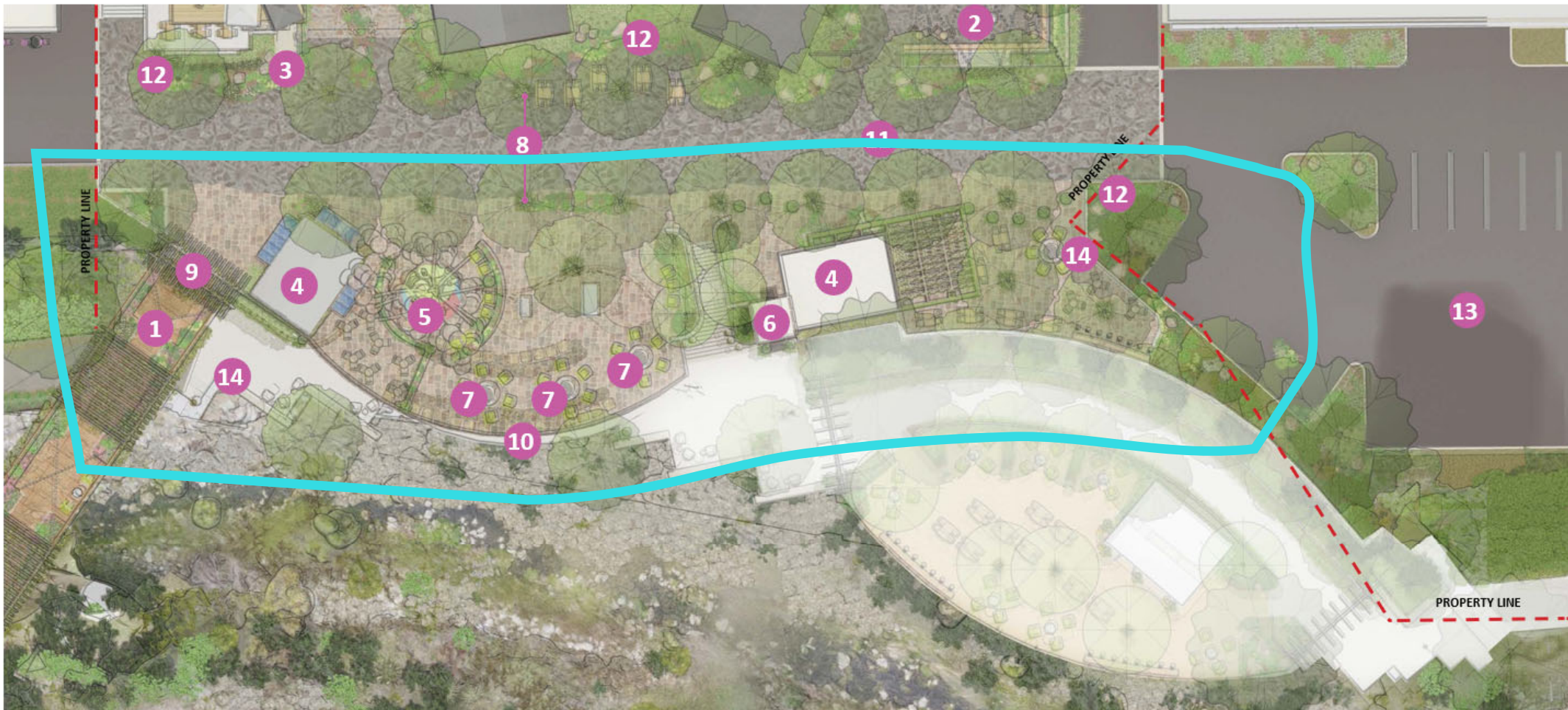
Urban Alley



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



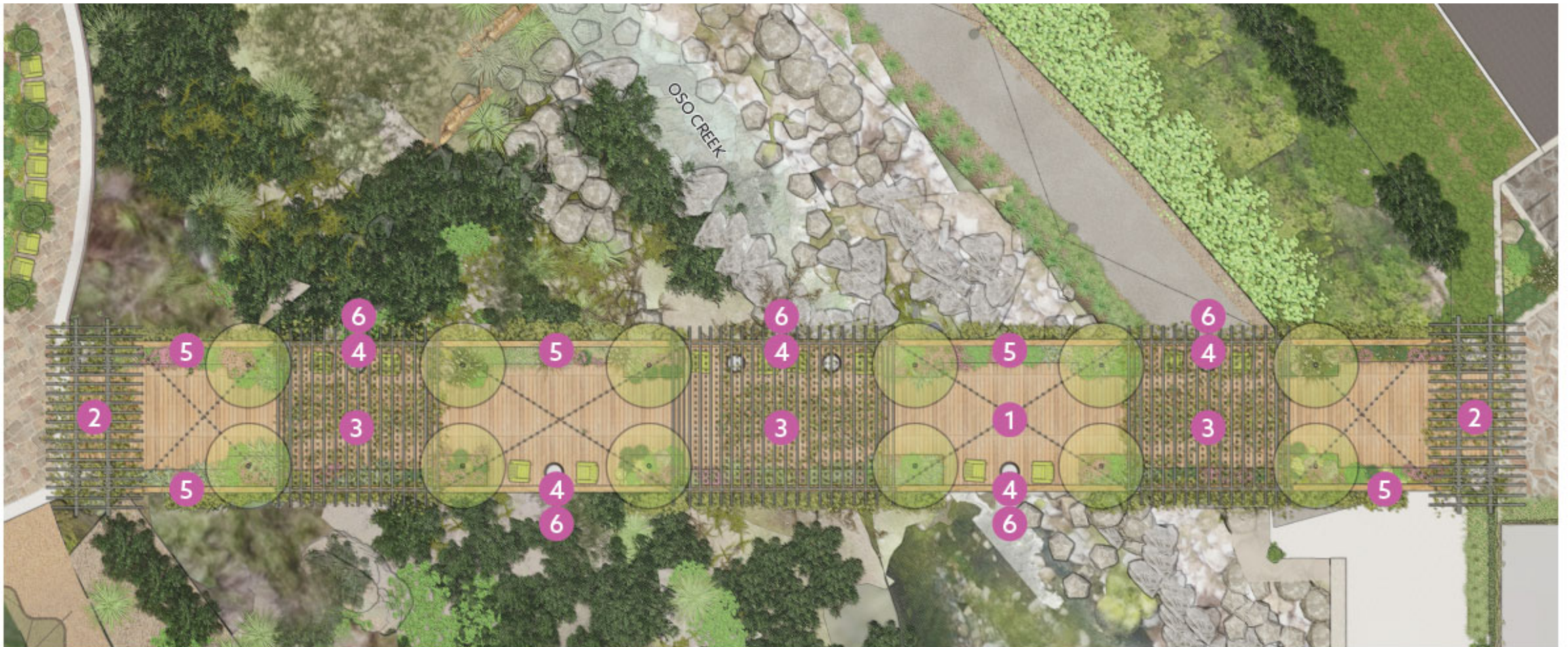
Lower Entertainment Plaza



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

North Paseo Bridge



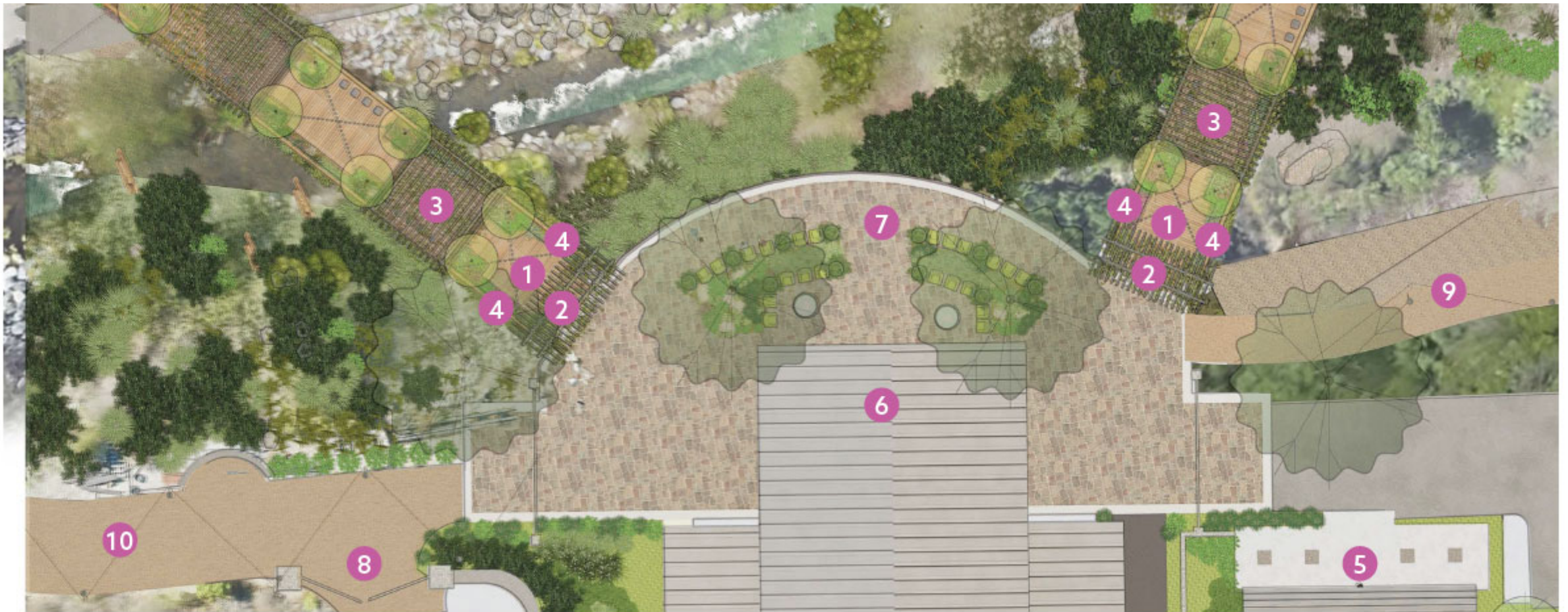
North Paseo Bridge



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



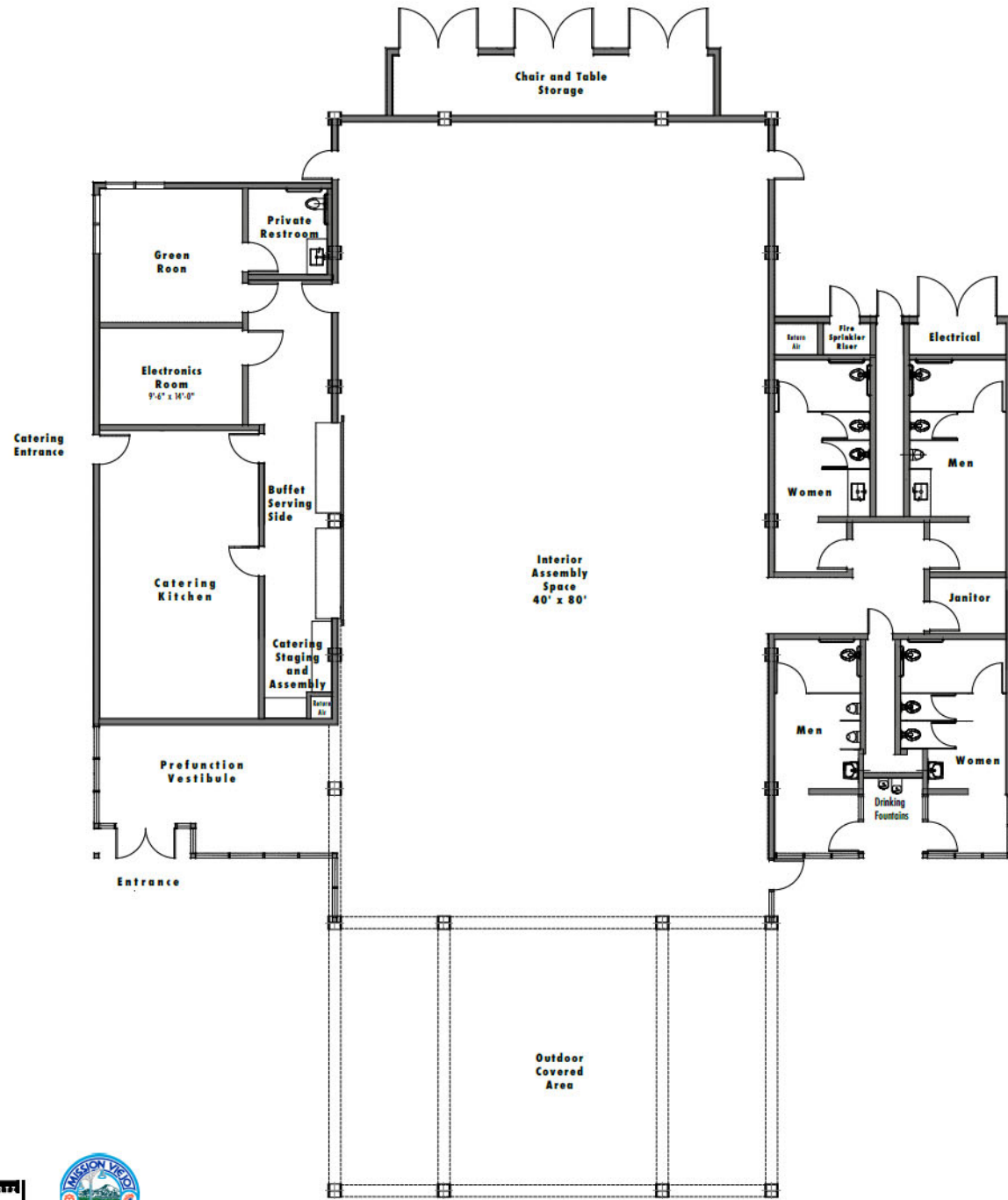
Event Barn & Bridge Plaza



Event Barn & Bridge Plaza



Los Osos – Special Event Barn



31501 Camino Capistrano
 San Juan Capistrano, CA 92675
 www.rjmdesigngroup.com
 (949) 453-2800 fax
 (949) 453-2800 phone

JAMES MICHAEL ARCHITECT
 2162 Business Center Drive
 Suite 2030
 Irvine, CA 92613
 949 438 1688
 email: micketzark@gmail.com



Preliminary Design Floor Plan • Option #3
City of Mission Viejo • Oso Creek Event Center

6,780 s.f.







City of Mission Viejo
Incorporated 1988



Los Osos – Marguerite Parkway Overlook

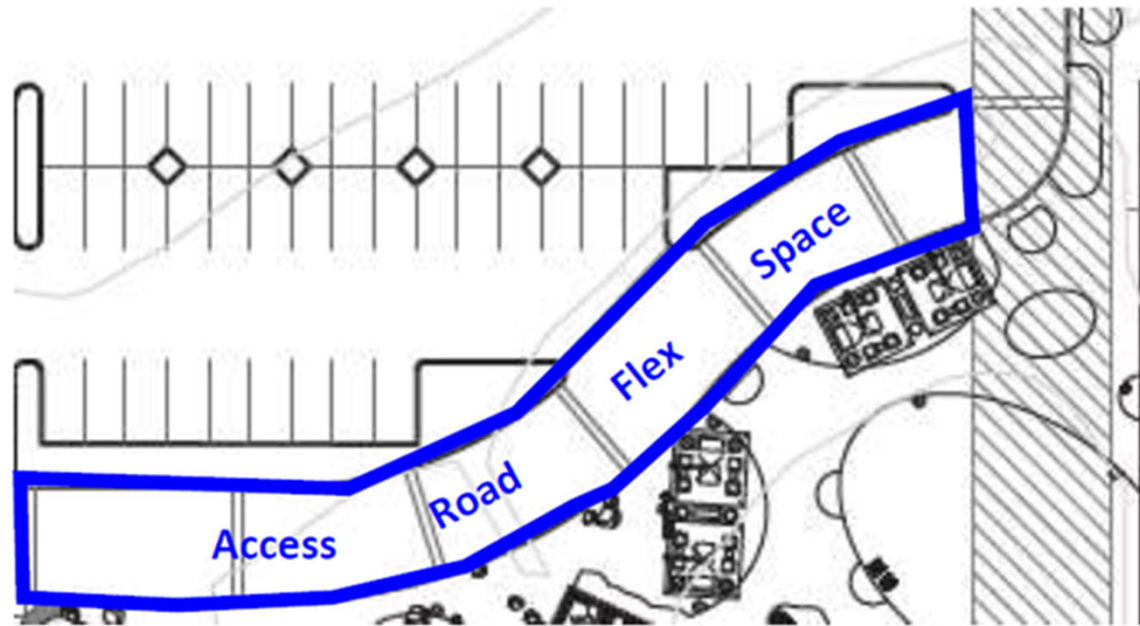


Marguerite Parkway Overlook

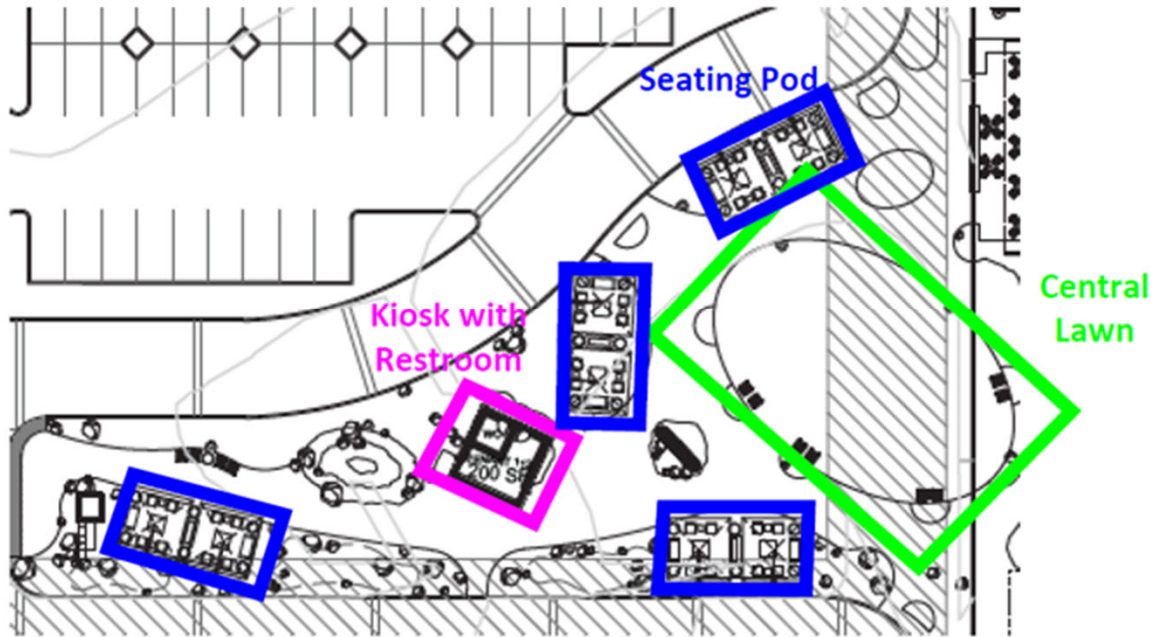


Los Osos – Recreational Elements

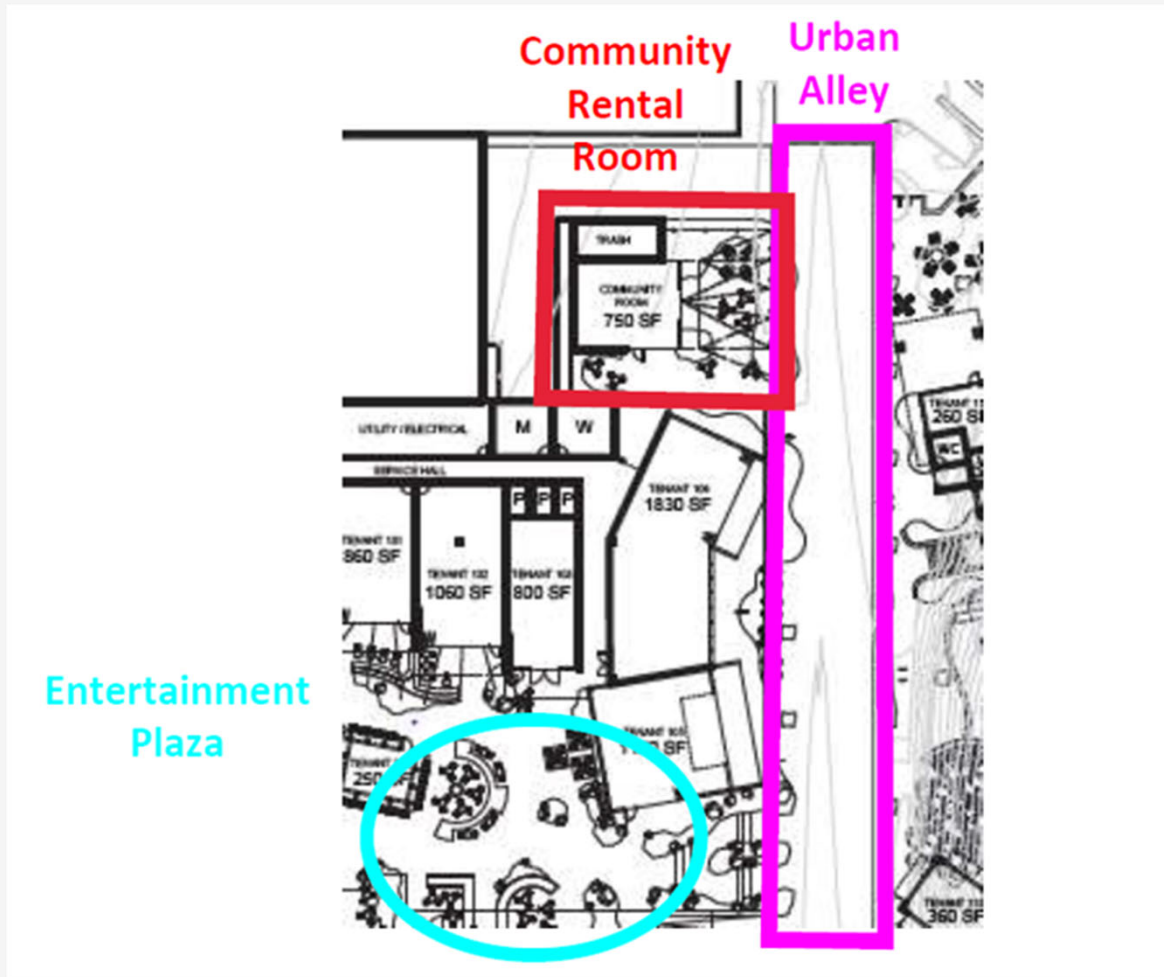
North Paseo Access Road/Flex Space



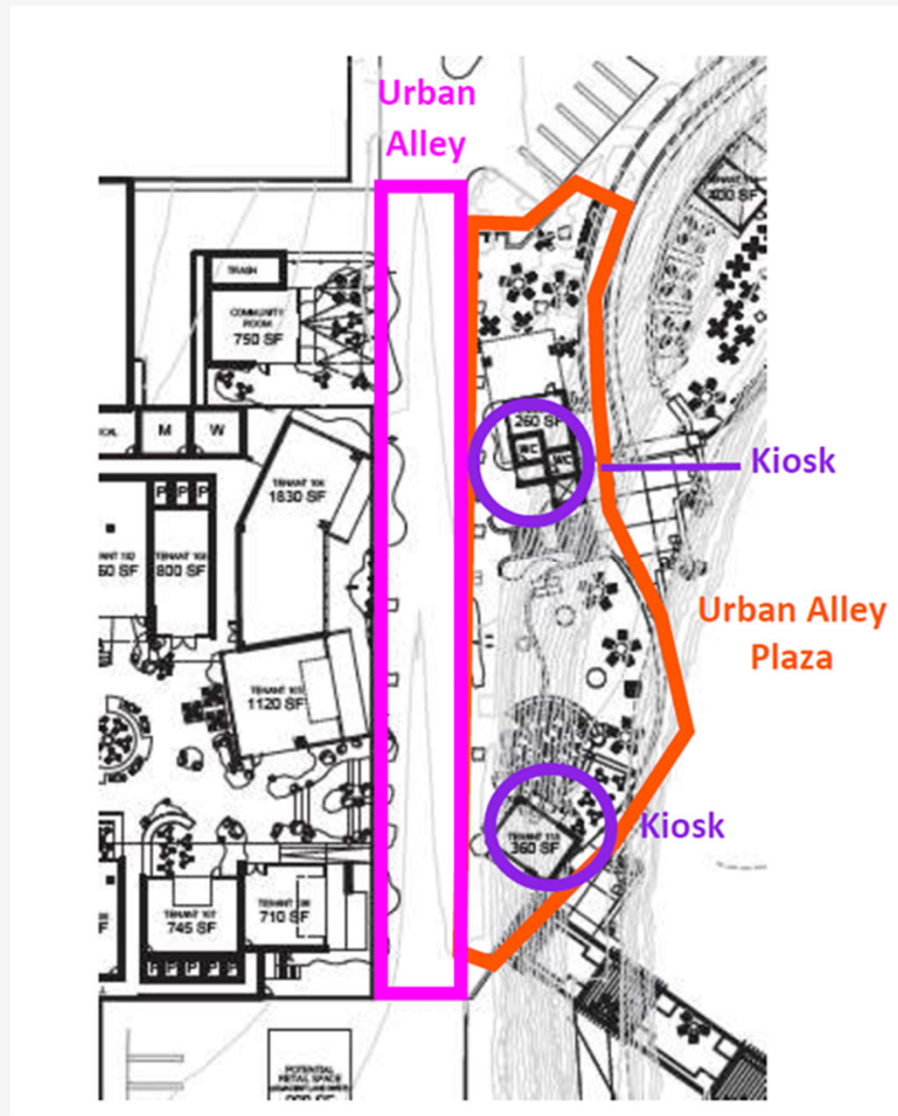
North Paseo Central Gathering Area



Community Rental Room



Urban Alley & Plaza



Oso Creek Trail Improvements



Oso Creek Trail Improvements



Thank you



Come play in your own backyard!

EnvisionMV.com