



MISSION
VIEJO

OSO CREEK GOLF COURSE & PUBLIC SPACE VISION PLAN

CITY COUNCIL PRESENTATION

NOVEMBER 09, 2021

North Open Space Phase I Short Term Vision Plan

TODAY'S AGENDA

Part 1:

- What We've Heard
- Guiding Principles

Part 2:

- Short-Term 6-Year Action Plan (2-4 and 4-6 years)

Part 3:

- Long-Term Ideas (Beyond 6 Years)

PART 1

WHAT WE'VE HEARD FROM WORKSHOP #1 (MARCH)



Improve safety and amenities at the **GOLF COURSE**.



Expand **FOOD, BEVERAGE, AND HOSPITALITY** offerings.



Improve and expand existing **RECREATIONAL AND COMMUNITY** facilities.



Provide a wider range of **RECREATIONAL AMENITIES** for a broader user base.



Create more **COMMUNITY GATHERING** places, like dining, seating, and event space.



Address **PARKING AND ACCESS** for existing and new uses.



Enhance the **TRAIL** experience.

WHAT WE'VE HEARD FROM WORKSHOP #2 (JULY)



1. ENHANCE THE GOLF COURSE BY IMPROVING AMENITIES FOR GOLFERS.

Restrooms, driving range, additional parking, improvements to bridges.



2. PLAN FOR TRAIL-COMPATIBLE USES AT THE PUBLIC SPACE PARCEL

New cafe, parking lot, bicycle racks, restrooms, improvements to the creek, passive uses, conservation of open space and habitat.



3. IMPROVE PARKING AND BE MINDFUL OF TRAFFIC

Additional parking and access without impact to Casta del Sol.



4. BE MINDFUL OF THE CONSEQUENCES OF OVER-PROGRAMMING

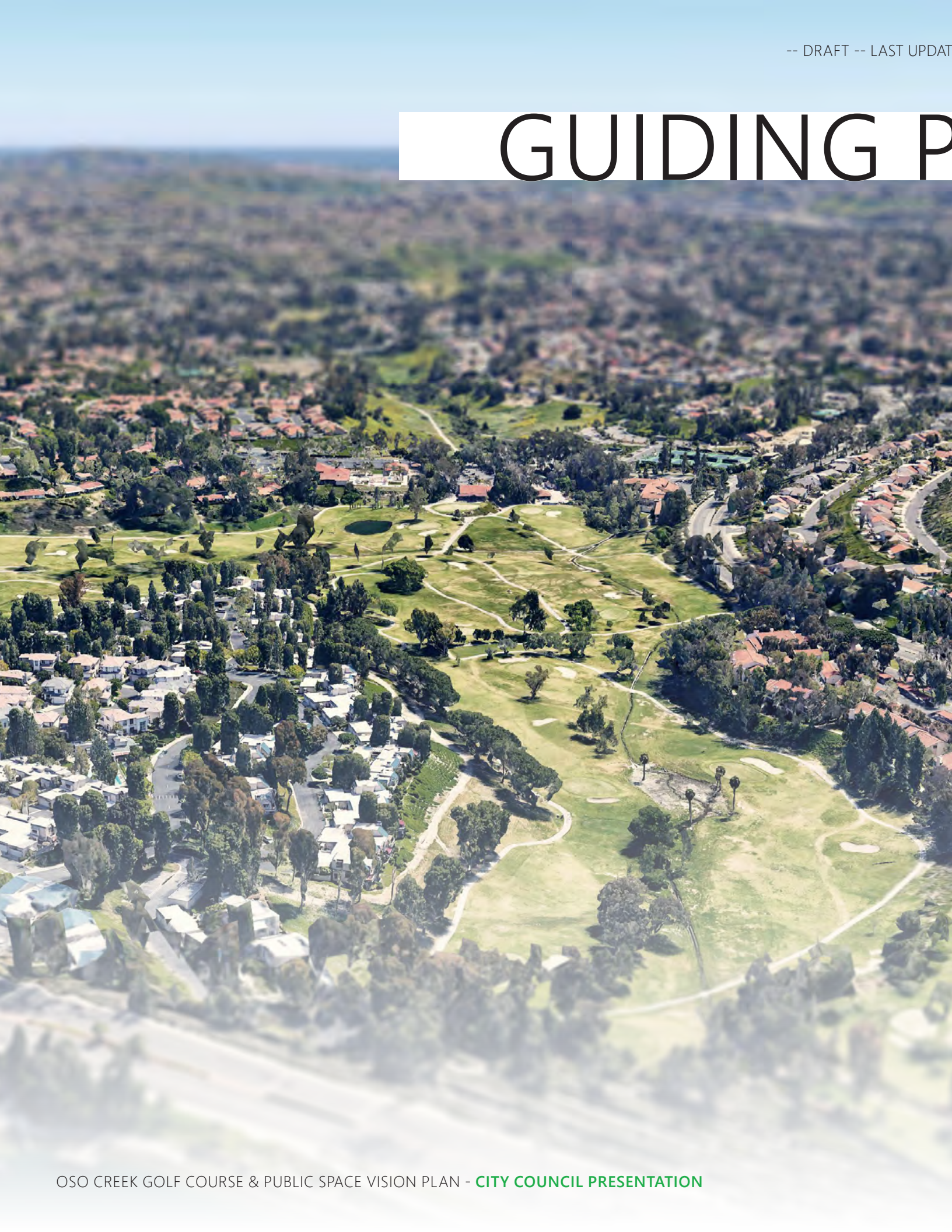
Additional programmatic elements should not negatively impact existing golfing and other recreational activities.



5. EXTEND OSO CREEK TRAIL

Extend the trail to Alicia Parkway and Lake Mission Viejo without impacts to residences.

GUIDING PRINCIPLES



1. RIDE THE BRAND. Continue to enhance the Mission Viejo Oso Creek Golf Course name, reputation, and significance in the region. The City has a tremendous opportunity to not just rebuild a quality golfing experience, but other experiences consistent with its identity and culture.

2. CONNECT & EXTEND THE OSO CREEK TRAIL. The acquisition of the Oso Creek golf course and adjoining land provides a unique opportunity to make Mission Viejo the “starting & finishing line” for many of the existing recreational & nature users in South Orange County.

3. PROGRAM THE PUBLIC SPACE PARCEL that combines wellness, recreation and nature and adds value to the City’s existing Marguerite & Nadadores recreational facilities.

4. CREATE 3RD PARTY BUSINESS OPPORTUNITIES utilizing private/public revenue models that allow exploration for new commercial developments consistent with the City’s vision.

5. PROVIDE A MENU OF PROGRAMING that can be individually selected for phased or simultaneous development. This approach will allow for responsible development assuring the community of Mission Viejo continues to prosper.

PART 2

6-YEAR ACTION PLAN

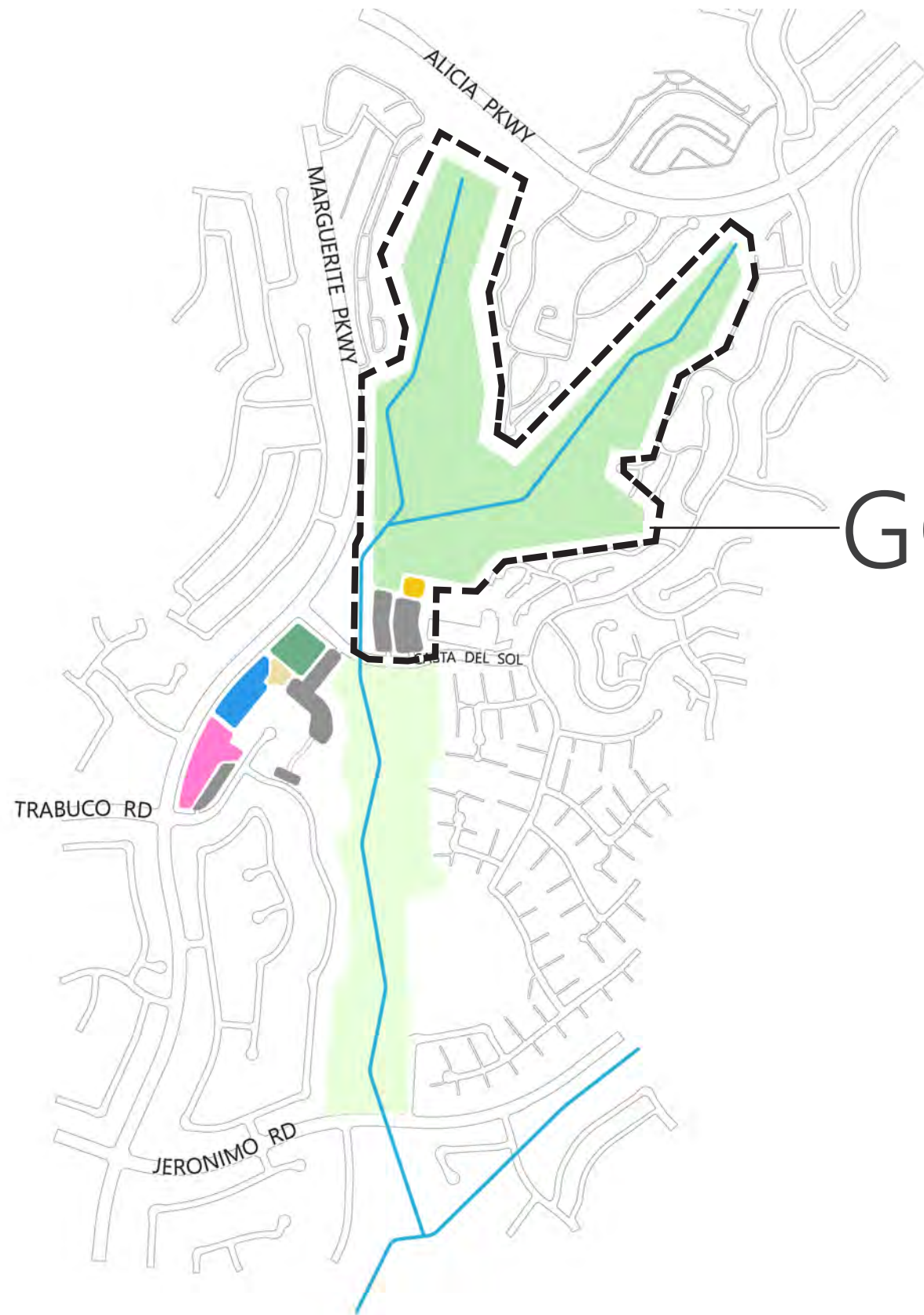
YEAR 2-4:

- Assumes improvements may be funded with present operational cash flow.

YEAR 4-6:

- Assumes improvements may be funded with debt or third-party financing.





(NORTH OF CASTA DEL SOL)
**GOLF COURSE, CLUBHOUSE,
AND PARKING**

GOLF COURSE: EXISTING CONDITIONS



EXISTING AERIAL PLAN

EXISTING CONDITIONS:

GOLF COURSE:

- 18 holes total

CLUBHOUSE:

- 5,400 SF footprint

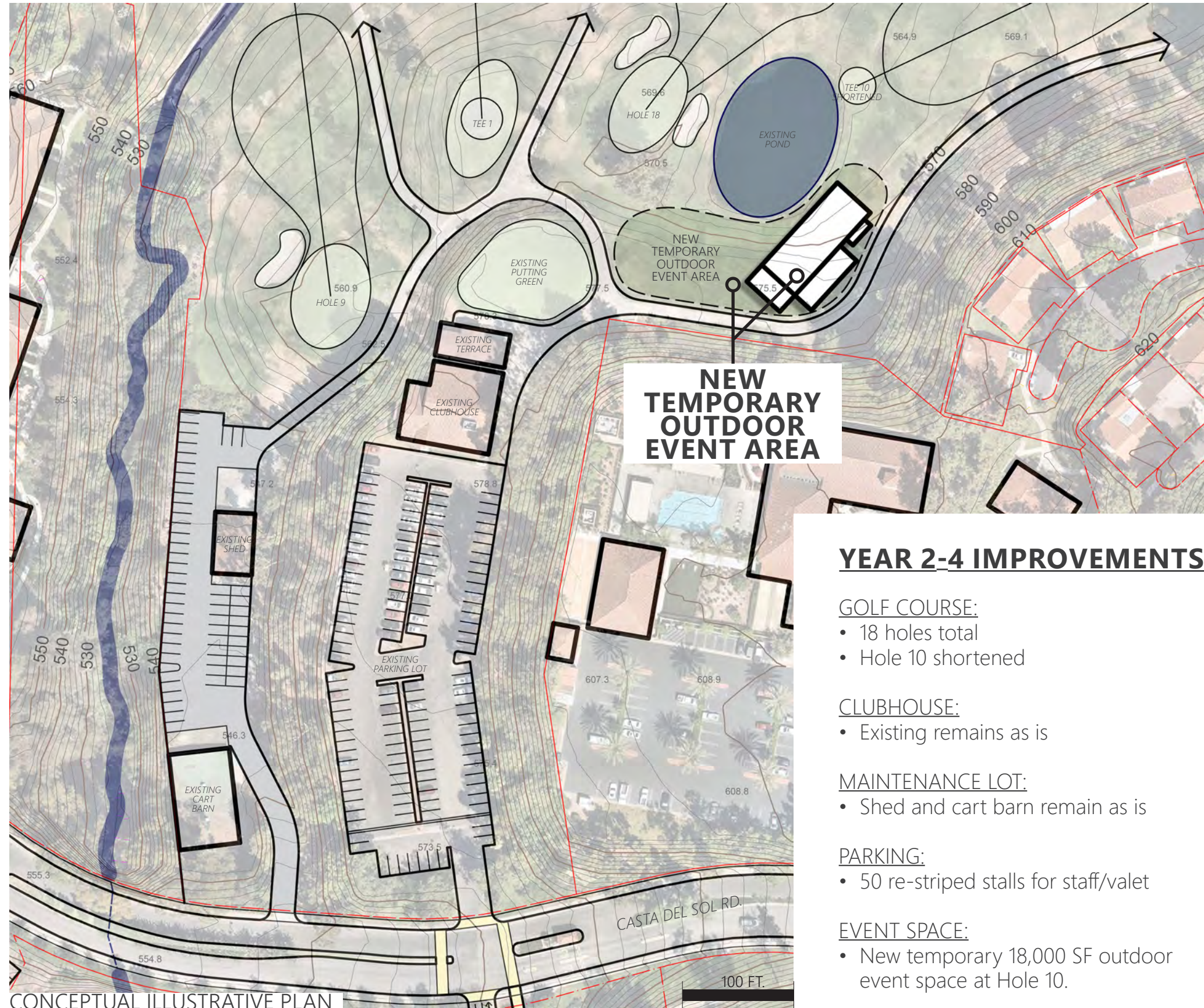
MAINTENANCE LOT:

- Shed and cart barn

PARKING:

- 159 total parking stalls

GOLF COURSE: YEAR 2-4 IMPROVEMENTS



CONCEPTUAL ILLUSTRATIVE PLAN

YEAR 2-4 IMPROVEMENTS

GOLF COURSE:

- 18 holes total
- Hole 10 shortened

CLUBHOUSE:

- Existing remains as is

MAINTENANCE LOT:

- Shed and cart barn remain as is

PARKING:

- 50 re-stripped stalls for staff/valet

EVENT SPACE:

- New temporary 18,000 SF outdoor event space at Hole 10.

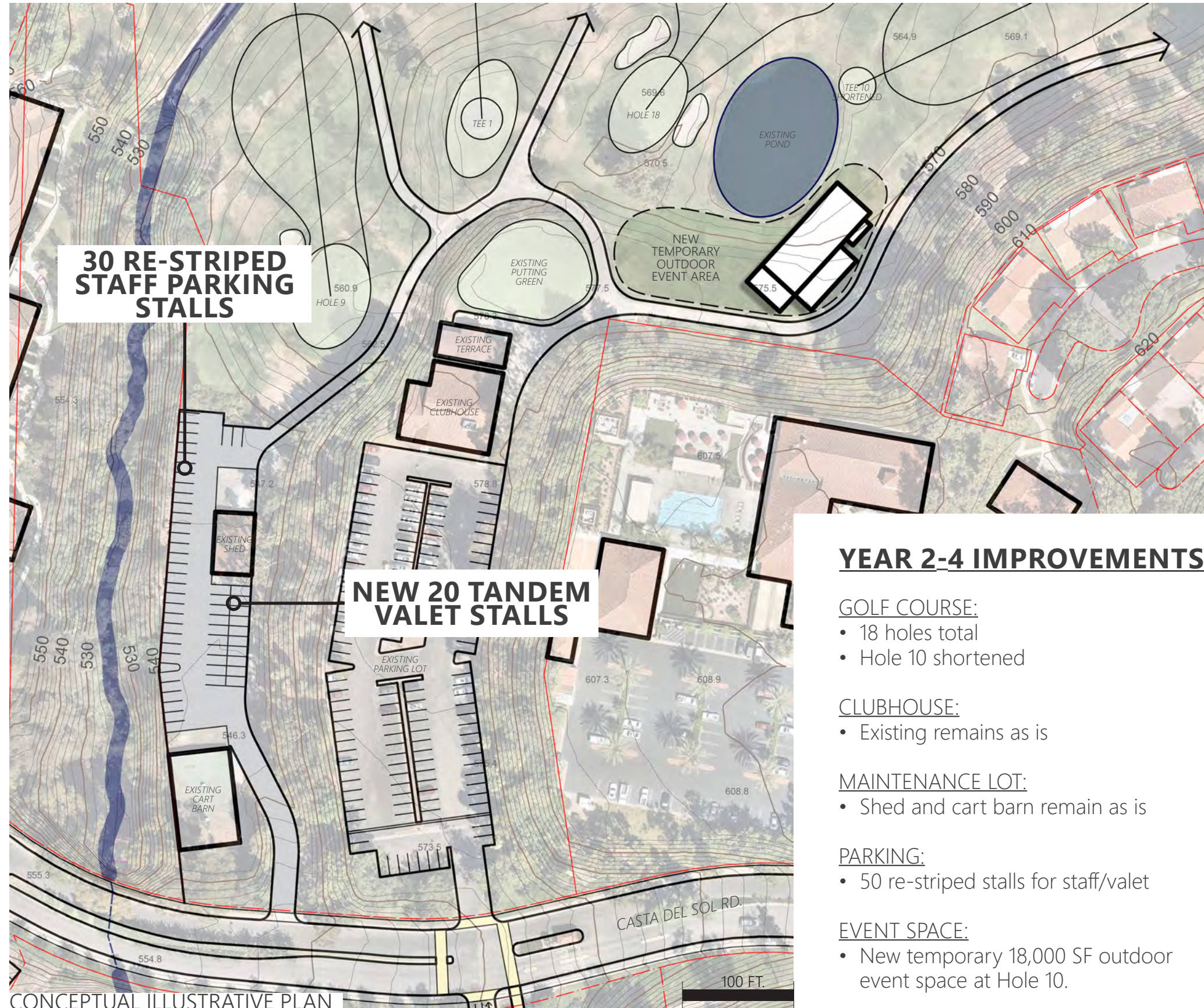


EXAMPLE: OUTDOOR EVENT AREA



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YEAR 2-4 IMPROVEMENTS

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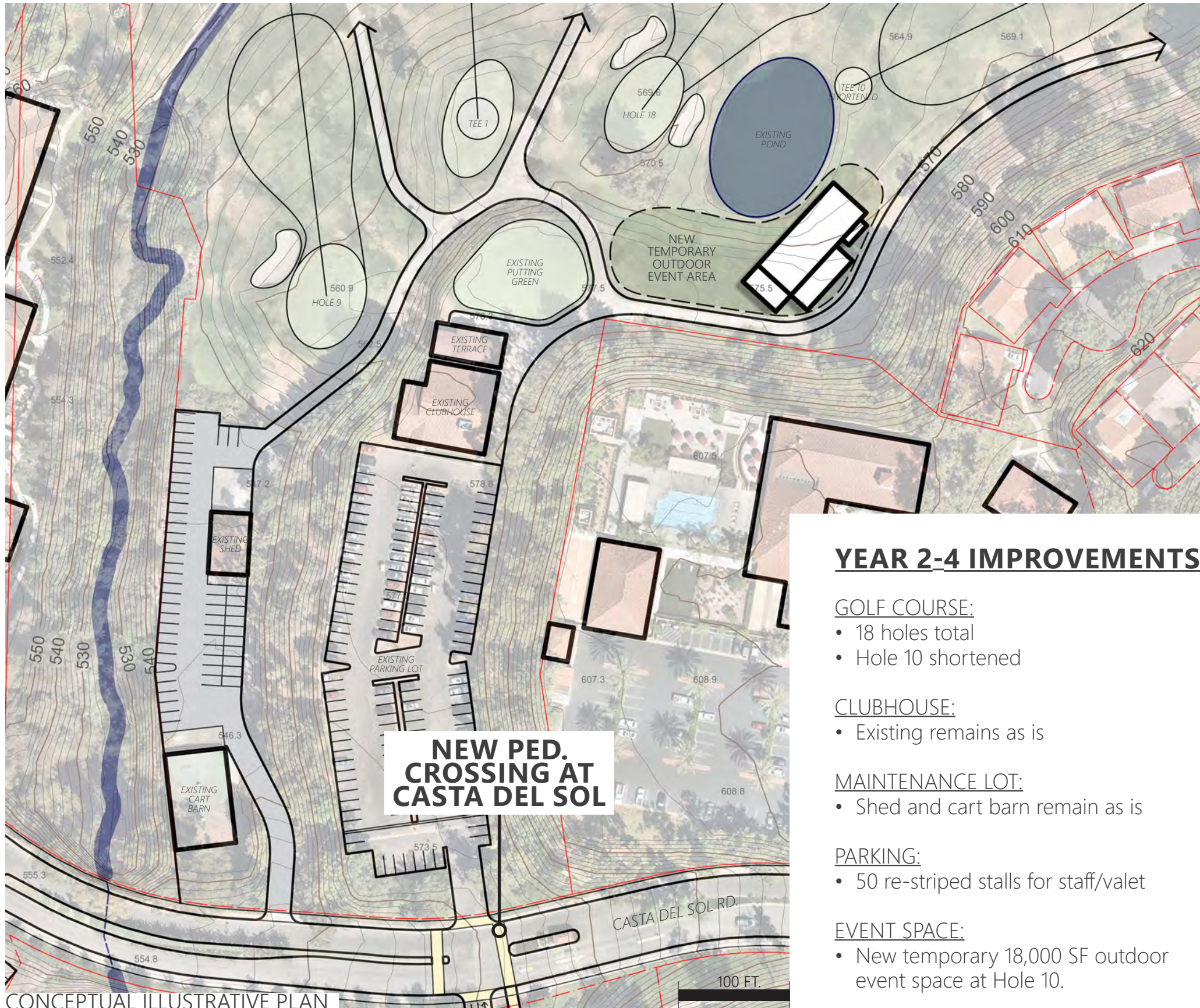


EXISTING MAINTENANCE LOT



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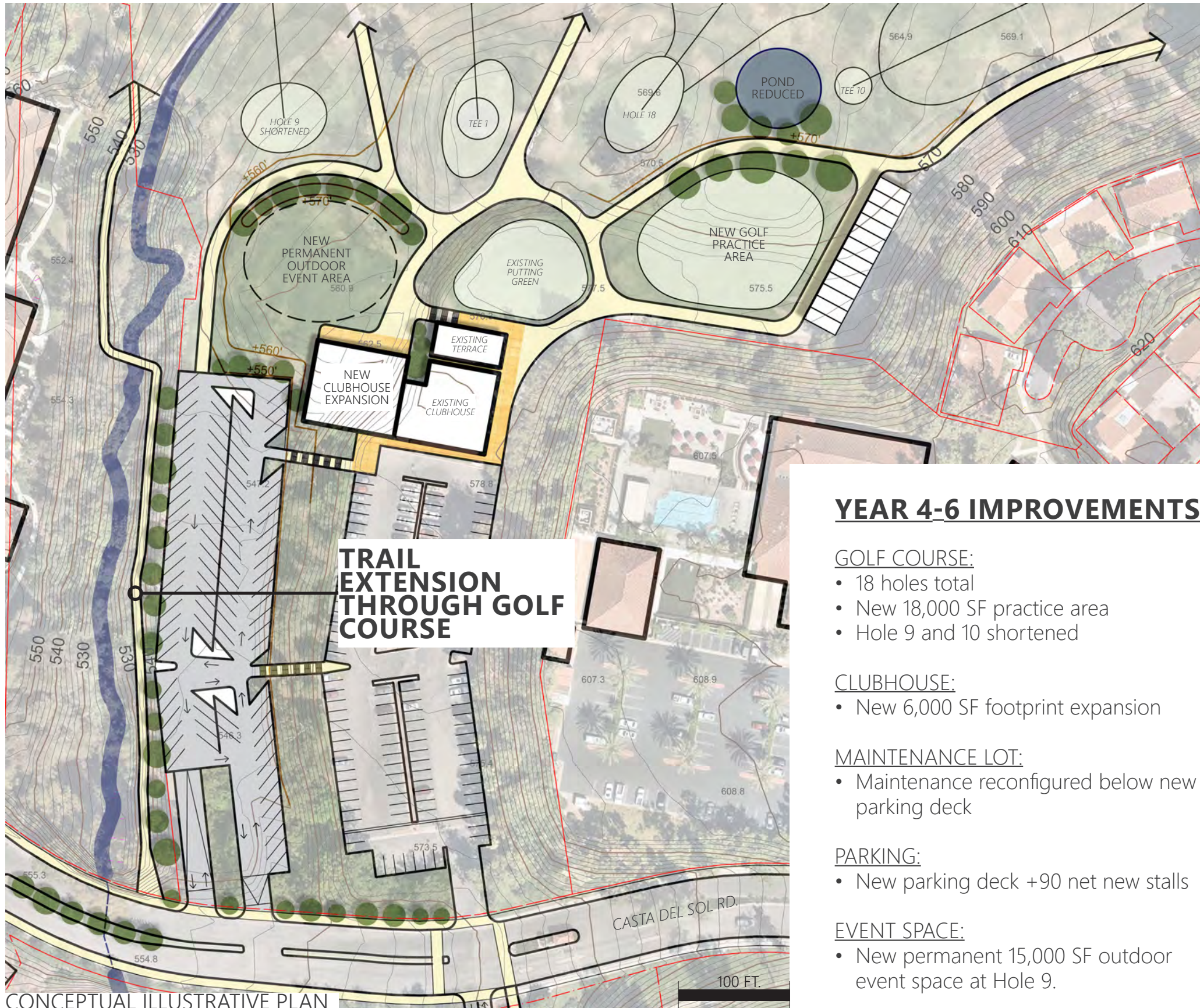


EXAMPLE: PEDESTRIAN CROSSING



EXAMPLE: PEDESTRIAN CROSSING

GOLF COURSE: YEAR 4-6 IMPROVEMENTS



**TRAIL
EXTENSION
THROUGH GOLF
COURSE**

YEAR 4-6 IMPROVEMENTS

GOLF COURSE:

- 18 holes total
- New 18,000 SF practice area
- Hole 9 and 10 shortened

CLUBHOUSE:

- New 6,000 SF footprint expansion

MAINTENANCE LOT:

- Maintenance reconfigured below new parking deck

PARKING:

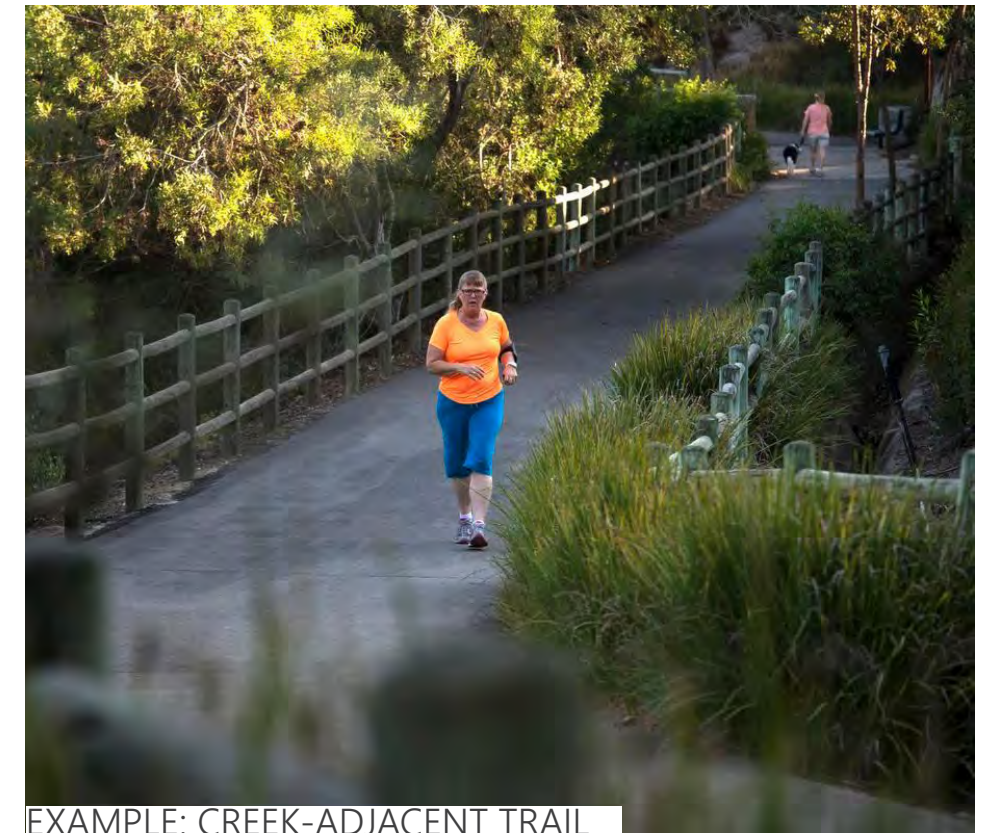
- New parking deck +90 net new stalls

EVENT SPACE:

- New permanent 15,000 SF outdoor event space at Hole 9.

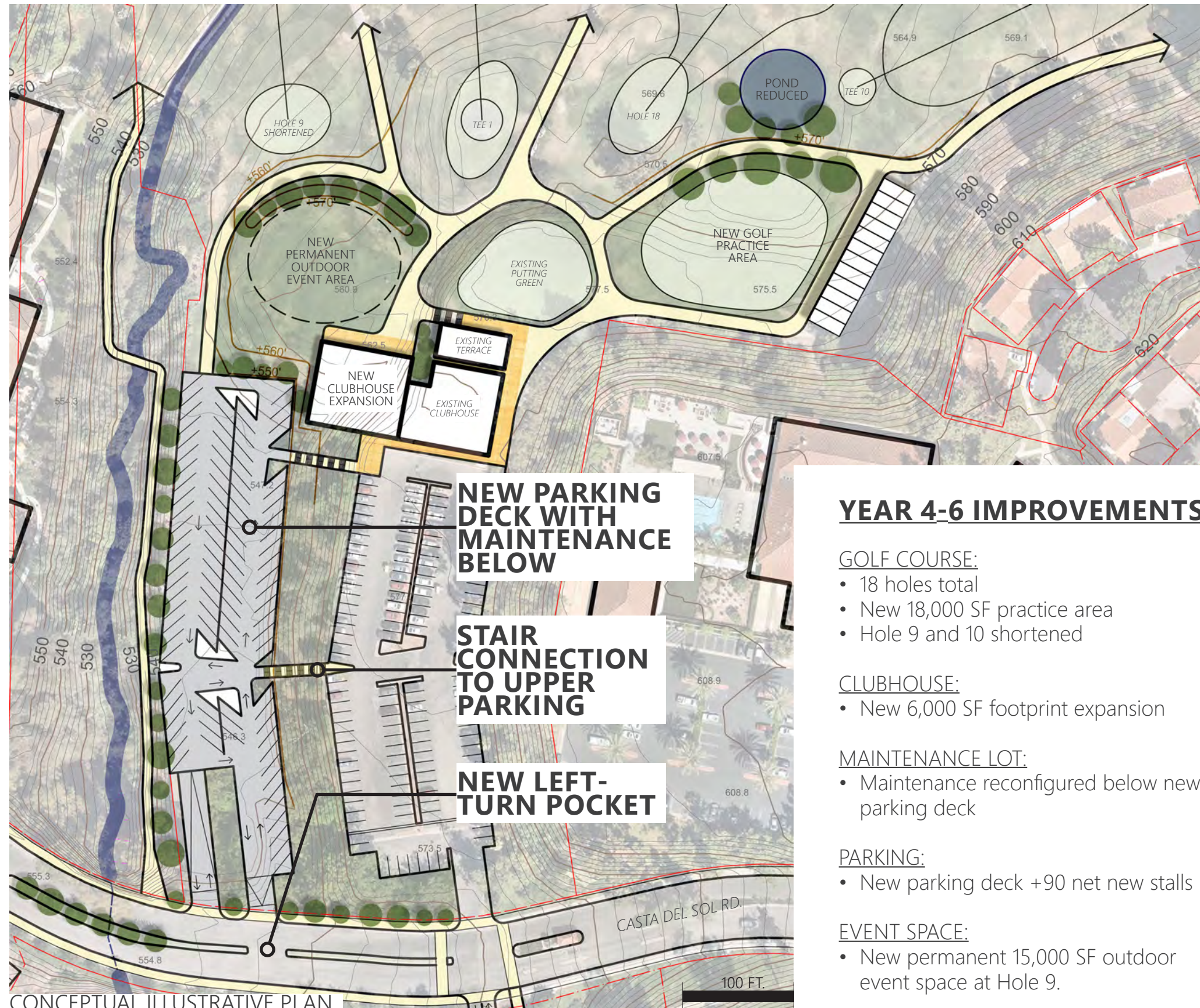


EXAMPLE: TRAIL-HEAD



EXAMPLE: CREEK-ADJACENT TRAIL

GOLF COURSE: YEAR 4-6 IMPROVEMENTS



CONCEPTUAL ILLUSTRATIVE PLAN

YEAR 4-6 IMPROVEMENTS

GOLF COURSE:

- 18 holes total
- New 18,000 SF practice area
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CLUBHOUSE:

- New 6,000 SF footprint expansion

MAINTENANCE LOT:

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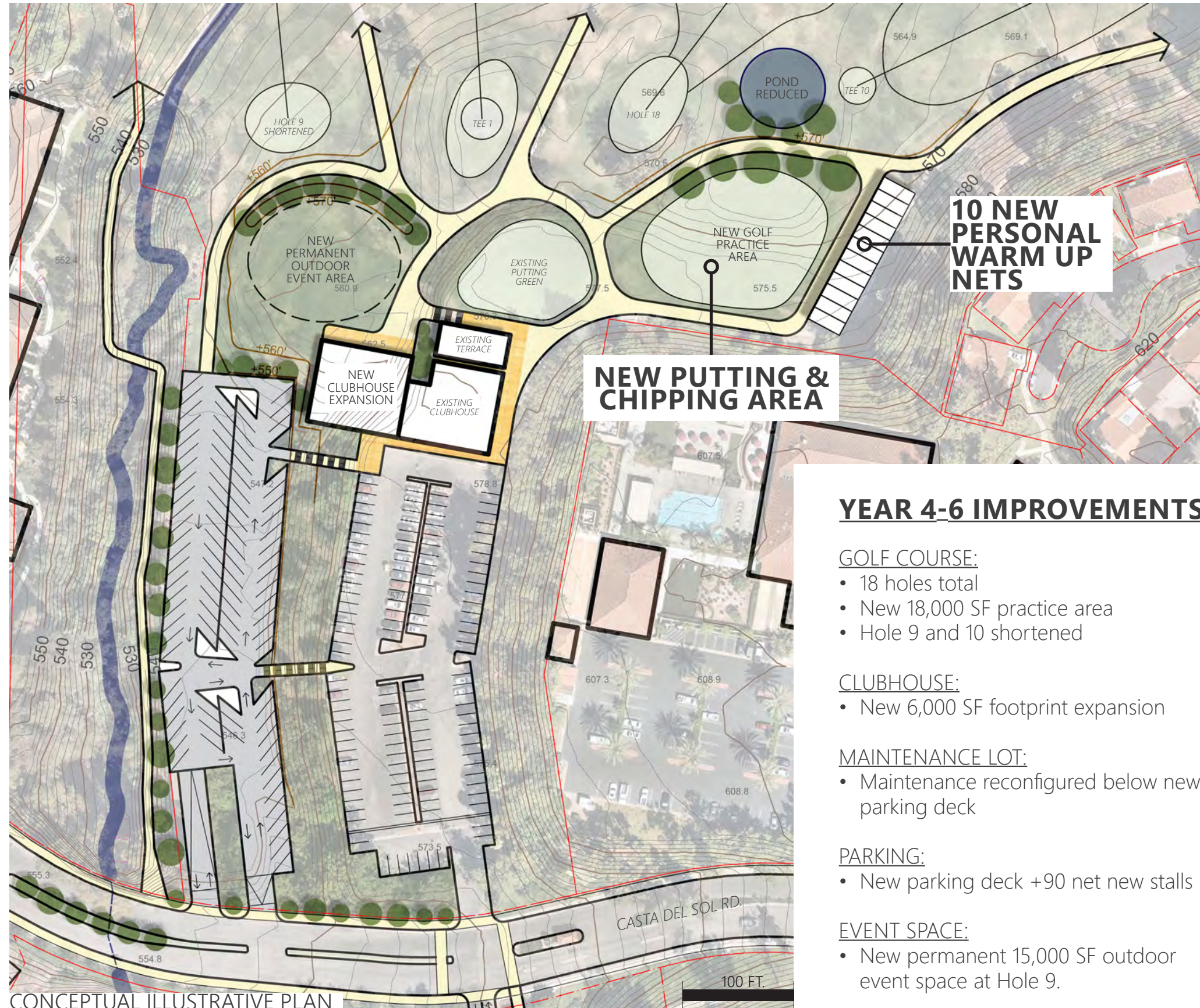


EXAMPLE: PARKING DECK



EXAMPLE: STAIR CONNECTION

GOLF COURSE: YEAR 4-6 IMPROVEMENTS



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YEAR 4-6 IMPROVEMENTS

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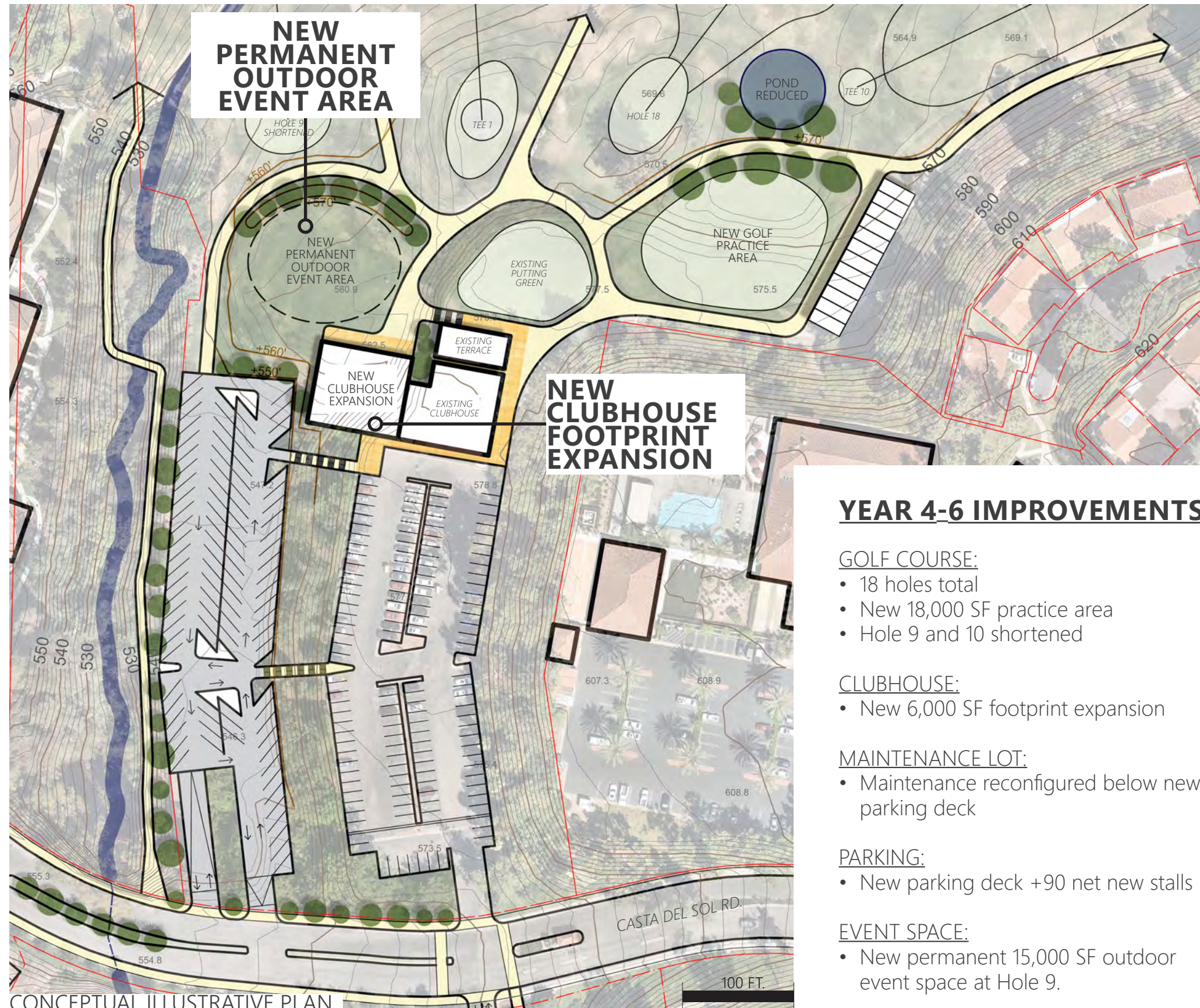


EXAMPLE: PUTTING & CHIPPING GREEN



EXAMPLE: PERSONAL WARM UP NETS

GOLF COURSE: YEAR 4-6 IMPROVEMENTS



CONCEPTUAL ILLUSTRATIVE PLAN

YEAR 4-6 IMPROVEMENTS

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EXAMPLES OF OTHER OUTDOOR EVENT SPACES AT LOCAL GOLF COURSES

Comparable golf courses and outdoor event spaces in the Orange County region:

- Range in size from 13,000 SF to 3,000 SF for 1,400 people to 100 people respectively.
- Are paired with an indoor structure/building component.
- Are set against a natural backdrop - e.g., golf course, water, woods, mountains, etc.

