







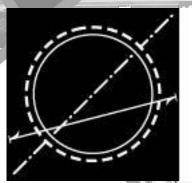




**VCS Environmental** 

EXPERTS IN STRATEGIC SOLUTIONS





CIVIC

SOLUTIONS





# P S O M A S





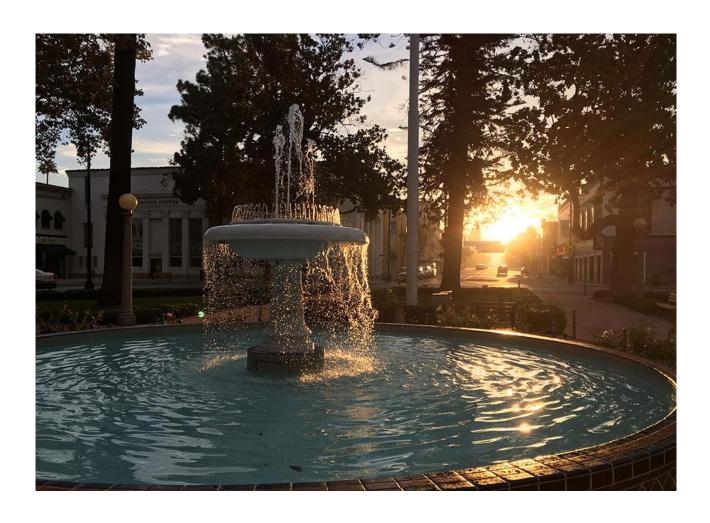








# APA's Great Places in America City of Orange Old Towne Plaza







May 2018

Beth Rothman, AICP

Huy Ly, AICP

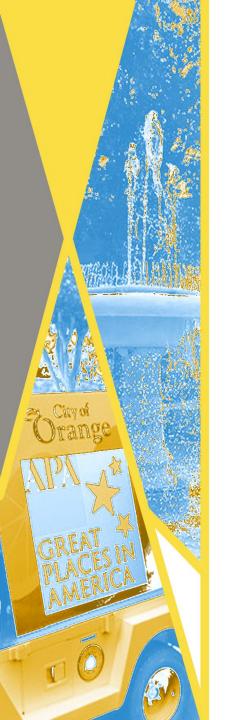
November 2018
Iris Wan, AICP
Lindsay Ortega, AICP
Nicholas Taylor, AICP
Cristina Martinez, AICP
Paul Garcia, AICP





Agnieszka Napiatek Gena Guisar, AICP Melissa Dugan, AICP, PTP Maryann Marks, AICP



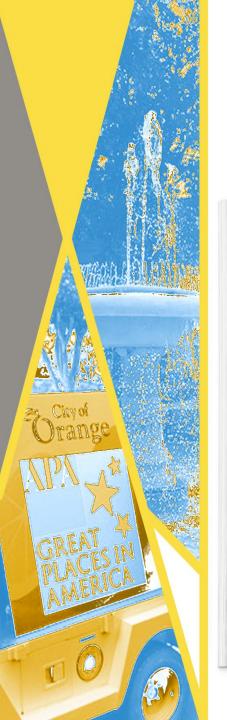


# Award of Merit Planning Collaborative & Visualizing the Code

Model Water Efficient Landscape Ordinance Video Series







# **Award of Merit** City of Mission Viejo, SWA, Kerns & West

Mission Viejo Civic Core Vision Plan

## Implementation

CORE VISION PLAN

### Concept Plan Comparison

The three different concepts represent different levels of change to the Core Area, all derived from the same set of visioning principles and framework strategies that resulted from the community visioning process. On the left hand page the key components of each concept are laid out side by side, with Rediscovering the Creek entailing the least amount of change, and Next Gen Village proposing the most extensive changes and additions.

While the concepts each provide frameworks for change and guidance for decision-making, none of them serves as wholesale all-or-nothing packages. While a community-wide agreement to a preferred conceptual direction would be the best foundation for an efficient and successful implementation process, strategies from different plans could also be acted on independently.

Implementation of the Core Area Vision Plan will require flexible yet proactive engagement by City officials and other stakeholders as part of a process that is likely to occur incrementally in response to changes in both the economic and policy environments. The three critical and interrelated variables in the implementation process includes (1) land use regulatory context (2) economics and financial conditions, and (3) stakeholder participation (e.g. tenants and property owners), as described

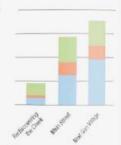
### Land Use Regulatory Context

Some of the land use concepts embodied in the Core Area Vision Plan may require modification to existing land use regulations (e.g. allowable uses and density) governing the area. This may be accomplished on a case by case basis or as part of a broader policy program (e.g. Precise Plan, Specific Plan, etc).

### Economics and Financial Prospects

The market and financial feasibility of the Core Area Vision Plan will evolve over time as the City and private sector investors respond to business cycle trends and economic fundamentals While approval of the Core Area Vision Plan and related policy initiatives efforts can send a positive signal that may spur interest and investment, full implementation is likely to be a gradual process. Some of the land use concepts may have immediate economic viability, others are less feasible and will most likely occur after some of the initial "place making" concepts have been successfully implemented

The conceptual directions for future development have varying prospects in regards to funding opportunities. With the Rediscovering the Creek concept, a significant portion of the costs would need to be provided from public sources, most likely the City, since it includes only minimal new private development the exception being mainly restaurants). The Main Street concept includes a modest amount of new private development, which could be leveraged as value-capturing opportunities to account for a greater portion of the total cost. The Next Gen concept has the largest amount of net new private diveropment among the three concepts, and would likely provide substantial value capture. opportunities that could be leveraged to help finance new public and/or common area improvements and amenities



Estimated likelihood of obtaining Development Based funding for each of the three vision Frozerty / Tarart Saled

concept plans from the following | City / Public Resed categories of sources.

The above graphic illustrates the relative funding potential of the three concepts. As noted, the more intensive development is associated with the highest funding potential from all sources and mechanisms. On the public side, additional investment and economic activity is positively correlated with incressed law revenues (e.g. property and sales tox) that can be leveraged and dedicated back to the Core Area. Likewise, on the private side. increased economic value provides opportunities and incentivities for re-investment, including additional contributions to common area or project uside improvements and amenifies.

### Stakebolder participation

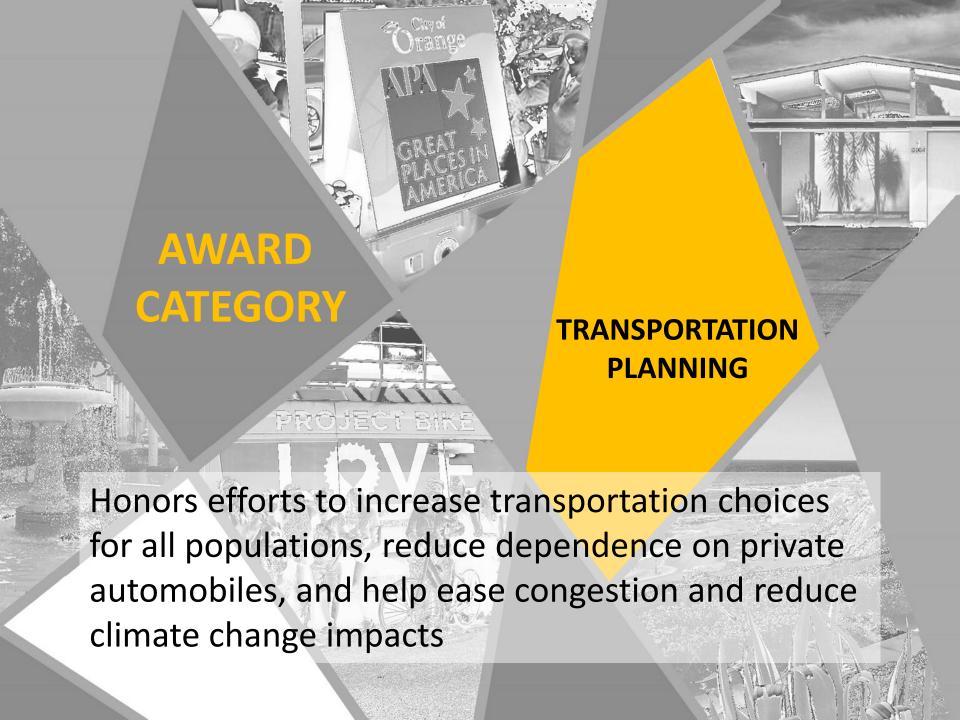
Dearly boarstak sholders, most notably the property owners. tenants, and residents within the Core Area, will play a critical tide in the implementation process. While the City may be able to take the lead in outreach and organization early on, as well as provide land use incentives and limited financial support, ultimately private sector investment will be critical to ensuring access in this regard it is important to recognize that the private sector participants will have varying levels of financial nativation, incertive, and wherewithal (e.g. resources, discretion, etc.) to undertake the level of investment or change envisioned. Consequently, initial implementation efforts will likely occur whost serversal participation, or even concurrence. In any case, aropen, transparent and participatory planning process will be critical to achieving effective implementation in the long-term.

Several strategies within the Vision Plan include next steps that begin now to set a foundation for the rest of the plan. These include landscape enhancements, park on the creek, fown green a periong management study, and revisions to land use rigulators. Landscape enhancements can begin immediately and provide short term improvements to the aesthetic quality of the commercial areas. The City should seek to improve the creek trail through the Core Area, creating better connections to the commercial areas and places to gather along the creek odge as a way to incentiving convinencial improvements that face restaurants and retail to the creek. A temporary Village Green. should be constructed within the Wilage Center parking lot to traft the changes to come, provide a small pathering space and Incrove pedestran connections through the parking lot. A parking management study would be key to determining the advantages. of shared or chruchured perking to release development potential with the commercial sites. And finally, a comprehensive update to land use regulations would provide the necessary legal and development framework from which the right kind of new

What is abundantly clear from the community input shared during the visioning process is that Mission Viejo is a treasured place by just about all who live here. The visions of change presented in this plan seek to celebrate the heart of Mission Viejo as it exists. building on its great assets, strengthening its ability to serve current and future generations of residents and visitors, and improving its position in an increasingly competitive marketplace

It is notable that community input and survey results largely align with market trends and economic analysis. Essentially, there is both a desire and market opportunity to create better destinations and more diverse experiences within the core, specifically in the segments of retail, dining, and entertainment. Additionally, by increasing the share of office space in the Core, new business opportunities can be created that also give more local residents the ability to live and work within the community

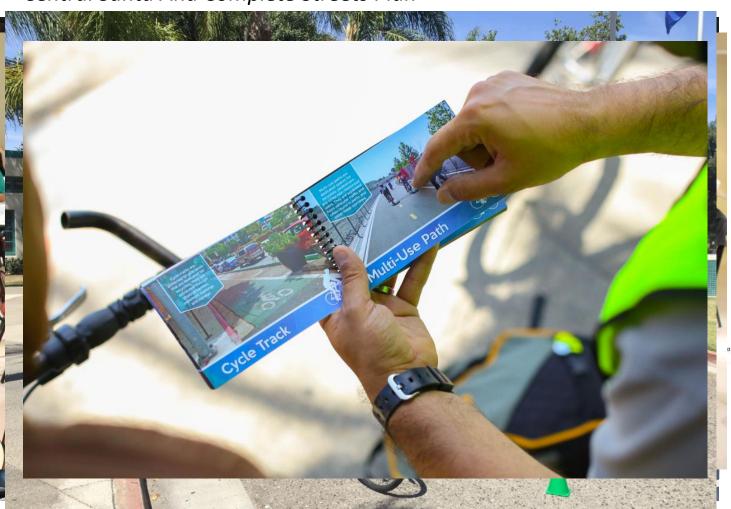
The community vision represents great opportunities for mixed use, creating synergies between uses and user groups during different times of the day, and a stronger character of the Core Area as a unified heart of Mission Viejo. Using the existing qualities of the creek as leverage to create a unique destination that blands the natural environment with urban uses, the Mission Viejo Core Area creates a range of experiences for residents and visitors alike. Truly a place to call home.





# Award of Merit Cory Wilkerson, City of Santa Ana and Joe Punsalan, KTUA

Central Santa Ana Complete Streets Plan







# Award of Excellence City of Garden Grove, Garden Grove Unified School District, and KOA Corporation

Garden Grove Safe Routes to School: Phase 1 Master Plan



Install red curb at various locations to improve sight distance

(in Install school crosswalks at various locations along Erin Street, Remove limit line pavement marking on Erin Street at Westminster.





# Award of Merit Nathan Devan Lacy

UC Irvine Department of Urban Planning and Public Policy Master of Urban and Regional Planning Stormwater Design as a Guiding Principle: an exploration of stormwater infrastructure performance in Orange County, CA

# Research Questions

- What are key challenges to operating and maintaining stormwater infrastructure in residential communities of South Orange County, CA?
- How are stormwater basins interacting with urban runoff and how effective are they as a means of control?
- What are discernible trends in water quality for urban runoff in residential communities that are upstream vs. downstream?











# Award of Merit City of Orange Community Development Department

City of Orange 2010 General Plan Urban Mixed-Use Districts

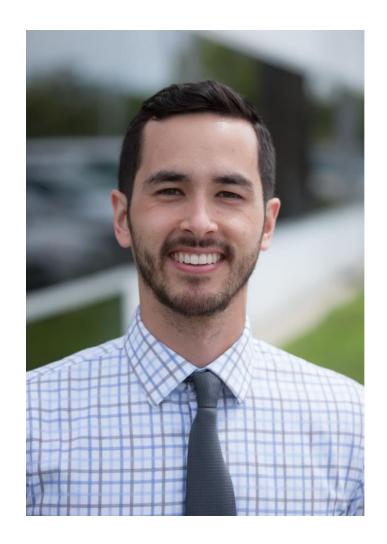








# Nicholas Chen, AICP Kimley-Horn and Associates

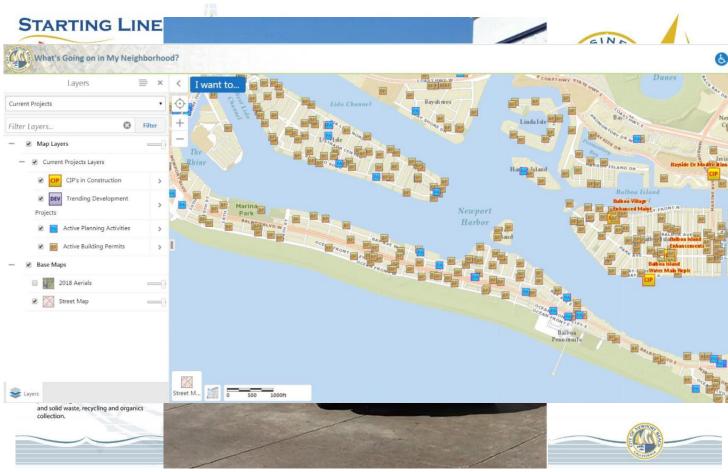








# Award of Merit Planning Division City of Newport Beach







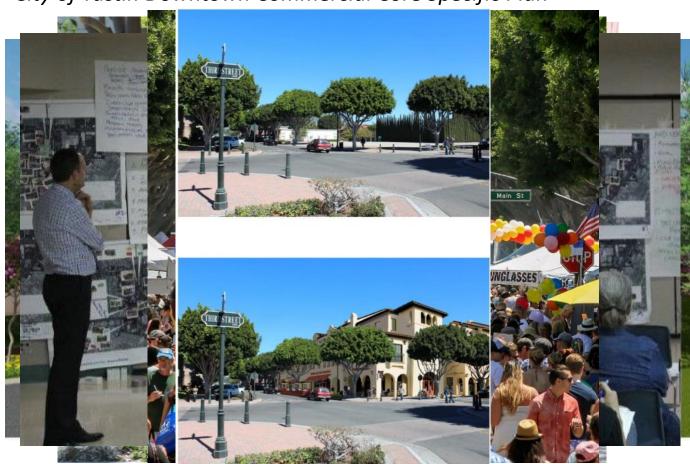
# Award of Merit Economic Development Team City of Anaheim





# Award of Merit City of Tustin Community Development Department and Environment | Planning | Development Solutions, Inc.

City of Tustin Downtown Commercial Core Specific Plan







## **Award of Excellence**

Project Bike Love, Sagecrest Planning+Environmental, Officer Shane Spielman of the Anaheim Police Department, Je'net Kreitner of Grandma's House of Hope and Matt Ford of Rock N' Road Cyclery

Project Bike Love Local Delivery









# Award of Merit Carlo Tomaino and City of Lake Forest Economic Development

South Orange County Entrepreneurs Academy























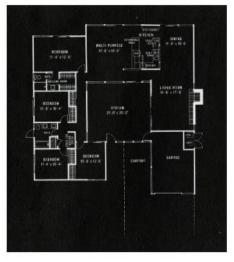
# **Award of Excellence**

# **City of Orange Community Development Department**

Orange Eichler Design Standards

### LJ-124 (R)





### Tract:

Fairhaven

### Quantity:

20

### Architect:

Jones & Emmons

### Roof Forms:

Broad gable Flat

### **Additional Cladding:**

None

### Parking:

One garage One carport

### Front Entry:

Recessed in carport Adjacent glass panels

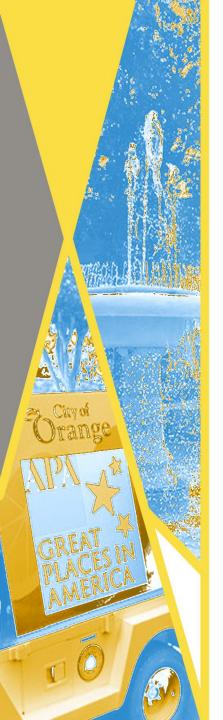
### Front Windows:

Trapezoidal clerestory Double-hung operable

### Other:

None





## **Award of Excellence**

City of Laguna Beach, Robert Borthwick of BGB Design Group, Selva Partners Strategy & Design For Challenging Lands and Ann Christoph, Landscape Architect

City of Laguna Beach Landscape and Scenic Highways Element & Resource Document







# Award of Excellence National Community Renaissance, City of Yorba Linda, and County of Orange

Oakcrest Heights





