

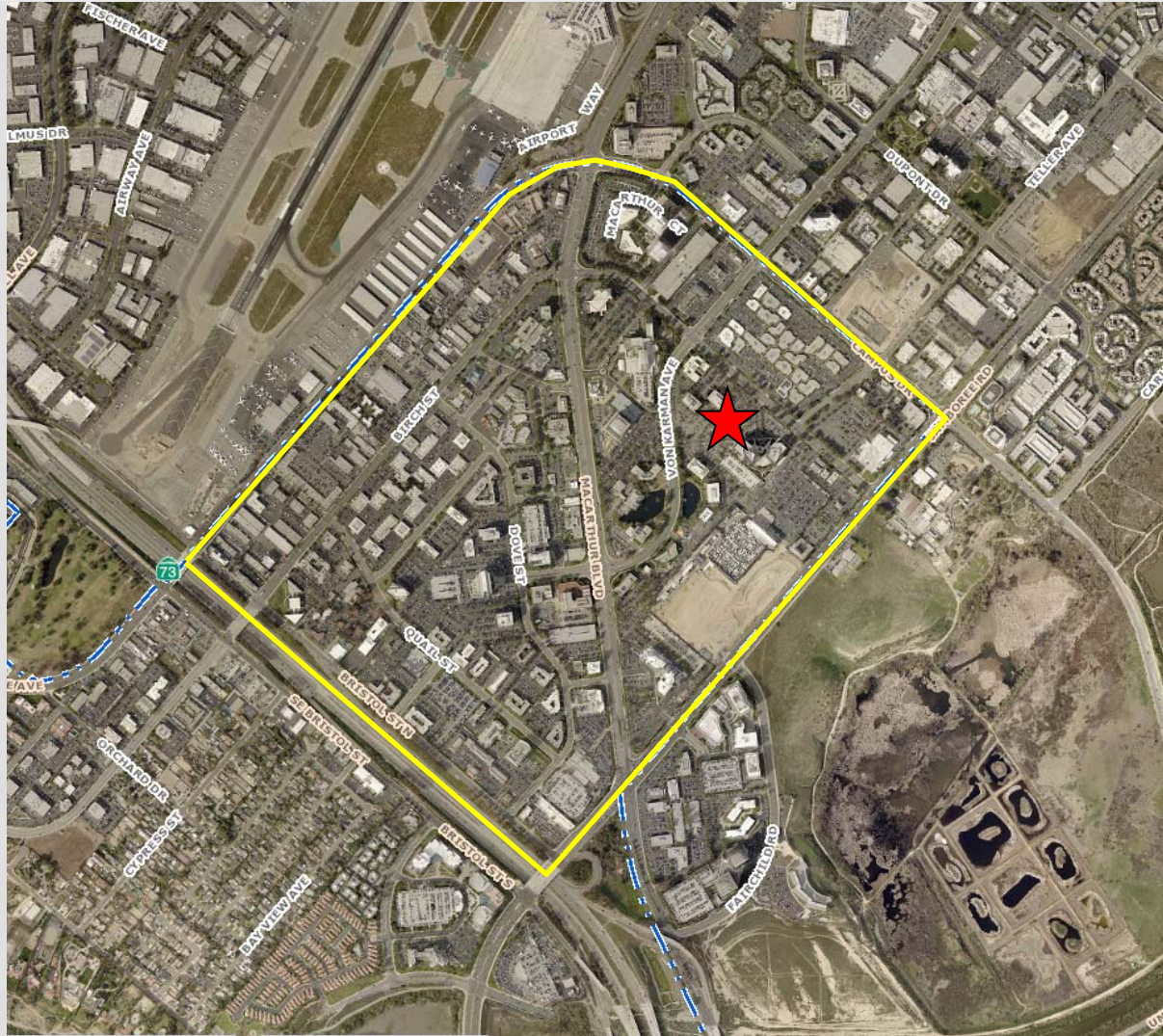
John Wayne Airport Area Residential Development Overview



Planning Commission
January 18, 2018



AIRPORT AREA



OPPORTUNITY FOR CHANGE

Land Use Element Policy LU 3.3

John Wayne Airport Area: Re-use of underperforming commercial and industrial properties and development of cohesive residential neighborhoods in proximity to jobs and services.

WHY RESIDENTIAL?

- Visioning preferred revitalization and income producing uses
- Broad consensus on mixed use and residential
- Urban in character and different
- Accommodates housing needs near jobs
- Additional density and traffic congestion considered more acceptable

DEVELOPMENT OPPORTUNITIES

Land Use Element Policy LU 6.15.5

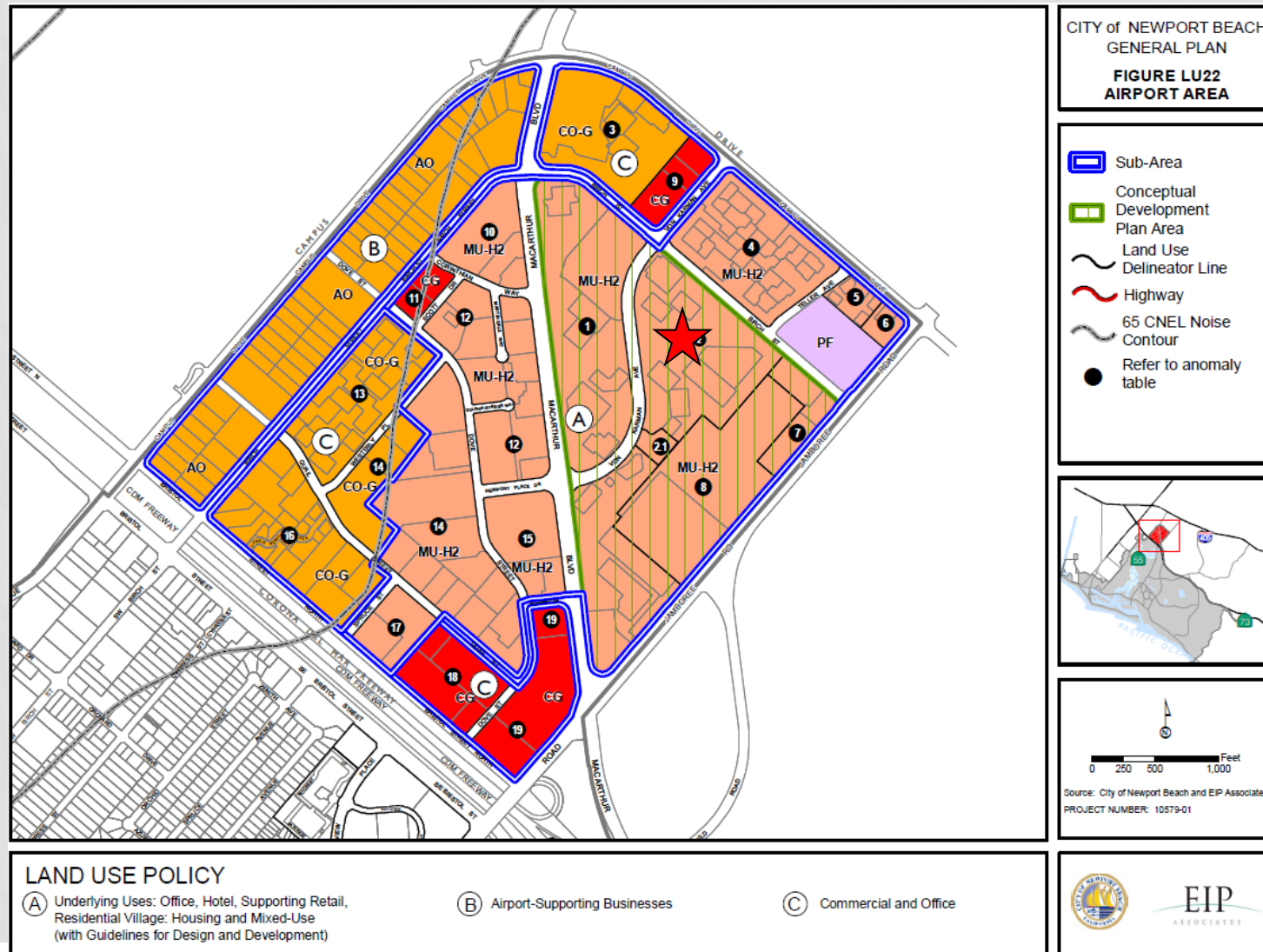
2,200 residential units

1,650 units to replace existing uses

550 new units added

STATISTICAL AREA L4

FIGURE LU22 AIRPORT AREA



DEVELOPMENT POLICIES

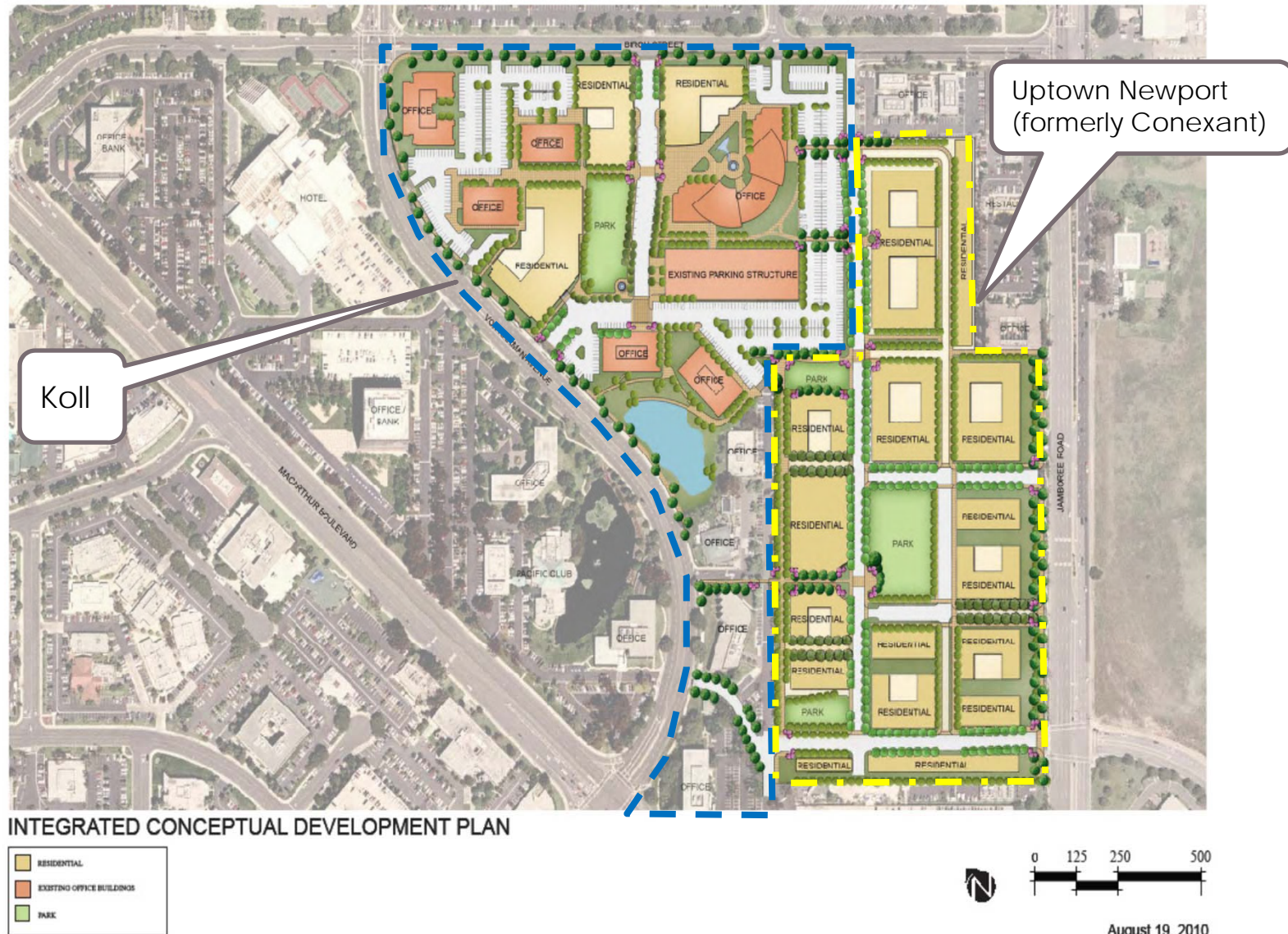
- 10-acre villages
- 30-50 dwelling units per acre
- Conceptual development plan
- Regulatory plans required
- Development agreement required

DEVELOPMENT POLICIES

- Neighborhood parks, recreation and open space
- Connected and walkable streets
- Building massing
- Parking
- Sustainability

INTEGRATED CONCEPTUAL DEVELOPMENT PLAN (ICDP)

- Approved September 2010
- Illustrative Diagram
- Purpose is to allocates units
- Does not convey rights to develop
- Not a regulatory plan
- Does not specify development standards
- Substantial compliance with intent of ICDP



Site Composite Plan



KOLL RESIDENCES SHOPOFF LAND FUND

- Planned Community Development Plan
- Transfer of Development
- Site Development Review
- Traffic Study
- Tentative Parcel & Tact Map
- Development Agreement
- Environmental Impact Report