



The Village Santa Ana

Sunshine Meeting | August 23, 2023



SEGERSTROM

Many things have changed since the early days of lima bean farming, but two things have remained constant.

Family and community.



Hines

Experienced Operator

66+ year history & proven track record with 44+ years of local expertise in mixed-use development & placemaking

Standard of Excellence

Firm holds strict philosophy of striving for unmatched quality, architectural distinction & fair dealings

Family Owned & Led

Company's core values were instilled by its founder, Gerald D. Hines, & continued by Jeff Hines & Laura Hines-Pierce

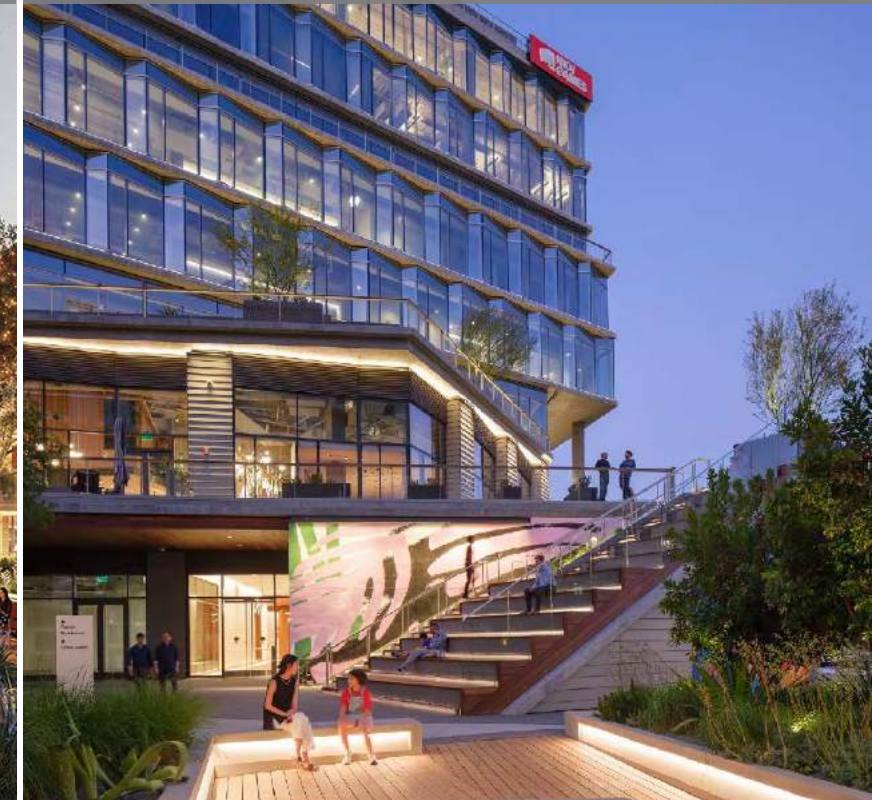
MIXED-USE



PLACEMAKING



EXPERIENTIAL



Santa Ana General Plan

City Planning Documents

General Plan (GP) – blueprint for development

Zoning Code – defines land uses, benefits the community by establishing design standards for the land use

Santa Ana General Plan Update

Adopted in 2022

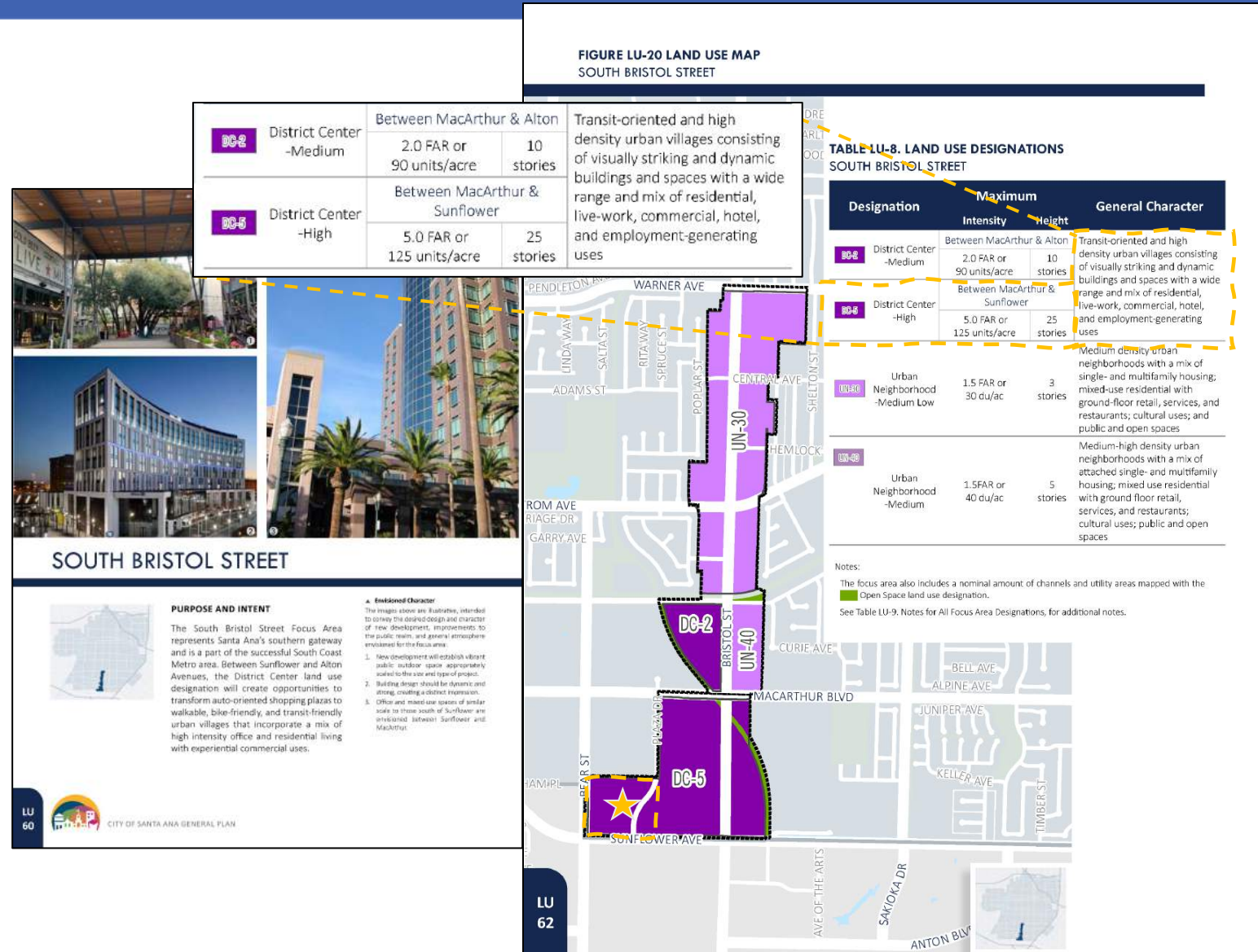
8-year process

Multiple meetings, public input, and public hearings

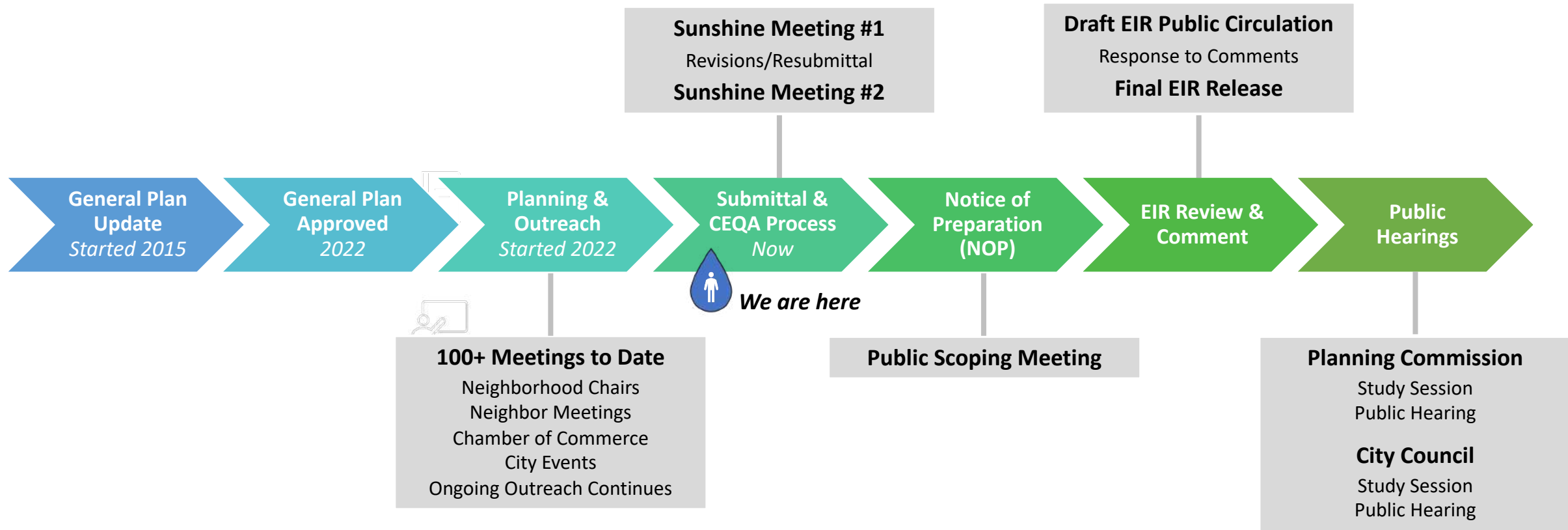
General Plan Consistency

Implements the South Bristol Street Focus Area

“...create opportunities to transform auto-oriented shopping plazas to walkable, bike-friendly, and transit-friendly urban villages that incorporate a mix of high intensity office and residential living with experiential commercial uses.”



Process & Public input



Project Location



Project Location



The Village Yesterday

SOUTH COAST VILLAGE



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The Village Tomorrow

Guiding Principles

Warm Timeless Architecture

Diverse Outdoor Spaces

Activated place

Expansion of the arts

Sustainable Design



The Plan

Residential

1,583 Units

Commercial

80,000 SF

Office

300,000 SF

Open Space

3+ Acres/20+ %



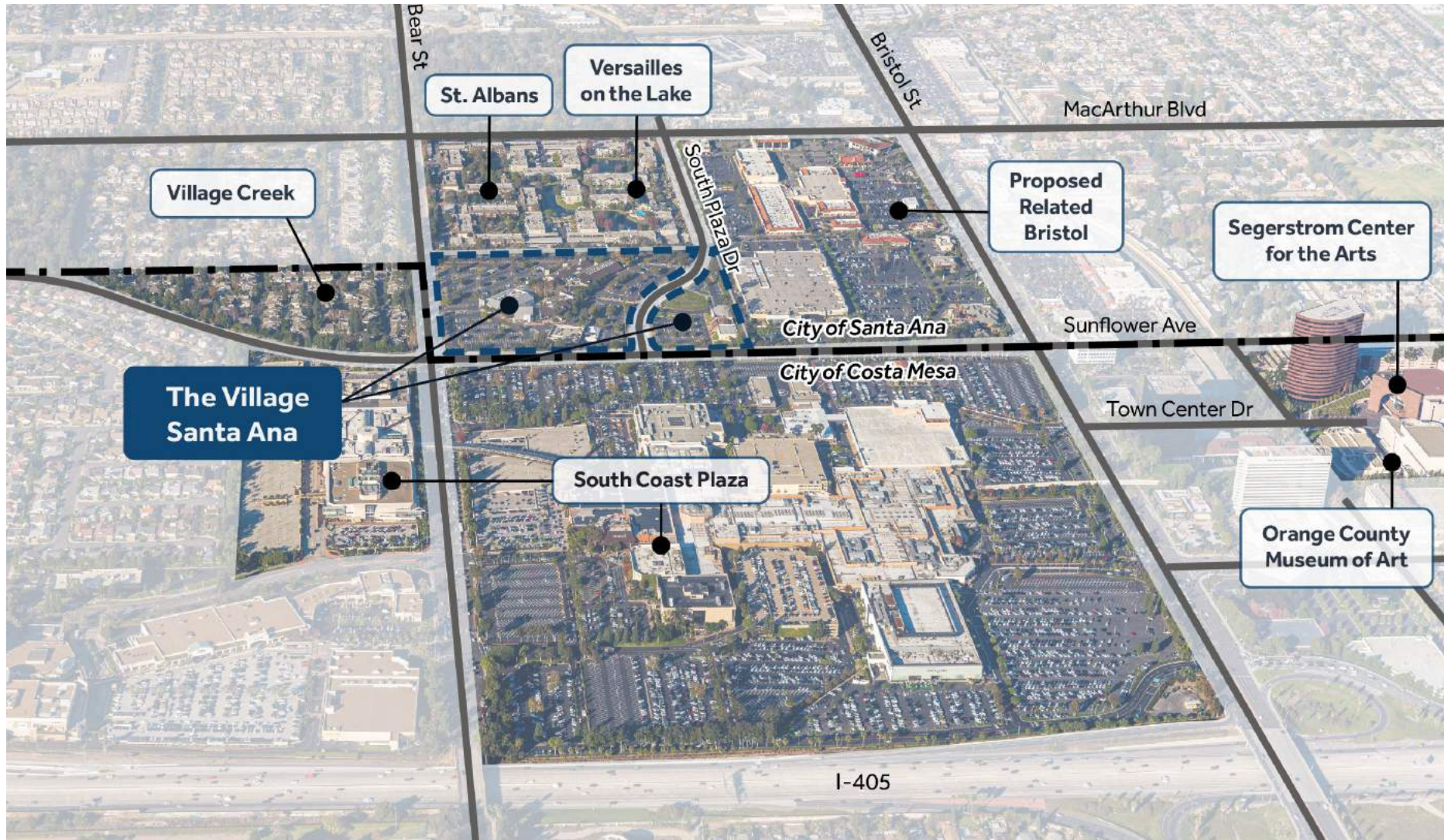
Open Space



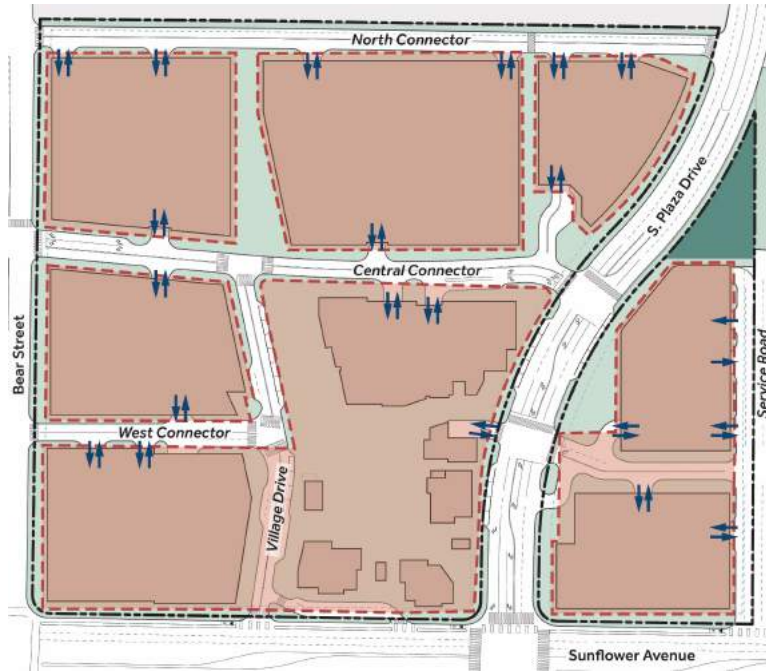
LEGEND

- Private Open Space
- Restaurant Patios
- Setback Area
- Ground Level Open Space - Active & Passive
- Site Boundary

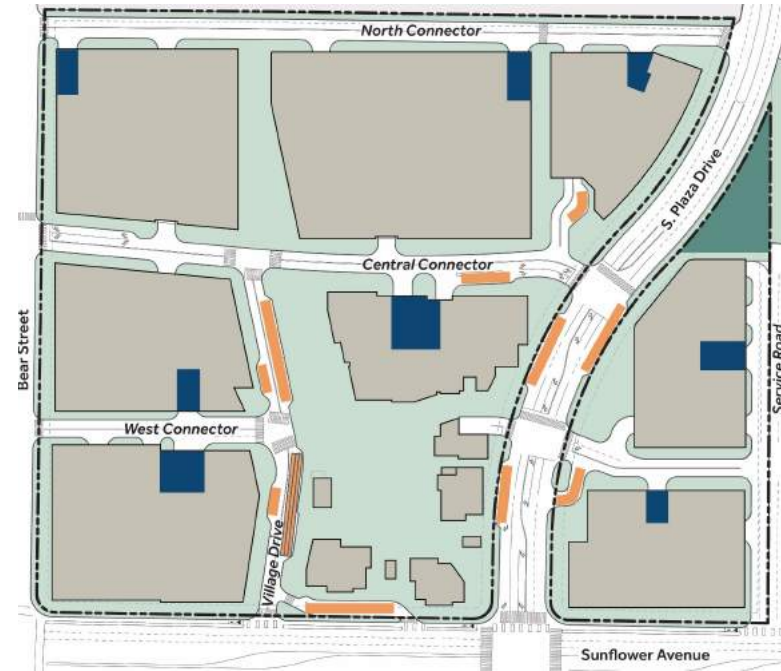
Parking



Parking



Parking



Loading

Use	Parking Ratio (Minimum)
Office	3 spaces/1,000 square feet
Residential: Market Rate	1.4 spaces/unit
Retail, Restaurant, and Service Commercial	4 spaces/1,000 square feet

Circulation



Vehicular



Pedestrian



Bicycle

Infrastructure



Water



Sewer

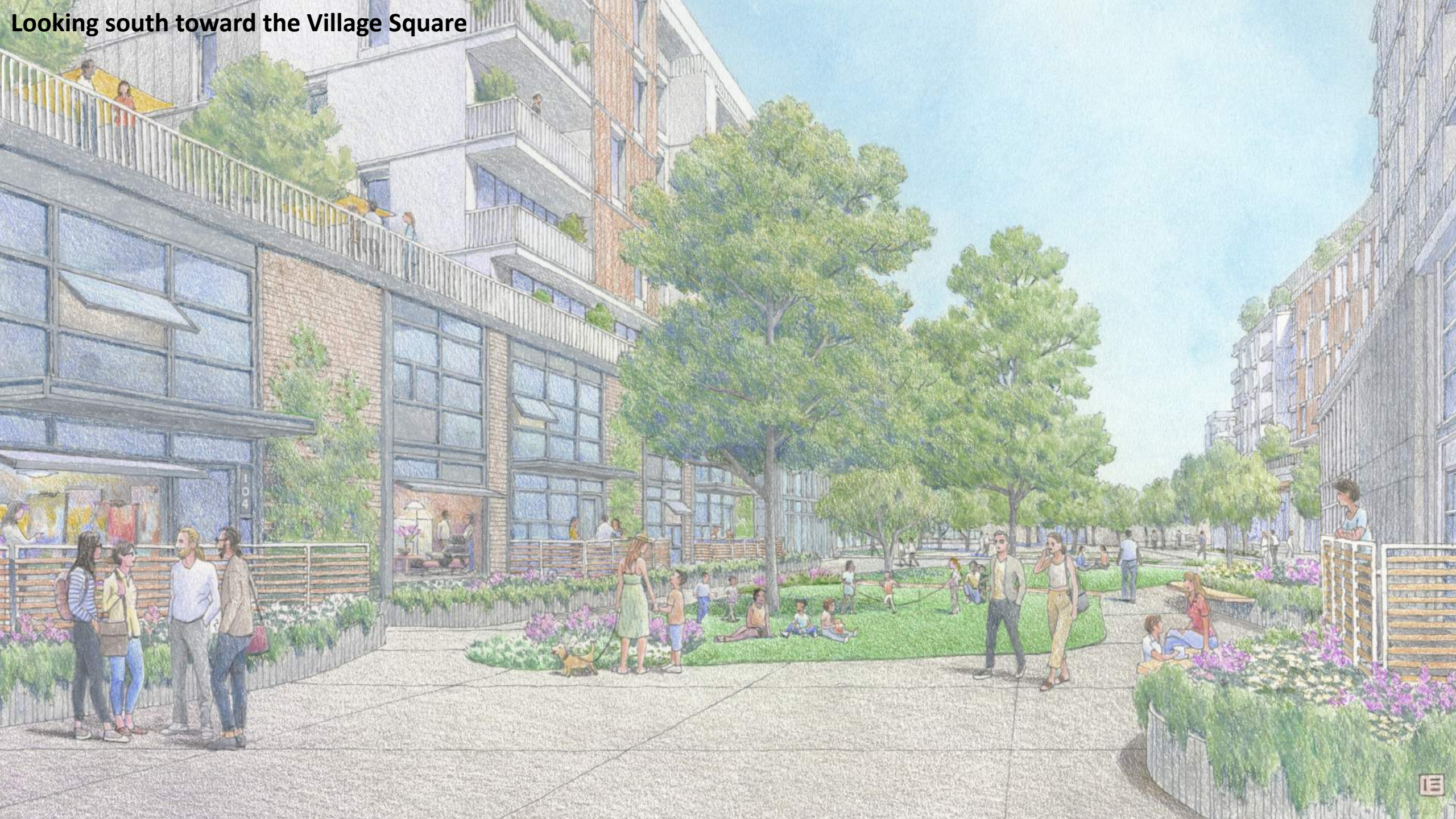


Storm Drain

Looking south across Sunflower to South Coast Plaza



Looking south toward the Village Square



The heart of The Village at night



Looking north across Sunflower and up Plaza Dr.



An architectural rendering of a modern urban development. The scene features several multi-story buildings with glass facades and balconies. In the foreground, there are landscaped areas with trees, a paved walkway, and a road with cars. The overall atmosphere is bright and sunny.

Thank you...

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