



August 5, 2024

Mr. Chris Yeager  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

**RE: HIVE LIVE Entitlement Application – Applicant Letter/Project Description:**

Dear Chris,

Legacy Partners, on behalf of Invesco Real Estate, is pleased to present our application for The Hive Campus. In response to the City's identification of this location as a future housing site in the recently adopted Updated Housing Element, Legacy is proposing to evolve The Hive Campus into a multi-phased master-planned residential community dubbed "HIVE LIVE."

Legacy Partners has a reputation for delivering and operating highly-amenitized residential communities. Legacy developed and currently manages 580 Anton in South Coast Metro, which is widely considered to be one of the finest residential communities in Southern California. We also delivered another luxury community known as Bloom South Coast in the South Coast Metro area, adjacent to Costa Mesa. Through these projects, Legacy has developed a unique understanding and appreciation for the Costa Mesa community.

In addition to assisting the City in fulfilling its RHNA obligations, HIVE LIVE will provide an opportunity to create a true work live environment in North Costa Mesa. HIVE LIVE's location is conducive for a walk-bike environment to local employers and will support local retail and restaurants such as The Lab/Camp, SOCO, and South Coast Plaza.

The Hive Campus is currently a 14.25-acre site developed with three two-story office buildings and a fourth approved (but not built) office building on the former L.A Chargers practice field. The Chargers have completed a new practice facility in El Segundo, CA and are relocating, so this represents an actionable opportunity to plan and develop housing in the City in a master planned manner. The property currently has a land use designation of Industrial Park and is zoned MP (Industrial Park).

HIVE LIVE is envisioned to be a three phased community which would be developed over a number of years, likely starting on the vacant practice field on the site's south end and progressing to the north replacing the three two-story office buildings.

The project is seeking the following entitlements to allow for a mixed-use development with 1,050 residential dwelling units, various residential amenities, a small, 3,962-square foot retail component, and public art displays:



- 1) General Plan Amendment: The proposed General Plan Amendment would change the existing “Industrial Park” land use designation to (a) “Urban Center Commercial” on proposed Parcel 1 and (b) “High Density Residential” on proposed Parcels 2 and 3.
- 2) North Costa Mesa Specific Plan Amendment: The proposed NCMSP Amendment would modify the applicable development standards and establish site-specific base density (62 units/acre) and intensity standards and make other necessary changes to the NCMSP.
- 3) Zoning Amendment: The proposed Zoning Amendment would rezone the project site from Industrial Park to (a) Planned Development Commercial<sup>1</sup> on proposed Parcel 1, and (b) Planned Development Residential – High Density on proposed Parcels 2 and 3.
- 4) Master Plan.
- 5) Vesting Tentative Parcel Map to split the existing parcel to create three separate parcels.
- 6) Development Agreement for the 14.25-acre property.

The 1,050 units are split across three separate phases, each consisting of between 300 and 400 units. Each building includes its own residential amenities, including a clubhouse, fitness center, pool/spa, coworking lounge, and various other amenities along with ample open space. The HIVE LIVE proposes to reserve 10% of the 884 base density units (105 units) for low income households, which results in entitlement to a 20% density bonus (for a potential maximum of 1,061 dwelling units). The HIVE LIVE, however, only proposes to construct 166 bonus units, which amounts to an approximately 18.8% increase over the base density (less than the permitted 20% bonus).

Between each phase, there are paseos that will provide access to the “Rail Trail” on the western edge of the HIVE LIVE site. These paseos are envisioned to be publicly accessible during business hours and will also provide ample open space to residents of HIVE LIVE.

Once operational, the Rail Trail will serve as an additional amenity to residents of HIVE LIVE by providing pedestrian access (through gates from HIVE LIVE to the Rail Trail) for resident use. During business hours, these gates will be able to remain unlocked so non-resident members of the public can access the trail as well. HIVE LIVE will likely hire a security company to patrol the property and address resident concerns. The security company would also be tasked with monitoring the Rail Trail adjacent to HIVE LIVE, increasing public safety during the day and overnight.

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<sup>1</sup> The Urban Center Commercial designation and Planned Development Commercial zoning for proposed Parcel 1 provide for flexibility of development for non-residential development, consistent with an existing third-party agreement governing Parcel 1. The City previously approved the Urban Center Commercial designation and PDC zoning for the Sakioka Lot 2 (also part of the NCMSP) to allow for development of either non-residential development or residential development as stand-alone development options. The site-specific standards outlined in the NCMSP would govern development of Parcel 1, establishing maximum non-residential floor area for Parcel 1 and residential development across the entire HIVE LIVE project site.



Legacy Partners also operates a property management company and intends to manage HIVE LIVE. Typically, at other Legacy projects, the leasing office is open and staffed from 10am to 6pm. Security gates, including those to the Rail Trail will be open during this time as well. Staff will likely include eight offices personnel, including one Business Manager, one Assistant Manager, one Leasing Manager, and five Leasing Consultants. Maintenance staff will likely consist of one Maintenance Supervisor, two Assistant Supervisors, six Maintenance Technicians. The project includes three separate leasing offices, one for each phase. Due to the number of staff required to operate the property, this will allow the staff to spread across each phase and operate the property more efficiently, as well as giving residents easier access to staff if needed. Additionally, separate offices will allow each phase to operate independently in the future if needed or desired.

The retail component is included on the ground floor of Building A, as shown on the included plans. The retail will be approximately 3,500 square feet, located near the public art displays and on an open plaza in front of the building. The ground floor of the is anchored by an indoor art gallery which is prominent on the corner and adjacent to the open plaza.

Sincerely,

A handwritten signature in black ink that reads "Timothy O'Brien". The signature is written in a cursive, flowing style.

Timothy O'Brien  
Senior Managing Director  
LEGACY PARTNERS

cc: Scott Drapkin, Ben Mount, Dave Pinto