ATTACHMENT 4

HIVE LIVE

General Plan Screening Submittal

APRIL 2023

LEGACY PARTNERS®

Invesco

Hello

April 2023

Honorable Mayor John Stephens; and Members of City Council:

Legacy Partners, on behalf of Invesco Real Estate, is pleased to present our General Plan Screening 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 luxurious residential communities. As you know, 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. This spring, we expect to deliver another luxury community known as Bloom South Coast in South Coast Metro adjacent to Costa Mesa. Through these projects, Legacy has developed a unique understanding and appreciation for the 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 L.A. Chargers practice field. The Chargers have announced their intent to relocate their operations to Los Angeles, so this represents an actionable opportunity to plan and develop housing in the city in a master planned manner.

HIVE LIVE is envisioned to be a three phased community which would be developed over a number of years, starting on the vacant practice field and progressing to the north replacing the two-story office buildings. This would occur based upon market demand and the natural expiration of existing tenant leases.

Understanding the significance of Art in Costa Mesa, HIVE LIVE is inspired by the idea that "Architecture is Art." The phased communities are envisioned to be architecturally significant, "cousins" of one another under a common design umbrella and inspired by Costa Mesa's most iconic buildings, envisioned resident profiles, and nature.

The communities at HIVE LIVE will be highly amenitized, with ample open space and common areas. Common area spaces include club and recreational uses, including expansive workspace areas conducive for a "work from home" environment. The projects will include meaningful interior and exterior art pieces. We envision incorporating a café use for residents as well as local employees immediately adjacent to the community. This GP Screen Application package provides the broad strokes for our vision which would be refined further with our formal entitlement application.

Moving forward, the project would seek: 1) a General Plan Amendment and/or a North Costa Mesa Specific Plan Amendment to modify the applicable development standards and establish site-specific density and intensity standards and make other necessary changes to the NCMSP; 2) a Master Plan; 3) a Tentative Parcel Map; and 4) a Development Agreement or amendment of the existing Home Ranch Development agreement pertaining to the 14.25 acres.

In addition to providing much need housing for local employer's the proposal will provide:

- Actionable housing opportunity to assist the City of Costa Mesa to fulfill its RHNA obligations on a site identified in the recently updated Housing Element.
- Additional City of Costa Mesa fees for public improvement and open space/parks in the city.
- Affordable opportunity to assist the City to fulfill its housing goals.
- Improved directionality of peak hour trips.
- Generation of temporary construction jobs.
- Generation of full-time jobs associated with the management and maintenance of the communities.

We look forward to your feedback and respectfully ask for your support to authorize us to process our General Plan Amendment application and related site entitlements.

Sincerely,

Timothy O'Brien

Timothy O'Brien
Senior Managing Director
LEGACY PARTNERS

HIVE
LIVE

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FIRM PROFILE

FIRM PROFILE

Founded in 1969, Legacy Partners has developed over 60,000 apartment homes valued at over $7 billion across the United States with some of the world's largest financial institutions, life insurance companies, and real estate companies. Legacy Partners also manages over 11,000 units nationally and 6,000 in Southern California.

Legacy Partners has had a local presence in Orange County since the 1970's. Tim O'Brien has operated as its Southern California Partner since 2007. Tim was born and raised in Costa Mesa and has worked in the area during his entire career.

LEGACY PARTNERS®

580 ANTON

Invesco Real Estate has managed investors' funds in separate real estate accounts since 1993. Over the last 40 years Invesco has become one of the largest real estate investment management firms in the world, currently managing over $90 billion in assets from its twenty-one offices across 16 countries, by focusing on assets in high-quality markets like Costa Mesa and the South Coast Metro.

Invesco

BLOOM SOUTH COAST METRO

LOCAL EXPERIENCE

In 2018, Legacy Partners completed 580 Anton in The Town Center of Costa Mesa. 580 Anton generates some of the highest rents in Orange County, outside of Fashion Island, and is regarded to be one of the finest multi-family residential projects in Southern California.

Legacy Partners is completing construction on a 226-unit luxury residential project known as Bloom South Coast at 651 Sunflower Avenue in Santa Ana. Legacy Partners was publicly commended by the City Council for its efforts in gaining broad community support for the Sunflower project.

Invesco Real Estate, through affiliates, has owned The Hive Campus since 2018 and is also the capital partner for the adjacent Press/Anduril Campus.

HIVE
LIVE

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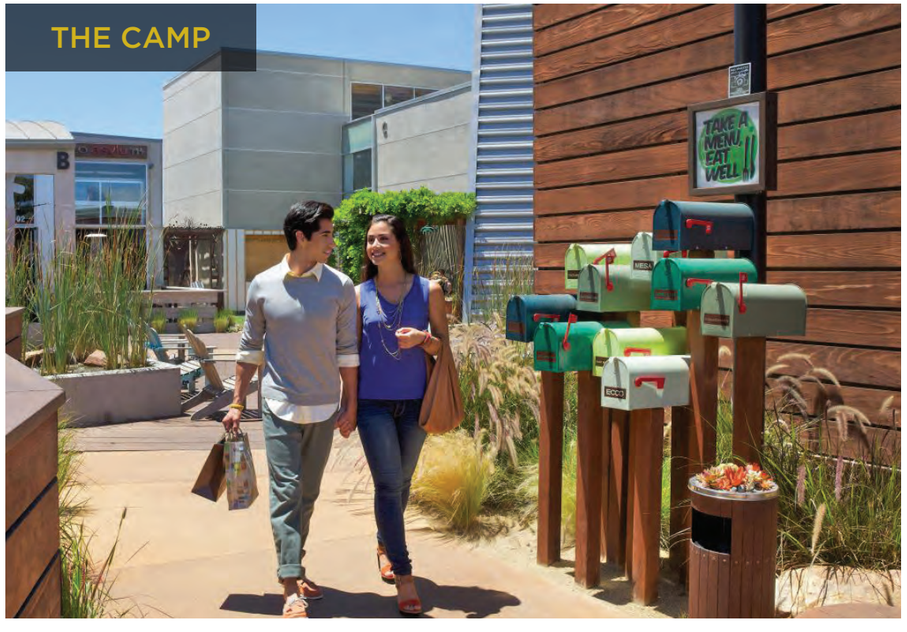
CONTEXT & VISION

COMPLEMENTING COSTA MESA'S VISION

Costa Mesa is thriving in every way. The City of The Arts continues to lead the way for creativity with world-class venues such as South Coast Plaza, Segerstrom Center for the Arts, Orange County Museum of Art, The Lab/Anti-Mall, and the SOCO District. Home to the VANS Corporate Office, a vast Shepard Fairey mural, and located only a few miles from the beach, Costa Mesa is the epitome of Southern California. HIVE LIVE will perfectly align with Costa Mesa's vibe and continue the creative legacy of meaningful living. It will fuel the creative momentum for the city to experience an exciting and prosperous present and future.

SEGERSTROM CENTER

THE LAB/ANTI-MALL

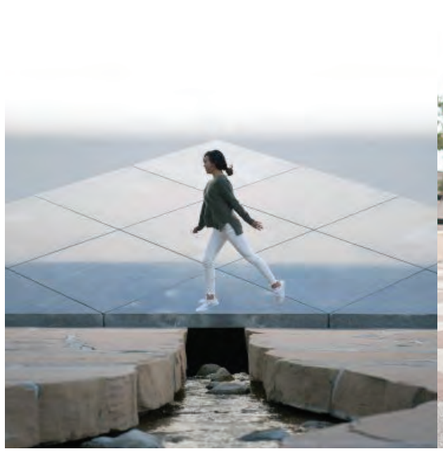


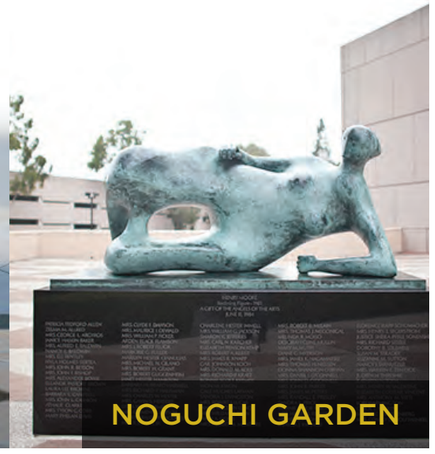
THE CAMP

SOUTH COAST PLAZA

ORANGE COUNTY MUSEUM OF ART

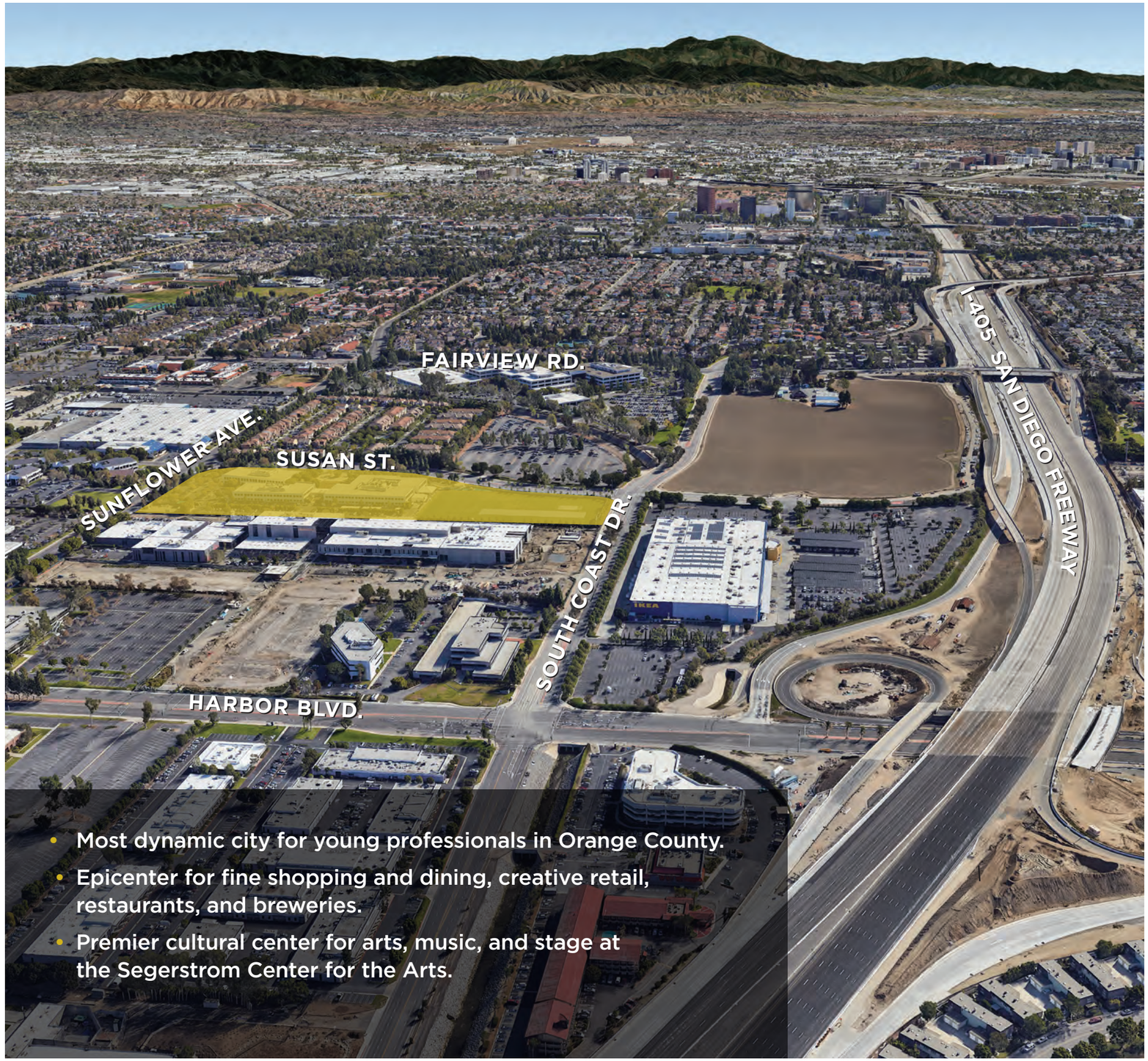
COSTA MESA H. S. PERFORMING ARTS CENTER



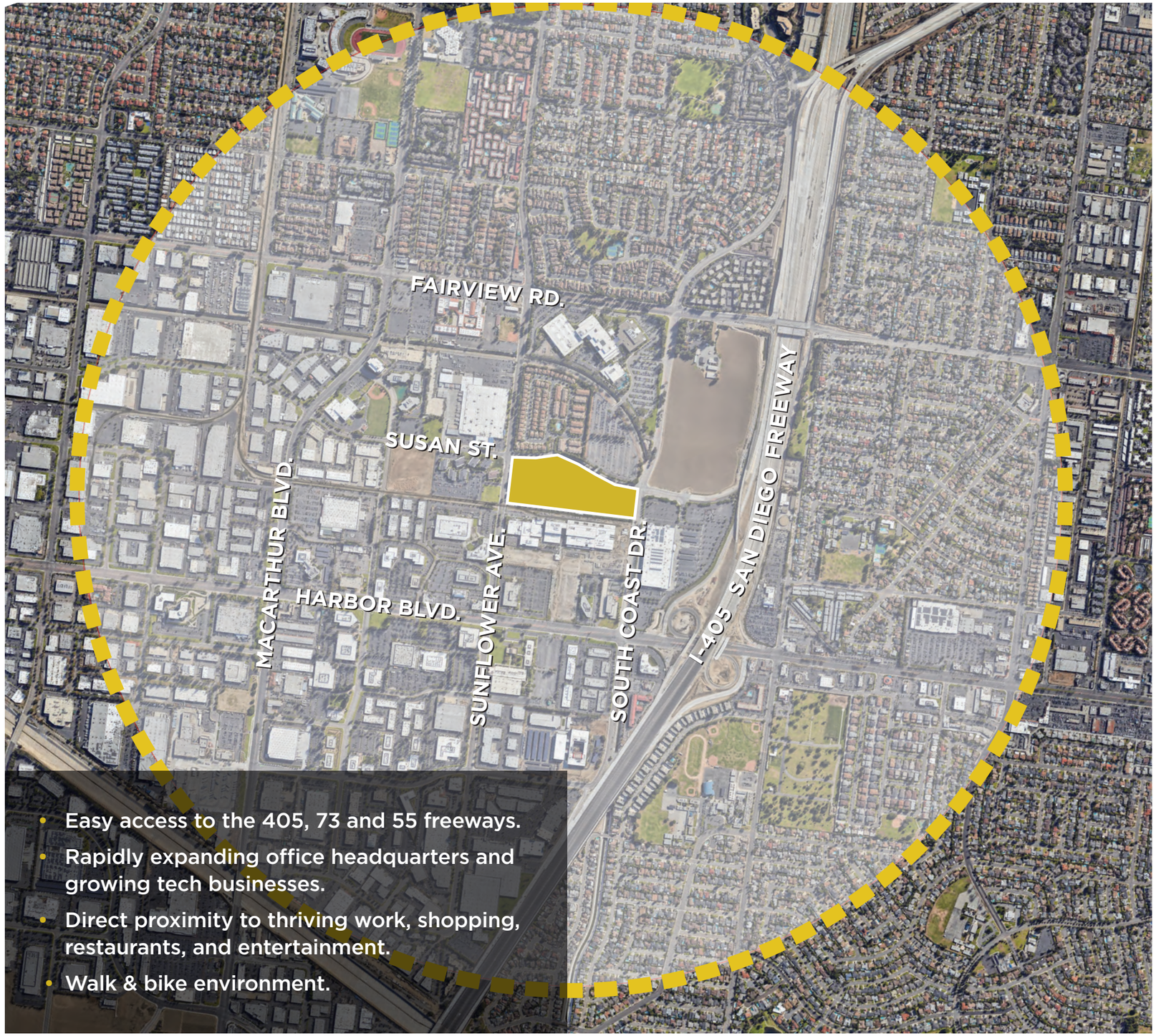


NOGUCHI GARDEN

SHEPARD FAIREY MURAL



- Most dynamic city for young professionals in Orange County.
- Epicenter for fine shopping and dining, creative retail, restaurants, and breweries.
- Premier cultural center for arts, music, and stage at the Segerstrom Center for the Arts.



- Easy access to the 405, 73 and 55 freeways.
- Rapidly expanding office headquarters and growing tech businesses.
- Direct proximity to thriving work, shopping, restaurants, and entertainment.
- Walk & bike environment.

HIVE
Live

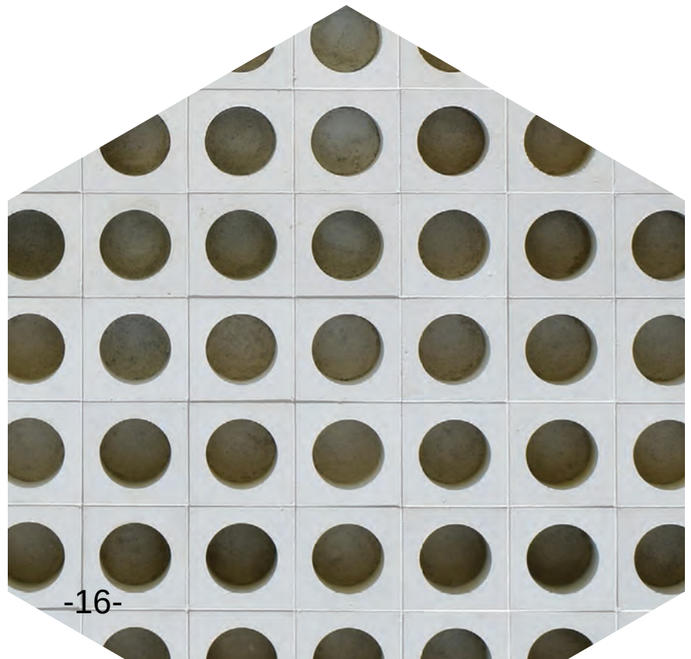
3

CONCEPT STUDY

THE CONCEPT

Calibrated just for Costa Mesa, HIVE LIVE is an exciting, new opportunity to unite modern living, lifestyle, and livelihood in a unique way with more agility and imagination. This premier campus concept will give the live, work, & play matrix more depth, strength, and nuance. It will be an experience, not merely an address. This energetic approach will appeal to people looking for their ‘everything’ place and those who didn’t realize it was possible.

Utilizing nature and intuitive design, HIVE LIVE will honor all the touch points that matter most — in real-time.



HIVE LIVE IS...

A TRANQUIL AND IMPRESSIVE PLACE TO LIVE WITH ALL THE ADVANTAGES OF MODERN CONSTRUCTION, FEATURES, AND ACTIVE AMENITIES THAT THE MARKET WANTS.

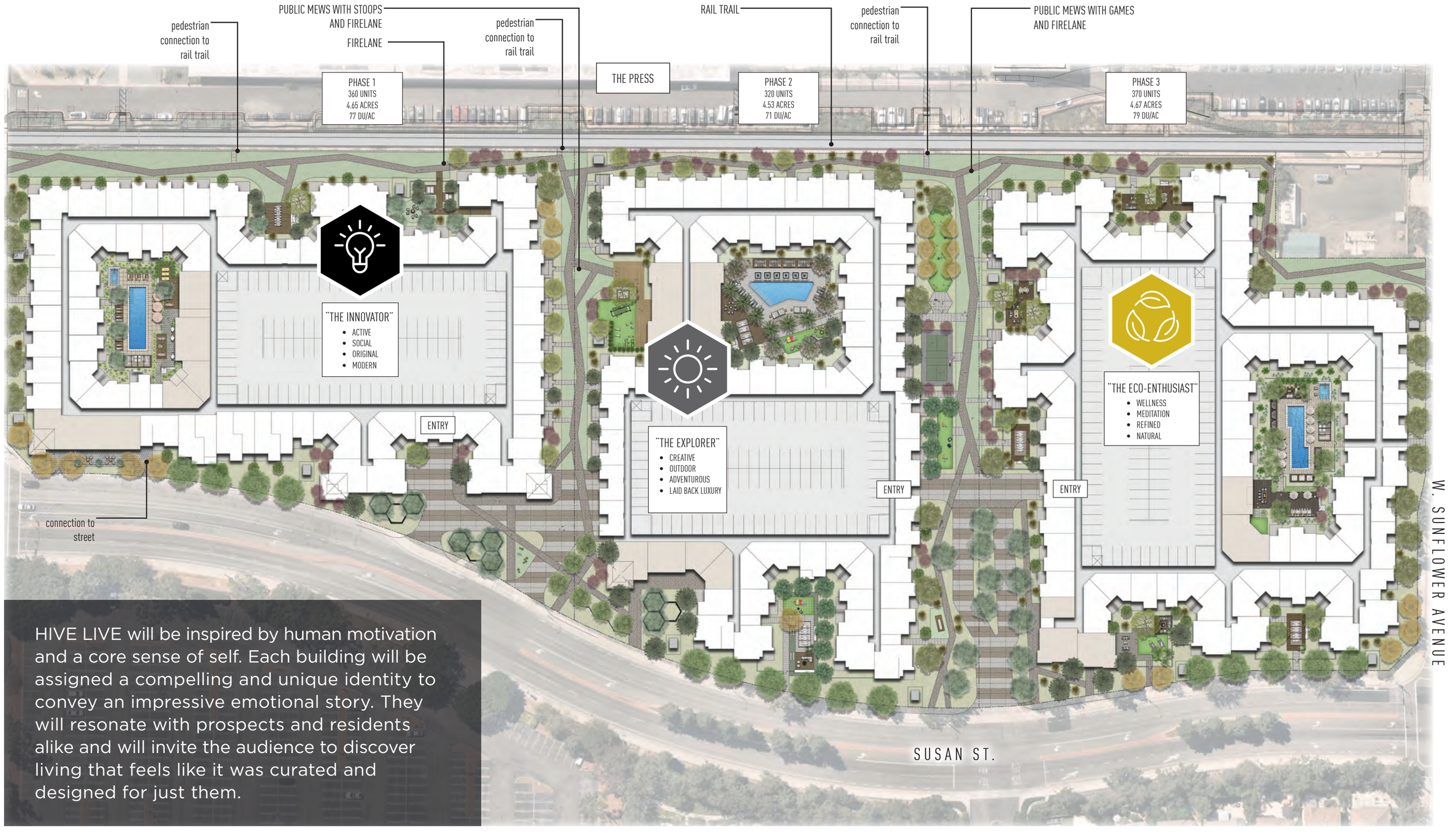
A CAREFREE AND THOUGHTFUL PLACE TO ENJOY SPONTANEITY MORE OFTEN.

A DOWN-TO-EARTH PLACE TO CREATE NEW MEMORIES AND CONNECT TO THE COMMUNITY AND CITY MEANINGFULLY.

A PLACE TO FEEL PART OF SOMETHING BIGGER YET HAVE PLENTY OF ROOM TO BE YOURSELF TO ACHIEVE EQUILIBRIUM AND WELL-BEING.

A PERFECT LOCATION THAT ALLOWS IMMEDIATE ACCESS TO INNOVATIVE WORK HUBS TO HELP PEOPLE DREAM, LEAD, AND SUCCEED BETTER THAN EVER.

HIVE LIVE IS AN EXPERIENCE TO DO IT ALL AND DO IT WELL.



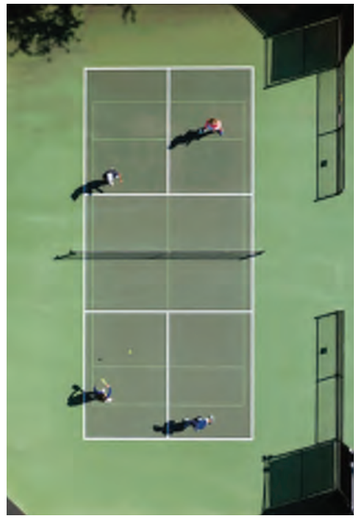
HIVE LIVE will be inspired by human motivation and a core sense of self. Each building will be assigned a compelling and unique identity to convey an impressive emotional story. They will resonate with prospects and residents alike and will invite the audience to discover living that feels like it was curated and designed for just them.

CONTEXT

The site is on the corner of South Coast Drive and Susan Street and extends to W. Sunflower Avenue. IKEA furniture store is located south of the proposed site. Industrial and office uses are to the west and directly across to the east is a gated residential development consisting of 2-story townhouses and single-family residences.

OVERALL BUILDING AND SITE CONCEPT

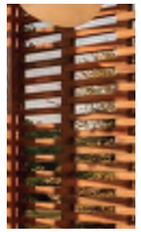
There are 3 phases to the overall masterplan of the project. All 3 buildings are designed in a “wrap“ configuration with residential units concealing the central residential parking structure. Vehicular entries to each of the 3 phases are from Susan Street. An expansive pool and recreational facility are featured on the ground level for each phase of the project. The residential building configurations are designed to feature courtyards that break-up the building massing along Susan Street and to provide opportunities for landscaping. The Rail Trail is directly adjacent to the proposed development on the west side of the site. There are ample plazas and landscaped paseos between buildings to create a connected, pedestrian friendly experience and to activate the entire block and surrounding neighborhood.

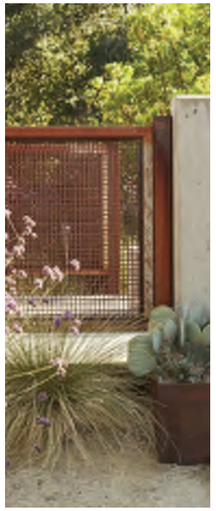


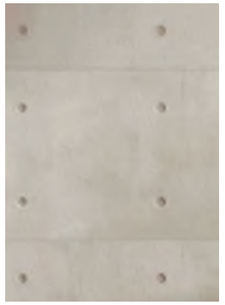
THE INNOVATOR

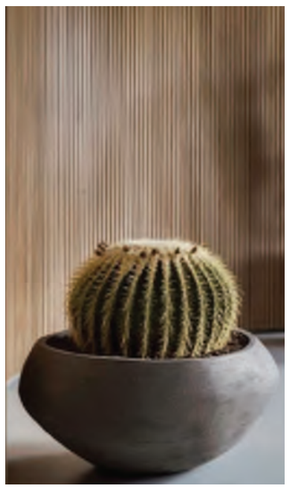
Living in the now with a keen eye on tomorrow, The Innovator building concept will celebrate active and driven lifestyles. Ones that love staying invigorated in mind and body. It will have modern spaces that make socializing easy and stylish with vibrant amenities that are convenient. The overall feeling will be a daily sense of accomplishment.

- ACTIVE
- SOCIAL
- ORIGINAL
- MODERN





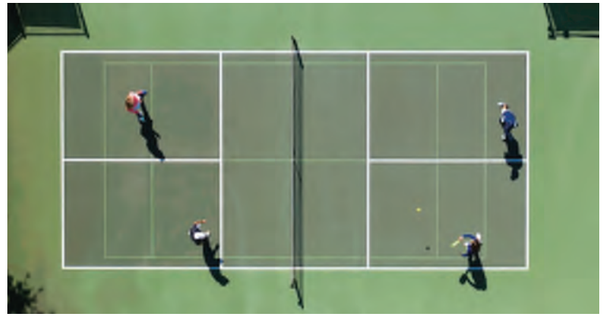


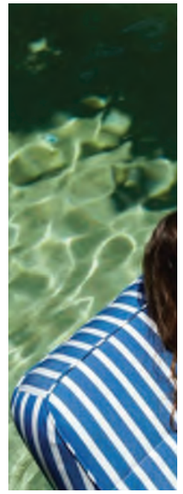
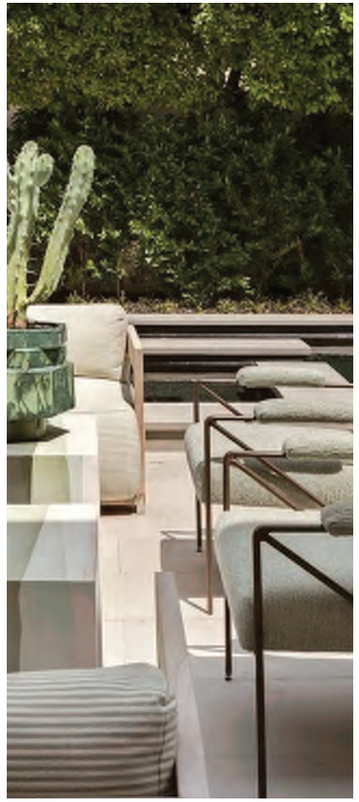
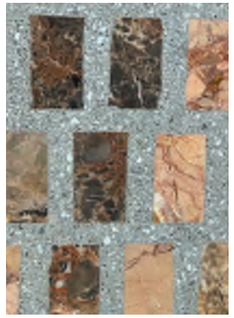


THE EXPLORER

This building's concept will be one of a muse. The Explorer building concept will inspire creativity, expression, and intellectual and outdoor adventure. The vibe will be a casual luxury that's easy yet refined. Residents here will experience an ongoing curiosity about the world that's effortless and inviting to keep them stimulated.

- CREATIVE
- OUTDOOR
- ADVENTUROUS
- LAID BACK LUXURY

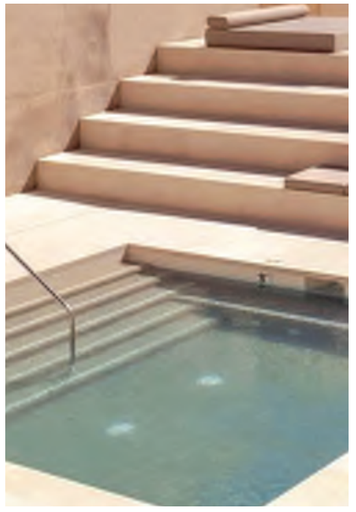


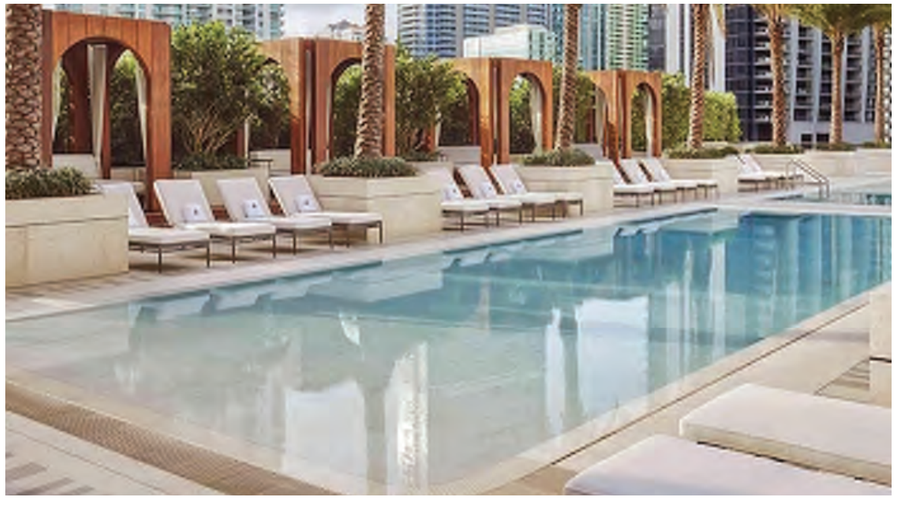




THE ECO-ENTHUSIAST

Pure in heart and mindful in the soul, The Eco-Enthusiast building concept will be a peaceful place to connect to what matters. The design will celebrate nature and sustainability for a tranquil yet refined place to live well. This building will bring much-needed calm, wellness, and balance to today's busy lifestyles.

- WELLNESS
- MEDITATION
- REFINED
- NATURAL





PHASE I
PHASE II
PHASE III
FIRELANE / PASEO
PASSAGE
5 STORY WRAP
PARKING STRUCTURE
6.1 LEVELS
104 S/FL
AMENITIES
VISUAL CONNECTION
ENTRY
MAIL
MOVE IN
LEASING
FIRELANE / PASEO
PASSAGE
AMENITIES
PASSAGEWAY
5 STORY WRAP
PARKING STRUCTURE
6.3 LEVELS
92 S/FL
LEASING
MAIL
PARK
=0.37 ACRE
FIRELANE / PASEO
PASSAGE
5 STORY WRAP
PARKING STRUCTURE
6.3 LEVELS
108 S/FL
PASSAGEWAY
ENTRY
MOVE IN
AMENITIES
MAIL
LEASING
4 STORY
4 STORY
4 STORY
PASSAGE
Susan St

FACADE MASSING AND ARTICULATION

The building facades are contemporary and urban in character and respond to its neighborhood context. At the corner of Susan Street and South Coast Drive (Phase 1), the building is larger in massing to create an iconic statement for this new development and to establish a new gateway for this new thriving community. Also featured at the corner are the resident amenities in a 2-story setting with a direct pedestrian connection to Susan Street.

ARCHITECTURAL STYLE AND CHARACTER

Phase 1 is themed as “The Innovator”. This is characterized by larger wall planes and massing, a variety of window proportions arranged asymmetrically. The building also features an angled break in its mass on Susan Street and highlighted with a vertical angled wall mass to signify the main corner of the project. Accent colors are introduced on the balconies to create interest with wood-looking tile at the base of the building to create a warm, natural aesthetic.

ARCHITECTURAL STYLE AND CHARACTER

Phase 2 is themed as “The Explorer” and its architectural style is transitional. The architectural style introduces and features a horizontal roof plane element and a gable roof form to respond to the adjacent residential neighborhood. Vertical siding is used to create texture and vertical shadow play. Warm earth tones are also used with wood-looking tile accents.

FACADE MASSING AND ARTICULATION

The massing of the buildings in Phase 2 and Phase 3 begin to break down into smaller components to respond to the existing 2-story residential neighborhood directly east. This is achieved through a series of building courtyards, plazas, roofline variations, and terracing of the building mass from 5 to 4-stories. Also featured is the introduction of gable roofs to respond to the adjacent residential community.

ARCHITECTURAL STYLE AND CHARACTER

Phase 3 is themed “The Eco-Enthusiast” and is characterized by smaller gable roof forms articulated to create a smaller scale contemporary residential village. The massing is terraced from 5 to 4 stories with wood trellises and designed in a contemporary aesthetic. Metal canopies are used in the façade to add texture, shadows and color. Vertical siding is also used to create texture and to contrast the stucco base of the building.

HIVE
LIVE

LEGACY PARTNERS

Invesco

AO

MJS LANDSCAPE ARCHITECTURE

Mannigan DESIGN, INC.

P11