List of Development Agreement Public Benefits:

The One Metro West Development Agreement provides for a number of public benefits for the City, including but not limited to open space, a community center, affordable housing, and funding. The applicant is committed to providing these benefits. The requested modifications pertain only to the timing of payment of certain required fees. The following list provides a summary of the project benefits and comments as provided by the Development Agreement. For additional details, please refer to the Draft Development Agreement provided under Exhibit B of the DRAFT Development Agreement Ordinance.

Public Safety:
- $2 million: To be used to benefit local police and fire services (e.g. firing range, replacement fire engine)

Community Infrastructure Improvements:
- $1 million: To be used toward roadway and trail improvements (e.g. Adams Avenue improvements and Citywide bike trail improvements)

Economic Recovery Fund:
- $3 million: To be used to support essential governmental functions following the COVID-19 State of Emergency

Parks/Open Space:
- Required: Payment of Measure Z fees (approximately $2.2 million)
- Required: Payment of required Park Fees ($5.3 million)
- Public use easement over 1.5-acre public urban open space/park

Other Fees/Improvements:
- Required: Traffic Impact Fees ($1.44 million)
- Payment of Fire Impact Fees (Estimated to be approximately $900,000) (Note: This fee is based on the existing North Costa Mesa Fire Fee; if adopted, the applicant would be required to participate in a new Citywide fee)
- Support of removal of Gisler Avenue/Garfield Avenue bridge from Master Plan of Arterial Highways (Value: No cost)
- Improvements to Sunflower Avenue (wider sidewalks, pedestrian/bicycle improvements, public art, etc.) (Value: $0.5 to $1 million); Applicant and the City will share maintenance (City: pavement and curb/gutter / applicant: landscaping, irrigation, others)
- Public use of the Community Center within the project