

Community Meeting #3

Project Description

September 24, 2019



WESTMINSTER MALL SPECIFIC PLAN
For the Community. By the Community.



For more information visit:

ProjectW-Westminster.com

**Welcome
Facebook Live
attendees!**



This meeting can be found at:

**[www.facebook.com/
CityofWestminster](https://www.facebook.com/CityofWestminster)**

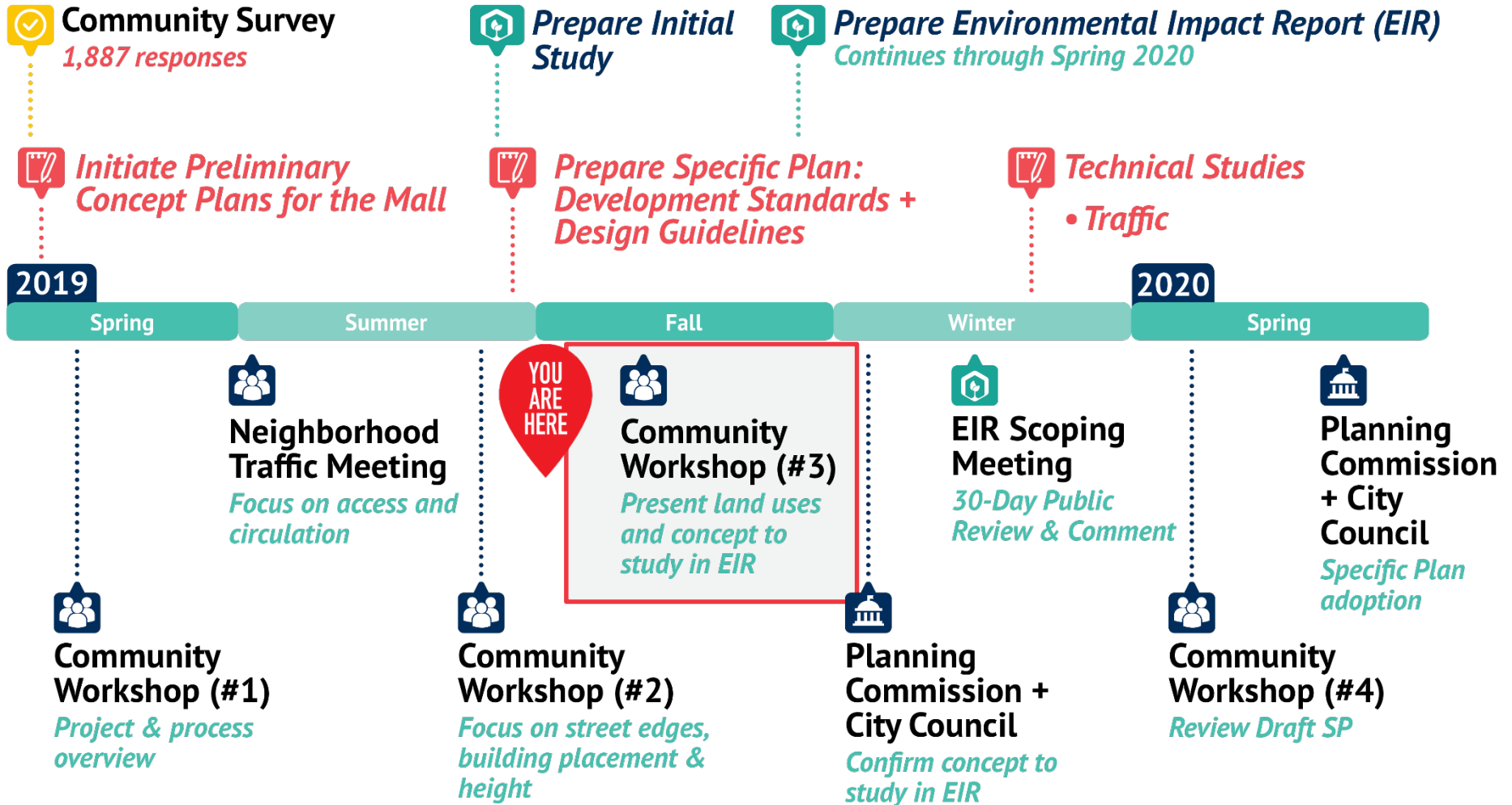
PURPOSE OF THE MEETING

- Previous meetings, have discussed big ideas, traffic considerations, access to the site, and design considerations
- Provide an overview of the **project description** being studied in the Specific Plan
- Project description includes maximum square footage, maximum number of hotel rooms, and residential units to be evaluated
- Input will be forwarded to City Council for review and confirmation before starting environmental analysis
- The review does not constitute approval at this time; only what will be analyzed
- Final numbers may be adjusted depending on findings of technical studies



Community Workshop #1

GENERAL TIMELINE



QUESTIONS & ANSWERS



We will collect your questions during the presentation and respond to them at the end of the show

In Person:

If you have a question, write it on an index card, raise your card, and we will come collect it!

Online:

Submit your question on Facebook Live

www.facebook.com/CityofWestminster



PROJECT VISION & OBJECTIVES



WESTMISTER MALL VISION

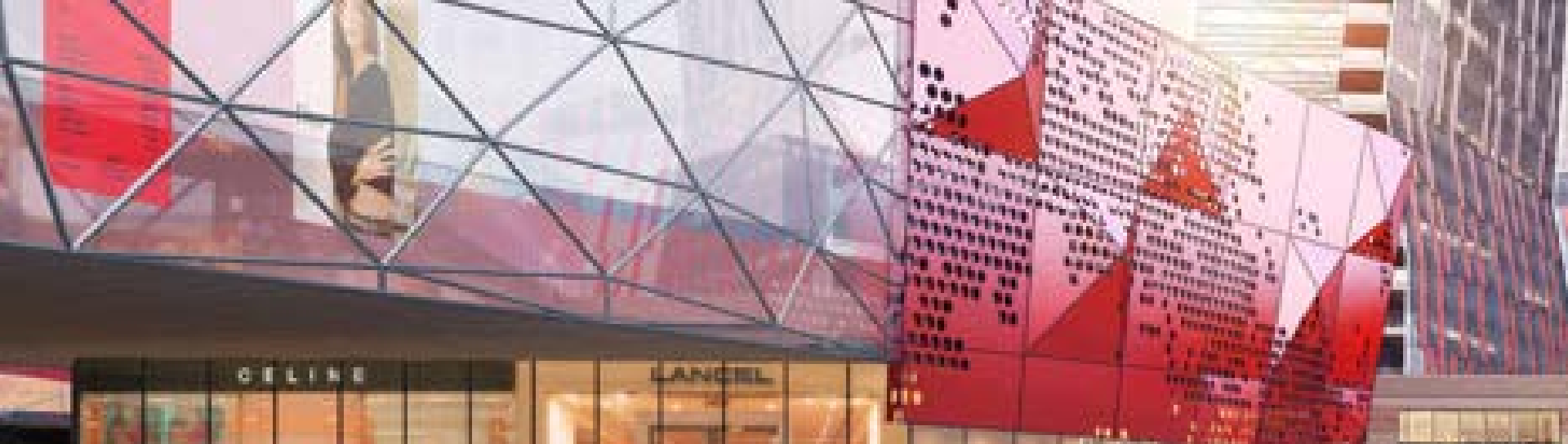
The Westminster Mall is a flourishing center of community life, a unique destination, and a thriving hub of shopping, living and working activity that is source of civic pride for our community.

- **iconic design**
- **transformed the image** of our community.
- a **vibrant, social place**
- the “**place to be**”
- the first place we want to take guests who are visiting from out of town.
- attracts **substantial reinvestment**
- provides our community with a **mix of new retail, hospitality, housing, jobs, and public spaces.**
- contributes to our **long-term economic health** and fiscal stability.
- **new housing opportunities** for first-time home buyers, professionals, families, and seniors in our community
- **variety of affordability levels**
- accommodate the **changing life stages and lifestyle needs** of our residents.
- **rich and inviting indoor and outdoor spaces**, designed with open seating, recreational amenities, and attractive lighting and landscaping
- **activities year-round**
- **easily accessible** to visitors driving, biking, walking, or taking public transit.

WESTMINSTER MALL: *Where opportunities to shop, work and live all come together to create community.*

PROJECT OBJECTIVES

- Westminster Mall is identified in the General Plan as **a place to accommodate the City's growth**
- Design the mall to feel like **a commercial activity center** with residential uses (not vice versa)
- Any proposed development must **fit within the capacity of the existing roadway system** (no widening)
- Address community's concerns about **traffic, circulation and parking**
- Improve **bike and pedestrian** safety and connectivity
- Maximize opportunities to provide **different types of open space at a variety of scales**
- **Design property edges and streetscapes to minimize visual impacts** on neighbors
- Additional building height may be accommodated in a way that is respectful of the surrounding uses (**compatibility**)
- New residential uses must provide a **diversity of housing types and range of affordability**
- Locate new housing in **appropriate locations**
- Provide **high quality design and landscape architecture**



OVERVIEW OF THE PROJECT SITE & CONCEPTS



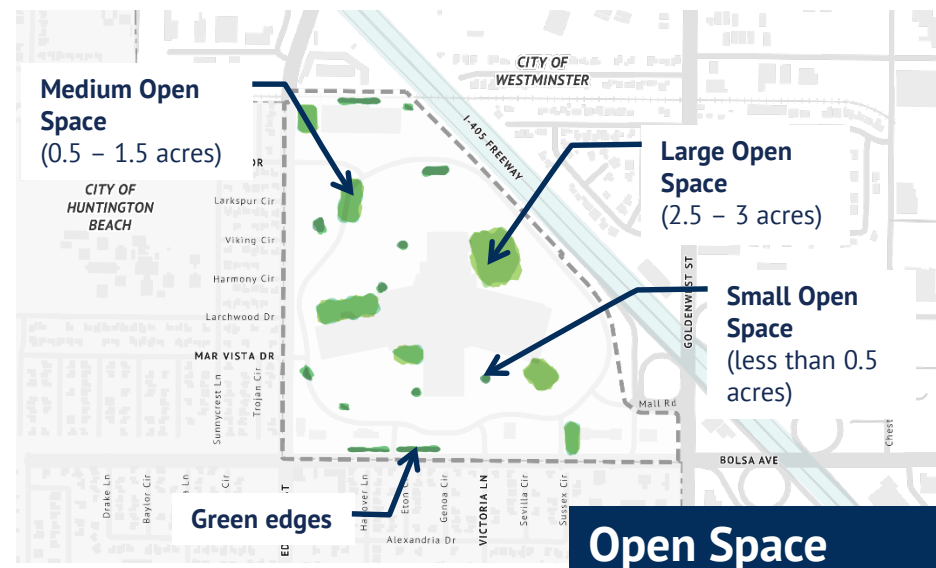
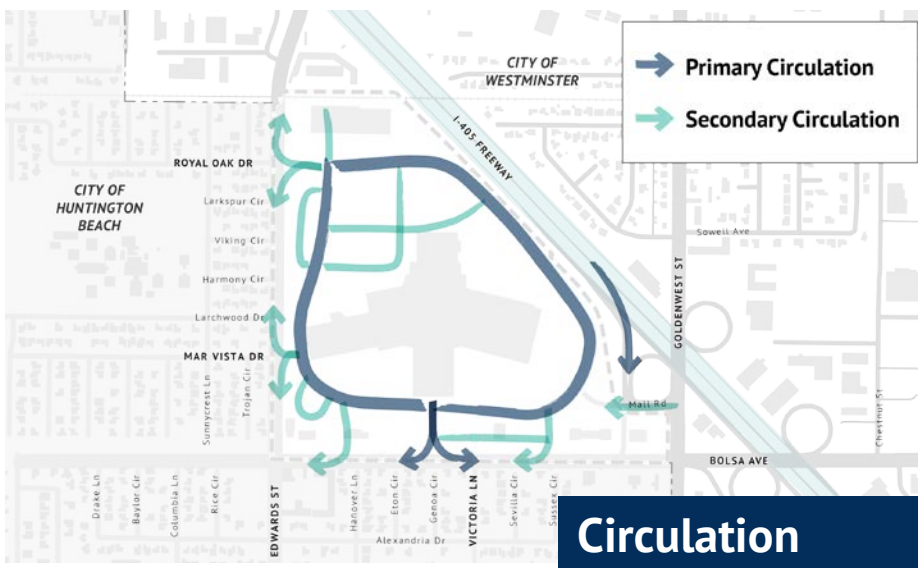
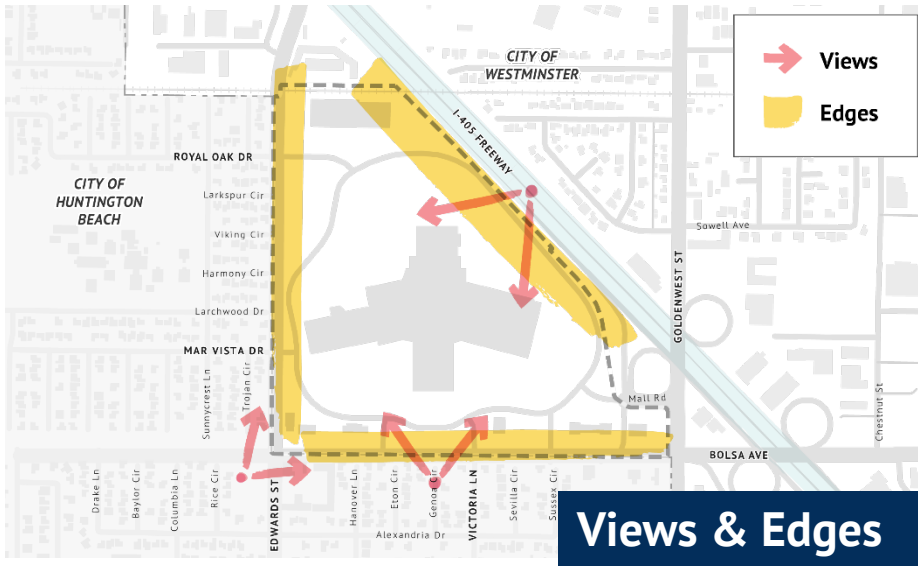
PROJECT SITE



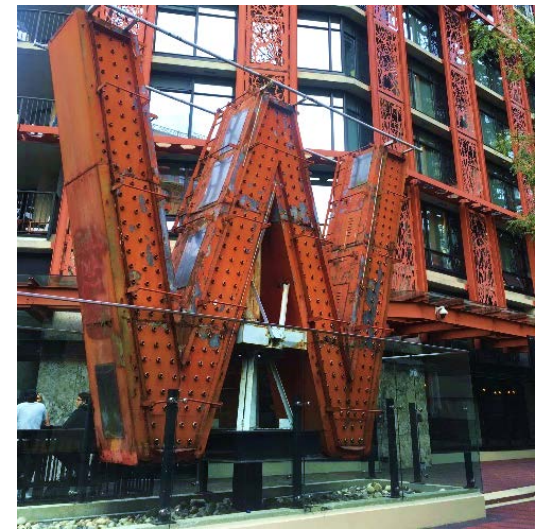
- **Approx. 100 acres**
- **7 property owners**
- **Properties at varying levels of readiness to redevelop**
- **No applications received from property owners yet**



PROJECT CONSIDERATIONS



EDGES: Freeway



GATEWAYS + ACCESS



PROPOSED EDGE: Bolsa Ave. Concept



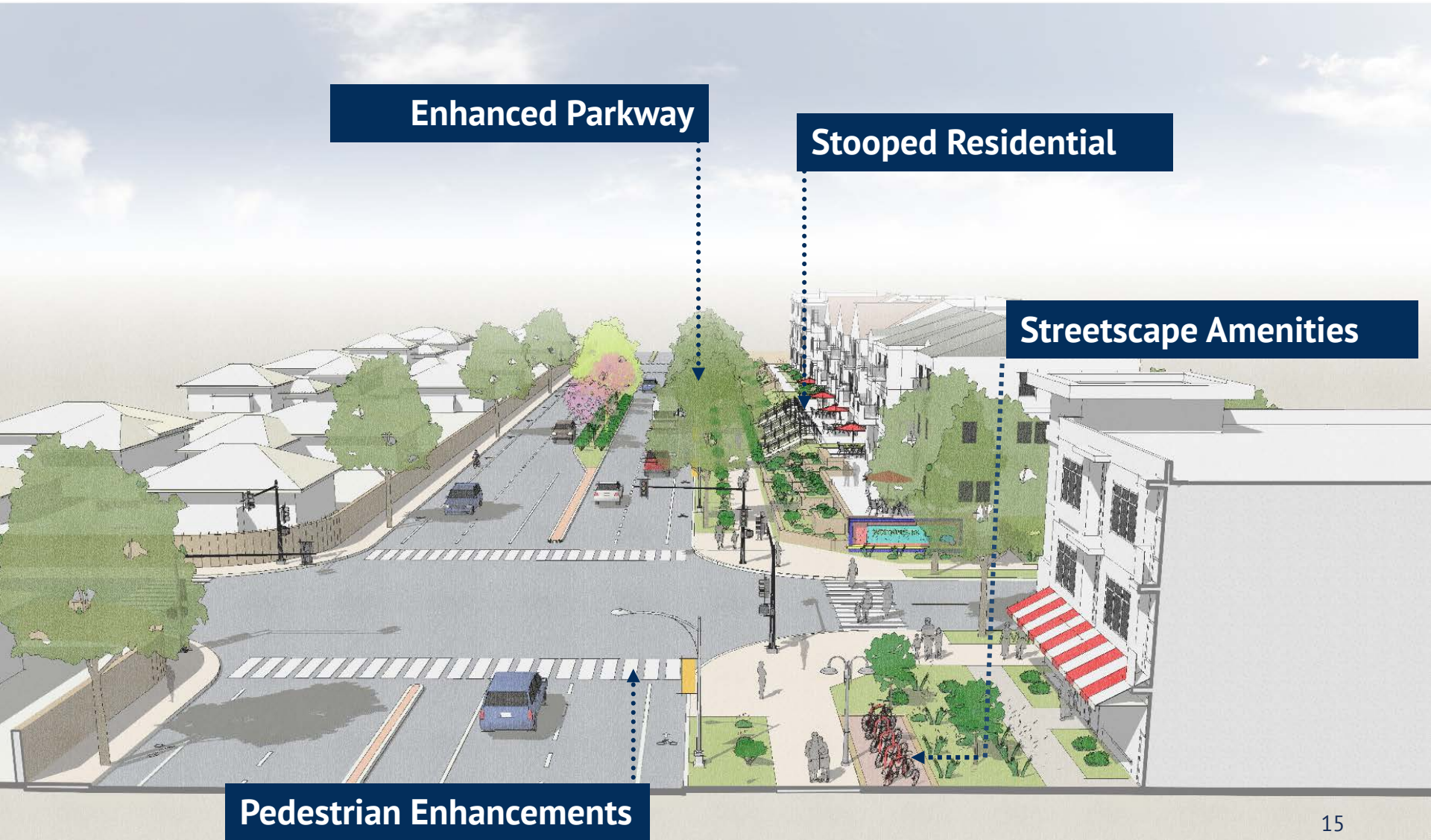
Linear Green Space

Retail Frontage & Road

Pedestrian Enhancements

Community Signage

PROPOSED EDGE: Edwards St. Concept



Enhanced Parkway

Stooped Residential

Streetscape Amenities

Pedestrian Enhancements

CIRCULATION: Interior Streetscape

Residential Uses

Stand-alone Retail

Valet Parking

Ground Floor Retail

On-street Parking

Wide Sidewalks



OPEN SPACES: Public + Private

Green Space



Public Plaza on Corner



Promenade



Private Rooftop



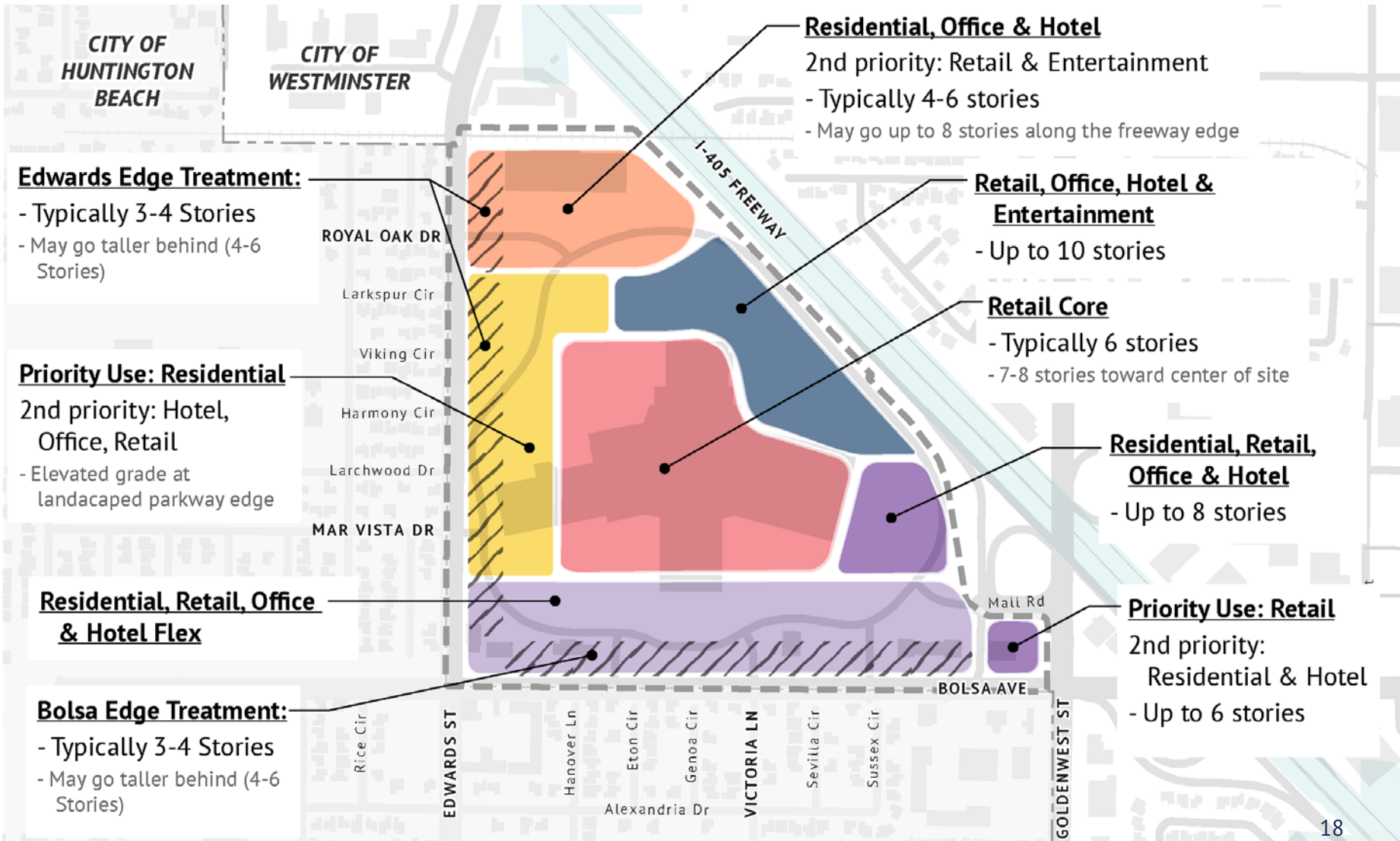
Public Seating



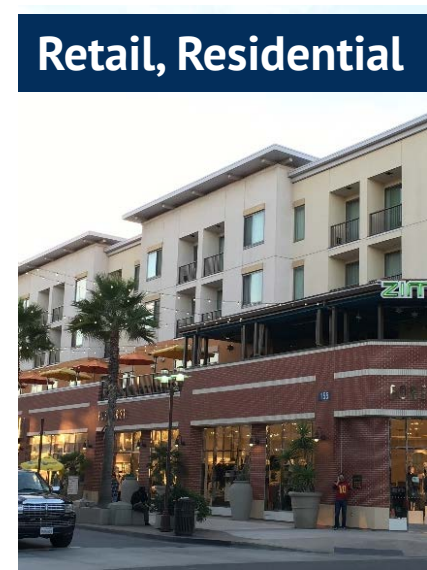
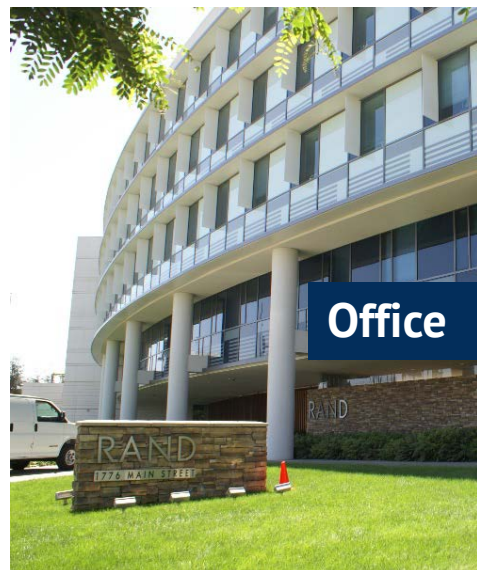
Public Plaza



PROPOSED LAND USES AND HEIGHTS



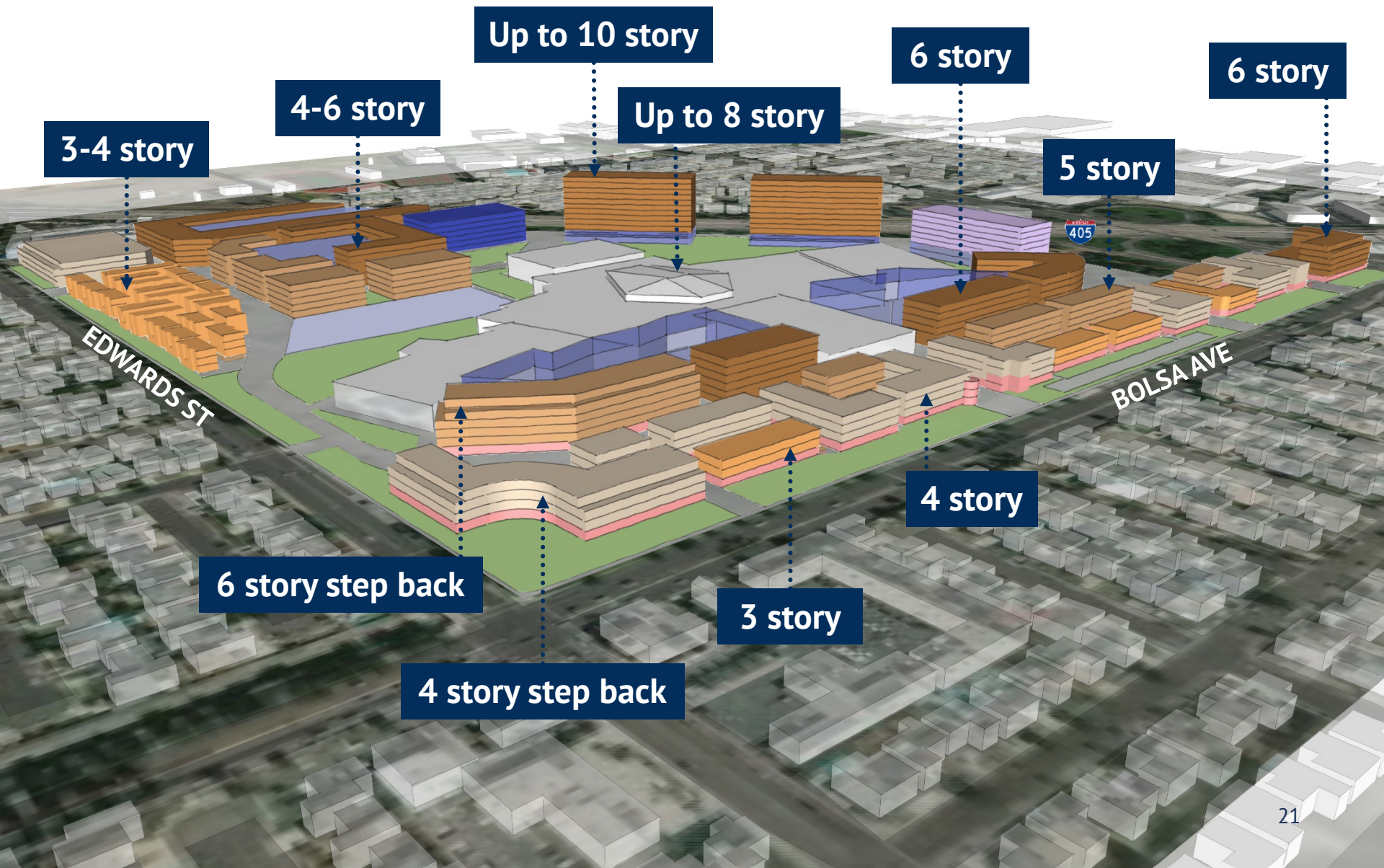
LAND USES: Mixed Use



EXAMPLES OF HEIGHT VARIATION



EXAMPLES OF HEIGHT



3-4 story

4-6 story

Up to 10 story

Up to 8 story

6 story

6 story

5 story

EDWARDS ST

BOLSA AVE

6 story step back

4 story

3 story

4 story step back

Details to Study in EIR

- **3,000 Residential Units**
- **425 Hotel Rooms**
- **1.2M Square feet of non-residential uses (Retail and Office)**
- The square footage and units presented is the maximum number that will be assessed in the technical studies
- Final numbers in the Specific Plan may change depending on the findings of the environmental review



QUESTIONS AND ANSWERS



WHAT'S NEXT?



HOW TO PROVIDE FEEDBACK



At this meeting:

Please fill out comment card and leave with staff

At Home:

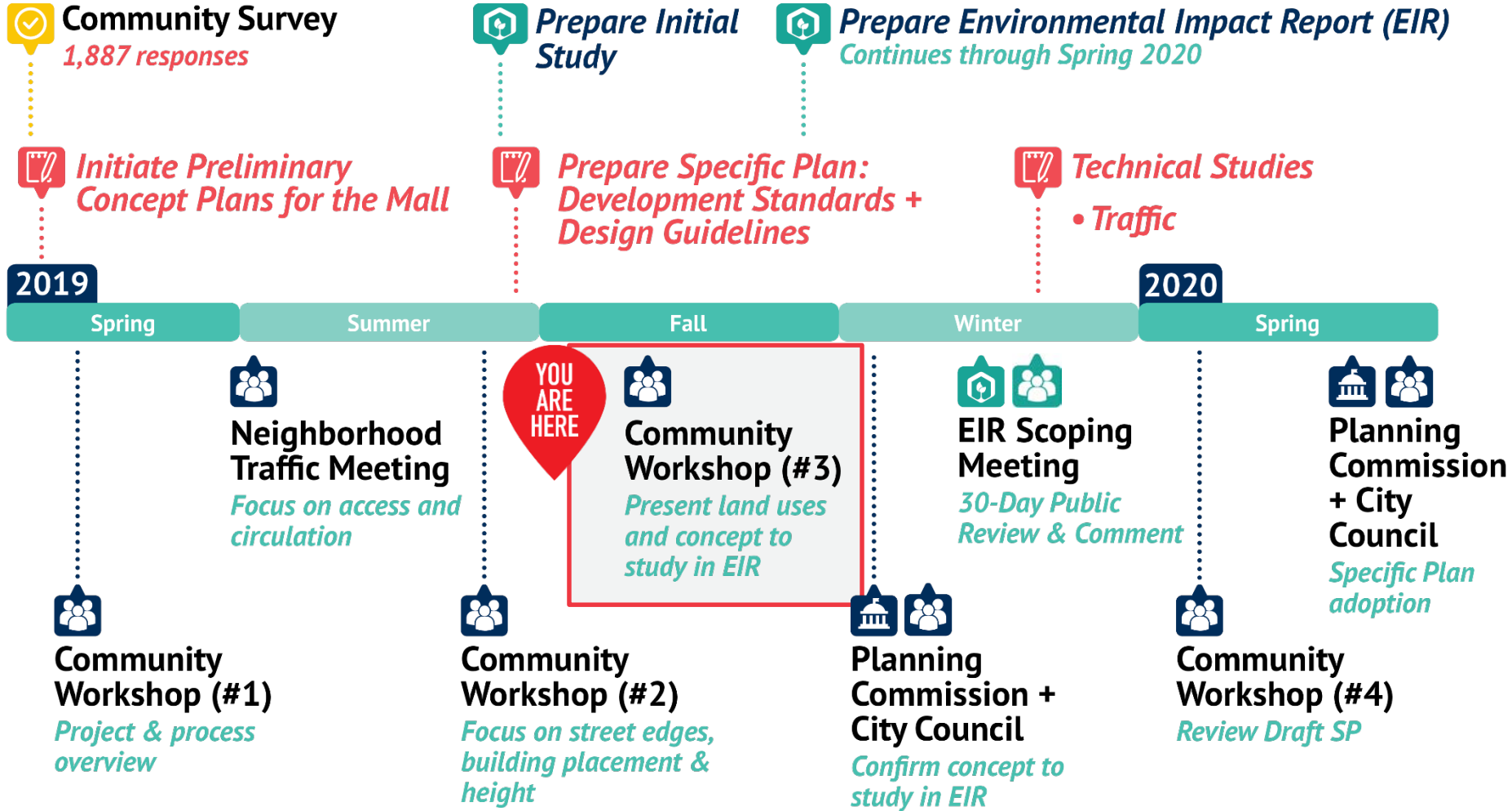
Online: bit.ly/WMallplan

Email: ASmittle@Westminster-CA.gov

A white comment card titled "Westminster Mall...What's Next" with a logo in the top right corner. The card contains the following fields: "PLEASE PRINT Comments" with a large text area; "Name" with a line; "E-mail" with a line; "Address" with a line; "Phone No" with a line; and "Do you want to be placed on the project mailing list?" with a "Yes" checkbox.

COMMENTS by **October 2nd** will be forwarded to Planning Commission & City Council for consideration when they review the project description

FUTURE OPPORTUNITIES FOR FEEDBACK



Six future meetings coming up to provide feedback!

UPCOMING MEETINGS

Dates and times of the next Westminster Mall Specific Plan public meetings:



PLANNING COMMISSION

October 2, 2019

6:30 PM



CITY COUNCIL

October 9, 2019

7:00 PM



LOCATION

City Council Chambers

8200 Westminster Blvd., Westminster, CA, 92683

WESTMINSTER MALL... What's Next

A large, stylized letter 'W' in a dark blue color, positioned within a white diamond-shaped graphic element. The diamond is part of a larger geometric design on the left side of the slide, featuring various colored triangles (yellow, green, brown, blue) and white lines.A large, stylized letter 'M' in a dark blue color, positioned within a white diamond-shaped graphic element. The diamond is part of a larger geometric design on the left side of the slide, featuring various colored triangles (yellow, green, brown, blue) and white lines.

WESTMINSTER MALL SPECIFIC PLAN
For the Community. By the Community.

- For more information, or to sign up for email notifications about future events or meetings related to the Westminster Mall visit the project website:

<http://bit.ly/WMallplan>