



Location: Laguna Niguel, Orange County

Timeframe: 2008 - 2009

Project Partners: City of Laguna Niguel

Project Services

- Policy recommendations
- Public involvement
- Market analysis for land uses
- Design and urban form concepts



Compass Blueprint assisted the City of Laguna Niguel with an update to the Specific Plan for the area around Laguna Niguel's Metrolink station. The plan needed to account for the unique transit-oriented development context of this suburban commuter-rail station area and will serve as a model for other suburban Metrolink TOD sites.

Goals

- Encourage dense mixed use development surrounding transit hubs
- Enhance local neighborhood identity
- Respect community vision for the neighborhood in development plans

In 2007, Compass Blueprint partnered with the City of Los Angeles Department of City Planning to develop the first ever comprehensive Transit-Oriented District (TOD) plan for the City. The project focused on the area within a half-mile radius of the La Cienega/Jefferson station of the Exposition Light Rail line. The TOD plan identified opportunities for economic development, community and transit linkages, and provided land use and urban design guidelines to create and enhance the community's identity.

Results

- Market studies of the 140 acre study area identified demand for housing, jobs, and commercial services including up to:
 - 1,733 - 2,101 residential units
 - 200 - 300 hotel units
 - 60,404 - 224,004 sq. ft. of retail
 - 439,796 - 1,282,140 sq. ft. of office
- Land-use conclusions:
 - In mid-to-longterm multi-family remains strongest land use (greatest demand for land within the Specific Plan)
 - Multi-family developers likely to pay highest land values (residual land values)
 - Turnover and redevelopment will occur once these land values exceed the values of existing improved properties (acquisition costs)

- Creation of a mixed-use district with shopping, dining, and pedestrian amenities should enhance turnover and absorption
 - Internal greenways, trails, and parks connected to regional network
 - Intensified development at Metrolink station
- A series of interactive community workshops or 'charrettes' were held in 2007
- Planning department has been working with the council in pursuing stimulus funding for further planning efforts
- Recommendations are being integrated into the local area's community plan