



Key Issues on Infill Site

- Current GP designation a “holding” category
- Possible future Light Rail stop
- Sensitive lands issues to south of site – could be major amenity for surrounding development
- Candidate for higher density mixed use
 - At least mix of retail and office
 - Housing, too?
- Think about “place making”
 - Unique identity
 - Lasting value



Mid-rise Condos



High-rise Condos



High-rise Office

Mixed-use
Residential
Focus
High-rise



Mixed-use
Employment Focus
High-rise





Mixed Use =
transit and
pedestrian
friendly



Encourage a Mix of Uses



**Town Center,
Brea, CA**

*Local Government
Commission*