

PROPOSED BREA PLAZA MIXED USE PROJECT MEETING SUMMARY

Tuesday, October 13, 2020

This is simply a summary of the presentation given by Mr. Nadhir.

They are not a reflection of the views or opinions of the Brea Glenbrook HOA Board of Directors regarding this project. More information will be coming when the EIR is released.

Please use this link to watch the presentation in full:

<https://drive.google.com/file/d/1yJANiK024QtGW4GanABp1AnE4gJyZSpW/view?usp=sharing>

- **Meeting called to order:** **7:01 PM**

- **Board Members Present:** President, Beth Riley;
Vice-President, Deb Eliason;
Secretary/Management Liaison, Christine Denbo;
Treasurer, John Kern;
Buildings & Grounds, Ed Munson;
Community Relations, Ted Gribble;
Member Relations, Bridget Steffensen
Architectural Control, Darcie Giacchetto

- **Presenter** Waad Nadhir, Brea Plaza Project
- **Staff Present:** Nancy Foxhall; Phil Baker

GOALS

- To create a project that shows Brea as a premier place to live, work, shop
- Enhance Pedestrian traffic through center, includes 2nd level park area

4 COMPONENTS OF PROJECT

- Retail Shopping
- Hotel- Business oriented (Possibly Hyatt Place)
- Office/Co-Working Space- Sevenco Co-Working
 - For professionals, start-ups, satellite, offices, align with universities
- Apartments
 - Co-living adult style dormitories:
 - 4 bedrooms, each with own bathroom; shared living area
 - Corporate Apartments
 - Studio/1Bdrm/2Bdrm/3Bdrm Apartments

PROPOSED BREA PLAZA MIXED USE PROJECT MEETING SUMMARY

Tuesday, October 13, 2020

This is simply a summary of the presentation given by Mr. Nadhir.

They are not a reflection of the views or opinions of the Brea Glenbrook HOA Board of Directors regarding this project. More information will be coming when the EIR is released.

Please use this link to watch the presentation in full:

<https://drive.google.com/file/d/1yJANiK024QtGW4GanABp1AnE4gJyZSpW/view?usp=sharing>

CO-WORKING OFFICE

- SevenCo.co
- For entrepreneurs, professionals, self employed
- Furnished, coffee/tea, reception, 24/7 access, printers/scanners, mail, notary, WiFi, conference rooms, pet friendly, patio

APARTMENTS

- 191 units, 231 Bedrooms, 39 Affordable living units
- All-Inclusive Utilities, WiFi, Cable, Some Furnished
 - Co-living:
 - 3 Bedroom- 5 units/ 15 max persons
 - 4 Bedroom- 10 units/ 40 max persons
 - Corporate:
 - Target local companies,
 - Only in use sometimes, often vacant
 - Studio/1Bdrm/2Bdrm/3Bdrm Apartments:
 - young couples, professionals, adjacent to coworking opportunities

HOTEL

- Likely a Hyatt Place

BENEFITS

- Mixed use better serves the community
- Traffic kept in center (thinking people will live/work/shop within)
- Attracts younger entrepreneurs
- Co-Working office much needed in Brea
- Live/Work Set-up- Walking distance to everything
- Business Hotel compliments location and co-working offices
- Combats retail challenges- online shopping, live streaming v going to a theatre,
- COVID 19 impact
- Utilizes space that is developed already

PROPOSED BREA PLAZA MIXED USE PROJECT MEETING SUMMARY

Tuesday, October 13, 2020

This is simply a summary of the presentation given by Mr. Nadhir.

They are not a reflection of the views or opinions of the Brea Glenbrook HOA Board of Directors regarding this project. More information will be coming when the EIR is released.

Please use this link to watch the presentation in full:

<https://drive.google.com/file/d/1yJANiK024QtGW4GanABp1AnE4gJyZSpW/view?usp=sharing>

SUMMARY

- 144,398 sq ft of retail and restaurants
- 191 apartments/231 apartments if each co-living bedroom is counted separately
- 17,863 sq ft of office space
- 11-150 room hotel
- +/- 300 sq ft of storage space within apartments for resident use

EXPECTED OUTCOME

- Net Neutral Traffic Impact
 - Encourage live/work within center
 - Zip-type cars for rent, rental bikes
- Uses that work well together
- Diverse mix of people attracted to all aspects of project
- Catalyst to create a City transportation/circulation system

PROPOSED BREA PLAZA MIXED USE PROJECT MEETING SUMMARY

Tuesday, October 13, 2020

This is simply a summary of the presentation given by Mr. Nadhir.

They are not a reflection of the views or opinions of the Brea Glenbrook HOA Board of Directors regarding this project. More information will be coming when the EIR is released.

Please use this link to watch the presentation in full:

<https://drive.google.com/file/d/1yJANiK024QtGW4GanABp1AnE4gJyZSpW/view?usp=sharing>

TRAFFIC & PARKING

- Will work to get it right and actively manage it
- Employees to park elsewhere; will provide shuttle to wherever they work
- Working to relocate OCTA Stop closer to the Center
- Brea Plaza Cars available to residents & office tenants so they can be “car free”
- Create Uber / Lyft / GrubHub/ DoorDash waiting area
- Rental Bicycles
- On-Site mini-storage for residents
- Encourage living/working at Brea Plaza
- Waiting on Environmental Impact Report, then the plan will be adjusted
- Project is a work in progress. What is proposed is the MAX and will likely be reduced.
- Looking at 18 months-2 years before project would be completed

- Proposing a Intra-Brea Transportation System (separate from Brea Plaza Project)
 - City of Brea would need to get a grant/s for initial costs to put in place
 - Retain outside company to operate it
 - Privately funded
 - Available to anyone living, working, shopping in Brea
 - Stop would include all schools and City offices
 - Would enhance brea’s image as a new hub to live/work
 - Supports businesses throughout Brea
 - Makes it easier to get around
 - Reduces traffic
 - Environmentally and family friendly

Minutes of this meeting respectfully submitted by Christine Denbo, Secretary

Please view this link to watch the presentation in full:

<https://drive.google.com/file/d/1yJANiK024QtGW4GanABp1AnE4gJyZSpW/view?usp=sharing>