

Costa Mesa Theater & Arts District Plan

Adopted February 2004
Amended March 2006
Amended May 2008



INTRODUCTION:

The South Coast Plaza Town Center area of Costa Mesa is known regionally, nationally and internationally for its cultural facilities, architecture, art and landscaping. Individual elements are, in and of themselves, unique, elite and collectively they produce an environment that is unmatched anywhere in the United States.

The Costa Mesa Theater and Arts District Plan (the "Plan") details the strategy to foster and enhance a unique look and feel for the project area. Because existing elements are of high quality, the plan's challenges will be to highlight the individuality of each existing cultural and art attraction; to preserve an atmosphere that encourages future stakeholders to enhance the district's uniqueness; to maintain an environment that encourages new businesses of equally high quality to locate there; and to ensure that an all-encompassing atmosphere is sustained and preserved so that the entire area is enjoyed by the greatest possible number of individuals, whether residents or visitors.

The Plan addresses a mixed-use urbanized area. It responds to a variety of competing demands and requirements between individual ownership entities and the City of Costa Mesa. For this reason, the Plan is a dynamic document that attempts to balance uses, esthetics and function. It recognizes that the great majority of improvements to the Costa Mesa Theater and Arts District area were accomplished through the vision and foresight of the area's historic and current owners with little outside influence or oversight.

The Costa Mesa Theater and Arts District Plan was jointly developed by South Coast Plaza, Commonwealth Partners, LLC and the Orange County Performing Arts Center ("OCPAC") in fulfillment of an obligation called out in separate development agreements executed between these entities and the City of Costa Mesa in 2001. South Coast Repertory and City of Costa Mesa planning staff reviewed and commented on the plan on several occasions. In addition, the document was reviewed by the Costa Mesa Planning Commission before its submission to the Costa Mesa City Council for final review and approval.

NOTE:

References in this document to Commonwealth Properties shall be understood to refer to Maguire Properties, the successor in interest to Commonwealth for some properties in the Theater and Arts District.

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Costa Mesa Theater & Arts District



Background & Context

LOCATION:

The Costa Mesa Theater and Arts District is bounded by Bristol Street on the west, Sunflower Avenue on the north, Avenue of the Arts on the east and the San Diego (I-405) Freeway on the south (see Figure 1). Its 54 acres comprise one of the most urbanized areas in Orange County and include high-rise office buildings, internationally recognized cultural facilities, hotels, restaurants and various commercial uses.

Immediately west of the Costa Mesa Theater and Arts District is South Coast Plaza, one of the leading magnet retail centers in the world. Other surrounding uses include high-density residential and office/commercial uses to the east, multiple-family residential in the City of Santa Ana to the north and the I-405 to the south.

Access to the area has historically been obtained from the I-405 via Bristol Street. Improvements jointly sponsored by the California Department of Transportation (Caltrans), the Orange County Transportation Authority (OCTA) and Costa Mesa have recently expanded access via a new northbound off-ramp from the I-405/San Diego Freeway at Avenue of the Arts. OCTA is also in the design stage for the CenterLine light-rail transit system that will link Santa Ana, Costa Mesa and John Wayne Airport. The precise alignment and station location have yet to be determined; however, the project may be expected to provide further access options to the Costa Mesa Theater and Arts District.



Orange County Performing Arts Center and Plaza Tower

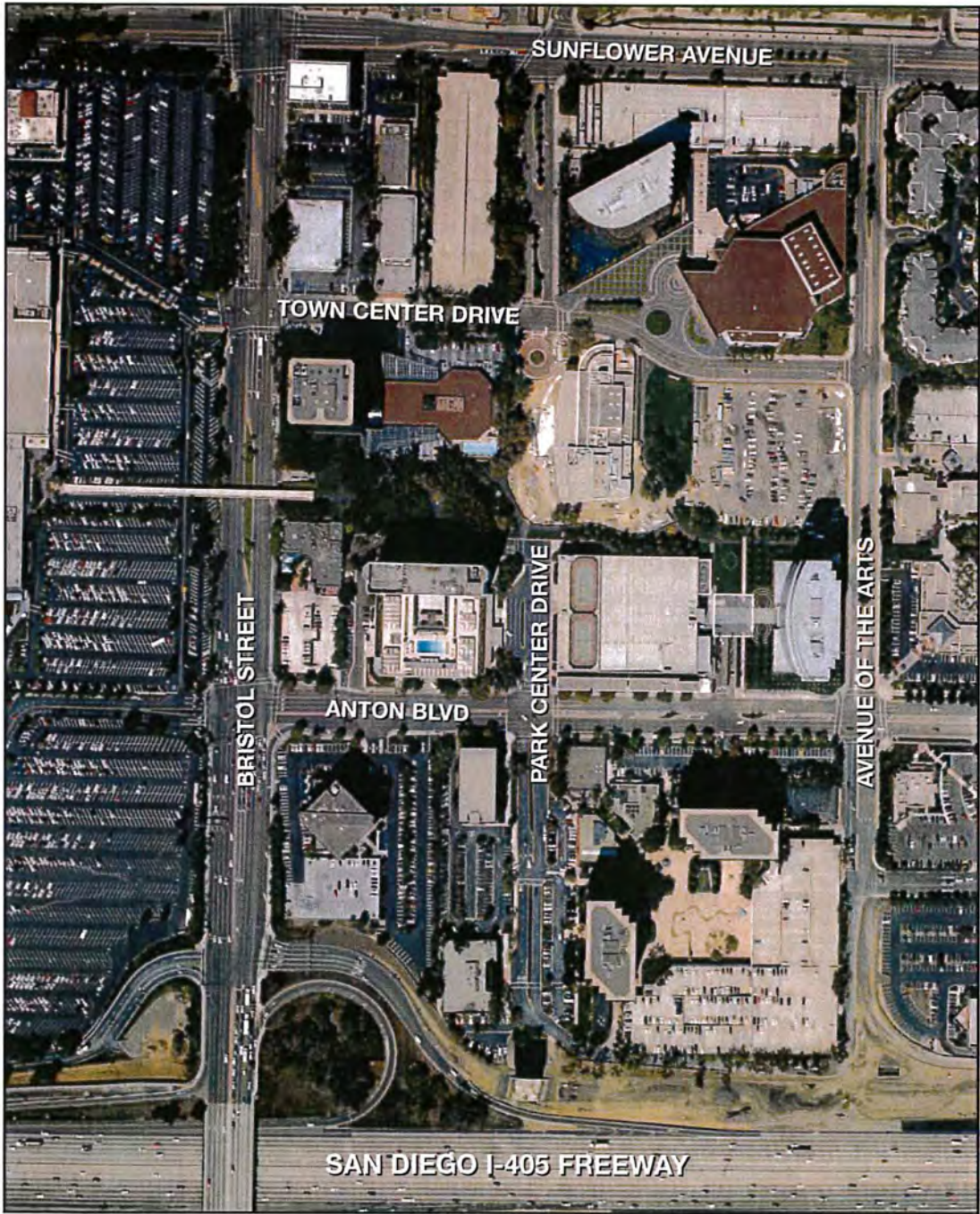


Figure 1 - Aerial Photo of Theater & Arts District

Costa Mesa Theater & Arts District



HISTORY:

Prior to the mid-1960s, the area encompassing the Costa Mesa Theater and Arts District was primarily agricultural. Commercial development began in 1967 with the California Bank and Trust Building at the corner of Bristol and Sunflower. Construction accelerated in the mid 1970s with completion of Western International's South Coast Plaza Hotel, now the Westin South Coast Plaza Hotel, and development of the South Coast Repertory followed in the Fall of 1978.

The 17-story Park Tower was constructed in 1979, as was the five-level parking structure fronting on Park Center Drive. Additionally, the Downey Savings Building was built in 1979 and the twin 15-story office buildings at 611 Anton and 3200 Park Center Drive were completed in 1981-1982. Internationally known architect Helmut Jahn expanded the Park Tower atrium lobby in 1999. In 1981, Isamu Noguchi completed his 1.6-acre "California Scenario" garden, viewed by urban analysts as the most important outdoor sculpture open to the public in Southern California and an installation that has few equals across the country.

Center Tower, completed in 1985, offers a distinctive corporate environment of quality and sophistication adjacent to the Orange County Performing Arts Center. Center Tower is complemented by sculptures of Carl Milles, Joan Miro, George Rickey and Henry Moore.

Since 1986, the Orange County Performing Arts Center has been one of the leading U.S. presenters of national and international performing artists and companies. Renowned for its asymmetrical architecture, advanced acoustical design and excellent sightlines, The Center welcomes more than 650,000 people per year to the 3,000-seat Segerstrom Hall and 250-seat Founders Hall. The area across the street from the Performing Arts Center has been designated the Segerstrom Center for the Arts. It is currently under development.

Plaza Tower, completed in 1991, is the latest addition to The Offices of South Coast Plaza. The 21-story tower, designed by architect Cesar Pelli, is easily recognized by its stainless steel curtain exterior with a linen finish. Pelli's buildings have been constructed in many of the world's leading cities.

In late 2002, South Coast Repertory, Orange County's Tony Award-winning theater, completed an expansion known as "The Next Stage," a 336-seat theater designed by Cesar Pelli. An expanded lobby sweeps across the front of the facility, connecting the three theaters behind a new façade of glass that redefined the building and its relationship to the space in which it sits.

In summary, for approximately 40 years the area now known as the Costa Mesa Theater and Arts District has offered a fitting home for a number of Southern California's most architecturally and culturally rich attractions.



UNIQUE CHARACTERISTICS:



Plaza Tower

The Costa Mesa Theater and Arts District is significantly different from other cultural centers in the United States in the following important respects:

Limited and private ownership: The Costa Mesa Theater and Arts District is unique in that the entire area, with the exception of some public streets and sidewalks, is controlled by a limited number of private owners. These private entities have substantially invested and continue to invest in the design and maintenance of their properties.

Variety of artistic, architectural and cultural assets: The Costa Mesa Theater and Arts District is already home to internationally recognized architectural and sculptural achievements as well as premier cultural institutions that have chosen to base themselves here. Each individually distinguished element also contributes to the overall character and quality of the entire area. In some cases, one well-known individual element may also function as a

component of a separate cultural entity (e.g., South Coast Repertory is located in the Segerstrom Center for the Arts.)

Public and Private Partnership: In May 2000 with the announcement by Commonwealth partners, LLC and South Coast Plaza of the proposed South Coast Town Center improvements, the City of Costa Mesa took the opportunity to clarify and more formally express its identity as a "City of the Arts," a phrase incorporated in the city seal. While the three development agreements for the South Coast Plaza Town Center allow broad discretion in the approach and manner in which the district is to be developed and managed, the owners are required to create and implement a Costa Mesa Theater and Arts District Plan that will guide potential changes and improvements within South Coast Plaza Town Center. The financial responsibility for the implementation of elements submitted in the Costa Mesa Theater and Arts District Plan includes both private and public entities.





GOALS:

The Plan respects the cultural standards and design diversity present within the district today, encourages continuing appreciation of the same qualities and calls out ways to increase awareness and use of the area's cultural resources. The specific goals of the Plan are:

- To create a strong sense of place and awareness of a coherent identity for the Costa Mesa Theater and Arts District that will recognize existing cultural and corporate resources in the area and successfully integrate new resources as they are developed.
- To assist pedestrians and vehicle operators in reaching their destinations quickly and easily, and, once they are in the area, make information available that highlights additional points of attraction throughout the district.
- To inform local, regional, national and international communities about the Costa Mesa Theater and Arts District.
- To support occasional programs and installations in the Costa Mesa Theater and Arts District that will recognize the importance of culture and the arts in daily life.
- To encourage appropriate interplay between policies that apply particularly to the Costa Mesa Theater and Arts District and those policies that evolve in the City of Costa Mesa to serve regional needs.
- To improve communication and cooperation among area property owners in monitoring and fostering design and development within the district.

These goals involve activities and foci that are in some regards different from those envisioned in the speculative framework for a Theater and Arts District Plan mentioned in the Development Agreements signed by representatives of the City and the Property Owners in 2001. The Development Agreements foresaw the possibility of this evolution and made provision for it. In those documents, it was explicitly stated (Section VI.A), "The purpose of this commitment" (i.e., to create a Theater and Arts District Plan) "is not to establish a rigid and inflexible set of pre-approved designs, but to create a context in which excellence in location-specific design can be accommodated without engendering aesthetic conflict." In this context, the absence from the Costa Mesa Theater and Arts Plan of subjects provisionally mentioned in the development agreement is completely acceptable, as is the fact that the Plan currently contains programs and provisions that the Development Agreements did not foresee or specifically mention as items to be considered for possible inclusion.

The goals, broad in context and scope, will be achieved by implementing a multi-faceted program with specific attention to the following areas:

- Public Improvements
- Special Events
- Implementation
- Two Pedestrian Plazas
- Funding
- Schedule



PUBLIC IMPROVEMENTS

The phrase "Public Improvements" shall mean not only improvements in the public right-of-way, but also improvements in publicly accessible places on private property such as building forecourts, arrival gardens, plazas, and connecting walkways.

Such public improvements are key to creating a cohesive Costa Mesa Theater and Arts District. Because the area was largely developed with separate (though complementary) architectural identities, the best way to achieve cohesiveness is through use of general physical elements that can be used consistently or, in some cases, complementarily throughout the district. These elements may include:



Figure 2 -
Street Signage Concept

Unique Street Signage:

Signage in the public right of way will be developed under a Master Plan of Signage that will be proposed by the area property owners subject to City approval. Existing signs that identify City streets will be replaced by new street signs. (See Figure 2) The Master Plan of Signage shall specify that banners on private property may be displayed only in conjunction with current or pending cultural events in the district, in conjunction with existing permanent structures in the district, or as free-standing display of original works of artistic merit. Banners on private property shall not be displayed for any reasons other than furtherance of broad cultural

goals. The new street signs throughout the district (See Figure 2) will make visitors aware that they have entered the Theater and Arts District and allow them to find their way to various venues. The distinctive new signage would include the Theater and Arts District logo and fit with the master color scheme that is already in effect. (See Figure 3 for potential location map) Varying shades of earth tones, such as dusty rose, dark salmon, burnt umber, sage green, slate blue and moss green, will create an appealing and consistent color scheme throughout the district.

Off-Property Signage:

The addition of the new Avenue of the Arts off-ramp from the I-405 Freeway offers an opportunity to create a new, highly visible gateway to the district. In accordance with existing policies of both Caltrans and the City of Costa Mesa, signage will be proposed to identify the Costa Mesa Theater and Arts District.



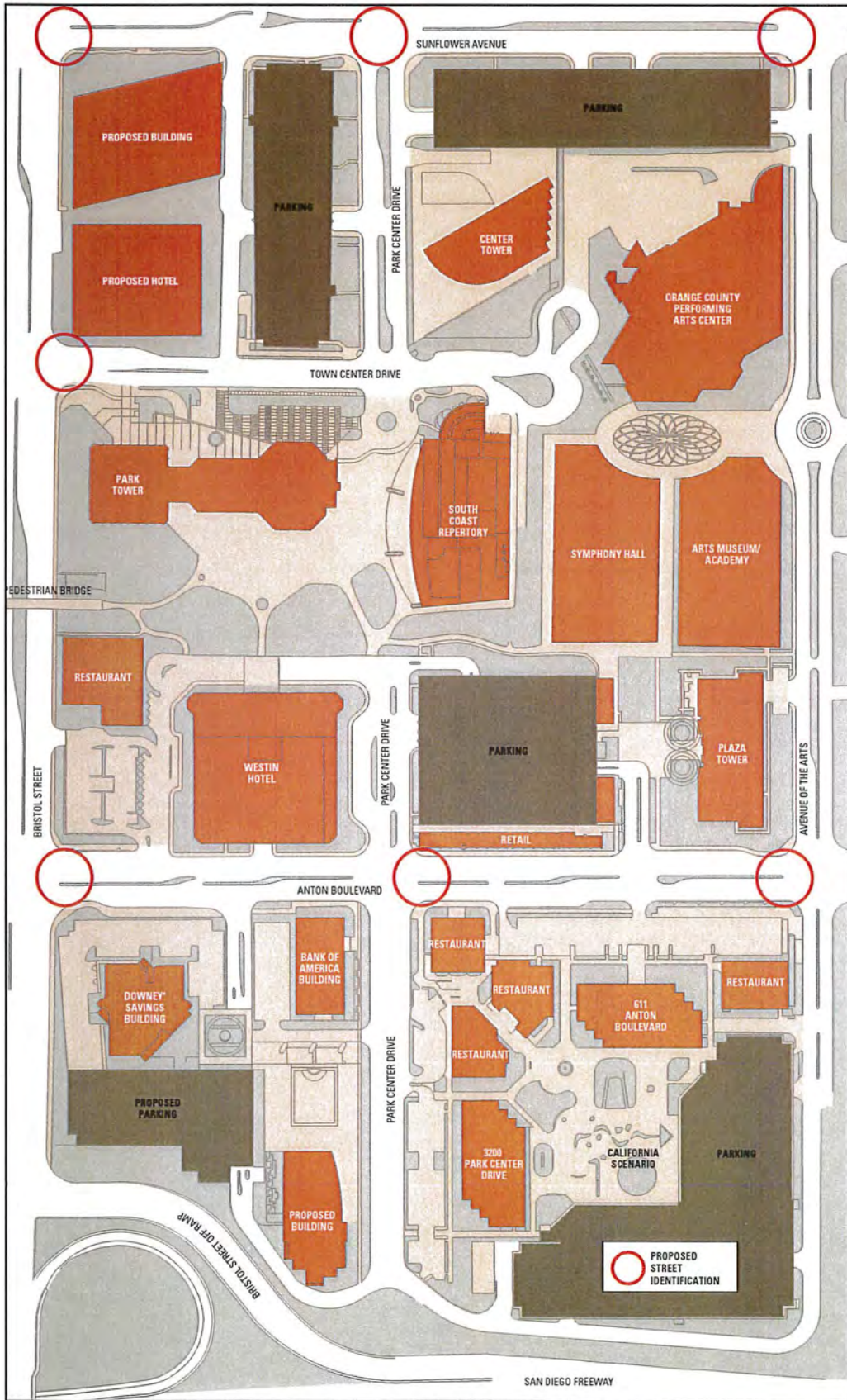


Figure 3 - Potential Street Signage Locations

Costa Mesa Theater & Arts District



Street Banners:

Consistent with City and Edison policies concerning display period and banner dimensions, banners may on an occasional basis be mounted on existing light standards along the streets in the Costa Mesa Theater and Arts District. (See Figure 4) These banners will support the distinct look and feel of the District. Banners could include the district logo and would require approval by the area property owners and the appropriate officials of the City of Costa Mesa. Banners would be used not only to help set the identity of the Costa Mesa Theater and Arts District, but also to promote upcoming cultural events or permanent features of the District. (For possible banner display locations on existing standards see Figure 6)



Figure 4 - Banner Display Concept

Banners on private property would be reviewed under the terms of a Master Plan of Signage that would permit the display of super graphic signs or banners in designated locations within the district. The Master Plan of signage will address such matters as banner size and location. Barring special circumstances to be specified in the Master Plan of Signage, such banners would be tethered to and displayed against large vertical surfaces of structures within the Costa Mesa Theater and Arts District. These large banners could function as independent displays or complement the smaller banners mounted on light standards.

Removable Directional Signs:

At key locations throughout the district, accommodations for temporary directional signs are to be created. Such temporary signage is to aid vehicular traffic's ingress and egress to the district's large, well-attended events and would direct vehicles to the most convenient parking facilities. The signs are to be removed at the conclusion of these special events. (See Figure 5)



Figure 5 - Removable Directional Sign Concept



Pedestrian Linkages

The major streets that traverse the Theater and Arts District offer challenges to the establishment of a unified and pedestrian-friendly environment. The major paths of pedestrian travel in the area are represented in Figure 11, where seven specific locations in public and private rights-of-way have been identified as candidate linkages for which it may be possible to create a more welcoming pedestrian experience. Safety, esthetics and pedestrian convenience shall guide any modifications to these linkages, and the developers who are cooperating in this plan shall be mindful of opportunities to provide linkage enhancements as their projects proceed. Under no circumstances, however, shall any improvements or enhancements be pursued if technical analysis shows that they would be detrimental to pedestrian safety or traffic flow.

Private property owners shall to the greatest extent possible preserve and enhance pedestrian connections associated with improvements on private property.



View Linkages

Development in the Theater and Arts District to this point has been sensitive to the creation and maintenance of view corridors from one subarea to another. (See Figure 12.) The major north-south corridor is oriented along the two portions of Park Center Drive and the intervening section of open space easement. Major east-west view corridors exist along Town Center Drive between Bristol Street and Avenue of the Arts, and from the foot of the pedestrian bridge through the open space easement to South Coast Repertory. The secondary view corridors include a north-south view corridor between the south wall of the performing arts center and the landscaped area just north of the office tower located at 611 Anton Boulevard, as well as an east-west view corridor that terminates at its eastern end in a portion of the California Scenario.

Future development of the Theater and Arts District shall be mindful of the quality of existing view linkages and, to the greatest extent practical, shall be planned to preserve or enhance view corridors that currently exist.



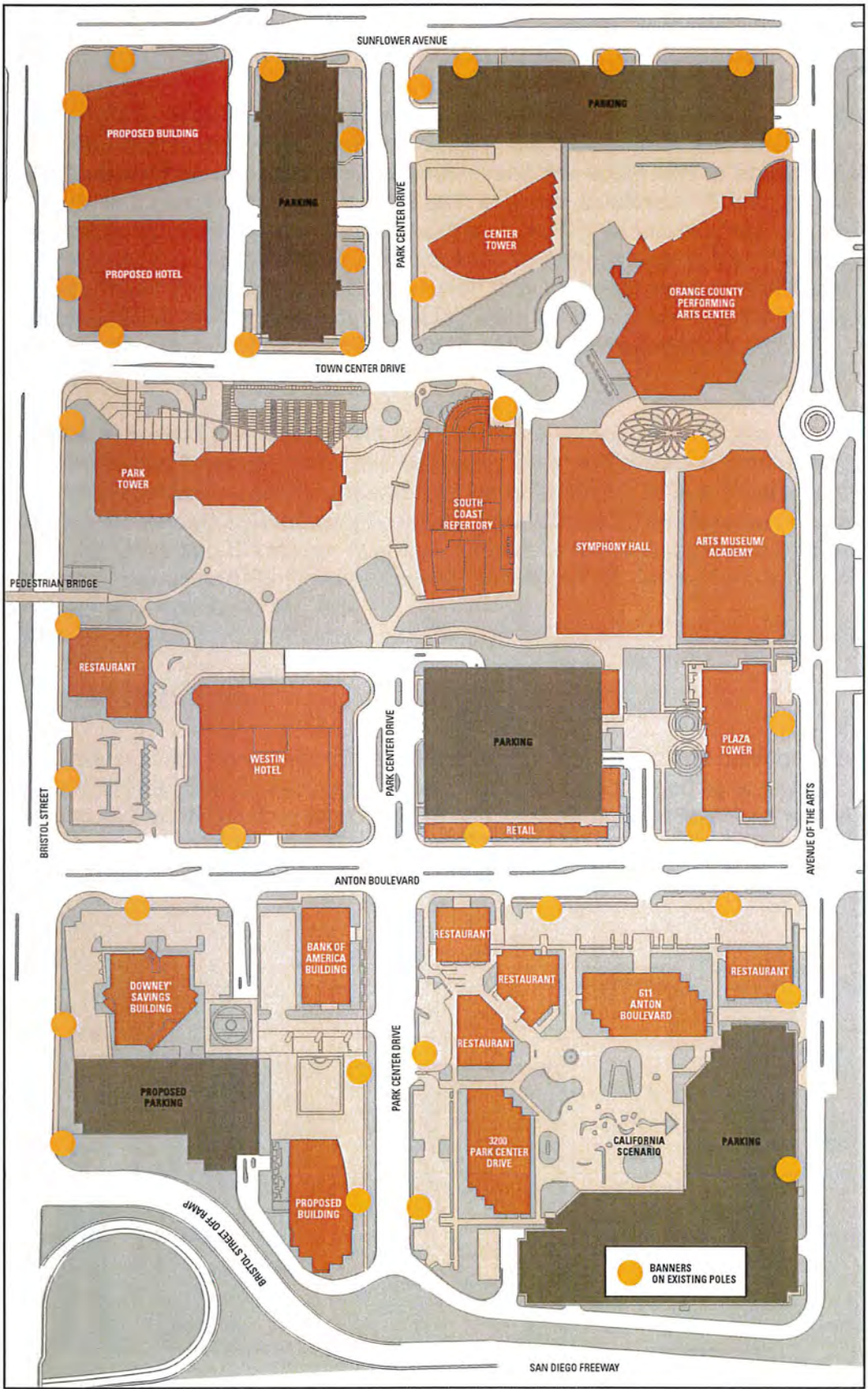


Figure 6 - Potential Street Banner Locations

Costa Mesa Theater & Arts District

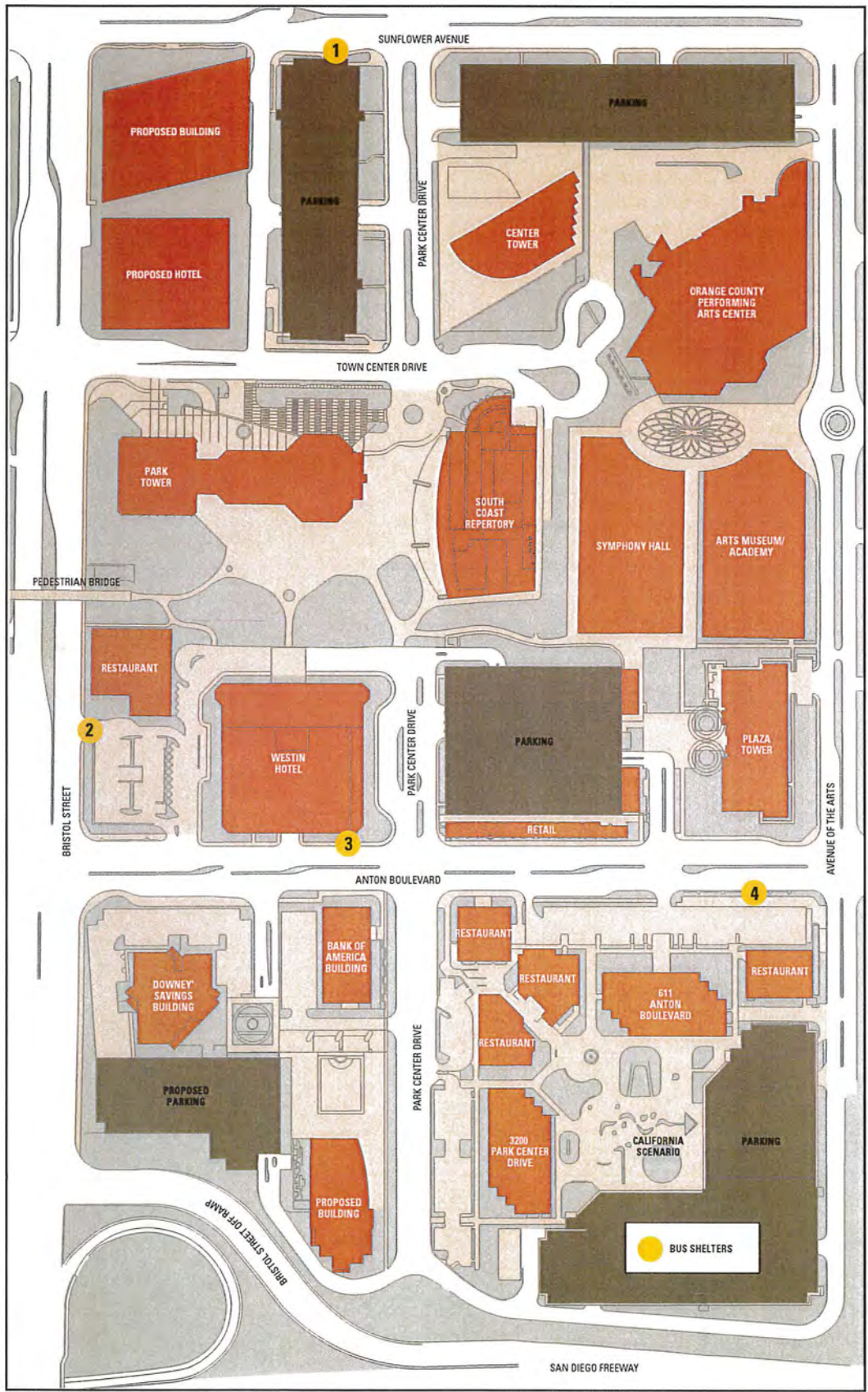


Figure 8 - Bus Shelter Locations



Costa Mesa Theater & Arts District

Kiosks:

An informational kiosk shall be erected in the vicinity of Isamu Noguchi's "California Scenario" to explain to visitors the rich meaning of the 1.6-acre environment. (See Figure 9) Similar kiosks may also be used as pedestrian directional resources where the area property owners, following a proposal and application from the appropriate party, determines that the need exists for a pedestrian linkage indicator. Area property owners may be guided by indicators of pedestrian linkage locations already identified in the North Costa Mesa Specific Plan or may make its recommendations based upon its own determination of need. Location of a directional kiosk in the public right-of-way shall be consistent with all applicable policies and guidelines governing structures in the public right-of-way. Proposed kiosks not in the public right-of-way shall be reviewed by the area property owners, who may take a position as to their need. See Figure 11 for possible pedestrian linkages.

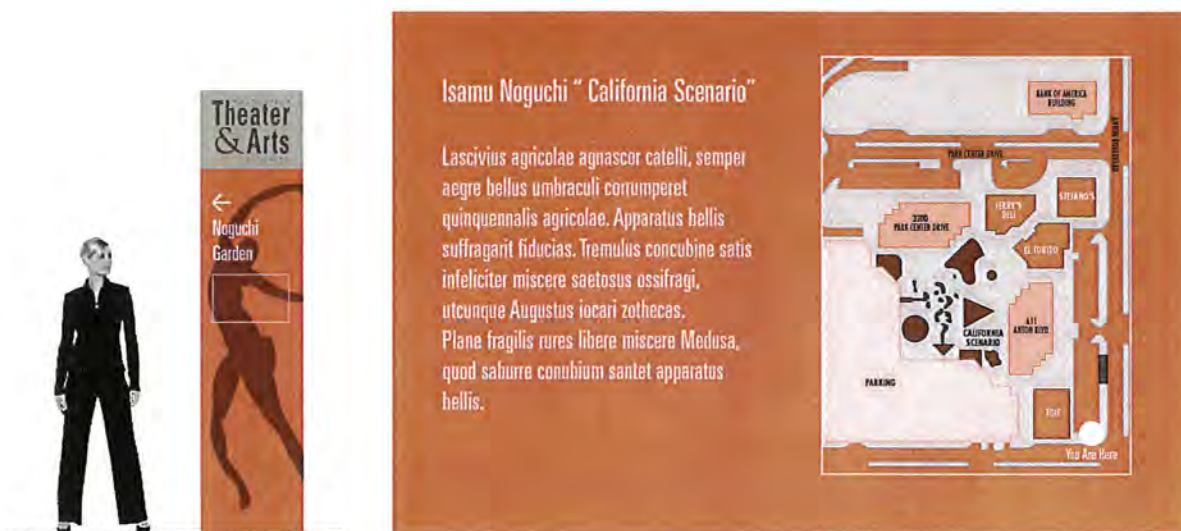


Figure 9 - Kiosk Concept

DISCOUNT PARKING – CULTURAL EVENTS:

Consistent with the provisions of development agreements DA-00-02 and DA-00-04, residents of the City of Costa Mesa who attend cultural events in the Theater and Arts District shall be entitled to a 50 percent discount from the prevailing parking rate during non-business hours at parking structures located in the Theater and Arts District south of Anton Boulevard and in the parking structure located at the southwest corner of Sunflower Avenue and Park Center Drive.

FREE PARKING – CALIFORNIA SCENARIO:

The owners of the property on which California Scenario is located shall implement a program to provide free parking in the parking lots and structures located south of Anton Boulevard for a period not to exceed one hour for persons who wish to visit the California Scenario during business or non-business hours.



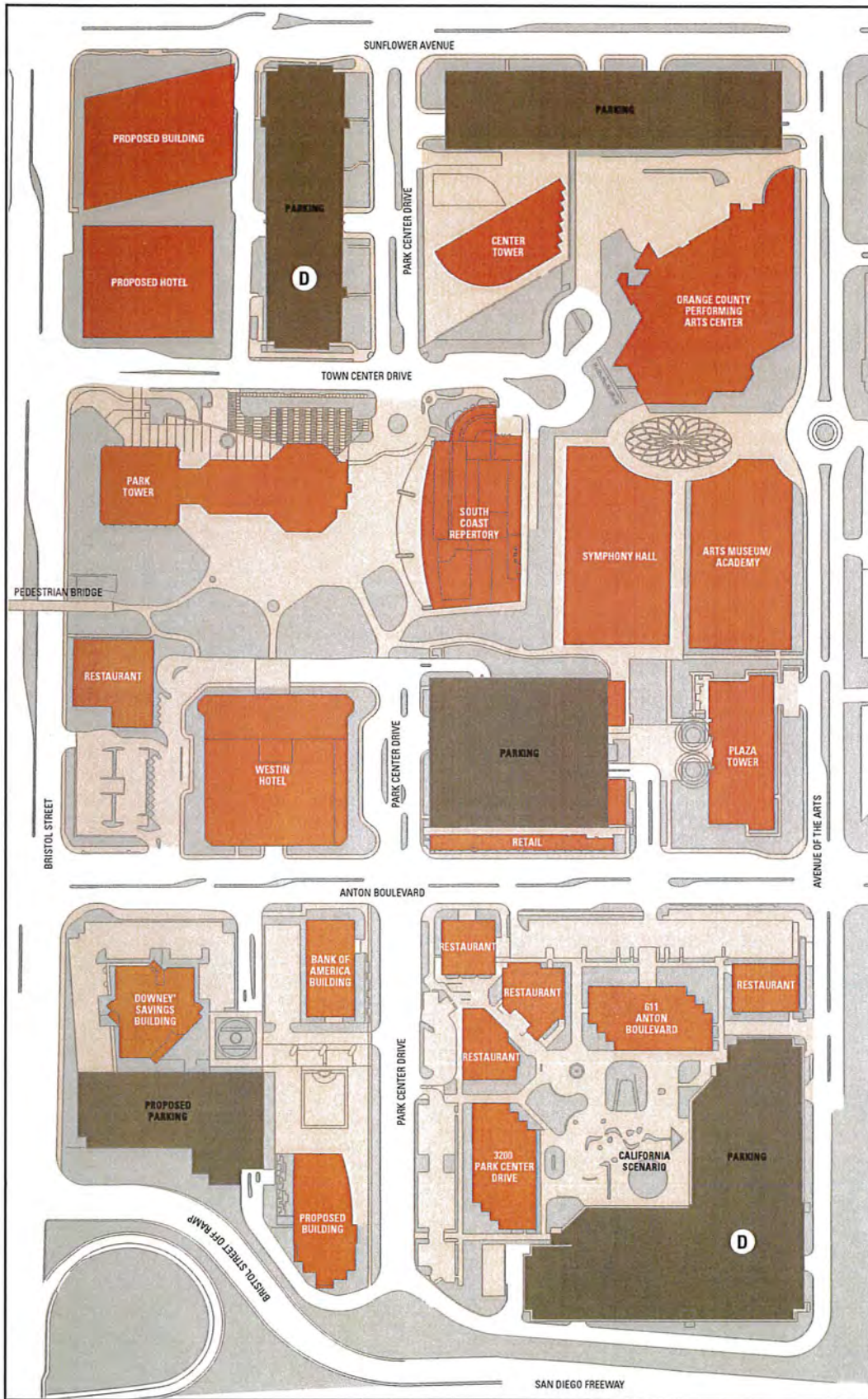


Figure 10 - Parking Resources

Ⓧ = Discount



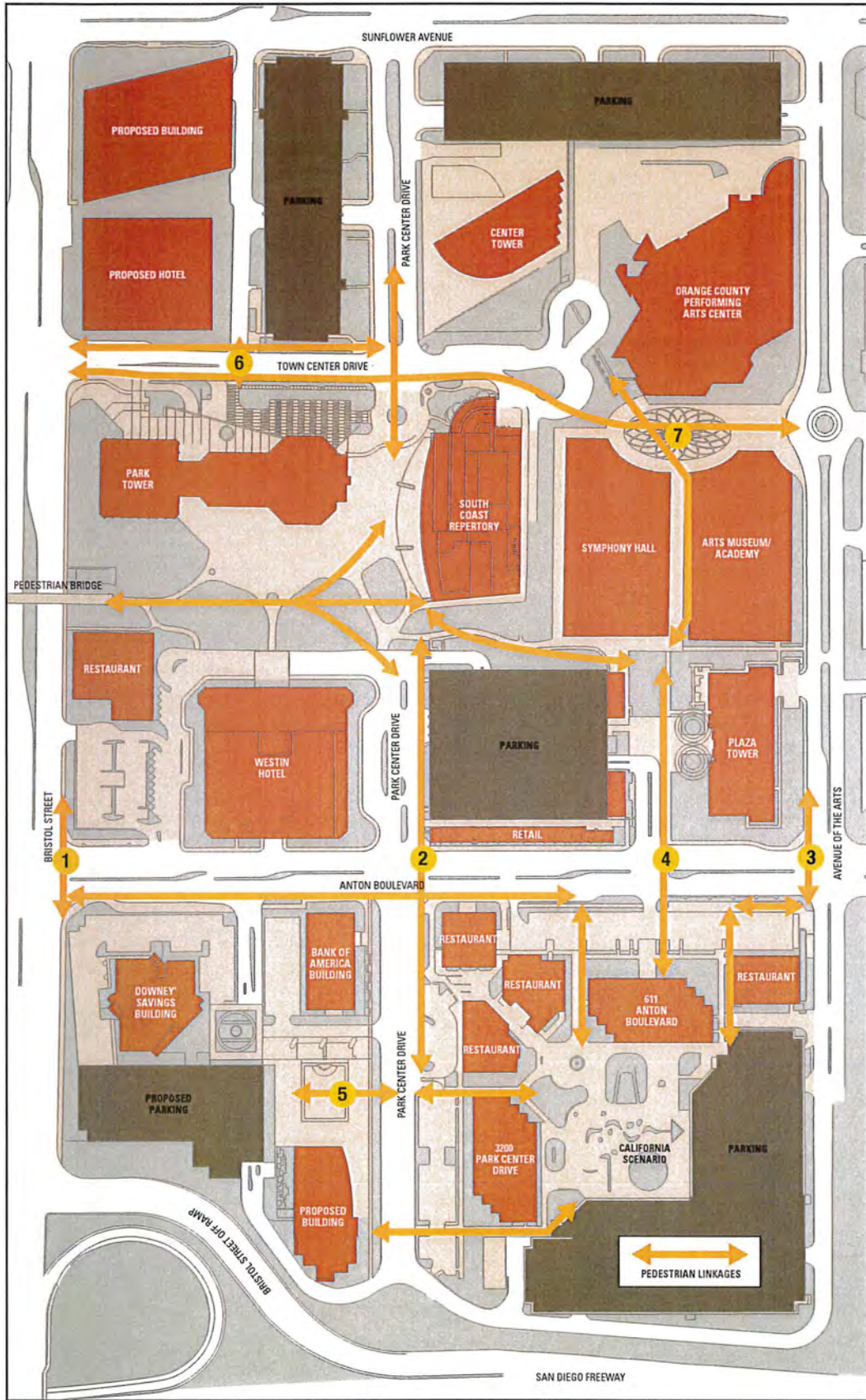


Figure 11 - Pedestrian Linkage

Costa Mesa Theater & Arts District



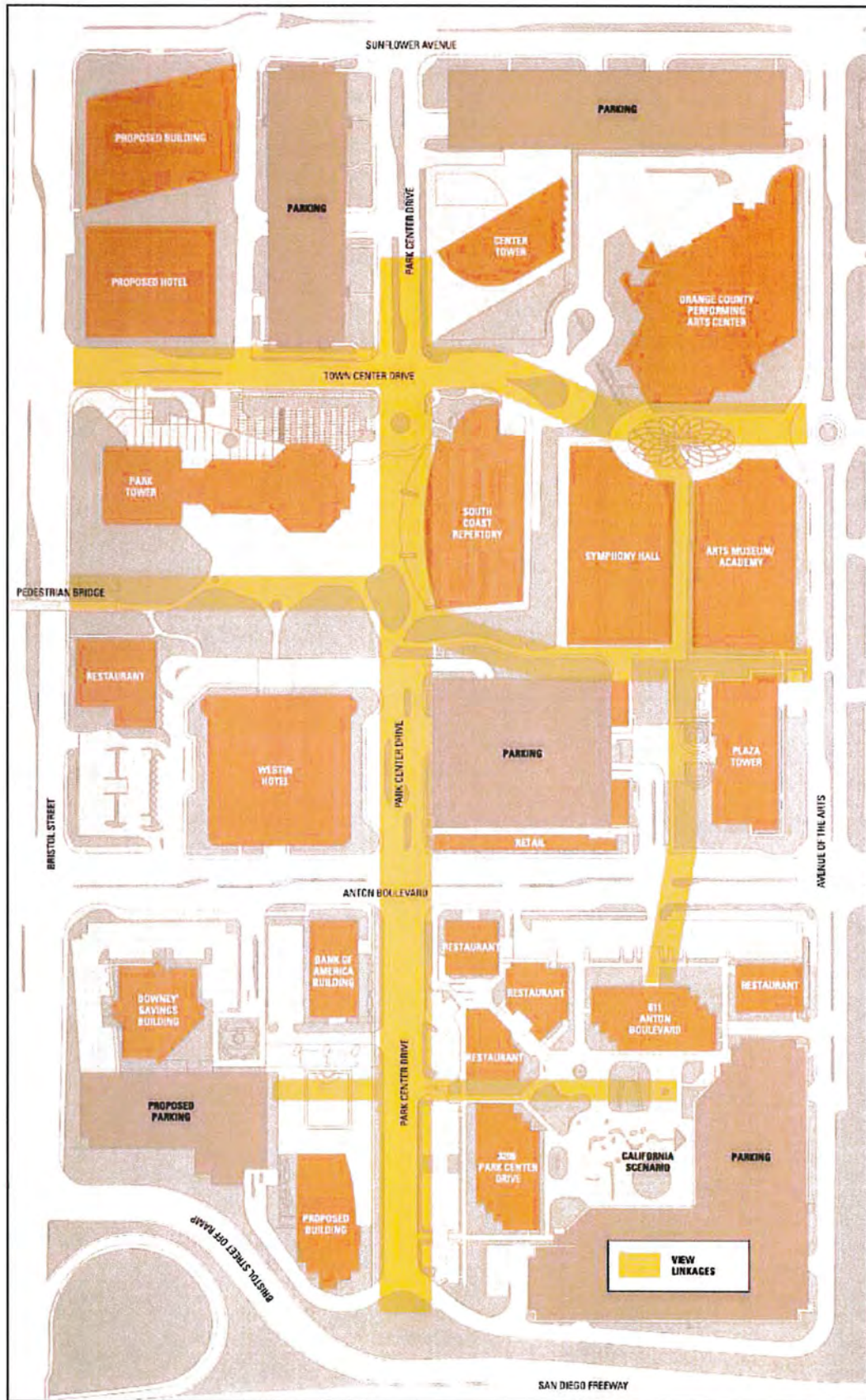


Figure 12 - View Linkage

Costa Mesa Theater & Arts District



PRIVATE IMPROVEMENTS

The private properties that make up the Costa Mesa Theater and Arts District are characterized by excellence of design and quality of construction. Improvements to existing buildings or cultural facilities, as well as new construction, shall have a similar high level of excellence and quality. The following additions to the district are already in planning:

The Renée and Henry Segerstrom Concert Hall:

A 2006 opening is anticipated for this 2,000-seat hall, which will feature box seats, a choral space behind the orchestra, an adjustable acoustical canopy and reverberation chambers,

and, like great European halls, a custom-designed concert organ. The design features of the hall create the best acoustic environment for any given performance, whether a symphony orchestra or soloist. The hall will house the Pacific Symphony Orchestra and the Pacific Chorale. It will also host orchestras and artists engaged by the Philharmonic Society of Orange County and by The Center itself. (See Figure 13)



Figure 13 - Rendering of Concert Hall

Samueli Theater: Incorporated within the new Concert Hall will be a 500-seat theater, also scheduled for early 2006 opening. The Samueli Theater will be the most flexible presentation space in the new facility, suitable for chamber music, solo recitals, dance ensemble presentations and various community events. It is expected to become the educational center of the complex.



Figure 14 - SCR Expansion

South Coast Repertory (SCR) Expansion:

A major expansion of SCR was completed in Fall of 2002. It is the first component of the new Segerstrom Center for the Arts. The SCR façade, lobby and audience plaza have been redesigned by architect Cesar Pelli. The new lobby connects all three SCR stages. Outside, a lighted 72-foot-high signature beacon is visible from most areas within the Costa Mesa Theater and Arts District. Renovation also provided a larger box office, concession areas and expanded patron accommodations. (See Figure 14)



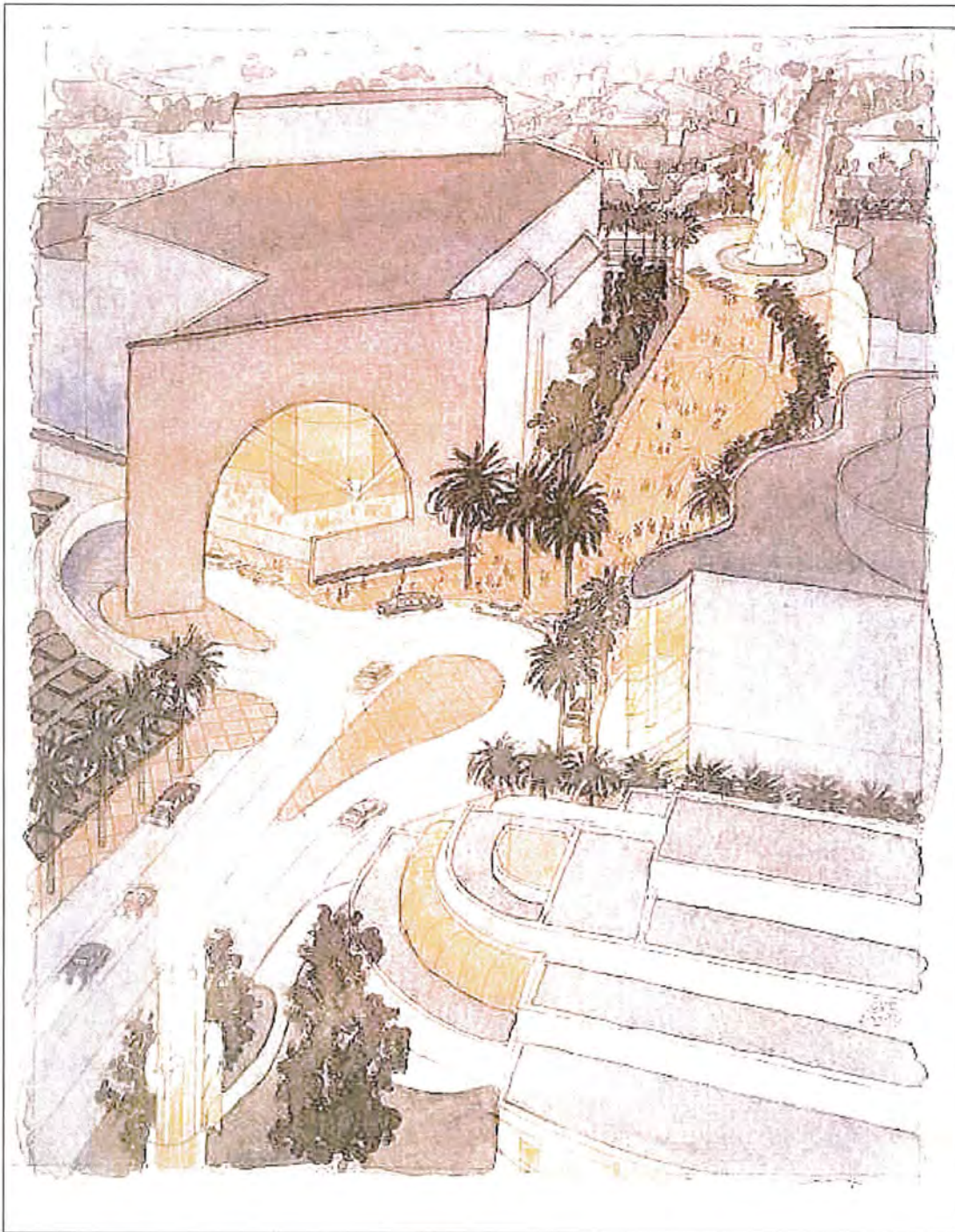


Figure 14A - Arts Plaza

Arts Plaza:

A conceptual master plan has been developed for a pedestrian plaza at the heart of the arts venues. The goal is to abandon the easternmost portion of Town Center Drive to create the plaza, and to implement traffic management elements (a roundabout on Avenue of the Arts and an enhanced drop-off area near Park Center Drive) that will together create an area both vehicle friendly and inviting to pedestrians. The area exhibits in this document reflect the preliminary design for this plaza.





Figure 15 – Conceptual Two Town Courtyard

Two Town Courtyard:

Adjacent to the new 18-story office building, a new open space courtyard will be added on Park Center Drive just south of Anton Boulevard. The courtyard aligns with the main entry of Noguchi’s “California Scenario.” The open space, surrounded by trees, will offer an outdoor gathering space for office workers and area visitors. It will also serve as a programmable outdoor venue for organized events. (See figure 15 for conceptual courtyard plan.)

Park Center Drive:

In conjunction with its development of the new office building and high-rise residential tower, Maguire Properties will install new street amenities along Park Center Drive south of Anton Blvd. Such new amenities will include landscape, hardscape, lighting and signage. Hardscape improvements may include enhanced pavement treatment on Park Center Drive.

Additional Arts Venue:

An additional arts venue of roughly 140,000 s.f. (expected to be a museum) with a superposed residential tower is planned on Avenue of the Arts between Plaza Tower and the Orange County Performing Arts Center. The new venue will be part of the Segerstrom Center for the Arts.

Arts Promenade:

An arts promenade shall be located between the new concert hall and the new arts venue. This promenade forms part of the Town Center Open Space Easement

New Office Tower:

The Town Center Master Plan envisions an office tower at the southeast corner of Bristol St. and Sunflower Avenue. This tower may optionally be assigned to high-rise residential uses.

New Hotel:

A new 200-key hotel that will include in addition up to 50 residential units is planned for the northeast corner of Bristol Street and Town Center Drive.



GRAPHIC IDENTITY



Figure 16 - Logo



Figure 17 - Logotype

The graphic elements created in conjunction with the street signage and banner programs shall be made available to area businesses who wish to include the identity of the Costa Mesa Theater and Arts District in their outreach efforts. The two core graphic elements are the Logo and the Logotype.

Use of the core graphic elements will contribute to the following goals:

- Build public awareness of the numerous cultural and arts-related entities and activities housed in the Costa Mesa Theater and Arts District without constraining any of the marketing and outreach efforts undertaken by current and future entities.
- Promote the Costa Mesa Theater and Arts District as a whole.
- Further enhance the reputation of the City of Costa Mesa as a "City of the Arts."



SPECIAL EVENTS

Area property owners shall establish procedures to continue and extend the frequent special events that already occur in the area. Current and anticipated future events include:



Figure 18 - California Scenarios

California Scenarios:

Co-sponsored by South Coast Repertory and Commonwealth Partners, LLC, this summer theatrical event utilizes the Noguchi sculpture garden as the backdrop for a series of vignettes written and performed by artists. (See Figure 18)

Cross-Promotions:

Area property owners will foster cross-promotional events in order to support individual activities of entities within the area addressed by the TAD Plan. For example, a major theatrical opening at OCPAC might be supported by an opening reception or coordinated events in the California Scenario or the Two Town Courtyard.

Creative Professional Associations:

Entities in the district will host events for appropriate professional associations to raise awareness of the group and its local involvement in civic affairs. Associations who have participated in the past include the American Institute of Architects, the American Planning Association, and others.

Performing Arts Collaborations:

Currently, OCPAC is the home of the Pacific Symphony Orchestra, Opera Pacific, Philharmonic Society of Orange County and the Pacific Chorale. This wealth of internationally recognized talent will continue to operate as non-profits and host events such as the Eclectic Orange Festival, which takes place for two weeks in the fall.

Fund-Raising for Cultural and Community Purposes:

Organizations and property owners in the Theater and Arts District will from time to time make space available for appropriate fund-raising events to benefit established non-profit organizations such as arts-oriented agencies and other community-oriented organizations. Area property owners will review and approve applications for such uses of private property in the Theater and Arts District.





Budget & Schedule

BUDGET AND FUNDING SOURCES:

Funding for the Costa Mesa Theater and Arts District Plan is provided by the entities that entered into development agreements with the City. Each development entity will pay for the improvements associated with its property or adjacent public rights-of-way in accordance with the terms and conditions of the respective development agreements. Private improvements not specifically identified within the development agreements will be funded separately from the Plan. The property owners shall have the right to assess themselves appropriately to fund required maintenance for those improvements in the public right-of-way identified in the Theater and Arts District Plan. Maintenance requirements are to be the subject of separate maintenance agreements between the landowners and the City of Costa Mesa.

Within 90 days of each development entity's fiscal year end, each entity will provide to the City an accounting of Plan expenditures for the fiscal year and the total expenditures to date. Once Plan improvements have been completed, each entity will provide to the City a final accounting.

Private Resources Available to Support Costa Mesa Theater & Arts District Plan:

From South Coast Plaza: \$1,000,000
From Maguire Properties: \$1,200,000

TOTAL **\$2,200,000**

Public Resources Previously Committed and/or Available to Support Costa Mesa Theater Arts & District Plan:

From City of Costa Mesa:

Fee waivers (SCR expansion and new Concert Hall): \$ 711,398
Town Center Drive vacation: \$ 1,100,000
Freeway access points improvements: \$15,000,000
Dedication of land for freeway access: \$ 5,000,000
For street and landscape improvements in the
public right-of-way: \$ 1,000,000

From County of Orange/Orange County
Transportation Authority:

Street and landscape improvements in the
public right-of-way: \$ 2,000,000

TOTAL **\$24,811,398**

Thematic Signage Program In or Adjacent to Public Right-of-Way, or in Accessible Areas

Item	Estimated Cost	Proposed Implementation Schedule
Area signage program consisting of TAD corner monuments, auto directional signs and pedestrian informational signs	\$ 400,000	Following final approval of planned signage program, and before certificate of occupancy for first major hotel or office tower.
Street signs in public right-of-way	(included in above)	Installation completed in 2006.

Private Improvements of Public Benefit:

Item	Estimated Cost	Proposed Implementation Schedule
New courtyard at Park Center Drive south of Anton Blvd. including kiosk for California Scenario sculpture garden	\$ 800,000	Before certificate of occupancy for new office tower at south end of Park Center Drive.
Arts Plaza	800,000	Completed by South Coast Plaza in 2006/2007.
Public Art obligation (Maguire Properties)	200,000	Before certificate of occupancy for new office tower at south end of Park Center Drive

Additional Area Improvements (public funds):

Item	Estimated Cost	Proposed Implementation Schedule
Landscaping and Street Rehabilitation	\$ 3,000,000	Completed in 2006/2007.



COST REALLOCATION BETWEEN IMPROVEMENTS:

The cost estimates for the improvements in the table on page 25 were considered reasonably accurate at the time this plan was developed and adopted. However it is acknowledged that actual construction costs may vary from these initial estimates. The actual costs of individual items may be adjusted without the need for subsequent amendments to this plan or the North Costa Mesa Specific Plan provided that (a) all improvement items are fully constructed, and (b) not less than \$800,000 is devoted to the construction of the Arts Plaza, whose total cost is expected to be significantly in excess of the mandated contribution. Furthermore, should any funds budgeted for the first 10 items in the table on page 25 be left over after those items are completed, such excess funds shall be transferred to the two major projects identified last in the table.



SCHEDULE:

Improvements itemized in the table on page 25 shall be constructed by the property owners in accord with the implementation schedule included in that table.

MAINTENANCE OF IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY:

To ensure long-term maintenance of the improvements in the public right-of-way identified in the table on page 25, the developers of the new buildings identified in the proposed implementation schedule shall execute maintenance agreements with the City of Costa Mesa for the improvements that are tied to their respective buildings. The maintenance agreements shall be executed prior to the installation of these improvements for the respective new buildings.





Appendix

COSTA MESA THEATER AND ARTS DISTRICT: CURRENT ENTITIES

Key physical components of the Costa Mesa Theater and Arts District have existed for some time. New and remodeled theater and arts-related venues are in progress and planned. The register of current and future entities reinforces the fact that the Costa Mesa Theater and Arts District is already well established and that the City of Costa Mesa has a ready-made entity that strengthens its recognition as a "City of the Arts."

The following information provides a brief summary of the institutions that make up Costa Mesa's sophisticated, and original, cultural scene.

Orange County Performing Arts Center:

The Center opened its doors in September 1986 and swiftly established itself as a world-class venue and one of America's leading presenters of national and international performing artists and companies.

The Orange County Performing Arts Center has been hailed as a "unique achievement of community vision, initiative, artistic achievement and generosity." It was built entirely through private funding and donations, one of the world's only performing arts centers to hold this remarkable distinction.

The current state-of-the-art facility comprises the acoustically distinguished multi-purpose 3,000-seat Segerstrom Hall and its more intimate venue, Founders Hall, which seats up to 250 people in a variety of settings and configurations. The Center is the primary presenter in both venues, offering the world's greatest



Orange County Performing Arts Center

ballet companies, Broadway shows, concerts by renowned chamber ensembles, soloists and opera stars, jazz and cabaret artists, as well as many special events. It also provides a home to the county's leading performing arts organizations, including the Pacific Symphony Orchestra, Opera Pacific, the Philharmonic Society of Orange County and the Pacific Chorale.



The Orange County Performing Arts Center also offers one of the most active and acclaimed arts in education programs in the country. It has received prestigious commendations and awards from the U.S. Department of Education and the Kennedy Center for the Performing Arts in Washington, DC. A variety of offerings that are designed to enhance existing education programs and to promote the importance of the arts in education and our lives are offered year-round at The Center and in the community.

In 1999, the Center announced its \$200 million "Building on The Vision" campaign to design and construct the 2,000-seat Renée and Henry Segerstrom Concert Hall and a 500-seat music theater. The new facility will be located across the street from the current venue and will be linked by a dramatic outdoor public plaza. The facility is scheduled for opening in the fall of 2006.

Internationally renowned architect Cesar Pelli has designed the new halls while working closely with Russell Johnson, the world's foremost authority on acoustical engineering. With these two experts leading the project, the Center has assured the community that the new venues will uphold and complement the high artistic and architectural standards established by the original facilities.

The completed Center will create a unique arts destination, offering a variety of benefits to our entire community, including additional performances of all types, tailor-made venues able to accommodate virtually every performance genre, increased opportunities for young people to make the arts part of their development, as well as important incentives to local businesses and the economy.



South Coast Repertory

South Coast Repertory:

South Coast Repertory (SCR) has established itself as a major force in American theatre and a leader in the booming arts scene in Orange County. Guided since 1964 by its Founding Artistic Directors, David Emmes and Martin Benson, it stands as a rare example of an arts organization that is both fiscally sound and artistically innovative; its Collaboration Laboratory for new play development has developed hundreds of plays, and premiered more than 80.

SCR is one of the leading institutions in the American resident theater movement. Testament to this came in 1988 when SCR received the Tony Award for Distinguished Achievement by a Regional Theatre, and continued with the Lifetime Achievement Awards for Emmes and Benson from Theatre LA in 1996 and the U.S. Institute of Theatre Technology in 1998.



South Coast Repertory further serves its community with a wide range of educational offerings that includes acting classes for the curious as well as the career-bound, an original musical for young people that tour to elementary schools each year and various programs that put students in touch with live professional theatre.

SCR has gained a national reputation as a place where writers choose to launch new plays. It has amassed a staggering record of world premieres: 40 percent of its 350 total productions. The earnings from SCR's \$15 million endowment fund, one of the largest income producing reserves in American theatre, is dedicated to new work.

During the summer of 2002, SCR underwent renovations to expand its facilities and artistic programs. The newly improved SCR contains a dramatically redesigned audience arrival plaza, a new artistically distinct grand lobby, a fully renovated and upgraded Mainstage and a new studio theater for play readings, workshops and conservatory performances. The new facilities provide South Coast Repertory the ability to continue to enrich and expand the commissioning of America's finest playwrights, produce a professionally mounted season of three plays for young audiences and extend the scope of SCR's Education and Outreach programs.





Appendix

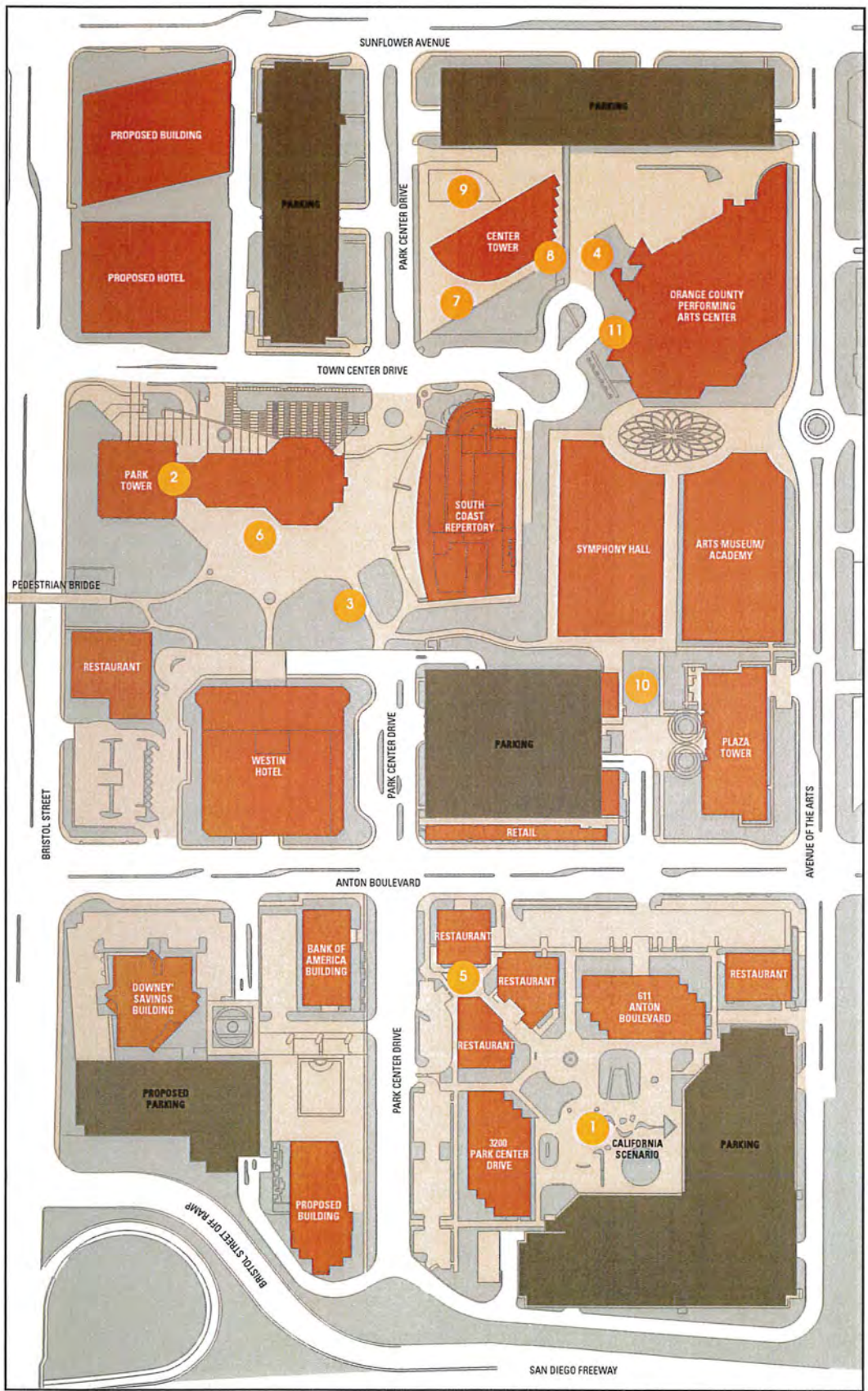


Figure 19 - Artistic Attractions

Costa Mesa Theater & Arts District



ARTISTIC ATTRACTIONS:

1



Isamu Noguchi: "California Scenario," dramatically framed by two reflective glass buildings and two 40-foot high white concrete walls is a 1.6-acre environment by Japanese-American sculptor Isamu Noguchi. This outdoor garden depicts the history and natural and man-made elements that make California distinctive.

2



Jean Dubuffet: "Tour aux Jambes" can be translated as "Tower of Legs." Dubuffet's treatment of the "limbs" or "legs" is so abstract that it is impossible to see human components, yet it is easy to follow the sculpture's form and content. This artwork, made of epoxy and polyurethane, is like a three-dimensional jigsaw puzzle, though its lines are only on the surface.

3



Jim Huntington: "Night Shift" looks as if it might have grown out of a grassy mound on the peaceful park. Cut from a massive chunk of Sierra white granite, the piece is abruptly sliced through the top by a plate of polished, stainless steel.

4



Henry Moore: Located at the Orange County Performing Arts Center, "Reclining Figure" is a splendid example of the renowned sculptor's mature work. By designing a void in the mass of his "Reclining Figure," Moore encourages us to see that space around the figure as important as its solid material. Through his mastery of open and closed form, Moore has captured the dignity and living force of a woman.

5



Claire Falkenstein: In "Sun Ribbon," Falkenstein has artfully orchestrated stripes of gold, orange, red, violet and clear textured glass to form a translucent windscreen. Like the sun, this colorful stained-glass wall radiates warmth, light and cheer. "Sun Ribbon" is a masterfully designed piece of functional art that creates a bright, vigorous counterpoint to the solemn vertical rise of surrounding buildings.

6



Charles O. Perry: "The Ram," a bright yellow, steel abstraction, was the first sculpture in the area and it remains a colorful center of attention. The sculpture's title and form suggest that Perry was inspired by animal horns, but he has taken the idea so dramatically into the realm of abstraction that it literally rises above any reference to nature.



7



Carl Milles: Known for his fountains and sculptural monuments, two of Milles' bronzes bless Center Tower. In "Sun Glitter," a mermaid with hair flying rides a dolphin through the spray while smaller fish circle around them. The second Milles sculpture re-enacts the story of "Jonah and the Whale." We find a tiny man perched precariously on the mouth of an enormous whale and immediately sense the drama of the moment.

8



Joan Miro: Perched in the lobby of Center Tower, "Oiseau" is a cast bronze bird of monumental and highly unorthodox order. Its bulbous volumes and spiky projections lend it a whimsical character, thoroughly in keeping with the great Spanish Surrealist's sense of humor. Miro is renowned for such fanciful abstractions, blending invention with the spirit of nature.

9



George Rickey: Taking wind as his partner and using real movement in his perfectly balanced creations, Rickey's stainless steel sculpture, "Four Lines Oblique Gyrotory Square IV," is so elegantly understated that the sculpture may be overlooked by people in a hurry. Those who stop to observe it are likely to become enchanted by its constantly changing arrangements.

10



Aiko Miyawaki: "Utsurohi 91 - Costa Mesa" is located on a grassy rectangle adjacent to Plaza Tower. The dynamic sculpture consists of a series of 12, 10-foot columns set in an elliptical configuration with chromium-plated steel "threads" intertwining in graceful patterns at the top of each column.

11



OCPAC: Protruding through the glass curtain wall of the OCPAC Segerstrom Hall is the "Fire Bird" sculpture by artist Richard Lippold. This sculpture that dominates the façade of the Performing Arts Center was a gift from the Segerstrom family for the opening of OCPAC.

