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July 07, 2008

Ms. Claire Flynn,  
Principal Planner  
City of Costa Mesa, Development Services Department, Planning Division  
77 Fair Drive, P.O. Box 1200  
Costa Mesa, CA 92628-1200

Project: Triangle Square Renovation  
Project Description & Justification

Dear Claire:

This letter is a supplement to the July 7, 2008 Planning Application for the renovation of Triangle Square, and provides additional descriptions of the project and justification for its approval.

### **Description of Project**

This project is a renovation of the existing Triangle Square retail, dining and entertainment center. In addition to general façade enhancements, as illustrated on the submitted building elevation drawings, some of the more significant renovations being proposed are listed below.

1. Add new storefront openings & dome at the corner of Newport Blvd & 19th St.
2. Demolish existing stair near corner of Newport Blvd & 19th St and replace with new stair.
3. Fill existing floor opening within tenant space at the corner of Newport Blvd & 19th St.
4. Demolish existing stairs, planters, & escalators at Newport Blvd & Flower St and replace with new escalators with canopy.
5. Adjust extent of storefront at Street Level near Grids B3 & 8 and B3 & 11.
6. Add new storefront & raised roof at Plaza Level near Grids B3 & 7.
7. Add service corridor at Street Level near Grid C between 11 & 20.
8. Adjust extent of storefront at Street Level near Grid A4 between 19 & 21.
9. Demolish existing stairs at Newport Blvd & Broadway and replace with new stair & planter.
10. Fill existing secondary speed ramps near Newport / Broadway vehicular entrance and extend storefront to include new fill over ramps.
11. Adjust extent of storefront at Street Level near Grid B between 29 & 31.

12. Demolish existing tower near Grids A4 & 32 to structure and replace w/ new glass tower & elevator.
13. Add new escalator with canopy outboard of existing stair near Grid A4 between 32 & 35.
14. Demolish existing roof at corner of Newport Blvd & Harbor Blvd and replace with new dome.
15. Demolish existing roof at corner of 19th St & Harbor Blvd and replace with new roof well for theater kitchen mechanical equipment to be screened from view.
16. Demolish existing roof at tower near corner of Newport Blvd & Harbor Blvd and replace with new dome.
17. Replace existing tile roof with new material at rotunda along Harbor Blvd and fill upper openings.
18. Relocate existing corridor at Plaza Level at South side of plaza to align directly with public restrooms.
19. Omit existing service corridor at Plaza Level at North side of plaza.
20. Add new entrance at Plaza Level from parking garage to plaza near Grids E6 & 22. New elevator to be provided extending from basement level to top level of parking garage.

### **Justification for Project**

Triangle Square is a prominent retail, dining and entertainment venue with remarkable visibility at a gateway to the City of Costa Mesa. A substantial amount of vehicle traffic passes this location on a daily basis. Although Triangle Square is physically significant in the downtown Costa Mesa community, it currently does not live up to its potential as a desirable gathering place. More than one-half of the shopping center is unoccupied. Most of the widely recognized retail tenants have vacated. In order for Triangle Square to be competitive, it must undergo a transformation to revitalize the center and engage both the surrounding community and the traffic on Newport Boulevard, Harbor Boulevard and Nineteenth Street. This ambitious goal is the focus of the proposed renovations.

Thank you for your consideration of this application, and for your assistance. Please contact me (949/221-8947) or Joe Letscher of KTG Y Architects (949/221-6276) with any questions or comments.

Sincerely,



David Miller  
Greenlaw Partners

cc: Joe Letscher, KTG Y