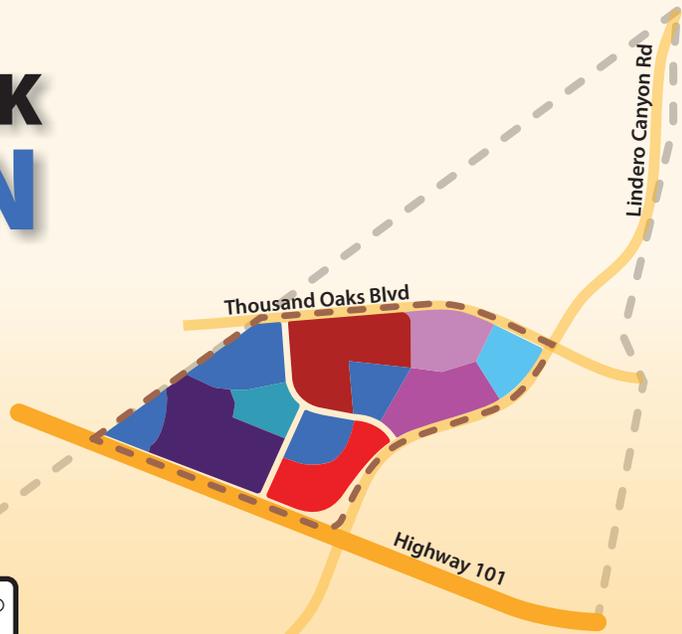


NORTH BUSINESS PARK SPECIFIC PLAN



FACT SHEET

WHAT IS A SPECIFIC PLAN

It is a:

- development direction to a focused area
- pathway to allow for redevelopment
- incentive to generate local reinvestment
- opportunity to encourage place-making
- chance to improve the functionality of an area



**20-25
YEAR
PROJECTION**

WHAT THE PLAN IS **NOT**

It isn't a:

- specific project or proposal to build
- automatic shovel in the ground
- move to change land-use citywide
- city mandate to demolish & rebuild
- way to avoid City Council review

The choice to redevelop is at the discretion of each individual property owner.

WHY PLAN?

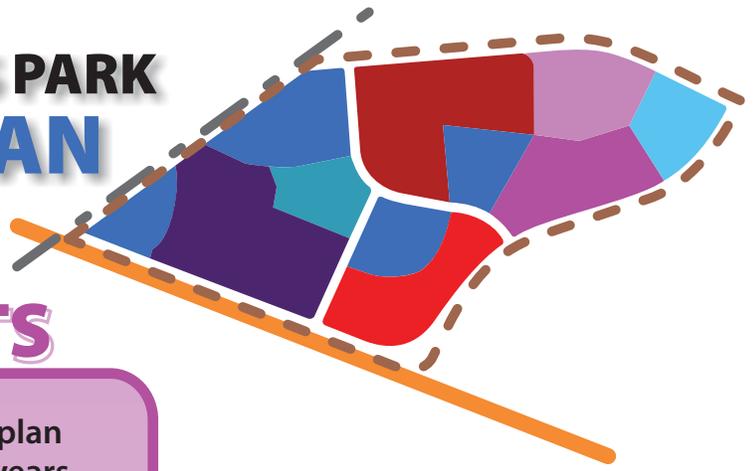
Westlake Village began as a planned community, thoughtfully establishing where development should go, what it should look like, and the types of public amenities, which must be included. Establishing the *North Business Park Specific Plan* carries into the future the City's founding values of maintaining local control, quality aesthetics, high levels of community services, and public safety.

The Specific Plan allows the City to:

- ① Control the development direction of a designated area;
- ② Create a blueprint that better ensures success;
- ③ Respond to changing economies and community needs;
- ④ Reinforce design character with high quality development;
- ⑤ Take local control of decisions that affect the community.



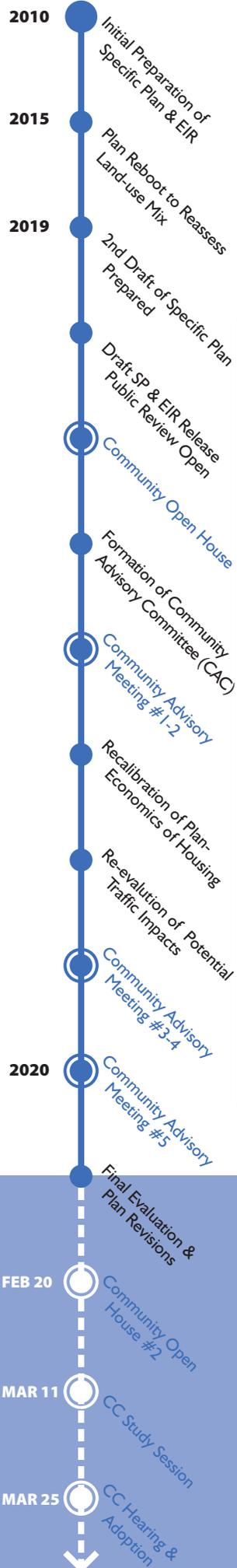
NORTH BUSINESS PARK SPECIFIC PLAN



PLAN HIGHLIGHTS

- Conceived as a long range plan intended to span up to 25 years.
- Enables high-quality residential developments; up to 607 new units.
- Avoids State imposed housing without local community control.
- Improves traffic flow throughout the area.
- Reduces the office and commercial footprint in the area by nearly 400,000 square feet.
- Adds over ~4 miles of new sidewalks and ~3 miles of bike lanes improving mobility options.
- Envisions approximately 4 acres of new open spaces, trails, and other community gathering places.
- Responds to and prepares for changing economic conditions.
- Allows for the creation of new revenue streams that maintain and improve City services.

- Mixed-use Lindero**
Allows for high-quality residential units with existing office
- Mixed-use Corsa**
Allows for high-quality residential units w/ office & new retail/ restaurant
- LaBaya District**
Provides mechanism to allow for neighborhood -serving uses
- Business Park**
Envisions no expansion or major change
- Office District**
Allows for additional general office space
- Cedar Valley District**
Accommodates the transition to support current uses
- Public/ Institutional**
Envisions no expansion or major change
- Commercial Planned District**
Envisions no expansion or major change



TO GET MORE INFORMATION...

 JOIN US FOR THE UPCOMING PUBLIC EVENTS

You can also visit:
www.wlv.org/NBPS
 Contact: Philippe Eskandar, Deputy City Manager
philippe@wlv.org
 (818) 706-1613



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