

ORANGE COUNTY

# 1,100 Apartments Could Replace an Industrial Complex in Santa Ana

"The Bowery" would also feature retail and restaurant space.

MAY 26, 2020, 10:55AM STEVEN SHARP ↓ 23 COMMENTS



At its meeting today, the Santa Ana Planning Commission is **scheduled to consider entitlements for The Bowery**, a proposed mixed-use complex near the City's border with Tustin.



Arrimus Capital, the Newport Beach-based real estate investment firm behind the project, is seeking approvals to redevelop a roughly 14.5-acre industrial complex at the intersection of Red Hill and Warner Avenues. The proposed project calls for razing three existing buildings to make way for the construction of multiple podium-type buildings containing a total of 1,150 housing units, 80,000 square feet of ground-floor commercial space, and parking for more than 2,400 vehicles.

Under the current plan, no on-site affordable housing is planned within the development. Arrimus Capital has instead proposed payment of a nearly \$13-million in-lieu fee to contribute to affordable housing development within the City of Santa Ana.

LOS ANGELES



AO

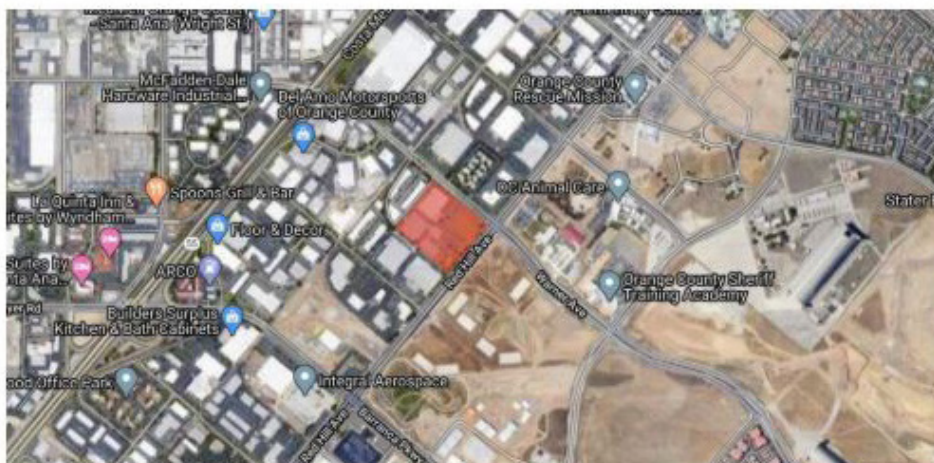
**AO** is designing The Bowery, which is depicted as a collection of five- and six-story structures arranged around a network of private streets and pedestrian paseos. A site plan shows that retail uses would front Red Hill Avenue, with parking located in structures wrapped by the new housing developments.

In addition to more than five-acres of publicly accessible open space, architectural plans also show that the project would include a number of open-space amenities for use by project residents. **MJS Landscape Architecture** is designing the development's open spaces.



A staff report to the Planning Commission recommends approving project entitlements, including a general plan amendment. This recommendation comes in spite of a letter submitted on behalf of the Southwest Regional Council of Carpenters alleging deficiencies in [The Bowery's environmental impact report](#).

Construction is anticipated to occur in four phases over a period of roughly 27 months. An exact schedule is not stated in the project's environmental study.



Google Maps

The development site is located across the street from a former Marine Air Corps Station in Tustin, [which is being repurposed as a sprawling office campus by developer LPC West](#).

- [Santa Ana](#) (Urbanize LA)