

# 17 WEST

Client: Meritage Homes  
Location: Costa Mesa, CA  
Product Type: For Sale Live/Work Townhomes  
Services: Architecture, Land Planning  
Construction Type: 3- and 4-Story On-Grade Type V

Total Units: 177  
Size: 1,800 sf - 2,000 sf  
Site Size: 8.93 Acres  
Density: 19.82 du/ac



17 West updates an innovative live/work housing model that has been successful in urbanizing other underutilized sites in Costa Mesa. The community plan connects to the existing network of city streets and the site is organized around a central park through a network of paseos. Designed in the spirit of the coastal town, the architecture is beach house modern with updated clapboard siding in sunny colors, with trellises and balconies.

A mix of three housing choices is carefully sited along landscaped paseos – three-story live/work units and four-story loft models feature roof decks. There are options for a range of buyers from entrepreneurs to couples and young families. It's a thoughtfully planned setting for a vibrant neighborhood in an evolving part of the city.

