



Priority Projects Status Report

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GREAT PARK / GREAT PARK NEIGHBORHOODS

1. Great Park 688-Acre Construction

All permits have been issued for construction of the Sports Park. Progress continues on construction of Phase 1 (soccer stadium, upper six soccer fields, 25 tennis courts, volleyball and associated buildings).

- The 2,500 seat soccer stadium, support buildings and shade canopies are under construction. Lights are in place and the upper six soccer fields were installed.
- Tennis support buildings are built and finish work is on-going. Fences, lighting and court surfacing is complete.
- Sidewalks and irrigation are being installed.

Grading is underway for phase 2 (lower six soccer fields and large flex field). Grading is complete for Phase 3 of the Sports Park (baseball). Foundations are being poured for the baseball stadium and its support buildings.

The Upper Bee and Upper Bosque areas are under construction. Heritage trees have been transplanted and grading is ongoing for the trail system. The three tunnels that allow bicycle and pedestrian trails to cross under major streets between Irvine Blvd. and Great Park Blvd. are in place.

Five Point submitted preliminary conceptual plans for the Golf, Agriculture, and Lower Bosque areas. Staff reviewed the plans and provided initial feedback to Five Point in November 2016 as part of a Logical Evolution process stipulated in the Second Adjacent Landowner Agreement. Staff is awaiting a subsequent submittal from Five Point.

2. Community Ice Facility

The City of Irvine and the Anaheim Ducks affiliate are planning a groundbreaking for the 270,000-square-foot Community Ice Facility on February 16, 2017. The facility, which will be the largest in California when opened in the summer of 2018, will be built, operated, and maintained by the lease-holder. The public will have primary use of the facility, which will have four sheets of ice. Youth and adult hockey games, regional and national tournaments, figure skating, and open public skating, will be among the uses beginning next year. Site demolition and rough grading plans have been submitted.

3. Heritage Fields Great Park Neighborhoods Construction Activities

Beacon Park and Parasol Park (District 1-North): Located east of State Route 133 between Irvine Boulevard and Great Park Boulevard will include 2,805 homes, multiple parks, a 25,000 square foot place of worship, an 11,000 square foot childcare center, and 10,000 square feet of multi-use development.

Subdivision maps for District 1-South, a portion of District 1-North, and District 5/portion of District 6 were submitted and approved on appeal by the City Council on January 26, 2016. Master plans were not included with the maps.

- Beacon Park consists of 15 home types (411 single-family detached homes and 618 condominiums) for a total of 1,029 homes. Of the 875 homes that have received permits, approximately 554 are complete and approved for occupancy. Sales are ongoing.
- Parasol Park consists of 10 home types with a total of 653 condominium homes. Of the 112 homes that have received permits, none are complete. Sales began the end of January.
- Construction is underway for the 157-unit senior affordable living development.

Broadcom Campus (District 3): Bounded by Barranca Parkway on the north, Alton Parkway on the south, the existing Alton Plaza business park on the west, and bisected by a segment of Marine Way yet to be built. The project consists of a two-million square foot research and development campus. The first phase, consisting of four buildings of approximately 1 million square feet, is under construction.

District 4: Located south of Irvine Boulevard and north of the Orange County Great Park. Along with District 7, District 4 will be the next neighborhood development within the Great Park Neighborhoods project consisting of 1,102 residential units, 70,000 square feet of commercial use, and three private neighborhood parks. Model precise grading plans have been submitted for seven of the 14 merchant building areas.

District 6: Located east of the Orange County Great Park Cultural Terrace site; and on the north and south side of the railroad tracks. Five Point Management, Inc. submitted a proposal for an interim amphitheater facility with a maximum capacity for 12,000 people, associated concessions, support uses, access roads and a parking lot. The proposed location is on 50-acres of vacant land in District 6, approximately 1,200 feet north of Irvine Station. The interim amphitheater is proposed for this project site for a period of 3 years.

District 7: Bounded by Portola Springs (Planning Area 6) to the north and west, Irvine Boulevard to the south and the FBI parcel to the east, the gated community within the Great Park Neighborhoods project will consist of 840 residential units (693 single-family detached units and 147 detached condominium units) and two private neighborhood

parks. Model precise grading plans have been submitted for the ten merchant builder areas.

4. Backbone Infrastructure

Backbone infrastructure includes roadways and associated underground utilities to facilitate the development of the Great Park and private Heritage Fields Great Park Neighborhoods. Infrastructure improvements underway include the completion of Irvine Boulevard and Marine Way. Other key streets through the Great Park, including GP 1 (interim name for the street running between the Sports Park and Cultural Terrace) and Great Park Boulevard (between Ridge Valley and Bosque) are scheduled for completion by mid-2017. Recently completed projects include Ridge Valley (between Marine Way and Great Park Boulevard), and Marine Way (between SR 133 and Ridge Valley).

5. Orange County Fire Authority Fire Station No. 20

Orange County Fire Authority (OCFA) Fire Station No. 20 will be located in the Western Sector of the Orange County Great Park at the southeast corner of Ridge Valley and 8th Street (interim street name). The fire station will be approximately 12,546 square feet. The City issued the grading permit on November 30, 2016 and the building plans are under review.

DEVELOPMENT PROCESSING

6. Irvine Company Orchard Hills

The Planning Commission approved master plans and tract maps in Neighborhoods 1 and 2 to allow construction in Orchard Hills north of Portola Parkway for 2,142 attached and detached for-sale units. Approximately 300 homes are under construction and 918 homes have been completed. The Planning Commission approved a master “A level” subdivision map allowing up to 1,000 units in Neighborhood 3. On June 3, 2016, Irvine Company submitted “B level” subdivision maps and master plans to develop 786 residential units within this area. This item is scheduled to be heard at the February 2 Planning Commission meeting.

7. Irvine Company Eastwood

The 1,798 for-sale unit project is located at the northwest corner of Jeffrey Road and Irvine Boulevard. Approximately 243 homes have been completed. An additional 515 homes, parks, and an IUSD elementary school are in various stages of construction. The Planning Commission approved the final phase of Eastwood consisting of 211 detached single-family residences and 111 attached condominiums on December 13, 2016. Sales are ongoing.

8. Irvine Company Portola Springs

Planning Area 6 projects in various stages of development:

1. The Planning Commission approved a master landscape and trails plan, tract maps, and master plans for the development of up to 466 for-sale units. The units are located east of State Route 133 and south of Portola Parkway. Sales are ongoing.
2. Construction of 1,132 units is ongoing within Neighborhood 3 of Portola Springs at Portola Parkway and Portola Springs. The project consists of for-sale and for-rent units, including affordable apartments. Sales are ongoing.
3. On March 17, 2016, the Planning Commission approved 470 for-sale units proposed by Irvine Company within Neighborhood 5A. Master plans were approved for all but 86 units at that time. Subsequently, on December 1, 2016, the Planning Commission approved the last master plan covering the remaining 86 units.
4. Staff is reviewing applications for two tract maps and master plans for Neighborhood 4B, located north of Tomato Springs Road. This neighborhood includes a total of 348 attached and detached condominiums on 65.3 gross acres. An update to the PA 6 Park Plan and Master Landscape and Trails Plan is also included. The maps and master plans are scheduled for review by the Planning Commission in March 2017.
5. The Irvine Community Land Trust issued a Request for Proposals on May 19, 2016 for an affordable housing project on the four-acre parcel conveyed to it by the City Council on June 28, 2016. The parcel is located on Native Spring near Irvine Boulevard. The Land Trust Board of Directors authorized negotiations with Habitat for Humanity Orange County to develop a 68-unit for-sale affordable housing project. Negotiations are anticipated to conclude by the second quarter of 2017.

9. Irvine Company Laguna Altura South

Sales are ongoing for 258 for-sale detached units located south at Highway 133 of Lake Forest Drive.

10. Irvine Spectrum

Construction of the 20-story office tower located at Spectrum Center Drive and Quasar Drive is complete and tenant improvements have begun. Mazda leased five floors and will occupy the building in 2017.

Construction underway for:

- Second 20-story, 450,000-square-foot office tower located at Spectrum Center Drive and Gateway.
- 583 unit Westview Apartment project.

- 252-room Marriott Hotel at Gateway and Pacifica.

11. Irvine Company Los Olivos Village

The Planning Commission, on February 4, 2016, approved the second phase of the project, which consists of 1,950 apartments, a community park, neighborhood parks and a school site near the corner of Bake Parkway and Irvine Center Drive. The proposed project encompasses the former Verizon Amphitheater site, which is undergoing demolition and land clearing. Recently, the Irvine Company submitted a proposal to modify the approved project.

12. Irvine Company Cypress Village

The Planning Commission approved on November 5, 2015, 411 detached condominiums located at the corner of Trabuco and State Route 133. Model home complexes have been open to the public. Numerous buildings are in various phases of construction with first occupancies likely to occur the first quarter of 2017. On the southern portion of the site, the Planning Commission approved 243 senior condominiums on November 17, 2016.

The Irvine Community Land Trust authorized issuing a Request for Proposals on July 18, 2016 for an affordable housing rental project on a 2.5-acre parcel conveyed to it by the City. The parcel is located at the corner of Sand Canyon and Nightmist Avenues. Proposals were due January 18, 2017. Five submissions were received, which the Land Trust will be evaluating over the next six months.

13. Hotels in Irvine Business Complex

Projects under Construction

- Hyatt House Hotel: 149-room hotel at the corner of Main Street and Von Karman Avenue.
- Homewood Suites Hotel: 161-room hotel at the southeast corner of Red Hill Avenue and McGaw Avenue.
- Marriott Hotel: 180-room hotel within Park Place at Michelson Drive and Jamboree Road.
- Tides Hospitality Group: 164-room hotel located at Dupont Drive and Michelson Drive in the IBC.

Pending Projects

- The Landmark: Mixed-use complex along MacArthur Boulevard between Campus Drive and Douglas Street. Project includes a 448,200 square-foot office tower, 13,665 square feet of retail, a 386-room hotel and more than 2,000 parking spaces within a combination subterranean garage/parking structure.

- Staybridge Hotel: 208-room extended-stay hotel at Barranca Parkway and Redhill Avenue was approved by the Planning Commission on August 4, 2016. Construction plans have been submitted to plan check.
- TownePlace Suites Hotel: 165-room extended-stay hotel located along White Road south of Cartwright Road has been proposed. The item was heard on January 19, 2017 and was continued to the February 2 Planning Commission meeting.

IBC RESIDENTIAL & MIXED-USE DEVELOPMENT STRATEGY

14. Implementation of Irvine Business Complex Mixed-Use Strategy

Consistent with City Council direction, and with its adoption of the Irvine Business Complex (IBC) working group recommendations on August 11, 2015, staff is evaluating incentives for additional retail in the IBC as part of the Comprehensive General Plan Update.

Projects under Construction

- The Alton (Equity Residential): 344-unit apartment project at the northwest corner of Alton Parkway and Millikan Avenue.
- Avalon-Jamboree: 156-unit apartment project east of the same intersection.
- The Residences on Jamboree (United Dominion Realty): 381-unit apartment project at the corner of Jamboree Road and Kelvin Avenue.
- Fusion 360: 280-unit apartment project near McGaw and Murphy Avenues.
- Garden Communities: 457-unit apartment project at the corner of Main Street and Cartwright Road.
- Garden Communities: 700 units of the first phase of the 1,600-unit project at the corner of Campus Drive and Teller Avenue are under construction.
- Sares Regis: 520-unit apartment project within Park Place, at Michelson Drive and Jamboree Road.
- Parc Derian at 17275 Derian, LLC: Construction of an 80-unit affordable housing apartment complex at the corner of Derian and McGaw Avenues began June 23, 2016 with completion anticipated in fall 2017.
- Irvine Gateway (Fairfield Residential): 434-unit apartment project, located along Von Karman Avenue, just south of Alton Parkway.

Pending Projects

- Great Far East: Submitted a Conditional Use Permit application for a 371-unit apartment project at the corner of Derian and Kelvin Avenues. The Planning Commission approved the project in July 2015. Building permit applications have not been submitted.
- Garden Communities: 876 apartment unit project with a one-acre publicly accessible neighborhood park near the intersection of Von Karman Avenue and Campus Drive. The Planning Commission approved the project at the December 13, 2016 meeting. Building permit applications have not been submitted.
- J & R Group: Submitted application for a 272-unit apartment project at the north-east corner of Main and Cartwright. The Planning Commission approved the project in December 2015. Building permit applications have not been submitted.
- W/GL Gillette Holdings: Submitted application for a 137-unit apartment project located off of Gillette Avenue, west of the intersection of Gillette Avenue and Main Street. The Planning Commission approved the project in February 2016. Building permit applications have not been submitted.
- Sand Dollar Partners: Submitted applications for two for-sale residential projects totaling 89-units. One is located off of Gillette Avenue near MacArthur Blvd. The second is located off of Cartwright Road, near Main Street. Both projects are under review.
- Desmond Ventures: Filed applications to amend the City's General Plan and Zoning Ordinance to allow residential development on an existing office/industrial site and to increase the number of residential units in the Irvine Business Complex beyond the 15,000 base unit cap. Applications are under review.
- LBA Realty: Submitted an application for a 178-unit apartment project located at the intersection of Main Street and Gillette Avenue. The Planning Commission approved the project in August 2016. Building permit applications have not been submitted.
- Wong Properties: Submitted an application for a 357-unit apartment project located at the intersection of Alton Parkway and Von Karman Avenue. The Planning Commission approved the project in May 2016. Building permit applications have not been submitted.
- Blue Bay Condos (Natura City): 120-unit apartment project located at McGaw Avenue between Derian Avenue and Jamboree Road. The Planning Commission approved the project on October 20, 2016. Building permit applications have not been submitted.

- MLC Holdings: Submitted an application for a 39-unit for-sale residential project located at Gillette Avenue and Main Street. The Planning Commission approved the project in August 2016. Building permit applications have not been submitted.
- Pacific Planning Group: Submitted an application for a 350-unit apartment project located on Gillette Avenue near the intersection of Main Street. The project has the potential to exceed the 15,000 base unit cap and may require General Plan and Zoning Ordinance amendments to increase the IBC's base unit residential cap. Project is under review.
- MVE & Partners: Submitted an application for a 350-unit apartment project located on Main Street and Cartwright Road. The project has the potential to exceed the 15,000 base unit cap and may require General Plan and Zoning Ordinances amendments to increase the IBC's base unit residential cap. This project is under review.

INFRASTRUCTURE AND TRANSPORTATION

15. Google Update

Google issued a press release in August 2016 announcing an agreement with the Irvine Company to initially provide services to Irvine Company properties, primarily Irvine Company apartment communities and office properties where conduit already exists. Google has not offered a timeline for providing services to non-Irvine Company properties nor is City staff aware of Google's ultimate plan for installing fiber throughout the City.

16. Construction and Roadway Infrastructure Improvements

Construction of the new Quail Hill Community Center is underway with expected completion in February 2017.

Construction for a new traffic signal at the intersection of Armstrong and McGaw Avenues is underway with anticipated completion in February 2017.

Construction is underway to extend the northbound left-turn pockets at Culver/Alton and at Culver/Main with completion scheduled by March 2017. Improvements will enhance traffic flow through these intersections.

The Annual Street Rehabilitation and Slurry Seal project is underway. Street paving in Quail Hill and Woodbury is complete. Roadways in Turtle Rock are anticipated for completion in February 2017.

PUBLIC SAFETY

17. Family Violence Prevention Project

In 2016, the Victim Advocate connected 204 victims of crime with available support services such as crisis intervention, emergency financial assistance, petitions for restraining orders, returning of personal property, court accompaniment, witness coordination and information regarding the criminal justice system.

18. Mental Health Liaison Officer

The Mental Health Liaison program assigns two Mental Health Liaison Officers who establish relationships with Irvine residents suffering from mental health issues and connects individuals or their families with services offered by the City, County and non-profit organizations. In November 2016, Irvine was invited to present the program at the National League of Cities Summit. In December 2016, the California Police Chief Magazine published an article highlighting the program entitled: "The Irvine Model – The next Step in police support of those with mental illness." The Mental Health Officers met with 520 individuals in 2016.

19. Traffic Safety

On November 10, 2016, the Traffic Division held a community Traffic Safety and Q&A meeting at the Portola Springs Homeowners Association clubhouse. October 1, 2016, was the beginning of the new fiscal year for the Office of Traffic Safety grant cycle. This grant provides funding for additional staffing and enforcement efforts related to DUI checkpoints, distracted driving, and the Click it Or Ticket seat belt campaign. On December 17, 2016 the Traffic Division conducted a DUI checkpoint resulting in 4 DUI arrests, 10 arrests for other crimes, and 23 citations. Additional DUI checkpoints will be conducted throughout 2017. The Traffic Division also conducted a stop sign enforcement campaign in each geographic policing area during the fourth quarter of 2016.

20. Coyote Monitoring

Animal Services Officers continue to work with the California Department of Fish and Wildlife (CDFW) to provide the community with information on coyote behavior and how to discourage coyote presence in populated areas. Animal Services Officers have provided education on Coyote Behavior and Management to the Irvine Disaster and Emergency Communications volunteers and for the University Park and Rancho San Joaquin areas. Several Community Education classes are scheduled to occur just prior to spring 2017, the busier time of year for wildlife. Animal Services continues to encourage citizen participation in Wildlife Watch Programs, such as the one currently active in the Portola Springs area. These are citizen led groups who work within their neighborhoods to educate their community on coyote behavior, removing attractants, and how to utilize a reporting system for coyote sightings and behaviors to the Irvine Police Department. Irvine Animal Services actively monitors coyote activity throughout the City

and provides pro-active patrols in areas where coyotes have been observed. Animal Services Officers will continue to respond to abnormal coyote behavior and will take action to protect Irvine citizens as circumstances warrant.

REGIONAL AND STATE ASSOCIATION / AGENCY ACTIONS

21. State of California – Redevelopment Dissolution and City Lawsuits

The City has received four payments under the settlement agreement totaling \$24 million of the \$292 million due under the agreement. The next payment is expected in June 2017. The City Council approved providing the Irvine Community Land Trust 10%, or \$29.2 million of the settlement amount.

22. Southern California Veterans Cemetery

The State Department of Veterans Affairs (CalVet) requested \$38 million in federal cemetery grant funds to construct Phase I of the Southern California Veterans Cemetery on the ARDA site. The total Phase I cost estimate is \$77 million for the state-owned and operated Veterans cemetery. The U.S. Department of Veterans Affairs (VA) described the \$38 million request as not sustainable for its nationwide grant program (typically \$45 - \$46 million annually). The VA ranked the Southern California Veterans Cemetery at 74 out of 101 on its FY 2017 Grant Priority List, with a maximum \$10 million grant. The VA notes further discussion is needed for a more sustainable project.

COMMUNITY OUTREACH

23. Orange County Great Park Public Outreach

The Irvine City Council directed public outreach to inform community members about the growing Orange County Great Park and solicit input. More than 2,000 community surveys have been received, and the first of five community meetings is scheduled for January 31.

24. Irvine Animal Care Center – Conceptual Plans for Potential Renovation/Expansion

Griffin Structures, in collaboration with the architectural firm Rauhaus Freedensfeld and Associates, was selected to develop concept plans for potential renovation/expansion of the Animal Care Center and for a potential new facility at the existing site located on Oak Canyon adjacent to the City Operations Support Facility. The consultant team presented concept plans to the City Council Subcommittee. Staff is assisting the subcommittee in preparing recommendations for consideration by the City Council.

25. Disability Needs Assessment and Board Work Plan

The City Council approved funding in the Fiscal Year 2016-17 budget to conduct a disability services needs assessment to guide the development of the Irvine Disability

Services Advisory Board work plan. Through the Request for Proposal process, a consulting group was chosen to develop the needs assessment report and will also work with the Advisory Board in developing a work plan to address the identified needs. The assessment and work plan is expected to be completed mid-2017.

26. Senior Services Strategic Plan Update

Community Services is conducting a public outreach effort to update the Senior Services Strategic Plan for the next five years (2017-2022). The Plan identifies goals and strategies that provide a guide for development, implementation, and delivery of City programs and services for Irvine seniors. The Senior Citizens Council serves as the oversight body for the Plan Update.

Community Services held five community stakeholder meetings between September and October 2016 to solicit input. The next phase includes community meetings in January and February 2017 to share information and gather resident input on the Plan's five priority areas: Education, Health and Recreation, Housing, Social Well-being and Vulnerable Seniors and Transportation. The Plan is expected to be completed by the end of 2017.