



Priority Projects Status Report

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APRIL 2017

GREAT PARK / GREAT PARK NEIGHBORHOODS

1. Great Park 688-Acre Construction

Permits have been issued for construction of the Sports Park. Phase 1 is expected to be complete this summer and includes six soccer fields, 2,500-seat soccer stadium, 25 tennis courts, volleyball courts and support buildings.

- Field work has begun at the soccer stadium in preparation for sod.
- Construction of the baseball and softball stadiums is underway. Construction began on support buildings in the southern portion of the Sports Park.

The Upper Bee and Upper Bosque areas are under construction and expected to be complete fall 2017. Trails have been paved, and the three tunnels that allow bicycle and pedestrian trails to cross under major streets between Irvine Blvd. and Great Park Blvd. are complete.

Five Point Communities submitted preliminary conceptual plans for the Golf, Agriculture, and Lower Bosque areas in March 2017. Staff and Five Point Communities continue to work together as part of a Logical Evolution process stipulated in the Second Adjacent Landowner Agreement to refine and finalize the concept plans. In February, the National Golf Foundation was contracted to undertake analysis of the golf market, develop financial projections for a new course in Irvine, and evaluate operating alternatives for a course at the Great Park. A final report is expected by June.

A new signage and wayfinding program has been designed. The goal is to implement an effective and comprehensive wayfinding system making a complex environment such as the Great Park simple and easy to navigate. The system provides a cohesive range of directional and wayfinding sign types including vehicular, parking, pedestrian, and points of interest.

2. Cultural Terrace Planning

Cultural Terrace Joint Studies began in February. The Joint Studies were provided for in the Second Adjacent Landowner Agreement, and are being undertaken by City staff, Five Point Communities representatives, and approved design consultants. Additionally, five community meetings have been held in different geographic locations, including Irvine,

Lake Forest and Anaheim. Results of this outreach and a telephone survey will be presented to the Great Park Board of Directors in May.

3. Community Ice Facility

The City of Irvine and the Anaheim Ducks affiliate held a groundbreaking for the Community Ice Facility on February 16, 2017. The 280,000-square-foot facility will be built, operated, and maintained by the lease-holder. The public will have primary use of the facilities' four sheets of ice with programs to include youth and adult hockey games, regional and national tournaments, figure skating, and open public skating. This facility will be the largest in California once it is completed in late 2018.

4. 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. 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. None of the 112 homes that received permits are complete. Sales are ongoing.
- Construction is underway for the 157-unit senior affordable living development within Beacon Park, and two multi-family affordable rental projects totaling 166 units. Initial occupancies for the multi-family and senior projects are expected by the end of 2017.

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. 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. On March 14, 2017, the City Council approved issuance of an Interim Use Permit to Five Point Communities for a 12,000-seat temporary amphitheater with associated concessions, support uses, access roads and a parking lot to be operated by Live Nation. The amphitheater will be located on 50 acres of vacant, undeveloped land, approximately 1,200 feet north of Irvine Station, and permitted for three years starting from the first full concert season. Final plans for the temporary structures, roads and operations of the amphitheater are under review with the amphitheater estimated to open August 2017.

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. Plans for model precise grading and building, as well as production precise grading and building, have been submitted for the ten merchant builder areas.

5. 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 Flying Tiger and Great Park Boulevard have been paved.

DEVELOPMENT PROCESSING

6. Irvine Company Orchard Hills

Master plans and tract maps in Neighborhoods 1 and 2 were approved 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 and “B level” subdivision maps and master plans to develop 786 residential units. The City is reviewing building permit plans for these projects.

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

final phase of Eastwood was approved, consisting of 211 detached single-family residences and 111 attached condominiums. Sales are ongoing.

8. Irvine Company Portola Springs

Planning Area 6 projects in various stages of development:

- Master landscape and trails plan, tract maps, and master plans for the development of up to 466 for-sale units was approved. The units are located east of State Route 133 and south of Portola Parkway. Sales are ongoing.
- 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.
- 348 attached and detached condominiums were approved on 65.3 acres on the north side of Tomato Springs. The City is reviewing building permit plans for these projects.
- 470 for-sale units approved for the Irvine Company within Neighborhood 5A.

The Irvine Community Land Trust issued a Request for Proposals for an affordable housing project on the four-acre parcel conveyed to it by the City Council. The parcel is located on Native Spring near Irvine Boulevard in neighborhood 5A. 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 have been extended and are anticipated to conclude prior to the end of 2017.

9. Irvine Spectrum

Construction of the 20-story office tower located at Spectrum Center Drive and Quasar Drive is complete and tenants have begun occupying the building. Mazda leased five floors.

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.

10. Irvine Company Cypress Village

411 detached condominiums located at the corner of Trabuco and State Route 133 are under construction. 243 senior condominiums have been approved on the southern portion of the site with grading underway.

The Irvine Community Land Trust has issued a Request for Proposals 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. Five submissions were received; the Land Trust interviewed two developers in March and may select a developer by June.

11. Hotels in Irvine Business Complex

Projects under Construction

- Hyatt House Hotel: 149-room hotel at the corner of Main Street and Von Karman 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.

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. Planning Commission consideration of the project is expected in May 2017.
- Staybridge Hotel: 208-room extended-stay hotel at Barranca Parkway and Redhill Avenue was approved. Construction plans have been submitted.
- TownePlace Suites Hotel: 165-room extended-stay hotel located along White Road south of Cartwright Road was approved.

IBC RESIDENTIAL & MIXED-USE DEVELOPMENT STRATEGY

12. Implementation of Irvine Business Complex Mixed-Use Strategy

Staff is evaluating incentives for additional retail in the Irvine Business Complex (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.
- 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. Completion is 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: Approved 371-unit apartment project at the corner of Derian and Kelvin Avenues. Building permit applications have not been submitted.
- Garden Communities: Approved 876-apartment unit project with a one-acre publicly accessible neighborhood park near the intersection of Von Karman Avenue and Campus Drive. Building permit applications have not been submitted.
- J & R Group: Approved 272-unit apartment project at the north-east corner of Main and Cartwright. Building permit applications have not been submitted.
- W/GL Gillette Holdings: Approved 137-unit apartment project located off of Gillette Avenue, west of the intersection of Gillette Avenue and Main Street. Building permit applications have not been submitted.
- Sand Dollar Partners: 44 unit for-sale residential project located off of Gillette Avenue near MacArthur Blvd. The project is 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: Approved 178-unit apartment project located at the intersection of Main Street and Gillette Avenue. Building permit applications have not been submitted.
- Wong Properties: Approved 357-unit apartment project located at the intersection of Alton Parkway and Von Karman Avenue. Building permit applications have not been submitted.
- Blue Bay Condos (Natura City): Approved 120-unit apartment project located at McGaw Avenue between Derian Avenue and Jamboree Road. Building permit applications have not been submitted.

- MLC Holdings: Approved 39-unit for-sale residential project located at Gillette Avenue and Main Street. Building permit applications have not been submitted.
- Pacific Planning Group: Submitted an application for a 336-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 150-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

13. Construction and Roadway Infrastructure Improvements

- The new Quail Hill Community Center is complete and open to the public with classes and events beginning March 2017.
- Construction for a new traffic signal at the intersection of Armstrong and McGaw Avenues was completed February 2017.
- Construction to extend the northbound left-turn pockets at Culver/Alton and at Culver/Main was completed February 2017.
- 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 by end of April 2017.
- The Northwood Gratitude and Honor Memorial Expansion project is underway with expected completion May 2017.
- Yale Avenue Pavement Rehabilitation is underway between Irvine Center Drive and Roosevelt with expected completion August 2017.

PUBLIC SAFETY

14. Coyote Monitoring

Animal Services Officers continue to provide education on Coyote Behavior and Management and are scheduling several Community Education classes this spring. Irvine Animal Services monitors coyote activity throughout the City and provides pro-active

patrols in areas where coyotes have been observed. Animal Services work with the California Department of Fish and Wildlife to provide information on coyote behavior and how to discourage coyotes in populated areas. Animal Services Officers will continue to respond to abnormal coyote behavior and will take action to protect citizens as circumstances warrant. Animal Services encourages citizen participation in Wildlife Watch Programs, such as the one 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.

REGIONAL AND STATE ASSOCIATION / AGENCY ACTIONS

15. 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.

16. Southern California Veterans Cemetery

The State Department of Veterans Affairs (CalVet) pre-grant application in July 2016 requested \$38 million in federal cemetery grant funds for Phase I on the ARDA site, toward a \$77 million total Phase I cost estimate. 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. On April 4, 2017, the Irvine City Council directed staff to pursue dual tracks related to the Veterans Cemetery. This includes taking all necessary steps to expedite construction of the State Veterans Cemetery on the ARDA site, including pursuing State funding for the Veterans Cemetery and offering to match State funds with up to \$38 million in City funds; and pursuing an understanding of the offer from Five Point Communities. The City's State Veterans Cemetery website reflects this updated action. City staff, our State legislative advocate, Gonsalves & Son, and our Federal legislative advocate, Van Scoyoc Associates, immediately proceeded to convey these messages to the Governor's office and key legislators, committees and staff. Advocacy for State funding continues. Staff also contacted Five Point Communities, requesting information about its offer to provide private property in exchange for City-owned property. Five Point Communities submitted a summary of proposed deal points for land exchange on April 20, 2017. Discussions to understand the offer continue.

COMMUNITY OUTREACH

17. Orange County Great Park Public Outreach

City staff completed its months-long public outreach to learn of interest and support for potential amenities at the Great Park. The effort also promoted an understanding of amenities in place, under construction, and those planned or proposed. More than 5,000

surveys were completed through community meetings, public engagement at existing events countywide, and through telephone surveys that included Irvine and county residents. Outreach related to future planning had a focus on the 248-acre Cultural Terrace and the area designated for a 170-acre golf course. Staff plans to present findings to the Great Park Board and City Council in May 2017.

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

Concept plans have been developed 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 work product examines the feasibility of each option and enables a comparison of costs and construction constraints. The City Council Subcommittee is exploring the many aspects of this project, which is expected to culminate in policy recommendations to the Mayor and City Council.

19. 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 a Request for Proposal, Ersoylu Consulting Group was chosen to develop the needs assessment and will collaborate with the Advisory Board to develop the work plan. Focus group meetings and surveys will occur in July/August, and community input meetings will be held in September/October.

20. Senior Services Strategic Plan Update

Community Services is conducting public outreach 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. More than 100 seniors provided input on the Senior Strategic Plan. Information will also be gathered on senior center facility use and needs, and shared with the Senior Citizens Council for discussion and development of the Plan Update. The plan is expected to be complete by the end of 2017.

21. Irvine Transportation Commission

Plans are underway to facilitate the first meeting of the newly formed Commission on May 16. Staff will work to engage the Commission in all aspects of traffic and transportation matters in accordance with City Council policy direction.