



Priority Projects Status Report

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GREAT PARK/GREAT PARK NEIGHBORHOODS

1. Great Park 688-Acre Construction

The first phase of the Sports Complex opened August 5, 2017. Punch-list corrections continue with FivePoint Communities and its contractors.

The Upper Bee and Bosque areas, including pedestrian and bike trails, landscaping, under street crossings, children's playground and restrooms are under construction and expected to open within the next 90 days.

The second phase of the Sports Complex, including six additional synthetic turf soccer fields, is expected to open in spring 2018, based on estimates provided by FivePoint.

The remaining areas of the Sports Complex are under construction and expected to open during the first half of 2018. These elements include:

- Championship baseball and softball field
- Five softball fields
- Seven baseball fields
- Flexible use athletic fields
- Auxiliary restrooms and support buildings

FivePoint and City staff have collaborated to refine the conceptual plans for the Golf, Agriculture and Lower Bosque areas. In June 2017, the City Council approved a boundary modification adding 25 acres to the Great Park Improvement area. Since then, FivePoint has been working on a redesign of the golf course and re-evaluating trail plans. Staff is awaiting submission of new plans for the Lower Bosque area (adjacent to the Great Park entry) and the golf course.

A comprehensive Great Park signage plan is complete. Plans and specifications were approved by the City Council in November 2017. Staff will return with a recommendation and for award of contract and color options by the end of March. Installation of signs is anticipated to begin in May 2018. The new system provides directional and wayfinding sign types including vehicular, parking, pedestrian and points of interest.

The City continues to work with 5 BARS Communities, a wireless and telecommunications consultant, to develop a comprehensive wireless masterplan for the

Orange County Great Park. The ongoing tasks include radio-frequency mapping and coverage needs assessments. Once complete, 5 BARS will recommend aesthetic standards, propose locations to address coverage needs and a process for new wireless facility requests. The City continues to work with 5 BARS on a timeline for completion.

2. Cultural Terrace Planning

On January 11, 2018, City and FivePoint representatives met to re-launch the Cultural Terrace Joint Studies planning efforts. Phase 1 concluded with the completion of a draft Conceptual Masterplan and identification of study area constraints for the Cultural Terrace. The two lead design firms, Gensler and AECOM, representing FivePoint and the City, are finalizing the scope of work for each of the pre-approved consultants for Phase 2. Phase 2 planning is expected to begin within the next month and finish in approximately six months.

Per the Great Park Board, a due diligence review of potential tenants, including the California Fire Museum, Pretend City, and Western Whitewater is underway. Staff will return with a plan for recruitment of a Senior Consultant to assist with implementation of the site plan developed through the Joint Studies.

3. Community Ice Facility

Vertical construction for the Community Ice Facility is underway with completion anticipated for the end of 2018. Once completed the facility will be the largest of its kind in California.

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. District 1-North 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.

- Beacon Park consists of 15 home types (411 single-family detached homes and 618 condominiums) for a total of 1,029 homes. 946 homes are complete. The remainder received permits and are under construction. Sales are ongoing.
- Parasol Park consists of 10 home types among 653 condominium homes. Of the 509 homes that have been permitted, 243 are complete. Sales are ongoing.
- Construction is underway for the 157-unit senior affordable living development within Parasol Park consisting of two buildings that are approximately 85 percent complete. First occupancies were approved in December 2017.
- The City received discretionary applications from FivePoint Communities to amend District 1-North and District 1- South (located directly south of District 1-North) to

increase the number of dwelling units from 2,805 homes to 3,548 homes. Applications also include plans for non-residential development (i.e., retail, office, R&D) and a 150-room hotel. Staff is conducting its review of the project.

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 one-million square feet and a grade-separated crossing over Marine Way, is complete. The City received an application from FivePoint Communities to amend the approved master plan. The proposal consists of eliminating a total of four buildings from the master plan as the applicant no longer anticipates the build-out of the approved master plan. This application is preliminary and being reviewed by staff.

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 Great Park Neighborhoods. It will consist of 1,007 residential units, 70,000 square feet of commercial use, one K-8 school and three private neighborhood parks. Model precise grading is underway. Construction of the model homes commenced in November 2017.

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 FivePoint Communities for a 12,000-seat temporary amphitheater. The Interim Use Permit includes associated concessions, support uses, access roads and a parking lot to be operated by Live Nation. The completed temporary amphitheater is located on 50 acres of vacant, undeveloped privately-owned land, approximately 1,200 feet north of Irvine Station. The first shows were held the weekend of October 6 and are permitted for three years starting from the first full concert season.

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 consists of 840 residential units (693 single-family detached units, 147 detached condominium units) and two private neighborhood parks. Approximately 380 homes are permitted in various stages of completion. Models have been open to the public since the end of September 2017.

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. Marine Way is complete and open to the public from Ridge Valley to Skyhawk. The Western Sector street network design phase has received approval with final construction plans being finalized, prepared for approval and bidding release. Rough grading for the Agua Chinon water mitigation channel located on the eastern side of the Great Park is complete. Demolition is being completed on initial phases of the Wildlife

Corridor. Plans are approved for grading, with work anticipated to begin by the end of March.

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 2,163 attached and detached for-sale units. Approximately 300 homes are under construction and 1,500 homes are complete.

7. Irvine Company Eastwood

The 1,798 for-sale unit project is located at the northwest corner of Jeffrey Road and Irvine Boulevard. Approximately 1,250 homes are complete or nearing completion. Construction plans for the remaining units are under review. Sales are ongoing.

8. Irvine Company Portola Springs

Development continues across the eastern half of the Planning Area. Approximately 3,570 of the planned 4,670 total homes are complete, with 200 under construction.

- The park and community center construction is underway with completion anticipated for summer 2018.

9. Irvine Spectrum

- Shell construction of the second 20-story, 450,000-square-foot office tower located at Spectrum Center Drive and Gateway is complete. Tenant improvements on individual floors will continue as new businesses occupy the building.
- The 252-room Marriott Hotel at Gateway and Pacifica opened in October 2017.
- New buildings containing smaller tenant suites, to replace the previously existing Macys building, are under construction. A new three-level parking structure to be located east of Target has been approved.

10. Irvine Company Cypress Village

459 detached condominiums at the corner of Trabuco and State Route 133 are under construction with sales ongoing. 243 senior condominiums are also under construction with sales ongoing.

An application is under review for construction of an 80-unit affordable apartment complex located at Nightmist and Sand Canyon.

11. Los Olivos

Phase 1, consisting of 1,750 apartment units is complete. Phase 2, consisting of a 936-unit apartment project was approved June 2017 and specific designs for 169 for-sale condominiums were approved in December 2017.

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. Staff has contracted with Keyser Marston Associates to prepare a Retail Opportunities Analysis. Results are expected in spring 2018.

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: 80-unit affordable housing apartment complex at the corner of Derian and McGaw Avenues. Completion is anticipated in early 2018.
- 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.
- Intracorp: 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.
- Intracorp: 44-unit for-sale residential project located off of Gillette Avenue near MacArthur Boulevard. Building permit 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. A park design application is under review.
- Intracorp: Approved 39-unit for-sale residential project located at Gillette Avenue and Main Street. Building permit applications are under review.
- Pacific Planning Group: Submitted an application for a 326-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 Ordinance amendments to increase the IBC's base unit residential cap. Project is under review.
- Rossmore Enterprises: Submitted an application for a 209-unit residential project at the intersection of Milikan and Barranca. 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.
- Central Park West (Lennar): Submitted an application for a 285-unit residential project with a 10,000 square foot accessory retail building located near the intersection of Michelson and Jamboree. The project is under review.

- The search for IBC park sites is underway. Per City Council direction, staff is finalizing a Request For Proposals to retain a consultant to assist with IBC park site(s) identification and acquisition.

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.

Pending Projects

- The Landmark: This 448,200-square-foot office tower, a 386-room hotel and 13,665 square feet of retail, mixed-use complex along MacArthur Boulevard between Campus Drive and Douglass Street was approved in November 2017.
- TownePlace Suites Hotel: 165-room extended-stay hotel located along White Road south of Cartwright Road was approved. Construction plans have not been submitted.

INFRASTRUCTURE AND TRANSPORTATION

14. Construction and Roadway Infrastructure Improvements

- The Annual Street Rehabilitation and Slurry Seal project is underway and includes street paving in University Park, Rancho San Joaquin and Woodbridge. Completion is scheduled in June 2018.
- The University Widening project between MacArthur and Campus is scheduled to begin mid-March 2018. This project will add one new travel lane in each direction and upgrade traffic signals to assist in managing traffic congestion.
- Construction of new playground equipment at San Carlo Neighborhood Park (located in Westpark) and Valencia Neighborhood Park (located in West Irvine) was completed in January 2018.
- Construction of a new traffic signal at Walnut and Kazan was completed in January 2018.
- Construction of the Lakeview Senior Center Outdoor Patio Renovation and the Harvard Avenue Rehabilitation projects was completed in December 2017.

15. Transportation

- City Council authorized the execution of a cooperative agreement between the City of Irvine and the Orange County Transportation Authority. The Agreement is for acceptance of grant funds to continue the final design and right-of-way phase for the Jeffery Open Space Trail project connecting the southern portion of the City's trail network with bicycle and pedestrian trails north of Interstate 5.

- City Council approved a cooperative agreement with Caltrans to update 40 new signals designed to improve signal timing and traffic progression near Caltrans controlled freeway ramps. This enhancement will allow City-owned signals to operate in conjunction with State-owned signals at major intersections throughout the City, moving traffic more efficiently to the freeway network and along major arterials.
- Staff is moving forward with consultant selection to deploy adaptive signal technology on one major corridor in the City. The benefits of this technology include allowing City traffic signals to adapt to unexpected changes in traffic conditions, improve travel time reliability, prolong the effectiveness of traffic signal timing, and reduce congestion delay by up to 10 percent along the chosen corridor.

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

The City Council, at its February 13, 2018 meeting, authorized staff to initiate a Request For Proposals for the design of a new Animal Care Center at the existing site adjacent to the City Operations Support Facility on Oak Canyon. Also authorized was the design of a temporary center at the City’s nearby dog park, Bark Park, which is within walking distance of the existing Center, and three new dog parks. The temporary relocation of the animal care operations to the nearby location will allow for uninterrupted construction of the new Center at the existing site. Improvements will be made to the Bark Park once the animal care operation returns to its new permanent facility. The opening of the other dog parks will coincide with or precede the Bark Park’s temporary use for the animal care operations. JVR Shelter Strategies will be retained to evaluate how potential design elements impact or enhance the City’s ability to meet desired operating standards.

17. Bommer Canyon Rehabilitation

In June 2017, the State Department of Housing and Community Development awarded the City with a \$949,000 grant for the Bommer Canyon Community Park Rehabilitation Project. Staff is reviewing proposals, received through the Request For Proposal process, for selection of a consultant to assist with the project planning.

18. Heritage Park Master Plan

At the February 13, 2018 meeting, the City Council provided direction outlining the scope for the Heritage Park Master Plan development. The comprehensive master plan is expected to include such elements as the Fine Arts Center, Community Center, Library, parking and overall site use. Extensive public outreach will be a critical component of the planning and design process. Following distribution of the Request for Proposals in March, a consultant is anticipated to be selected late spring of 2018 to initiate the development of the plan.

REGIONAL AND STATE ASSOCIATION / AGENCY ACTIONS

19. State of California – Redevelopment Dissolution and City Lawsuits

The City has received six payments under the settlement agreement totaling \$49 million of the \$292 million due under the agreement. The next payment is expected in June 2018. The City Council approved providing the Irvine Community Land Trust 10%, or \$29.2 million of the settlement amount.

The Successor Agency requests payments for the Settlement Agreement and other obligations annually on a Recognized Obligation Payment Schedule (ROPS) submitted to the Department of Finance (DOF). Included on all of the ROPS to date has been an amount for the County of Orange Implementation Agreement No. 1 payment, which has been approved by the DOF until now. The Successor Agency has filed a lawsuit to reverse the DOF's denial of the Implementation Agreement No. 1 obligation.

As a result of favorable changes in the economic and housing markets, we are seeing faster repayment of the settlement agreement than was originally projected.

20. Southern California Veterans Cemetery

The Land Swap Agreement was signed by all parties on October 26, 2017, after the draft was posted on the City's website, as directed by the City Council at its September 26, 2017 meeting. On December 12, 2017, City staff attended a kick-off meeting requested by the California Department of General Services (DGS) and Department of Veterans Affairs (CalVet). State staff and consultants attended to gather information and visit the Strawberry Fields/Bake Parkway site for the State Veterans Cemetery. The State-hired consulting firms will complete a land survey, hazardous materials review, preliminary environmental review, overall design concept and Phase I design, and construction cost estimates for the first phase of the Southern California Veterans Cemetery. CalVet will use this information in its Federal pre-grant application for the Strawberry Fields/Bake Parkway site, targeting the July 1, 2018 submittal deadline.

A referendum petition and lawsuit were filed against the City Council's approved zone change and Land Swap Agreement. Implementation of the Land Swap Agreement is pending the outcome of both. CalVet and DGS are aware and confirmed they are continuing with its Federal pre-grant application efforts. On January 9, 2018, the City Council received and filed the Orange County Registrar of Voters certification that sufficient petition signatures were received. Additionally, the City Council scheduled the referendum to be presented to the qualified voters of the City at a special election to be consolidated with the Statewide Primary Election on June 5, 2018.

COMMUNITY OUTREACH

21. Senior Services Strategic Plan

The Senior Citizens Council is in the process of updating its Strategic Plan. Stakeholder and user group feedback has been gathered. The Strategic Plan update is expected to be completed by spring 2018.

22. General Plan Update

Public Outreach regarding the General Plan Update continues. A second Survey was released between September 22 and November 20, 2017. Results of the outreach are being compiled and will be used to finalize the preliminary Planning Framework to include the draft vision statement, guiding principles and topical objectives.

23. Special General Municipal Election

Voter outreach has begun for the Special Municipal Election to be held on June 5, 2018. Outreach includes the requirement to publish a Notice of Election and to develop and post direct and rebuttal argument deadlines. Public review periods are incorporated into the argument deadlines to ensure that members of the public can view materials prior to mandated sample ballot publication deadlines. These materials are also posted on the City's website.