



Priority Projects Status Report

Produced by: **Sean Joyce, City Manager**

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NEW INITIATIVES

1. Amazon HQ2

City staff worked with the Irvine Company, under a tight deadline, to submit a response to Amazon's RFP for its second headquarters (Amazon HQ2). We have received broad regional and local support. Among the many positive features about Irvine that will be highlighted in our submission is the long-range forward planning and significant investment—combined state, county and city funds of \$11 billion over 10-years – to allow us to grow our business community and maintain mobility. The Governor has committed to working with us to expedite key transportation elements that improve mobility in our region. It is possible that more than 300 communities will submit bids by the October 19, 2017 deadline. We expect Amazon to use the rest of the year to analyze the submissions. Amazon's evaluation and selection process is unknown at this time.

GREAT PARK / GREAT PARK NEIGHBORHOODS

2. Great Park 688-Acre Construction

The first phase of the Sports Complex opened August 5, 2017. This included the following features:

- Championship soccer stadium and six natural grass soccer fields
- Twenty-five tennis courts and one championship court
- Four sand volleyball courts and one championship court
- Children's play area

Pedestrian and bike trails, landscaping, tunnels, children's playground and restrooms located on the west side of the Great Park between Irvine Boulevard and Great Park Boulevard (Upper Bee and Upper Bosque areas) are under construction and expected to be completed in early 2018. The second phase of the Sports Complex including six additional synthetic turf soccer fields is expected to open by the end of 2017.

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

Runway demolition within the 688-boundary is complete.

FivePoint Communities and City staff have collaborated to refine the conceptual plans for the Golf, Agriculture, and Lower Bosque areas. In June, the City Council approved a boundary modification adding 25 acres to the Great Park Improvement area. This will allow for new pedestrian bridges, relocation of several planned facilities including the dog park, Farm + Food Lab, and enhanced trail network. The City awaits revised design plans for the Golf Course, Lower Bosque and Agriculture areas from FivePoint Communities.

A comprehensive Great Park signage plan is complete. Plans and specifications are being prepared for City Council approval, with bidding to follow. Manufacture and installation of signs is anticipated to begin in February 2018. The new system provides a cohesive range of directional and wayfinding sign types including vehicular, parking, pedestrian, and points of interest. In the interim, Public Works will be providing temporary basic directional and wayfinding signs to improve upon temporary wayfinding signage that had been in place.

Verizon Wireless has received interim use permits and license agreements for temporary cell sites at the Great Park. These temporary sites are designed to provide coverage until permanent sites can be established based on wireless site analysis recommendations to be provided by 5 BARS Communities, a wireless and telecommunications consultant contracted by the City.

3. Cultural Terrace Planning

The Cultural Terrace Joint Studies planning effort began in February. The Joint Studies were provided for in the Second Adjacent Landowner Agreement, and have been undertaken by City staff, FivePoint Communities representatives, and design consultants. After collaborative completion of the Cultural Terrace concept plans, FivePoint notified City staff that, as of September 2017, it was terminating its design participation in the Joint Studies. City staff and consultants will present the conceptual master plan and implementation framework for the Cultural Terrace at the October 24 Great Park Board meeting.

4. Community Ice Facility

Precise grading has been completed and the foundation for the Community Ice Facility is being formed and poured. Final permit approval for architectural building plans is expected in the coming weeks. Once completed in late 2018, the facility will be the largest of its kind in California.

5. 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. A total of 895 homes have been completed. 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, 136 are complete. Sales are ongoing.
- Construction is underway for the 157-unit senior affordable living development within Parasol Park consisting of two buildings, which are approximately 60 percent complete. Initial occupancy is anticipated to occur by the end of 2017. Two multi-family affordable rental projects of 166 units are nearing completion.
- 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. These applications also include plans for non-residential development (i.e., retail, office, R&D), and a 150-room hotel. These applications are preliminary and 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 1 million square feet and a grade-separated crossing over Marine Way, is complete.

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 and consists of 1,007 residential units, 70,000 square feet of commercial use, one K-8 school and three private neighborhood parks. Model precise grading plans are under review. Construction of the model homes is expected to begin in late 2017/early 2018.

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 with 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 will consist of 840 residential units (693 single-family detached units and 147 detached condominium units) and two private neighborhood parks. Approximately 200 homes are permitted and in various stages of completion. Models have been open to the public since the end of September.

6. 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. The grading for the Agua Chinon water mitigation channel located on the eastern side of the Great Park is complete.

DEVELOPMENT PROCESSING

7. 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 1,285 homes are complete.

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. Thirteen homes are under construction.

8. Irvine Company Eastwood

The 1,798 for-sale unit project is located at the northwest corner of Jeffrey Road and Irvine Boulevard. 1,092 homes are complete or nearing completion. Construction plans for the remaining 706 units are under review. Sales are ongoing.

Eastwood elementary school has opened.

9. Irvine Company Portola Springs

Planning Area 6 projects in various stages of development:

- Construction of 1,222 units is ongoing within Neighborhood 3 at Portola Parkway and Portola Springs. The project consists of for-sale and for-rent units, including affordable apartments. The final phase of 90 units of for-sale houses in Neighborhood 3 was approved by the Planning Commission. Sales are ongoing.
- 348 attached and detached condominiums are under construction on 65.3 acres on the north side of Tomato Springs, in Neighborhood 4.
- 470 for-sale units within Neighborhood 5A are under construction.

10. 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.
- Construction work continues for the 252-room Marriott Hotel at Gateway and Pacifica. Opening is scheduled for the end of October 2017.

11. Irvine Company Cypress Village

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

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: Construction of an 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.
- 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 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. 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.

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: Mixed-use complex along MacArthur Boulevard between Campus Drive and Douglas Street. The 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. A third party independent consultant will be reviewing the Airport Land Use Commissions recommendation and presenting its findings to the City Council in late fall 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 scheduled to begin in November and includes street paving in University Park, Rancho San Joaquin and Woodbridge.
- Construction bids will be received in November for the University Widening project between MacArthur and Campus. This project will add one new travel lane in each direction and upgrade traffic signals to assist in managing traffic congestion. Construction is anticipated to begin in January 2018.

- Construction of new playground equipment at San Carlo Neighborhood Park (located in Westpark) and Valencia Neighborhood Park (located in West Irvine) is underway and scheduled for completion in December 2017.
- Construction of the Lakeview Senior Center Outdoor Patio Renovation project is underway and scheduled for completion in November 2017.

15. Transportation

- Work is underway on the installation of traffic signals to support protected left turns that change to permissive left turns with a flashing yellow arrow at six intersections. The City's consultant is preparing design geometrics on the intersections; City staff will update the City Council once the design is complete.
- Staff is working with Caltrans to update 40 new signals to improve signal timing and traffic progression near Caltrans controlled freeway ramps. The Transportation Commission asked staff to re-open negotiations with Caltrans to gain more favorable negotiation terms regarding timing and project progression.
- Transportation Commission approved the expansion of two new iShuttle routes. Route W will support a new route between the Tustin Metrolink Station and the IBC. Route E will support trips between the Irvine Transportation Station and businesses and destinations near Irvine Spectrum.

16. 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 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.

REGIONAL AND STATE ASSOCIATION / AGENCY ACTIONS

17. State of California – Redevelopment Dissolution and City Lawsuits

The City has received five payments under the settlement agreement totaling \$32 million of the \$292 million due under the agreement. The next payment is expected in January 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. Until the issue can be resolved, an estimated amount that would have been owed to the County will be set aside in the Successor Agency Administration Fund as a possible future liability.

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

18. Southern California Veterans Cemetery

On September 26, 2017, the City Council (by a 3-2 vote) approved the exchange of 125 acres of City-owned land (ARDA Transfer Site) for 125 acres of land owned by FivePoint Communities (Strawberry Fields/Bake Parkway Site). The City Council dedicated the entire 125-acre Strawberry Fields/Bake Parkway Site to the California Department of Veterans Affairs (CalVet) immediately upon its transfer to the City, for use only as a Veterans Cemetery and interim agriculture uses. Both parcels are on the former Marine Corps Air Station El Toro, just outside the boundaries of the Orange County Great Park, about equal in size.

Additional City Council direction included: complete the proposed land swap with Heritage Fields without additional conditions; grant authority to staff to finalize the exchange agreement consistent with the direction provided at the meeting; authorize execution of the agreement by the Mayor upon completion; and commit to publishing the proposed agreement online for 5-7 days before the Mayor's signature. Following a public hearing, the City Council approved a Zone Change, another necessary step for the land exchange to allow FivePoint Communities to transfer its entitled 812,000 sq. ft. of Research and Development uses to its new District 9 site.

CalVet is proceeding with its required next steps. The FY 17-18 State budget includes a \$5 million capital project allocation to the Southern California Veterans Cemetery Master Development Fund. \$500,000 of that allocation was budgeted for CalVet to prepare site studies, concept plan, and Phase I cost estimates for the Strawberry Field/Bake Parkway site. CalVet intends to submit its pre-application requesting grant funds from the Federal Department of Veterans Affairs by the July 1, 2018 deadline.

COMMUNITY OUTREACH

19. Disability Needs Assessment and Board Work Plan

Community Services is continuing its work with the Irvine Residents with Disabilities Advisory Board (Board) on a disability services needs assessment to assist the Board in developing a three-year work plan. Community outreach efforts conducted between May and September included an online survey and three key stakeholder meetings with community providers, and parents of children and adults with disabilities. A public forum was held on October 12 to present the community input findings and to learn more about service needs for individuals with disabilities. In late fall, the Board will review the

information included in the needs assessment report, which is expected to be completed in early 2018.

20. General Plan Update

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