



Priority Projects Status Report

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November 2018

GREAT PARK/GREAT PARK NEIGHBORHOODS

1. Great Park 688-Acre Construction

With the opening in September of seven baseball and five softball facilities, the Orange County Great Park Sports Complex is complete and open to the public.

Construction of the Upper Bee and Bosque area is complete. These passive recreation areas includes pedestrian and bike trails, native landscaping, under street crossings, a children's playground, and public restrooms.

A comprehensive Great Park directional and wayfinding signage program is complete with installation of signs anticipated to begin January 2019.

2. Cultural Terrace Planning

The Senior Consultant team, led by HR&A Advisors, is working to complete its first phase of work developing a business plan, tenant mix and integration plan for the Cultural Terrace. The business plan and tenant/partner integration plan will work together to ensure long-term financial stability of the Cultural Terrace and implementation of the land use themes identified by the City Council. Staff expects to return to the Orange County Great Park Board in early 2019 with the first phase results for Board input and direction.

3. Great Park Ice Facility

Construction of the Great Park Ice facility is making rapid progress. A soft opening is anticipated in mid-December and a grand opening of the facility in early February 2019. The 300,000 square feet Great Park Ice facility is composed on three NHL sized rinks, one Olympic sized rink, multiple training areas, office space for coaching and a restaurant.

4. Heritage Fields Great Park Neighborhoods Construction Activities

District 1 (Located east of State Route 133, south of Irvine Boulevard, west of Upper Bee and Bosque, and north of Great Park Boulevard): 3,636 residential units are planned among the following four sub-districts of North, SoNo, South and West:

- North (Located east of Ridge Valley, between Irvine Boulevard and Great Park Boulevard; comprised of the Beacon Park and Parasol Park neighborhoods): District 1-North will include 1,961 homes, multiple parks and 10,000 square feet of multi-use development.
 - a) Beacon Park will have 1,029 homes consisting of 411 single-family detached homes and 618 condominiums. All 1,029 homes have been permitted. There are six homes still under construction. Sales are ongoing.
 - b) Parasol Park will have 932 total homes consisting of 609 condominiums, 157 senior affordable apartments, and 166 family affordable apartments. There are 870 homes complete with the remaining units under construction. Sales are ongoing.

- SoNo (Located on the north side of Great Park Boulevard, between Ridge Valley and Bosque): The City is processing a discretionary application from FivePoint for 247 for sale residential units and 28,560 square feet of non-residential development.

- South (Located south of Great Park Boulevard, north of Wolfpack, east of Ridge Valley and west of the Orange County Great Park): FivePoint is refining a discretionary application for 586 residential units, a 162-room hotel, and 506,270 square feet of non-residential development (i.e., retail, office, and R&D).

- West (Located east of State Route 133, south of Irvine Boulevard, west of Ridge Valley, and north of Great Park Boulevard): When complete, this neighborhood will have a total of 841 units. In April 2018, the City approved 536 market rate condominiums and the developer expects to begin construction in the near future. In August 2018, the remaining residential entitlement was approved as 187 senior affordable apartments.

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. FivePoint received approval of a modification to reduce the project from two-million square feet in eight buildings to 1,039,021 square feet in four buildings. Leasing is underway.

District 4 (Located south of Irvine Boulevard and north of the Orange County Great Park): Consists of 1,007 residential units, 70,000 square feet of commercial use, one K-8 school, and three private neighborhood parks. The K-8 school opened August 23, 2018. 62 units exist and permits for another 429 homes have been issued. Construction continues.

District 5-North (Located on the south side of Irvine Boulevard generally between Chinon and Wildlife Corridor): The City is processing applications to subdivide 238 gross acres for development with 124 single-family detached homes, 1,448 attached and detached condominiums, and 143 family affordable apartment units, private neighborhood parks,

44,600 square feet of multi-use, childcare, and a K-8 school. The Planning Commission approved the Master Plan for the 1,715 residential units.

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 for a 12,000-seat temporary amphitheater. The Permit, which is valid for three full concert seasons, 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. Concerts for the 2018 season, which is the first full concert season, began May 11 and is scheduled to conclude in early November.

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, commonly known by its marketing name, Altair, consists of 840 residential units (693 single-family detached units, 147 detached condominium units) and two private neighborhood parks. 634 homes have been permitted, of which 280 are complete and ready for occupancy; the remainder are in various stages of construction. Models have been open to the public since September 2017. Construction continues.

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. The Public Works led Western Sector street improvements construction is underway. The first phase of streets were paved in October and will be open by end of December. Construction of the upper portions of the Agua Chinon water mitigation channel, located on the eastern side of the Great Park is complete and under a plant establishment phase. The final segments will be constructed during FivePoint development in that area. Construction of the first phase of the Wildlife Corridor has begun.

DEVELOPMENT PROCESSING

6. Irvine Company Orchard Hills

4,088 units are anticipated for Neighborhoods 1-4 of Orchard Hills, located north of Portola Parkway. Master plans and tract maps in Neighborhood 1 include entitlements for 1,105 units, of which 183 units are remaining to be constructed. All 809 units within Neighborhood 2 have been constructed. In Neighborhood 3, 923 units have been entitled, of which 624 units are remaining to be constructed. Future programs for the remaining vacant parcels in Neighborhoods 1, 3 and 4 anticipate the remaining entitlement of 1,251 units.

7. Irvine Company Eastwood

The 1,798 for-sale unit project is located at the northwest corner of Jeffrey Road and Irvine Boulevard. 1,569 homes are complete or under construction. 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 3,097 of the planned 4,602 homes are complete, with 1,038 under construction in Neighborhoods 3, 4B and 5A. Tract map and master plan applications are under review for another 414 homes in Neighborhood 5B. Future programs for the remaining vacant parcels in Neighborhood 5B/5C anticipate the remaining entitlement of 53 units.

- The community park construction is underway with opening anticipated for late 2018/early 2019. The new park includes a 14,000-square-foot community center, two lighted softball fields, two lighted soccer fields, six pickle-ball courts, three tennis courts, and a sand volleyball court.

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 continue as new businesses occupy the building.
- At Spectrum Center, new buildings containing smaller tenant suites were completed in early August to replace the former Macy's. A new three-level parking structure located east of Target is under construction. Completion of the retail suites is expected in winter 2018 and completion of the parking garage is expected in spring 2019.
- An application was submitted to convert the former Volvo dealership at 44 Auto Center Drive into a combined Lamborghini and McLaren dealership in Irvine Spectrum 2 (Planning Area 35). The Zoning Administrator will review the application for the expansion of the dealership building and new storage building in early 2019.

10. Irvine Company Cypress Village

- Both the 459 detached condominium neighborhood, and the 243 age-qualified development, approved at the corner of Trabuco and State Route 133, are nearly complete. Sales are ongoing.
- A Master Plan and Park Plan are under review for construction of an 80-unit affordable apartment complex (Salerno) located at Nightmist and Sand Canyon. Review of the proposal is expected December 2018.

11. Los Olivos

Phase 1, consisting of 1,750 apartment units, is complete. Phase 2, consisting of a 936-unit apartment project is under construction. Specific designs for 169 for-sale condominiums were approved in December 2017. The final 845 apartments were approved May 3, 2018. Construction continues.

- The park and community center construction is underway with anticipated completion of March 2019. The park will include an 8,500-square-foot community center, one lighted soccer field, one lighted baseball field, one lighted basketball court, and four lighted tennis courts.

12. Quail Hill

Phases 1 and 2 of Spectrum Terrace, consisting of approximately 700,000 square feet of office and amenity buildings, is under construction.

IBC RESIDENTIAL AND MIXED-USE DEVELOPMENT STRATEGY

13. 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. Keyser Marston Associates is preparing a Retail Opportunities Analysis. The study will be presented to the Planning Commission in early 2019.
- The search for IBC park sites is underway. Community Services, through a formal Request for Proposals process, has retained real estate broker Lee and Associates to provide professional real estate identification and acquisition (broker) services. Upon identification of a viable park site(s), staff will request further direction from the City Council.

Projects Completed

- The Alton (Equity Residential): 344-unit apartment project (17 affordable units) at the northwest corner of Alton Parkway and Millikan Avenue.
- The Residences on Jamboree (United Dominion Realty): 381-unit apartment project (38 affordable units) at the corner of Jamboree Road and Kelvin Avenue.
- Metropolis (Garden Communities): 457-unit apartment project (15 affordable units) at the corner of Main Street and Cartwright Road.

Projects Under Construction

- Fusion 360: 280-unit apartment project (29 affordable units) near McGaw and Murphy Avenues.
- Main & Jamboree: 388-unit apartment project (39 affordable unit) at the corner of Main Street and Jamboree Road.
- Garden Communities: 700 units are under construction of the first phase of the 1,600-unit project (70 affordable units) at the corner of Campus Drive and Teller Avenue.
- Sares Regis: 520-unit apartment project within Park Place, at Michelson Drive and Jamboree Road.
- Rize / Irvine Gateway (Fairfield Residential): 363 apartments and 71 townhomes project (44 affordable apartments), located along Von Karman Avenue, just south of Alton Parkway.
- 2152-2182 Alton Parkway: 357-unit apartment project (36 affordable units) at the corner of Alton Parkway and Von Karman Avenue.
- Intracorp (17822 Gillette Ave): Approved 137-unit apartment project located off Gillette Avenue, west of the Gillette Avenue and Main Street intersection.
- Intracorp (17811 Gillette Ave): Approved 44-unit for-sale residential project located off Gillette Avenue near MacArthur Boulevard.

Residential Pending Projects

- Great Far East: Approved 371-unit apartment project (38 affordable units) at the corner of Derian and Kelvin Avenues. Building permit applications have not been submitted.
- Garden Communities: Approved 876-apartment unit project (89 affordable units) 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. The Park Design for the one-acre publically accessible park is under review.
- J & R Group: Approved 272-unit apartment project (28 affordable units) at the north-east corner of Main and Cartwright. Building permit applications have not been submitted.
- LBA Realty: Approved 178-unit apartment project (19 affordable units) located at the intersection of Main Street and Gillette Avenue. Building permit applications have not been submitted.

- Wong Properties: Approved 357-unit apartment project (36 affordable units) 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 condominium project located on McGaw Avenue between Derian Avenue and Jamboree Road. Building permit applications have not been submitted. The Park Design for the project was approved April 2018.
- Intracorp: Approved 39-unit for-sale residential project located at Gillette Avenue and Main Street. Building permit applications are under review.
- MVE & Partners: Approved 150-unit apartment project located on Main Street and Cartwright Road. Building permit applications have not been submitted.

Non-Residential Pending Projects

- SBLP Irvine, LLC: A 424,113-square-foot, eight-story congregate care facility containing 230 independent living quarters, 110 assisted living quarters and 30 memory care rooms at the intersection of Millikan and Barranca. Review of the project is scheduled for the end of 2018.
- LBA - Park Place office building: Approved 198,000-square-foot, six-story office tower adjacent to the 405 Freeway.
- Diamond Jamboree: Approved six-story parking structure and 25,000 square feet of retail and restaurant space located on Alton Parkway.
- Edwards Life Sciences: Proposed 180,000-square-foot expansion of office and manufacturing campus, with total development of approximately 1,000,000 square feet. This proposal is scheduled to be reviewed in December 2018.
- Boardwalk Office: The shell and core of the two office buildings totaling 500,000 square feet is complete. Tenant improvements are on-going.

14. Hotels in Irvine Business Complex

- Staybridge Hotel: 168 room hotel at 1660 Barranca Parkway is under construction

Pending Projects

- Elements Hotel: 122 room extended-stay hotel at 17662 Armstrong Avenue. Construction plans are under review.

- The Landmark: 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. Construction plans have not been submitted.
- TownePlace Suites Hotel: 165-room extended-stay hotel located along White Road south of Cartwright Road was approved. Construction plans are under review.

INFRASTRUCTURE AND TRANSPORTATION

15. Construction and Roadway Infrastructure Improvements

- The Annual Street Rehabilitation and Slurry Seal project is underway and includes street paving in the village of Northwood. Completion is scheduled for June 2019.
- The University Widening project between MacArthur and Campus is underway. The project will add one new travel lane in each direction and upgrade traffic signals to assist in managing traffic congestion. Completion is scheduled for July 2019.
- Construction plans for Protected-Permissive Left-Turn Phasing at five intersections were approved in April 2018. Construction has started and anticipated to be complete in February 2019.
- The Culver/University intersection widening project is anticipated to begin in November 2018 with completion in October 2019.

16. Transportation

- City Council approved the acceptance of Mobile Source Air Pollution Reduction Review Committee (MSRC) funds for electric vehicle charging infrastructure. Staff is moving forward on design and installation of electric vehicle charging infrastructure at the Irvine Civic Center and the Irvine Train Station.
- Staff is moving forward with corridor selection to deploy adaptive signal technology on one major corridor in the City. 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. The consultant work on the corridor selection is expected to be completed this winter.
- Following a competitive bid process, a contractor has been selected to construct improvements as part of the Irvine Center Drive/Edinger Avenue Regional Traffic Signal Synchronization Project (RTSSP), after which time updated corridor timing plans will be implemented.

- The selection process for a contractor is underway for the Von Karman Avenue/Tustin Ranch Road RTSSP. Implementation of the corridor timing plans for the Irvine Boulevard RTSSP will be completed by end of November.
- Staff is developing updated corridor timing plans for Jeffrey Road/University Drive, Michelson Drive, Campus Drive, Bryan Avenue, and the Caltrans interchange areas of Jamboree Road, Jeffrey Road and Sand Canyon Avenue.
- Staff is working with the Orange County Transportation Authority (OCTA) to begin the two new Project V Community-based routes. Six new vehicles have been procured and will be delivered to OCTA. Route testing is being conducted, schedules are being developed, and signage is being ordered. OCTA will market the new routes and will hire and oversee the operator of the service.

17. Irvine Animal Care Center – Renovation/Expansion

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 is underway. The consultant selection is expected to be presented for City Council consideration in January 2019. The project also includes 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.

18. Bommer Canyon Rehabilitation

RJM Design Group was identified through a Request for Proposals to conduct community outreach and develop conceptual plans for the Bommer Canyon Cattle Camp Rehabilitation Project. On April 25, 2018, the City and RJM held a public workshop to gather community input on desired features for a draft park design. Staff presented the proposed park rehabilitation plan to the Community Services Commission in October 2018. The park rehabilitation plan is agendaed for the November 13 City Council meeting. The project is on an expedited schedule due to an approximately \$937,000 grant awarded to the City by the State Department of Housing and Community Development; grant funding must be expended by June 2019. Additional funding for project construction is in the Fiscal Year 2018-19 Capital Improvement Program budget.

19. Heritage Park Master Plan

On February 13, 2018, the City Council provided direction outlining the scope for the Heritage Park Master Plan development. The 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 the distribution of the Request for Proposals in March of 2018, the firm MIG, Inc. was selected to lead the planning project which is underway. Community outreach and planning phases anticipated for completion by the end of 2019.

REGIONAL AND STATE ASSOCIATION / AGENCY ACTIONS

20. State of California – Redevelopment Dissolution and City Lawsuits

The City has received seven payments under the settlement agreement totaling \$56 million of the \$292 million due under the agreement. The City Council approved providing the Irvine Community Land Trust 10%, or \$29.2 million of the settlement amount. The next payment is expected in January 2019.

The latest lawsuit surrounding payment for the County of Orange Implementation Agreement No. 1 has settled and the payment will now be considered allowed by the Department of Finance (DOF). Staff continues to work with the County of Orange on payment of Tax Equity Allocation (TEA) portion on the Great Park project area.

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.

21. Southern California Veterans Cemetery

After the City Council approved a land exchange agreement and required zone text amendment to bring a State Veterans Cemetery to the Strawberry Fields/Bake Parkway site, a voter referendum placed the zone text amendment on the June 5, 2018 Irvine Special Election ballot. Measure B to approve the zone text amendment was defeated. At its July 10, 2018 meeting the City Council requested additional information for review by several Commissions. Staff is preparing requested cost, financial impact, timeline, traffic, agreement review, and more regarding the Amended and Restated Development Agreement (ARDA) site adjacent to the Great Park and the proposed golf course site in the Great Park. The requested information will be presented to the Finance, Transportation, and Planning Commissions at the November 19, 20 and December 6 meetings.

COMMUNITY OUTREACH

22. General Plan Update

Staff presented the survey results and Planning Framework for the General Plan Update to the City Council. The City Council directed staff to investigate the feasibility of additional outreach to demographics underrepresented in the survey results, and to re-evaluate the questions and methodology used. Staff is drafting a request for proposals for additional survey work and will present the scope of work to the Planning Commission later this year.

23. Irvine Sunshine Ordinance

At the October 23, City Council meeting, the City Council unanimously (by those members present) introduced and read for first reading, the Irvine Sunshine

Ordinance. The ordinance will ensure that informed participation is protected by, (1) the public having advanced notice of business that is scheduled for consideration by the City Council and City commissions, (2) the public has timely and reasonable access to information and materials that may be considered by the City Council and City commissions, (3) the public and has the opportunity to present opinions, viewpoints, and information to the City's decision-making bodies, and (4) the City's decision-making bodies conduct their meetings in full view of the public. A second reading and adoption of the Irvine Sunshine Ordinance will be submitted at the November 13 City Council meeting and the ordinance will be in effect 30 days following adoption.

24. November 6 General Municipal Election – Voting Service Center

The City is collaborating with the Registrar of Voters on a Voting Service Center available to all Orange County registered voters October 27 through November 5. Services include: weekend voting, drive-thru and secure vote-by-mail ballot drop-off, replacement ballots, same day (conditional) voter registration, and in-person voting.

25. Digital/Electronic Business Services Projects

The City Clerk's Records Section has been working with staff citywide to streamline business processes in order to enhance City services provided to staff and the public. The effort will increase efficiencies by automating routine tasks, aggregating content across multiple repositories to connect disparate applications, and ensuring compliance with regulatory requirements. Project examples include Surplus Property Disposition, Requests for Public Records and Police Reports, GIS integrations, and the upfront capture of electronic documents.

PUBLIC SAFETY

26. Emergency Management

In October, the Office of Emergency Management joined the Orange County Health Care Agency and six south Orange County cities for a first of its kind Point of Dispensing (POD) exercise. Irvine hosted the event at the Orange County Great Park. The POD exercise simulates what would happen in an emergency in which medication or other supplies need to be distributed to the public.

27. Community Events

On October 20, the Irvine Police Department held its annual Open House. Guests received tours of the station and were able to check out an array of police vehicles. The K9 and Mounted units were popular attractions. This tradition allows police personnel to connect with the community and enhances the police-community partnership.

28. Unmanned Aircraft System Team

In September, City Council approved a proposal by Public Safety to create an Unmanned Aircraft System (UAS) Team. An Unmanned Aircraft, also known as a drone, is a cost-effective tool for law enforcement. Applications include safely and efficiently surveying a crime scene or major traffic collision scene; searching for suspects or missing persons inside an established perimeter; mapping wildlife paths of travel; assisting in medical aid calls; gaining visual access where it is otherwise difficult, such as rooftops; assisting in natural disaster evaluation and response; and providing photography for public relations purposes. The Department of Public Safety's policy on a UAS Team provides strict guidelines on proper and legal deployments of a drone. Any member of Public Safety operating a drone will be licensed by the FAA. The team will consist of four police personnel. To protect the privacy of the public, cameras onboard a drone will be pointed away from inhabited dwellings and no pictures or recordings will be made during flight to and from an approved deployment location. The Police Department will host a community meeting on this topic in the coming months.