



Priority Projects Status Report

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GREAT PARK / GREAT PARK NEIGHBORHOODS

1. Great Park 688-Acre Construction

The first elements of the Sports Park opened August 5, 2017, they include:

- Championship soccer stadium
- Six natural grass soccer fields
- 25 Tennis courts and championship tennis court
- Six sand volleyball courts
- Children's play area

The remaining areas of the Sports Park are under construction and expected to open during the first half of 2018.

The Upper Bee and Upper Bosque areas are under construction and expected to be completed by fall 2017. Trails and pathways are complete and landscaping is being installed.

Five Point 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.

A comprehensive Great Park signage program is in planning review. Production and installation of new signs is anticipated upon final review. The system provides a cohesive range of directional and wayfinding sign types including vehicular, parking, pedestrian, and points of interest.

Verizon Wireless has submitted applications for conditional use permits and license agreements for temporary cell sites at the Great Park. These temporary sites are designed to provide interim coverage until permanent sites can be established. This is based on the recommendations provided at the conclusion of the Great Park wireless site analysis being performed by Five Bars.

2. 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 are being undertaken by City staff, Five Point Communities representatives, and design consultants. Final conceptual design plans will be presented to the Board and City Council fall 2017.

3. Community Ice Facility

Demolition, grading, and site work is underway for a 270,000-square-foot Community Ice Facility. The Irvine Ice Foundation, operators of the Facility, recently closed on its financing package for construction. Once completed in late 2018, 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.

Subdivision maps for District 1-South, a portion of District 1-North, and District 5/portion of District 6 were approved 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 Parasol 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 and a grade-separated crossing over Marine Way, is anticipated to be completed by the end of 2017.

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 private neighborhood parks. Model precise grading plans have been submitted for ten 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 privately-owned land, approximately 1,200 feet north of Irvine Station, and permitted for three years starting from the first full concert season. A precise grading permit has been issued and final building plans for the temporary structures of the amphitheater are under review with the amphitheater estimated to open with the first concert scheduled in late August or September.

District 7: Bounded by Portola Springs (Planning Area 6) to the north and west, Irvine Boulevard to the south and the FBI parcel to the east, the gated community within the Great Park Neighborhoods project will consist of 840 residential units (693 single-family detached units and 147 detached condominium units) and two private neighborhood parks. Model precise grading and building, as well as production precise grading and building construction is scheduled to be completed by August 2017. Additionally, production precise grading and building is underway 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. The roadway improvements surrounding the Festival parking lot, the Community Ice Facility and the new Fire Station that lead to the Palm Court, north soccer fields and timeline are in final design with construction to begin following design approvals. Other infrastructure improvements underway include the completion of Irvine Boulevard and Marine Way.

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 700 homes have been completed. An additional 200 homes, parks and an IUSD elementary school are in various stages of construction. Sales are ongoing.

Irvine Company Portola Springs

Planning Area 6 projects in various stages of development:

- Construction of 1,132 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 is scheduled to be considered for approval by the Planning Commission at its August 3 meeting. 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.

8. Irvine Spectrum

Construction underway for:

- Second 20-story, 450,000-square-foot office tower located at Spectrum Center Drive and Gateway.
- 252-room Marriott Hotel at Gateway and Pacifica. Opening fall 2017.

9. Irvine Company Cypress Village

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

selected Chelsea Investment Corporation as the developer of an 80 unit affordable rental housing project. Chelsea and the Land Trust intend to apply for land use entitlements prior to the end of 2017.

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 September 2017.
- TownePlace Suites Hotel: 165-room extended-stay hotel located along White Road south of Cartwright Road was approved. Construction plans have been submitted.

IBC RESIDENTIAL & MIXED-USE DEVELOPMENT STRATEGY

10. 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.
- 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 Blvd. Building permit applications are under review.
- Desmond Ventures: Filed applications to amend the City's General Plan and Zoning Ordinance to allow residential development on an existing office/industrial site and to increase the number of residential units in the Irvine Business Complex beyond the 15,000 base unit cap. On May 23, 2017, the City Council declined to move forward with the proposed General Plan and Zoning Code amendment.
- 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. This project is under review.

INFRASTRUCTURE AND TRANSPORTATION

11. Construction and Roadway Infrastructure Improvements

- The Annual Street Rehabilitation and Slurry Seal project was completed in June 2017 and included street paving in Quail Hill, Woodbury and Turtle Rock. The next cycle is scheduled to begin in September and includes street paving in University Park, Rancho San Joaquin and Woodbridge.
- Yale Avenue Pavement Rehabilitation between Irvine Center Drive and Roosevelt was completed in June 2017.

PUBLIC SAFETY

12. Coyote Monitoring

Animal Services Officers provided education on Coyote Behavior and Management to the Woodbridge Village Association in May and continue to offer community education opportunities. A presentation to City Council on Coyote Behavior and Management was provided in June. Irvine Animal Services continues to monitor 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, including how to discourage coyotes in populated areas.

REGIONAL AND STATE ASSOCIATION / AGENCY ACTIONS

13. 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.

14. Southern California Veterans Cemetery

On May 23, 2017, the City Council took action to receive and file a preliminary analysis of a land exchange for the Veterans Cemetery. On June 6, 2017, the City Council adopted Resolution 17-29 (by a 3-2 vote), expressing its intent to pursue a mutually satisfactory land exchange with Heritage Fields of the ARDA site for the District 2 site. With the Resolution, the City Council also expressed its intent to convey up to 125 acres of the District 2 site (after the land exchange) to the State for the purpose of creating the Southern California Veterans Cemetery. City staff is implementing the land swap's next steps, with related City Council approvals expected to be presented for approval in September 2017.

Concurrently, the State Department of Veterans Affairs (CalVet) is proceeding with its required next steps. With Governor Brown's approval of the State's FY 17-18 budget, CalVet received \$500,000 to prepare site studies, concept plan, and Phase I cost estimates for the District 2 site. CalVet intends to submit its pre-application requesting grant funds from the Federal Department of Veterans Affairs by the July 1, 2018 deadline. In addition, the FY 17-18 State budget includes a \$5 million capital project allocation to the Southern California Veterans Cemetery Master Development Fund, subject to future State allocation.

COMMUNITY OUTREACH

15. Sports Park Grand Opening at Orange County Great Park

The Grand Opening of the Orange County Great Park's Sports Park occurred on August 5, 2017. The free event included a ribbon-cutting ceremony, soccer match in the stadium, along with access to the soccer fields, tennis courts, volleyball courts and children's play area.

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.

17. Disability Needs Assessment and Board Work Plan

Community Services is working with the Irvine Residents with Disabilities Advisory Board (Advisory Board) on a disability services needs assessment to assist the Advisory Board in developing a three-year work plan. In May, Community Services began gathering community input for the needs assessment. A key stakeholder meeting was conducted with representatives from 15 service agencies and an online survey was

released. In the fall, a public forum will be held to learn more about service needs, and findings will be presented to the Advisory Board in late fall 2017.

18. Senior Services Strategic Plan Update

Community Services conducted a community outreach effort in fall 2016 and winter 2017 to update the Senior Services Strategic Plan for the next five years (2017-2022). Input received from the community will be shared with the Senior Citizens Council and incorporated in the draft Plan expected to be complete by the end of 2017.

19. Irvine Transportation Commission

The newly formed Commission held its first meeting on May 16. The Commission is engaged in all aspects of traffic and transportation matters in accordance with City Council policy direction.

CITY CLERK

20. E-Signature Policy

The City Council adopted the E-Signature Policy on April 4, recognizing the need for efficient and economical service delivery opportunities throughout City business operations. This effort also includes opportunities to streamline processes with sister agencies, such as the County of Orange Records Office, who is offering an electronic recordation program for official City documents, eliminating the need for “in-person” recordation. This project is in development with an anticipated 60-90 day implementation date.