



Priority Projects First Quarter Status Report for 2015

GREAT PARK / GREAT PARK NEIGHBORHOODS

1. Great Park 688 acre Construction – Phase 1

Phase 1 runway demolition began October 2014 and is complete. Demolition and grading in preparation for construction of utilities for Upper Bee Canyon, Bosque, and Sports Park areas is underway.

2. Heritage Fields Great Park Neighborhoods Construction Activities

Pavilion Park (Development District 8): Located east of State Route 133 between Irvine Boulevard and Portola Parkway consists of ten tract developments and 726 homes. Approximately 598 homes are complete, many of which are occupied; approximately 106 more homes under construction. The senior affordable housing project in District 8 Pavilion Park is under construction.

Beacon Park (Development District 1-North): Located east of State Route 133 between Irvine Boulevard and Trabuco Road currently consists of a 17 tract development for the future development of 1,029 homes. Demolition activities are complete, and rough and precise grade operations are ongoing. Fifteen model home sites consisting of 75 homes are proposed within District 1-North. The majority of the model home sites are approved to start construction.

Broadcom Campus (Development District 3): Bounded by Barranca Parkway on the north, Alton Parkway on the south, the existing Alton Plaza business park on the west, and will be bisected by a segment of Marine Way which will be built with this project. The project consists of a 2 million square foot research and development campus. Demolition activities are complete and rough grade operations are ongoing. Precise grading plans are under review. Plans for a 1.1 million square foot Phase One are expected to be submitted beginning spring.

Development District 4: Located south of Irvine Boulevard and north of the future Orange County Great Park, consists of 515 numbered and 93 lettered lots for the future development of 1,102 residential units, 70,000 square feet of commercial use, and two private neighborhood parks. Demolition activities are complete and mass grade plans are currently under review.

3. Southern California Veterans Cemetery

Assembly Bill 1453 (AB 1453) went into effect January 1, 2015. The State Department of Veterans Affairs (CalVet) is preparing a pre-application to request Federal Veterans Cemetery grant funds by the July 1, 2016 deadline. The pre-application grant request is to design and construct the first phase of a state-owned and operated Southern California Veterans Cemetery located on 125 acres known as the Amended and Restated Development Agreement (ARDA) site in the City of Irvine. CalVet toured the ARDA site, and is hiring consultants to assist with preliminary and conceptual design work for the pre-application, for which AB 1453 allocated \$500,000. CalVet is unable to predict project timing as project eligibility and next steps depend on the Federal Veterans Affairs' annual evaluation of applications received from all states. The City's Veterans Cemetery webpages reflect this status.

4. Backbone Infrastructure

Backbone Infrastructure improvements underway by FivePoint Communities include Trabuco from Ridge Valley to State Route 133, Ridge Valley from Marine Way to Irvine Boulevard, and Marine Way from Ridge Valley to Great Park Boulevard. FivePoint Communities is scheduled to have these roadways completed by the end of 2015.

DEVELOPMENT PROCESSING

5. Irvine Company Orchard Hills (Planning Area 1)

The Planning Commission approved master plans and tract maps to allow construction in Orchard Hills north of Portola Parkway for 2,142 attached and detached for-sale units. Model homes opened May 2014 with sales ongoing.

6. Irvine Company (Planning Area 5B)

The 1,900 for-sale unit project is located at the northwest corner of Jeffrey Road and Irvine Boulevard. Rough grading has occurred, street and utility improvements have been installed, and construction of the parks and IUSD elementary school site has begun. The Irvine Company submitted master plans and tract maps for for-sale units in March 2015. The City and Irvine Company have opened discussions on the design of the various unit types proposed to be constructed.

7. Irvine Company Portola Springs (Planning Area 6)

The Planning Commission previously approved a master landscape and trails plan, tract maps, and master plans for the development of up to 466 for-sale units. The units are located east of State Route 133 and south of Portola Parkway. Sales are ongoing.

The Planning Commission approved a tract map and two master plans submitted by the Irvine Company for the development of up to 656 residential units. The projects are located on the northeast corner of Modjeska and Irvine Boulevard. Immediately to the north of these projects and south of Portola Parkway, the Irvine Company submitted tract maps and master plans for 618 residential units.

8. Irvine Company Laguna Altura South (Planning Area 18)

The Planning Commission approved a master plan and tract map for 258 for-sale detached units located south of Lake Forest Drive. Model homes opened in March 2015.

9. Irvine Company Los Olivos Village (Planning Area 39)

Irvine Community Development Company submitted applications for the development of 1,950 apartments, a community park, neighborhood parks and a school site near the corner of Bake Parkway and Irvine Center Drive. This proposed project encompasses the Verizon Amphitheater site and remains under review.

10. Irvine Company Cypress Village (Planning Area 40, East and East-East)

Irvine Community Development Company continues to make progress on the 485 unit apartment community under construction in Planning Area 40 East located at the corner of Roosevelt and Nightmist, east of Sand Canyon. Several buildings have received final inspection approvals with occupancies occurring in March of 2015. All buildings are under construction at varying stages of completion.

Irvine Community Development Company applications are under review for a combination of 924 apartments, detached condominiums, and affordable housing units in Planning Area 40 East-East located at the corner of Trabuco and State Route 133.

11. Proposed Hotels in Irvine Business Complex

Hilton Garden Inn Hotel: Planning Commission approved a 170-room, five-story hotel at the corner of Morse and McCabe Way. Construction of the hotel continues, with a scheduled opening in April 2015.

Hyatt House Hotel: Construction of a 149-room five-story hotel at the corner of Main and Von Karman began winter 2014.

Homewood Suites Hotel: Planning Commission approved a Conditional Use Permit for a 161-room hotel at the southeast corner of Redhill and McGaw Avenue. Construction is anticipated to begin spring 2015.

Marriott Hotels: Submitted an application for a 180-room hotel within Park Place at Michelson and Jamboree. The Park Place Development Agreement established entitlement for the project. Construction is anticipated to begin spring 2015.

Tides Hospitality Group: Planning Commission approved a 164-room hotel proposed by the Tides Hospitality group located at 2182 and 2192 Dupont Drive in the IBC. Construction is anticipated to begin summer 2015.

IBC RESIDENTIAL & MIXED-USE DEVELOPMENT STRATEGY

12. Implementation of Irvine Business Complex Mixed-Use Strategy

Projects under Construction

Irvine Company: Nearing completion of a 989-unit apartment complex at Park Place near Michelson and Riparian. Leasing is occurring.

Mill Creek Properties: Nearing completion of a 187-unit residential complex at 2852 Kelvin. Leasing is occurring.

Equity Residential: Began construction on its 344-unit project located west of the intersection of Alton and Millikan.

Avalon-Jamboree: Began construction of a 154-unit project east of the same intersection.

United Dominion Realty: 381-unit project at the corner of Jamboree and Kelvin is under construction.

Fusion 360: 280-unit project near McGaw and Murphy is under construction.

Garden Communities: 457-unit project at the corner of Main and Cartwright is under construction.

Pending Projects

17275 Derian, LLC: Submitted an application for an 80-unit affordable housing complex at the corner of Derian and McGaw. The project would replace the affordable units previously planned for the Central Park West development. The Planning Commission approved the project in February 2015.

Great Far East: Submitted a Conditional Use Permit application for a 371-unit residential project at the corner of Derian and Kelvin. The project remains under review.

Colton Company: Submitted Conditional Use Permit applications for two apartment complexes containing 642-units and 274-units, located near the intersection of Von Karman and Campus Drive. The projects remain under review.

Sares Regis: Submitted an application for a 520-unit apartment community within Park Place at Michelson and Jamboree. The Park Place Development Agreement established entitlement for the project.

Fairfield Residential: Submitted an application for a 434-unit project, located along Von Karman, just south of Alton. The plans remain under review.

J & R Group: Submitted an application for a 272-unit project at the north-east corner of Main and Cartwright. The plans remain under review.

Sand Dollar Partners: Submitted applications for two residential projects totaling 126-units. One is located off of Gillette near MacArthur Blvd and the other is off Cartwright Road, near Main Street. Both projects are under review.

Desmond Ventures: Filed an application to amend the City's General Plan and Zoning Ordinance to allow residential uses on an existing office/industrial site. The application is under review.

INFRASTRUCTURE AND TRANSPORTATION

13. Construction and Roadway Infrastructure Improvements

The Sand Canyon Grade Separation Project at the Metrolink railroad tracks is substantially complete with all travel lanes open to traffic. Remaining work including street lighting and landscaping are scheduled for completion by OCTA in May 2015.

Construction for the Adventure Playground project is underway with expected completion in September 2015.

Construction of intersection widening and a new traffic signal at the Trabuco/Monroe intersection is underway with expected completion in April 2015.

MUSICK JAIL

14. Musick Jail Litigation

On March 19, 2015, the Court of Appeal held oral argument on the appeal related to the County's certification of the Supplemental EIR for the \$100 million AB 900 application that would provide an expansion of 512 beds. The matter is under submission and a decision is expected within 90 days. The Opening Brief on the appeal related to the \$80 million SB 1022 funding application for 484 additional rehabilitative beds was filed in February 2015. The Opposition Brief was filed in March 2015, and the Reply Brief from the City will be submitted at the end of April 2015. In the coming weeks, the Court will assign a hearing date, which will likely be summer or fall 2015.

PUBLIC SAFETY

15. Family Violence Prevention Project

In the first quarter of 2015, the Victim Advocate assisted 69 new crime victims and provided follow-up services to an additional 79 individuals. Victims were provided crisis intervention, information regarding the criminal justice system, follow-up assistance and related referrals.

REGIONAL AND STATE ASSOCIATION/AGENCY ACTIONS

16. State of California – Redevelopment Dissolution and City Lawsuits

In January, the City received \$3.9 million as the first payment under the \$292 million settlement agreement. The Irvine Community Land Trust (Land Trust) was paid \$195,000 of that payment in accordance with the agreement between the Land Trust and the City as Successor Agency. The City will receive tax increment payments from the State for approximately 12 years, until the \$292 million is fully repaid. The next payment is expected in January 2016.

The settlement does not address the State Controller's Office determination, made in April 2014, that (1) the City must return 35 acres to the Successor Agency, and (2) the Irvine Community Land Trust must return \$3.1 million to the Successor Agency. In light of recent favorable Court rulings, the City will be pursuing a determination regarding the interest rate and repayment terms for two loans made by the City to the Redevelopment Agency. Further recommendations and direction from the City Council will be sought in the coming months.

COMMUNITY OUTREACH

17. UC Irvine's 50th Anniversary Reception at Great Park

Arrangements are underway to host a small reception honoring UC Irvine's 50th Anniversary, as well as William Pereira, the architect who designed both the campus and the early phases of the City. The event will take place on October 9 at the Great Park Gallery. The William Pereira Exhibit runs from June 6 through October 25.

18. Proud to Adopt Campaign

The Proud to Adopt campaign is a communitywide effort beginning with the summer edition of *Inside Irvine* magazine and the Animal Care Center's Super Pet Adoption event on June 7. This campaign focuses on the primary goal – to get more animals adopted and more quickly. Staff is also working on “forever marketing” to match the phrase of finding animals their “forever home.”

19. Implement Strategic Plan for Children, Youth, and Families

On March 14, the Child Care Coordination Office hosted the annual *Super Saturday: Staff Development Day for Early Care and Education Professionals* at Lakeview Senior Center. The event featured 34 breakout sessions, including hands-on math, science, literacy and art workshops. Approximately 250 child care providers attended.

The High School Youth Action Team held the *21st Annual Teen Summit* on March 7 at Lakeview Senior Center. The program included a keynote address by the Principal of Jeffrey Trail Middle School and workshops on internet safety, financial literacy, public speaking, self-defense, career exploration and healthy teen relationships. The event was at capacity with 375 students in attendance.

20. Tsukuba, Japan Sister City Student E-Pal Project

Since October, 70 Irvine and Tsukuba middle school students have been actively exchanging emails on topics ranging from country to culture and lifestyle as part of Irvine's sister city electronic pen-pal project (E-Pal Project). As a gesture of friendship for the participating Japanese students, gifts were sent from the City and Venado Middle School. Similar mementos will be presented to Venado Middle School participants during a concluding event. This exchange serves as an opportunity to expand cultural understanding while creating lasting friendships between Irvine and Tsukuba middle school students. Due to the success of this inaugural program, we are working with counterparts in our sister and friendship cities to learn if this project may be replicated.

CITY CLERK

21. The Recodification of Municipal and Zoning Codes Project

The Recodification of Municipal and Zoning Codes Project (Project) is a collaborative partnership involving all City departments to review the City's Municipal and Zoning Codes. The Project is to ensure the City's codes are well maintained, and consistent and compliant with state laws. Additionally, the Project will ensure that new legislation is integrated as well as providing analysis of potentially conflicting or contradictory ordinances.

Phase II of the Project continues with recent submission of code amendments for City departments to the City's codifier for review and development of a "manuscript" that will reflect "red-lined" proposed modifications. Additionally, revisions to the City's Master Fee and Bail Schedule are also included in the Project. Phase II is on schedule and staff has received the preliminary legal analysis by the codifier. Staff will collaborate with the City Attorney's Office in review of the codifier's comments. The review between Clerk staff, the Codifier and the City Attorney's Office should be completed by June with subsequent development of the Codifier's "manuscript" by June or July.