



Priority Projects Status Report

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June 2018

GREAT PARK/GREAT PARK NEIGHBORHOODS

1. Great Park 688-Acre Construction

The first phase of the Sports Complex opened August 5, 2017. The remaining punch list item is related to final warranty language involving the tennis courts.

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 60 days.

The second phase of the Sports Complex, including six additional synthetic turf soccer fields, is expected to open in spring 2018.

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

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

In June 2017, the City Council approved a boundary modification adding 25 acres to the Great Park Improvement area. At the end of April 2018, FivePoint provided the City a preview of the preliminary golf course redesign and trails plans. Staff is awaiting submission of new plans for the Lower Bosque area (adjacent to the Great Park entry) and golf course.

A comprehensive Great Park signage plan is complete and a construction contract was approved in March 2018. Installation of signs is anticipated in June 2018 and will continue as new areas of the park are opened. The new system provides directional and wayfinding signs.

2. Cultural Terrace Planning

On January 11, 2018, City and FivePoint representatives met to re-launch the Cultural Terrace Joint Studies with Phase 2 of the planning efforts. 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. Phase 2 planning is expected to begin within the next month and finish in six to eight months.

On January 23, 2018 a Request for Proposals was approved for a Senior Consultant to develop a business and tenant integration plan for the Cultural Terrace. On May 22, 2018 the contract was awarded to HR&A Advisors. The consultant's work will be guided by the physical site plan being developed through the Cultural Terrace Joint Studies, conducted in collaboration with FivePoint Communities. HR&A Advisors will work over the next six to eight months in parallel with the Joint Studies. They will develop a business plan, financial model, and recommend a tenant mix consistent with the phasing and site layout proposed through the Joint Studies.

3. Community Ice Facility

Substantial progress has been made including the installation of enclosing wall materials. Completion is anticipated by the end of 2018. Once opened to the public, the facility will be the largest of its kind in California.

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 1,962 homes, multiple parks and 10,000 square feet of multi-use development.
 - a) Beacon Park will have 1,030 homes consisting of 412 single-family detached homes and 618 condominiums. 1,027 homes are complete with the remaining 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 462 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

Communities 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): The City is processing a discretionary application from FivePoint Communities 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): There are 118 existing dwelling units. In April 2018, the City granted approval of 536 market rate condominiums. Applications for 187 senior affordable apartments are pending.

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 Communities 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. Construction of these four buildings and the grade-separated crossing of Marine Way are complete. Building occupancy has begun.

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. Permits have been issued for 299 homes. Grading and construction of units is underway. The home finding center recently opened to the public.

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 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 began May 11.

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. Approximately 498 homes have been permitted, of which 121 are complete and ready for occupancy; the remainder are in various stages of completion. 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. Marine Way is complete and open to the public from Ridge Valley to Skyhawk. The Western Sector street improvements construction is underway. Rough grading for the Agua Chinon water mitigation channel located on the eastern side of the Great Park is complete. Grading and initial construction of the first phases of the Wildlife Corridor have begun.

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 2,300 homes are complete out of the 4,088 total.

7. Irvine Company Eastwood

The 1,798 for-sale unit project is located at the northwest corner of Jeffrey Road and Irvine Boulevard. Approximately 1,400 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 3,650 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. The new park will include 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. Occupancy is at 50%. Tenant improvements on individual floors will continue as new businesses occupy the building.
- New buildings containing smaller tenant suites, to replace the previously existing Macy's building, are under construction. A new three-level parking structure to be located east of Target has been approved. 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 mid-summer 2018.

10. Irvine Company Cypress Village

- Of the 459 detached condominiums, including 243 senior condominiums approved at the corner of Trabuco and State Route 133, 155 are under construction and 216 are complete. Sales are 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. Specific designs for 169 for-sale condominiums were approved in December 2017. The final 845 apartments were approved May 3, 2018.

- 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.

IBC RESIDENTIAL AND 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 expected in summer 2018.

Projects Under Construction

- 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.
- Fusion 360: 280-unit apartment project (29 affordable units) near McGaw and Murphy Avenues.

- Garden Communities: 457-unit apartment project (15 affordable units) at the corner of Main Street and Cartwright 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.
- Irvine Gateway (Fairfield Residential): 434-unit apartment project (44 affordable units), located along Von Karman Avenue, just south of Alton Parkway.

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.
- 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.
- 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 (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 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.
- MVE & Partners: Approved 150-unit apartment project located on Main Street and Cartwright Road. Building permit applications have not been submitted.
- SBLP Irvine, LLC: Submitted an application for a 370 room, eight-story congregate care facility residential project at the intersection of Milikan and Barranca. 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. Project is under review.
- LBA - Park Place office building: Submitted an application for a 200,000-square-foot, six-story office tower adjacent to the 405 Freeway. Project is under review.
- Diamond Jamboree: Approved six-story parking structure and 25,000 square feet of retail and restaurant space located on Alton Parkway.
- 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.

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: 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 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 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 in May 2019.
- Construction plans for Protected-Permissive Left-Turn Phasing at five intersections were approved in April 2018. Construction is scheduled to begin in August 2018.
- Construction bids for Culver/University intersection widening were received in May 2018. Construction is scheduled to begin in September 2018 following the bird nesting season.

15. Transportation

- City Council approved the acceptance of Mobile Source Air Pollution Reduction Review Committee (MSRC) local government partnership program 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.
- City Council approved the prioritization of transportation projects identified in the 2015 Irvine Business Complex Transportation Mitigation Fee program. This prioritization provides staff with formal direction to further development of critical transportation infrastructure including the initiation of environmental review and funding opportunities for projects identified on the prioritization list.
- 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 summer.

16. 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 July 2018. 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. Improvements will be made to the Bark Park once the animal care operation returns to its new permanent facility. The opening of other dog parks will coincide with or precede the Bark Park's temporary use for the animal care operations. JVR Shelter Strategies has been retained to assist staff in evaluating how potential design elements impact or enhance the City's ability to meet desired operating standards.

17. 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 and ideas for a draft park design. Staff anticipates presenting the proposed park design to the Community Services Commission this summer. 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 requested in the Fiscal Year 2018-19 Capital Improvement Program budget.

18. 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, several proposals were submitted to the City. Staff anticipates selecting a consulting firm to conduct public outreach and prepare a conceptual master plan in summer of 2018, with due diligence and public outreach to begin immediately thereafter.

REGIONAL AND STATE ASSOCIATION / AGENCY ACTIONS

19. State of California – Redevelopment Dissolution and City Lawsuits

The City has received seven payments under the settlement agreement totaling \$53 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.

20. Southern California Veterans Cemetery

The City Council signed a Veterans Cemetery Land Swap Agreement (Agreement) in October 2017 for the City's acquisition of the approximately 125-acre Bake Parkway/Strawberry Field site in exchange for its conveyance of the Amended and Restored Development Agreement (ARDA) Transfer site to the private property owner.

Agreement implementation is pending a referendum vote on the June 5, 2018 Irvine special election and adjudication of a lawsuit. The City Council committed to immediately transferring the Bake Parkway site to the State for a State Veterans Cemetery, pending conveyance. The California Department of Veterans Affairs and Department of General Services are aware of the pending referendum and lawsuit, and are proceeding with its pre-grant application request for a Federal Veterans Cemetery Grant by the July 1, 2018 deadline.

COMMUNITY OUTREACH

21. Homelessness in Orange County

In mid-March, without any discussion with the City, the Board of Supervisors proposed a plan to move upward of 400 homeless citizens - many of whom had recently been removed from the riverbed area near Angel Stadium – to county-owned land on 100 acres next to the Orange County Great Park. Four community-led meetings were held, drawing more than 1,000 residents, to protest the county plan. More than 1,000 Irvine residents took buses to a Board of Supervisors meeting a few weeks later, when the Board rescinded its plan for the 100 acres. Since then, led by Mayor Wagner, the City has looked for regional solutions. The South County Mayors have met twice on the matter, and proposed a closed elementary school along Santiago Road in unincorporated county land as one solution for supportive housing. The proposal was rejected by the Supervisors. Moving into mid-June, the county is responding with an emerging plan for an additional emergency shelter with 250-300 beds for homeless individuals that would be located outside of Irvine. The county likely will seek cost-sharing approaches with all 34 cities. That could include SB2 funds that are collected by cities through a \$75 transaction fee on recording of real estate documents for the purposes of funding affordable housing. Meanwhile, the long-term focus on preventing homelessness continues; this includes the City Council approved \$29.2 million from the state's redevelopment settlement with the City that will go to affordable housing through the Irvine Community Land Trust. There are currently more than 4,000 affordable housing units throughout Irvine.

22. General Plan Update

Public outreach has concluded and the results compiled in the preliminary Planning Framework. This will form the basis for the draft General Plan Update, which, along with the environmental review of the draft, is the next phase. Staff will present the survey results and Planning Framework for the General Plan Update to the City Council this summer.

23. Senior Services Strategic Plan

A draft update of the Senior Services Strategic Plan has been developed incorporating community and stakeholder input. The draft will be presented to the Senior Citizens Council this summer with implementation in Fiscal Year 2018-19.

24. Special 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. The Voting Service Center is open through June 4 and includes: weekend voting, drive-thru and secure vote-by-mail ballot drop-off, replacement ballots, same day (conditional) voter registration and in-person voting.

PUBLIC SAFETY

25. Emergency Management

In April, the Office of Emergency Management transitioned the City to a new mass notification system. AlertOC, which replaces iAlert, is used by every city in the County as a means of alerting residents when an emergency occurs. Another new initiative culminated on May 2, with the graduation of the first Community Emergency Response Team (CERT) class that received training in the Mandarin language. The Irvine Police Department was the first in the state to offer CERT training in Mandarin, and it is believed that this is the only such program in the nation. The Emergency Management team has been invited to present on the program at the national CERT conference in August.

26. Traffic Safety

As part of the Department of Public Safety's continued commitment to reducing injury and death caused by impaired drivers, sobriety checkpoints funded through a grant from the Office of Traffic Safety are conducted throughout the City on a regular basis. To further promote safety, in April a multifaceted campaign was conducted to alert residents of the dangers of distracted driving. This included the use of social media, video messages and print articles. Additionally, a new social media feature titled "Traffic Talk" was established. This weekly segment provides useful traffic safety information on an array of topics, including bike safety, car seat safety and school traffic safety. Community

meetings were also conducted, including a traffic safety meeting in the Woodbury community on April 26 and presentations in Mandarin at the Trabuco Center on multiple occasions.

27. Mental Health Outreach

The Irvine Police Department's Mental Health Unit (unit) consists of two Mental Health Officers who respond to mental health-related calls. The unit also works with hundreds of homeless individuals or families each year by connecting them with critical services. In March, the unit was recognized as a finalist for the James Q. Wilson Award for Excellence in Community Policing.

28. Community Events

Several new community events have been initiated, including Coffee with a Cop and Pizza with a Cop, which invite members of the community to meet Irvine Police Department personnel in a casual atmosphere. Additionally, a Community Safety Meeting was held in April at the South Coast Chinese Cultural Center. At the meeting, members of the Department who speak Mandarin participated in a question and answer session with members of the Chinese community.