

PARK PLAN for CARTWRIGHT AFFORDABLE APARTMENTS

Located at:

17861 Cartwright Road, Irvine, CA 92614
Planning Area 36 - Irvine Business Complex

CASE FILE NO. 00820952-PPP

Applicant:

C&C Development
14211 Yorba Street, Suite 200
Tustin, CA 92780

Prepared by:



October 27, 2020

PARK PLAN

Cartwright Affordable Apartments

Introduction

This Park Plan submittal is intended to satisfy the City's Park Plan requirements for the residential development located on a 1.62 acre site at 17861 Cartwright Road in Planning Area 36 (Irvine Business Complex). As illustrated in the Site Plan, the Recreation Courtyard is located along the Southern property line of the site. The Courtyards is linked to the units via stairs or elevator and pedestrian walkways. The Park Plan will identify the exact location, size, ownership and amenity credits requested for the Courtyard.

The total number of proposed affordable for-rent apartments is 60. The Cartwright Road Apartment population is calculated to be a total of 88 residents. See **Population and Park Credit Chart**. All of the residents of the Cartwright Road Apartments and their Guests will have access to the Recreation Courtyard.

Community and Neighborhood Park Dedication Requirements indicate a total of 0.176 acre of Neighborhood Park and 0.132 acre of Community Park are required. See **Population and Park Credit Chart**.

Exhibit 1 – The **Pedestrian Circulation and Site Plan** demonstrates accessible pedestrian connectivity through the development from the Recreation Courtyard to the residential units, visitor parking and public right-of-way. Access route to the nearest OCTA public transportation has also been indicated.

Park Credit Chart demonstrates how Neighborhood Park requirements will be met through dedication of Land within the development.

Exhibits 2 & 3 identify the amenities that will be provided in the Recreation Courtyard along with conceptual layouts. Park Improvement calculations are provided in **Exhibit 4** to determine the quantity of amenities provided. Due to the Land Dedication exceeding the required Neighborhood Park Requirement, no Improvement Credits are being requested.

The Developer may improve the areas with additional items not identified in the Park Plan, however, recreational amenities identified in this document shall be provided, at a minimum. Any changes to the proposed amenities will be considered a modification to the Park Plan evaluated per Section 2-22-10 of the IZO. Required Recreation Courtyard parking will utilize the available general Visitor parking stalls provided on site.

Please refer to Page 8 for **Phasing Requirements**.

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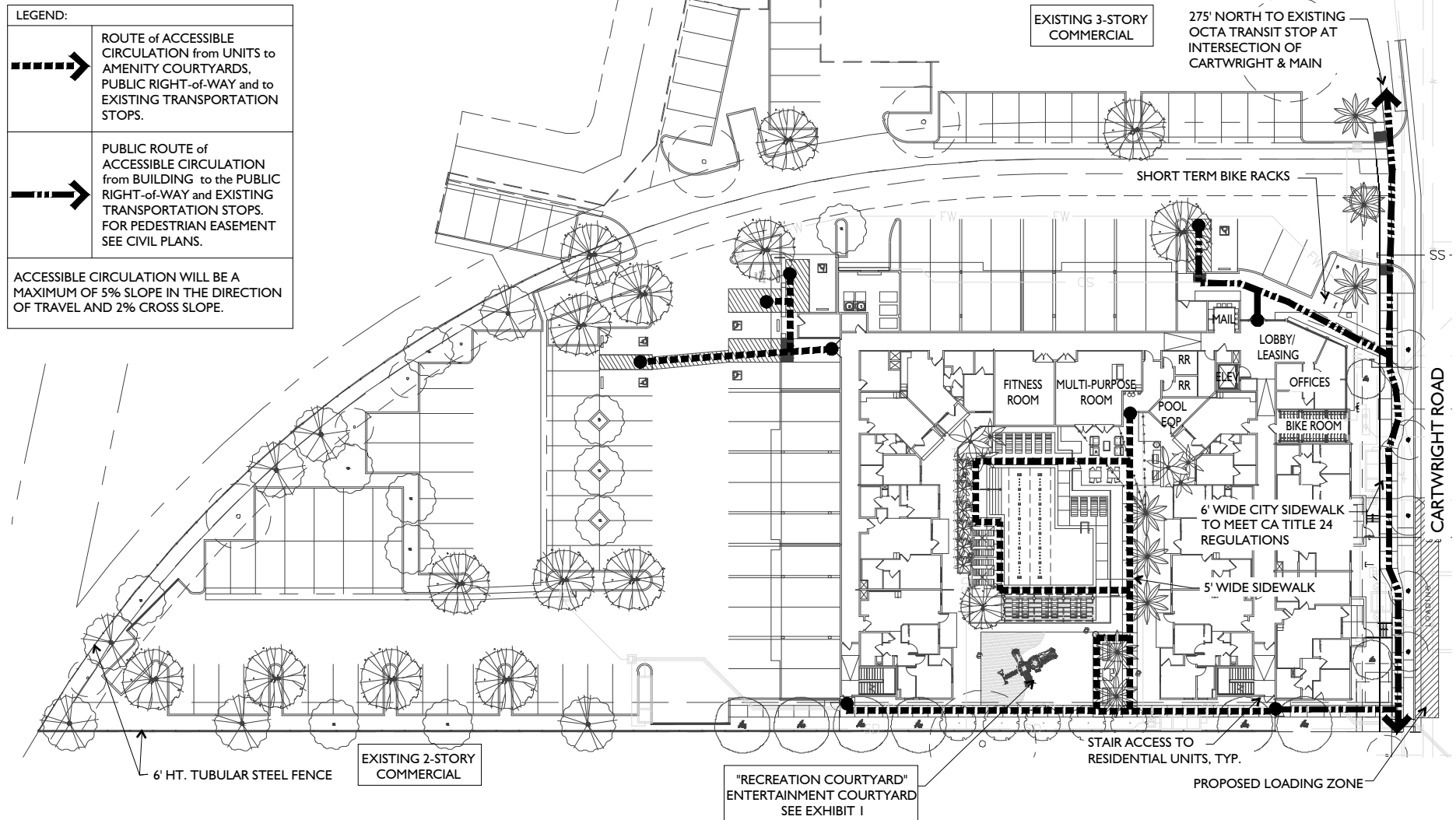


Exhibit 1

Pedestrian Circulation and Site Plan
Sub. # 3: October 27th, 2020

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POPULATION

Affordable Rate Residences: 60 units x 1.46 persons/dwelling unit = **88 Residents**

NEIGHBORHOOD PARK

Required Neighborhood Park

Affordable Rate Residences: 88 residents x 2.0 acres/1,000 people = **0.176 acres**

Provided Neighborhood Park

Total Land Dedication (No Land Use Above or Below): **0.18 acres**

Total Improvement Credits Attempted(Private Recreation Area): **0.00 acres**

TOTAL: 0.18 acres

COMMUNITY PARK

Required Community Park

Affordable Rate Residence: 88 residents x 1.5 acres/1,000 people = **0.132 acres**

Provided Community Park Credits:

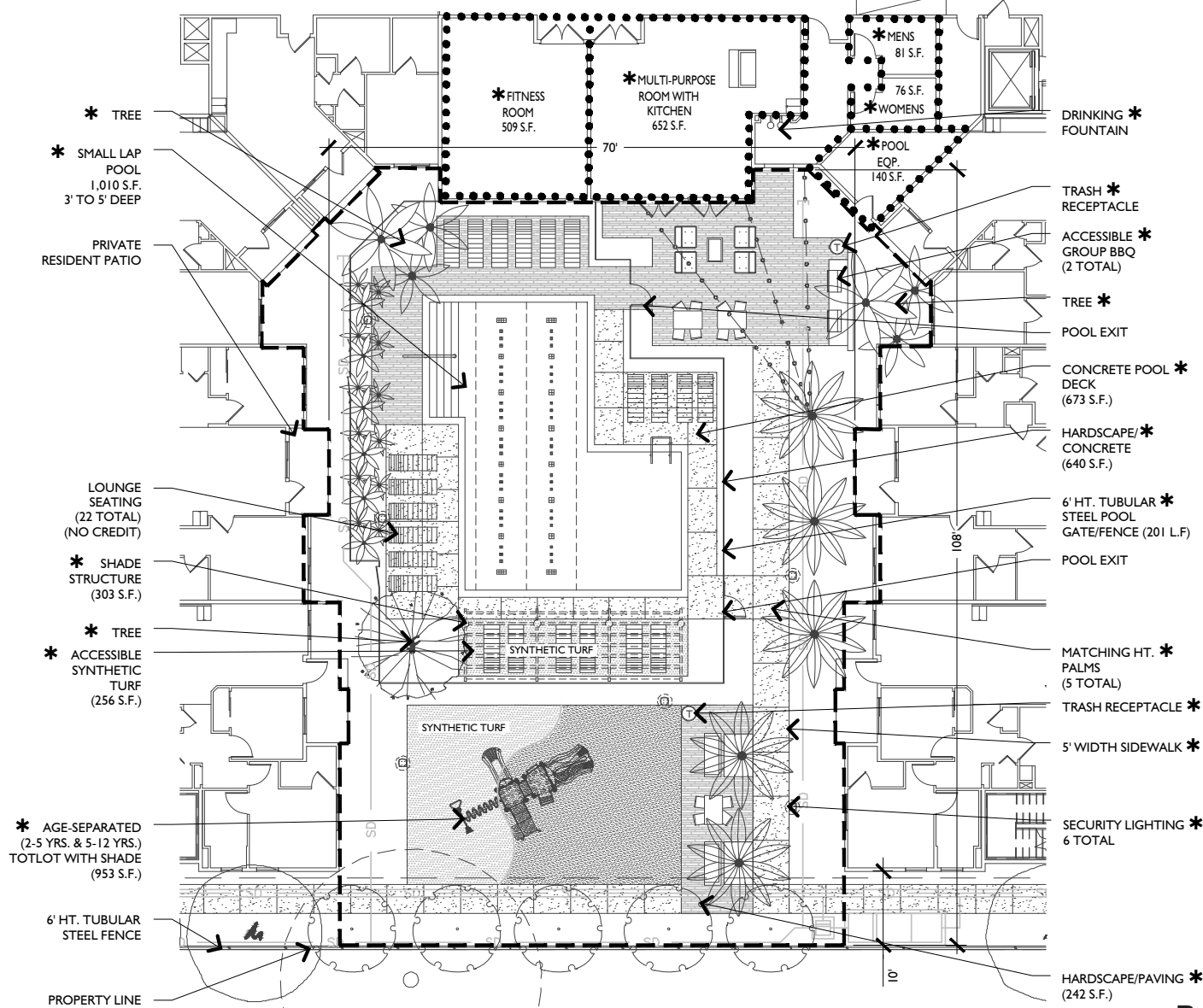
The remaining Community Park dedication requirement will be met by payment of **\$528,000** in Community Park in-lieu fees. This amount equals **0.132 acre** based on the land value of \$4,000,000 per acre (FMV)

F.M.V. Land Appraisal:

For determination of neighborhood and community park fees the applicant is utilizing the "Appraisal Report" prepared by Gary Vogt & Associates dated December 1, 2019. It has identified appraised values of land in the Irvine Business Complex as \$4,000,000 per acre for parcels up to 10 acres.

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RECREATION COURTYARD AMENITIES KEY:

| | |
|-----------------------------------|------------|
| • GROUP BARBECUE | 2 total |
| • SYNTHETIC TURF | 256 s.f. |
| • PAVING/HARDSCAPE | 2,537 s.f. |
| • TRASH RECEPTACLE | 2 ea.. |
| • TREES | 13 ea. |
| • PLANTING AREA (5 GALLON SHRUBS) | 2,958 s.f. |
| • SECURITY LIGHT POLES | 6 ea. |
| • AGE-SEPARATED TOT LOT | 953 s.f. |
| • SHADE STRUCTURE | 303 s.f. |
| • SMALL LAP POOL | 1,010 s.f. |
| • DRINKING FOUNTAIN | 1 ea. |

POOL/SPA GATE NOTES:

1. POOL/SPA GATES WILL COMPLY TO SECTION 5-9-520 of the IRVINE UNIFORM SECURITY CODE.
2. KNOX BOXES for the POOL/SPA will be DUAL KEYED to the POLICE and FIRE DEPARTMENT.

KEY:

- LIMITS of LAND AREA IMPROVEMENTS ELIGIBLE for PARK CREDIT: 7,933 S.F. / 0.18 AC.) (NO LAND USE ABOVE or BELOW)
- LIMITS of BUILDING IMPROVEMENTS (1,458 S.F.) (NO LAND OR CREDITS REQUESTED)
- * AMENITIES ELIGIBLE FOR PARK CREDITS - NO CREDITS REQUESTED

POOL AND SPA NOTES:

SELF-OPERABLE PORTABLE CA TITLE 24 CHAIR LIFT to be PROVIDED for POOL and SPA ACCESSIBILITY.

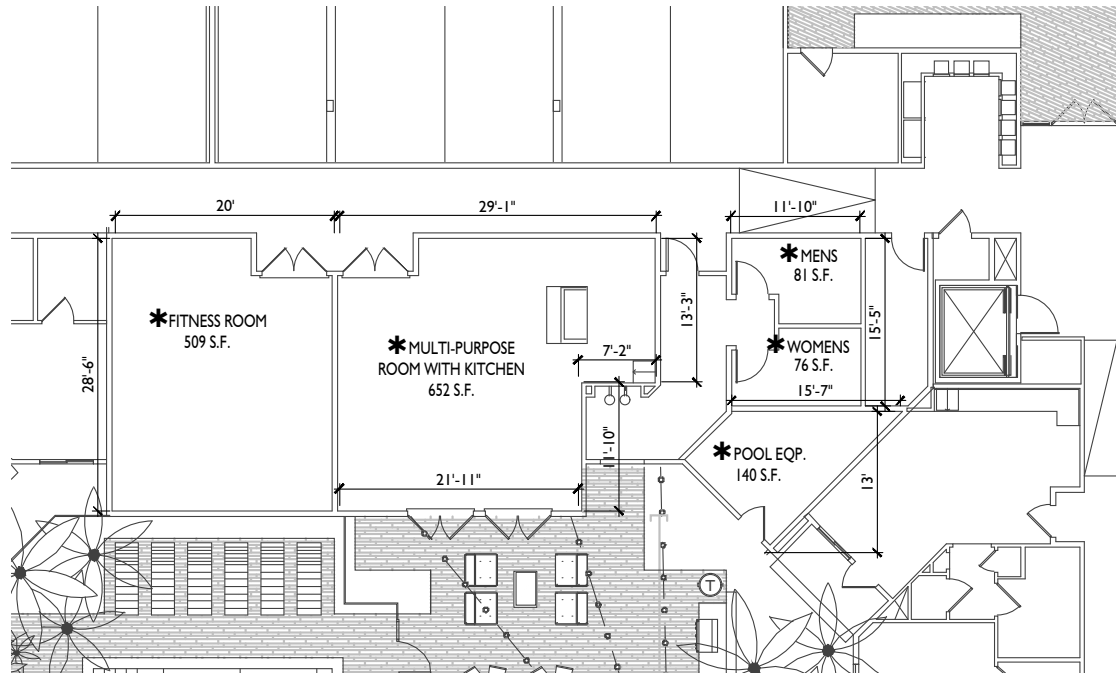
Exhibit 2

Recreation Courtyard Enlargement
Total Area: 7,933 S.F. / 0.18 AC - approx. 70' x 108'

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| BUILDING IMPROVEMENT CREDITS: | |
|-------------------------------------|-------------------|
| ELIGIBLE FOR BUILDING PARK CREDITS: | |
| • FITNESS ROOM | 509 s.f. |
| • RESTROOMS TOTAL | 157 s.f. |
| • POOL EQUIPMENT ROOM | 140 s.f. |
| • MULTI-PURPOSE ROOM WITH KITCHEN | 652 s.f. |
| TOTAL | 1,458 s.f. |

| KEY: | |
|------|---------------------------------------------------------------|
| * | AMENITIES ELIGIBLE FOR PARK CREDITS - NO CREDITS REQUESTED |

Exhibit 3

Multi Purpose Room, Fitness Room, and Restrooms
(No Land Credit - Units Above)

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| RECREATION COURTYARD | | | | | | |
|-------------------------------------------------|----------|--------|------------------|-------------|-------------|----------------------|
| Improvement Credits Eligible for this Courtyard | | | | | | |
| ITEM | QUANTITY | UNITS | MAXIMUM VALUE | SUBTOTAL | % CREDIT | IMPROVEMENT VALUE |
| Minimum Improvements | | | | | | |
| Construction Water | 1 | ls | \$4,612.50 | \$4,612.50 | 0% | \$0 |
| Temporary Utilities | 1 | ls | \$9,348.00 | \$9,348.00 | 0% | \$0 |
| Site Grading - Rough | 294 | cu.yd. | \$2.82 | \$829.08 | 0% | \$0 |
| Site Grading - Fine | 7,933 | sf | \$0.23 | \$1,824.59 | 0% | \$0 |
| Site Drainage | 7,933 | sf | \$0.60 | \$4,759.80 | 0% | \$0 |
| Utility Connections | 1 | ls | \$62,525.00 | \$62,525.00 | 0% | \$0 |
| Shrubs-5 Gallon Min. | 850 | ea. | \$16.91 | \$14,373.50 | 0% | \$0 |
| Trees/Palms-15 Gallon Min. | 13 | ea. | \$158.88 | \$2,065.44 | 0% | \$0 |
| Synthetic Turf | 256 | sf | \$0.21 | \$53.76 | 0% | \$0 |
| Mulch/Soil Preparation | 2,958 | sf | \$0.26 | \$769.08 | 0% | \$0 |
| Automatic Irrigation-with computer | 2,958 | sf | \$0.51 | \$1,508.58 | 0% | \$0 |
| Typical Amenities | | | | | | |
| Small Lap Pool | 1,010 | sf | \$132.23 | \$133,552 | 0% | \$0 |
| Concrete Deck Around Pool | 673 | sf | \$8.20 | \$5,519 | 0% | \$0 |
| Pavers / Concrete Paving | 1,621 | sf | \$4.97 | \$8,056.37 | 0% | \$0 |
| Multi-Purpose Room with Kitchen | 652 | sf | \$244.77 | \$159,590 | 0% | \$0 |
| Fitness Room | 509 | sf | \$244.77 | \$124,588 | 0% | \$0 |
| Restrooms | 157 | sf | \$244.77 | \$38,429 | 0% | \$0 |
| Pool Equipment | 140 | sf | \$244.77 | \$34,268 | 0% | \$0 |
| Pool Fencing and Gates | 201 | lf | \$17.08 | \$3,433 | 0% | \$0 |
| Drinking Fountain | 1 | ea. | \$4,243.00 | \$4,243 | 0% | \$0 |
| Shade Structure- min. 50% shade | 303 | sf | \$59.45 | \$18,013.35 | 0% | \$0 |
| Tot Lot | 953 | sf | \$57.18 | \$60,421.35 | 0% | \$0 |
| Trash Receptacles w/ Recycle | 2 | ea. | \$549.00 | \$1,098.00 | 0% | \$0 |
| Security Lighting | 6 | ea. | \$4,612.50 | \$27,675.00 | 0% | \$0 |
| Barbecue-Group | 2 | ea. | \$1,035.00 | \$2,070.00 | 0% | \$0 |
| Subtotal | | | | | | \$0 |
| 7% Contingency | | | | | | \$0 |
| Survey/Design Fees (7%) | | | | | | \$0 |
| Plan Check and Permit Fees (2%) | | | | | | \$0 |
| Mobilization (2%) | | | | | | \$0 |
| Landscape Maintenance | 2,958 | sf | \$0.05 | \$147.90 | 0% | \$0 |
| Total | | | | | | \$0 |
| Land Value - per Acre | | | | | | \$4,000,000 |
| Improvement Credits | | | | | | 0.00 |

Exhibit 4

Neighborhood Park Improvements Recreation Courtyard - No Credits Requested

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Phasing

1. Prior to the issuance of the first certificate of use and occupancy, construction of the **Recreation Courtyard** shall be complete.
2. Prior to the issuance of the first residential building permit for the site, the Applicant shall pay **Community Park Fees** of **\$528,000**.