

In Connection with Agenda  
Item No. 2.1

**Orange County Great Park Corporation**

January 28, 2014

**PRESENTATION ON ORANGE COUNTY GREAT PARK MASTER PLAN  
AND PARK DESIGN MODIFICATION PROCESS RELATED TO THE  
SECOND AGREEMENT BETWEEN HERITAGE FIELDS EL TORO, LLC AND  
CITY OF IRVINE AS ADJACENT LANDOWNER**



# Previous City Council Action

On November 26, 2013, the City Council:

- Approved the ALA II, whereby Heritage Fields assumed responsibility for design and construction of 688 acres of park improvements;

and determined:

- The concept plan detailed in the Design Package was not consistent with the existing Great Park Master Plan; and
- Modification to the Great Park Master Plan was necessary to incorporate the concept plan as depicted in the Design Package.

# Required Entitlements

## 1. Master Plan modification

- Subject to Planning Commission review and approval
- Requires completion of environmental analysis under CEQA and accompanying traffic study

## 2. Park Design for 688-acre park development

- Subject to City Council approval
- Must be consistent with Master Plan, as modified
- ALA II specifies that the Design Package and Wildlife Corridor plan, including any deviations from City standards, be considered the Park Design

# Great Park Master Plan

- Approved in August 2007
- Modified once, in October 2011, to reflect Western Sector Park Development Plan
- Modification for 688-acre park development area
  - Revise the approved Master Plan to integrate concept plans from the Design Package
- Required CEQA analysis and accompanying traffic study may be dependent upon design decisions made during the initial review period

# ALA II Schedule Considerations

- March 15, 2014
  - Deadline to initiate unilateral changes
  - Deadline to make decision on \$10.5M allocation to improvements serving 688 acres
- Commencement of Heritage Fields Obligations
  - Great Park Master Plan modification approval
  - Park Design approval
  - 90-Day waiting period

# Commencement and Completion of Improvements

<u>Year Following Performance Start Date</u>	<u>Improvements</u>
1	Demolition and site preparation work for the Sports Park; Upper Bee Canyon; Bosque
2	Upper Bee Canyon; <b>Bosque</b> ; Sports Park I (Soccer Fields 1-6, Championship Soccer Pitch, Tennis Courts)
3	Site Preparation and Demolition for Golf and Agriculture Areas; Sports Park II (Baseball Fields); Sports Park III (Soccer Fields 12-17 and Flex Fields)
4	Sports Park IV (Softball Fields); <b>Sports Park V (Sports Courts and Sand Volleyball Courts)</b> ; 18-hole Golf Course with Club House; Grade Agricultural Fields
5	Improve 178 acres to create Wildlife Corridor

# Preparation of Master Plan Modification

## Design professional selection:

- Staff recommends the City utilize Request for Proposals (RFP) process to select a design firm that will:
  - Prepare modifications to the Master Plan to incorporate the ALA II concept design
  - Continue to provide the City with independent design expertise for collaborating with Five Point Communities through its design process

# Preparation of Master Plan Modification

Environmental review and traffic analysis  
consultant selection:

- Staff recommends selection from the City's Consultant Team List

# RFP Process

- Preparation of Scope of Work and RFP
- Solicit bids
- Selection
  - Board selection of design professional
- Timing

# Process Overview

- RFP Process for selection of design firm
- Consultant selection for environmental review and traffic analysis
- Preparation of Master Plan/Park Design entitlement applications by design firm
- Preparation of CEQA analysis, including traffic study by consultants
- City review of entitlement applications
  - Concurrent review

# Process Overview

- Public Hearing for Master Plan modification before Planning Commission
- City Council action to approve Park Design
- Commence design and construction obligation for Five Point Communities

## Recommended Action

1. Authorize the selection of consultants from the City's Consultant Team List for the preparation of appropriate environmental review documents and supporting traffic analysis.
2. Direct staff to issue a Request for Proposal to solicit bids to obtain a design professional for the preparation of the Master Plan modification and Park Design, and to provide independent design expertise for collaborating with Heritage Fields in the review of its development of design drawings.

**Orange County Great Park Corporation**

January 28, 2014

**PRESENTATION ON ORANGE COUNTY GREAT PARK MASTER PLAN  
AND PARK DESIGN MODIFICATION PROCESS RELATED TO THE  
SECOND AGREEMENT BETWEEN HERITAGE FIELDS EL TORO, LLC AND  
CITY OF IRVINE AS ADJACENT LANDOWNER**

