



June 25, 2026

Mr. Kory Lynch
Five Points Communities Management, Inc.
2000 Fivepoint, 4th Floor
Irvine, CA 92618

Sent Via Email

Subject: Approval of Minor Modification 00983608-PMP to Master Plan 00748902-PMP for the Great Park Neighborhoods Community Design Features and Checklist of Sustainable Design Features for Districts 5 & 6-North in Planning Area 51 (Great Park)

Dear Mr. Lynch:

Staff reviewed Minor Modification 00983608-PMP to Master Plan 00748902-PMP for the Great Park Neighborhoods Community Design Features and Checklist of Sustainable Design Features for Districts 5 & 6-North (6N). The Community Design Features and Checklist of Sustainable Design Features ("Community & Sustainable Design Features") establish general design guidelines for community and streetscape design, architecture, and landscape architecture for development within Districts 5 and 6N. Districts 5 and 6N are generally located south of Irvine Boulevard, east of Lynx, west of the Chinon, and north of the Southern California Regional Rail Authority right-of-way within Planning Area 51 (Great Park).

The Community & Sustainable Design Features for Districts 5 & 6N were originally approved by the Planning Commission November 1, 2018. The documents have been amended several times in response to various project approvals (File Nos. 00856741-PMP and 00925370-PMP) within Districts 5 and 6, with the most recent modification approved by the Planning Commission November 6, 2025 (File No. 00956969-PMP).

On May 7, 2026, the Planning Commission approved Conditional Use Permit 00974219-PCPU for a congregate care retirement community (CCRC) at the corner of the future extensions of Marine Way and Ada in District 6. This proposed modification will update the Community & Sustainable Design Features to reflect the CCRC use and add a new section that establishes design and sustainable features for the CCRC. The proposed modifications include the following:

Community Design Features

1. Pages 1, 3-5, 9-13, 22, and 23: Updates various figures to include references to the CCRC use.
2. Pages 49 and 50: Section 7.0 has been added to establish guidelines for building

architecture, site furnishings, exterior lighting, and exterior signage for the CCRC use.

Checklist of Sustainable Design Features

1. Pages 1-3: Sustainability Features statistics have been updated to include references to the CCRC use.
2. Pages 6, 8, 11, 13, 14, 15, and 18: Various figures have been updated to reflect the CCRC use.
3. Pages 6, 9-15, and 18: Statistics have been updated to be consistent with the CCRC use that replaces residential units.

Staff reviewed the proposed modification (File No. 00983608-PMP) and has determined it conforms with the approved CCRC use (File No. 00974219-PCPU) and is consistent with the intent of the design and sustainable guidelines for Districts 5 and 6N.

Section 2-19-2 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification is classified as a “major modification.” A major modification must be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a “minor modification” and reviewed by the Director of Community Development.

Based on the submittal, the Director of Community Development determines that the proposed modification does not meet any of the five criteria to be classified as a major modification. Therefore, the project is a minor modification for the following reasons.

1. Proposed addition, deletion, and/or relocation of approved structures and/or land uses which would cause significant or potentially significant environmental impacts, based on staff's analysis prepared in accordance with City policy.

The modification proposes to revise text and figures of the existing Great Park Neighborhoods Community & Sustainable Design Features for Districts 5 & 6-N to reflect the recently approved CCRC use. The proposed modification is within the scope of the previously certified Second Supplemental Environmental Impact Report (State Clearinghouse [SCH] No. 20021010200) for Great Park Neighborhoods. No new effects are anticipated to occur, and no new mitigation measures are required. Therefore, pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, no further environmental review is required. A Notice of Determination (NOD), in compliance with Section 21108 or 21152 of the Public Resources Code, will be filed with County of Orange and State of California (Enclosure 3).

2. Proposed addition, deletion and/or relocation of approved structures and/or land uses which would cause significant or potentially significant on-site and off-site traffic

impacts, based on staff's analysis of the transportation issues prepared in accordance with City policy.

The modification will not change the approved use or otherwise substantially alter the intent or purpose of the original approval. Instead, it updates Community & Sustainable Design Features for Districts 5 & 6-N to reflect the change in land use and related design and sustainability features from residential to non-residential, consistent with Conditional Use Permit 00974219-PCPU for the CCRC use. Therefore, there will be no increase in traffic generated and no resulting on-site or off-site traffic impacts.

3. The intent of the findings and conditions of approval for the approved project would not be preserved.

The updates to the Community & Sustainable Design Features for Districts 5 & 6-N will not change the approved use or otherwise substantially alter the intent or purpose of the original approval. The revisions reflect the change in land use and related design and sustainability features from residential to non-residential, consistent with Conditional Use Permit 00974219-PCPU for the development and operation of a CCRC use. None of the findings or conditions for the original master plan and subsequent modifications will be affected; therefore, the original conditions of approval remain unchanged and in effect.

4. Proposed addition, deletion, and/or relocation of structures would result in an impact to or introduction of sensitive uses not previously considered within the site. This includes, but is not limited to, uses not previously considered such as childcare centers, schools, residences, and medical establishments.

The updates to the Community & Sustainable Design Features for Districts 5 & 6-N to reflect the change in land use and related design and sustainability features from residential to nonresidential, consistent with Conditional Use Permit 00974219-PCPU for the development and operation of a CCRC modification will not result in the proposed addition, deletion and/or relocation of structures that would result in an impact to, or introduction of, sensitive uses not previously considered within the site.

5. Reconfiguration of the site plan resulting in: a) a significant reduction of landscaping; or b) a significant change in parking.

The updates to the Community & Sustainable Design Features for Districts 5 & 6-N will not result in a reduction in landscaping. Parking for the proposed project will be unchanged and, therefore, remains in compliance with the parking requirements of the Zoning Ordinance.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 of the Zoning Ordinance and hereby approves Minor Modification 00983608-PMP.

1. The modification does not alter or affect the intent of the findings and conditions of the original project approval.

The modification will not change the approved use or otherwise substantially alter the intent or purpose of the original approval. Instead, it updates the Community & Sustainable Design Features for Districts 5 & 6-N to reflect the change in land use and related design and sustainability features from residential to nonresidential, consistent with Conditional Use Permit 00974219-PCPU for the development and operation of a CCRC use. Therefore, it has been determined that the proposed modification is consistent with the intent of the findings and conditions of the original approval.

This approval is subject to the following conditions of approval:

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2A

LEGAL ACTION – HOLD HARMLESS

In the event of any Third-Party Legal Challenge to this map or its associated environmental approvals ("Third-Party Legal Challenge"), City shall have the right, but not the obligation, to defend such Third-Party Legal Challenge and Heritage Fields shall be responsible for the legal expenses incurred by City in connection therewith. Heritage Fields also shall have the right but not the obligation to defend any Third-Party Legal Challenge. If Heritage Fields defends any such Third-Party Legal Challenge, so long as Heritage Fields is not in default under the Amended and Restated Development Agreement (ARDA), City shall not allow any default or judgment to be taken against it or compromise the defense of the action without Heritage Field's prior written approval. The Parties shall act jointly in filing motions, briefs, trial statements, and other appropriate court documents, and in approving settlement of such action. Nothing herein shall obligate the City or Heritage Fields to settle such Third-Party Legal Challenge on terms that would constitute an amendment or modification of the ARDA, or which would materially impact the beneficial uses of that party's property.

In the event City elects to defend the Third-Party Legal Challenge, Heritage Fields shall indemnify and hold harmless City and its officials and employees from and against any claims, losses or liabilities, including any award of attorneys' fees against the City, assessed or awarded against City by way of judgment, settlement or stipulation. If Heritage Fields defends any such Third-Party Legal Challenge, Heritage Fields shall indemnify and hold harmless City and its officials and employees from and against any

claims, losses or liabilities assessed or awarded, including any award of attorneys' fees, against City by way of judgment, settlement or stipulation.

Standard Condition 6.39

SUBSTANTIAL CONFORMANCE

The project site shall be developed and maintained in substantial conformance with the approved plans on file with the City. Any modification of the approved plans must be reviewed and approved by the Community Development Department prior to building permit issuance and may require review and approval by the Planning Commission and/or City Council, pursuant to Chapter 2-19 (Minor/Major Modification Procedure) of the Irvine Zoning Ordinance.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. Thursday, July 2, 2026, the approval granted by this letter shall become effective Friday, July 3, 2026.

The stamped-approved plans for Minor Modification 00983608-PMP are being transmitted electronically along with this letter. Please note that permits cannot be issued until all fees associated with this application are paid in full. Should you have any questions regarding this approval, please contact Senior Planner Hernan DeSantos at 949-724-6441 or by email at HDeSantos@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Stamped Approved Plans: Great Park Neighborhoods Community Design Features for District 5 & 6-North
2. Stamped Approved Plans: Great Park Neighborhoods Sustainable Design Features for Districts 5 & 6-North
3. Notice of Determination

ec: Bill Patterson, Hunsaker & Associates
Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
Files: 00748902-PMP; 00856741-PMP; 00925370-PMP; 00956969-PMP;
00974219-PCPU

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00983608-PMP

DATE 6/25/2026

Great Park Neighborhoods Community Design Features *8.1 Trails and Transit Oriented District - **Districts 5 & 6N***

(00983608-PMP, 00748902-PMP, 00856741-PMP, 00925370-PMP, 00956969-PMP, 00974219-PCPU)



ENCLOSURE 1

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DATE 6/25/2026

GREAT PARK NEIGHBORHOODS
DISTRICTS 5 & 6N
COMMUNITY DESIGN FEATURES

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7.1 INTRODUCTION

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** Information contained in this document is derived from the previously approved Design Guidelines for the Non-Residential LLD, previously approved MLTP, and Green Book: Sustainable Design Guidelines*

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TRAILS AND TRANSIT ORIENTED DEVELOPMENT CONTEXT EXHIBIT

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BY Director of Community Development

CASE # 00983608-PMP

DATE 6/25/2026

LAND USE	
■	RESIDENTIAL
■	PRIVATE NEIGHBORHOOD PARK
■	SCHOOL SITE
■	AFFORDABLE HOUSING
■	CHILD CARE
■	CITY OF IRVINE
■	TRAIN STATION
■	CONTINUING CARE RETIREMENT COMMUNITY

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE

This document outlines general design features for the Great Park Neighborhoods, Development Districts 5 & 6 North (6N) within the 8.1 Trails and Transit Oriented Development (TTOD) within PA 51. This document is intended to supplement the Master Landscape and Trails Plan and 2nd amended VTTM 17008, satisfy Condition of Approval 6.49, and will help to ensure the overall vision is implemented and evolves as parcels are sold and developed. Subsequent plans are required to comply with the City's Codes, Ordinances, Master Plans, and Standards.

The intent of these design features is to inspire creativity rather than constrain the work of future designers. Principles of design are highlighted at the beginning of chapters and are accompanied by visuals for clarification.

The implementation of the design features further expressed in the Development District Master Plan and subsequent plans, will be administered by Heritage Fields and their consultants.

1.2 DOCUMENT ORGANIZATION

The design features begin with the overall design vision for the TTOD and highlight the principles of sustainability incorporated into the TTOD Districts 5 & 6N. The document is divided into the following sections:

- Introduction
- Master Plan
- Sustainable Design Features
- Community Framework
- Residential Architecture
- Landscape Architecture
- Continuing Care Retirement Community

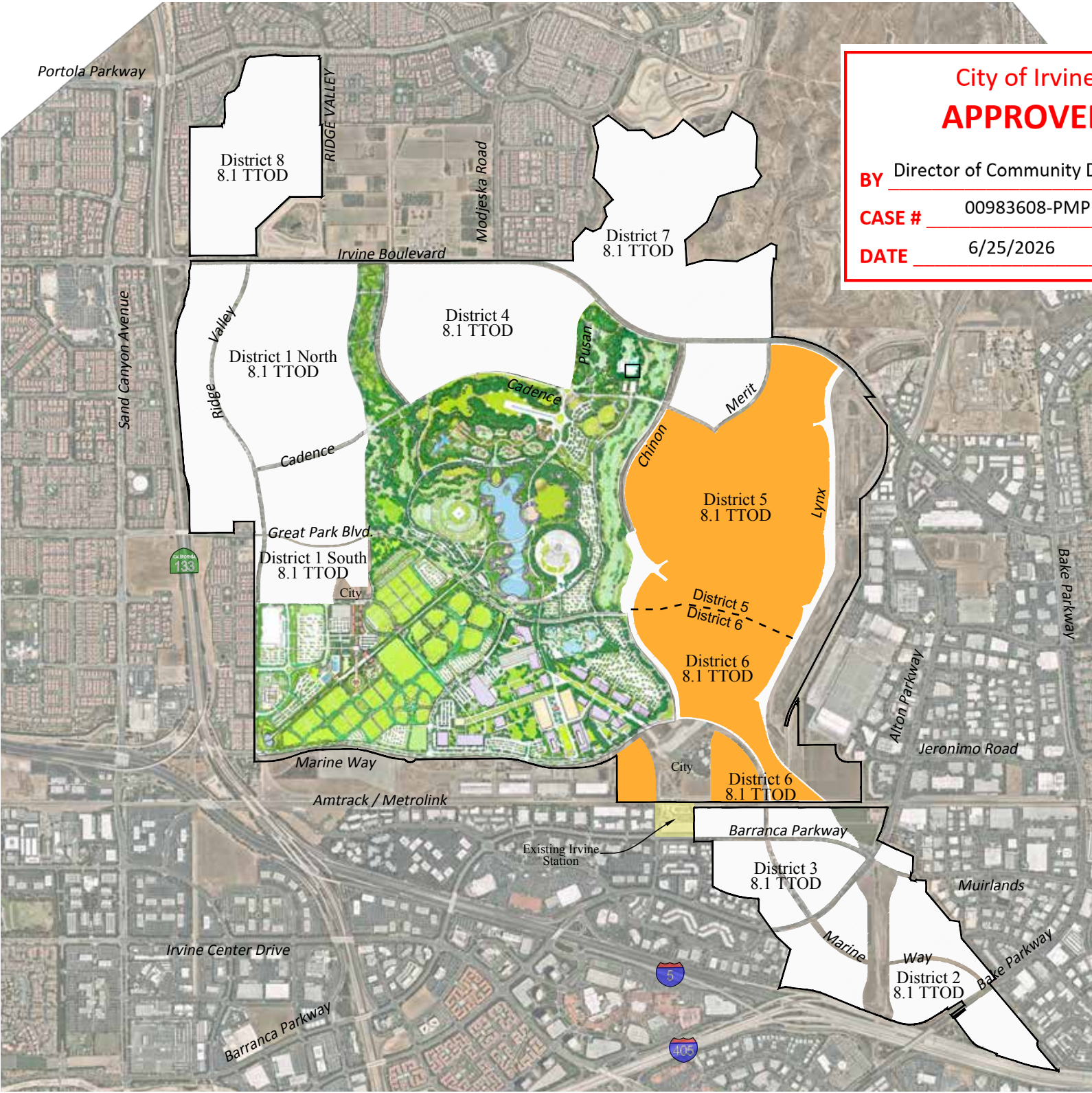
1.3 GREAT PARK NEIGHBORHOODS AND THE GREAT PARK

The Great Park Neighborhoods and the Great Park are located within the City of Irvine on the former El Toro Marine Corps Air Station. Together they comprise one of the largest infill development projects in the United States. The Great Park will become a regional open space amenity for generations to come, serving all segments of the diverse population within and beyond Orange County.

1.4 TRAILS AND TRANSIT ORIENTED DEVELOPMENT

The Trails and Transit Oriented Development (TTOD) is approximately 1,808 acres. Districts 5 & 6N is 293 acres located on the north-eastern edge of the Great Park, east of District 4 (Cadence Park) and south of Irvine Boulevard. Vehicular access to the site is from Irvine Boulevard and from Cadence Park to the west. Interstate freeways I-5 and I-405 are easily accessed to the south and SR-133 toll road to the west. From Irvine Boulevard, Chinon, Merit and Lynx from the west, Districts 5 & 6N is accessed from Cadence and are the primary entries, making the TTOD an important gateway to the Great Park.

Wide, tree-lined parkways and landscape setback areas form a park like preamble to the Great Park destination. The landscape character and framework will provide a unique sense of place, setting the TTOD apart from surrounding established neighborhoods.



OVERALL ILLUSTRATIVE



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LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL SITE
- AFFORDABLE HOUSING
- CHILD CARE
- CITY OF IRVINE
- TRAIN STATION
- CONTINUING CARE RETIREMENT COMMUNITY

DISTRICTS 5 & 6N LAND USE PLAN

2.0 MASTER PLAN

2.1 INTRODUCTION TO MASTER PLAN

Districts 5 & 6N will be primarily residential, including a variety of home types, and will also feature a multi-use area along Treble Street.

Home types may include affordable units, two- and three-story townhomes, flats, triplexes, duplexes, one and two-story detached residences. The diversity of home types will help to ensure a community with a range of age groups with varied incomes.

All areas within this development district will feature pedestrian and open space linkages to the Great Park, the Irvine Transportation Center and to other land uses. Instead of using the car for every trip, residents will have the option to walk or bike to the market, the park, campus, or to their favorite coffee shop.

Districts 5 & 6N has a unique identity defined by: land use mix, architecture, landscape architecture, landmarks and gathering places. Pursuant to Section 9-51-6 of the City of Irvine Zoning Ordinance (Item E, Review Process), requiring review and approval of a Master Plan, this document establishes an overall community design program for Districts 5 & 6N by focusing on community framework, sustainability, architectural themes, landscape architecture and signage typologies. This document also establishes circulation patterns for pedestrians, bicycles, and vehicles.

The following exhibits are intended to illustrate how these important design objectives will be accomplished:

- Land Use Plan
- Street Classification Plan
- Parks, Open Space, and Trail Master Plan

2.2 LAND USE

The various land uses will be linked to one another with a comprehensive system of trails and form the edges of the Great Park, Agua Chinon and the Irvine Wildlife Corridor.

Residential neighborhoods will generally be located adjacent to park edges to be in close proximity to the Great Park.

Several neighborhood parks and linked open spaces are evenly dispersed and are located along important trail corridors facilitating easy access to all.

2.3 VEHICULAR CIRCULATION

The circulation network is laid out in a modified grid fashion. The street and trail hierarchy creates neighborhoods and facilitates a variety of different routes to reach a variety of destinations, including but not limited to the Great Park, neighborhood parks, the overall Great Park Neighborhood trail system, a K-8 school, and Portola High School.

Within this multi-use system, the circulation network will feature a hierarchy of streets.

Arterial Streets such as Irvine Boulevard and Marine Way will run east / west and be designed to accommodate higher traffic volumes. This street will connect the district to the neighboring communities of Lake Forest to the East, Irvine to the west, and to the rest of Orange County via the SR-133 toll road.

Local collectors will link to Cadence, Merit, Treble, Lynx and Chinon and will be designed for lower speed traffic.

Local streets will provide for circulation within the neighborhoods of the district and will be designed for slower vehicle speeds and will feature on street parking, parkways, sidewalks and a canopy of trees.

2.4 PARKS, OPEN SPACE, AND TRAILS

The best communities treat open space not as an afterthought, but as the primary organizational element. Open spaces within Districts 5 & 6N are strategically placed so that all residents are either on or only a short walk away.

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STREET CLASSIFICATION LEGEND

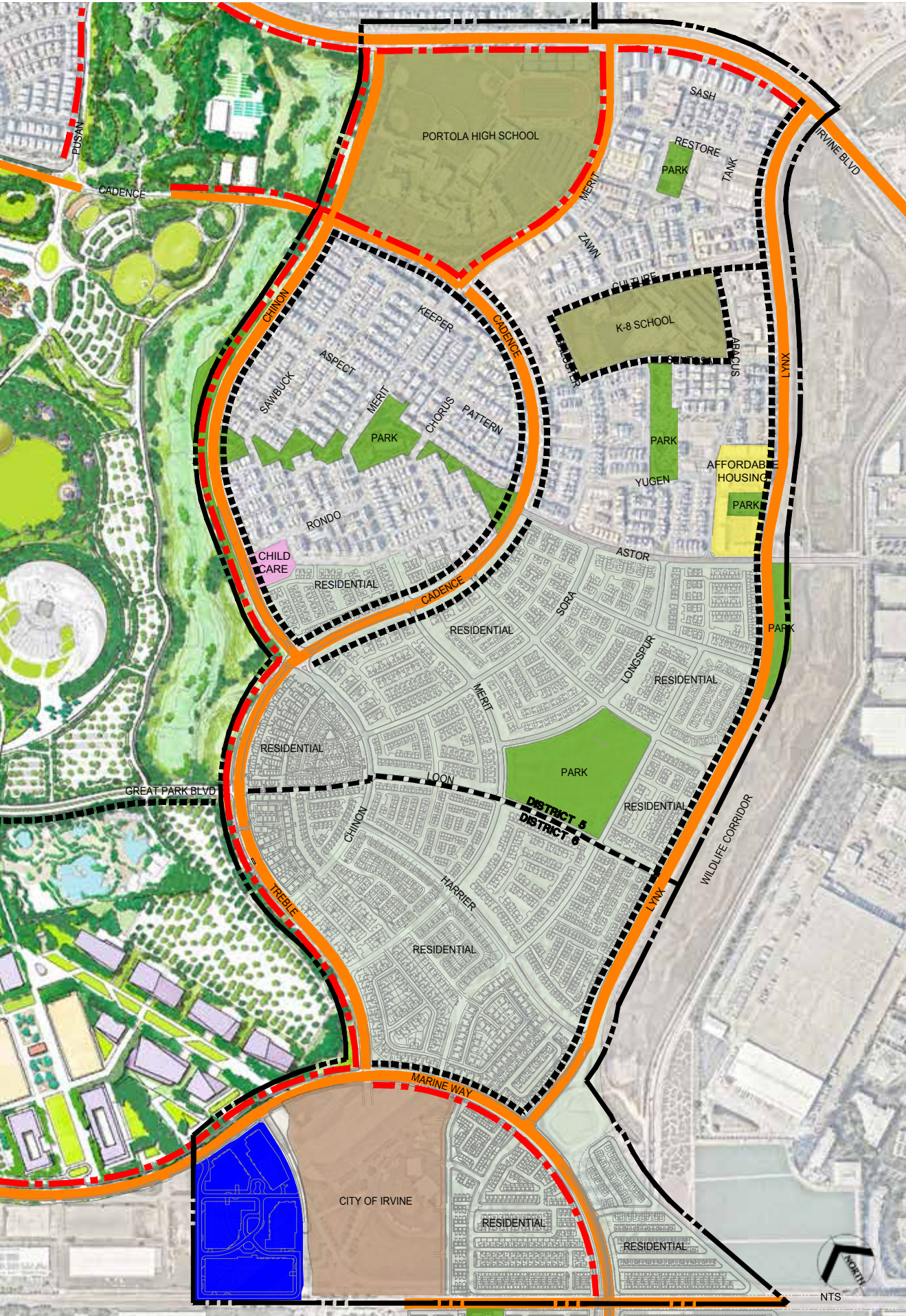
- MAJOR ARTERIAL
- PRIMARY ARTERIAL
- COMMUTER ARTERIAL
- LOCAL COLLECTOR
- LOCAL 38' CURB TO CURB
- LOCAL 36' CURB TO CURB
- LOCAL 34' CURB TO CURB
- 26' PRIVATE WAY
- 30' - 32' PRIVATE WAY
- 36' PRIVATE WAY
- 38' PRIVATE WAY

LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL SITE
- AFFORDABLE HOUSING
- CHILD CARE
- CITY OF IRVINE
- CONTINUING CARE RETIREMENT COMMUNITY



STREET CLASSIFICATION PLAN



PARKS, OPEN SPACE, AND TRAIL MASTER PLAN

TRAIL LEGEND

- 8' SIDEWALK
- 11' CLASS I BIKE TRAIL (PRIMARY)
- CLASS II ON-STREET BIKE LANE

LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL SITE
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Open spaces will vary in size and will include seven private neighborhood parks. Public plazas will be found in the multi-use area. Parks will be located within a 1/4 to 1/2 mile walking distance of all residents. These parks will serve as a focal point and gathering place for neighborhood residents. These parks will provide a nature experience, community gathering spaces, transitional/restorative spaces and include playful elements and varied landscape experiences.

In addition to the open spaces within the district itself, the residents will live within a short walk of the Great Park. Private Neighborhood parks are, on average, larger in size than typical City of Irvine private neighborhood parks, providing large open activity lawns and/or contiguous pool facilities.

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3.0 SUSTAINABLE DESIGN FEATURES

3.1 CONTEXT AND OBJECTIVE

The Sustainable Design Features for Districts 5 & 6N builds upon the “Overall Great Park Neighborhoods Sustainable Design Features Related to 2nd Amended VTTM No. 17008, File No. 00524059-PMP”, and the separate individual development district “Checklist of Sustainable Design Features”.

The Checklist document outlines the sustainability features of the project. As demonstrated in the Checklist, the project is designed to strike a careful balance between the highly successful standards and policies established in the City of Irvine to ensure public health, safety and welfare in a master planned community, and project specific sustainability criteria. Balancing these two approaches facilitates a sustainable, desirable and livable community.

It is the intent of the “Checklist of Sustainable Design Features” document to illustrate the Great Park Neighborhoods’ sustainable approach to the Districts 5 & 6N Master Plan, landscape design, and project implementation by providing a perspective to the underlying vision of building “green.” This checklist provides detail of neighborhood sustainable features satisfying Conditions of Approval 6.49 and 6.55 from 2nd Amended VTTM 17008. The Districts 5 & 6N Master Plan incorporates the sustainable features outlined herein. Per Condition 6.55, information specifically detailing how the approved checklist is to be implemented shall be submitted with application for preliminary grading permits. Information specific to building construction will be submitted with applications for building permits.

This checklist was developed using various resources and inspired by sound planning principles. The Great Park Neighborhoods have focused on four green approach overlays. This approach shall integrate an effective and efficient methodology to minimize cost impacts while promoting substantial positive impacts on the environment and community.

- A. Location and Linkage
- B. Neighborhood Pattern and Design
- C. Green Infrastructure and Buildings
- D. Innovation and Design including:
 - 1. Sustainable Travelways “Green Streets”¹
 - a. Enhanced Tree Canopy
 - b. Low Volume Irrigation
 - c. Permeable Pavements and Surfaces
 - d. Use of Recycled Materials
 - e. Integrated Runoff Treatment
 - f. Conservation Oriented Plant Palettes
 - g. Structured Soil Preparation
 - h. Reflective Color/Light Values
 - i. Integrated Transit or NEV Travelways
 - j. Alternative Lighting
 - k. Traffic Calming Features
 - h. Reduced Pavement Widths
 - 2. Maximum Carbon Sequestration Opportunity through Landscape Materials
 - 3. Adjacency of 1,300 Acre Great Park

The common thread of these layered overlays addresses the fundamental value of green innovation towards a sustainable lifestyle. Specific application of these overlays is addressed within individual development district Checklist of Sustainable Design Features and Master Plans.



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¹ Condition of Approval 6.49 and 6.55 from the 2nd Amended VTTM 17008 states: Prior to the approval of the first Master Plan for each development district, the applicant shall prepare community Design Features which shall include a section on measures to be employed to ensure project consistency with the Sustainable Travelways Guidelines to the extent feasible.

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LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
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DISTRICTS 5 & 6N LAND USE PLAN

4.0 COMMUNITY FRAMEWORK

The Community Framework section presents the planning principles for the Trails and Transit Oriented Development (TTOD). Subsequent plans are subject to modification to meet ever changing market demand but the principles of design will be maintained.

The principles of community framework seek to ensure that each developed parcel adds visual interest and strength to the character of the TTOD and of its public realm. The public realm is comprised of plazas, squares, parks, the spaces between buildings, and the space created by buildings framing opposite sides of the streets.

4.1 INTRODUCTION TO COMMUNITY FRAMEWORK DESIGN FEATURES

The Great Park Neighborhoods is inspired by the rich heritage of Orange County, the site’s land use history and surrounding land uses. The site’s setting, combined with its history helps form the community character. The Great Park Neighborhoods has been designed to integrate a variety of land uses within the various development districts, combining to form an overall “Trails and Transit Oriented Development”. A network of open space and streetscape corridors support a comprehensive system of trails, providing connectivity between neighborhoods, parks, open space and community facilities. This open space and trail network creates a system of landscape corridors and edges that make a strong connection to the Irvine Transportation Center and the Great Park with the intent of maintaining a transparent edge between public and private lands.

The landscape character forms the visual framework of the community. Inclusive in this landscape framework are unique space corridors, enhanced street trees and parkways, urban cores and edges, pedestrian and bicycle trails, neighborhood parks and landscape buffers.

Inclusion of more sustainable development practices is an integral part of the community’s structure. The use of “Green Building” technologies, conservation oriented planting materials, enhanced tree canopies, possible re-use or preservation of existing site trees, low volume irrigation, reduced pavement widths, recycled materials, and integrated runoff treatment, facilitate greater stewardship of the land. The Great Park Neighborhoods community embraces these sustainable concepts and plans to incorporate these elements where appropriate.

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4.2 NEIGHBORHOOD ENTRIES

Neighborhood entries and round-a-bout landscape treatments are a cornerstone in establishing the unique character of Districts 5 & 6N. There is a notable absence of large monumentation and signage. An iconic landscape structure, the entries and round-a-bouts feature large canopy trees, diverse drought tolerant and native plants.



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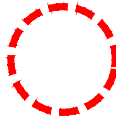
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LEGEND



NEIGHBORHOOD ENTRY LOCATION

LAND USE



RESIDENTIAL



PRIVATE NEIGHBORHOOD PARK



SCHOOL SITE



AFFORDABLE HOUSING



CHILD CARE



CITY OF IRVINE



TRAIN STATION



CONTINUING CARE RETIREMENT COMMUNITY



NEIGHBORHOOD ENTRIES



Merit



Irvine Blvd.



Chinon

MERIT

Jacaranda mimosifolia
Quercus agrifolia
Platanus racemosa
Pinus eldarica
Pinus halepensis
Pinus torreyana
Tipuana tipu
Heteromeles arbutifolia

CHINON

Pinus halepensis
Quercus agrifolia
Platanus racemosa
Pinus torreyana
Cercis occidentalis
Arbutus 'Marina'
Lagerstroemia spp.
Heteromeles arbutifolia

MARINE WAY

Arbutus 'Marina'
Heteromeles arbutifolia
Lagerstroemia indica
Pinus halepensis
Platanus 'Columbia'
Quercus agrifolia



PRIMARY AND SECONDARY STREETSCAPE CORRIDORS

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4.3 PRIMARY STREETSCAPE CORRIDORS

The primary streetscape corridor of Irvine Boulevard forms the northern edge of Districts 5 & 6N and connects the individual development districts to one another and provides linkages to the Great Park.

4.4 SECONDARY STREETSCAPE CORRIDORS

The secondary streetscape corridors complete the connectivity between the Great Park Neighborhoods and provide additional linkages to the Great Park. These streets are characterized by broad parkways and large canopy trees, providing a shaded pedestrian and bicycling experience.

IRVINE BLVD.

Features a simple palette of London Plane, Jacaranda, Pines and Oak Trees. The ground plane is formed by flowering shrub masses and ornamental grasses.

LYNX

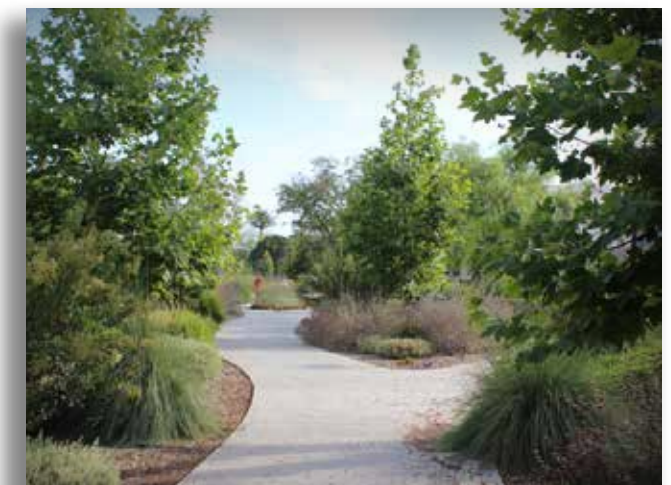
Pinus halepensis
Quercus agrifolia
Platanus racemosa
Pinus torreyana
Cercis occidentalis
Arbutus 'Marina'
Lagerstroemia spp.
Heteromeles arbutifolia

CADENCE AND TREBLE

Calocedrus decurrens
Pinus halepensis
Quercus agrifolia
Platanus 'Columbia'
Platanus racemosa
Pinus eldarica
Pinus torreyana
Ulmus parvifolia.
Heteromeles arbutifolia



Lynx



Cadence / Treble

4.5 TRAILS

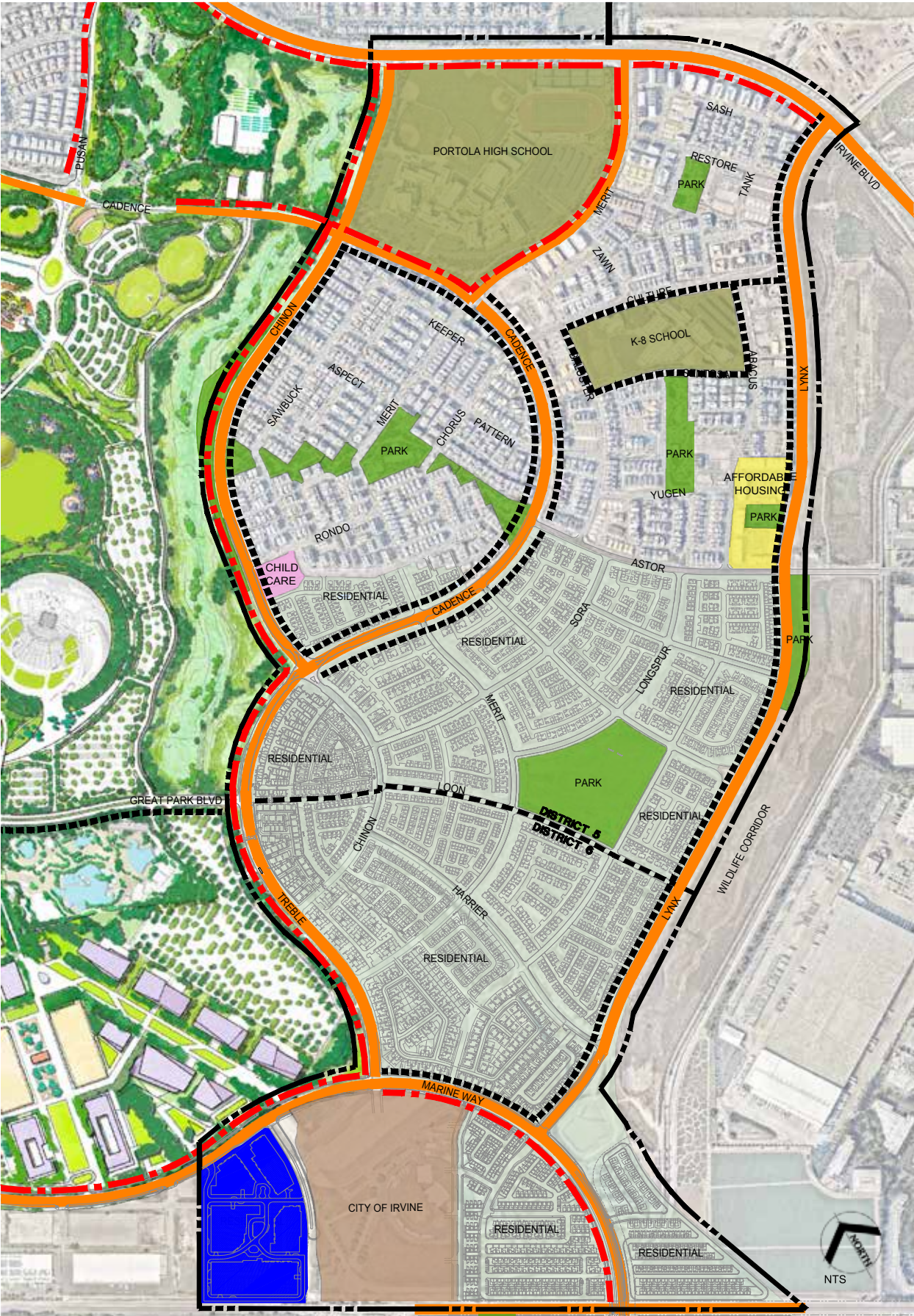
The Great Park Neighborhoods maximizes the uses of its Bike Trails and Sidewalks. Neighborhoods are internally accessible by biking and walking, providing connectivity to parks, open space, schools, and community facilities. The proposed trail network also reduces the carbon footprint and encourages a more active lifestyle. Class I off-street and Class II on-street bike trail networks provide an integral link to the Regional system, the Great Park and Irvine Transportation Center. Hiking and riding trails connect the Great Park Neighborhoods to the greater Irvine Ranch network.

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TRAIL PLAN



TRAIL LEGEND

- 8' SIDEWALK
- 11' CLASS I BIKE TRAIL (PRIMARY)
- CLASS II ON-STREET BIKE LANE

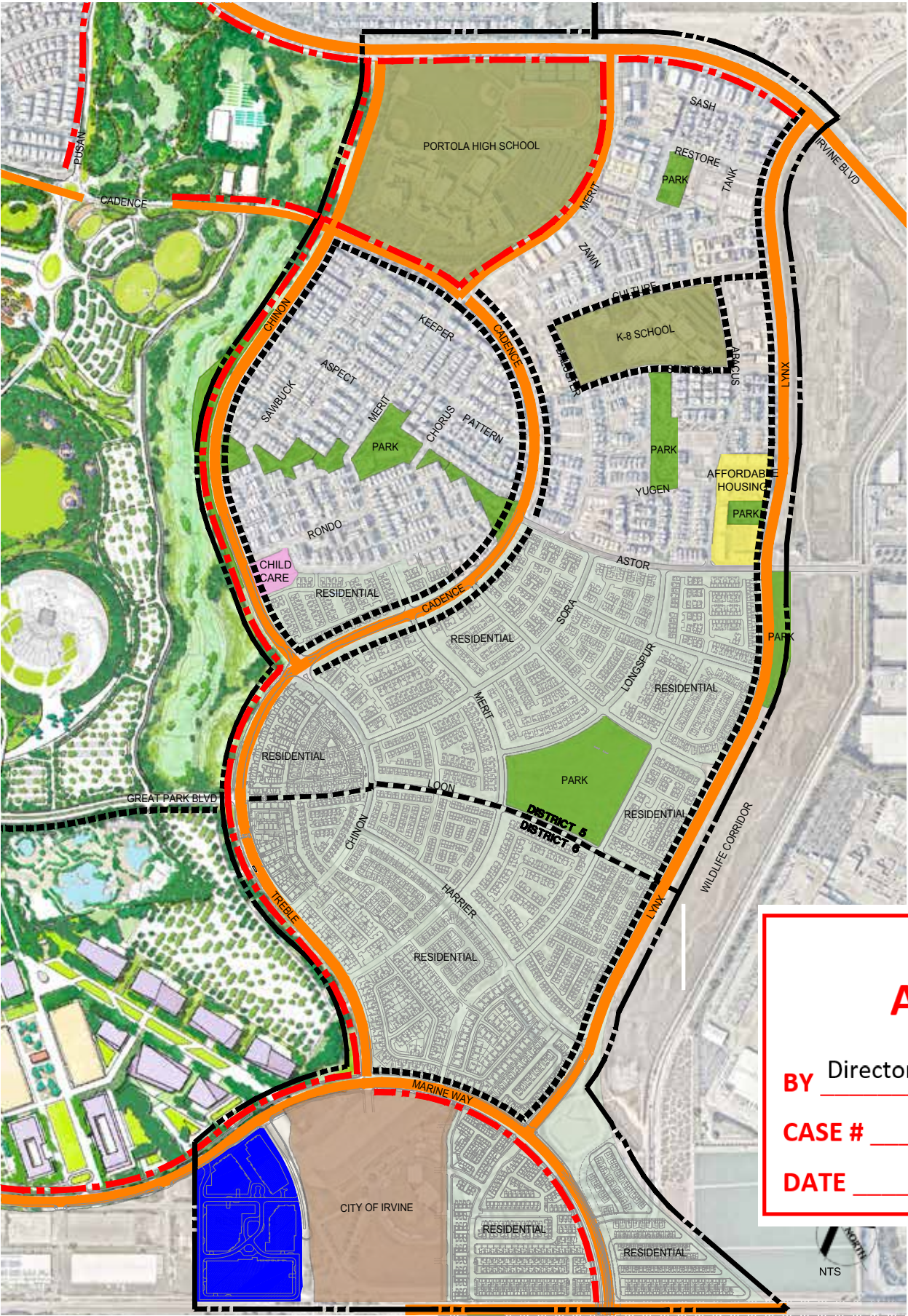
LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL SITE
- AFFORDABLE HOUSING
- CHILD CARE
- CITY OF IRVINE
- CONTINUING CARE RETIREMENT COMMUNITY

4.6 PARKS

The neighborhood parks will be distributed within the various development districts, linked through the comprehensive system of trails. These recreational open spaces are uniquely designed in response to the surrounding neighborhood fabric as well as site constraints and opportunities. Recreational opportunities vary Including a pool and aquatic amenities, tot lots, hard courts, group gathering spaces, picnicking, turf activity lawns and trails.

Districts 5 & 6N contains seven separate park destinations offering connectivity through the community and a special experience at each location.



PARKS MASTER PLAN

TRAIL LEGEND

- 8' SIDEWALK
- - - - - 11' CLASS I BIKE TRAIL (PRIMARY)
- CLASS II ON-STREET BIKE LANE

LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL SITE
- AFFORDABLE HOUSING
- CHILD CARE
- CITY OF IRVINE
- CONTINUING CARE RETIREMENT COMMUNITY

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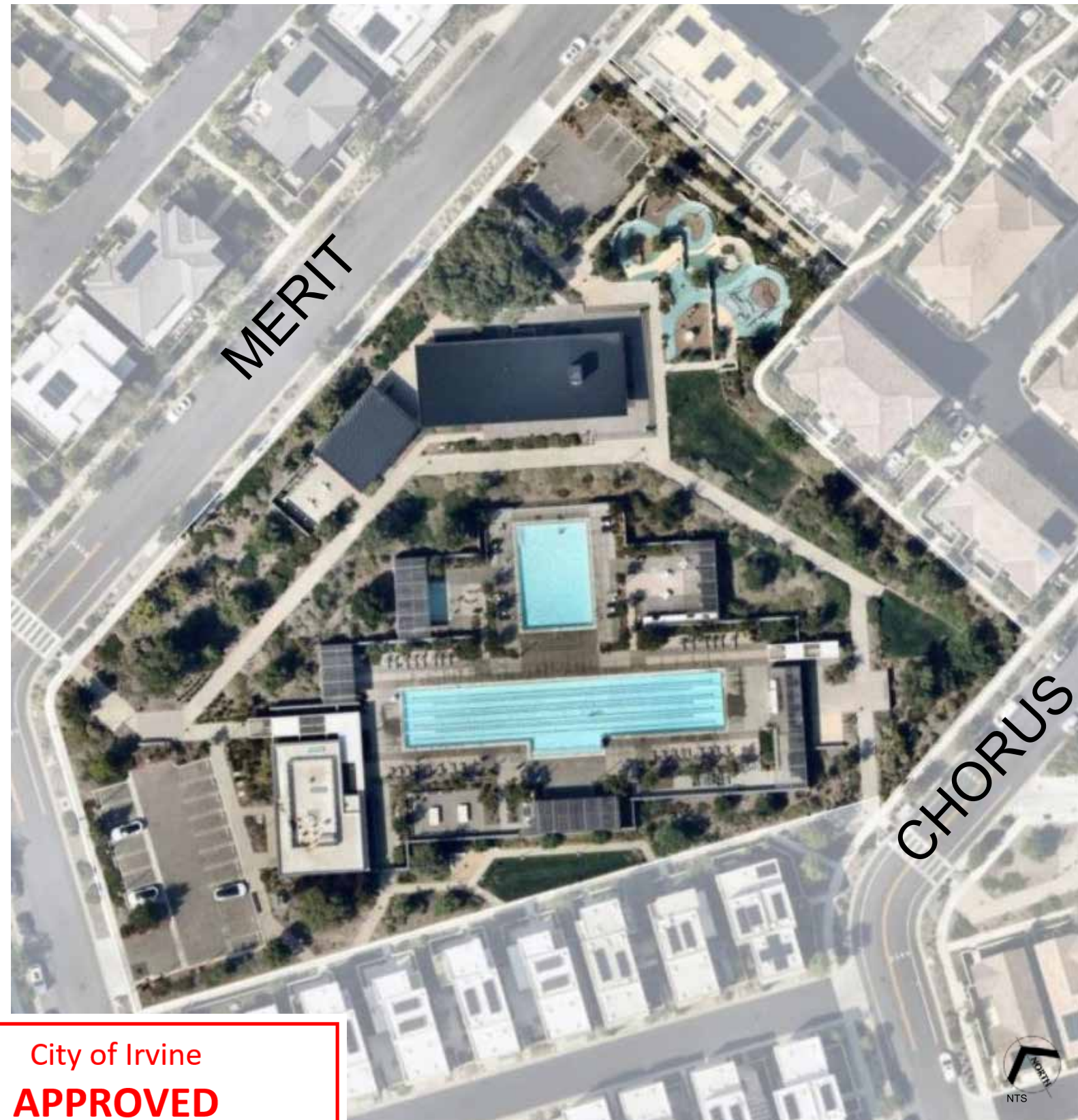
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NEIGHBORHOOD PARK 1



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NEIGHBORHOOD PARK 2





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NEIGHBORHOOD PARK 2 CONTINUED



NEIGHBORHOOD PARK 3



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BOSAL

SENTOSA

YUGEN

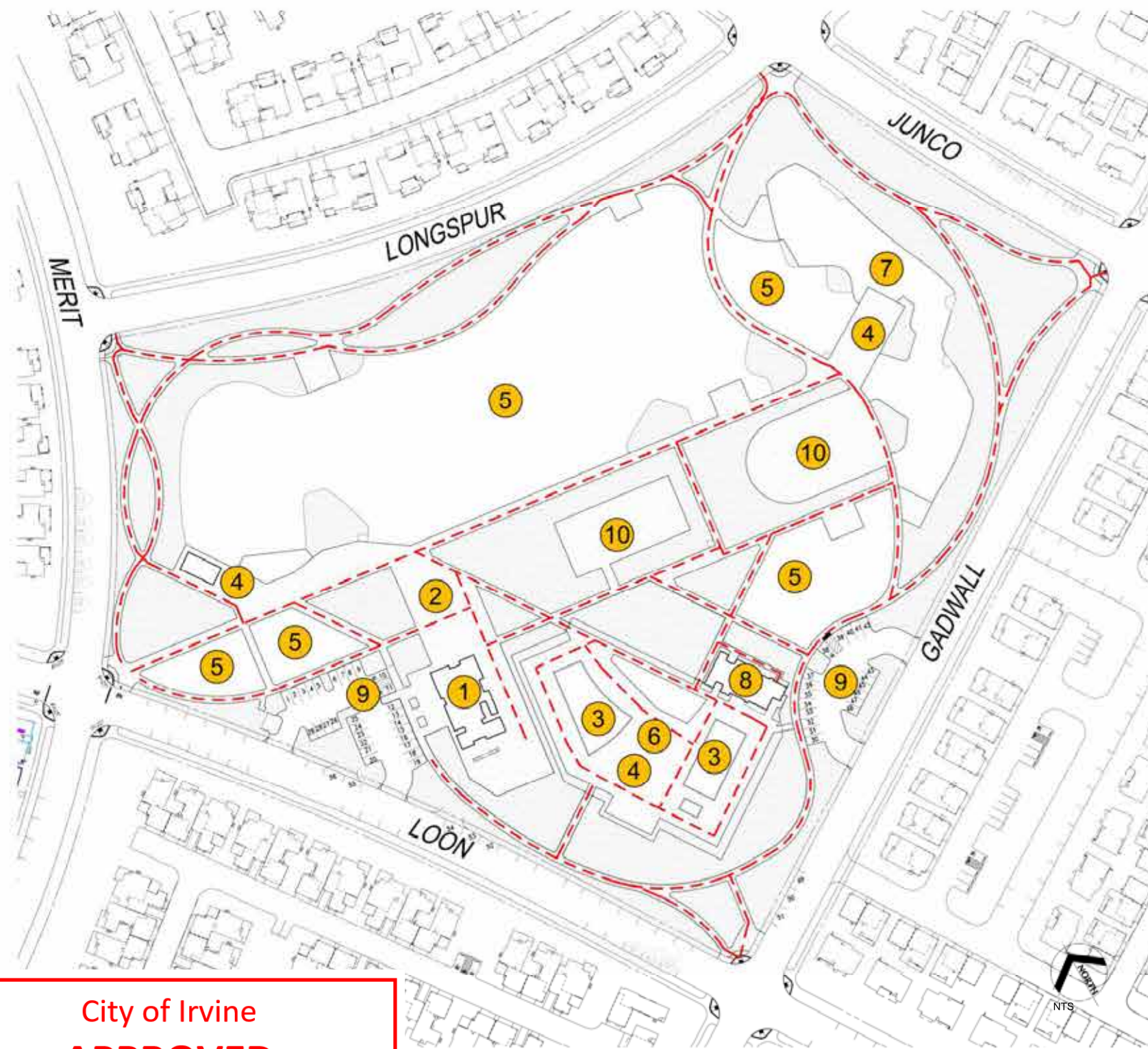


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NEIGHBORHOOD PARK 4



AMENITIES PROVIDED

- 1 Community Building (500 SF)
- 2 Flex Space with Seating
- 3 Pool (3,750 SF)
- 4 Shade Structure
- 5 Turf
- 6 Pool Deck (1,200 SF, 20% Shaded)
- 7 Tot Lot / Play Area
- 8 Pool Equipment / Rest Room Building
- 9 Off-Street Parking
- Accessible Path of Travel
- 1 On-Street Park Parking
- 1 Off-Street Park Parking



Photo is for imagery purposes only. Final park built elements may differ from what is shown.

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NEIGHBORHOOD PARK 5

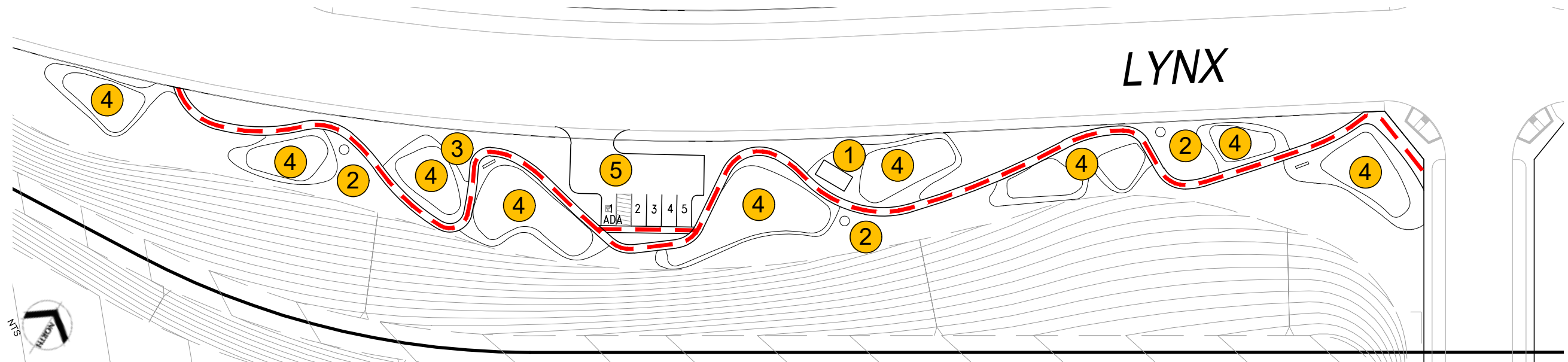


Photo is for imagery purposes only. Final park built elements may differ from what is shown.

NEIGHBORHOOD PARK 6

AMENITIES PROVIDED

- ① Shade Structure
- ② Educational Feature
- ③ Seating Area
- ④ Turf
- ⑤ Off-Street Parking

— — Accessible Path of Travel

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NEIGHBORHOOD PARK 7

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4.7 PROJECT EDGES

In addition to the adjacent Great Park to the west the project edges Lynx and the Wildlife Corridor to the east, interface with Irvine Boulevard to the north, Agua Chinon to the west, the Irvine Wildlife Corridor to the east and the rail to the south. Where buffering is desired along Irvine Boulevard, dense planting of broadleaf and coniferous evergreen trees and evergreen shrubs will provide necessary visual screening between those edges and proposed development.

The transition to the Great Park, Agua Chinon, and the Irvine Wildlife Corridor will be natural and seamless.



- LAND USE
- RESIDENTIAL
 - PRIVATE NEIGHBORHOOD PARK
 - SCHOOL SITE
 - AFFORDABLE HOUSING
 - CHILD CARE
 - CITY OF IRVINE
 - TRAIN STATION
 - CONTINUING CARE RETIREMENT COMMUNITY



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DISTRICTS 5 & 6N LAND USE PLAN

Principle 1 - Connect the TTOD to the Great Park and connect the Great Park to the TTOD.

Intent:

The presence of the Great Park will distinguish the Great Park Neighborhoods from other master planned communities. The framework of the neighborhood is organized to maximize the accessibility and presence of the Great Park.

Within Districts 5 & 6N, blocks are oriented to terminate on the collector streets, allowing the residents the ability to walk out and ride their bikes to the Great Park.

Guidelines:

- The grading within Districts 5 & 6N and the Great Park should not obstruct views of the adjacent natural open space and the Great Park from the primary east west streets.
- Streets connecting to the park edges shall include an enhanced parkway of no less than 8’ and include large canopied tree species and wide sidewalks.

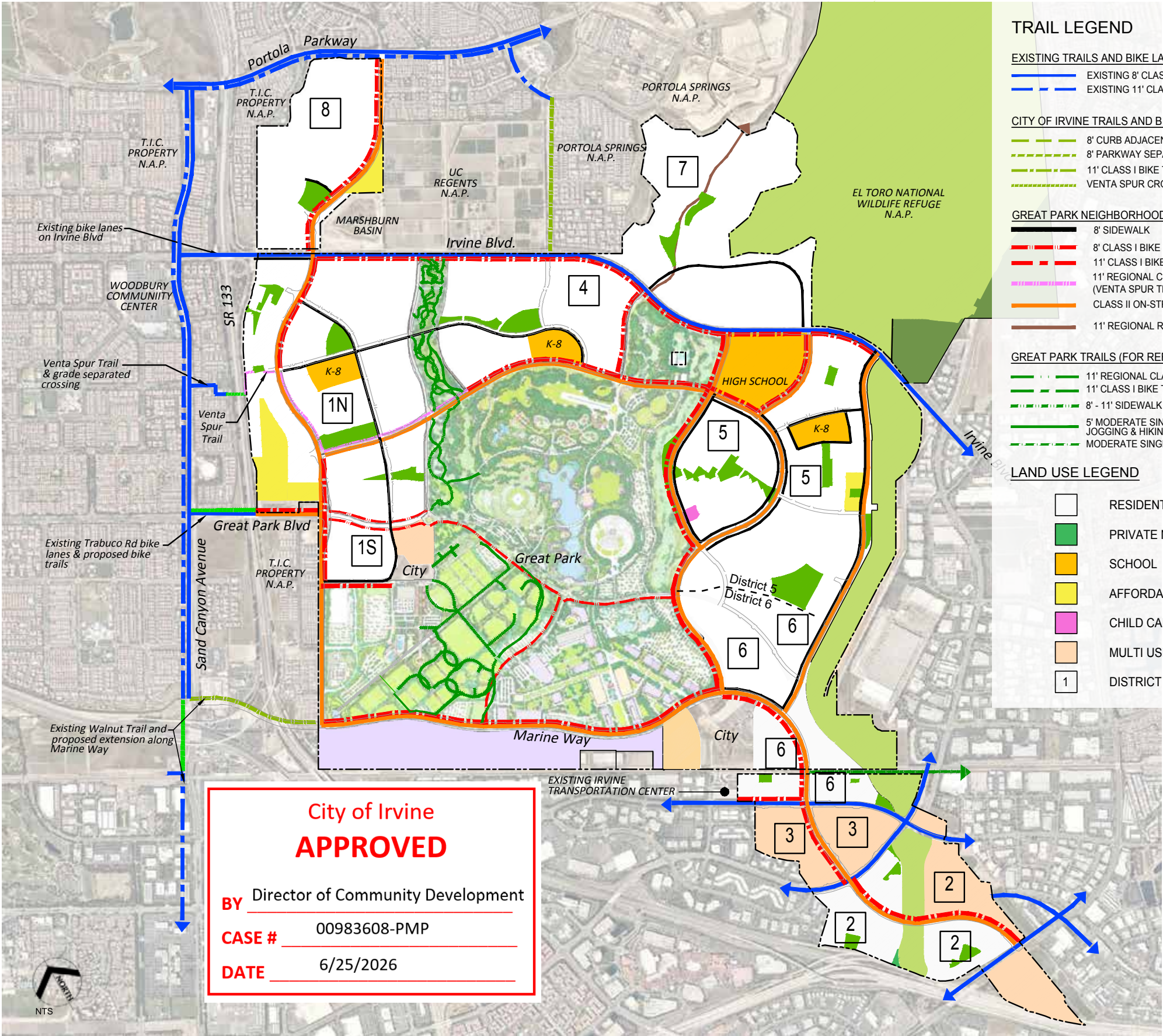
Principle 2 - Organize neighborhoods around parks and open space

Intent:

In Districts 5 & 6N, open space drives neighborhood design. Neighborhoods will be built around parks and open space linkages.

Guidelines:

- Parks and Open Spaces shall be framed by landscaping and or architecture.
- Parks and Open Spaces shall be designed for both passive and active recreation.
- Parks and Open Spaces shall be designed to promote social interaction.
- Homes should face towards open spaces.
- Active open spaces should be central to each neighborhood.
- Homes should be located within a 1/2 mile walking distance of a park.
- Parks shall be centrally located within the neighborhoods.
- Primary streetscape corridors should create paths and linkages to connect open spaces and connect neighborhoods to the Great Park.



DISTRICTS 5 & 6N EAST - WEST TRAILS CONNECTING TO GREAT PARK

Principle 3 - Give the neighborhood a unique character through a variety of architectural and landscape styles

Intent:

Established towns have layers of history reflected in diverse architectural expressions. The intent is not to replicate a traditional town, but to achieve authenticity by including layers of history in the architecture and landscape. Layers of history will be exhibited through contemporary, transitional (contemporary form with traditional materials), and traditional architectural styles. The landscape may include relocated mature trees, complementing new trees, and naturalistic planting.

Guidelines:

- Architectural character shall include a range of styles including contemporary, transitional, and traditional.
- The landscape shall make use of the mature and existing trees when feasible.
- Each neighborhood should have its own unique style and character, while seamlessly blending in to the larger community.
- The architecture should reinforce the public realm by orientating towards it rather than turning its back to it.

Principle 4 - Emphasize walking, biking, and public transit as viable means of transportation

Intent:

Many of the post World War II suburban communities have relied heavily on the automobile to link places of employment, recreation, housing, entertainment, retail, and education. The community design of the TTOD seeks to restore a balanced use of transportation modes including walking, biking, bus, rail, and the automobile.

Streets are designed to meet the needs of pedestrians as well as those of automobiles. Sidewalks separated from travel lanes with parkways and street trees will help pedestrians feel comfortable and safely set back from traffic. Bike lanes will be routed through the neighborhoods and connect to regional trail systems. Homes will be located in proximity to neighborhood retail allowing residents to walk or bike for some daily trips. Bus and transit stops will be located within walking distance of residences and employment centers giving people the option to leave their car at home. The nearby Irvine Transit Center will be easily accessible by pedestrians, bicyclists, motorists, and by potential transit system.

Guidelines:

- Street widths shall be as narrow as possible to slow traffic.
- The TTOD shall be consistent with the Master Landscaping & Trails Plan.
- Street trees shall be planted within the parkways.
- The use of traffic calming measures is encouraged including (but not limited to):
 - Roundabouts
 - Chokers
 - Textured pavement

Principle - 5 Create a safe environment

Intent:

The physical design of public spaces shall promote safety.

Guidelines:

- One safety goal is to balance lighting levels so they are bright enough to create a safe environment at night while being consistent with sustainability guidelines and the City of Irvine Uniform Security Code.
- Strategically place building lighting to eliminate dark, recessed areas while attractively displaying buildings.
- The landscape should not obstruct views from streets to allow for effective visual patrols.
- Play areas for children should be separated from vehicular areas.
- Opportunities for homes to face public spaces to have “eyes on the street” and aid in increased security within public spaces.
- Provide network of pathways for bicycles and pedestrians.

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5.0 RESIDENTIAL ARCHITECTURE

5.1 INTRODUCTION

The intent for the Neighborhood Residential portion of the Transit and Trails Oriented Development (TTOD) and District 5 and 6N is to emphasize diversity of styles, floor plans, garage placement, materials, and color. In keeping with the overall community theme, the homes will be of high quality and contribute positively to the character of the immediate and surrounding community. Overall, the design concept will blend the Traditional, Abstract, and Contemporary architectural styles. Individual details, colors, massing and proportions of each style contribute to the success of this blending.

Acceptable architectural styles may include those derived from, but not exclusive to Farmhouse, Boutique, Traditional, Transitional, Mid-Century and Contemporary so long as they are compatible with the rest of the neighborhood. Thus, the development team seeks to embrace eclectic diversity in architectural style and design, while responding to market desires.

Diversity is a fundamental guiding principle in the Trails and Transit Oriented Development, to ensure neighborhood variation.

5.2 RESIDENTIAL DESIGN GUIDING PRINCIPLES

Principle 1 - The design of each home shall reflect a stylistic consistency, relate to the human scale, and exhibit a sense of understated elegance.

Principle 2 - Building materials and architectural details shall demonstrate an authenticity of style and a commitment to quality.

Principle 3 - The garage should not take precedence over the front elevation. Where the garage is part of the front elevation, the garage door shall provide visual interest and enhance the elevation aesthetic.

Principle 4 - Architectural styles shall be diverse but compatible, providing a unique but cohesive neighborhood design.

Principle 5 - Careful consideration shall be given to color and materials, reinforcing and enhancing the architectural style.

Principle 6 - Indoor living features shall be designed to take advantage of the parks and open space.



Conceptual Birds-Eye Rendering

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5.3 ARCHITECTURAL STYLES

Modern Farmhouse

History and Character:

The Modern Farmhouse style captures the spirit of California agrarian living. Homes reflect an airy connection to the outdoors with simple forms and vertical windows. This style uses earthy colors and mixes of materials from traditional to contemporary. The use of stone, siding and metal roof accents connect the style to its agricultural past.

The Modern Farmhouse style blends the sleek clean lines of contemporary design and with farmhouse charm. Thus creating a uniquely fresh take on country inspired living.

General Attributes:

Massing

- Simple asymmetrical massing.
- Higher pitched roofs.
- Defined front entry experience.

Roofs

- Gable roof typical.
- 12” to 18” overhangs at eaves.
- 6” to 12” overhangs at rakes.

Windows and Doors

- Predominantly vertically proportioned windows.
- Horizontal or square window accents.
- Doors and garage doors with panels and/or glazing.

Details and Ornamentation

- Corrugated metal, stone or wood siding accents.
- Metal posts, smooth finished wood or wood-like posts.
- Trim elements emphasizing the vertical.
- Wood or metal railing with cables, or wood railings.

Primary Wall Materials

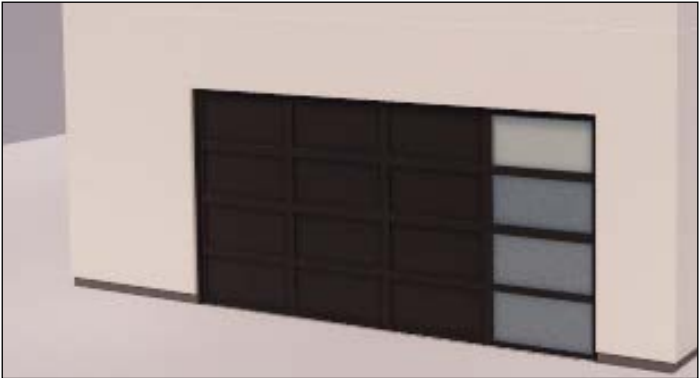
- Medium sand stucco finish (minimum 16/20), or siding.
- Whites or light tinted colors.

Accent Wall Materials

- Accent materials may consist of wood or wood-like, metal or stone.
- Horizontal or vertical wood siding (or approved manufactured siding, i.e. Cementitious board) are encouraged.
- Accent materials complementing the overall color and style of the home are encouraged.
- Accent materials shall terminate at inside corners.
- Architectural trim applied to all elevations must be consistent with front elevation and the architectural style.

Roofing Materials

- Flat concrete tile or composition shingles.
- Standing seam, or metal roofs permitted where appropriate.
- Warm, earthy colors including reds, browns and grays.



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Boutique

History and Character:

The Boutique style takes cues from prairie architecture that emerged in the late 19th and early 20th Centuries with the mid-west homes designed in part by Frank Lloyd Wright. The style is characterized by being, “married to the ground” by horizontal expressions and proportions. It often utilizes hipped roofs with broad eaves, grouped windows, solid construction and disciplined use of decoration.

Boutique is a derivative of the authentic Prairie style, drawing from positive yet simple design features and decorative elements that define this timeless and warm architectural style.



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General Attributes:

- Massing

 - Strong massing or design features that accentuate horizontal lines.
 - Intentional asymmetry.
 - Low roof pitches.
 - Defined front entry experience.
- Roofs

 - Hip roof typical.
 - Low pitched.
 - Enclosed eave soffits.
 - Flat roofs and parapets where appropriate.
- Windows and Doors

 - Wood or simulated wood appearance.
 - Vertically proportioned and may be arranged in horizontal groupings.
 - Banding or belt course on upper floors.
 - Doors and garage doors with panels and/or glazing.
- Details and Ornamentation

 - Stone, brick or wood siding accents.
 - Restrained trim elements emphasizing the horizontal.
 - Metal or wood railings.
- Primary Wall Materials

 - Medium sand stucco finish (minimum 16/20).
 - Warm colors in light to medium value range.
- Accent Wall Materials

 - Accent materials may consist of wood, brick or stone.
 - Painted or natural brick, and horizontal or vertical wood siding (or approved manufactured siding, i.e. Cementitious board) are encouraged.
 - Accent materials shall terminate at inside corners.
 - Accent materials complementing the overall color and style of the home are encouraged.
 - Architectural trim applied to all elevations must be consistent with front elevation and the architectural style.
- Roofing Materials

 - Flat concrete tile, composition shingles, standing seam or metal roofs.
 - Warm, earthy colors including greens, browns and grays.

Abstract Traditional

History and Character:

Simplified but enriched interpretation of a traditional domestic architectural style, Abstract Traditional encourages simple building forms. It is asymmetrical in nature, with enriched facades layered with textures and colors. The traditional roots of this style maintain a link to the past, while Abstract Traditional continues this link into the future.

General Attributes:

Massing

- Simple building forms.
- Primarily pitched roofs with shed roof accents.
- Asymmetrical and modern approach to traditional design.

Roofs

- Cable roofs preferred.
- Shed roof accents.

Windows and Doors

- Horizontal ribbons of windows.
- Oversized primary windows and corner windows.
- Where appropriate doors and garage doors with panels and/or glazing.

Details and Ornamentation

- Brick, or wood siding accents.
- Metal posts.
- Wood or metal railing with cables, or wood railings.

Primary Wall Materials

- Medium sand stucco finish (minimum 16/20).
- Predominately warm colors.

Accent Wall Materials

- Accent materials may consist of brick, metal or wood siding .
- Accent materials shall terminate at inside corners.
- Accent materials complementing the overall color and style of the home are encouraged.
- Colors adding to vibrancy of main body colors without conflicting in hue and saturation.
- 20/30 Fine stucco finish.

Roofing Materials

- Flat concrete tile or composition shingles.
- Standing seam, or metal roofs permitted where appropriate.



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Transitional

History and Character:

The Transitional style bridges traditional and modern. It begins with elements of familiar styles and moves toward sleeker expressions defined by form and mass. Familiar references may remain, but are refreshed with modern preferences. Historical ties, references to regional aesthetics and a particular styles remain but are revised and interpreted in light of modern lifestyles.

Transitional architecture does not follow a set of defined rules. Its adaptability addresses today's ever changing market, technology and sustainable elements.

General Attributes:

Massing

- Simple building forms.
- Primary pitched roofs with flat roof accents.
- Asymmetrical.

Roofs

- Flat and/or shed roofs.
- Eve and rake details are of paramount importance.

Windows and Doors

- Horizontal ribbons of windows.
- Oversized primary windows and corner windows.
- Doors and garage door with panels and/or glazing.

Details and Ornamentation

- Brick, corrugated metal or wood siding accents.
- Metal posts.
- Metal or wood railing with cables or metal/wood railing.
- Modern application and/or interpretation of traditional materials.

Primary Wall Materials

- Medium sand stucco finish (minimum 16/20).
- Whites or light tinted colors.

Accent Wall Materials

- Accent materials may consist of brick, corrugated metal, stone or wood siding.
- Accent materials shall terminate at inside corners.
- Accent materials complementing the overall color and style of the home are encouraged.
- Add vibrant color accents while complimenting main body colors.

Roofing Materials

- Flat concrete tile or composition shingles.
- Standing seam, corrugated or metal roofs permitted.

Mid-Century Modern Inspired

History and Character:

Beginning in 1940 these California lifestyle homes of open floor plans and glass walls were built in many cities throughout the state.

The Mid-Century Modern style emphasizes the balance of function and form by creating structures with ample windows and open floor-plans. Bringing the outdoors in was also a key characteristic. This style promotes a relationship with nature, via large windows, open floor plans, which also allows an abundance of light.

General Attributes:

Massing

- Simple asymmetrical box-like massing.
- Floor to ceiling glass elements.

Roofs

- Parapet or shallow-pitched roof.

Windows and Doors

- Clerestory windows.
- Doors and garage doors with panels and/or glazing.

Details and Ornamentation

- Fiber cement, stone, brick or wood siding accents.
- Metal posts.
- Metal or wood railing with cables, glass panels, or metal railing.

Primary Wall Materials

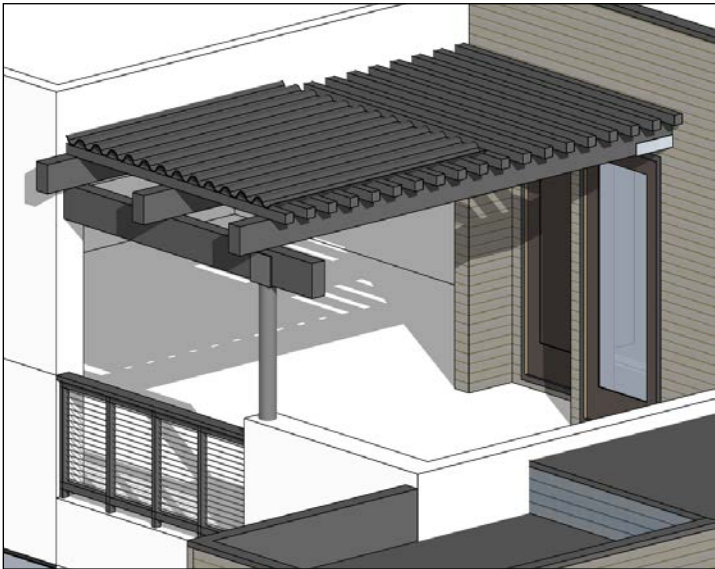
- Medium sand stucco finish (minimum 16/20).
- Whites or light tinted colors.

Accent Wall Materials

- Accent materials may consist of stone or brick veneer, fiber cement siding, or simulated wood.
- Accent materials shall terminate at inside corners.
- Accent materials complementing the overall color and style of the home are encouraged.
- Bold shades in the medium to dark in value range.

Roofing Materials

- Consistent with overall design, as applicable.



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Contemporary

History and Character:

This style stands on its own. It is composed of simple, rectangular geometric forms with generous window areas, decorative trims, new materials, and natural elements. It is accented by bold use of materials and colors as well as detailed with interesting railings and canopies. Flat roofs are typical but shallow-pitched roofs may also be utilized. Windows and balconies are encouraged to enhance corner orientations.

General Attributes:

Massing

- Simple asymmetrical box-like massing.
- Unadorned parapet walls.
- Strong vertical form.

Roofs

- Parapet dominate roofs.

Windows and Doors

- Vertically proportioned windows or ganged windows.
- Horizontal or square window accents.
- Divided lites.
- Doors and garage doors with panels and/or glazing.

Details and Ornamentation

- Fiber cement, stone, wood or spandrel panel siding accents.
- Metal posts.
- Metal awnings or brow bar accents.
- Metal or wood railing with cables or metal railing.
- Modern application and/or interpretation of traditional materials.

Primary Wall Materials

- Medium sand stucco finish (minimum 16/20).
- Whites or light tinted colors.

Accent Wall Materials

- Accent materials may consist of stone or brick veneer, fiber cement siding, or simulated wood.
- Accent materials shall terminate at inside corners.
- Accent materials complementing the overall color and style of the home are encouraged.
- Bold shades in the medium to dark in value range.

Roofing Materials

- Consistent with overall design.



Prairie

History and Character:

The Boutique style takes cues from architecture that emerged in the late 19th and early 20th Centuries with the mid-west homes designed in part by Frank Lloyd Wright. The style is characterized by being, “married to the ground” by horizontal expressions and proportions. It often utilizes hipped roofs with broad eaves, grouped windows, solid construction and disciplined use of decoration.



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General Attributes:

Massing

- Strong massing or design features that accentuate horizontal lines.
- Intentional asymmetry.
- Low roof pitches.
- Defined front entry experience.

Roofs

- Hip roof typical.
- Low pitched.
- Enclosed eave soffits.
- Flat roofs and parapets where appropriate.

Windows and Doors

- Wood or simulated wood appearance.
- Vertically proportioned and may be arranged in horizontal groupings.
- Banding or belt course on upper floors.
- Doors and garage doors with panels and/or glazing.

Details and Ornamentation

- Stone, brick or wood siding accents.
- Restrained trim elements emphasizing the horizontal.
- Metal or wood railings.

Primary Wall Materials

- Medium sand stucco finish (minimum 16/20).
- Warm colors in light to medium value range.

Accent Wall Materials

- Accent materials may consist of wood, brick or stone.
- Painted or natural brick, and horizontal or vertical wood siding (or approved manufactured siding, i.e. Cementitious board) are encouraged.
- Accent materials shall terminate at inside corners.
- Accent materials complementing the overall color and style of the home are encouraged.
- Architectural trim applied to all elevations must be consistent with front elevation and the architectural style.

Roofing Materials

- Flat concrete tile, composition shingles, standing seam or metal roofs.
- Warm, earthy colors including greens, browns and grays.

5.4 ARCHITECTURAL PRINCIPLES

5.4.1 FRONT MASSING AND ENTRY SCALE

Intent

The front elevation of the home is an important element in creating quality neighborhoods in the Transit and Trails Oriented Development. Special attention will be placed on these elevations and how they address the public realm. Placing an emphasis on porches and living spaces over garages along with a variety of building massing, creates a strong pedestrian oriented street scene.

Criteria:

- Live to the front of the home.
- Building massing should be appropriate to architectural style.
- Building details such as doors and windows should be in proportion to the overall building massing.
- All homes should have at least two planes (not counting the garage) of variation in front elevation massing.
- 4' Massing offsets are encouraged where feasible.
- Porches and loggias are encouraged to be 6' minimum in depth to encourage usability.
- Building form is encouraged to reflect the interior uses of the home.
- Recessed two story elements are encouraged to create human scale buildings where feasible.
- Front elevations are encouraged to emphasize the placement of living areas, porches, covered terraces, entries, and windows to address the neighborhood street and open spaces.



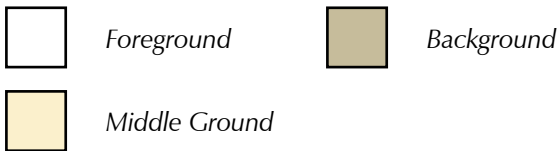
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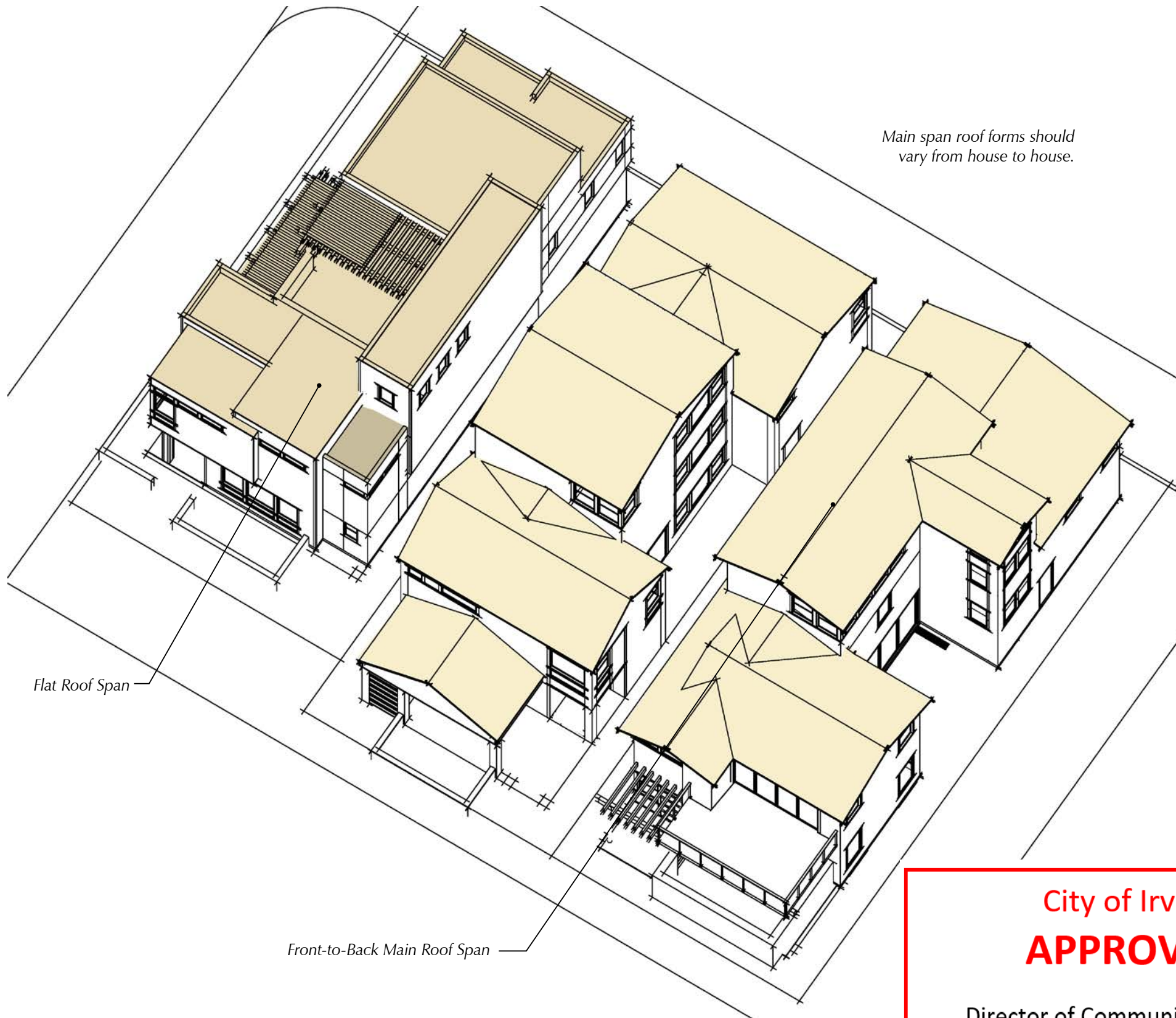
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5.4.2 ROOF FORM

Intent

Roof form is an important design element as it relates to the character of the community, observed from both the external edges and inside the neighborhood.

Variety of roof forms along streets and open spaces create a positive visual edge to these public interfaces.

Criteria:

- Roofs shall appear to be composed of a series of simple roof forms.
- Gable ends shall be a minimum of 12' wide for lot sizes 50' and wider.
- Roofs shall vary in massing along street scene and open spaces.
- Main span roof configurations (front to back or side to side framing) shall be varied in adjacent homes for variation in massing along the street scene.
- Roof forms are encouraged to reinforce the architectural style of the home.
- Main span roof directional changes at narrower lots (such as alley loaded) are encouraged.
- Special attention should be paid to eave and rake details.

5.4.3 CORNER LOTS /CRITICAL EDGE CONDITIONS

Intent

Creating a "human" scale edge utilizing low walls and other architectural details provide optimal massing forms oriented to pedestrians. Prominent porches activate the parks and streets and provide a transition from the public realm of the street to the private home.

Criteria:

- Similar massing and level of detailing utilized on the front elevation shall be incorporated on the side elevation facing the street.

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5.4.4 GARAGE PLACEMENT

Intent

The location, configuration and orientation of the garage on its lot are important design elements, both for the composition of the dwelling and its contribution to the streetscape.

De-emphasizing the garage is an important community design element. The goal is to emphasize the living areas of the home as they address the street. Placing living areas forward encourages ‘eyes on the street and park’ for neighborhood safety and security while establishing neighborhood orientation to the pedestrian rather than to the automobile.

The following alternative garage configurations are encouraged:

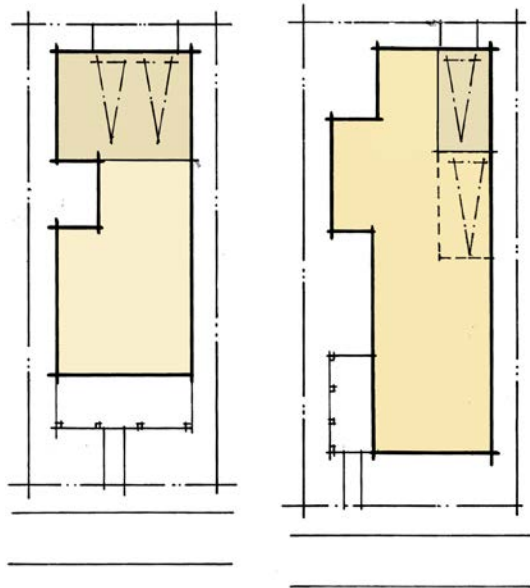
- Alley Loaded
- Swing-in
- Offset
- Tandem
- Mid-Recessed Garage
- Deep-Recessed Garage

Criteria:

- All plans shall implement one of the identified garage plan configurations.
- Garage door patterns are encouraged to vary from elevation type to elevation type and reinforce the architectural theme of the dwelling.
- Offset street- facing garage or swing-in garage configuration is allowed for 55’ wide or greater lots.
- 10” to 12” recessed garage is strongly encouraged.

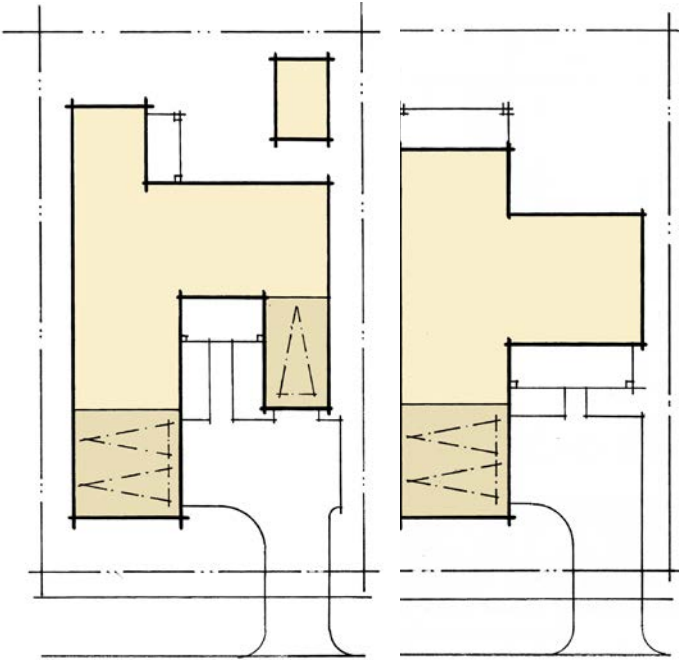
Alley Loaded Garage

This rear facing garage is oriented towards and takes access from the alley.



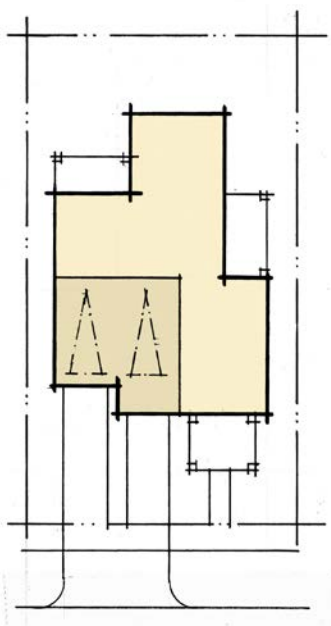
Swing-in Garage

The swing-in garage may be used on a lot with a minimum width of 55’. A minimum of 26’ back up space is required. The elevation facing the street shall have an architectural detail such as a window, reveal or pop-out.



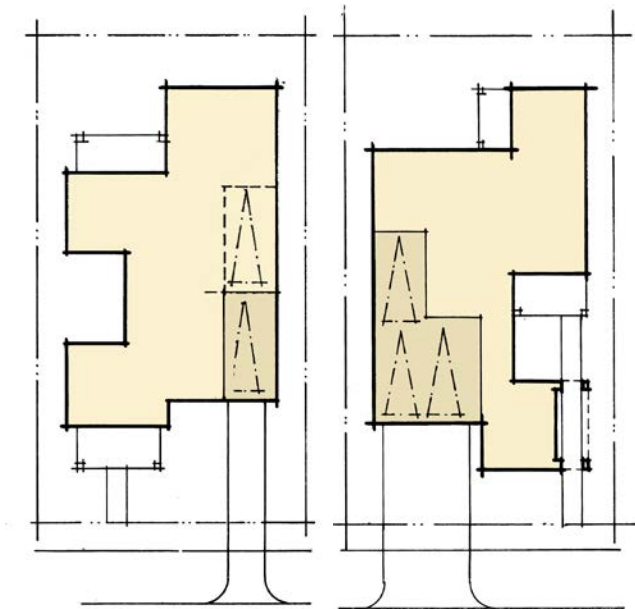
Offset Garage

This garage layout breaks up the massing of the two car garage by offsetting one car garage from the other. A two foot minimum offset is encouraged.



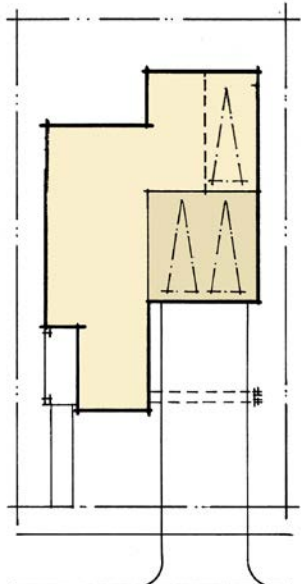
Tandem Garage

A tandem garage is a two-car garage built so one car is parked in front of the other. This garage configuration can be integrated into the design of a shallow, mid-recessed or deep-recessed garage.



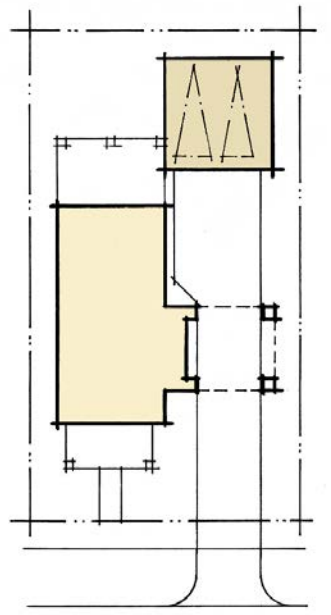
Mid-Recessed Garage

Utilize low walls or other design details to de-emphasize the recessed garage.



Deep-Recessed Garage

This treatment de-emphasizes the garage by pulling it back to the rear of the lot. This achieves more living space at the street and creates a larger usable side yard. Porte cochere helps define the courtyard.



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5.4.5 REAR ARTICULATION

Intent

Particular attention will be placed on the design of those dwellings adjacent to or in close proximity to collector roadways, open spaces, or entry features. Whether viewed from distant or close range, massing requirements will be implemented to ensure positive community character in these conditions. Generally, repetitious elements such as continuous gables ends and similar building silhouettes shall be avoided.

Criteria:

- 1/3 of the plans shall utilize projections and/or offsets that extend 4’ from the main wall plane where feasible.
- Homes directly adjacent to arterial roadways, collector roads, entry drives and open spaces are encouraged to be given particular attention in their rear articulation, contributing positively to these edges.
- Building forms that are assemblies of interlocking masses are encouraged.
- Architectural massing and articulation appropriate to style is encouraged.
- Vertical and horizontal plane breaks are encouraged.

5.4.6 ARCHITECTURAL PROJECTIONS

Intent

As part of the overall composition of a two story dwelling, balconies or projections provide relief and interest at the second story. Additionally, these elements help shape outdoor rooms.

Criteria:

- Consider roofing balconies when they exceed 3’ in depth.
- Balconies and projections shall proportionally complement and be integrated into the overall massing of the home.
- Balconies and roof decks shall be designed with privacy consideration.
- Balcony railings are encouraged to be consistent with the architectural style.
- Architectural projections such as media niches and chimneys are encouraged to be a maximum of 2’
- Covered balconies and living area cantilevers are encouraged to be appropriate to the architectural style.
- Opportunities for creating shaded areas and usable outdoor spaces are encouraged.
- Roof decks are encouraged.

Note: Multiple options should be considered based on effective solar orientation.

5.4.7 VARIABLE SETBACKS

Intent

Key to quality neighborhood design is to emphasize ‘living’ area orientation towards the street/park. To encourage this, reduced setbacks are allowed for living areas as measured from the back of walk. Additionally, variable setbacks for both living and garages are encouraged (and mandated through entitlement) to create diversity in street scenes.

Criteria:

- Setbacks shall be appropriate and proportionate to the housing type and lot size.
- Variable rear setbacks are encouraged to create variety for edge conditions such as homes backing to collector roads and back to back homes.

5.4.8 SIMPLE HOME DESIGN

Intent

As a guide to designers and home builders, the following section has been developed to aid in the implementation of the aforementioned design criteria. The TTOD Team understands the value in balancing the desire to create quality neighborhoods and homes within the realities of construction methodologies and target costs. By emphasizing the simple massing and structural forms of the home, costs may be reallocated to more authentic detailing and finishes. These elements of simple home design are intended to be used as tools to achieve hard cost budgets.

Elements of Simple Home Design

- Create a simple series of small span boxes when designing the floor plan.
- All overall dimensions in plan and offsets should be two foot modules. This maximizes the efficiency and utilizing of framing lumber and trusses, as well as forming lumber in the foundation.
- Reduce the number of truss spans for a given project by utilizing the same truss span in a number of locations throughout the project. This reduces the cost for the truss package on the project.
- Utilize 1/2 truss spans for the porches rather than using a new span and truss type.
- Use “shell construction” in one story houses and eliminate three point bearing trusses and interior bearing walls and trusses.
- Use girder trusses instead of interior bearing walls and footings.
- Eliminate “scissor” trusses and use flat ceilings instead. Scissors profiles in short span trusses are a waste of money.

- Reduce window schedules to fewer sizes than usual. Utilize same window sizes in multiple locations. Traditional architectural vernaculars are best designed with a simple methodology in selecting window sizes and proportions.
- Keep window sills a minimum of 18” from finish floor, eliminating the need for tempered glass.
- All ceiling heights should conform to Gyp. BD. Modules (8’-1”, 9’-1”, 10’-1”, 12’-1”).
- Show schedules for substitute beams at all locations so that paralam, Glulam, MicroLam, or dimensional lumber can be used.
- Design stair plans with straight legs, rather than curved forms.
- Develop a methodology utilizing a concise variety of modular pieces in kitchens, baths, and utility rooms with standardized cabinet modules.

Simple Home Design Concept

Two-story home with recessed garage:

- 2’ module for all plan offsets
- Maximizes forming lumber efficiency
- 2’ truss modules
- 2 truss profiles total
- Maximizes use of framing, plywood & drywall

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Roof Materials



Roof Materials



Wall Materials



Wall Materials

5.5 WALL AND ROOFING MATERIALS

5.5.1 WALL MATERIALS

Allowed Finishes:

- Cementitious plank siding
- Board and batten siding
- Stucco
- Metal
- Exposed masonry walls (brick, slump block, etc.)
- Stone, brick, brick veneers (accent materials)
- Standing-seam metal

Criteria:

- Siding or Stucco shall be the primary wall finish
- Exposed footing shall be exposed no higher than 6” above finished grade
- Fine to medium sand float stucco finish (20/30 or 16/20).
- The proposed stucco finishes must be approved by the Design Review Committee.
- Where “wood” is referred to in this document, it can also be interpreted as simulated wood with style-appropriate wood texture.

5.5.2 ROOFING MATERIALS

Criteria:

- Particular attention shall be given to avoiding repetition in continuous gable-ends and similar ridge heights.
- Concrete flat tiles shall use color / pattern to reinforce home style.
- Skylights are not allowed on sloped roofs facing public streets.
- Standing seam metal roofs painted in non-reflective neutral colors are allowed in appropriate architectural styles.
- Flat and shed roofs allowed.
- Cool roof materials are encouraged.

NOTE: Master Color and Materials Guidelines criteria will need to be determined.

5.5.3 ACCENT MATERIALS

Intent

Accent materials reinforce the architectural theme of the dwelling and ensure diversity in character within the neighborhood.

Criteria:

- Accent materials shall be wrapped to coincide with an architectural element, and terminate at inside corners. (Note: Accent materials may terminate at privacy wall conditions).
- Natural stone, approved manufactured or cultured stone, painted or natural brick, precast concrete, ceramic tile, wrought iron, slump block, and horizontal or vertical wood / cementitious siding are encouraged.
- Accent materials complementing the overall color and style of the home are encouraged.
- Architectural trim applied to all elevations is encouraged to be consistent with front elevation and the architectural style.
- Colored window frames where appropriate.
- Color blocking.
- Projections or horizontal banding between floors for elevation relief are appropriate.



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6.0 LANDSCAPE ARCHITECTURE

6.1 INTRODUCTION

The overall plant palette and design approach will embrace a more sustainable landscape. California friendly and Southern California native plants will provide a landscape that is less dependent on water, fertilizers, and maintenance. The landscape theme within the TTOD will compliment the overall “old/new” community theme through the use of evergreen and deciduous trees and transplanted specimen trees where feasible.

Design Principles

By encouraging the use of Southern California Friendly plants and native species, the Districts 5 & 6N Landscape is minimally dependent on water, fertilizer, and maintenance while still emphasizing biodiversity through its four distinct planting zones described below.

Planting Zones

Deciduous Heart:

The heart of the community is deciduous. It is accented by massive heritage trees dotting the landscape. The varied planting are not influenced by buildings, roads, or other man-made structures.

Ecotones:

Ecotones occur at the meeting of two different plant habitats. While these regions vary in width, they all function to create connections across habitats and they support species richness and diversity.

Evergreen Edges:

Evergreen environments define edges in all directions creating buffering between high use public spaces and quiet, more private residential communities. The palette occurs within most major vehicular and pedestrian corridors.

Grasslands:

Grasslands primarily occur along the project perimeter serving as an introduction to the community with an artistic gesture to the natural landscape. Grasses are grouped and planted in patterns their support the natural distribution methods.

Generous landscape parkways and landscape setback zones support large shade trees, enhancing walkability. The neighborhood street tree fabric will feature a diverse blend of appropriate tree species, fostering a healthy, sustainable urban forest.

Trees and shrubs are designed to reinforce the pedestrian and vehicular hierarchy, providing layers of planting to soften building masses and integrate architectural features into the landscape.

The former MCAS El Toro is home to several thousand existing trees many of which may be suitable for preserving in place as well as relocating within the community fabric.

Mature specimen trees will create an immediate tree canopy. Large canopy trees are the hallmark to many older, time honored Southern California neighborhoods such as Pasadena, Claremont and Los Angeles.

The plant palette shall reflect the character of the Southern California region and the extraordinary variety of beautiful trees, shrubs and ground cover which are adapted so well to our local environment.

6.2 TRAILS AND TRANSIT ORIENTED DEVELOPMENT
GUIDING PRINCIPLES

Principle 1 – Create a unique sense of place.

Intent: Provide a landscape that helps distinguish the Great Park Neighborhoods from adjacent communities.

Guidelines:

- Provide landscape gateways into the TTOD as opposed to relying on dominating signage and monumentation. Signage shall be simple and subordinate to the landscape.
- Incorporate specimen trees into the community framework landscape
- Encourage use of a variety of tree groupings, avoiding a static monoculture of trees.
- Utilize Southern California native and “California Friendly” plant palettes which engage all the senses, providing a bold, simple and distinctive landscape (see 6.3 – plant palettes).
- Encourage use of water and public art within key areas and people gathering spaces.

Principle 2 – Create a pedestrian and bicycle friendly environment which encourages living, working and playing within the TTOD and the Great Park.

Intent:

A series of wide parkway and tree lined medians provide definable pedestrian access to and from the community’s downtown multi-use core, residential neighborhoods, businesses and campuses.

“Tree bosques” and shade trees will create comfortable and attractive outdoor rooms for breaks and outdoor conversation within the community’s parks, plazas and open spaces.

The landscape along public streets is designed to provide a mature appearance, to reinforce the street hierarchy, and to establish identity of place.

Guidelines:

- Encourage design of “outdoor rooms” and people gathering spaces, integrating both the landscape and architecture.
- Consider alternative hardscape and landscape materials which create a colorful, vibrant and memorable pedestrian experience.
- Encourage designated bicycle parking areas which are easily accessible.

- Trees are required along all street frontages and planting within the landscape setback area and beyond should be complimentary to the streetscape theme.
- Site planning and design shall minimize presence of parking areas as viewed from adjacent streets.

Principle 3 – Create a sustainable landscape which promotes resource conservation and supports the City of Irvine’s Sustainability in Landscape Ordinance and Guidelines.

Intent:

Encourage a holistic approach in creating a resource conserving landscape. Conservation will be addressed through thoughtful planting and irrigation design, paving and drainage solutions as well as methods of reducing long term operations and maintenance.

A sustainable landscape made beautiful. Through thoughtful integration of a varied plant palette, planting design and intelligent irrigation design, the TTOD will set an example of beauty and conservation.

Guidelines:

- Encourage use of plant materials which are “California Friendly”/drought tolerant, minimizing fertilization and maintenance, i.e., lawns and clipped hedges are not encouraged (see 6.3 - plant palette). Thoughtful design of plant types into hydrozones to promote irrigation efficiency and compatible horticultural conditions.
- Encourage use of a variety of tree groupings, avoiding a static monoculture of trees.
- Trees and shrubs shall be located to support passive heating and cooling in outdoor spaces and building.
- Site features and people gathering spaces shall be located with consideration of seasonal sun angles, solar access and solar orientation where feasible.
- Reduce the “heat islands” effect, providing shade on impervious surfaces (parking, walkways, plazas, etc.), use light colored high-albedo materials wherever appropriate and feasible.
- Reduce runoff, and encourage percolation through use of the following:
 1. Utilization of latest irrigation technology which includes low precipitation rate nozzles, drip irrigation “smart” (evapotranspiration rate based) controllers.
 2. Utilize alternative methods of drainage which encourage infiltration and discourage runoff, i.e., NTS water quality basins and other “pervious” methods of conveying runoff prior to entering backbone storm drain system where feasible.
- All landscape areas are to be provided with a complete,



A portion of existing heritage trees may be re-used within portions of the proposed development



Sustainable landscape solutions utilizing on-site materials and California friendly plant palette



Tree lined streets providing shade

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state-of-the-art, automatic irrigation system. This system must conform to all requirements of the Irvine Ranch Water District and the City of Irvine.

- Use of composted mulch layer in all planting areas to help retain moisture and reduce weed growth.
- Irrigation system design should consider the following water conservation measures:
- Use reclaimed water systems if practical and available.
- Use best available irrigation technology to maximize efficient use of water, including moisture sensors, multi-program electronic timers, rain shutoff devices, remote control valves, backflow preventers, flow sensors, pressure reducing valves, matched low precipitation rate spray heads, drip irrigation technology, and use of ‘smart controllers’, utilizing subscription based evapotranspiration data or on-site weather station or (CIMIS) data.
- Use gate valves to isolate and shut down mainline breaks.
- Design to meet peak moisture demand of all plant materials within design zones, while avoiding flow rates that exceed infiltration rate of soil.
- Design to prevent overspray or discharge onto roadways, non-landscaped areas or adjacent properties.
- Coordinate planting and irrigation design which facilitates even distribution and avoids interference of plant growth with spray patterns.
- An Irrigation Management Manual is to be prepared by a licensed landscape architect for each irrigation system including a year-round watering schedule, a hardware component list and a maintenance schedule.

Principle 4 – Neighborhoods are anchored through neighborhood parks and open space system.

Intent:

Create neighborhood parks which provide programming and uses which are complimentary, not redundant to recreational opportunities within the Great Park.

Parks within the TTOD will provide unique recreation and play experiences, including adventure play experiences, activity lawns, community gardens, picnicking, and areas for group gatherings.

Guidelines:

- Parks will include informal gathering places for general play and recreation, water play, swimming, picnics and neighborhood meetings.
- Parks will be connected by a continuous tree lined open space path system.
- It is anticipated and desired that the active sports fields, ball fields and other large motor activities will more appropriately be accommodated within the adjacent Great Park.
- At least one “icon” specimen tree within each park will facilitate integration of parks into the community’s mature landscape fabric.



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Parks will provide people gathering spaces



Informal activity lawns to be provided in neighborhood parks

6.3 TRAILS AND TRANSIT ORIENTED DEVELOPMENT
DISTRICTS 5 & 6N PLANT PALETTES

Proposed Preliminary Street Tree Palette:

Irvine Blvd

- Jacaranda mimosifolia
- Platanus ‘Columbia’
- Pinus halepensis
- Pinus canariensis
- Quercus agrifolia

Chinon and Lynx

- Arbutus ‘Marina’
- Cercis occidentalis
- Platanus ‘Columbia’
- Platanus racemosa
- Pinus halepensis
- Pinus torryeana
- Quercus agrifolia
- Quercus ilex

Cadence

- Podocarpus gracilior
- Arbutus ‘Marina’
- Calocedrus decurrens
- Cercis occidentalis
- Platanus racemosa
- Pinus halepensis
- Erythrina caffra
- Quercus agrifolia
- Ulmus parivifolia

Merit

- Jacaranda mimosifolia
- Pinus eldarica
- Pinus halepensis
- Pinus torreyana
- Quercus agrifolia
- Tipuana tipu
- Ulmus parivifolia

Notes: This palette is preliminary and subject to change based on soil test results, coordination with the Great Park Palette and/or changes to Parkway/Median widths.

- 1. Ground Setback: All trees shall be setback from hardscape and utilities per the City of Irvine standards.

Botanical Name	Common Name
EVERGREEN	
TREES	
Acacia baileyana purpurea	Purple-Leaf Acacia
Agonis flexuosa	Peppermint Willow
Araucaria bidwillii	Bunya Pine
Araucaria heterophylla	Norfolk Island Pine
Arbutus 'Marina'	Strawberry Tree
Brachychiton populneus	Bottle Tree
Callistemon viminalis	Weeping Bottlebrush
Cercis occidentalis 'Winter Bloom'	Western Redbud
Dracaena draco	Dragon Tree
Feijoa sellowiana	Pineapple Guava
Geijera parviflora	Australian Willow
Grevillea robusta	Silky Oak
Lophostemon confertus	Brisbane Box
Laurus nobilis	Bay Laurel
Lyonothamnus floribundus	Fern-Leaved Catalina Ironwood
Magnolia 'Little Gem'	Little Gem Magnolia
Melaleuca linarifolia	Flaxleaf Paperbark
Melaleuca nesophila	Pink Melaleuca
Melaleuca quinquinervia	Paperbark Tree
Metrosideros excelsa	New Zealand Christmas Tree
Pinus brutia	Calabrian Pine
Pinus canariensis	Canary Island Pine
Pinus eldarica	Mondell Pine/Afghan Pine
Pinus halepensis	Allepo Pine
Pinus pinea	Italian Stone Pine
Pinus torreyana	Torrey Pine
Podocarpus gracilior	Fern Pine
Prosopis x phoenix	Thornless South American Mesquite
Prunus illicifolia	Catalina Cherry
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak
Quercus lobata	Valley Oak
Quercus suber	Cork Oak
Tristania laurina 'Elegant'	Water Gum
Umbellularia californica	California Bay Laurel
SHRUBS	
Acacia cognata	Cousin Itt Acacia
Acacia desert carpet	Desert Carpet Acacia

***The community plant list is conceptual. Final plant approval will be made at the discretion of city staff.**

Botanical Name	Common Name
Achillea millefolium (Apr-Sept)	Yarrow
Achillea 'Moonshine'	Moonshine Yarrow
Achillea paprika (Apr-Sept)	Paprika Yarrow
Agave parryi	Artichoke Agave
Arbutus unedo 'Compacta'	Compact Strawberry Bush
Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita
Arctostaphylos Lester Rountree	Lester Rountree Manzanita
Arctostaphylos 'Sunset'	Sunset Manzanita
Artemisia californica	California Sagebrush
Asclepias curassavica	Scarlet Milkweed
Asclepias fascicularis	Narrowleaf Mildweed
Asclepias speciosa	Showy Milkweed
Baccharis pilularis	Coyote Bush
Bouteloua gracilis 'Blond Ambition'	Blue Grama Grass
Calandrinia spectabilis	Rock Pursiane
Calliandra haematocephala	Pink Powder Puff
Callistemon 'Little John'	Dwarf Bottlebrush
Carex divulsa	European Gray Sedge
Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone
Ceanothus 'Frosty Blue'	Frosty Blue Wild Lilac
Echeveria canadicans 'Star of Madeira'	Pride of Madeira
Echinocactus grusonii	Golden Barrel Cactus
Echium candicans 'Star of Madeira'	Pride of Madeira
Eriogonum fasciculatum (native)	California Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Feijoa sellowiana	Pineapple Guava
Galvezia 'Firecracker'	Island Bush Snapdragon
Hesperaloe nocturna	Night Blooming Hesperaloe
Hesperaloe parviflora	Red Yucca
Heteromels arbutifolia (native)	California Holly
Heuchera maxima	Island Alum Root
Heuchera 'Wendy'	Wendy Coral Bells
Lavatera maritima	Bush Mallow
Leonotis leonurus	Lion's Tail
Leucophyllum frutescens	Texas Ranger
Lobelia laxiflora	Mexican Cardinal Flower
Muhlenbergia dubia	Pine Muhly
Muhlenbergia 'Regal Mist'	Pink Muhly Grass
Opuntia littoralis (native)	Prickly Pear
Pennisetum 'Fairy Tails'	Evergreen Fountain Grass
Pinus canariensis	Canary Island Pine
Rhamnus 'Eve Case'	Coffeeberry
Rhaphiolepis spp.	Hawthorn
Rhus integrifolia	Lemonade Berry

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CONTINUED: PLANT LIST:

Botanical Name
Rhus ovata (native)
Ribes speciosum
Rosmarinus 'Roman Beauty'
Rosmarinus 'Tuscan Blue'
Salvia 'Allen Chickering'
Salvia apiana 'Compacta'
Salvia chamaedryoides
Salvia clevelandii 'Winifred Gilman'
Salvia gregii 'Furmans red'
Salvia leucophylla 'Point Sal Spreader'
Salvia mellifera
GRASSLANDS
TREES
Aesculus californica
Cercis occidentalis
Juglans californica
Pinus brutia
Pinus sabiniana
Pinus torreyana
Platanus racemosa
Populus fremonti
Populus trichocarpa
Querus agrifolia
Quercus kelloggii
Quercus lobata
Salix exigua
Salix lasiolepis
SHRUBS
Achillea millefolium (Apr-Sept)
Achillea 'Moonshine'
Achillea paprika (Apr-Sept)
Agave 'Blue Glow'
Agrostis pallens 'purple'
Aloe Striata
Arctostaphylos Lester Rountree
Baccharis pilularis (native)
Bouteloua gracilis
Calandrina breweri ('spectabilis' if former not available)
Calandrina spectabilis
Carex divulsa
Coreopsis lanceolata
Dasyilirion wheeleri

Common Name
Sugar Bush
Fuchsia Flowering Gooseberry
'Roman Beauty' Rosemary
Tuscan Blue' Rosemary
'Allen Chickering' Sage
Compact White Sage
Germander Sage
Cleveland Sage
'Furman's Red' Autumn Sage
Purple Sage
Black Sage
California Buckeye
Western Redbud
California Black Walnut
Calabrian Pine
Foothill Pine
Torrey Pine
California Sycamore
Fremont Cottonwood
Black Cottonwood
Coast Live Oak
California Black Oak
Valley Oak
Sandbar Willow
Arroyo Willow
Yarrow
Moonshine Yarrow
Paprika Common Yarrow
Blue Glow Agave
San Diego Bentgrass
Coral Aloe
Lester Rountree Manzanita
Coyote Bush
Blue Grama Grass
Brewer's Redmaids
Rock Purslane
European Gray Sedge
Lanceleaf Tickseed
Desert Spoon Sotol

Botanical Name
Eriogonum fasciculatum (native)
Eschscholzia californica
Festuca mairei
Juncus patens
Leymus condensatus 'Canyon Prince'
Leymus t. 'Lagunita'
Leymus triticoides
Lupinus bicolor
Lupinus nanus
Muhlenbergia dubia
Muhlenbergia lindheimeri 'Autumn Glow'
Muhlenbergia 'Regal Mist'
Nasella pulchra
Nemophila menziesii
Opuntia littoralis (native)
Phacelia grandiflora
Ranunculus californicus
Rhus ovata (native)
Salvia apiana 'Compacta'
Salvia columbariae (native)
Senecio spp.
Solidago californica
Tagetes lemonnii
Tecoma stans 'Bells of Fire'
Tecoma stans 'Yellow Bells'
Yucca color guard
Yucca 'Color Guard'
Yucca filamentosa
Yucca recurvifolia

ECO-TONE
TREES
Aesculus californica
Albizia julibrissin
Alnus rhombifolia
Brachychiton populeneus
Cassia leptophylla
Cercidium floridum
Cercis occidentalis - spp.
Chitalpa 'Morning Cloud'
Fraxinus velutina
Grevillea robusta
Jacaranda mimosifolia
Juglans californica var. Californica

Common Name
California Buckwheat
California Poppy
Maire's Fescue
California Gray Rush
Canyon Prince Wild Rye
Creeping Wild Rye
Lagunita Wild Rye
Miniature Lupine
Sky Lupine
Pine Muhly
Lindheimer's Muhly
Pink Muhly Grass
Purple Needlegrass
Baby Blue Eyes - Annual
Coastal Pricklypear
Largeflower Phacelia
California Buttercup
Sugar Bush
Compact White Sage
California Sage
Senecio
California Goldenrod
Mint Marigold
Bells of Fire
Yellow Bells
'Color Guard' Adam's Needle
'Color Guard' Adam's Needle
Adam's Needle
Curve Leaf Yucca
California Buckeye
Mimosa Tree
White Alder
Bottle Tree
Gold Medallion Tree
Blue Palo Verde
Western Redbud
Morning Cloud Chitalpa
Modesto Ash
Silky Oak
Jacaranda
California Black Walnut

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Botanical Name

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6.4 SIGNAGE, LIGHTING, AND STREET FURNITURE

Signage, lighting, and street furnishings will be distinctive to the Great Park neighborhoods and may include a variety of styles. Standard City of Irvine fixtures will be utilized along city public trails.

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City of Irvine Trail Light



Trash / Recycling receptacles



Street lights - public streets



Private walk lights

EXAMPLES OF PROPOSED SITE FURNISHINGS

6.5 PAVING

Paving within The Great Park Neighborhoods may utilize the re-use of on-site recycled concrete, a by product from demolition of slabs, foundations and runways. The existing concrete resources will be recycled in the form of a stabilized aggregate base material for informal pedestrian and trail surfaces as well as concrete pavers for key pedestrian walks and plazas.

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Example of paving alternatives utilizing recycled concrete and decomposed granite



Typical connector path from on-street parking



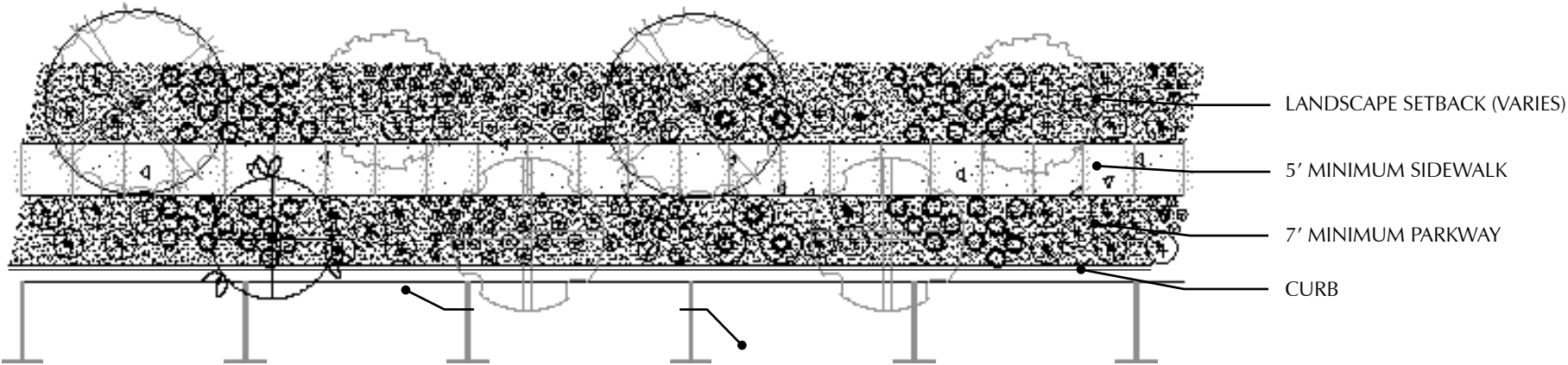
Mixed paving materials within neighborhood park.



Typical private walk servicing multi-family products



Neighborhood park paving.



6.6 WALLS AND FENCES

Project walls for, privacy, monumentation and retaining conditions will be constructed of concrete block, with varying complimentary finishes. Walls required for sound attenuation will be added consistent with approved noise report recommendations regarding size and location.

View fencing will be tubular steel on top of low block walls. Will be provided adjacent to The Great Park edges to afford views into the park. Fencing at water quality basins will utilize pressure treated wood posts and strand cable, per Irvine Ranch Water District Standards.



Community Block Wall



Tubular steel fencing



Decorative Landscape Walls



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6.7 HERITAGE TREES

Where feasible, the preservation or relocation of Heritage Trees is promoted to establish and facilitate the overall Great Park Neighborhoods “Old/New” theme and the “Enhanced Tree Canopy” criteria of the Great Park (OCCP) Sustainable Travelways Guidelines. Incorporation of mature Heritage Trees in appropriate locations of the Great Park Neighborhoods will enhance the value of the neighborhoods as well as provide a more mature landscape.

Using mature trees for street planting has a greater immediate potential of creating a sustainable environment through reducing the urban heat island effect by:

- 1. Cooling ambient air temperature
- 2. Reducing ground thermal pollution by maintaining soil moisture
- 3. Lowering the energy needs for indoor air conditioning
- 4. Controlling erosion
- 5. Removing airborne carbon through sequestration
- 6. Providing a buffer from wind and noise
- 7. Reducing the need for material transportation from non regional sources
- 8. Initiating a healthy urban forest

- The Great Park Neighborhoods plan to:
- Identify opportunities to preserve or relocate heritage trees where feasible.
 - Preserve or relocate potential candidate trees which have the greatest capacity for long term survival.
 - Maintain protected trees with irrigation while they are temporarily relocated in a tree farm or in place.
 - Implement a long term maintenance program.

Ultimate viability and health of these trees is subject to development timing, therefore the actual number of trees suitable for transplanting is unknown at this time.



Examples of on-site heritage trees

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Location of Continuing Care Retirement Community

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LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL SITE
- AFFORDABLE HOUSING
- CHILD CARE
- NEIGHBORHOOD RETAIL
- CONTINUING CARE RETIREMENT COMMUNITY

7.0 CONTINUING CARE RETIREMENT COMMUNITY

7.1 INTRODUCTION

Located directly adjacent to the Cultural Terrace, future City downtown, and Irvine Station, the Continuing Care Retirement Community ("CCRC") is located to provide seniors with multiple adjacent outdoor and transit opportunities within close proximity.

7.2 CONTINUING CARE RETIREMENT COMMUNITY PRINCIPLES OF DESIGN

Building Architecture:

Distinctive building architecture at the CCRC is encouraged to create a visual landmark that recognizes the site's prominent setting adjacent to the Great Park. The intent is for the CCRC buildings to express a contemporary style that includes:

- A variety of building materials
- Sustainably-designed
- Less rigid and more rustic
- Organic and global
- Climate-sensitive and individualistic

Examples of appropriate architectural expressions could include:

- Buildings composed of simple forms, flat roofs, sloping roofs of standing seam metal, and walls of glass, metal, and smooth plaster in a contemporary commercial expression.
- Building materials and colors that are coordinated with the architectural form and are coordinated on all exterior elevations to achieve total continuity of design (aka "four-sided architecture")
- Inviting outdoor seating areas integrated with the building design
- Simple detailing, not ornamental or traditional
- Bold accent colors use on portals, trellises and awnings
- Natural materials used on prominent building elevations
- Loading / storage areas screened from surrounding streets and adjacent sites to mitigate noise and to hide loading operations
- Roof-mounted equipment, exhaust vents, antennas, and guardrails at roof hatches screened from view from surrounding streets.

- No wall-mounted equipment, ducts, or ladders
- Any City-required “movement and articulation” in the architecture being provided by elements attached to the building, such as sun shades, screens and trellises; or features adjacent to the building, such as portals and screen walls

Site Furnishings:

The location, size, and appearance of site furnishings - such as shade structures, kiosks, outdoor furniture, flags, patio walls, paving materials, bike racks, screen walls, trash enclosures, and mechanical enclosures - shall be coordinated with the site planning, grading, landscape architecture, and building architecture.

Examples of appropriate site furnishings could include:

- Brightly-colored flags and banners that enliven patios
- Simple patio walls and fencing of glass or metal
- Simple, contemporary shade structures with lighting and heating integrated into the design
- Simple bike racks that are design elements. Neutral waste receptacles with integrated signs
- Paving materials designed to define functions. White zebra crosswalks
- Walkways designed to minimize truncated domes
- Screen walls of burnished concrete block with a dark integral color (not slumpstone)
- Simple trash enclosures and mechanical enclosures that do not draw attention
- Poured-in-place concrete retaining walls designed to avoid the need for railings on the top of the wall

Exterior Lighting:

The location, size, and appearance of exterior lighting shall be coordinated with the site planning, grading, landscape architecture, and building architecture.

Examples of appropriate exterior lighting expressions could include:

- Illumination of buildings to create a memorable and inviting nighttime appearance
- Light fixtures that have a simple and contemporary design (not traditional)
- Building-mounted light fixtures that are attached to the walls (not to the roofs)
- Wall-mounted light fixtures with the top of the light below the top of the building wall
- Wall-mounted lights that are shielded to prevent off-site glare not wall-packs)

Exterior Signs:

The location, size, and appearance of exterior signs shall be coordinated with the site planning, grading, landscape architecture, and building architecture.

Examples of appropriate exterior sign expressions could include:

- Monument signs located at project entries coordinated with street trees and above-grade equipment
- Accessible directional signs installed only at the point the accessible path-of-travel diverges from the regular circulation path, as required by code; and not at locations where the regular circulation path is coincident with the accessible path-of-travel, as is not required by code



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Great Park Neighborhoods Checklist of Sustainable Design Features
8.1 Trails and Transit Oriented District - Districts 5 & 6N



(00983608-PMP, 00748902-PMP, 00856741-PMP, 00925370-PMP, 00956969-PMP, 00974219-PCPU)

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CHECKLIST OF SUSTAINABLE DESIGN FEATURES

The “Checklist of Sustainable Design Features” for Districts 5 & 6 North (6N) builds upon the “Overall Great Park Neighborhoods Sustainable Design Features Related to 2nd Amended VTTM No. 17008, File No. 00524059-PMP”, and the individual Development District Community Design Features. Many of the Sustainable Design Features within this checklist are described in more detail with the Draft Second Supplemental Environmental Impact Report (DSSEIR) dated July 2012, and are so referenced.

This document outlines the sustainability features of the project. As demonstrated in this checklist, the project is designed to strike a careful balance between the highly successful standards and policies established in the City of Irvine to ensure public health, safety and welfare in a master planned community, and project-specific sustainability criteria. Balancing these two approaches facilitates a sustainable, desirable and livable community.

It is the intent of this "Checklist of Sustainable Design Features" document to illustrate the Great Park Neighborhoods' sustainable approach to the Districts 5 & 6N Master Plan, landscape design, and project implementation by providing a perspective to the underlying vision of building "green." This checklist provides detail of neighborhood sustainable features satisfying Condition of Approval 6.55 from 2nd Amended VTTM 17008. The Districts 5 & 6N Master Plan incorporates the sustainable features outlined herein. Per Condition 6.55, information specifically detailing how the approved checklist is to be implemented shall be submitted with application for preliminary grading permits. Information specific to building construction will be submitted with applications for building permits.

This checklist was developed using various resources and inspired by sound planning principles. The Great Park Neighborhoods have focused on four green approach overlays. This approach shall integrate an effective and efficient methodology to minimize cost impacts while promoting substantial positive impacts on the environment and community.

- A. Location and Linkage
- B. Neighborhood Pattern and Design
- C. Green Infrastructure and Buildings
- D. Innovation and Design including:
 - 1. Sustainable Travelways “Green Streets”
 - a. Enhanced Tree Canopy
 - b. Low Volume Irrigation
 - c. Permeable Pavements and Surfaces
 - d. Use of Recycle Materials

* Criteria established and evaluated as a whole, including all development districts within PA 51, TTOD
Note: Checklists are subject to change.

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- e. Integrated Runoff Materials
 - f. Conservation Oriented Plant Palettes
 - g. Structured Soil Preparation
 - h. Reflective Color/Light Values
 - i. Integrated Transit or NEV Travelways
 - j. Alternative Lighting
 - k. Traffic Calming Features
 - l. Reduced Pavement Widths
2. Maximum Carbon Sequestration Opportunity through Landscape Materials
3. Adjacency of 1300 Acre Great Park

The common thread of these layered overlays addresses the fundamental value of green innovation towards a sustainable lifestyle. Specific application of these overlays is addressed within individual development district Master Plans, the Community Design Features and the enclosed Checklist of Sustainable Design Features.

Sections A, C and D (A. Location and Linkage, C. Green Infrastructure and Buildings, and D. Innovation and Design) outline the Sustainable Features which tend to include broader planning principles. As such, these sections represent the Great Park Neighborhoods as a whole including District 5.

Section B, Neighborhood Pattern and Design, focuses more on the Sustainable Features at the individual development district level, in this case Districts 5 & 6N.

The criteria and features provided represent those attributes applicable to this project and the ability to “strive to meet, meet or exceed” the criteria included below.

This checklist is focused primarily on the Sustainable Features within the residential component of the Master Plan.

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GREAT PARK NEIGHBORHOODS CHECKLIST OF SUSTAINABILITY FEATURES - TRAILS AND TRANSIT ORIENTED DEVELOPMENT DISTRICTS 5 & 6 NORTH

Sustainability Criteria		Sustainability Features	Exhibit Reference
B. Neighborhood Pattern & Design			
1	Walkable Streets		
	a. 90% of new buildings frontage to face a public space.	100% of residential DU's face public space.	Exhibit B-1a
	b. Provide continuous minimum 5' wide sidewalks both sides of residential streets.	5' minimum width sidewalks (with some streets providing 8' sidewalks and Class I trails) provided on both sides of 100% of residential streets.	Exhibit B-1b
	c. 80% of street facing building facades are no more than 25' setback. 50% of street facing building facades are no more than 18' setback.	91% of street facing building facades are setback no more than 25' from R.O.W. 68% of street facing building facades are setback no more than 18' from R.O.W.	Exhibit B-1c
	d. Provide on-street parking on both sides of 70% of streets.	On-street parking spaces provided on both sides of streets along 100% of street frontages.	Exhibit B-1d
	e. Design of local streets with a target speed of 25 mph.	Local streets (34', 36', and 38' wide) with 25 mph speed limit proposed for 100% of local streets, in addition, choker intersections, roundabouts, speed tables (private way) traffic calming features will be utilized. All features approved by OCFA & COI.	Exhibit B-1e
2	Compact Development		
	a. Build at an average net density of at least 7.0 dwelling units per net acre of buildable land.	Clustering of homes resulting in a minimum of 10.9 DU/net acre.	Exhibit B-2a
3	Connected and Open Community		
	a. Design project with 140 eligible intersections per square mile.	Project provides 210 intersections per square mile	Exhibit B-3a
4	Multi Use Core		
	a. Design project such that 25% of DU's within 1/4 mile walk of diverse uses.	999 DU's of 3,842 (26%) are within 1/4 mile walk of Multi Use core.	Exhibit B-4a
	b. Design project such that 50% of DU's within 1/2 mile walk of diverse uses.	2,502 DU's of 3,842 (65%) are within 1/2 mile walk of Multi Use core.	Exhibit B-4a
5	Transit Facilities		
	a. Identify transit stop locations - agency bus shelters.	Potential Transit Stops to be provided along Irvine Boulevard, future Marine Way, and an existing stop at Alton and Fairbanks intersection.	Exhibit A-7c
6	Transportation Demand Management		
	a. Implement a transportation demand management program.	Project will have a Transportation Management Plan.	Refer to DSSEIR Section 5.12.6
7	Access to Civic and Public Spaces and Access to Recreation Facilities		
	a. Design with a 1/2 acre park, open space and recreation facilities within 1/4 mile walk of 90% DU's.	60% of homes are within 1/4 mile walk to park/open space and recreation facilities of at least 1/2 acre	Exhibit B-7a
	b. Design with a 1/2 acre park, open space and recreation facilities within 1/2 mile walk of 90% DU's.	86% of homes are within 1/2 mile walk to park/open space and recreation facilities of at least 1/2 acre	Exhibit B-7a
8	Visitability and Universal Design		
	a. Design minimum of 20% of dwelling units - as a Type C, Visitable Unit.	108 of 173 (62%) Single Family Dwellings are visitable. 1,123 of 3,669 (31%) Multi-Family units are visitable.	Exhibit B-8a
9	Community Outreach and Involvement		
	a. Work directly with community associations and/or the local government to advertise an open community meeting, other than an official public hearing, to generate comments on project design from the beginning.	The Great Park Neighborhoods through the backdrop of the Great Park was publically reviewed through a rigorous multi-year process to determine the most appropriate use.	
10	Local Food Production		
	a. Establish CC&R's to not prohibit growing of produce in project areas.	CC&R's will address local food production issues.	
	b. Dedicate permanent and viable growing spaces.	Potentially 54% of DU's will have sufficient yard space of 200 SF/DU. Public agricultural opportunities also available within the private neighborhood parks and the Great Park	
11	Tree-Lined and Shaded Streets		
	a. Design with street trees on both sides of a least 60% of streets.	Street trees on both sides of 100% streets.	Exhibit B-11a
	b. Design with trees to provide shade over 40% of sidewalks.	Street tree spacing provides for 60% shading of sidewalks.	Exhibit B-11a
12	Mixed-Income Diverse Communities		
	a. Include a proportion of new rental affordable dwelling units.	Project is in compliance with Master Affordable Housing Plan.	
13	Neighborhood Schools		
	a. Design project so at least 50% of DU's are within 1/2 mile from an elementary or middle school.	K-8 schools are located in District 1 North, District 4, and District 5. The District 5 school is approximately .5 miles from 49% and .75 miles from 100% of residents in District 5 & 6N.	Exhibit B-13a
Note: Checklists are subject to change.			

GREAT PARK NEIGHBORHOODS CHECKLIST OF SUSTAINABILITY FEATURES - TRAILS AND TRANSIT ORIENTED DEVELOPMENT DISTRICTS 5 & 6 NORTH

Sustainability Criteria		Sustainability Features	Exhibit Reference
C. Green Infrastructure & Buildings			
1	Construction Activity Pollution Prevention	Compliance with SWPPP and conditions of approval 2.5 and 2.10.	
	a. Create an erosion and sedimentation control plan.		
2	Building Energy Efficiency	100% Homes to meet 2016 Title 24 plus 15% efficiency. As code cycle becomes more stringent, project to comply. DSSEIR table 5.7-2 page 5.7-34, and PPP 4-3 & 4-4 page 5.12-42, and page 5.13-14. Energy Star appliances shall be offered or installed in all residential dwelling units. DSSEIR, table 5.7-2, page 41. All development shall demonstrate compliance with the California Green Building Standards Code (CalGreen) prior to issuance of building permit.	
	a. 90% of SFD and MFD buildings to meet 2008 Title 24 and plus 15% efficiency.		
3	Building Water Efficiency	Project incorporates ultra-low-flow water fixtures that meet or exceed requirements of national residential efficiency baseline and uniform plumbing code. Examples are: 1.28 average gallon per flush toilets, 2 gallon per minute (GPM) efficient bathroom faucets, 2.2 GPM efficient kitchen faucets and 2.2 GPM efficient shower heads. DSSEIR PDF. 4-3, Page 5, 13-4.	
	a. Provide water efficiency thresholds which meet or exceed national residential efficiency baseline.		
	b. Provide high-efficiency fixture and fittings - lavatory faucets less than or equal to 2.2 gallons per minute, showers less than or equal to 2.5 gallons per minute, and toilets less than or equal to 1.6 gallons per flow.		
4	Water-Efficient Landscaping	Project designed with use of recycled water for landscape common areas.	Exhibit C-4b
	a. Strive to eliminate the use of potable water for landscape irrigation.	Design landscape so Estimated Total Water Use (ETWU) is less than Maximum Applied Water Allowance (MAWA). All landscape irrigation to meet high efficiency requirements. Irrigation controllers to be smart, evapotranspiration based. Drip irrigation, high efficiency spray and other methods to minimize runoff. Limit use of turf to active use areas. Use drought tolerant, "California friendly" plant palette. Provide 3" layer of mulch in all planting areas to retain moisture.	
	b. Reduce water consumption for outdoor landscape irrigation. Compliance with Cal Green and State Department of Water resources Model Water Efficient Landscape Ordinance (MWEL0).	Turf has been minimized in project design, proposed in active use areas.	Exhibit C-4c
	c. Plant turf grass for functional benefits as in recreational areas.	Drought tolerant plants are proposed.	
	d. Utilize Southern California native/drought tolerant adaptive plant materials.		
5	Existing Building Re-Use	No existing buildings in District 5 and District 6N.	
6	Historic resources preservation and adaptive use	No existing buildings in District 5 and District 6N.	
7	Minimize Site Disturbances in Design and Construction	Project has boxed approximately 600 trees and secured and maintained within on-site nursery with the intent to transplant into project as determined feasible. Ultimate viability and health of trees is subject to development timing and phasing, therefore actual number of trees suitable for transplanting is unknown at this time.	
	a. Preserve 'non-invasive' Heritage Trees determined by a certified arborist to be in good or excellent per ISA standards		
8	Stormwater Management	Stormwater Management plan treats 80% of rainfall. Natural treatment basins are sized to 80% or more volume treatment by method recommended in the County of Orange Drainage Area Management Plan (DAMP). The implementation of the proposed Best Management Practices (BPM's), the District 5 Water Quality Management Plan (WQMP) are in accordance with Planning Commission resolution No: 08-2921, conditions 2.10 and 2.15.n.	
	a. Implement a comprehensive stormwater management plan for 80% of rainfall.		
9	Heat Island Reduction	Proposed to reduce street width to save A.C. paving which has been transferred to provide wider parkways (7' minimum), facilitating use of larger street trees, providing more shade. Approximately 40% shading of 34' street area, 19% over 36' street area, 18% over 38' street area and 60% shading of sidewalk area (10 year maturity).	Exhibit C-9a
	a. Provide minimum 50% shade from tree canopies for nonroof site hardscape.	Concrete sidewalks and driveways proposed. Typical new gray concrete has a SRI of 35 (per table 2, page 396 in 2009 LEED ND).	
	b. Provide high-reflectance paving materials - Solar Reflectance Index (SRI) index of 29 .		
10	Solar Orientation	All homes will comply with latest State Solar Mandate for Single Family Detached Homes	
	a. Design project such that a minimum of 75% of homes can accommodate solar option.		
11	On-site Renewable Energy Sources	Project will comply with Solar Option Law for Single Family Detached Homes-83% of homes are able to provide solar option. Applicant shall provide information to prospective home buyers regarding solar or other renewable options available.	
	a. Incorporate on-site renewable energy generation such as solar or wind.		
12	Wastewater Management	All wastewater collected by IRWD and 50% recycled.	
	a. Reduce pollution from wastewater and encourage water reuse. Provide minimum 25% re-use.		
13	Solid Waste Management Infrastructure	a. Project proposes to recycle a minimum of 75% of existing on-site concrete and construction debris, and 50% of non-hazardous debris generated.	DSSEIR table 5.6-2, page 5.6-38.
	b. Local hazardous waste drop-off station available to residents.	b. Hazardous waste station provided by Waste Management of O.C. at 6411 Oak Canyon, Irvine, within 3 miles of project.	
	c. Provide recycling containers in addition to normal waste containers.	c. Waste management of Orange County provides 3 cart system in the C.O.I., recyclables, green-waste, and trash.	
	d. Provide green waste recycling services.	d. Waste management of Orange County provides 3 cart system in the C.O.I., recyclables, green-waste, and trash.	
14	Light Pollution Reduction	Trespass lighting will be controlled with luminaire design. Cut-off, shielded, non-glare fixtures will be utilized. Specific fixture selection may be limited by So. Cal Edison and City of Irvine. Photometric study for public areas subject to C.O.I Standards.	
	a. Minimize light trespass from project site with appropriate luminaire design.		

Note: Checklists are subject to change.

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GREAT PARK NEIGHBORHOODS CHECKLIST OF SUSTAINABILITY FEATURES - TRAILS AND TRANSIT ORIENTED DEVELOPMENT DISTRICTS 5 & 6 NORTH

Exhibit Reference

Sustainability Criteria	Sustainability Features	Exhibit Reference
D. Innovation & Design Process		
1 Sustainable Travelways "Green Streets"	a. Enhanced Tree Canopy	Refer to C-9a
	b. Low Volume Irrigation	Refer to C-4b
	c. Conservation Oriented Plant Palettes	
	d. Traffic Calming Features	Refer to B-1e
	e. Reduced Pavement Widths	Refer to C-9a
2	Demonstrate exemplary performance in landscape planting.	Maximize carbon sequestration opportunities through landscape.
3	Adjacency of 1300 ac Great Park, providing open space recreation, cultural amenities, community events, agricultural production and community health and education opportunities. Project trails and road system designed to provide accessibility to this regional open space amenity, offering the residents of the Great Park neighborhoods unique lifestyle opportunities	

Note: Checklists are subject to change.

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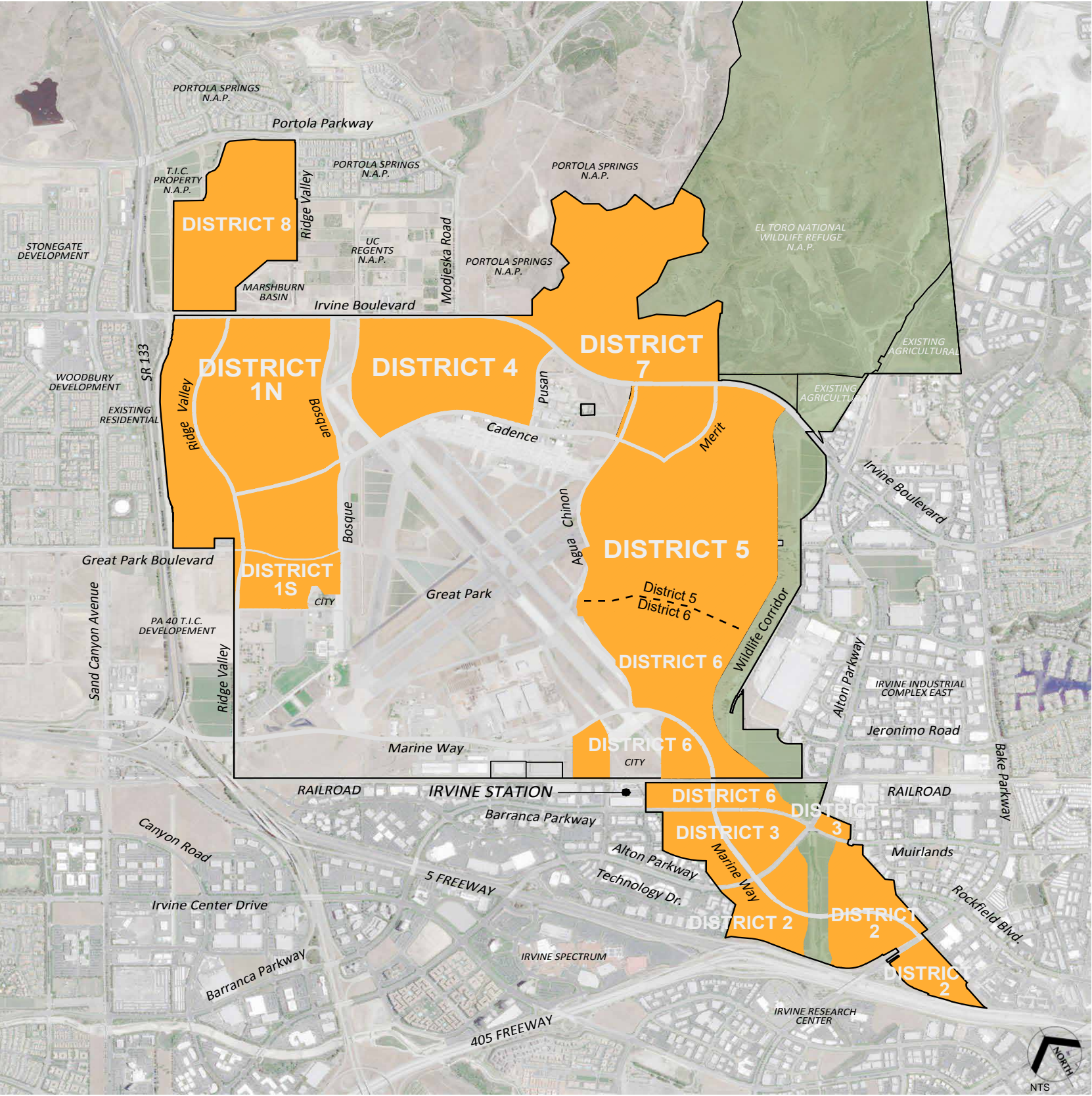


EXHIBIT A-1b
ADJACENT LAND USE

A. SMART LOCATION & LINKAGE

A-1 SMART LOCATION

A-1b

Sustainability Criteria:

- Locate on an infill site that is also a previously developed site. 75% of the project edge should be adjacent to previously developed property.

Sustainability Features:

- Project site meets definition of “infill” site. 100% of overall project edge is adjacent to previously developed property.

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A-7 LOCATION WITH REDUCED AUTOMOBILE DEPENDENCE

A-7c

Sustainability Criteria:

- 40% of residences are within 1/4 mile of proposed transit stops
- 40% of residences are within 1/2 mile of proposed transit stops
- Identify transit stop locations - agency bus shelters

Sustainability Features:

- 21% of residences are within a 1/4 mile of a proposed transit stop
- 75% of residences are within a 1/2 mile of a proposed transit stop
- Potential OCTA bus stops to be provided along Irvine Boulevard
- Potential City of Irvine transit stops on collectors and connection to nearby Irvine Transportation Center

DISTRICT 5 & 6N			DISTRICT 5 & 6N		
TOTAL NUMBER OF DWELLING UNITS	DWELLING UNITS WITHIN 1/4 MILE OF PROPOSED TRANSIT STOP	PERCENTAGE	TOTAL NUMBER OF DWELLING UNITS	DWELLING UNITS WITHIN 1/2 MILE OF PROPOSED TRANSIT STOP	PERCENTAGE
3,842	805	21%	3,842	2,858	75%



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LEGEND

◆ POTENTIAL TRANSIT STOP LOCATION

--- 1/4 MILE RADIUS FROM TRANSIT STOP

--- 1/2 MILE RADIUS FROM TRANSIT STOP

LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL SITE
- AFFORDABLE HOUSING
- CHILD CARE
- CITY OF IRVINE
- TRAIN STATION
- CONTINUING CARE RETIRE, EMT COMMUNITY

EXHIBIT A-7c
TRANSIT BUS STOP LOCATIONS

A-7d

Sustainability Criteria:

- 40% of residences are located within 1/2 mile to an adjacent existing transit station

Sustainability Features:

- Existing Irvine Transportation Center is more than 1/2 mile, but 100% of the residences are within 1.75 miles of the existing station connected by streets, trails, and walks.

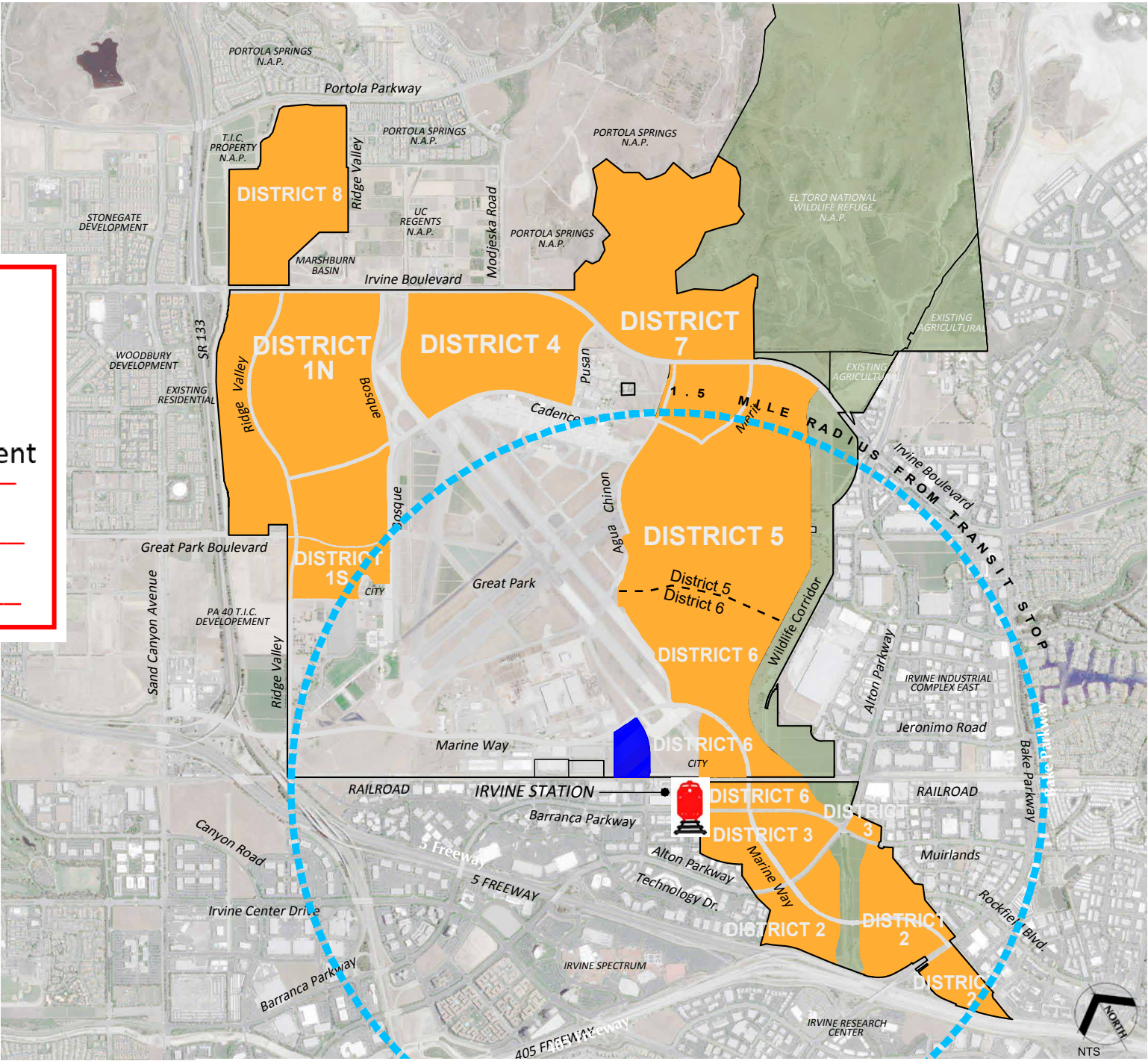
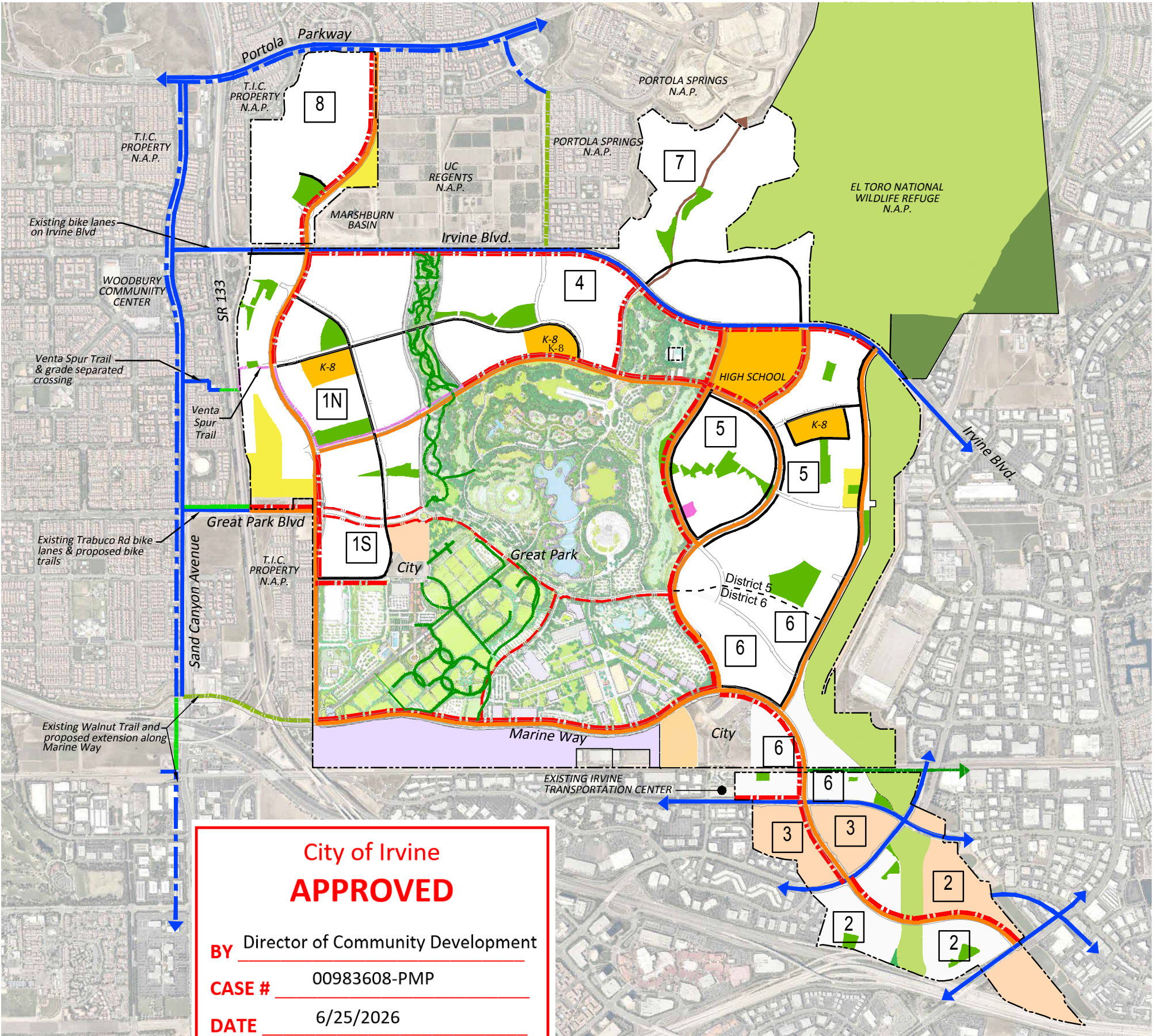


EXHIBIT A-7d
TRANSIT BUS STOP LOCATIONS



A-8 BICYCLE NETWORK AND STORAGE

A-8a

Sustainability Criteria:

- Design project to tie to an existing bicycle network of at least 5 miles within 1/4 mile distance of project boundary
- Provide bicycle storage.

Sustainability Features:

- Integrates multiple connections to over 300 miles of City of Irvine bike lanes and bikeways.
- Project bicycle networks will connect to existing bicycle lanes and/or trails at Irvine Boulevard, Venta Spur Trail, Walnut Trail (via Marine Way), and Great Park Blvd, within 1/4 mile of project boundary.
- Bicycle storage provided in garages of residences.
- Bicycle racks provided at community facilities and parks.

TRAIL LEGEND

EXISTING TRAILS AND BIKE LANES:

- EXISTING 8' CLASS II ON-STREET BIKE LANE
- - - EXISTING 11' CLASS I BIKE TRAIL

CITY OF IRVINE TRAILS AND BIKE LANES:

- 8' CURB ADJACENT CLASS I BIKE TRAIL
- - - 8' PARKWAY SEPARATED CLASS I BIKE TRAIL (SECONDARY)
- 11' CLASS I BIKE TRAIL (PRIMARY)
- VENTA SPUR CROSSING AT SR 133

GREAT PARK NEIGHBORHOOD TRAILS AND BIKE LANES:

- 8' SIDEWALK
- - - 8' CLASS I BIKE TRAIL (SECONDARY)
- - - 11' CLASS I BIKE TRAIL (PRIMARY)
- 11' REGIONAL CLASS I BICYCLE AND PEDESTRIAN TRAIL (VENTA SPUR TRAIL)
- CLASS II ON-STREET BIKE LANE
- 11' REGIONAL RIDING AND HIKING TRAIL

GREAT PARK TRAILS (FOR REFERENCE ONLY):

- 11' REGIONAL CLASS I BICYCLE AND PEDESTRIAN TRAIL
- - - 11' CLASS I BIKE TRAIL (PRIMARY)
- - - 8' - 11' SIDEWALK
- 5' MODERATE SINGLE TRACK TRAIL - MOUNTAIN BIKING, JOGGING & HIKING (DAY USE ONLY)
- - - MODERATE SINGLE TRACK TRAIL

LAND USE LEGEND

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL
- AFFORDABLE HOUSING
- CHILD CARE
- MULTI USE

EXHIBIT A-8a

BICYCLE NETWORK TO SCHOOL, EMPLOYMENT CENTERS, SHOPPING, PARKS AND EDUCATION FACILITIES

A-8c

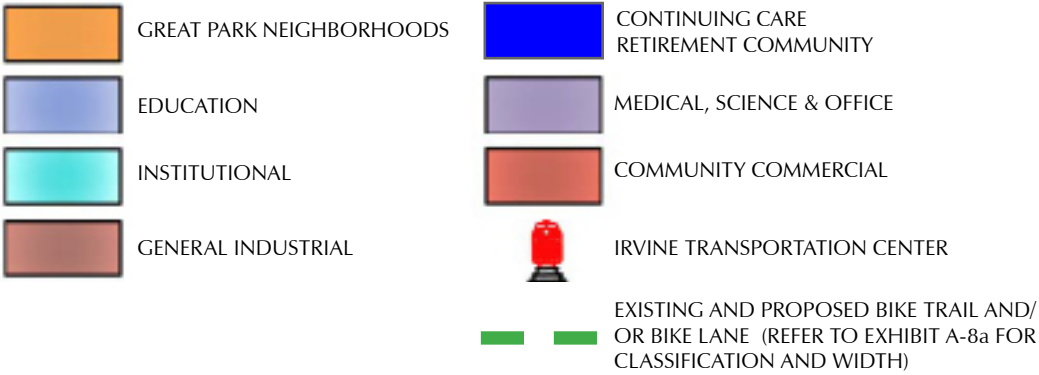
Sustainability Criteria:

- An existing bicycle network is within 1/4 mile to connect to school or employment centers within 3 miles
- An existing bicycle network is within 1/4 mile to connect to 10 diverse uses within 3 miles

Sustainability Features:

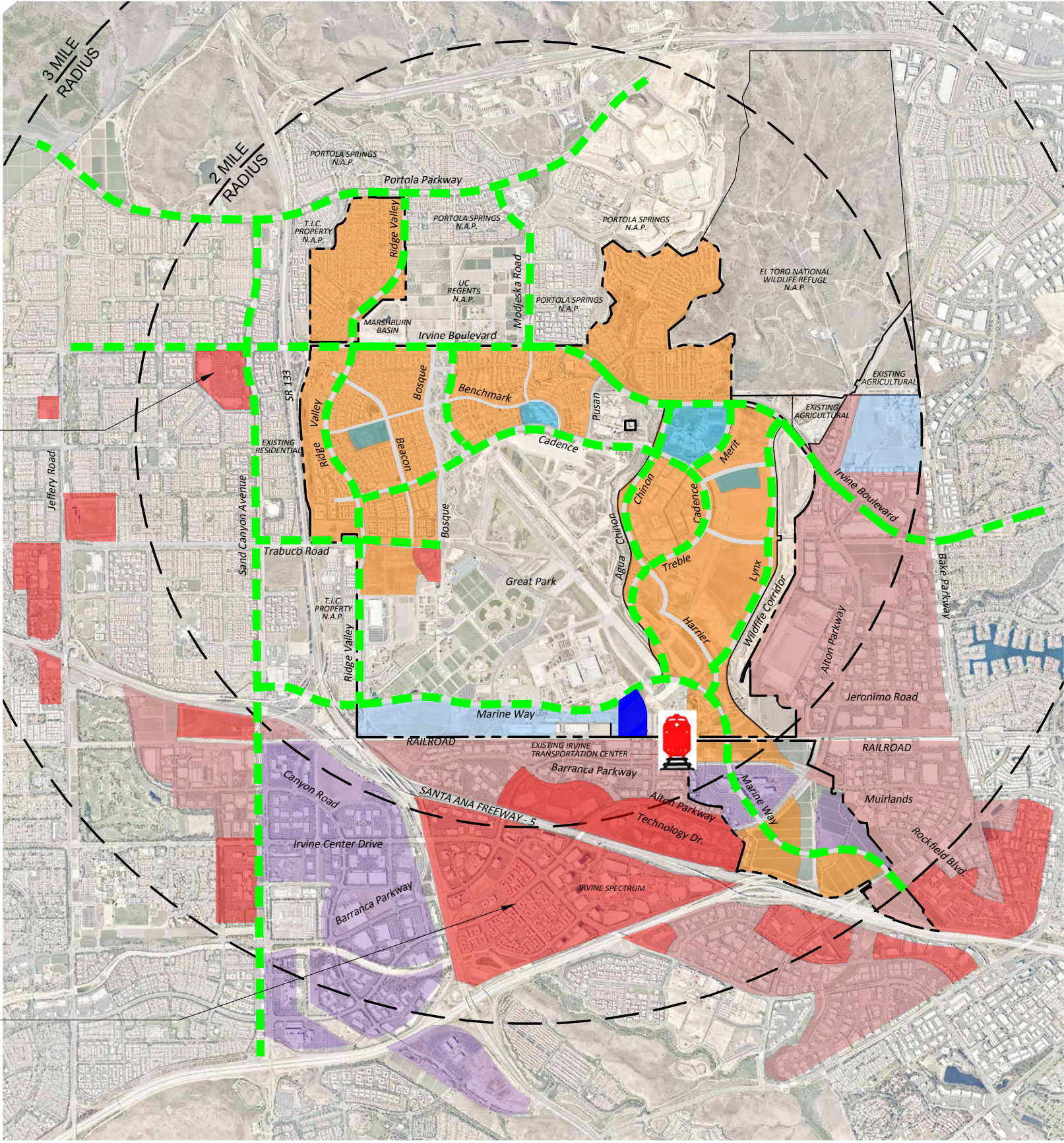
- Project bicycle networks connect to adjacent schools and employment centers within 3 miles
- Project bicycle networks connect to adjacent shopping areas, parks, and education facilities, planned to provide 10 or more diverse uses within 3 miles

LEGEND



Existing Woodbury Center provides over 10 diverse uses

Irvine Spectrum provides over 10 diverse uses



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CASE # 00983608-PMP

DATE 6/25/2026

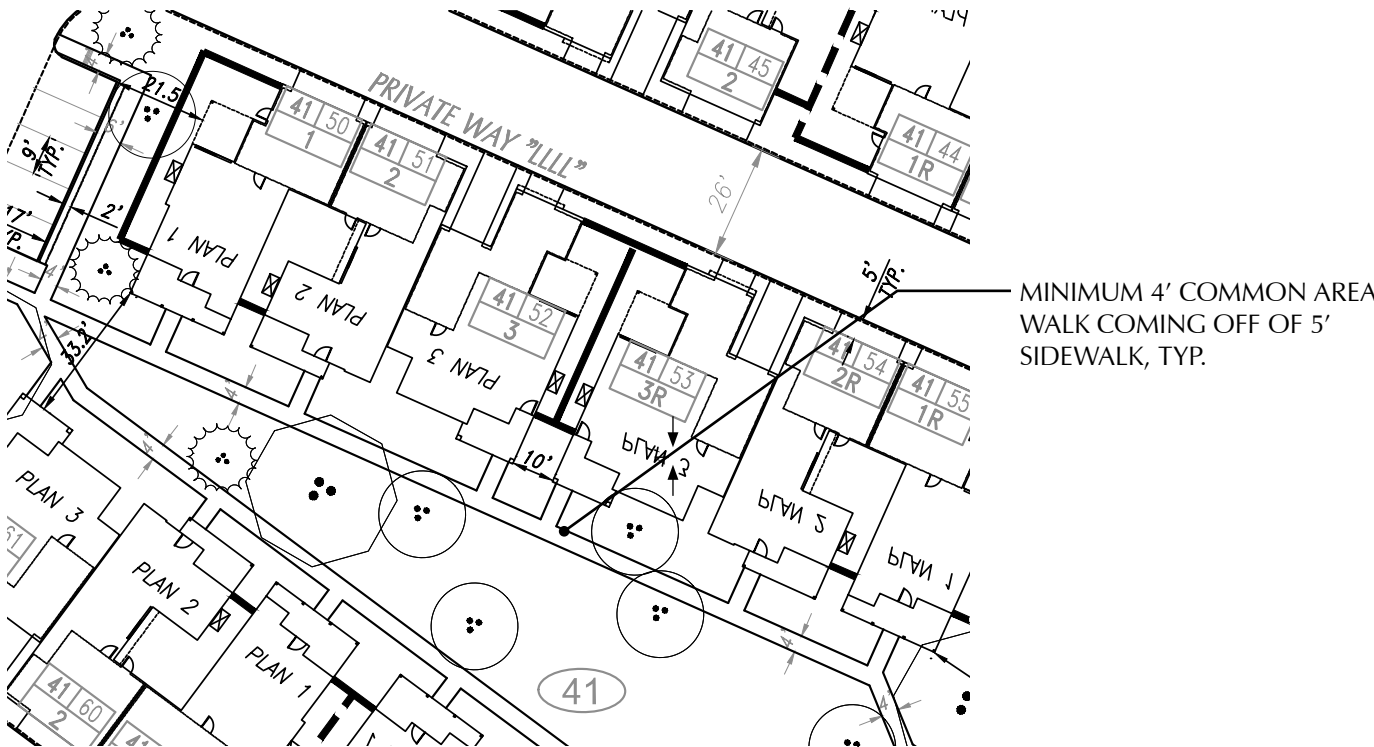
EXHIBIT A-8c
PROPOSED BICYCLE NETWORK TO DIVERSE USES

B. NEIGHBORHOOD PATTERN & DESIGN

B-1 WALKABLE STREETS

- B-1a
- Sustainability Criteria:
- 90% of new buildings frontage to face a public space.
- Sustainability Features:
- 100% of new buildings frontage face public space and are connected by a 4' minimum walk. 4,061 homes out of 4,061 total homes in District 5 & 6 North face public space.

- B-1b
- Sustainability Criteria:
- Provide continuous 5' wide sidewalks on both sides of residential streets.
- Sustainability Features:
- 5' minimum width sidewalks provided on both sides of 100% of residential public streets.



Note: Typical sidewalk locations

MINIMUM 5' WIDE CONTINUOUS SIDEWALK ON BOTH SIDES OF PUBLIC STREETS, TYP.

DISTRICT 5 & 6N		
TOTAL NUMBER OF DWELLING UNITS	DWELLING UNITS FACING PUBLIC SPACE	PERCENTAGE
3,842	3,842	100%

EXHIBIT B-1a
HOMES FACING PUBLIC VS. PRIVATE SPACE

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00983608-PMP

DATE 6/25/2026

EXHIBIT B-1b
SIDEWALK LOCATION

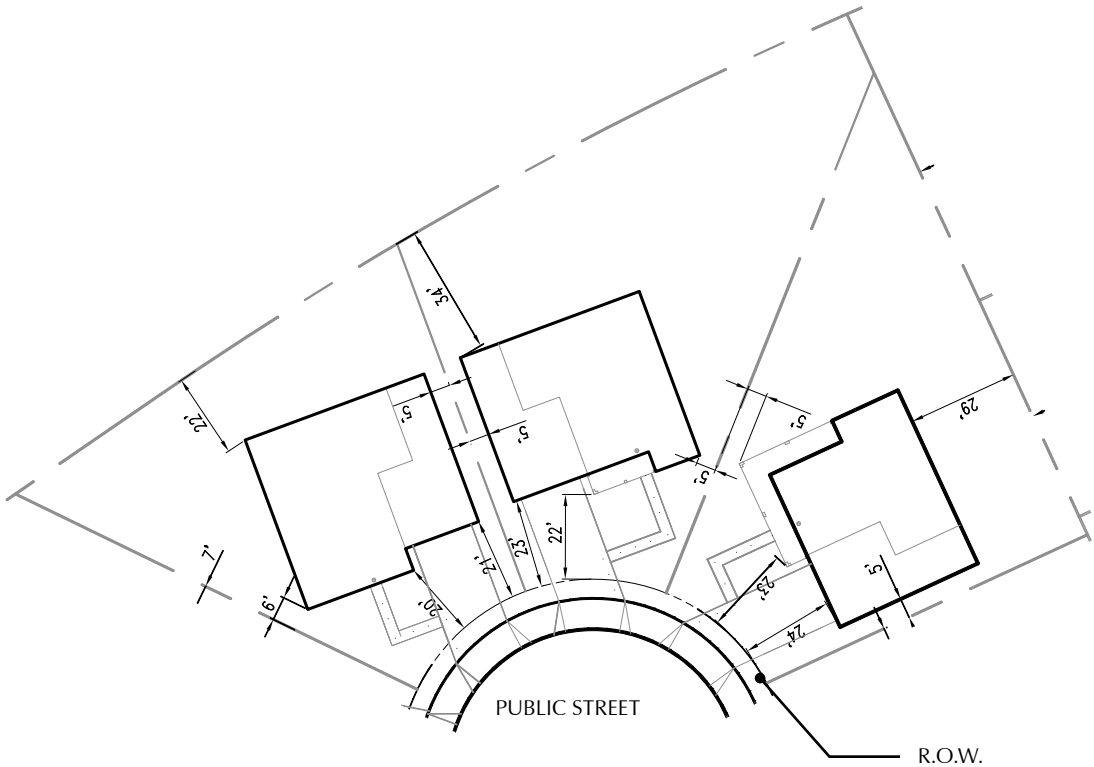
B-1c

Sustainability Criteria:

- 80% of street facing building facades are no more than 25’ setback from R.O.W.

Sustainability Features:

- 91% of street facing building facades are no more than 25’ setback from R.O.W.



Note: Typical 25’ or less setback from R.O.W.

DISTRICT 5 & 6N		
TOTAL NUMBER OF **DWELLING UNITS	DWELLING UNITS LESS THAN OR EQUAL TO 25' SETBACK FROM R.O.W.	PERCENTAGE
1,273	1,162	91%

** Total single family detached and multi-family attached dwelling units R.O.W. facing.

EXHIBIT B-1c
BUILDING SETBACK 25’ OR LESS FROM R.O.W.

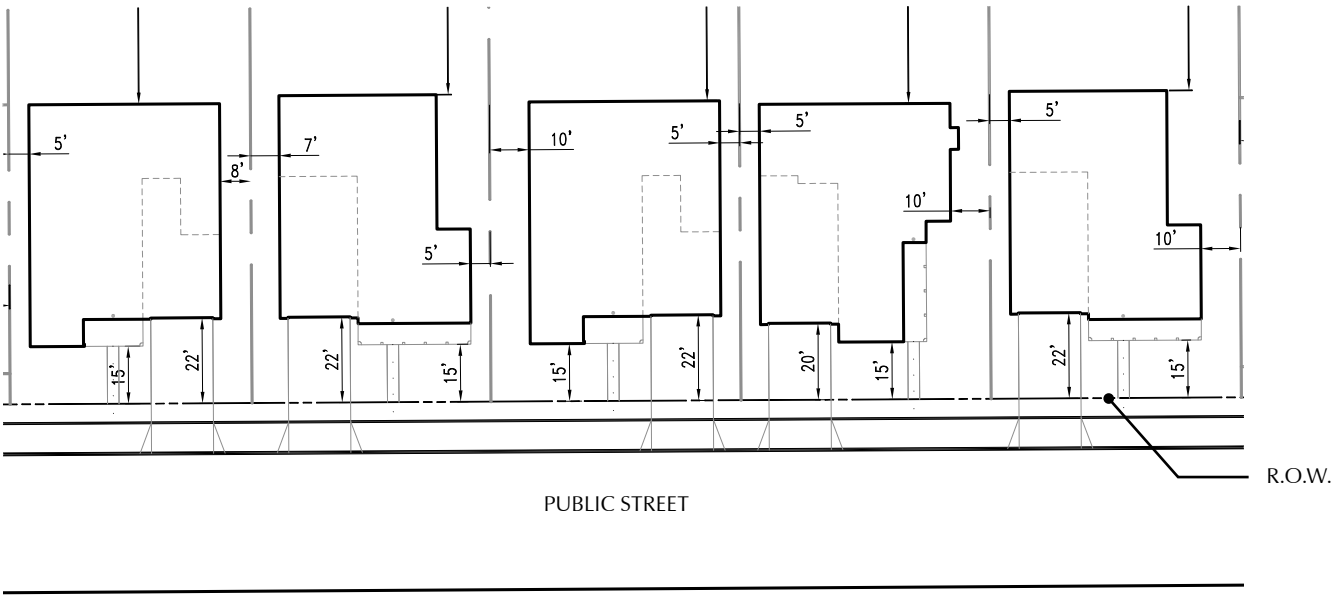
B-1c

Sustainability Criteria:

- 50% of street facing building facades are no more than 18’ setback from R.O.W.

Sustainability Features:

- 68% of street facing building facades are no more than 18’ setback from R.O.W.



Note: Typical 18’ or less setback from R.O.W.

DISTRICT 5 & 6N		
TOTAL NUMBER OF **DWELLING UNITS	DWELLING UNITS LESS THAN OR EQUAL TO 18' SETBACK FROM R.O.W.	PERCENTAGE
1,273	860	68%

** Total single family detached and multi-family attached dwelling units R.O.W. facing.

EXHIBIT B-1c
BUILDING SETBACK 18’ OR LESS FROM R.O.W.

City of Irvine

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BY Director of Community Development

CASE # 00983608-PMP

DATE 6/25/2026

B-1d

Sustainability Criteria:

- Provide on-street parking on both sides of streets*

Sustainability Features:

- On-street parking spaces provided on both sides of streets along 100% of street frontages.

DISTRICT 5 & 6N		
TOTAL LINEAR FEET OF STREET	LINEAR FEET OF STREET WITH PARKING ON BOTH SIDES*	PERCENTAGE
52,500	52,500	100%



LEGEND

ON-STREET PARKING ALLOWED ON BOTH SIDES OF THE STREET

LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL SITE
- AFFORDABLE HOUSING
- CHILD CARE
- CITY OF IRVINE
- TRAIN STATION
- CONTINUING CARE RETIREMENT COMMUNITY

EXHIBIT B-1d
ON-STREET PARKING

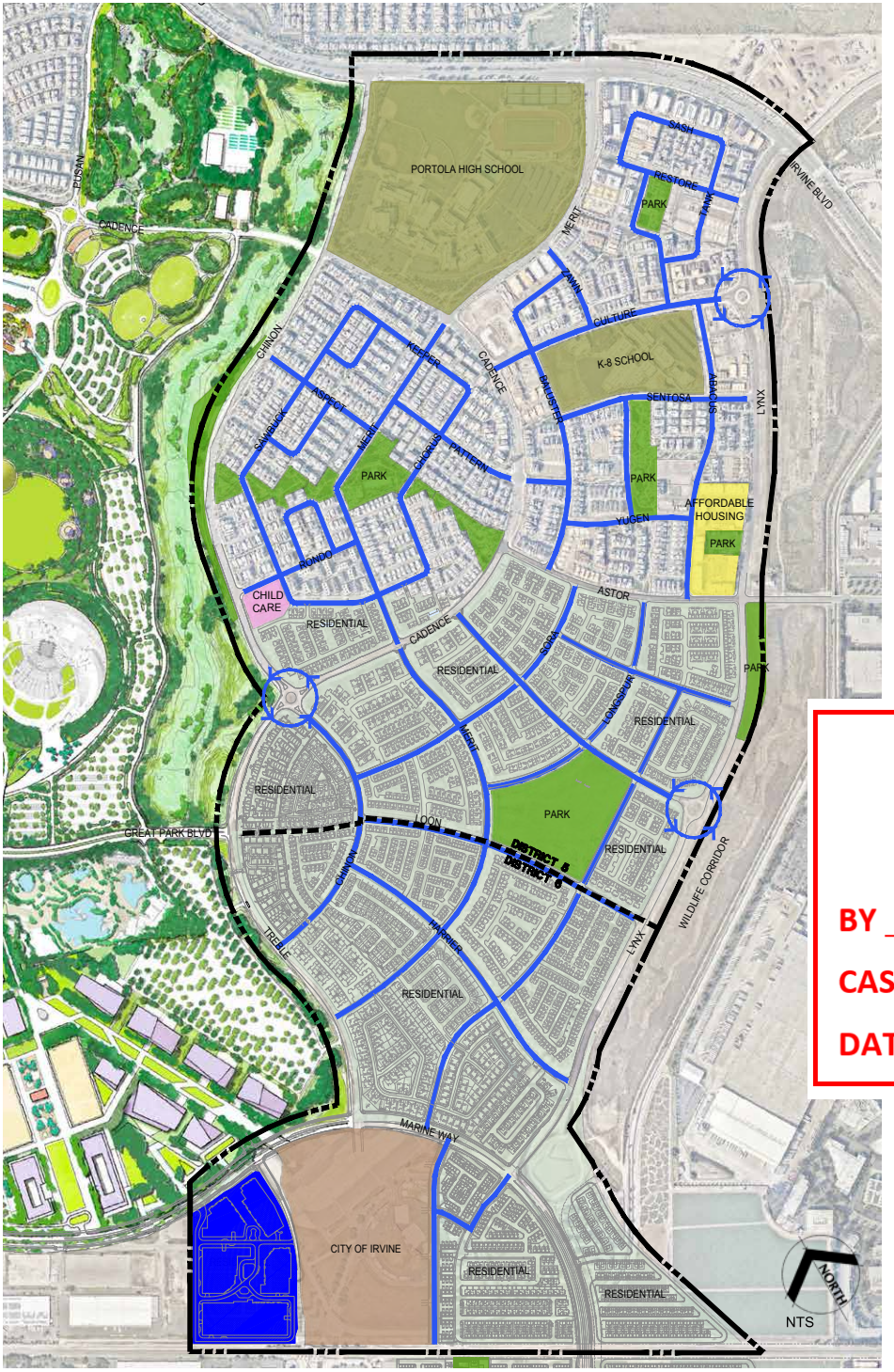
B-1e

Sustainability Criteria:

- Design local streets with a target speed of 25 mph.

Sustainability Features:

- Local streets (34', 36' and 38' wide) with 25 mph speed limit proposed for 100% of local streets.
- Choker intersections, roundabouts and speed tables (private way) traffic calming features provided in addition to narrower streets.



LEGEND

LOCAL STREETS (CURB TO CURB) 25 MPH SPEED LIMIT

ROUNDABOUT LOCATION

LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL SITE
- AFFORDABLE HOUSING
- CHILD CARE
- CITY OF IRVINE
- TRAIN STATION
- CONTINUING CARE RETIREMENT COMMUNITY

City of Irvine
APPROVED

BY Director of Community Development
CASE # 00983608-PMP
DATE 6/25/2026

EXHIBIT B-1e
TRAFFIC CALMING

B-2 COMPACT DEVELOPMENT

B-2a

Sustainability Criteria:

- Build at an average net density of at least 7.0 dwelling units per net acre of buildable land.

Sustainability Features:

- Clustering of homes resulting in 10.9 DU/net acre.

DISTRICT 5 & 6N		
TOTAL NUMBER OF DWELLING UNITS	ACRES OF BUILDABLE LAND	DWELLING UNITS per NET ACRE
3,842	352.3	10.9

EXHIBIT B-2a
COMPACT DEVELOPMENT

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00983608-PMP

DATE 6/25/2026

B-3 CONNECTED AND OPEN COMMUNITY

B-3a

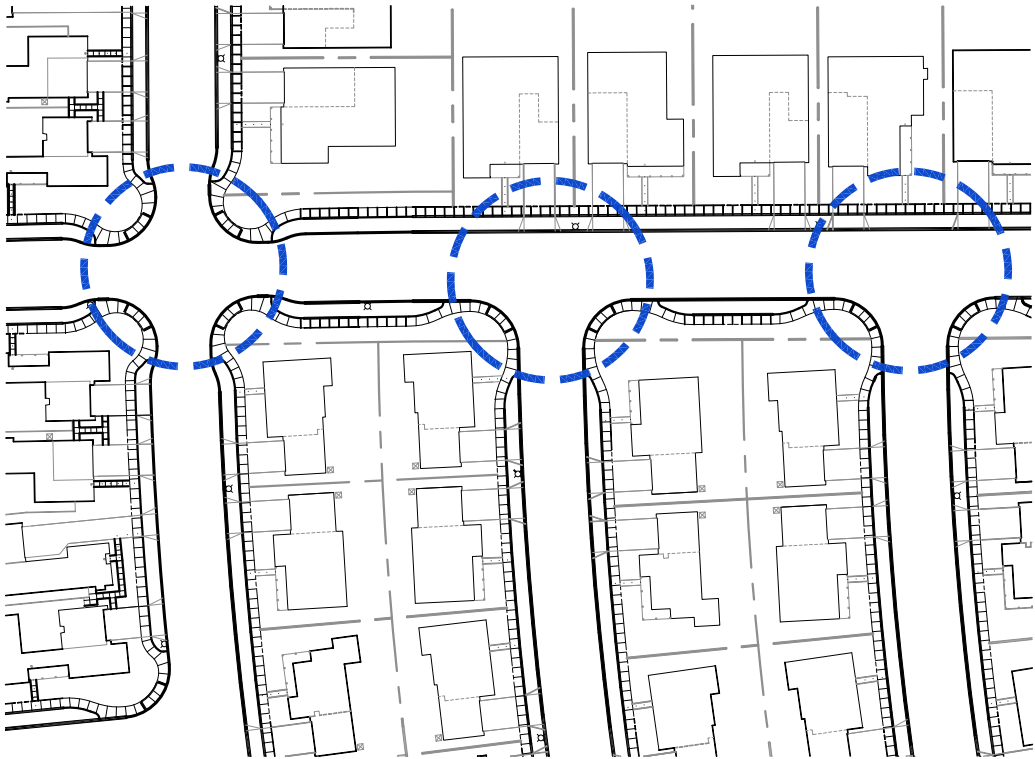
Sustainability Criteria:

- Design project with 140 eligible intersections per square miles

Sustainability Features:

- 123 intersections within 0.55 square mile or 224 intersections per square mile

DISTRICT 5 & 6N		
TOTAL NUMBER OF INTERSECTIONS	PROJECT SIZE (SQ. MILES)	INTERSECTIONS per SQ. MILES
123	0.55	224



LEGEND

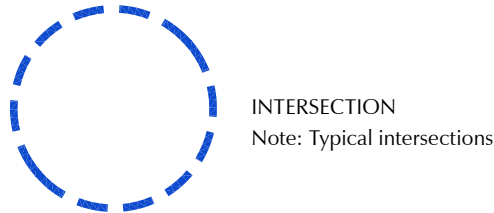


EXHIBIT B-3a
TYPICAL INTERSECTIONS

B-4 MULTI USE

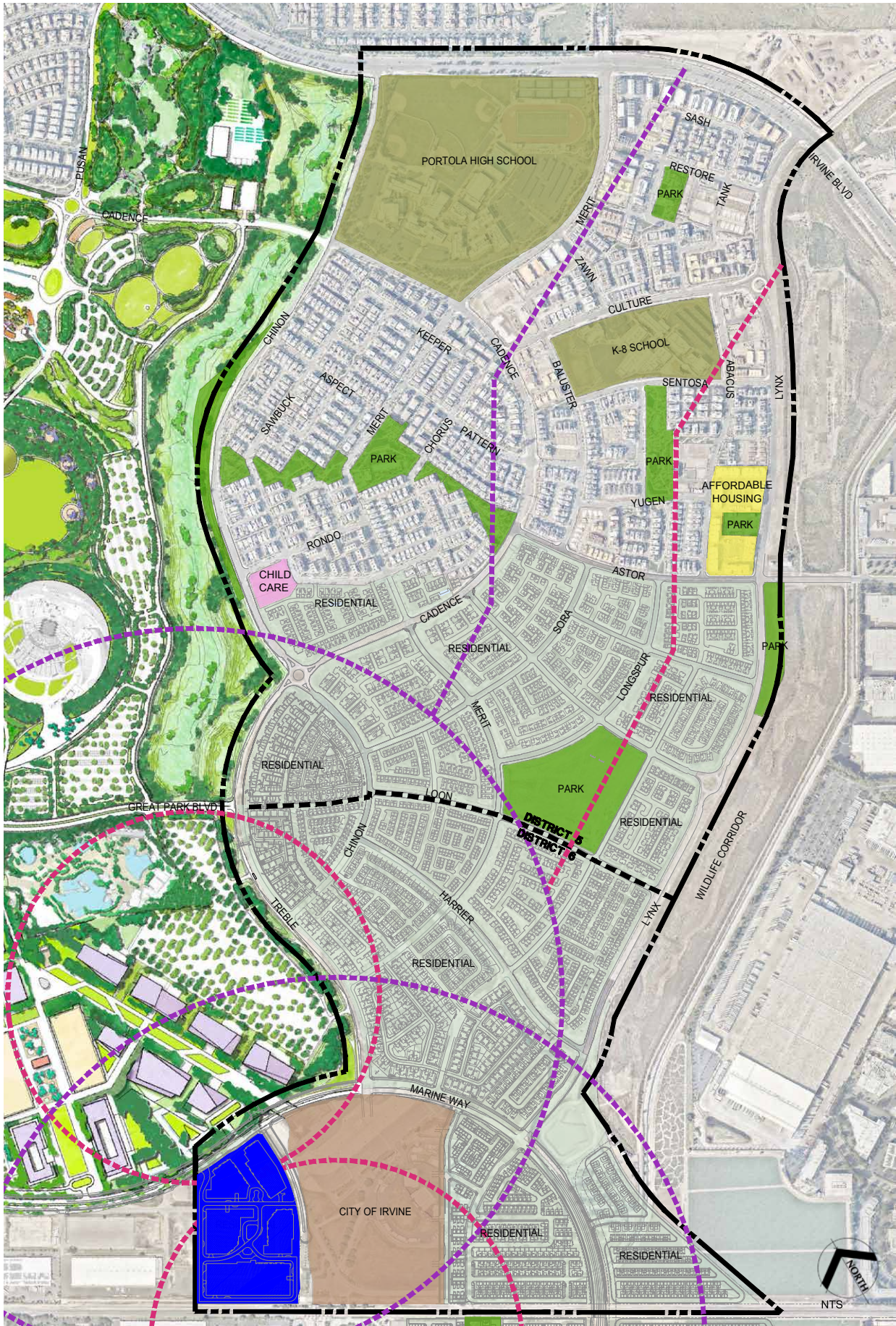
B-4a

Sustainability Criteria:

- Design project such that 25% of dwelling units are within 1/4 mile walk of diverse uses
- Design project such that 50% of dwelling units are within 1/2 mile walk of diverse uses

Sustainability Features:

- 999 of 3,842 dwelling units (26%) are within 1/4 mile of adjacent Multi Use core
- 2,502 of 3,842 dwelling units (65%) are within 1/2 mile of adjacent Multi Use core



LEGEND

- 1/4 MILE OFFSET FROM ADJACENT DIVERSE/COMMERICAL USE
- 1/2 MILE OFFSET FROM ADJACENT DIVERSE/COMMERCIAL USE

LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL SITE
- AFFORDABLE HOUSING
- CHILD CARE
- CITY OF IRVINE
- TRAIN STATION
- CONTINUING CARE RETIREMENT COMMUNITY

City of Irvine

APPROVED

BY Director of Community Development

CASE # 00983608-PMP

DATE 6/25/2026

EXHIBIT B-4a
MULTI-USE LOCATIONS

B-7 ACCESS TO CIVIC AND PUBLIC SPACES AND ACCESS TO RECREATION FACILITIES

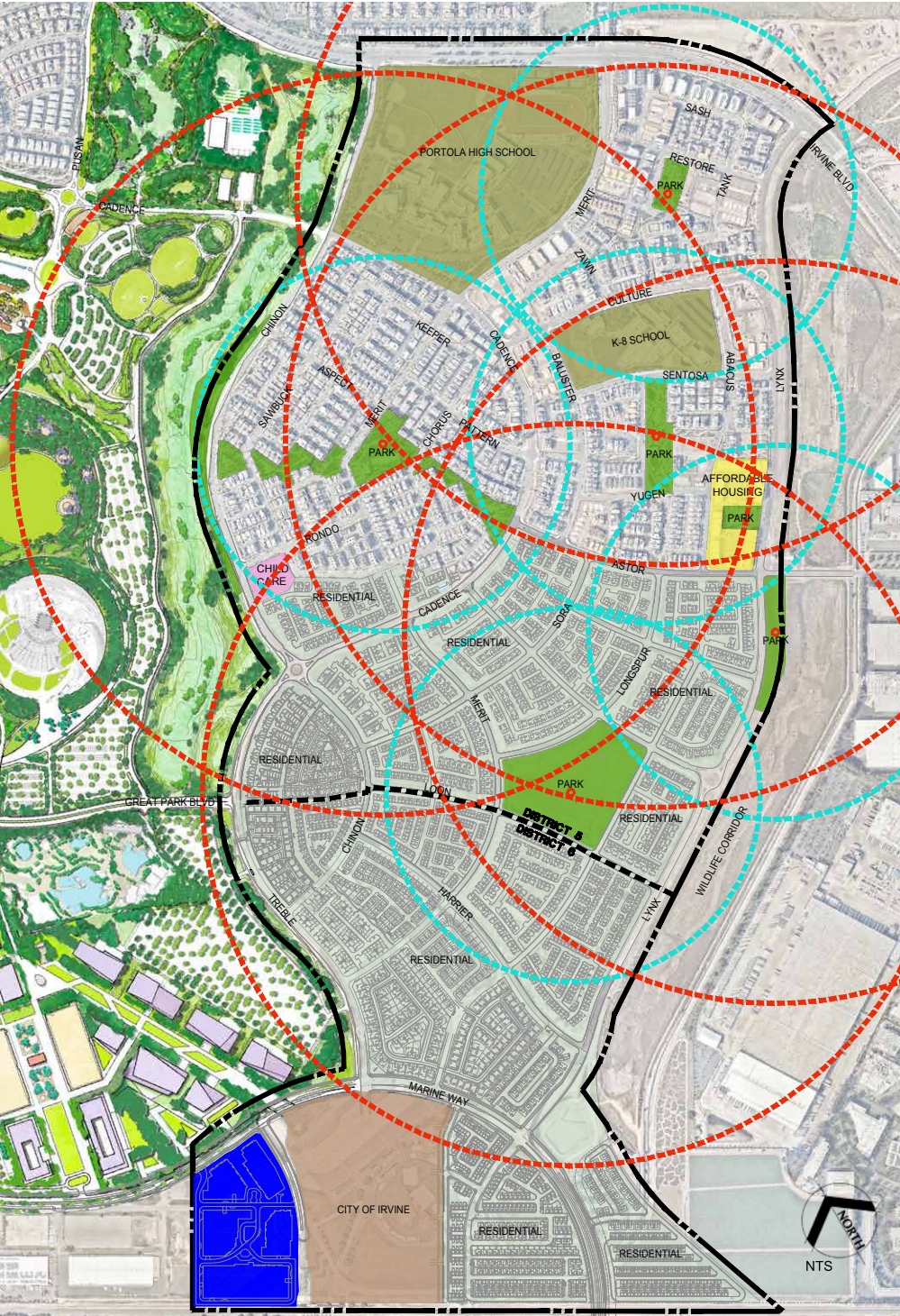
B-7a

Sustainability Criteria:

- Design with a minimum 1/2 acre park or open space within 1/4mile walk of 90% dwelling units
- Design with a minimum 1/2 acre park or open space within 1/2 mile walk of 90% dwelling units

Sustainability Features:

- 60% of homes are within 1/4 mile walk to park/open space and recreation facilities of at least 1/2 acre
- 86% of homes meet criteria of 1/2 mile walk to park/open space and recreation facilities of at least 1/2 acre



LEGEND

1/4 MILE RADIUS FROM NEIGHBORHOOD PARK

1/2 MILE RADIUS FROM NEIGHBORHOOD PARK

LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL SITE
- AFFORDABLE HOUSING
- CHILD CARE
- CITY OF IRVINE
- TRAIN STATION
- CONTINUING CARE RETIREMENT COMMUNITY

EXHIBIT B-7a
PARK PLAN

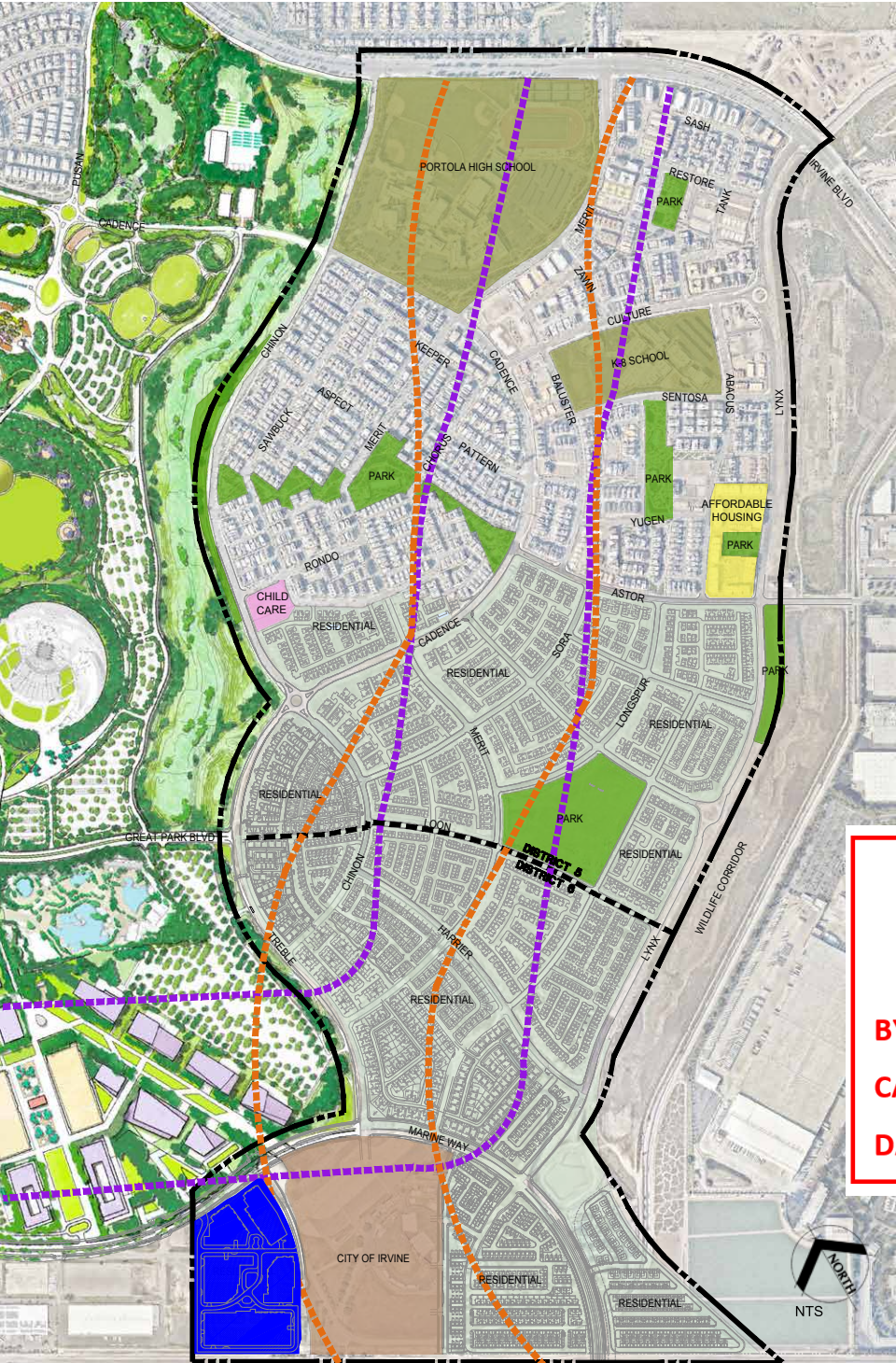
B-8a

Visitability and Universal Design Criteria:

- Design a minimum of 20% of dwelling units as a Type C, visitable.

Sustainability Features:

DISTRICT 5 & 6N	
108 OF 173 SINGLE FAMILY DWELLING UNITS ARE VISITABLE	62%
1,123 OF 3,669 MULTI-FAMILY UNITS ARE VISITABLE	31%



LEGEND

AGUA CHINON OFFSET

WILDLIFE CORRIDOR OFFSET

LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL SITE
- AFFORDABLE HOUSING
- CHILD CARE
- CITY OF IRVINE
- TRAIN STATION
- CONTINUING CARE RETIREMENT COMMUNITY

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00983608-PMP

DATE 6/25/2026

EXHIBIT B-8a
VISITABILITY PLAN



City of Irvine
APPROVED

BY Director of Community Development

CASE # 00983608-PMP

DATE 6/25/2026

EXHIBIT B-11a
STREET TREE PLAN

B-11 TREE-LINED AND SHADED STREETS

B-11a

Sustainability Criteria:

- Design with trees on both sides of at least 60% of streets
- Design with trees to provide shade over 40% of sidewalks

Sustainability Features:

- Street trees on both sides of 100% of streets
- Street tree spacing provides for 60% shading of sidewalks (established at 10 year maturity)



Note: Typical neighborhood street tree spacing and shading at 10 year maturity

B-13 NEIGHBORHOOD SCHOOLS

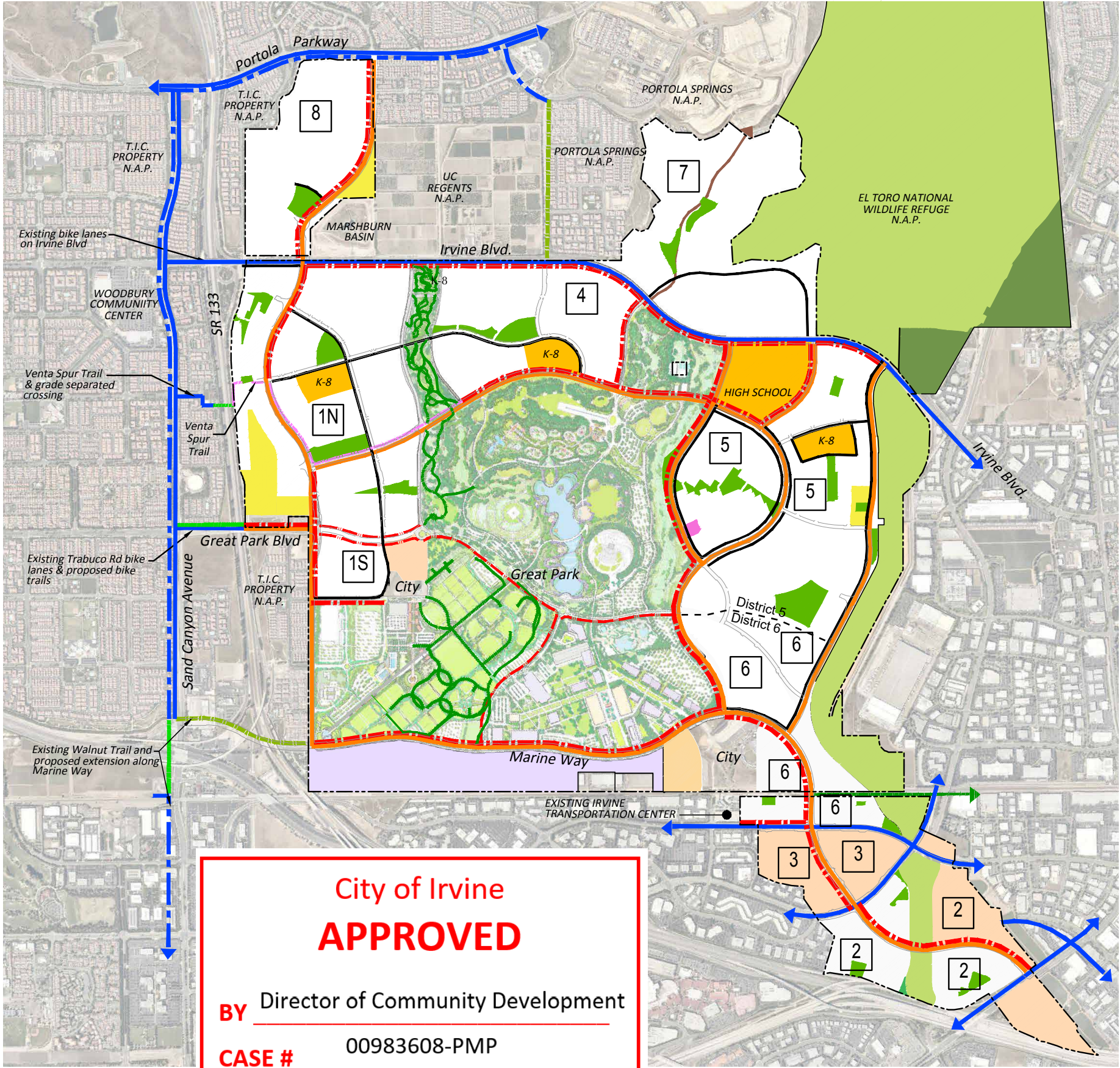
B-13a

Sustainability Criteria:

- Design project so at least 50% of DU's are within 1/2 mile from an elementary or middle school

Sustainability Features:

- K-8 schools are located in District 1 North, and District 4. There are both a K-8 and high school located within District 5. The District 5 schools are approximately .5 miles from 49% and .75 miles from 100% of residents in District 5 & 6N.



TRAIL LEGEND

- EXISTING TRAILS AND BIKE LANES:**
- EXISTING 8' CLASS II ON-STREET BIKE LANE
 - EXISTING 11' CLASS I BIKE TRAIL
- CITY OF IRVINE TRAILS AND BIKE LANES:**
- 8' CURB ADJACENT CLASS I BIKE TRAIL
 - 8' PARKWAY SEPARATED CLASS I BIKE TRAIL (SECONDARY)
 - 11' CLASS I BIKE TRAIL (PRIMARY)
 - VENTA SPUR CROSSING AT SR 133
- GREAT PARK NEIGHBORHOOD TRAILS AND BIKE LANES:**
- 8' SIDEWALK
 - 8' CLASS I BIKE TRAIL (SECONDARY)
 - 11' CLASS I BIKE TRAIL (PRIMARY)
 - 11' REGIONAL CLASS I BICYCLE AND PEDESTRIAN TRAIL (VENTA SPUR TRAIL)
 - CLASS II ON-STREET BIKE LANE
 - 11' REGIONAL RIDING AND HIKING TRAIL
- GREAT PARK TRAILS (FOR REFERENCE ONLY):**
- 11' REGIONAL CLASS I BICYCLE AND PEDESTRIAN TRAIL
 - 11' CLASS I BIKE TRAIL (PRIMARY)
 - 8' - 11' SIDEWALK
 - 5' MODERATE SINGLE TRACK TRAIL - MOUNTAIN BIKING, JOGGING & HIKING (DAY USE ONLY)
 - MODERATE SINGLE TRACK TRAIL

LAND USE LEGEND

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL
- AFFORDABLE HOUSING
- CHILD CARE
- MULTI USE

EXHIBIT B-13a
NEIGHBORHOOD SCHOOLS

C. GREEN INFRASTRUCTURE & BUILDINGS

C-4 WATER-EFFICIENT LANDSCAPING

C-4b

Sustainability Criteria:

- Reduce water consumption for outdoor landscape irrigation. Compliance with Cal Green and State Department of Water Resources Model Water Efficient Landscape Ordinance (MWEL0).

Sustainability Features:

- Design landscape so Estimated Total Water Use (ETWU) is less than Maximum Applied Water Allowance (MAWA).
- All landscape irrigation to meet high efficiency requirements.
- Irrigation controllers to be smart, evapotranspiration based.
- Drip irrigation, high efficiency spray and other methods to minimize runoff.
- Limit use of turf to active use areas.
- Use drought tolerant, “California friendly” plant palette.
- Provide 3” layer of mulch in all planting areas to retain moisture.

ESTIMATED WATER USAGE			
District 5 & 6N			
Project Type	New		
Water Supply Type	Recycled		
Yearly Evapotranspiration (Eto) =	inches / year	46.6	
Total Landscape Project Area =	square feet	4,285,000	
Total Landscape Project Area =	acres	105.50	
Estimated Total Water Use (ETWU)	Units	Hydrozone " 1 "	Hydrozone " 2 "
Plant type =		Turf	Shrubs
Plant water needs =		High Moderate	Moderate
Irrigation method =		Spray Precision	Spray Precision
Landscape area for hydrozone =	square feet	400,900	3,955,100
Special landscape area (SLA) =	yes/no	Yes	Yes
Total special landscape area (SLA) =	square feet	400,900	3,955,100
Percent area of hydrozone =	percentage	9.36%	92.30%
Hydrozone Estimated Irrigation Efficiency =	inches / hour	0.7	0.75
Evapotranspiration for Project Area =	inches / year	46.6	46.6
Plant factor (PF) =		0.80	0.45
Sub-Total ETWU Per Hydrozone =	gal / yr	13,237,489	68,562,450
Sub-Total ETWU Per Hydrozone =	ccf / yr	17,697	91,661
Estimated Total Water Use (ETWU) = (Eto)(0.62)(PFxHA / IE)	gal / yr	81,799,938	
	ccf / yr	109,358	
	acre-ft / year	250.92	
Total Maximum Applied Water Allowance (MAWA) = (Eto)(0.62)[0.7xLA+0.3xSLA]	gal / yr	124,417,620	
	ccf / yr	166,334	
	acre-ft / year	381.65	
ETWU < MAWA = (These Numbers Must Be Positive)	gal / yr	42,617,681	
	ccf / yr	56,976	
	acre-ft	130.73	

EXHIBIT C-4b
MAWA vs. ETWU CALCULATIONS

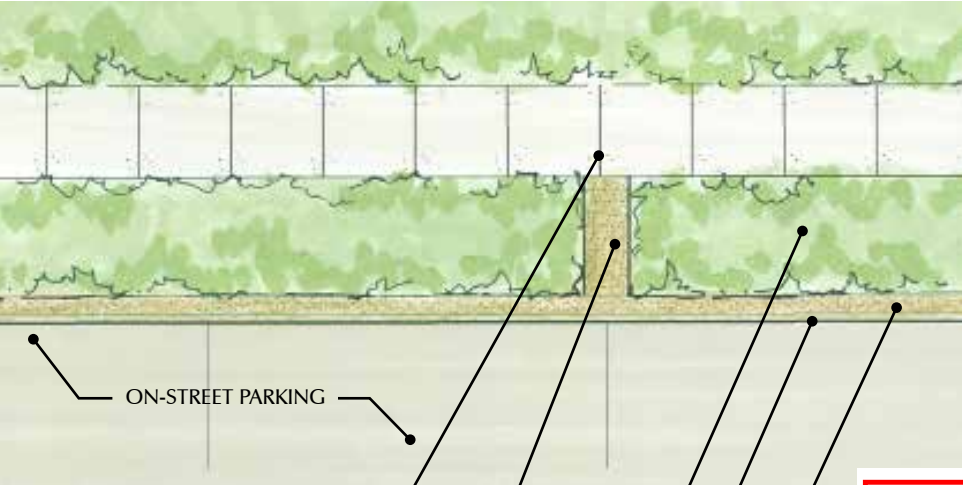
C-4c

Sustainability Criteria:

- Plant turf grass for functional benefits as in recreation areas
- Utilize Southern California native/drought tolerant adaptive plant materials

Sustainability Features:

- Turf has been minimized in project design, proposed in active use areas. Drought tolerant low ground covers & shrubs proposed for parkways and medians.



PUBLIC SIDEWALK

30" WIDE CONNECTOR TO
PUBLIC SIDEWALK

GROUND COVER (NON-TURF)
PARKWAY

CURB

12" WIDE RECYCLED
AGGREGATE OR MULCHED
AREA 'STEP OUT'
ADJACENT TO ON-STREET
PARKING

City of Irvine

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BY Director of Community Development

CASE # 00983608-PMP

DATE 6/25/2026

EXHIBIT C-4c
TYPICAL PARKWAY DESIGN

C-9 HEAT ISLAND REDUCTION

C-9a

Sustainability Criteria:

- Provide minimum 50% shade from tree canopies for nonroof site hardscape
- Provide high-reflectance paving materials - Solar Reflectance Index (SRI) index of 29

Sustainability Features:

- Proposed to reduce street width to save A.C. paving which has been transferred to provide wider parkways (7' minimum), facilitating use of larger street trees, providing more shade. Approximately 40% shading of 34' street area, 19% over 36' street area, 18% over 38' street area and 60% shading of sidewalk area (10 year maturity). Project provides 43,718 S.F. of additional landscape area in parkways due to narrower streets.
- Concrete sidewalks and driveways proposed. Typical new gray concrete has a SRI of 35 (per table 2, page 396 in 2009 LEED ND).



LEGEND

34', 36', AND 38' WIDE STREETS
(curb to curb)

LAND USE

- RESIDENTIAL
- PRIVATE NEIGHBORHOOD PARK
- SCHOOL SITE
- AFFORDABLE HOUSING
- CHILD CARE
- CITY OF IRVINE
- TRAIN STATION
- CONTINUING CARE RETIREMENT COMMUNITY

EXHIBIT C-9a

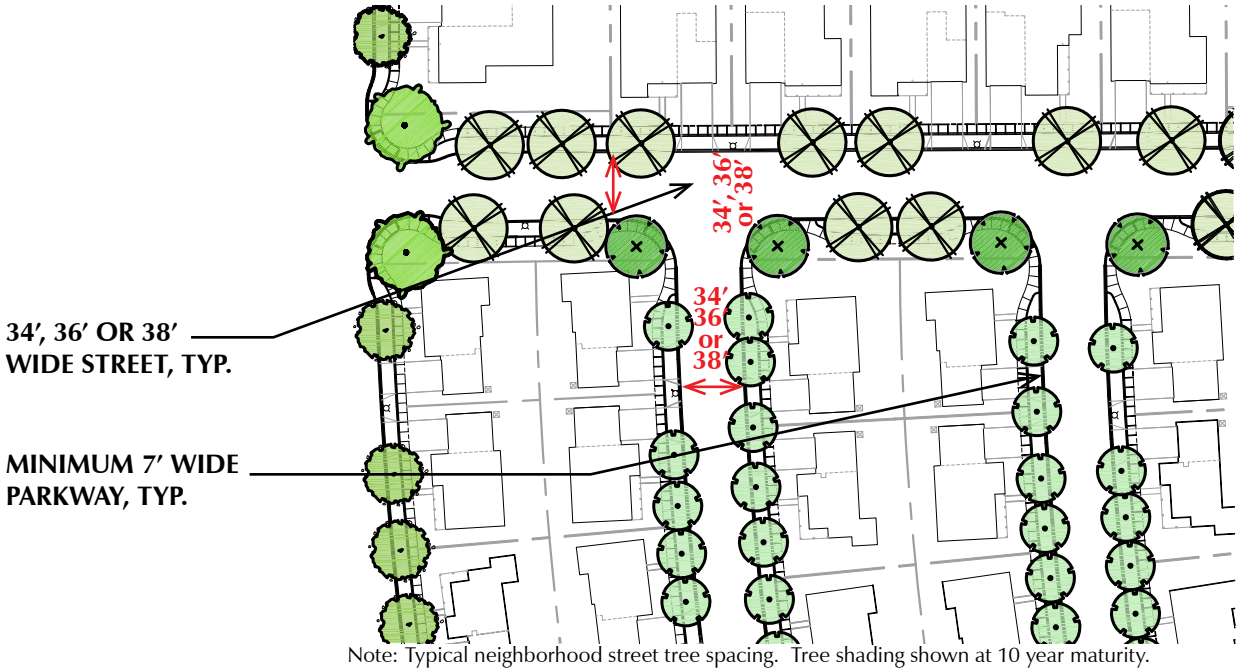
STREET WIDTH PLAN & TREE SHADING

DISTRICT 5/6N

PAVEMENT WIDTH	CENTERLINE LENGTH (FT)	STREET WIDTH REDUCTION (SQ/FT)	ADDITIONAL LANDSCAPE IN PARKWAYS (S.F.)
34'	3,768	7,536	6,029
36'	23,606	-	-
38'	25,126	50252	37,689
40'	5,099	-	-
50'	3,592	-	-
SUBTOTAL	61,191	57,788	43,718

REDUCE HEAT ISLAND EFFECT

- Approx. 40% shade over street - 34' street width
- Approx. 19% shade over street - 36' street width
- Approx. 18% shade over street - 38' street width



City of Irvine
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BY Director of Community Development
CASE # 00983608-PMP
DATE 6/25/2026

D. INNOVATION & DESIGN PROCESS

D-2

Sustainability Criteria:

- Demonstrate exemplary performance in landscape planting

Sustainability Features:

- Maximize carbon sequestration opportunities through landscape

DISTRICT 5/6N			
	LBS/TREE	PROPOSED TREE QUANTITY	TOTAL LBS/YEAR
CO ₂ SEQUESTRATION	77	16,564	1,275,428
CO ₂ STORED	752	16,564	12,456,128
OXYGEN RELEASE	205	16,564	3,395,620

Note:

1. Figures calculated using 10 year maturity on the US Forest Service Carbon Calculator
2. Figure calculated using the formula from Nowak, D., Hoehn, R., & Crane, D. "Oxygen Production by Urban Trees in the United States" (2007). Arboriculture & Urban Forestry 33(3):220-226 - net O2 release (kg/yr) = net C sequestration (kg/yr) x 32/12

EXHIBIT D-2
CARBON SEQUESTRATION CHART

City of Irvine

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BY Director of Community Development

CASE # 00983608-PMP

DATE 6/25/2026

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City of Irvine

APPROVED

BY

Director of Community Development

CASE #

00983608-PMP

DATE

6/25/2026

NOTICE OF DETERMINATION



TO: ☒ State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA. 95812-3044

☒ County Clerk
County of Orange
PO Box 238
Santa Ana, CA. 92702

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA. 92623-9575
Attn: **Hernan DeSantos**
Senior Planner
949-724-6441
hdesantos@cityofirvine.org

SUBJECT: Filing of **Notice of Determination** in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse No.: SCH No. 2002101020

Project Title and File No.: Districts 5 and 6 Design and Sustainable Guidelines Modification (File No. 00983608-PMP)

Applicant: Five Point Communities Management, Inc.
2000 FivePoint, 4th Floor
Irvine, CA 92618
Contact: Kory Lynch
(949) 283-2282
kory.lynch@fivepoint.com

Project Location: The project site is generally located south of Irvine Boulevard, west of Chinon, east of Lynx, and north of the Southern California Regional Rail Authority right-of-way in Development Districts 5 and 6 of Great Park Neighborhoods in Planning Area 51 (Great Park).

Project Description: Master plan modification to the previously approved Community Design Features and Sustainable Design Features, approved pursuant to Planning Commission Resolution No. 18-3704 within Development District 5 and District 6 North. The proposed modification was submitted to document the change of land use and other design and sustainable features from residential to non-residential associated with Conditional Use Permit (File No. 00974219-PCPU) to allow for the development and operation of a congregate care retirement community (CCRC) in Development District 6.

This is to advise that the **Director of Community for the City of Irvine, as lead agency**, has approved a Master Plan Modification (File No. 00983608-PMP) for Development Districts 5 and 6 of the Great Park Neighborhoods in Planning Area 51 on June 25, 2026, and made the following determinations regarding the project:

1. The project **will not** have a significant effect on the environment.
2. An Addendum (Addendum No. 16) to a previously certified 2012 Second Supplemental Environmental Impact Report (SSEIR) (SCH No. 2002101020) was prepared pursuant to Section 15164 of the State CEQA Guidelines and concluded that the project will not have any new or more severe significant effects on the environment that were not previously identified in the EIR. The project's effects were analyzed in the 2012 SSEIR and Addendum and all feasible mitigation measures from the EIR have been incorporated into the project approval.
3. New Mitigation measures **were not** made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan **was not** adopted for this project.
5. A Statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.

This is to certify that the Second Supplemental Environmental Impact Report (SCH No.: 2002101020) and Addendum No. 16 is available to the public at the City of Irvine City Hall, Community Development Department, One Civic Center Plaza, Irvine, California 92623.

Hernan DeSantos, Senior Planner
Name and Title

Hernan DeSantos
Signature

June 25, 2026
Date