

Planning Area 5B: The Village at a Glance

The Planning Area: The residential land use plan for Planning Area 5B (PA 5B) was developed as the result of a two-year joint planning process between the Irvine Company and the City of Irvine and included input from Northwood Area Community Members Task Force. The initial planning for this area was approved in June 2002.

Location: PA 5B is approximately 300 acres in size and is bounded by Jeffrey Road to the east; Irvine Boulevard to the south; existing Northwood communities to the west; and Hicks Canyon Wash and Portola Parkway to the north.

Number of Planned Homes: A total of 1,900 homes including a mix of single-family detached homes, condominiums and townhomes are proposed. More detailed residential plans will be filed with the City later this summer, however, as required by city zoning regulations, new homes adjacent to existing single family detached homes will also be single family detached.

Number of Parks: A six-acre public neighborhood park will be built in the center of this new community as part of a larger neighborhood park plan that includes three homeowners' association parks as well as smaller neighborhood-serving recreation spaces.

A New Elementary School: A new 10-acre Irvine Unified School District elementary school will be built in the center of PA 5B.

Acres of Open Space: With this development approximately 195 acres of open space in the northern foothills will be dedicated to the City of Irvine. This area is designated for permanent open space as a part of about 4,000 acres of land committed by the Irvine Company to public ownership in the open space preserve north of Portola Parkway.

Thematic Landscape Plan: Around the project's perimeter the influences of Hicks Canyon Wash, the existing Northwood village edge, and the Jeffrey Open Space Trail (JOST) have all been considered in the proposed landscape framework for Planning Area 5B. Landscape edges along Jeffrey and Irvine Blvd. are proposed with thematic entry points. Landscape paseos meeting city requirements and providing space between existing homes and new development are included in the overall landscape plan. Within the site, the plan proposes to retain existing Eucalyptus windrows as an important design element in the new community. Trees determined by a certified arborist to be unhealthy will be removed and replaced with a different species of Eucalyptus to maintain the vertical windrow feature.

Trails: Connections to and from existing neighborhoods and trail networks are key elements to this village. Over seven miles of trails/walks are provided within the village. With direct connections to Hicks Canyon Wash and JOST, links are provided to the citywide network leading to: adjacent villages, community parks (including the planned Trabuco Multigenerational Center at Jeffrey and Trabuco roads) and beyond to the City's vast open space in both northern and southern Irvine. A 40-foot wide paseo/trail has been proposed along the western side of the property between new neighborhoods and existing Northwood.

Completion of Planned Roadways: The full improvement of a six-lane Jeffrey Road along the project edge is under construction and scheduled to be open in April 2014. Additionally, the north side of Irvine Blvd. will be completed with Planning Area 5B and will have three lanes instead of two there today. Consistent with the North Irvine Traffic Mitigation (NITM) Program, 5B will pay approximately \$4.8 million in NITM fees for a number of area-wide traffic improvements including at the Yale/Irvine intersection, the Jeffery/Walnut intersection and the Sand Canyon/I-5 interchange.

Schedule: The project is presently under city review with hearings before the Planning Commission expected in May or June 2013. The initial construction schedule anticipates start of grading in July 2013 with model homes open to the public by June or July 2014.

Contact Information: To keep up to date, for information or to bring to our attention to any issues associated with development of this site, please contact the Irvine Company Information Line at: 949-720-2610. Your call will be returned within 24 hours, Monday-Friday.

NOTE: The information and land uses shown in this update may change at any time. Future development and construction of infrastructure and other facilities not shown in this publication may occur. The facilities and amenities portrayed on the map are artists' renderings. Actual development may vary. (March 2013)

LEGEND

Jeffrey Streetscape -

A bold mixed evergreen landscape, inspired by the monumental nature of the J.O.S.T. character. Parkway and median landscapes will carry into the PA 5B edge and provide the main character for the community.

Irvine Boulevard Streetscape -

Traditional village edge landscape, Irvine Boulevard will be established with a mixed evergreen and deciduous accent landscape palette, influenced by its sub-regional neighbors to the east and west.

Portola Parkway Streetscape -

A continuation of the existing landscape that exists at the north edge of Northwood, the Portola Parkway landscape character will provide an informal evergreen and deciduous character to the north edge of the site.

Hicks Canyon Wash Interface -

The immediate edge to the north will extend the character of the Hicks Canyon Wash regional trail, and gracefully blend the informal character to the PA 5B site.

Entry Landscapes -

Each entry road is a unique condition. The entries will be based on an informal evergreen mixed landscape structure. The landscape character will support the entry monumentation creating a landscape thread from J.O.S.T. to the parks and Paseo Park landscape. The Eucalyptus windrows are unique landscape elements for two of the four entries.

Neighborhood Streetscape -

The neighborhood streetscape character starting with the loop roads west of the parks, establishes a formal character for this section of the PA 5B site. Internal neighborhood streets will support that character, within the various parcels.

Eucalyptus Landscape -

A good quality Eucalyptus windrow system establishes two strong east/west landscape elements that help to create the landscape character of the entry streets, loop roads and park spaces.

Park/Paseo Park Landscape -

Influenced by J.O.S.T., the 2 parks and central Paseo Park will enjoy an informal mixed landscape character. This key landscape element to the community will provide a strong landscape character to the site.

Paseo Pathway Landscape -

Internal trail connections, these paseo landscapes will support the main recreational character of the community.

Northwood Paseo Landscape -

A north/south landscape feature transitioning PA 5B with Northwood, the paseo will provide a recreational element to the community and informally create a landscape buffer at the western edge of the PA 5B site.

Residential



LANDSCAPE CONCEPT

The landscape concept for Planning Area 5B is influenced by a number of key elements. The Planning Area 5B topography is flat and open. The existing Eucalyptus windrows provide an historical reference with two good quality windrows that will be maintained within the community framework to the east. The future extension of the Jeffrey Open Space Trail (J.O.S.T.) will provide an influential edge to the project with a strong landscape character. Hicks Canyon Wash to the north is an established regional trail system that will link into PA 5B. The landscape will be designed to embrace the informal landscape structure of J.O.S.T. with mixed evergreen and deciduous trees. The existing Eucalyptus windrows will provide an established landscape character to two of the project's four entries, and provide a monumental feature to the primary entry. The primary spine street will continue the character established by the central parks and paseos, giving a strong mixed evergreen character to the community. The neighborhood streets will provide a more formal, traditional structure giving a contrasting feel to the entries and park streets.