

**Tustin Economic Development Meeting
City of Tustin Project Updates
Prepared By: City of Tustin Community Development Department
November 8, 2018**

Old Town Updates

- **Vintage (420 W. Sixth Street):** This new 140-unit residential community will feature amenities such as a pool, clubhouse, and a new mini-park. In addition, a new freeway sound wall has been constructed, which now features a monochrome City of Tustin logo, and a sign featuring Old Town Tustin. Construction of the homes is well underway at the site, and model homes are anticipated to open in December 2018. Please refer to Attachment A for an exhibit displaying the active and completed permits for this project.



Vintage is under construction (top)
Freeway sound wall with signage (bottom)



- **New Housing (140 S. A Street):** On February 28, 2017, the Planning Commission approved a request by Habitat for Humanity to construct two (2) detached condominium homes to be set aside for veterans and their families. In June 2018, the City of Tustin participated in a “build day” at the site with members of City Staff, City Council, and the community. A ribbon cutting for the new homes is anticipated to be held in the near future.

Tustin Legacy Updates

- **Levity in Tustin Legacy (Tustin Ranch Road/Victory Road):** In January 2018, the City Council approved the development of a new 218-unit residential community by CalAtlantic Homes, on an approximately 20-acre lot, bounded by Tustin Ranch Road, Victory Road, Moffett Drive, and Park Avenue. This project features three (3) new neighborhoods: Fleet at Levity – townhomes; Velocity at Levity – flats; and, Icon at Levity – single family homes. Precise grading is currently in progress at the site.

- **Jamboree Housing (Tustin Ranch Road/Warner Avenue):** Preliminary plans have been submitted by Jamboree Housing to provide 114 affordable rental housing units within Tustin Legacy in the area between Anton Legacy Apartments and The District at Tustin Legacy (Reference area 18 on the Tustin Legacy Map included as Attachment B). The submitted plans are currently under review by City Staff.
- **The Village at Tustin Legacy (Kensington Park Dr. / Edinger Avenue):** Construction continues to progress on the medical office portion of this new center which includes 248,292 square feet of retail and medical uses. The Health South (acute care) facility is anticipated to commence with grading of their site in the near future.
- **Flight at Tustin Legacy (Barranca Parkway/Red Hill Avenue):** This development proposal includes a variety of uses such as: creative office uses; a food hall; and, conference center including a connection into Tustin Legacy Park. Construction is currently in progress at the site. The core office buildings are anticipated to be complete in the first quarter of 2019, with the food hall opening shortly thereafter.



Flight construction photo from November 7, 2018

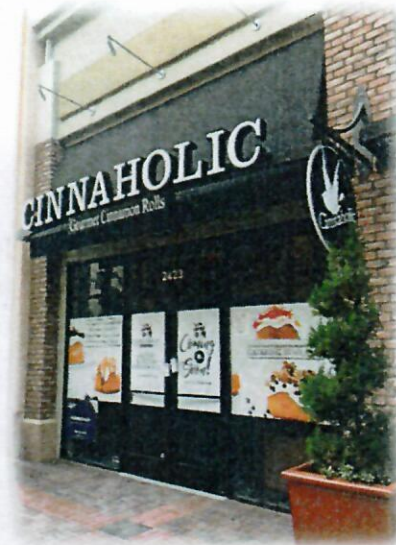
- **Veterans Sports Park (Valencia Avenue):** This approximately 30-acre park is designed as a community/sports park and will accommodate large group activities and offer a wide variety of facilities including: Four (4) lighted soccer fields; three (3) lighted ball fields; four (4) lighted tennis courts; two (2) lighted basketball courts; two (2) lighted sand volleyball courts; eight (8) lighted pickleball courts; a skate park; and, a veteran's memorial. The veteran's plaza and memorial area, designed as a place of honor, will be located at the west side of the park. Grading work is complete at the site, and Phase II of the project (which includes construction of the ball fields and equipment) is currently accepting bids. It is estimated that construction of the park will be complete during Fall 2019.
- **The Yellow Chilli (2463 Park Avenue):** On July 23, 2018, the Zoning Administrator approved a request to establish a Type 47 ABC License in conjunction with outdoor seating at an existing tenant space within The District

(former Sharky's location). The new Indian restaurant is anticipated to open before the end of 2018.

- **Cinnaholic (2423 Park Avenue):** A new vegan cinnamon roll shop, which was featured on Shark Tank, is now open in the former Bowlology location within The District Promenade area.
- **Utopia Café (2489 Park Avenue):** This European café serving lunch and dinner will be opening soon in the former Peets Coffee location.

For further information on projects within the Tustin Legacy area, please see Attachment A which includes a map and a table providing additional information on projects approved, in progress, and proposed for the area.

Cinnaholic is now open



Other Updates

- **Red Hill Specific Plan (Red Hill between San Juan & Mitchell):** On November 6, 2018, the City Council adopted the Red Hill Avenue Specific Plan.
- **Schools First Credit Union (15332 Newport Avenue):** Schools First has submitted plans for a new office building. The plans are currently under review by City Staff.
- **Condominium Development (1381-1391 San Juan Street):** This development involves the construction of five (5) single family detached condominiums. Construction of the homes continues to progress, and is anticipated to be complete during 2018.



Condominium development is nearly complete

- **Rock & Brews (1222 Irvine Boulevard):** On August 14, 2018, the Planning Commission approved a request to expand the former Lone Star Steakhouse converting it into a Rock & Brews Restaurant. Demo work is currently underway at the site.



Demo is in progress for Rock & Brews

- **Family Promise Transitional Housing (1914 El Camino Real):** On November 6, 2018, the City Council adopted an Exclusive Negotiating Agreement with Family Promise of Orange County, who is proposing to construct a project consisting of seven (7) units, including a family resource center, for the purpose of providing short-term transitional housing for homeless families.
- **Zama Tea ABC License (434 El Camino Real):** On October 16, 2018, the Zoning Administrator approved a Type 41 ABC License for on-site beer and wine sales in conjunction with an existing café and outdoor seating area.
- **Oliboli Donuts (135 W. First Street, Ste. B):** A new donut and coffee shop has opened in Heritage Plaza. Oliboli Donuts is known for their 40-hour process to develop their unique dough.

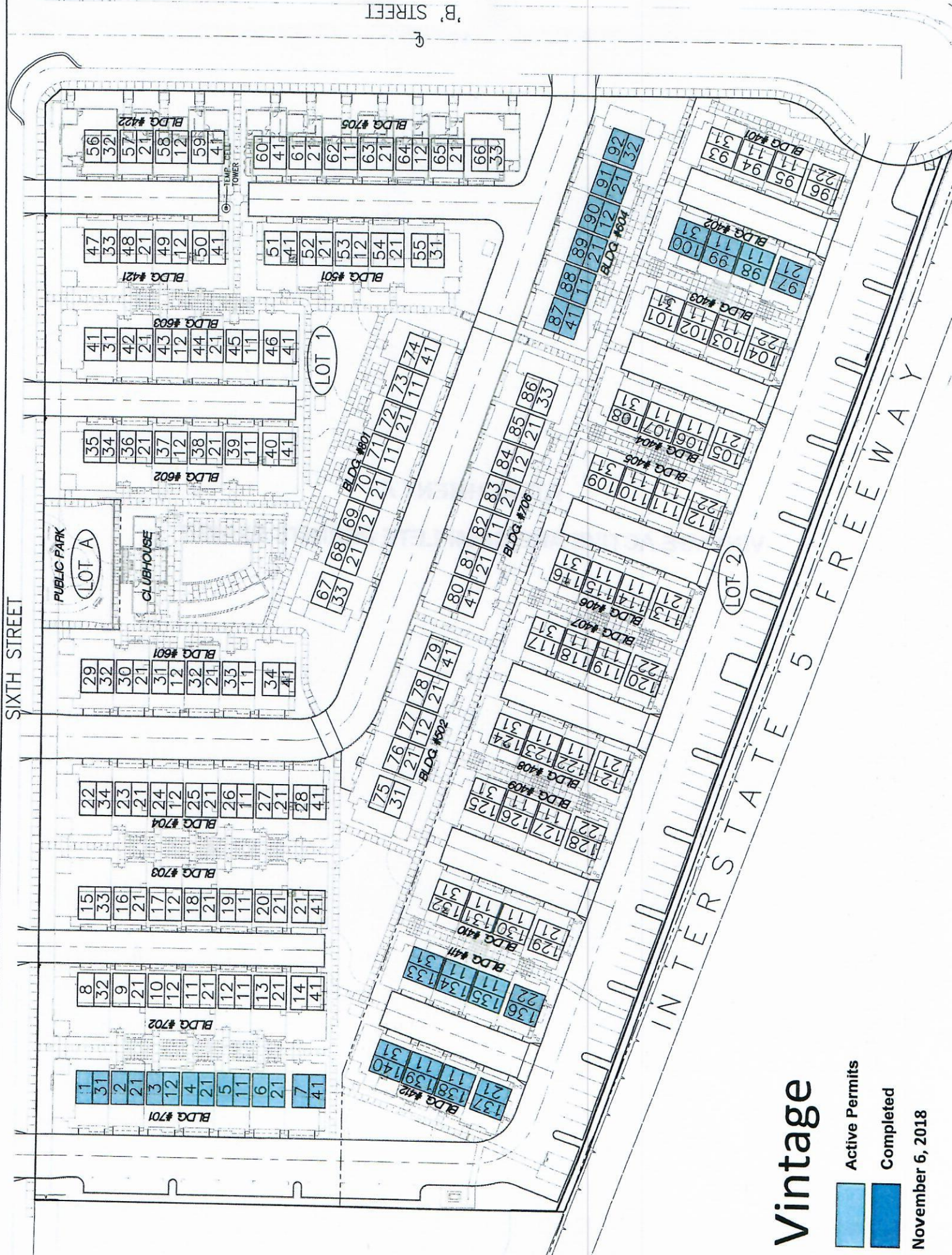
Attachments:

- A. Vintage Active and Complete Permits Exhibit
- B. Tustin Legacy Map and Project Table

ATTACHMENT A

VINTAGE ACTIVE AND COMPLETE PERMITS EXHIBIT

SIXTH STREET



Vintage

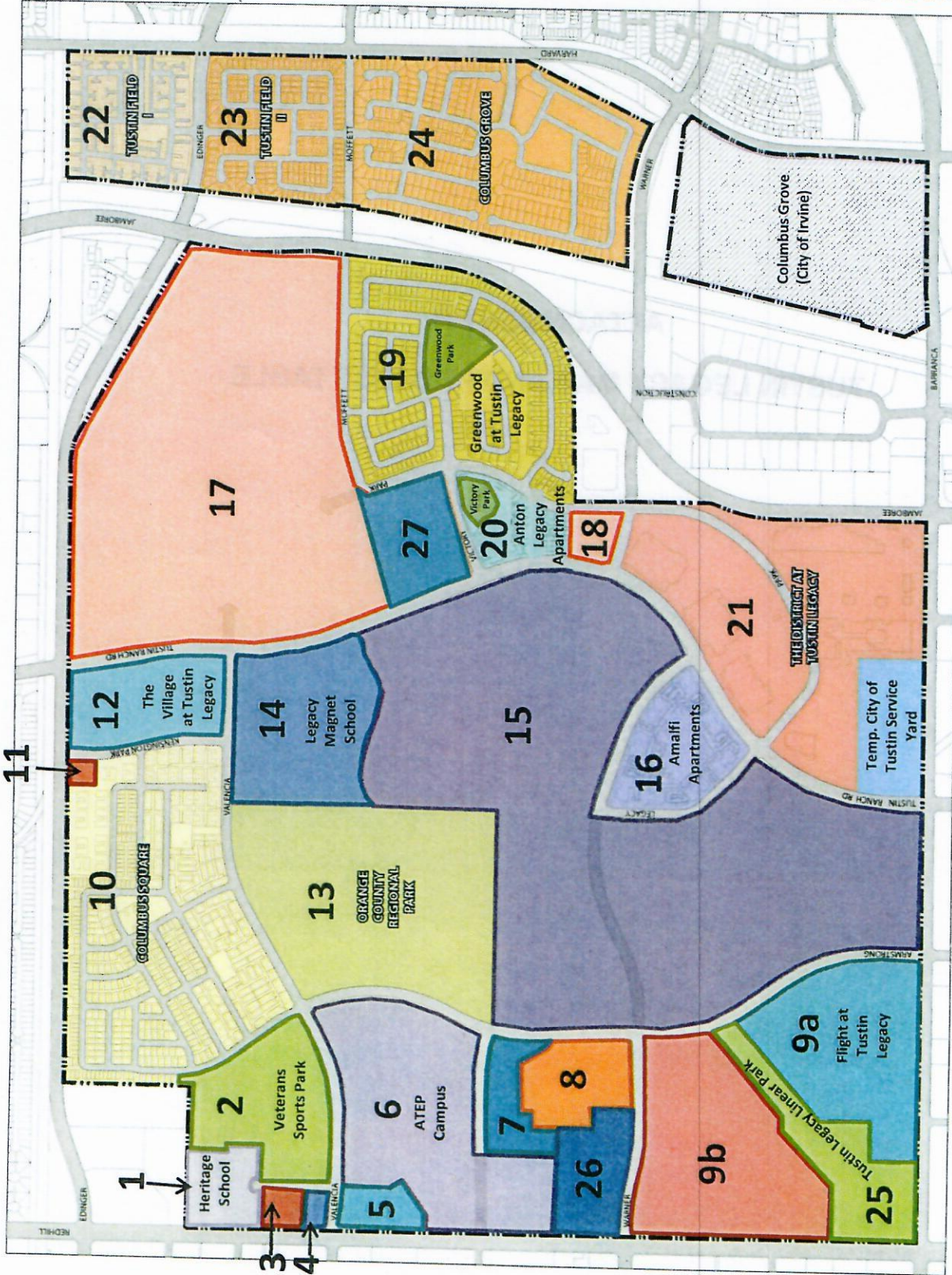
- Active Permits
- Completed

November 6, 2018

ATTACHMENT B

TUSTIN LEGACY MAP AND PROJECT TABLE

1. Heritage Elementary School
2. Veterans Sports Park
3. OC Social Services
4. City of Tustin Facility
5. OC Rescue Mission
6. ATEP Campus (SOCCCD)
7. OC Animal Care Facility
8. Rancho Santiago College District Sheriff's Training Facility
- 9a. Flight – Business / Office/R&D, approx. 860,000sf
- 9b. Cornerstone 2 Business/Office/R&D
10. Columbus Square – 1,075 Residential Units
11. Fire Station # 37
12. The Village at Tustin Legacy – Shopping Center
13. OC Regional Park
14. Legacy Magnet School
15. Neighborhood D Community Core –Mixed-use Urban Village
16. Amalfi Apartments – 533 Residential Units
17. Neighborhood G – Mixed-use Transit
18. Jamboree Housing – 114 Affordable Residential Units
19. Greenwood – 375 Residential Units & Greenwood Park
20. Anton Legacy Apartments – 225 Affordable Residential Units & Victory Park
21. The District – Shopping Center
22. Tustin Field I – 376 Residential Units
23. Tustin Field II – 189 Residential Units
24. Columbus Grove – 465 Residential Units
25. Tustin Legacy Linear Park
26. Army Reserve Center
27. Levy in Tustin Legacy – 218 Residential Units



BUILT AND ENTITLED PROJECTS

TUSTIN | CA

DATE: 07.21.2014

1" = 400'



TUSTIN LEGACY PROJECTS – UPDATED 11-7-18

Map Number	Project	Description and Status
1	Heritage Elementary School	Heritage School is now open as a STEAM (Science, Technology, Engineering, Arts, Math) Elementary School.
2	Veterans Sports Park	The Veterans Sports Park is a plan for a 31.5-acre park which will serve the recreational needs of the surrounding community. It will offer a wide variety of facilities including lighted soccer fields, ballfields, tennis courts, basketball courts, sand volleyball courts, and pickleball courts. A children's play environment, splash pad, and picnic areas are also proposed, as well as a Veterans Memorial Plaza. Grading work is complete at the site, and Phase II of the project (which includes construction of the ball fields and equipment) is currently accepting bids. It is estimated that construction of the park will be complete during Fall 2019.
3	OC Social Services	The Tustin Family Campus for Abused and Neglected Children involves a multi-treatment campus which includes residential buildings and stand-alone homes, and a campus service center with a total capacity to serve 90 beds for abused and neglected children and their parents as well as emancipated youth. This project is complete.
4	Future City of Tustin Facility	The City of Tustin acquired this property through a recent land exchange with the South Orange County Community College District. The future use of this building is yet to be determined.
5	Orange County Rescue Mission	The Village of Hope facility is a 387-bed transitional home for the homeless which is operated by the Orange County Rescue Mission. This project is complete.
6	ATEP Campus	Construction is now complete for the first ATEP building which now houses career technical programs for Irvine Valley College.
7	Orange County Animal Care Facility	This new facility, which is replacing the former facility in Orange, is now open as of March 25, 2018.
8	Rancho Santiago College District Sheriff's Training Facility	This Sheriff's Training Facility/Academy is now complete.

9a	Flight at Tustin Legacy (Formerly Cornerstone 1)	This development proposal includes a variety of uses such as: creative office uses; a food hall; and, conference center including a connection into Tustin Legacy Park. Construction of Flight is now underway, with an anticipated completion date of late 2018.
9b	Cornerstone 2	Phase two of the Cornerstone development will consist of a variety of uses including research and development, office, and specialized employment uses.
10	Columbus Square	1,075 residential units are now complete within this neighborhood.
11	Fire Station #37	Orange County Fire Authority Station #37 moved from its old location off of Red Hill Avenue to this new location at Edinger/Kensington Park Dr. The Fire Station is now open.
12	The Village at Tustin Legacy	Construction continues to progress on the medical office portion of this new center which includes 248,292 square feet of retail and medical uses. The Health South (acute care) facility will commence grading soon. Many of the retail businesses are now open within the shopping center.
13	Orange County Regional Park	The County of Orange has future plans for an 84.5-acre regional park to be located surrounding the North Hangar. A concept plan has been approved by the OC Board of Supervisors. Please visit ocparks.com for further details on this proposed project.
14	Legacy Magnet School	The Tustin Unified School District (TUSD) is currently working on the design of a new magnet school called Legacy Academy, which will be a TIDE school focusing on Technology, Innovation, Design, and Entrepreneurship. Grading of the site is now complete, the facility is substantially designed, and TUSD anticipates plan submittal to the Division of State Architect in the Fall of 2017. TUSD has stated the project would be out to bid next year with bid openings in Spring 2018, and construction to follow, with completion in 2020.
15	Mixed-Use Urban Village (Neighborhood D Community Core)	A mixed-use urban village concept within the community core of Tustin Legacy is proposed. Next steps will include the preparation of a concept plan and business plan as the basis for development of the urban village.
16	Amalfi Apartments	The Irvine Company has constructed a new apartment community consisting of 533 units adjacent to The District at Tustin Legacy.

17	Neighborhood G	This remaining residential core consists of 1,097 residential units. This area will provide a range of housing types including senior housing, detached and attached single-family, multifamily, affordable housing, and mixed-use commercial opportunities. As a transit oriented community, this neighborhood will provide access between the Tustin Metrolink and the Tustin Legacy area.
18	Jamboree Housing	Preliminary plans have been submitted by Jamboree Housing to provide 114 affordable rental housing units within Tustin Legacy in the area between Anton Legacy Apartments and The District at Tustin Legacy. The submitted plans are currently under review by City Staff.
19	Greenwood in Tustin Legacy & Greenwood Park	A total of 375 detached homes have been built by CalAtlantic Homes. Construction of the homes is now complete.
20	Anton Legacy Apartments & Victory Park	St. Anton Partners has completed construction of their 225 unit affordable apartments, and Victory Park is now open.
21	The District at Tustin Legacy	This Class-A Retail Development project has been completed. The District at Tustin Legacy offers a variety of retail services, restaurants, and entertainment venues.
22	Tustin Field I	376 residential units are now complete.
23	Tustin Field II	189 residential units are now complete.
24	Columbus Grove	465 residential units are now complete.
25	Tustin Legacy Linear Park	The City of Tustin is proposing to construct and maintain a 26-acre park and stormwater detention basin. Construction of Phase I of the park (detention basin) is complete, with Phase II of the park (landscaping through Armstrong Avenue, parking lot, restroom facilities) is anticipated to commence along with completion of the Flight project.
26	Army Reserve Relocation	The U.S. Army has relocated from their current Army Reserve Center located on Barranca Parkway adjacent to The District shopping center, to a new location at the north east corner of Red Hill Avenue and Warner Avenue.

In January 2018, the City Council approved the development of a new 218-unit residential community by CalAtlantic Homes, on an approximately 20-acre lot, bounded by Tustin Ranch Road, Victory Road, Moffett Drive, and Park Avenue. This project features three new neighborhoods: Fleet at Levity – townhomes; Velocity at Levity – flats; and, Icon at Levity – single family homes. Precise grading is currently in progress at the site.

THE MARKET PLACE

THE
MARKET
PLACE
TUSTIN

NOVEMBER 2018

NOW OPEN



offers an indoor playground and cafe for parties and is located next to Barnes & Noble. Visit www.luv2play.com/irvine/ed for more details.



offers delicious Japanese ramen noodle bowls and exciting appetizers. They are located in the Lowe's food court



is located next to Market Place Dentistry featuring the sale of arch supports, shoes & foot-related products. Visit www.goodfeet.com/orangecounty for more details.

SEPHORA

is located at our new building across from White House Black Market. Sephora is a giant in the retail cosmetics field. See attached press release for more details.



is located next to Starbucks Phase I. Koja Kitchen is a fast-casual restaurant serving Korean-Japanese fusion cuisine. See press article for more details.



located next to Luna Grill. JA Jiaozi is a Chinese restaurant offering Beijing and dumpling cuisine and alcoholic beverages. See attached article from OC Register article.



is a Coffee House featuring Vietnamese and ethnic coffee and tea, as well as pastries, bagels, donuts and cotton candy. BLK Coffee is located in the Edwards Theater courtyard. See attached press article.



Alan's Candle Workshop is located next to The White House/Black Market. They offer wax candles in various shapes & sizes including animal-shaped candles.

COMING SOON



located next to ULTA, will offer bedding products, such as mattresses, and is expected to open in November 30.



located next to Nordstrom Rack, is a high-end Italian furniture store featuring furniture and decor from Natuzzi Editions Retail Collection. They are expected to open in November 23.

Center Hours

10 am - 9 pm Monday-Friday
10 am - 7 pm Saturday
11 am - 6 pm Sunday

Contacts

The Management Office

8 am - 5 pm Monday-Friday
2961 El Camino Real
Tustin, CA 92782
(714) 730-4124
www.shophthemarketplace.com

24 Hour Security

(714) 288-2274

Security Director

Alex Garcia
agarcia2@irvinecompany.com

Guest Services

Barbara Conti
bconti@irvinecompany.com

Operations

Jerry Harr
jharr@irvinecompany.com

Rent & Sales

Jennifer Avery
javery@irvinecompany.com

Marketing Director

Lindsay Hermance
lhermance@irvinecompany.com

Marketing Coordinator

Jazmine Estrada
jazestrada@irvinecompany.com

PROJECT REPORT

Fountain Remodel Project at Edwards Courtyard - Includes new tile, concrete seat wall and added lighting has been completed.

Landscape Pot Upgrade - All trees in sidewalk pots along the storefronts have been repainted and replaced with new plant material in all Phases. Additional landscape upgrades completed.

MANAGEMENT OFFICE

We are pleased to announce our **new Marketing Director, Lindsay Hermance**. Lindsay was the Marketing Manager at our Irvine Spectrum Center and was promoted as the Marketing Director at The Market Place. Please join us in welcoming Lindsay to TMP!

MERCHANT SPOTLIGHT

Luv To Play provides a safe and secure indoor climate-controlled environment to allow children to be active and meet and play with other children. Children from around the world "Luv 2 Play." With an indoor playground for ages 4 to 12, a toddler area for ages 1 to 4 and a baby area for ages 0 to 2, as well as a redemption area for arcade games and prizes, Luv 2 Play is fun for the whole family. For further details, please call them at (949)203-2611 or at www.luv2play.com/irvine/

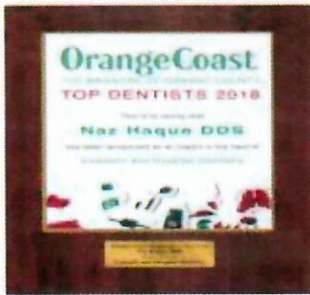


Rubio's Coastal Grill hosted a wonderful "Party on the Patio" to celebrate their beautiful new outdoor patio. Event included live music, free chips and guacamole and beer sampling. Rubio's recently changed it's trade name to "Rubio's Coastal Grill" to mark the latest chapter in their story that brought them from Baja California to the coastal flavors they serve today.

J San Ramen offers Japanese style ramen dishes and specializes on a 14 hour boiled broth. They are located in the food court by Lowe's.



Market Place Dentistry
We Welcome your Family of Smiles



2925 El Camino Real, Tustin CA 92782
(714) 505-0122 www.mrgdental.net

Market Place Dentistry provides comprehensive dental care in a state-of-the-art facility. From implants to one-hour laser teeth whitening, Market Place Dentistry offers you a complete approach to your dental health. Orange Coast Magazine recognized them as one of the Top Dentists of 2018 and expert in the fields of Cosmetic & Hospital Dentistry.

NOVEMBER TENANT PROMOTIONS

Taco Rosa's \$10 Lunch Specials

13792 Jamboree Rd, Irvine • 11am-2pm • (714) 505-6080

Enjoy \$10 lunch specials every Monday - Friday from 11am - 2pm at Taco Rosa Mexico City Cuisine at The Market Place.

Menu specials include Tacos de Filete, Enchiladas Mexico City, Fajitas de Pollo and more made with natural ingredients, spices and flavors that fuse contemporary techniques with classic favorites. Taco Rosa was voted Best Mexican Food by *LA Times OC Readers* and was featured on the CBS News segment Best Deals by Tony Tantillo. Their talented chefs strive to bring you the best award-winning dishes and beverages from a variety of regions throughout Mexico.

Give \$100, Get \$20 at CPK!

3001 El Camino Real, Tustin • October 30th - November 21, 2018 • (714) 838-5083

Purchase \$100 in gift cards now at CPK through January 1st, 2019, receive a \$20 promotional card valid January 7th-February 24th, 2019.. Buy early and get more - purchase \$100 in gift cards by November 21st and receive an additional \$10 bonus card valid for redemption until January 6th, 2019.

20% OFF Your First Online Order at Hopdoddy!

3030 El Camino Real, Tustin • (714) 505-2337

When you create a new account with Hopdoddy Burger Bar **between now and November 15**, they'll give you 20% your first online order. Just follow these steps to get this sweet deal!

[CLICK HERE](#) to open the Hopdoddy Registration Page

Fill out Registration form and put "openwide" in the Promo Code Box. Click "Submit".

Continue to the Hopdoddy home page and click the Food + Drink tab to order.

Make your meal selection and then click "My Order"

Before proceeding to check out, click the Promo Code drop down box, select "20% Off OIO Promo"

Click "Apply" and proceed to check out!

Must register before November 15, 2018. Offer must be applied at registration but does not have to be redeemed at checkout immediately. Offer must be redeemed within 30 days after signing up. This code is redeemable only one time upon registration with a complete profile. Information will not be shared with any 3rd parties (see Privacy Policy) No cash value. Not valid with other offers, discounts, or deals, or the purchase of gift cards. Online orders only. Will not be issued on previous online purchases. Not valid with any 3rd party delivery marketplaces. Cannot be used if paying with a gift card.

Happy Hour Specials at Sawleaf Vietnamese Cafe

13786C Jamboree Road, Irvine • (714) 417-9028

Catch our Happy Hour Specials from Monday through Friday, 2:30pm-6:00pm with \$2.00 Beers, 50% Off Specialty Drinks (Vietnamese Ice Coffee, Ice Tea, Limeade) and \$5.00 Pho, Banh Mi or Bun (Combo Sized Portions).

Please visit www.shophemmarketplace.com for more event listings & coupon offers.

MARKETING PROGRAMS

Duck the Halls at The Market Place on Wednesday, November 14th from 6:00pm-10:30pm.

Bring the family to watch the Anaheim Ducks take on the Vegas Golden Knights live on the two giant LED screen on the Edwards Courtyard at 7:30pm. Arrive early and help us kick off the holiday season with a spectacular tree lighting, fun activities, giveaways & special guest appearance.

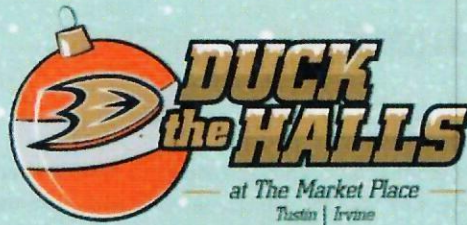
Duck the Halls Family Parties

Meet the Wild Wing and Power Players at our Holiday Carnival with kid-friendly crafts & games.

Saturday, December 1st from 10am-2pm at the California Pizza Kitchen Courtyard

Saturday, December 8th from 10am-2pm at the Edwards Cinema Courtyard

Saturday, December 15th from 10am-2pm at the Lowe's Courtyard



THE DUCKS WATCH PARTY

Wednesday, November 14th

Event Activities 6pm - 10:30pm

Tree Lighting 6:15pm

Game begins at 7:30pm

Bring the family to watch the Anaheim Ducks take on the Vegas Golden Knights live on a giant LED screen at the Edwards Courtyard at 7:30pm. Doors open at 4pm, arrive early and help us kick off the holiday season with a spectacular tree lighting, fun activities, giveaways and special guest appearances.

DUCK THE HALLS FAMILY PARTIES

Meet Wild Wing and Power Players at our Holiday Carnival with kid-friendly crafts and games.

Saturday, Dec 1st

10AM - 12PM California Pizza Kitchen Courtyard

Saturday, Dec 8th

10AM - 12PM Edwards Theater Courtyard

Saturday, Dec 15th

10AM - 12PM Lowe's Courtyard



THE MARKET PLACE

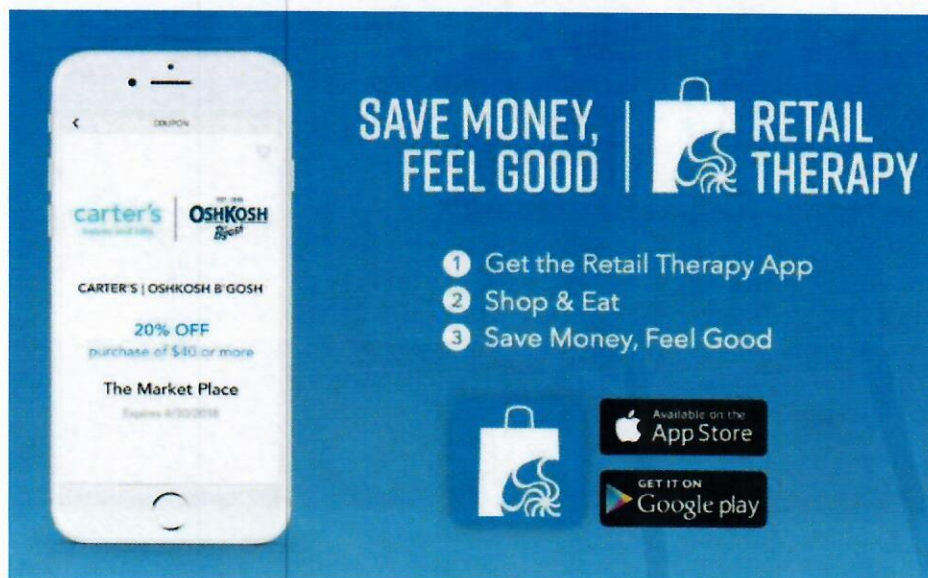
Give a Gift Card and Make Some Merry!

American Express gift cards available for purchase online and at the Management Office, located at 2961 El Camino Real, Tustin or call us at 714.730.4124 to place your orders.



Retail Therapy App

Download the NEW Retail Therapy app from your mobile app store for instant access to **hundreds of discounts and incredible deals**. Enjoy offers from restaurants, retailers, spas, salons, and more throughout Orange County and Santa Clara County, California.



THE MARKET PLACE

Need an Item Delivered to Your Home or Office?

Need an item delivered to your home or office? Schedule a delivery with OC Delivery Express, powered by BringPro.

OC Delivery Express is a premium delivery service offering same-day and scheduled delivery from The Market Place. With this exclusive service, BringPro professionals will pick up your items from The Market Place and deliver your purchases to any location in Orange County. Think of it as your own personal assistant.

For items 50 lbs. or less, delivery costs \$12 per delivery for same-day services. Deliveries must be scheduled by 2pm and will occur between 4pm-7pm.

For items 50 lbs. or more, OC Delivery Express offers delivery services starting at \$89 for items up to 2,000 lbs. Visit OCDeliveryExpress.com to book your appointment today!

OC DELIVERY *express*

Exclusively for The Market Place

Need an item delivered to your home or office?

**SAME DAY
DELIVERY
DIRECT TO
YOUR DOOR**

STARTING AT

\$12

**ANY DAY
DELIVERY** | **\$12 FOR** *under* **50 LBS.**
\$79 FOR *over* **50 LBS.**

WHITE GLOVE SERVICE FOR ALL SIZES (\$29)

Remove items from packaging and light assembly

Go to OCDeliveryExpress.com to book your appointment today!

POWERED BY [bringpro](http://bringpro.com)

Questions? help@bringpro.com

*Items that are under 50 lbs. but greater than 50" in any dimension must select the over 50 lbs. option.

Sephora is Now Open at The Market Place

On June 23, Sephora opened its doors at their new location in The Market Place, located across from LOFT and White House Black Market.



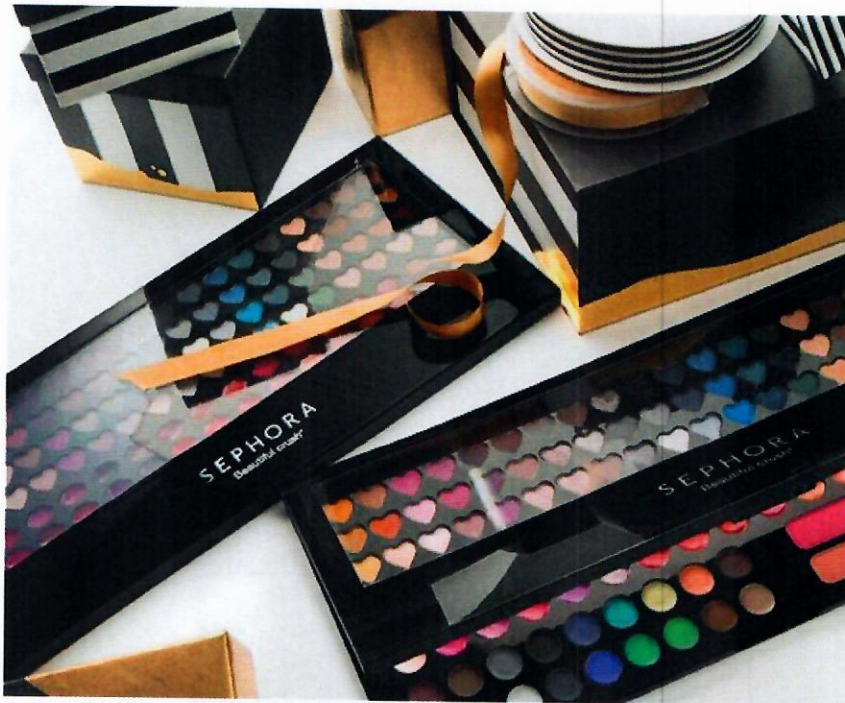
As a revolutionary driver in the beauty industry, Sephora has a powerful beauty presence in countries around the world thanks to its unparalleled assortment of prestige products, unbiased service from experts, interactive shopping environment, and innovation.

The beauty-retail concept, founded in France by Dominique Mandonnaud in 1970, is defined by its unique, open-sell environment with an ever-increasing assortment of products from carefully curated brands, featuring indie darlings, emerging favorites, trusted classics, and Sephora's own SEPHORA COLLECTION.



IRVINE COMPANY

Since 1864



Sephora Collection features their popular Cream Lip Satin Liquid Lipstick, Eyeshadow Perfection Mist Airbrush Foundation and more

Sephora believes every stroke, swipe and dab reveals possibility, and they share their client's love for the confidence that their products, services, and expertise bring to life. In every store, clients unlock their beauty potential through intuitive technology and guidance from the most knowledgeable and professional team of product consultants in the beauty industry.

At the grand opening event of the new 5,400 square foot store, guests enjoyed music by DJ Brandi Garcia, a photo booth, and a free gift with a \$35 purchase. Within the first week of being open at The Market Place, Sephora already exceeded their sales goals and are seeing a high demand for services.

Be sure to stop by the new Sephora at The Market Place to discover the latest in skincare, makeup, hair care and beauty essentials.

Sephora at The Market Place

2999 El Camino Real
Tustin, CA 92782
(714) 669-7746



IRVINE COMPANY

Since 1864

KoJa Kitchen at The Market Place - Now Open



KoJa (aka Korean-Japanese) is a special gourmet sandwich infused with a unique combination of Korean & Japanese flavors. To step it up a notch, KoJa Kitchen substitutes the traditional wheat buns with freshly made crispy garlic rice buns.

We take what is best of both cuisines and reinvent them in a way that is fun and delicious to eat for our KoJa Kitchen fans.

2943 El Camino Real,
Tustin, CA 92782
Phone 657-859-6475
www.kojakitchen.com

Dumpling alert! The first American outpost of JA Jiaozi will open in May in Irvine



JA Jiaozi, a Chinese chain specializing in dumplings, opens its first American outpost in early May at the Marketplace. (Courtesy of JA Jiaozi)

By [ANNE VALDESPINO](#) | avaldespino@scng.com | Orange County Register

PUBLISHED: April 17, 2018 at 12:02 pm | UPDATED: April 30, 2018 at 2:36 pm

More [dumplings](#) are coming to Orange County when JA Jiaozi, a Chinese chain, opens its first American outpost in early May at The Market Place in Irvine. The restaurant, a 2,954 square foot space, will bring seasonal offerings with no artificial coloring, preservatives or MSG.

Menu items will include steamed, boiled and fried dumplings in flavors such as cod fish and chives (\$11.50) and the JA Signature with pork dried shrimp and shrimp roe (\$11.50). Stir fried veggie dishes range from \$9.50-\$11.50, noodle dishes are \$12.50. House specialties include Braised Brisket with Quail Eggs (\$16.50). Appetizers range from Osmantus Cherry Radish, (\$7.50) with date and mint, to Cactus Salad (\$9.50), with shrimp, arugula avocado and orange peel in a Japanese dressing.

Address: 13776 Jamboree Road, Irvine.



IRVINE COMPANY

Since 1864

Stop by BLKdot Coffee now open at The Market Place for a signature Vietnamese coffee.

THE MARKET PLACE



NOW OPEN

BLKdot Coffee, a neighborhood coffee shop best known for its signature Vietnamese craft coffee, is now open at The Market Place.

The extensive menu features specialty coffee and tea creations, such as Sea Salt Coffee and Thai Tea Lattes as well as sandwiches, pastries, and more.

BLKDOT COFFEE

13786B Jamboree Road, Irvine, CA 92782

(714) 832-1111

Location: near Edwards Market Place Stadium 10
The Market Place

COFFEE & A TREAT



HAVE A PASTRY

Enjoy a sweet or savory pastry with your coffee including cronuts, scones, bagels, quiches and more.



THE DISTRICT

AT TUSTIN LEGACY

MEMO

DATE: November 8, 2018
TO: BEDC Committee
FROM: The District Management & Marketing Team
RE: The District Updates

Dear BEDC Committee:

Enclosed please find recent and projected New Store Openings, District Happenings and Marketing Updates at The District.

Promenade:

1. Cinnaholic (1,157 SF) – NOW OPEN.
2. Utopia Caffé (1,700 SF) – Vibrant restaurant/café serving European breakfast and lunch cuisine including desserts and beverages. Tenant is under construction with a projected January opening date.
3. The Yellow Chilli (3,000 SF) – The acclaimed Indian restaurant chain from celebrated Master Chef Sanjeev Kapoor, is set to open at The District at Tustin Legacy later this year. Sanjeev Kapoor is India's answer to Wolfgang Puck and we're beyond excited to bring such a renowned concept to The District.
4. Bubble Pop (4,500 SF) – A family fun concept providing an interactive bubble experience for kids and adults opened next door to Fashion Camp in The Promenade.

November/December Activities:

WINE TASTING & DINNER

Friday, November 9th, 6:30 pm
Prego Mediterranean

Indulge in an elegant wine tasting and dinner pairing with Executive Chef, Ugo Allesina. \$67/person, reservations are limited and can be made at info@pregoristorante.com.



THE DISTRICT

AT TUSTIN LEGACY

2ND ANNUAL LADIES NIGHT OUT

Benefitting the Boys and Girls Clubs of Tustin
Wednesday, December 5th

6:00-9:00pm

At Luna Rossa w/ Jasper Plum

"Smart Women Start as Smart Girls"

Enjoy a night with great ladies, fabulous food, signature cocktails, wine, swag bags, and more! Tickets are on sale now!



SO CAL SLIME BONANZA 3

Sunday, December 9th

11am-4pm | Ticketed Event

At The District Valet Area

Meet & Greet your favorite Slimers!

Come and find out everything you've ever wanted to know about slime making.

Enjoy demos, slime making, purchasing and meet some of your favorite slimers in the industry. Tickets on sale now on event brite.



WONDERLAND HOLIDAY HOUSE

December 1-31 | Open Daily 10am – 8pm

Union Market Courtyard

Take the perfect holiday photo! Bring your family and friends to create unique holiday photos inside the Wonderland Holiday House. Inspired by an enormous disco ball! Free Admission.

SANTA'S WORKSHOP & FAMILY FEST

Saturday, December 1st | 12pm-2pm

The Promenade Area

Greet Santa's arrival by train! Family Event with free Santa photos, kids crafts & slime making, train rides, face painting, balloon art, entertainment & more.

SANTA'S WORKSHOP & FAMILY FEST

Saturday, December 1st | 12pm-2pm

The Promenade Area

Experience Magical Snowfall! Family Event inside Union Market with free Santa photos, kids crafts, food & beverage samplings, entertainment & more.

CELEBRATE A
WINTER
wonderland
AT THE DISTRICT

DECEMBER 1 | 12-2PM
SANTA'S WORKSHOP & FAMILY FEST
Santa's Arrival at 12 noon | Free Photos with Santa | Train Rides | Entertainment
Kid's Crafts & Slime Activities | Face Painting & Balloon Art | & More!

DECEMBER 1-31 | OPEN DAILY
WONDERLAND HOLIDAY HOUSE
Take Your Holiday Photos In the Wonderland Holiday House | Free Admission

DECEMBER 15 | 4-8PM
WINTER WONDERLAND AT UNION MARKET
Free Photos with Santa | Magical Snowfall | Kids Crafts | Meet the Snow Queen
Union Market Food & Beverage Samplings | Entertainment | & More!

Visit Our Website for More Holiday Events in December

TheDistrictTL.com
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THE DISTRICT
AT TUSTIN LEGACY

THE DISTRICT

AT TUSTIN LEGACY

UBER/LYFT LOUNGE

At District Valet, next to Prego Mediterranean

Relax and wait for your ride! Guests are encouraged to order their ride from the Lounge or use the address 2411 Park Ave.

The lounge offers soft seating in a shaded area, perfect for these warm fall days!



#MYDISTRICT - INSIDER'S GUIDE

On DistrictTL.com

What is Cinnaholic? When is The Yellow Chilli and Utopia Caffe opening? Check out #MYDISTRICT for all the answers.

Bookmark TheDistrictTL.com/posts on your smartphone and check us out regularly for an insider's guide to *all things* happening at The District.

