

Dear Tustin Economic Development Committee:

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

**Construction Alert on I-5 Freeway:**

Major Caltrans work on I-5 Freeway for an additional carpool lane project requiring the shutdown of all **northbound** lanes between 55 and 22 Freeways during the following hours:

11:00 PM, Friday, August 2<sup>nd</sup> through 7:00 AM, Saturday, August 3<sup>rd</sup>

11:00 PM, Saturday, August 3<sup>rd</sup> through 9:00 AM, Sunday, August 4<sup>th</sup>

**The Promenade:**

1. **The Yellow Chilli** (3,000 SF) – NOW OPEN. The acclaimed Indian restaurant chain from celebrated Master Chef Kapoor, is India's answer to Wolfgang Puck and we are beyond excited to bring such a renowned concept to The District. <https://theyellowchillitustin.com/>
2. **Union Market Tustin** (21,570 SF) – Orange County's original independent retail and food hall is always serving up new and exciting concepts including:
  - **Roba Noodle Bar** – NOW OPEN. A fast casual eatery serving Japanese-inspired noodle bowls and grilled robata skewers.
  - **Flippan** – NOW OPEN. Serving freshly made pastries and drinks.
  - **Indulge Activewear** – NOW OPEN. Luxurious Columbian inspired activewear/shapewear for men and women. Designed for high performance and high fashion.
  - **Leaf N Cream** – NOW OPEN. Mix N' Match your own fruit/milk tea by choosing up to 3 flavors. All the Mix N' Match tea drinks are made to order & hand shaken.
  - **Hermosa Taqueria** – COMING SOON - this sophisticated taqueria concept serving simple traditional Mexican food and fun drinks is scheduled to open in Fall.
3. More exciting concepts coming soon...stay tuned!

**Center Hours**

Monday - Thursday | 10am - 9pm

Friday - Saturday | 10am - 10pm

Sunday | 11am - 6pm

**Management Team**

Monday- Friday | 8am - 5pm

2437 Park Ave

Tustin, CA 92782

(714) 259-9090

**Security Director**

Delaune Cheney

24 Hour Line: (714) 258-1414

**General Manager**

Arian Maher

Amaher@vestar.com

**Assistant Property Manager**

Lori Gertsch

Lgertsch@vestar.com

**Marketing Director**

Shannon Campbell

Scampbell@vestar.com

**Marketing Manager**

Veronica Salgado Rico

vsalgado-rico@vestar.com

**Sales & Insurance**

John Conrekas

Jconrekas@vestar.com



## Upcoming Activities:

### **CAMP DISTRICT KIDS SERIES**

Thursdays, August 8 | 10am-12noon.

AMC Courtyard | **FREE EVENT**

#### **1 WEEK LEFT! 8/8 Pirates & Princesses**

Parents and kids can enjoy weekly themed activities each week with FREE activities hosted by **Lowe's, BubblePOP, Fashion Camp, and Pinot's Palette**. Kids can enjoy through crafts, dance, storytelling, face painting, balloon art, and more!

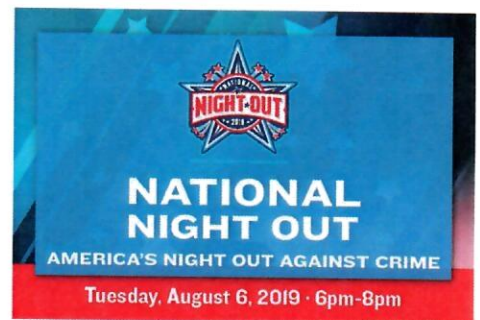


### **NATIONAL NIGHT OUT**

Tuesday, August 6 | 6pm-8pm

The District Valet Area | **FREE EVENT**

**Celebrate the Tustin Police on this nationally recognized day** with FREE family activities, vendor booths and live entertainment. Find out about crime, drugs, violence prevention. Help generate support for local anti-programs and strengthen neighborhood spirit and police-community partnerships.



### **FASH BASH W/ FASHION CAMP**

Saturday, August 17 | 11am-2pm

The Promenade | **FREE EVENT**

**Join us for Fashion Camp's annual end-of-summer celebration & fashion show!** Enjoy fashion-themed games & challenges, creation stations, hair braiding, mini manicures, photo booth and more. Make sure to check out the big Fashion Show at 1pm - featuring kids & tweens showing off their designs!



### **THE DISTRICT LOUNGE AT PACIFIC FOOD & WINE CLASSIC**

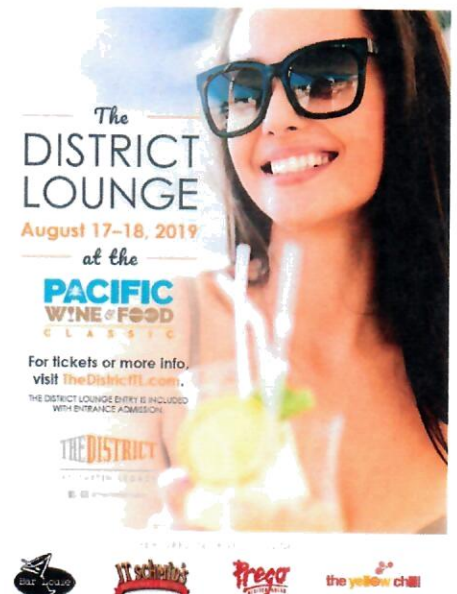
Saturday, August 17 & 18 | 12pm-5pm

The Newport Dunes, Newport Beach | **TICKETED EVENT**

In partnership with the OC Restaurant Association and 4 District restaurants, The District at Tustin Legacy will host "THE DISTRICT LOUNGE" at this year's Pacific Food & Wine Classic in Newport Beach.

In its 3rd year, the event will expose the center and restaurants to 3,000 local foodies each day.

A special THANK YOU to **Prego Mediterranean, JT Schmid's, Bar Louie and The Yellow Chilli** for participating with food and drink tastes.



## BACK-TO-SCHOOL BACKPACK GIVEAWAY

August Promotion

*Running August 1 – 24<sup>th</sup>*

The District is a major destination for Back-to-School shopping so during the month of August, we will giveaway a backpack full of school supplies & gift cards from the stores and restaurants at center (\$200 value).

Enter at **TheDistrictTL.com** from August 1 – 24<sup>th</sup>. Winner must be 18 years or older. Winner will be randomly selected and notified the week of August 26<sup>th</sup>.





## THE MARKET PLACE

### COMING SOON.



#### Spiritea

will offer tea drinks, fruit cups, desserts and related tea accessories, along with the sale of smoothies. Spiritea will be located by Bank of America.



will offer exercise classes focusing on various stretching options. StretchLab will be located next to Postal Annex.



will be located at the former Lowe's space. Mathis Brothers will offer more than 10,000 items across all price points.

### NOW OPEN.

Bath & Body Works®  
*White Barn*



performed a full-store remodel and added their White Barn Candle concept.

TACO ROSA  
MEXICO CITY CUISINE



patio expansion is **now complete**. Taco Rosa is located by Edwards Cinema.

**MATTRESSFIRM**



is located next to ULTA and carries everything you need to get your best night's sleep.

### CENTER PROJECTS.

**Parking lot asphalt repaving** of Phase 1 will be completed in August.

**Palm tree trimming** will be completed in August.

**Upgrading food court common area music system** from October - November.

**Replacing EV charging stations** near Islands and California Fish Grill by November.

### CONTACTS.

#### MANAGEMENT OFFICE

8AM - 5PM, Monday - Friday  
2961 El Camino Real, Tustin, CA 92782  
(714) 730-4124  
[www.ShopTheMarketPlace.com](http://www.ShopTheMarketPlace.com)

#### 24-HOUR SECURITY

(714) 288-2274

#### SECURITY DIRECTOR

Alex Garcia  
[agarcia2@irvinecompany.com](mailto:agarcia2@irvinecompany.com)

#### OPERATIONS

Jerry Harr  
[jharr@irvinecompany.com](mailto:jharr@irvinecompany.com)

#### RENT & SALES

Jennifer Avery  
[javery@irvinecompany.com](mailto:javery@irvinecompany.com)

#### MARKETING DIRECTOR

Lindsay Hermance  
[lhermance@irvinecompany.com](mailto:lhermance@irvinecompany.com)

#### MARKETING COORDINATOR

Emily Montante  
[emontante@irvinecompany.com](mailto:emontante@irvinecompany.com)

#### GUEST SERVICES

Barbara Conti  
[bconti@irvinecompany.com](mailto:bconti@irvinecompany.com)





# AUGUST NEWS.

This is what's happening at  
The Market Place this month!

## WHAT YOU NEED TO KNOW.

We are excited to announce Emily Montante has joined our team as Marketing Coordinator. You will begin to see communication from her soon, and her contact info can be found below.

At Your Service was recently launched as a new amenity for our shoppers. This program puts guests services at our shoppers fingertips - simply send a text message asking for information such as, where to get a hamburger or find directions to a particular store. The number for At Your Service is (714) 710-8646.

The Market Place Fall Savings Guides are being mailed out the first week of August, so you can expect to see shoppers bringing in their new coupons to redeem.

Submit your monthly promotions, specials and sales by August 20th at the latest to be included in our September newsletter (\*space is limited). Submit your content to Emily Montante at [emontante@irvinecompany.com](mailto:emontante@irvinecompany.com).

Share your in-store events and promotions with us so we can help promote them for you. Opportunities include website event/promotion listings, banner ads, round-up email campaigns, and more. Please provide the following: event/promotion name, start and end dates, event/promotion description, and image if you have one. Submit your content to Emily Montante at [emontante@irvinecompany.com](mailto:emontante@irvinecompany.com).

Labor Day Hours on Monday, September 2nd are 10AM - 9PM (regular hours).

## AUGUST TENANT PROMOTIONS.

### ISLANDS FINE BURGERS AND DRINKS | MAI TAI TUESDAYS AND WINE WEDNESDAYS

Mai Tai Tuesdays | \$5 Mai Tais.

Wine Wednesdays | Half-off wines by the bottle and glass!

### JA JIAOZI'S | DAILY SPECIALS

**August 1st - August 30th**

Monday - Tuesday | Spend over \$30, get one free Jiaozi (pork and celery).

Wednesday - Thursday | Spend over \$30, get one free Jiaozi (steamed chicken and mushrooms).

Friday - Sunday | Spend \$50 and get a \$5 coupon to use on your next visit.

### FOREVER 21 RED | BACK TO SCHOOL STUDENT AND TEACHER DISCOUNT

**August 8th - August 21st**

Receive 15% off your purchase of regular priced items when you present a valid student or teacher ID card at participating Forever 21 locations. Please contact the store directly for more details and exclusions.

### MARKET PLACE DENTISTRY | HEALTHY TEETH SO YOU CAN KEEP SMILING

New patient special includes Comprehensive Professional Exam, Oral Cancer Screening, TMJ evaluation, X-Rays and Basic Dental Cleaning all for \$39! We also offer free Invisalign consultation! For more information, visit [www.mymdpd.net](http://www.mymdpd.net).

### CHA CHA'S LATIN KITCHEN | HAPPY HOUR AND TACO AND TEQUILA TUESDAYS

Happy Hour Sunday - Thursday | all day and night.

Happy Hour Friday and Saturday | 11:30AM - 7PM.

Taco and Tequila Tuesday | Enjoy 50% off premium tequilas and signature tacos all day every Tuesday.

### COLOR ME MINE | SUMMER WORKSHOPS

**June 17th - August 16th**

These classes are drop-off only. Classes will be held Monday through Friday from 10:30AM - 12:00PM. Pricing is \$29 per class or a series of 6 classes for \$160 (+ tax). To sign up call (714) 505-3975, come into the studio in advance or simply walk-in on the day of class!





**Tustin Economic Development Meeting  
City of Tustin Project Updates  
Prepared By: City of Tustin Community Development Department  
August 08, 2019**

**Old Town Updates**

- **Vintage at Old Town Tustin (420 W. Sixth Street):** Construction continues to progress on Vintage at Old Town Tustin. Currently, residents have moved into the first two phases of the community. The amenities and mini-park are also complete. At build-out, Vintage will feature 140 new homes with amenities. Please refer to Attachment A for an exhibit displaying the active and completed permits for this project.



The pool/clubhouse (top) and mini park (bottom) are open



**CONTACT  
INFORMATION**

Community Development  
General Inquiries:  
714-573-3106

Planning Division:  
714-573-3140  
[tustinplanning@tustinca.org](mailto:tustinplanning@tustinca.org)

Building Division:  
714-573-3130  
[tustinbuilding@tustinca.org](mailto:tustinbuilding@tustinca.org)

Code Enforcement:  
714-573-3135 (north of 5 freeway)  
714-573-3134 (south of 5 freeway)  
[TustinCodeEnforcement@tustinca.org](mailto:TustinCodeEnforcement@tustinca.org)

Graffiti Removal Hotline:  
714-573-3111

**Tustin Legacy Updates**

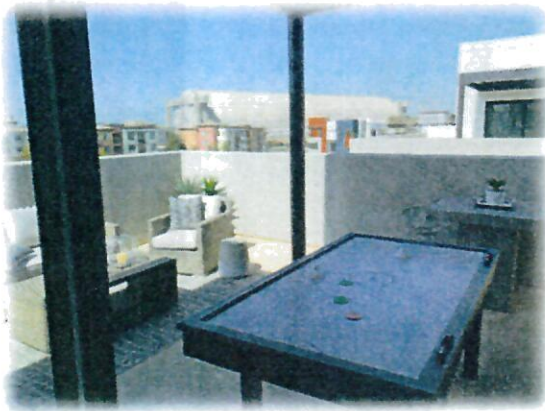
- **Flight at Tustin Legacy (Barranca Parkway/Red Hill Avenue):** This development proposal includes a variety of uses such as: creative office uses; a food hall; and, conference center including a connection into Tustin Legacy Park. Phase I of the Flight campus is nearing completion, and the food hall celebrated its grand opening on July 20, 2019.



The Mess Hall is open  
(photo credit: OC Register)



- **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. This project features three (3) new neighborhoods: Fleet at Levity – townhomes; Velocity at Levity – flats; and, Icon at Levity – single family homes. On June 11, 2019, the Planning Commission approved construction of the temporary home sales center for the community. The home center and model homes are anticipated to open in September. Please refer to Attachment B for an exhibit displaying the active and completed permits for this project.



Model home for Velocity (flats)

- **The Village at Tustin Legacy (Kensington Park Dr. / Edinger Avenue):** Construction of the Hoag facility has been completed. The center is considered to be substantially completed, with the exception of the Health South (acute care) facility, which is awaiting approval from the State for the building. Grading of the Health South site has recently commenced.



- **Residential Community (Tustin Ranch Road/Warner Avenue):** An application is currently under review by the Planning Division for Brookfield Residential to construct a new community within Tustin Legacy. The community is proposed to include 407 residential units, including open space, park areas, and community amenities. The neighborhoods would be comprised of 114 detached homes, 117 triplex townhomes, and 176 stacked flats and townhomes.



Rendering of Brookfield's  
residential community

- **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. Construction of the park is in progress, and the park is anticipated to be complete in early 2020.



Progress of Veterans Sports Park  
playground (top) & tennis courts  
(bottom)





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

### Other Updates

- **Schools First Credit Union (15332 Newport Avenue):** On July 2, 2019, the City Council approved a new three-story 180,000 square foot facility, including a 5,000 square foot branch building for Schools First Credit Union. Please refer to Attachment D for a map of development within the Pacific Center East Specific Plan area.



Architectural renderings for the  
office building (top left)  
branch building (top right)  
employee lobby (bottom)

- **Costco Gas Station (2655 El Camino Real):** On July 9, 2019, the Planning Commission approved a new Costco Gas Station an existing Costco site; however, the item was appealed, and will be heard by the City Council on October 15, 2019. The project, as proposed, would consist of sixteen (16) pumps with 32 fueling dispensers, including an overhead canopy, and associated equipment.
- **Escape Room (13031 Newport Avenue #202):** The Zoning Administrator recently approved a request to establish an escape room entertainment venue in an existing tenant space within Plaza Lafayette.
- **Veterinary Clinic (3059 Edinger Avenue):** On July 8, 2019, the Zoning Administrator approved a request for a veterinary clinic offering a combination of general and specialty veterinary services to locate in an existing tenant space within Jamboree Plaza.

- **Chiropractic Office (165 Yorba Street):** On July 18, 2019, the Zoning Administrator approved a chiropractic office with associated massage therapy services within an existing office space.
- **Rock & Brews (1222 Irvine Boulevard):** During 2018, the Planning Commission approved a request to expand the former Lone Star Steakhouse converting it into a Rock & Brews Restaurant. Construction is progressing on the new restaurant, which has an anticipated opening date toward the end of 2019.



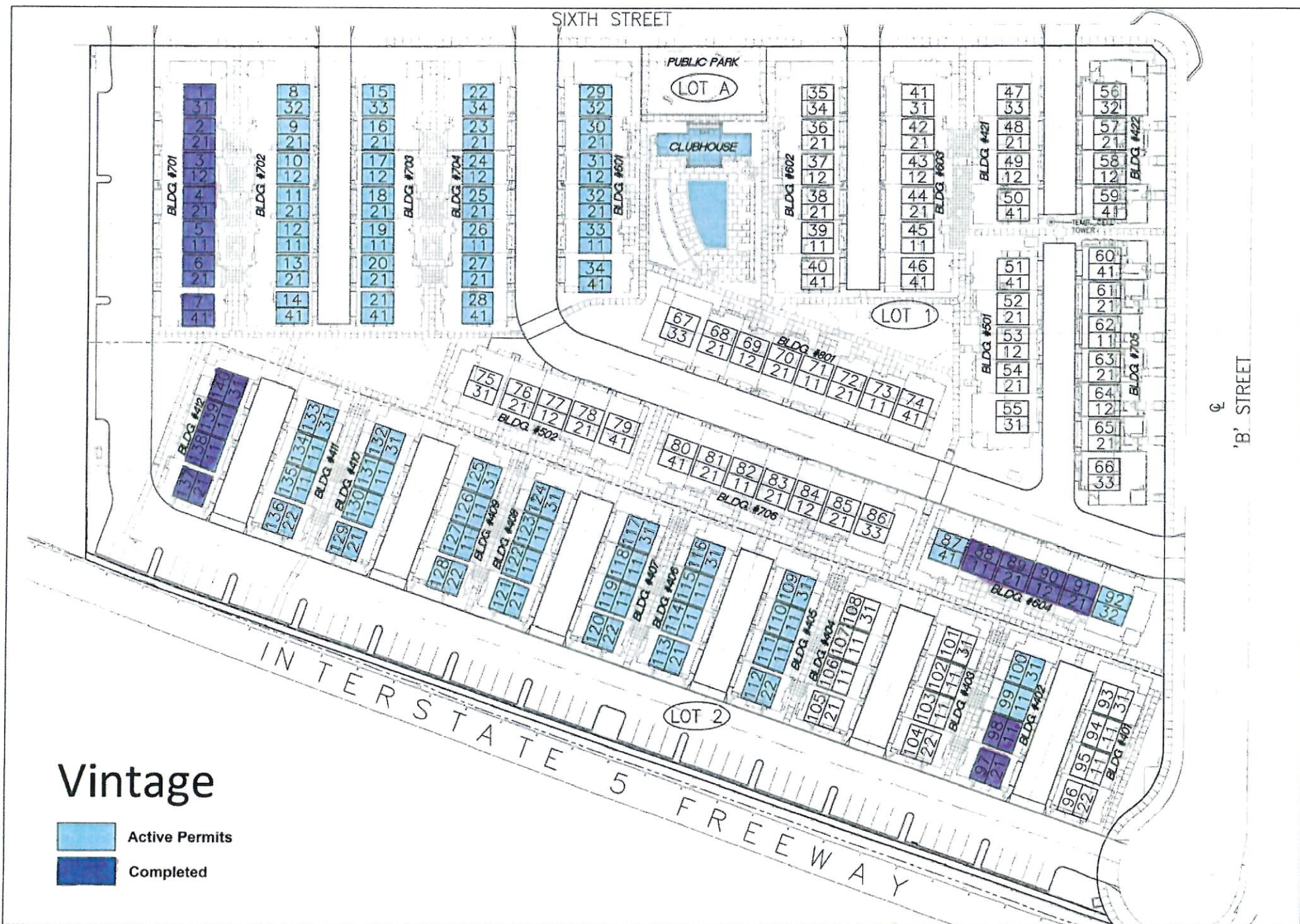
Construction is progressing  
on Rock & Brews

Attachments:

- A. Vintage Active and Complete Permits Exhibit
- B. Levy Active and Complete Permits Exhibit
- C. Tustin Legacy Map and Project Table
- D. Pacific Center East Specific Plan Area Map



**ATTACHMENT A**  
**VINTAGE ACTIVE AND COMPLETE PERMITS EXHIBIT**





**ATTACHMENT B**  
**LEVITY ACTIVE AND COMPLETE PERMITS EXHIBIT**

MOFFETT DRIVE

TUSTIN RANCH ROAD

"B" STREET

LOT "B"

"E" STREET

POOL/PARK TRASH BUS  
PICK-UP LOCATION

WATER BOX  
LOCATION

POOL

RECREATION AREA  
PRIVATE PARK

WATER BOX  
LOCATION

WATER BOX  
LOCATION

PARK AVENUE

"F" STREET

"C" STREET

LOT "C"

"A" STREET

VICTORY ROAD

- Active Permits
- Completed

July 30, 2019

LEVITY in Tustin



## TUSTIN LEGACY PROJECTS – UPDATED 08-06-19

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. Construction of the park has commenced, and it is estimated that construction of the park will be complete during early 2020.
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. Phase I of the Flight campus is nearing completion, and the food hall celebrated its grand opening on July 20, 2019.
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 of the Hoag facility has been completed. The center is considered to be substantially completed, with the exception of the Health South (acute care) facility, which is awaiting approval from the State for the building. Grading of the Health South site has recently commenced.
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 <a href="http://ocparks.com">ocparks.com</a> for further details on this proposed project.
14	Legacy Magnet Academy	The Tustin Unified School District (TUSD) is currently working on the design of a new magnet school called Legacy Magnet Academy, which will be a TIDE school focusing on Technology, Innovation, Design, and Entrepreneurship. A groundbreaking for the site was held on March 13, 2019, and construction of the new school is anticipated to be complete 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	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.
19	Anton Legacy Apartments & Victory Park	St. Anton Partners has completed construction of their 225 unit affordable apartments, and Victory Park is now open.
20	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.
21	Tustin Field I	376 residential units are now complete.
22	Tustin Field II	189 residential units are now complete.
23	Columbus Grove	465 residential units are now complete.
24	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 during mid-2019.
25	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.
26	Levity in Tustin Legacy	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. On June 11, 2019, the Planning Commission approved construction of the temporary home sales center for the community. The home center and model homes are anticipated to open in September.

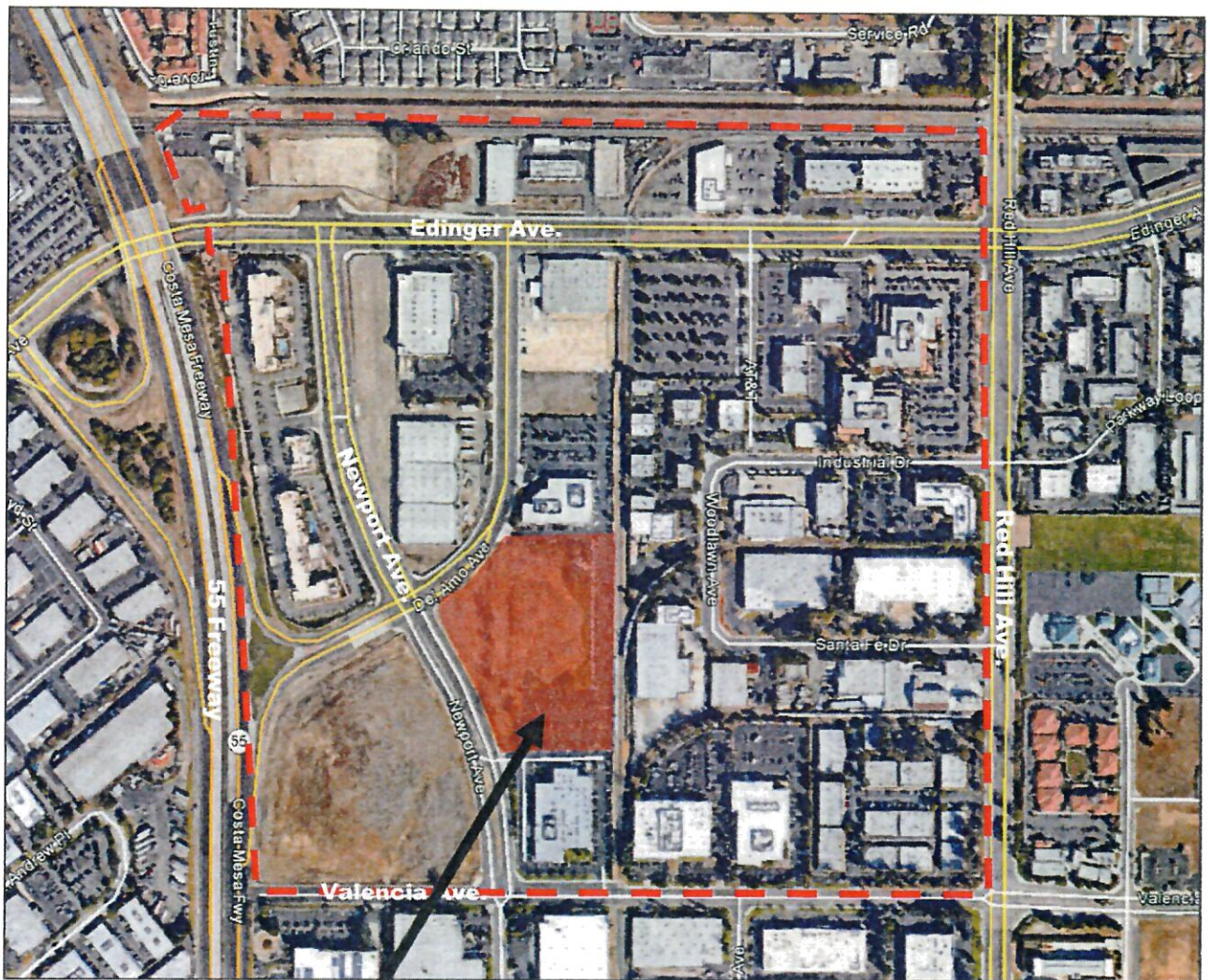
**ATTACHMENT D**

**PACIFIC CENTER EAST SPECIFIC PLAN AREA MAP**



# PACIFIC CENTER EAST SPECIFIC PLAN

## AREA MAP



Schools First Proposed Construction Site



THE TUSTIN PARKS AND RECREATION DEPARTMENT INVITES YOU TO THE 2019

# TUSTIN TILLER DAYS

FESTIVAL AND PARADE

**CARNIVAL  
WRISTBAND  
PRE-SALE!  
UNLIMITED RIDES  
\$25**

**THRILL RIDES**

**CARNIVAL WRISTBAND PRE-SALE:  
ONE DAY USE WRISTBANDS ON SALE  
AUGUST 19 THROUGH OCTOBER 3 AT 5PM  
300 Centennial Way, Tustin 92780**

**CARNIVAL HOURS:  
Friday 4-11pm / Saturday 11am-11pm  
Sunday 11am-8pm / Carnival open until 10pm Sunday  
17522 Beneta Way, Tustin 92780**

**CITY OF TUSTIN  
PARKS & RECREATION**



"Making a Difference in Tustin"

**Parks  
Make  
Life  
Better!**

CALL (714) 573-3326 OR VISIT [WWW.TUSTINTILLERDAYS.ORG](http://WWW.TUSTINTILLERDAYS.ORG) FOR MORE INFORMATION



TUSTIN AREA SENIOR CENTER AND  
TUSTIN PARKS AND RECREATION  
DEPARTMENT PRESENT



# C STREET JAZZ NIGHT

Bring a date, friends, or come meet new  
people and enjoy a night of great jazz music  
by local Orange County artists.

**Saturday, September 7, 2019**

**6:00 - 9:00 pm**

**Cocktail hour @ 5:00 pm**

**200 South C Street**

**Tustin 92780**

**Pre-sale \$30.00**

**At the door \$35.00**

Includes admission, cocktail hour  
beverage, hors d'oeuvres, raffle ticket,  
and live entertainment.

All proceeds to benefit the Tustin Area  
Senior Center, Inc.



**aetna**



**HealthCare Partners**  
Medical Group and Affiliated Physicians



@tustinparksandrecreation  
@TustinAreaSeniorCenter



@tustinparksandrecreation  
@tustinareaseniorcenter

714-573-3340 // [tustinea.org](http://tustinea.org)





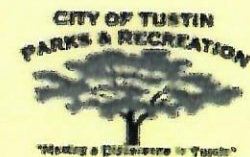
**OLD TOWN TUSTIN**

**SAVE THE  
DATE!**

*12th Annual  
ART WALK  
&*

**2019 CRAFT CRAWL**

**OCT. 19, 2019 11AM-5PM**



**FOR MORE INFORMATION CALL: (714) 573-3326**