



**Tustin Economic Development Meeting  
City of Tustin Project Updates  
Prepared By: City of Tustin Community Development Department  
October 10, 2019**

**Old Town Updates**

- **Vintage at Old Town Tustin (420 W. Sixth Street):** Construction continues to progress on Vintage at Old Town Tustin. Residents continue to move 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.
- **Historic Resources Survey Update:** The Community Development Department is currently interviewing potential consultants to complete a comprehensive update to the City's 2003 Historical Resources Survey. As part of this project, the consulting team will be asked to update the existing records from the 2003 survey, identify buildings which may have been missed in the previous survey, and identify any new buildings which have reached 45 years of age since the previous survey.

**Tustin Legacy Updates**

- **Legacy Magnet Academy (Tustin Ranch Road/Valencia Avenue):** On March 13, 2019, the Tustin Unified School District held a groundbreaking ceremony for the Legacy Magnet Academy. The academy will be focusing on TIDE (Technology, Innovation, Design, Entrepreneurship), which is a business-oriented program for the students. Construction is currently underway at the site, and the school is anticipated to open in the Fall of 2020.

**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





- **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, and the food hall, are both complete. Future development of Phase II of the Flight campus is under negotiation.
- **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. The home center and model homes are now open, and construction continues to progress on the new community. Please refer to Attachment B for an exhibit displaying the active and completed permits for this project.
- **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 Baseball  
Diamonds

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

- **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. Rock & Brews opened for business at the end of September.



Rock & Brews is now open (Photo Courtesy: Yelp.com)

- **Costco Gas Station (2655 El Camino Real):** On July 9, 2019, the Planning Commission approved a new Costco Gas Station on an existing Costco site; however, the item was appealed, and will be heard by the City Council on October 15, 2019. The project, if approved, would consist of sixteen (16) pumps with 32 fueling dispensers, including an overhead canopy, and associated equipment.
- **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. Permits have been issued for grading, which has recently commenced at the site.
- **Athleta (2993 El Camino Real):** A new clothing store, which specializes in athletic attire, will be opening in the newly constructed tenant space next to Sephora in The Market Place. The store is anticipated to open in November 2019.

#### Attachments:

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

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



SIXTH STREET

'B' STREET



Vintage

Active Permits

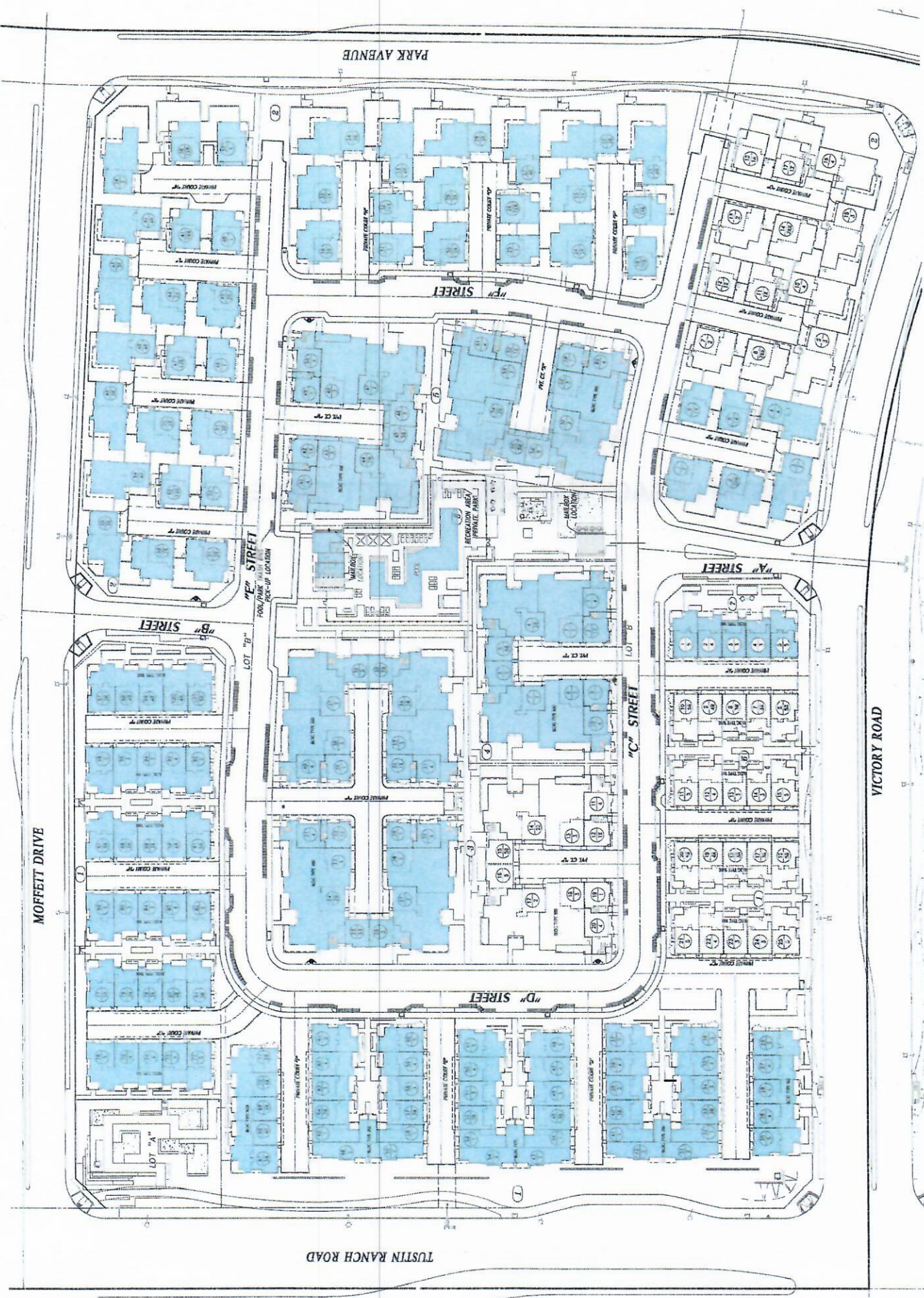
Completed

October 7, 2019

**ATTACHMENT B**

**LEVITY ACTIVE AND COMPLETE PERMITS EXHIBIT**





Active Permits

Completed

0

40

0

40

October 3, 2019

**ATTACHMENT C**  
**TUSTIN LEGACY MAP AND PROJECT TABLE**







# TUSTIN LEGACY PROJECTS – UPDATED 10-09-19

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.

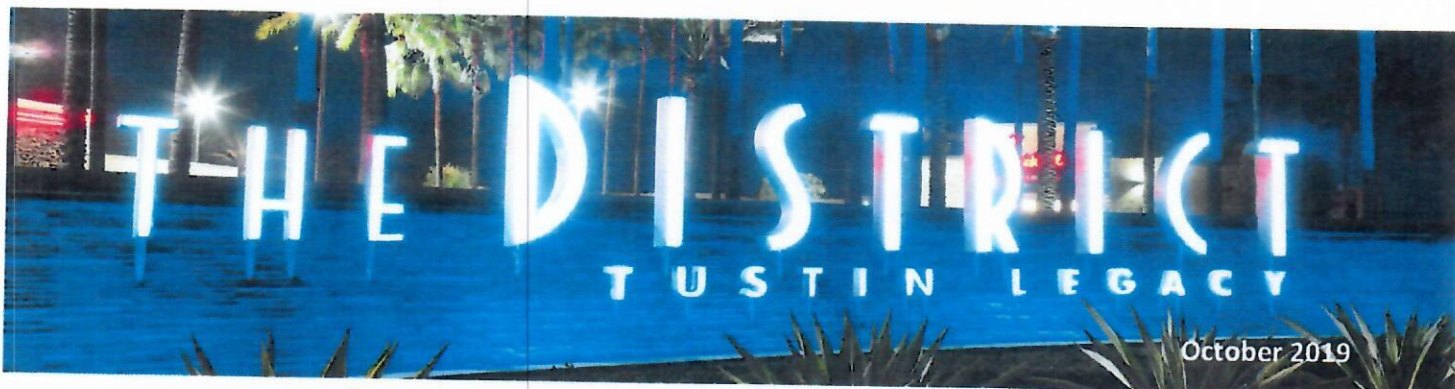


9a	Flight at Tustin Legacy (Formerly Cornerstone 1)	This development proposal includes a variety of uses such as: creative office uses; a food hall; and, conference center including a connection into Tustin Legacy Park. Phase I of the Flight campus is now complete.
9b	Cornerstone 2	Phase two of the Cornerstone 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. Construction of the new school is currently in progress, and is anticipated to be complete in 2020.
15	Mixed-Use Urban Village (Neighborhood 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	Construction of a 26-acre park and stormwater detention basin continues to progress. Construction of Phase I of the park is complete. Phase II is currently in progress, and includes construction of bio retention basins in the parking lot, along with paving and landscaping throughout the park. Construction is anticipated to be complete toward the end of Summer 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. The home center and model homes are now open, and construction continues to progress on the new community.





Dear Tustin Economic Development Committee:

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

**The Promenade:**

1. Spice-C Hot Chicken Tender (1,594 SF) – Opening in 2020 next to AMC Tustin 14, spicy chicken is the next big concept growing roots throughout the foodie world.
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. Scheduled to open in Fall.
3. AMC Tustin 14 – Upcoming October Movies include:
  - The Addams Family
  - Gemini Man
  - Jexi
  - Zombieland: Double Tap
  - Maleficent: Mistress of Evil
4. 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  
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**Marketing Manager**

Veronica Salgado Rico  
vsalgado-rico@vestar.com

**Sales & Insurance**

John Conrekas  
Jconrekas@vestar.com

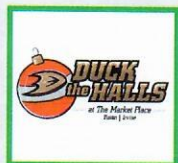




# OCTOBER NEWS.

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

## WHAT YOU NEED TO KNOW.



- The OC Register has released their **Annual People's Choice Awards for Orange County's Best of the Best** and we are pleased to announce that The Market Place has 16 featured merchants in the Readers' Picks for The Best of Orange County. **CONGRATULATIONS** to: Best Buy, BJ's Restaurant & Brewhouse, California Pizza Kitchen, Chase Bank, Corner Bakery Cafe, Howard's Appliance, In-N-Out Burger, Kumon Learning Center, Snooze an A.M. Eatery, Sprouts Farmers Market, TAPS Fish House & Brewery, The Home Depot, Total Wine & More, Wescom Credit Union, Yogurtland, and 24 Hour Fitness. For more information or to read the articles covered, visit [OCRegister.com/best](http://OCRegister.com/best).
- **Tustin Public Schools Foundation annual Dino Dash** event is returning to The Market Place on Sunday, November 3rd. Please see attached for information on booth space at the expo as well as sponsorship opportunities.
- The holiday season is around the corner and we are pleased to share that we are continuing our partnership with the Anaheim Ducks and our **Duck the Halls** program. Stay tuned for more information.
- **OC Delivery Express** is back and better than ever. This is an exclusive delivery service for your customers at The Market Place. Delivery can be scheduled for same-day or a future date and starts at \$59 for deliveries within 5 miles of The Market Place. To initiate a delivery simply call 800.307.1170 or visit [ocdeliveryexpress.com](http://ocdeliveryexpress.com)
- Take advantage of our free marketing programs to help support your business. Marketing opportunities include website event/promotion listings, banner ads, round-up email campaigns, monthly newsletters, and more. Submit your content/questions to Emily Montante at [emontante@irvinecompany.com](mailto:emontante@irvinecompany.com)

## OCTOBER TENANT PROMOTIONS.

### PARTY CITY | HALLOWEEN PROMOTION

**October 1st - October 31st**

\$10 off purchase of \$60 or more, plus other offers. (Retail Therapy App)

### LOFT | BREAST CANCER AWARENESS MONTH

**October 1st - October 31st**

\$5 from the purchase of any piece in their limited-edition pink collection (up to \$115,000 total) will go straight to the Breast Cancer Research Foundation.

### COSTUME CASTLE | HALLOWEEN PROMOTION

**October 1st - October 31st**

20% off total purchase. (Retail Therapy App)

### THE HOME DEPOT | DO-IT-HERSELF HALLOWEEN CANDY STAND

**October 17th | 6:30PM - 8:00PM**

You'll create a unique enhancement to your Fall decor while also developing your woodworking skills. This stand is perfect for serving ghoulish visitors when you're away. Register on their Workshops page.

### ISLANDS | PRO FOOTBALL HAPPY HOUR

**Now through Regular Football Season**

Happy Hour Monday & Thursday 3pm-closing & ALL DAY on Sundays during pro football game days!

### STRETCHLAB | INTRO STRETCH OFFER

**On-going Offer**

Try their \$49, 50-minute Intro Stretch! To redeem, make an appointment by calling (714) 274-0822 or visit StretchLab and mention this offer. \*Offer valid for new clients only. Subject to change without notice. Some restrictions may apply. See store for details.



## THE MARKET PLACE

### COMING SOON.

#### ATHLETA

will be located near Sephora and will offer clothing that integrates performance and technical features for active women and girls. They are hiring Text "Athleta" to 97211 to apply.

#### AspireDental

will be located at the former Payless space. Aspire Dental will offer general and special dentistry services.

#### MATHISBROTHERS FURNITURE

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

#### HOBBY LOBBY

will be located at the former World Plus Consignment/ Relax the Back space. Hobby Lobby will offer project, party, and home supplies.

### RELOCATIONS.

- **Relax the Back** will be relocating next to **Old Navy** and will reopen on **October 5th**.
- **Natuzzi Editions** will be relocating near **Forever 21 Red** and will reopen in **November**.

### NOW OPEN.



is located near Panda Express and carries the largest selection of adult costumes, kids costumes, and accessories at the lowest possible prices.



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



Spritea



is located by Bank of America and offers tea drinks, fruit cups, desserts and related tea accessories, along with the sale of smoothies.

### CENTER PROJECTS.

- **Installing new & improved music systems in all three food courts** by November.
- **New roofing** at 24 Hour Fitness and Stein Mart will be completed by November.
- **Painting all purple center signs** 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)

## Upcoming Activities:

### **OC WALK TO REMEMBER**

Saturday, October 12 | 7:15am-12noon  
*PetSmart Parking Lot*

The OC Walk to Remember honors families who have experienced pregnancy loss and infant death. Parents, and their loved ones and friends, are invited to walk in their steps. Register at <http://www.foreverfootprints.org/remembrance/events/oc-walk-to-remember/>

### **TASTE OF TUSTIN**

Sunday, October 27 | 5pm-9pm  
*Inside the Hanger | Ticketed Event*

Take a culinary tour of Tustin inside the historic Tustin Hanger. Coordinated by The Chamber, several District tenants include JT Schmid's, Lucille's BBQ, Nothing Bundt Cakes, Prego Mediterranean, Roba Noodle, The Winery & The Yellow Chilli.

Get your tickets through the link on TheDistrictTL.com.

### **HALLOWEEN SPOOKFEST**

Thursday, October 31 | 5pm-7pm  
*The Promenade near AMC | FREE EVENT*

Dress your kids up and bring them to enjoy the excitement of Halloween including live DJ, kid's activities, costumed characters, and, of course, trick-or-treating. Trick or treat back available at The District booth near AMC Tustin 14.

ocwalkto  
**REMEMBER**  
a forever footprints event





# YOU'RE INVITED

## PUBLIC HEARING

(Open House Format)



Wednesday, Oct. 16, 2019 | 6-8 p.m.  
[octa.net/SR55north](http://octa.net/SR55north)



# SR-55 (I-5 to SR-91) IMPROVEMENT PROJECT Oct. 16, 2019 | 6-8 p.m.

**Orange Public Library**  
Orange County Transportation  
407 E. Chapman Ave. Orange, CA 92866

Join the Orange County Transportation Authority (OCTA) and the California Department of Transportation (Caltrans) for the Public Hearing (Open House Format) for the SR-55 Improvement Project. The project is in the environmental phase and includes a Build and No Build Alternative.

The purpose of the proposed project is to improve mobility, reduce congestion, increase freeway capacity and improve traffic operations. The project would add one general purpose lane in each direction on SR-55 between I-5 and SR-22 and provide operational improvements at various locations on SR-55 between SR-22 and SR-91.

Come out and meet the project team, view exhibits, discuss study results and share comments.



Orange County Transportation Authority  
550 S. Main Street  
PO Box 14184  
Orange, CA 92863-1584

PRSRIT STD  
U.S. POSTAGE  
PAID  
SANTA ANA, CA  
PERMIT NO. 985

## Contact Information:

Christina Pirruccello  
OCTA Public Outreach  
800-724-0353  
SR55info@octa.net

Para mas informacion,  
por favor de enviar un  
correo electronico a  
SR55info@octa.net





# SR-55 IMPROVEMENT PROJECT (I-5 TO SR-91)



**LENGTH**  
7.5 miles

**AFFECTED CITIES**  
Anaheim, Orange, Santa Ana and Tustin

## AT A GLANCE

**PROJECT COST:** Approximately \$200M

**FUNDING:** Federal and Local

**COMMUNITY OUTREACH:** Calina North  
Community Relations  
Specialist-Principal  
(800) 724-0353  
sr55info@octa.net

**WEBSITE:** [www.octa.net/SR55north](http://www.octa.net/SR55north)

**SOCIAL MEDIA:** Facebook.com/SR55Project  
Twitter: @SR55Project  
Instagram: @SR55Improvement

Fact Sheet Updated 10/2019



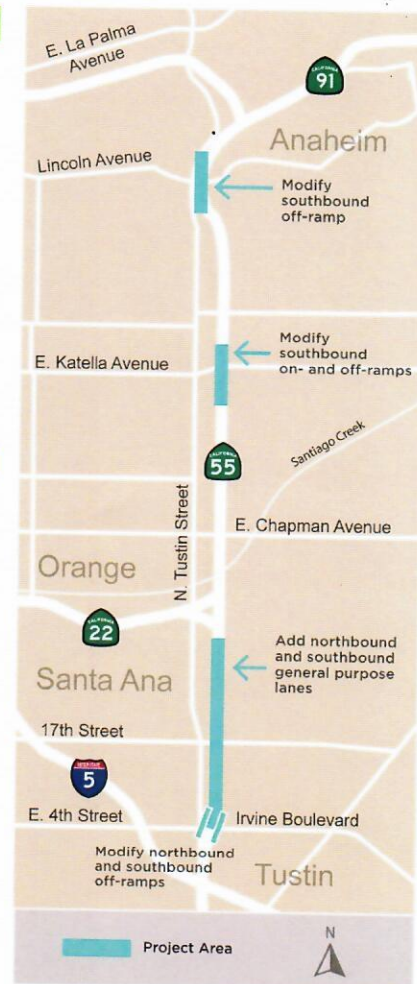
## OVERVIEW

State Route 55 (SR-55) is one of the most heavily congested freeways in Southern California. It is a vital link to other Orange County freeways, and the only direct connection between Central and Coastal Orange County. Currently, SR-55 between I-5 and SR-91 has up to four general purpose lanes, one carpool lane and auxiliary lanes in each direction. OCTA and Caltrans are studying an alternative that proposes to increase capacity, reduce congestion and improve traffic operations on this stretch of SR-55.

## ALTERNATIVE BEING STUDIED

In addition to a No-Build Alternative, one Build Alternative is being analyzed. The alternative would:

- add a general purpose (regular lane) in each direction between I-5 and SR-22;
- modify southbound on- and off-ramps at Katella Avenue;
- modify southbound off-ramp at Lincoln Avenue; and
- modify northbound and southbound off-ramps at 4<sup>th</sup> Street



## ANTICIPATED SCHEDULE

### MILESTONE

### TIMEFRAMES

Public Information Meeting	June 7, 2018
Draft Environmental Document Circulated	Sept. 30 - Oct. 30, 2019
Public Hearing (Open House Format)	Oct. 16, 2019
Final Environmental Document Released	Early 2020



Orange County Transportation Authority  
550 S. Main Street  
P.O. Box 14184  
Orange, CA 92863-1584  
(714) 560-OCTA  
[www.octa.net](http://www.octa.net)