

# TUSTIN LEGACY NEWS

Issue 02 Summer 2011

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Tustin Legacy Site

Future Tustin Ranch Road  
See full story, page 2

Photo simulation is conceptual and does not show all proposed improvements, such as soundwalls.

## TUSTIN LEGACY STRATEGY APPROVED

In April 2011, the Tustin City Council approved an implementation strategy to reframe the City's approach to marketing and developing the remaining property owned by the City. With this approved strategy, the City will subdivide the property into development packages that will be bought and developed by private sector developers for the land uses designated in the plan. Developers will be required to install infrastructure not only adjacent to their site but also pay for a portion of the major infrastructure systems. The City Council approved the strategy as the best framework for moving forward

with Tustin Legacy while continuing to remain focused on the Project's original vision – a dynamic, urban master planned community – a place to *Live, Work and Play!*

Over the next few months, developer interest will be solicited on three sites adjacent to Tustin Ranch Road, near The District retail center. A developer selection process will be prepared to assist the City in determining the most qualified developers. A copy of the approved Tustin Legacy Disposition Strategy report is available for your viewing on the City of Tustin website at [www.tustinca.org](http://www.tustinca.org) and the Tustin Legacy website at [www.TustinLegacy.com](http://www.TustinLegacy.com).

# TUSTIN RANCH ROAD CONSTRUCTION

The Tustin City Council in October 2010 authorized \$40M in redevelopment bonds to complete the design and construction of Tustin Ranch Road from Warner Avenue north to Walnut Avenue. Construction will be done in two phases. In June 2011 the City Council approved plans and authorized bids on Phase 1 which will consist of clearing and grubbing, mass grading, the construction of a retaining wall and construction of a major storm drain system. Phase 2 will commence shortly thereafter and will include the construction of the underground utilities, sound walls, street and landscape improvements, and a bridge overcrossing Edinger Avenue and the rail line. Estimated completion of the project is expected in the Spring of 2013.



## DESIGN OF BRIDGE AND ROADWAY IS A COMPLEX PROCESS

Designing and building infrastructure can be a complex process, which often requires extensive and prolonged coordination with a number of public agencies and private entities. The Tustin Ranch Road bridge will be constructed over Edinger Avenue, an active railway that serves both Metrolink (commuter) and BNSF (freight), a regional flood control channel, a high pressure pipeline, and numerous utility lines. Getting through the design process has required coordination with over 20 different federal, state, and

local agencies and private entities. Each of these agencies had to review and comment on the proposed design in assessing the impact of the bridge. Most of the Tustin Ranch Road construction will also be in areas where the groundwater is very high presenting unique design and construction challenges. In our next newsletter a more detailed discussion and update of the Tustin Ranch Road project will be provided.



Edinger Avenue Bridge Embankment, view looking South

# TRANSFORMING TUSTIN LEGACY

## Development of Housing Projects

- “Augusta” is currently underway, comprising 60 single family detached residential units. The project is located in “Columbus Square”. Please visit [www.LyonAugusta.com](http://www.LyonAugusta.com) for more information or visit the Tustin Legacy website at [www.TustinLegacy.com](http://www.TustinLegacy.com).
- “Mirabella” is currently underway, comprising 60 attached single family units. The project is located in “Columbus Square”. Please visit the Tustin Legacy website at [www.TustinLegacy.com](http://www.TustinLegacy.com) for future updates.
- Construction of 240 new senior apartments for seniors ages 55+ at “Coventry Court” in “Columbus Square” is underway. For further information regarding the completion of this project or to have your name put on an interest list, please contact Coventry Court Seniors (c/o Meta Housing) at (310) 575-3543.
- Construction of 84 duplex single family units at “Ainsley Park” in “Columbus Grove” is underway and units are currently available for sale. Please visit [www.LyonAinsleyPark.com](http://www.LyonAinsleyPark.com) for more information or visit the Tustin Legacy website at [www.TustinLegacy.com](http://www.TustinLegacy.com).

## Public Institutions, Parks, and Other Facilities

- Plans are near completion for the construction of a City-owned Fire Station at the intersection of Edinger Avenue and Kensington Park Road. Construction is expected to start in early 2012. Facility to be operated by the Orange County Fire Authority.

- Preparation of the plan for the Tustin Legacy Community Park, a 24-acre active sports park, adjacent to the Columbus Square neighborhood is currently being completed and is anticipated to be reviewed by the Parks and Recreation Commission and the City Council in late 2011.
- The County of Orange is moving forward with planning efforts on development of an 84-acre regional park at Tustin Legacy and has plans for development of a Sheriff’s Regional Law Enforcement facility and a regional animal control facility. Since the site is not anticipated to be conveyed to the County by the Navy until 2015, planning efforts will continue until a definitive schedule for the County’s receipt of the site can be determined. Delays in development are largely a result of active environmental remediation which the Navy is still undertaking on the site.



Future Fire Station 37

## ASK US

This section is reserved for response to questions we received from the Tustin Legacy Community. To submit your question please email us at [RDA@tustinca.org](mailto:RDA@tustinca.org) or by visiting [www.TustinLegacy.com](http://www.TustinLegacy.com).

**Q.** *If the land in Tustin Legacy is sold off in sections to potential builders or buyers, will the City still oversee the design of the projects? Will there be uniformity in the projects like a master planned community, or will each buyer/builder have full range in building and design options?*

- Stephanie Y.

**A.** The City has been actively engaged in the process of revising its disposition strategy for the marketing, sale and development of the remaining portion of Tustin Legacy, which the City Council approved

on April 25, 2011. As identified in the Tustin Legacy Disposition Strategy, development is anticipated to occur in phases and with a variety of developers. However, all developers would be required to adhere to detailed planning standards, policies, regulations, and implementation strategies that guide the reuse and the development of the property as part of a master planned community.

The approach that is envisioned is the same approach which resulted in the development of residential developments at Columbus Square and Columbus Grove, and at Tustin Field I and II as well as “The District at Tustin Legacy”.

Be assured the City remains committed to the project’s original vision - a dynamic, urban master planned community - a place to *Live, Work and Play!*

## EVENTS CALENDAR

### August

16-20 *Broadway in the Park*  
6:00PM; Peppertree Park

18 *Movies in the Park*  
Dusk; Peppertree Park

25 *Movies in the Park*  
Dusk; Peppertree Park

### September

10 *Casino Night*  
7:30PM; Tustin Area Senior Center

30 *Tustin Tiller Days*  
4:00PM – 11:00PM; Location TBD

### October

1 *Tustin Tiller Days (Parade begins at 10:00AM) 11:00AM – 11:00PM; Location TBD*

2 *Tustin Tiller Days 11:00AM – 8:00PM; Location TBD (Carnival open until 10:00PM)*

City Council Meetings are held on the 1st and 3rd Tuesdays of every month in the Council Chambers located at 300 Centennial Way, streamed live on the City's website, and rebroadcast the 1st Wednesday of the month at 7:00PM and 8:00PM on Cox channels 30 or 851 and Time Warner channel 3.

Please visit the City's website at [www.tustinca.org](http://www.tustinca.org) for additional information.



## NEW WEBSITE

An updated Tustin Legacy website became available early this Spring. The website includes a new design, easier navigation, updated and expanded content, updated links, new photos, and new maps. The purpose of the website is to serve as a comprehensive resource in tracking activities and events, finding important reports and documents, getting up to date on the status of existing and planned projects at Tustin Legacy, and finding contact information.

Please visit and explore [www.TustinLegacy.com](http://www.TustinLegacy.com) today.

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