

News Release

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TUSTIN LEGACY AWARDED LAND DEVELOPMENT PROJECT OF THE YEAR

Award to be presented to the City of Tustin at the American Society of Civil Engineers Orange County Branch Annual Dinner

TUSTIN, Calif. – At its Annual Awards Night, on Thursday February 15, the American Society of Civil Engineers, Orange County Branch will recognize the Tustin Legacy Development as the Land Development Project of the year. The dinner will include an awards program which starts at 7:00 p.m. The event will take place at the Costa Mesa Hilton located at 3050 Bristol Street. Tustin Assistant City Manager Christine Shingleton, the principal in overseeing the 1,600 acre base closure and redevelopment project, will be in attendance to receive the award.

“Tustin is fortunate to have a staff and City Council that is able to apply forward thinking and creativity to our base redevelopment plan. Tustin Legacy will be a unique neighborhood that will be a focal point in our community,” said Mayor Lou Bone. “When faced with a base closure, many cities and towns endure harsh economic and community repercussions. We look forward to Tustin Legacy as a landmark for all of Orange County.”

“Our goal in transitioning the helicopter base into an integral part of our community was to have a new development in Tustin that not only fit seamlessly into our City, but also offer a creative approach and unique amenities to all of Orange County,” said Tustin Mayor Pro Tem Jerry Amante. “As the majority of planning is now complete for Tustin Legacy, and the building has begun in earnest, we are all proud to see our goals come to fruition. It has been a great team effort.”

The Tustin Legacy project is being recognized for its unique public/private partnership on a very large scale land development project. The selection committee that votes for the award recipient is made up of past-presidents of the Orange County Branch of the American Society of Civil Engineers.

History of Tustin Legacy

In 1991, the Defense Base Closure & Realignment Commission announced that Marine Corps Air Station Tustin (MCAS Tustin) would close. At the time, the installation was a major center for Marine Corps helicopter aviation on the Pacific Coast. The base had about 4,500 residents and it employed nearly 5,000 military personnel and civilians. MCAS Tustin was a major economic and social force within the city.

The City of Tustin was entrusted with leading the reuse planning efforts. Over the last 15 years, Tustin has rallied the community around its options for productive reuse of the base, negotiating property transfer agreements with the federal government and working with every party involved in the processes — including homeless providers and two community college districts — to ensure that the City of Tustin would continue to grow and thrive.

The City and other entities have followed seven guiding principles in the development process. They are:

1. To foster understanding and involvement in reuse decisions.
2. To provide consistent direction in reuse efforts.

3. To be accountable to the local community.
4. To focus on making decisions and taking action in a timely manner.
5. To motivate federal, state and local agencies and homeless providers to meet common objectives.
6. To complete the reuse plan in a cost effective manner.
7. To reduce future local entitlements needed by the development community.

The base reuse project has become known as Tustin Legacy, which refers to the 1,533 acres of the former base that are within the City of Tustin limits. (Another 73 acres of former base property are within the City of Irvine.) The project is appropriately named as it helps preserve a portion of the community's military past while looking ahead at the community's future needs. The Tustin Legacy plans call for a community of 4,210 homes in Tustin alone (an additional 409 units in Irvine), nearly eight million square feet of commercial uses and more than 279 acres of parks and open space.

Approximately 20% of the housing is required to be sold at affordable ranges to address the critical need for affordable housing in the region. The City has further demonstrated its commitment to meeting key objectives of the federal base closure process by providing land for a 200 person transition care facility currently under construction by the Orange County Rescue Mission. Additionally, the City has ensured no cost transfer of brand new ownership units to several homeless service providers in the region including Irvine Temporary Housing (14 new units), Salvation Army (6 new units at Tustin Legacy and provision of a 16 unit apartment building in Buena Park), Human Options (6 new units) and Orange Coast Interfaith Shelter (6 new units).

Sites at Tustin Legacy have also been earmarked for two community colleges and four public schools (K-12). At build-out the Tustin Legacy project

will generate 24,000 jobs and have an assessed valuation in the billions of dollars. At this time three major housing projects at Tustin Legacy are completed or under construction, including 565 completed units at Tustin Field I and Tustin Field II by WL Homes (John Laing Homes) and 1,540 units by Lennar Homes in partnership with William Lyon Homes and KB Homes. A one million square foot commercial center, The District at Tustin Legacy is under construction by Vestar Development Company in partnership with Kimco.

In addition, the City's selected Master Developer Tustin Legacy Partners, a partnership of Centex Homes, Shea Homes and Shea Properties will be shortly developing over 2,105 dwelling units and over 6.7 million square feet of non-residential commercial business uses. In conjunction with each of these developments, the initial phases of nearly 400 million dollars in infrastructure required to serve Tustin Legacy are under construction including the extension of major arterial roadways such as Tustin Ranch Road to Von Karman, and Warner Avenue from Red Hill to Jamboree Road.

Some of the unique amenities at Tustin Legacy include:

- The development of a 170-acre linear park that will traverse the development and enhance the view of nearby Saddleback Mountains. This parkland will include walkable spaces, playgrounds, sports parks, tranquil and natural areas, and an aquatic park and a tennis center.
- A Community Core will be the centerpiece of Tustin Legacy – a pedestrian oriented urban activity place for working, living, shopping and enjoying an urban lifestyle. This is a concept new to Orange County. Housing, office, retail, hospitality and entertainment uses will be integrated in the core area to create a vibrant mixed use community. It will be characterized by vertically and horizontally integrated uses – businesses on the ground floor and dwelling units and/or offices on upper stories, much like

traditional urban areas. The street system will be designed in a grid pattern system that will emphasize walkable blocks. It is envisioned to be a dynamic, active, energetic place, unlike any other in our region.

- Because Tustin's City Council recognizes that a lack of affordable housing can be a barrier to a strong economy, the council has made a commitment to providing creative housing solutions for families, which will add to the strength and well being of the city. Part of this plan includes 20% of the new housing available at Tustin Legacy be designated as affordable for purchase units. This is important to Tustin and Orange County because only 11% of Orange County residents can afford to buy a median-priced home.

About Tustin Legacy

At 1,584 acres, Tustin Legacy is one of the largest infill projects in Orange County. A master-planned development for the former Marine Corps Air Station, Tustin Legacy will include approximately 8.2 million square feet of commercial and retail space, and over 4,600 residential dwellings, as well as schools, parks and a one-million-square-foot retail project called "The District at Tustin Legacy." Tustin Field, the first component of Tustin Legacy, is a new community with 565 new homes spread over seven product types and 69 acres.

About the City of Tustin

Located in the heart of Orange County, Tustin embraces both the historical past of citrus groves and the promising future of a vibrant 21st Century economy. From rustic Old Town Tustin to vital Tustin Ranch and the emerging Legacy development, Tustin is the place that 71,767 people, many families and businesses choose to call home. Tustin is the most dynamic city in Orange

County and a significant contributor to Orange County's world-competitive economy. Families choose to live in Tustin because of its central location and small town feel. Businesses choose to locate in Tustin because of its central location and easy access to transportation. The City is proud of its reputation for sound fiscal management and its progressive, business-friendly atmosphere.

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