

**Frequently Asked Questions**  
**Tustin Legacy**  
**August, 2010**

**What is Tustin Legacy?** Tustin Legacy is that portion of the former Marine Corps Air Station (MCAS) Tustin located within the City of Tustin. The 1,600-acre former military facility, of which 1,522 acres are in Tustin, was originally built to house the Navy's blimp hangars during WWI and then subsequently reactivated as a helicopter training facility until 1999 when the Department of Defense closed the station. In 2003, the City approved the MCAS Tustin Specific Plan which sets forth the framework for development which began in 2004.

**What development has been completed so far at Tustin Legacy?** Tustin Legacy has made great progress over the last three years. It has a plan for build out of the project over the next 20 years.

- Over 130 million dollars of Tustin Legacy Backbone Infrastructure is complete.

This includes completion of a broad range of infrastructure throughout the Tustin Legacy community, including but not limited to, a variety of backbone storm drains, water and sewer facilities, dry utilities, traffic signals, and roadways:

- Tustin Ranch Road from Barranca Parkway to Warner Avenue
  - Park Avenue
  - Warner Avenue from Park Avenue to Harvard Avenue
  - A new off-ramp at Warner Avenue from the Jamboree Road transition area of the east leg of the Eastern Transportation Corridor
  - Valencia Avenue from Red Hill Avenue to Kensington
  - Kensington Road,
  - Severyn Road
  - Armstrong Avenue from Valencia to Warner Avenue
  - Moffett from Harvard Avenue to the Peters Canyon Channel Bridge
  - Portions of Barranca Parkway; and a
  - Regional Hiking and Bike Trail on the north side of Tustin Field I.
- Orange County's newest shopping center, a 1 million square foot lifestyle center, "The District at Tustin Legacy" has been open since 2007.
  - Rancho Santiago Community College District has completed a Regional Law Enforcement Training campus.
  - South Orange County Community College District has developed an initial phase of its Advanced Technology Education campus.
  - Orange County Social Services has completed the Tustin Family campus, which is a supportive living environment meeting the needs of abused and neglected children and their families from all over the county.

- Over 2,000 homes have been built in four distinct neighborhoods.
- The Village of Hope, a transitional facility for the homeless is open for business and helping many people hit hard by today's economy or circumstances in their lives.
- The City completed an award winning documentary video on the history of the former Marine Corps Air Station. Visit the City's web site at [www.tustinca.org](http://www.tustinca.org) to view *The Tustin Hangars: Titans of History*.

### **What Private Development is still anticipated at Tustin Legacy?**

Development of 820 acre master planned dynamic urban activity center in the heart of Tustin Legacy; a place to Live, Work, Shop and Play. Plans for additional development include 2,105 new homes, 6.7 million square feet of non-residential space, new roadways and infrastructure and significant parkland and open spaces, including a 2 mile long linear park.

One of the most exciting components of the new development will be a vibrant "Urban Community Core", a pedestrian oriented, mixed use district that integrates a variety of uses and activities including retail, restaurant and entertainment uses, hotels, for-sale and apartment homes and offices. This mixed use district is intended to be eclectic, diverse, and urban in nature.

### **Why did The City of Tustin and Tustin Legacy Community Partners, LLC ("TLCP") mutually agree to terminate its development contract?**

Given the state of the economy, the Developer was not in a financial position to move forward with the City's vision.

### **What are the next steps at Tustin Legacy?**

- The City plans to stay the course with the original vision of Tustin Legacy. Currently, it is reviewing the best way to proceed with future sale of the property and development. An official plan on how to proceed will be presented to the Council in several months.
- The City Council will be considering a plan to accelerate completion of Tustin Ranch Road and other Tustin Legacy Backbone Infrastructure shortly.
- The City of Tustin is preparing a Master Plan for the Tustin Legacy Community Park, a 25-acre active sports park, to be located next to the Columbus Square neighborhoods.
- Plans are near completion for a new fire station to be constructed at Edinger and Kensington Park Road.

- South Orange County Community College District will be proceeding with demolition of most of the remaining military buildings on its site and intends to proceed with a subsequent development phase shortly.
- The County of Orange is moving forward with planning efforts on development of an 84 acre regional park at Tustin Legacy and still has plans for development of a Sheriff's Regional Law Enforcement facility and a regional animal control facility. Delays in development are largely a result of active environmental remediation which the Navy is still undertaking on the County sites.
- Look to see construction beginning shortly on several small developer vertical building sites. "Augusta" will have 60 single family homes and "Mirabella" will have 60 single family townhouses (both at Columbus Square). "Ainsley" will consist of 85 duplex units at Columbus Grove. Coventry Court will be a 240 unit senior citizen apartment complex with 153 affordable units at Columbus Square.