Planning Area 5B: The Village at a Glance

The Planning Area: The residential land use plan for Planning Area 5B (PA 5B) was developed as the result of a two-year joint planning process between the Irvine Company and the City of Irvine and included input from Northwood Area Community Members Task Force. The initial planning for this area was approved in June 2002.

Location: PA 5B is approximately 300 acres in size and is bounded by Jeffrey Road to the east; Irvine Boulevard to the south; existing Northwood communities to the west; and Hicks Canyon Wash and Portola Parkway to the north.

Number of Planned Homes: A total of 1,900 homes including a mix of single-family detached homes, condominiums and townhomes are proposed. More detailed residential plans will be filed with the City later this summer, however, as required by city zoning regulations, new homes adjacent to existing single family detached homes will also be single family detached.

Number of Parks: A six-acre public neighborhood park will be built in the center of this new community as part of a larger neighborhood park plan that includes three homeowners’ association parks as well as smaller neighborhood-serving recreation spaces.

A New Elementary School: A new 10-acre Irvine Unified School District elementary school will be built in the center of PA 5B.

Acres of Open Space: With this development approximately 195 acres of open space in the northern foothills will be dedicated to the City of Irvine. This area is designated for permanent open space as a part of about 4,000 acres of land committed by the Irvine Company to public ownership in the open space preserve north of Portola Parkway.

Thematic Landscape Plan: Around the project’s perimeter the influences of Hicks Canyon Wash, the existing Northwood village edge, and the Jeffrey Open Space Trail (JOST) have all been considered in the proposed landscape framework for Planning Area 5B. Landscape edges along Jeffrey and Irvine Blvd. are proposed with thematic entry points. Landscape paseos meeting city requirements and providing space between existing homes and new development are included in the overall landscape plan. Within the site, the plan proposes to retain existing Eucalyptus windrows as an important design element in the new community. Trees determined by a certified arborist to be unhealthy will be removed and replaced with a different species of Eucalyptus to maintain the vertical windrow feature.

Trails: Connections to and from existing neighborhoods and trail networks are key elements to this village. Over seven miles of trails/walks are provided within the village. With direct connections to Hicks Canyon Wash and JOST, links are provided to the citywide network leading to: adjacent villages, community parks (including the planned Trabuco Multigenerational Center at Jeffrey and Trabuco roads) and beyond to the City’s vast open space in both northern and southern Irvine. A 40-foot wide paseo/trail has been proposed along the western side of the property between new neighborhoods and existing Northwood.

Completion of Planned Roadways: The full improvement of a six-lane Jeffrey Road along the project edge is under construction and scheduled to be open in April 2014. Additionally, the north side of Irvine Blvd. will be completed with Planning Area 5B and will have three lanes instead of two there today. Consistent with the North Irvine Traffic Mitigation (NITM) Program, 5B will pay approximately $4.8 million in NITM fees for a number of area-wide traffic improvements including at the Yale/Irvine intersection, the Jeffrey/Walnut intersection and the Sand Canyon/I-5 interchange.

Schedule: The project is presently under city review with hearings before the Planning Commission expected in May or June 2013. The initial construction schedule anticipates start of grading in July 2013 with model homes open to the public by June or July 2014. Contact Information: To keep up to date, for information or to bring to our attention to any issues associated with development of this site, please contact the Irvine Company Information Line at: 949-720-2610. Your call will be returned within 24 hours, Monday-Friday.

NOTE: The information and land uses shown in this update may change at any time. Future development and construction of infrastructure and other facilities not shown in this publication may occur. The facilities and amenities portrayed on the map are artists’ renderings. Actual development may vary. (March 2013)