

July 2003

# planning ahead *update*

An update from  
The Irvine Company and  
the Irvine Community  
Development Company on  
planning and development  
issues affecting your  
neighborhood

July 2003

Dear North Irvine Resident:

Guided by a thoughtful master plan, North Irvine continues to evolve into a community where people want to live, work and play. As the new communities in North Irvine unfold, we want to make sure you are kept up to date and are aware of the activities that will occur.

With major grading complete in the new enclave of Northwood, Planning Area 8A is starting to take shape. Within the next few months builders will begin construction of their model homes. It is anticipated that the first models will be open by Fall 2003. In addition, grading is about to begin on the new village of Woodbury, Planning Area 9A.

One of our top priorities throughout the grading and construction phases of this project will be to provide you with the most current information as it occurs. Inside this newsletter you will find a map of Planning Area 9A and an overview of the types of activities that can be expected over the next year.

As work on the new village proceeds, we will periodically send you information to keep you up to date. You may also visit the new North Irvine Web site at [www.northirvineupdate.com](http://www.northirvineupdate.com) for more information. If you would like to receive regular e-mail updates, you may sign up on the Web site at "Keep me Informed."

I hope you'll spend a few minutes reviewing the information in this issue of *Planning Ahead Update*. Should you have any questions regarding the project, please call us at (949) 720-2610, or contact us via the Web site.

We will work hard to minimize any potential disturbances during construction activities, and appreciate your patience and understanding.

Sincerely,



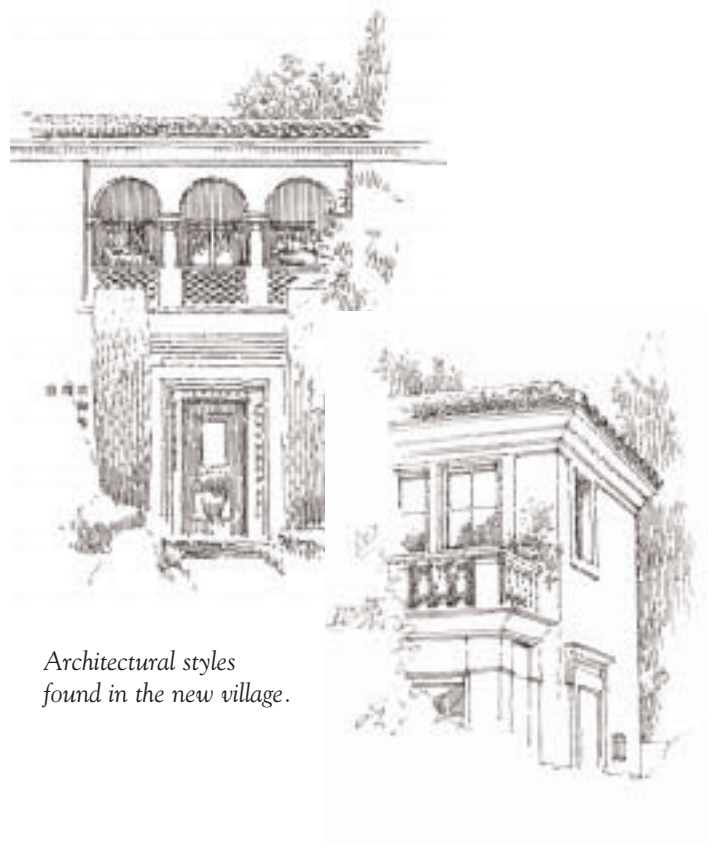
Michael J. LeBlanc  
Senior Vice President

# Introducing Woodbury

Irvine's newest village, Woodbury, is located between Jeffrey and Sand Canyon roads, at Trabuco Road and Irvine Blvd. A wide range of housing options will be incorporated into the future community of Woodbury (Planning Area 9A) including single-family detached homes, attached homes and apartments. Each neighborhood within Woodbury will form smaller "districts" that will each have its own distinct architectural style. The parks and gardens will further define each neighborhood.

The community will include up to 16 neighborhood parks, and one 30-acre central community "green," known as The Commons, with athletic fields, a tot lot, activity lawn, recreation center, a variety of pools and adjacent elementary school.

At the northeastern tip of Woodbury, a retail area has been reserved to serve the community. A Promenade and a host of trails and paseos will provide a link between The Commons, Woodbury neighborhoods and the retail area.



*Architectural styles found in the new village.*

# The New Enclave of Northwood

With the existing Blue Gum Park to the west, a park in the center, and eucalyptus trees lining Trabuco Road and Bryan Avenue, this new, gated community will have a neighborhood park focus.

The residential character in Planning Area 8A will be similar to the surrounding neighborhoods of Northwood, featuring Spanish Colonial and Monterey architectural styles. A pool and clubhouse with fireplace and patio will also be built for residents in this new phase of Northwood.

It is anticipated that model homes will open in Fall 2003. For more information on future homes, please visit the Homefinding Center at Irvine Spectrum, or visit [www.irvineranch.com](http://www.irvineranch.com).



*Neighborhood recreation center.*

# New North Irvine Web Site

As the new communities in North Irvine unfold, we want to make sure you are kept up to date and are aware of the activities taking place.

A new Web site has been developed in an effort to keep you informed about plans for North Irvine and of construction activities. You may visit the site at [www.northirvineupdate.com](http://www.northirvineupdate.com). The site will include regular construction updates as well as other timely information that may be of interest.

In addition, you can sign up on the Web site at "Keep me Informed" to receive regular e-mail updates. You will also be able to contact us via e-mail.

# Woodbury Construction Activities

Construction activities for Woodbury will begin late July/early August. Grading will be conducted to prepare the site for the installation of infrastructure, such as roads, water and sewer lines, underground power lines and flood control facilities.



Grading in Woodbury will occur in phases. The first phase of grading is on the west side of the project. Grading is expected to take approximately nine to twelve months, with completion targeted for summer 2004. Street improvement work will also occur on Irvine Boulevard, Jeffrey Road and Trabuco Road, and is expected to take approximately 12 months.

The Valencia Growers Packing House closed July 1, 2003. The removal of the building will begin in late July-early August and will take approximately 3-4 months.

Specific construction details will be posted at our new Web site, [www.northirvineupdate.com](http://www.northirvineupdate.com) and updated regularly.



## Construction Guidelines

As with all of our projects, we will work hard to minimize any potential disruptions. All of our contractors will follow the guidelines established by the City of Irvine. As the new communities get underway, please feel free to contact us at (949) 720-2610 should you have any questions or concerns.

### Daily Hours of Operation

Construction crews work in accordance with the City of Irvine's ordinance, which allows work to be done Monday through Friday from 7 a.m. to dusk. The City also allows work to be done on Saturdays between 9 a.m. and dusk.

### Construction Traffic

Construction vehicles for Planning Area 9A grading activities will access the site off of Sand Canyon Road.

### Dust Control

Following guidelines established and enforced by regulatory agencies, comprehensive dust control measures have been developed and implemented. Water trucks are used on a regular basis to dampen the ground to control dust.

### Equipment Staging

Equipment for Planning Area 9A will be moved on-site in late July/early August.



## THE IRVINE COMPANY

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*The Jeffrey Spine will lead to many places including Round Canyon*

## Connecting Irvine's Parks and Wild Places

Bordering the east side of Jeffrey Road, the Jeffrey Spine is an open space corridor that will span Irvine's entire north-south length. The Spine will be a unique amenity for residents that will link with trails leading to the vast preserved wildlands north and south of the city, making it possible for residents to bicycle, jog or walk from sage to sea.

The Jeffrey Spine is a key feature of Irvine's historic Open Space Agreement, which was overwhelmingly approved by residents in 1988. The landmark agreement enables the preservation of large areas of land as phased, master-planned growth occurs in other areas of the city.

The entire open space corridor will unfold over time in tandem with the new communities in North Irvine. The first segment to be built will be adjacent to Northwood in Planning Area 9A.

The community played a vital role in shaping the Jeffrey Spine, by participating in a series of workshops. One issue discussed was the existing Valencia Growers Packing House. Residents agreed that the preservation did not justify the significant costs to renovate the facility. The city agreed, and the structure will be removed to make way for other amenities along the Jeffrey Spine.