

ParkPlan

Milani Apartments Planning Area 36

16 September 2013

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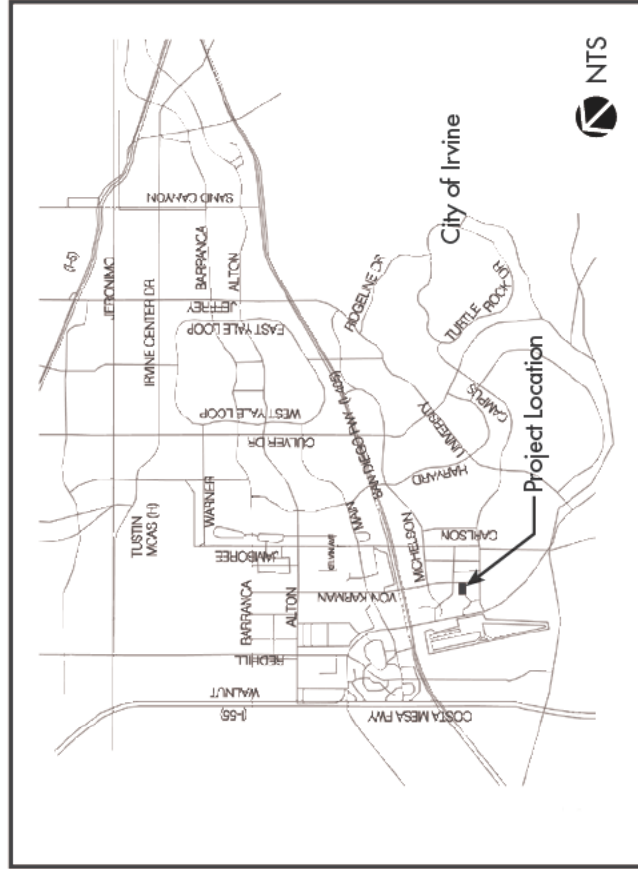


EPTDESIGN

landscape architecture | urban design | planning

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Vicinity Map

INTRODUCTION

This Park Plan demonstrates how the City's required park requirements are being met in conjunction with a proposed residential development for 287 dwelling units located at the Milani Apartments project in the Irvine Business Complex (Planning Area 36). The project site is located at the corner of Von Karman Avenue and Martin Street, west of Jamboree Road and south of I-405 freeway.

The Park Plan provides information regarding the anticipated population, park acreage and minimum park improvements to be included within Milani Apartments. One private neighborhood park area has been located within the project site.

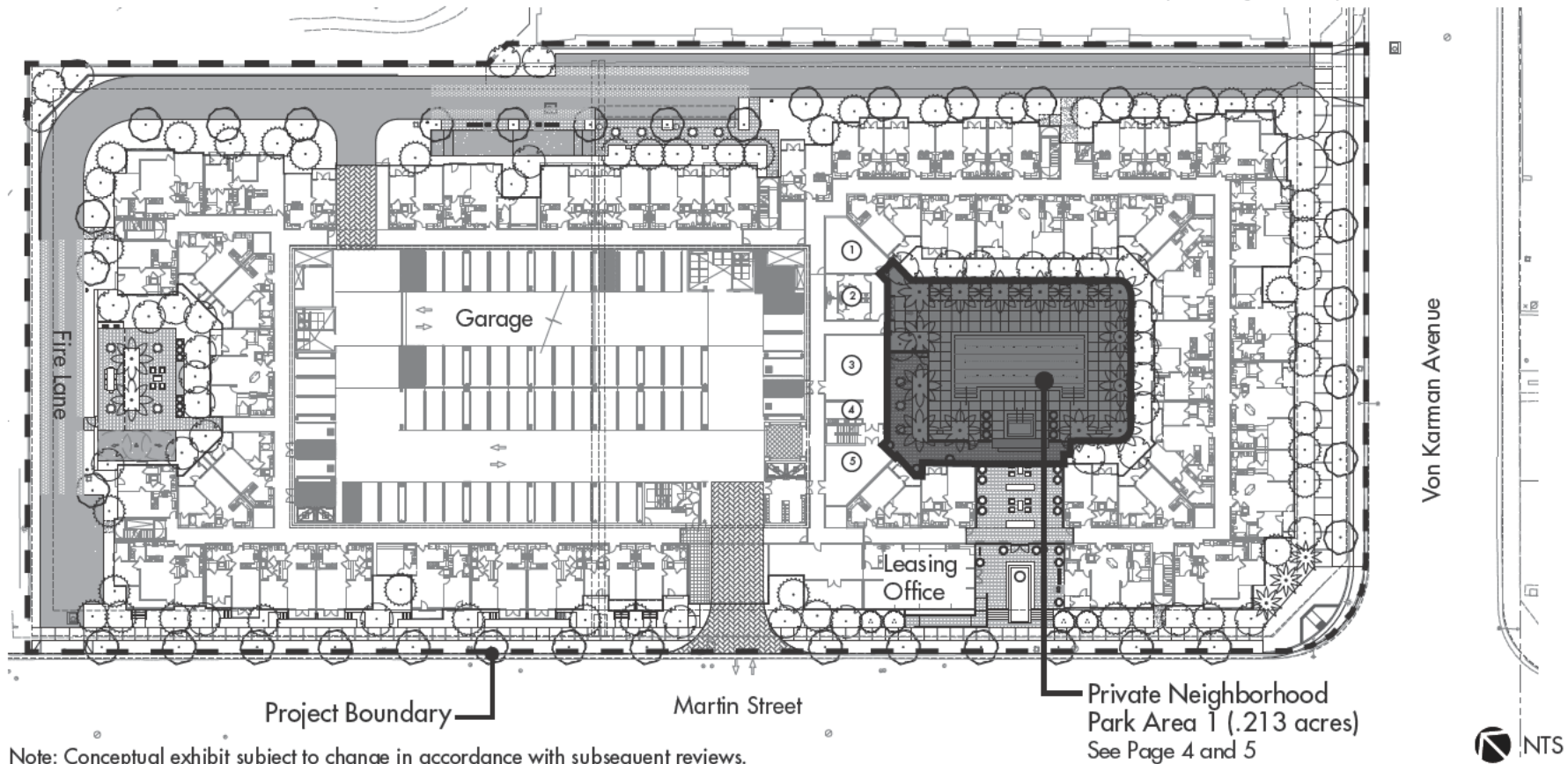
Satisfaction of the 1.09-acre Neighborhood Park requirement is met through a combination of Park Land, Recreational Improvements and In-Lieu Fees. The following exhibits depict a conceptual plan for this park including the park amenities and its value as well as requirements such as accessibility and parking.

The Community Park requirement of .73-acres is being satisfied through the payment of in-lieu fees.

As shown on Page 2, Milani is required to provide 1.09 acres of neighborhood parks. Pursuant to the Irvine Business Complex Design Criteria, .36 acres of private neighborhood parks and .73 acres of public neighborhood parks are required since the Irvine Business Complex Design Criteria limits the private neighborhood park credit to 1/3 of the total neighborhood park requirement. This limitation on private neighborhood park credit is only applicable in Irvine to the Irvine Business Complex. As a density bonus incentive, Great Far East is requesting that any excess private neighborhood park credits be used to satisfy a portion of its public neighborhood park requirements. The Milani project will provide extensive amenities to its residents. These improvements include a major lap pool, spa, fitness center, and three multipurpose rooms. The fitness room and multipurpose rooms total

over 3,600 square feet of building area. As a result of these extensive improvements, the project is expected to generate excess private neighborhood park credits.

We note that construction of the first phase of the Elements project will provide a public neighborhood park to developments South of Interstate 405, including Milani. Milani is located within easy walking distance of the Elements neighborhood park. The construction of the public neighborhood park at Elements will make an additional neighborhood park to serve Milani unnecessary and in any event, the location of Milani, South of Interstate 405, makes it difficult for the City to be able to provide an additional new public neighborhood park in the vicinity. The area South of Interstate 405 includes existing or approved residential uses as well as higher density office uses. Either of these land uses would command higher land values than would be normally feasible for park land acquisition for an additional public neighborhood park.



Note: Conceptual exhibit subject to change in accordance with subsequent reviews.

08.07.14

Neighborhood Park Area Required

Population

Market Rate Units	258 DU x 1.3 persons / DU = 336
Affordable Housing Rate Units	29 DU x 1.3 persons / DU = 38
Total Residents:	374 persons

Park Area Required

Market Rate DU	336 x 3 acres/1,000 residents = 1.01-acres
Affordable Housing DU	38 x 2 acres/1,000 residents = 0.08-acres
Total Acres Required	1.09 acres
Private Neighborhood Parks Required	1/3 x 1.09 = .36-acres max
Public Neighborhood Parks Required	2/3 x 1.09 = .73-acres min

Notes:

- *See Page 10 for Improvement Credit Schedule.

Footnote 1:
Pursuant to Government Code Sec. 65915(d)(2), as further outlined in the Affordable Housing Plan, Great Far East requests that excess private neighborhood park credits be used to partially reduce the project's public neighborhood park requirements.

Neighborhood Park Area Provided

Private Land Area Provided

Park Area 1	.213 acres
Total Private Land Area:	.213 acres

Public Land Area Provided

Total Public Land Area:	0 acres
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Improvement Credit Provided

Park Area 1	\$1,284,675
*	
Total Improvements	\$1,284,675
Improvement Value Per Acre	\$XXX
Improvement Credit Area:	
(\$1,284,675/\$XXX per acre)	XXX acres
Total Land Area Provided	.213 acres
Improvement Credit Area	XXX acres
Total Neighborhood Park Credit Provided:	XXX acres
Deficient Park Land (1.09-acres - .717acres)	XXX acres
Neighborhood Park Fees to be Paid:	
(XXX acres x \$XXX per acre)	\$XXX

*Based on current values that the City plans to update; Final values are to be those in effect when park design is approved.

Community Park Area Required

Population

Market Rate Units	258 DU x 1.3 persons / DU = 336
Affordable Housing Rate Units	29 DU x 1.3 persons / DU = 38
Total Residents:	374 persons

Park Area Required

Market Rate DU	336 x 2 acres/1,000 residents = .67-acres
Affordable Housing DU	38 x 1.5 acres/1,000 residents = .06-acres
Total Acres Required	0.73 acres

Community Park Area Provided

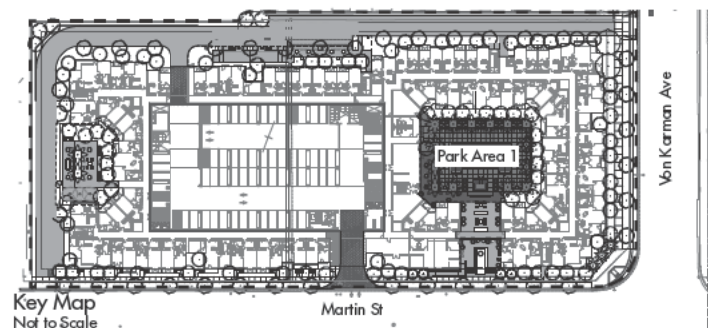
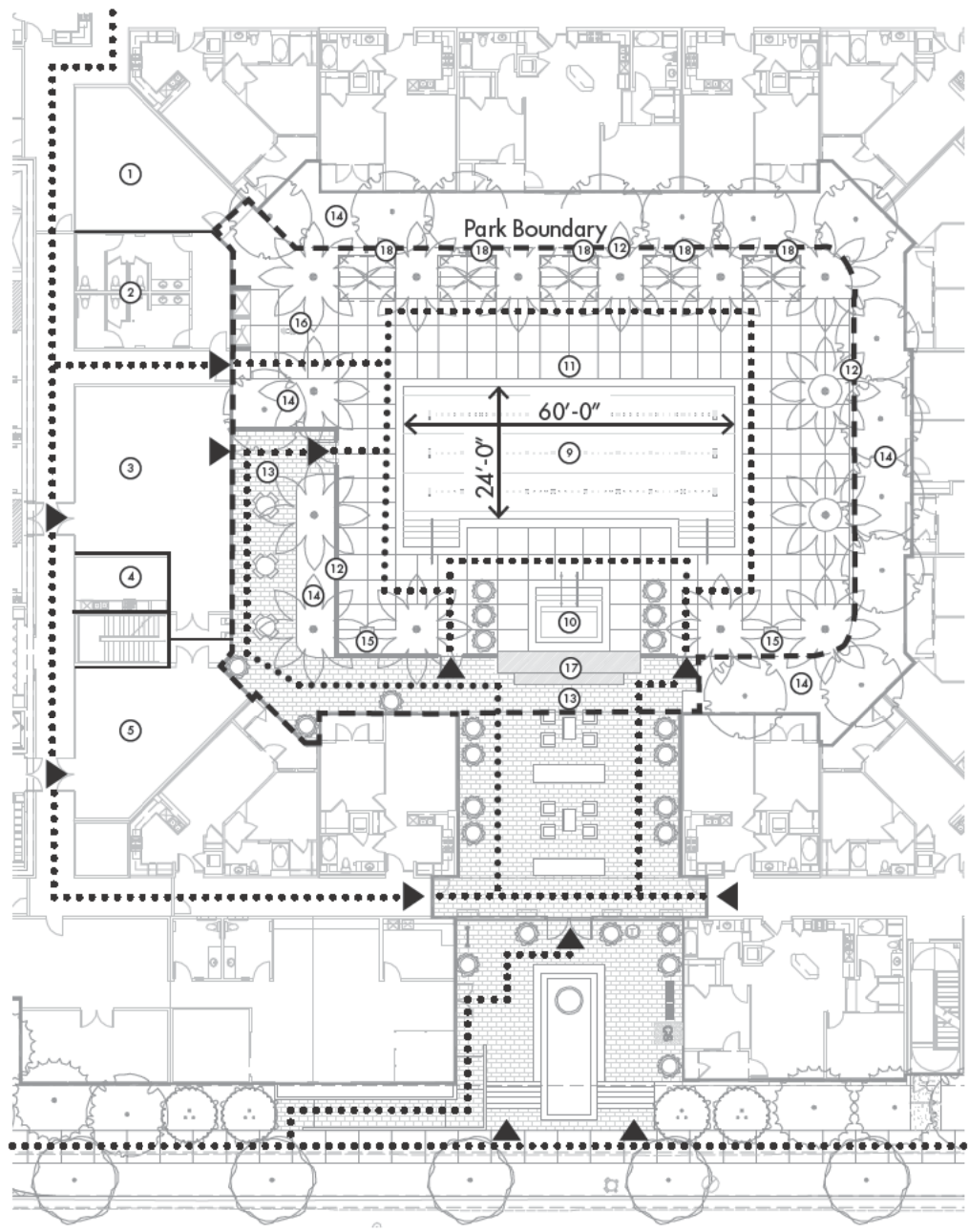
Acres Required	0.73 acres
Value Per Acre	\$XXX
In Lieu Fee Amount:	\$XXX
(.73 x \$XXX per acre)	

Park Area 1 Site Amenities -Level 1(.213 Land Acres)

Item	Description	Quantity	Unit
1	Pool Equipment Room	550	square feet
2	Pool Restroom	440	square feet
3	Multi Purpose Room 1*	960	square feet
4	Kitchen*	130	square feet
5	Multi Purpose Room 2*	610	square feet
6	Multi Purpose Room 3 (Level 2)*	180	square feet
7	Fitness Center (Level 2)*	1330	square feet
8	Fitness Restrooms (Level 2)	455	square feet
9	Pool (min 5' depth at deep end)	1,540	square feet
10	Spa	120	square feet
11	Pool Deck	4,572	square feet
12	Fencing	308	linear feet
13	Hardscape	1,268	square feet
14	Planted Area	1,347	square feet
15	Barbecue (handicap accessible)	2	each
16	Drinking Fountain	3	each
17	Fireplace	1	each
18	Shade Structure	400	square feet

- ▲ Entry Point
- Accessible Path of Travel

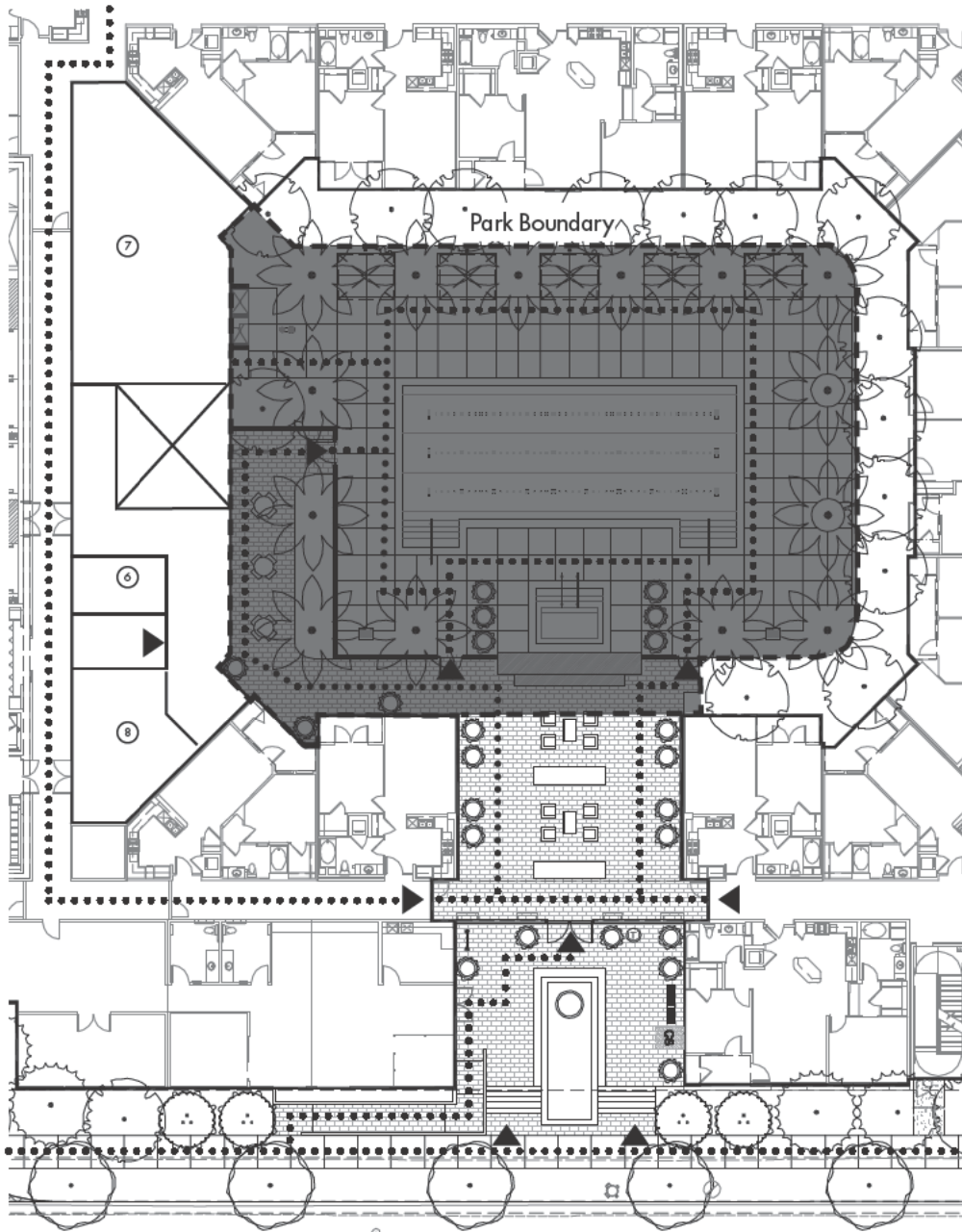
Notes:
 1. Trash and Recycling receptacles will be provided as required by Zoning Code 3-23-2.
 2. Accessible paths of travel will be provided from parking area to neighborhood park area.



Note: Refer to Page 5 for Level 2 Amenities



Key Map
Not to Scale

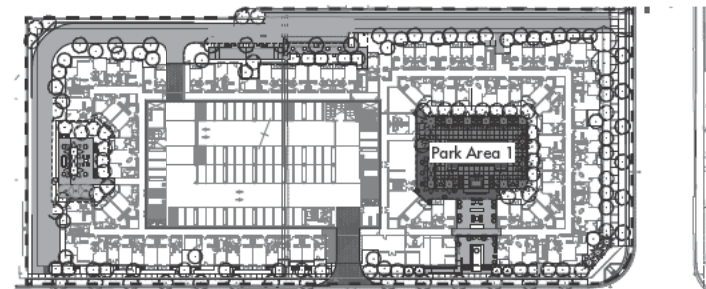


Park Area 1 Site Amenities -Level 2 (.213 Land Acres)

Item	Description	Quantity	Unit
1	Pool Equipment Room	550	square feet
2	Pool Restroom	440	square feet
3	Multi Purpose Room 1*	960	square feet
4	Kitchen*	130	square feet
5	Multi Purpose Room 2*	610	square feet
6	Multi Purpose Room 3 (Level 2)*	180	square feet
7	Fitness Center (Level 2)*	1330	square feet
8	Fitness Restrooms (Level 2)	455	square feet
9	Pool (min 5' depth at deep end)	1,540	square feet
10	Spa	120	square feet
11	Pool Deck	4,572	square feet
12	Fencing	308	linear feet
13	Hardscape	1,268	square feet
14	Planted Area	1,347	square feet
15	Barbecue (handicap accessible)	2	each
16	Drinking Fountain	3	each
17	Fireplace	1	each
18	Shade Structure	400	square feet

- ▲ Entry Point
- Accessible Path of Travel

- Notes:
1. Trash and Recycling receptacles will be provided as required by Zoning Code 3-23-2.
 2. Accessible paths of travel will be provided from parking area to neighborhood park area.



Note: Refer to Page 4 for Level 1 Amenities



Item	PROPOSED QUANTITY	UNIT	% CREDIT	VALUE PER UNIT *	IMPROVEMENT VALUE *
Park Area 1					
A) MINIMUM IMPROVEMENTS	0.213	Acre	(Total Improvement Area)		
Construction Water	1	LS	100%	\$2,720	\$2,720
Temporary Utilities	1	LS	100%	\$5,440	\$5,440
Site Grading -Rough	687	CY	100%	\$1.63	\$1,120
Site Grading -Fine	9,263	SF.	100%	\$0.22	\$2,038
Site Drainage	9,263	SF.	100%	\$0.35	\$3,242
Utility Connections	1	EA.	100%	\$36,448	\$36,448
Concrete Walk - 5' Wide (Pavers)	1,268	SF.	100%	\$2.90	\$3,677
Turf (Hydroseed)	0	SF.	100%	\$0.10	\$0
Ground Cover (Flats @ 12" o.c.)	1,347	SF.	100%	\$2.18	\$2,936
Shrub (5 gal. min.)	200	EA.	100%	\$11.10	\$2,220
Trees (Min. 15 gal.)	15	EA.	100%	\$92.48	\$1,387
Mulch/Soil preparation	1,347	SF.	100%	\$0.14	\$189
Automatic Irrigation (With Computer)	1,347	SF.	100%	\$0.34	\$458
Security Lighting (1 light/100 linear feet)	12	EA.	100%	\$2,663	\$31,956
B) TYPICAL PUBLIC AMENITIES					
Barbecue - Single (Handicap accessible)	2	EA.	100%	\$156	\$312
Drinking Fountain (Handicapped access)	3	EA.	100%	\$4,243	\$12,729
C) TYPICAL PRIVATE AMENITIES					
Lap Pool (60' x 24', 3 Lanes)	1,540	S.F.	100%	\$60.28	\$92,831
Spa	120	S.F.	100%	\$60.28	\$7,234
Pool Deck	4,572	S.F.	100%	\$4.24	\$19,385
Pool Fencing 6' High	308	L.F.	100%	\$17.08	\$5,261
Shade Structure -min. 50 % Shade	400	S.F.	100%	\$24.70	\$9,880
Restrooms/showers for Pool Area	440	S.F.	100%	\$182.00	\$80,080
Pool Equipment Room	550	S.F.	100%	\$182.00	\$100,100
Fitness Room	1330	S.F.	100%	\$182.00	\$242,060
Restrooms/showers (for Fitness)	455	S.F.	100%	\$182.00	\$82,810
Multi-Purpose Room 1	960	S.F.	100%	\$182.00	\$174,720
Kitchen	130	S.F.	100%	\$182.00	\$23,660
Multi-Purpose Room 2	610	S.F.	100%	\$182.00	\$111,020
Multi-Purpose Room 3	180	S.F.	100%	\$182.00	\$32,760
PARK AREA 1 SUBTOTAL					\$1,088,674
DEVELOPMENT COSTS					
Mobilization				2.00%	\$21,773
Design Fees/Survey				7.00%	\$76,207
Fees and Permits				2.00%	\$21,773
Contingencies				7.00%	\$76,207
Landscape Maintenance (3 month period)	1,347	SF.	100%	\$0.03	\$40
PARK AREA 1 TOTAL					\$1,284,675

* Based on current values that the City plans to update; Final values are to be those in effect when park design is approved.