

Project Overview

Goals

- To develop a technology driven and multicultural community that stimulates the interest of the city of Irvine, its residents, and boosts the local economy
- Emphasis on structural development
- Development has influences from Irvine General Plan

Justification

- To enhance the Irvine community by adding an Asian-focused commercial area and a virtual reality amusement park to inject the city with economic growth and diversity

Site Constraints

Environment

- Construction Impact on Adjacent Neighborhoods
 - Noise Mitigation
 - Increase Traffic
 - Dust and Pollution Control
- Many Hills and Mountainous Area
 - May require a lot of cut and fill
- Rattlesnake Reservoir Located in PA1
- Environmental Impact Study
 - Existing soil conditions
 - Existing species and environment
- Fire Protection
 - Fire last year in PA1 area
- Utilities
 - Existing lines
 - Building new utilities

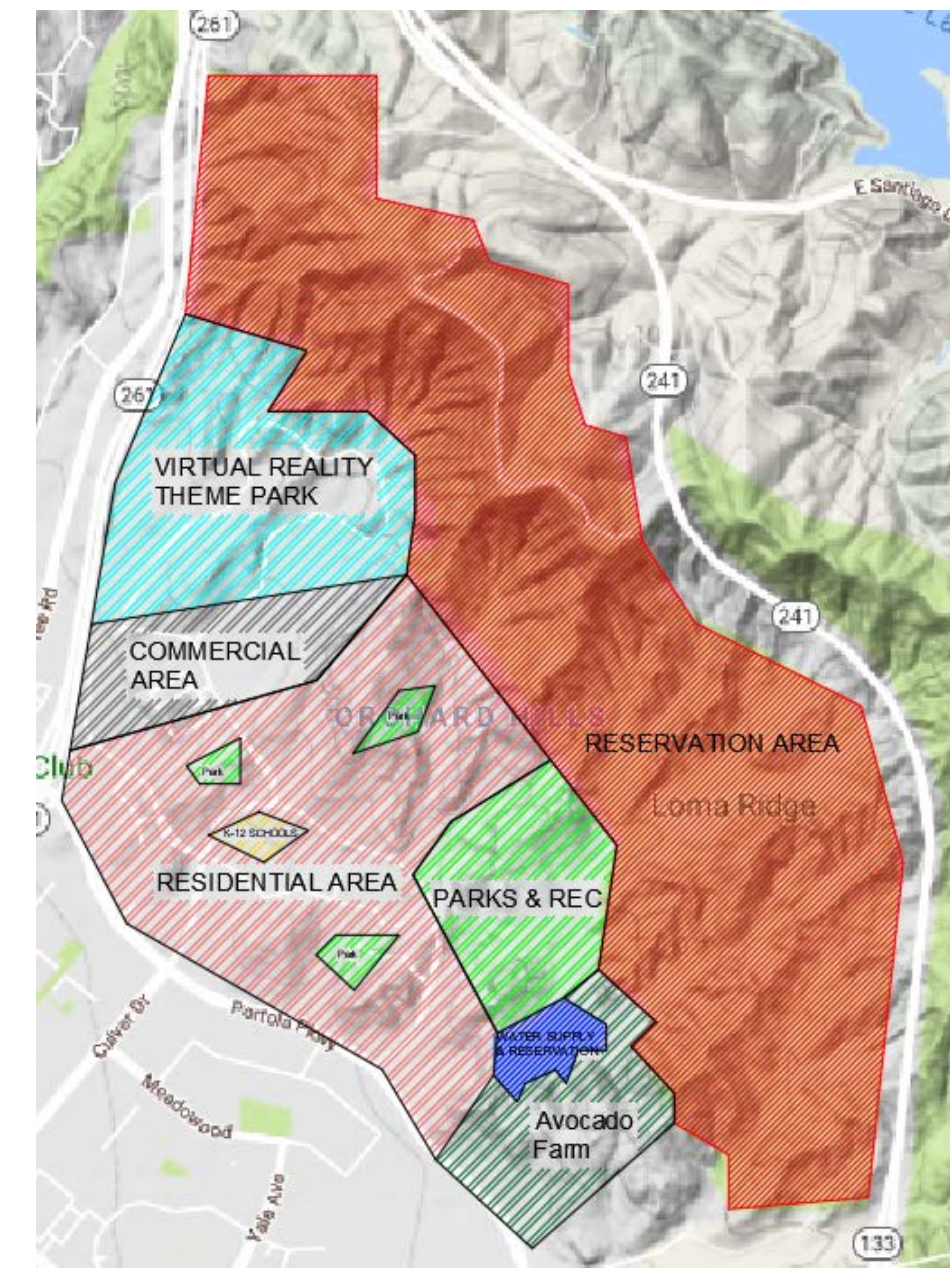
Legal

- Building Code
- Environmental Issues/Permits
 - Pollution
 - Preserving existing species and environment
- City of Irvine General Plan
 - Local Ordinances

Cost

- Preconstruction Work for Residential Development
 - Logistics planning; i.e. site access, material deliveries, and more
- Time and Material
- Labor

Site Map



TOTAL AREA	4275 acres	Percentage (%)
Preservation	2547	59.6
Residential	650	15.2
Parks & Recreation	350	8.2
Theme Park	300	7.0
Commercial	200	4.7
Schools	30	0.8

Infrastructure Elements

Structural

- Virtual Reality Theme Park
 - Structural Frames for Small Roller Coasters/Rides
- Commercial Area
 - 8 story high retail and office buildings with high energy demand
- Residential Area
 - Low density housing (0-5 units/acre)

Transportation

- Light Rail
 - Reduces traffic congestion
 - Reduces pollution
- Biking Trails
 - Alleviate traffic from local residents

Cost Overview

Start-Up Costs

- Structural Development
- Landscaping, Cut & Fill, Ground Improvement
- Utilities Set-up

Operational Costs

- Power (Mitigated by Solar Panels)
- Maintenance
 - Light Rail, Theme Park, Utilities, Roads

Revenue Generation

- Housing Sales
- Theme Park Visits
- Commercial District Rent & Sales
- Avocado Farm

Environmental Impacts

Tierra Engineering Group has done extensive research on the project area and surrounding neighborly areas. The team has performed multiple traffic and environmental studies following the CEQA legislation and Traffic Impact Study Guideline of the City of Irvine. The environmental aspects requiring review :

- Noise
- Parks, Recreation and Open Space
- Drainage and Water Quality
- Energy
- Natural Preservations
- Geology and Soils
- Alternatives
- Air Quality (Pollution)

Acknowledgements

Professor Stephen Bucknam
Professor Joel Lanning
Mr. Jared Wilson