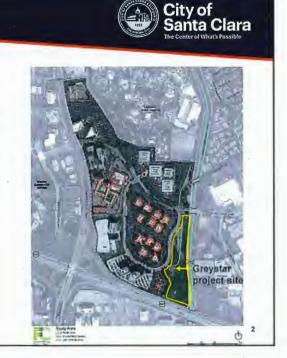
8/27/19 Item #4



Freedom Circle Specific Plan and Greystar Project

- The Specific Plan process for the 136-acre Freedom Circle Area was initiated by City in response to a General Plan Amendment application by Greystar Development
- August 22, 2018 City commenced with the Freedom Circle and Patrick Henry Drive Specific Plans



POST MEETING MATERIAL



Freedom Circle Specific Plan and Greystar Project

Project Timeline

- 2/24/17 Greystar filed General Plan Amendment to allow highdensity, mixed-use project
- 7/18/17 City Council considered Greystar's request to proceed with General Plan Amendment application independent of a Specific Plan process.
- Correspondence received from Irvine Company, owner of a nearby parcel, requesting the City prepare a Specific Plan for the larger area
- Council directed staff to prepare a Specific Plan prior to taking action on the Greystar application



Freedom Circle Specific Plan and Greystar Project

Project Timeline

- 8/24/18 City entered into a **Funding Agreement** with Greystar, Irvine Company and Sobrato Organization to fund \$900,000 of consultant costs (MIG) to prepare the Specific Plan. Each made an initial deposit of \$300,000.
- 5/9/19 Irvine request to withdraw from Specific Plan process
- 5/22/19 Staff met with Greystar, Irvine and Sobrato to confer on funding per terms of Funding Agreement
- 6/6/19 Sobrato request to withdraw from Specific Plan process
- City refunded Sobrato and Irvine \$247,000 each



Freedom Circle Specific Plan and Greystar Project

Completed Work

- Initial visioning and prerequisite studies underway
- Prerequisite studies underway
- Technical Advisory Committee
- 11/08/18 Stakeholder steering group meeting #1
- 01/31//19- Stakeholder steering group meeting #2
- 02/25/19 Community workshop
- 04/09/19 City Council Study Session
- · CEQA Work has not yet begun





Freedom Circle Specific Plan and Greystar Project

Alternatives for further land use planning

- 1. Proceed with preparation of the Specific Plan funded by Greystar updated to reflect participation of interested property owners; or,
- 2. Evaluate the potential designation of the Freedom Circle area as a Phase III Future Focus Area in the General Plan with incorporated review of the Greystar General Plan Amendment; or,
- 3. Discontinue work on the Specific Plan and proceed independently with review of the Greystar General Plan Amendment and Development application.



Freedom Circle Specific Plan and Greystar Project – Alternative #1

Proceed with preparation of the Specific Plan funded by Greystar updated to reflect participation of interested property owners

- Fully fund by Greystar or a mix of City and Greystar
- Irvine and Sobrato have requested not to be included in Specific Plan
- Results in detailed land use and development policies
- Any land use designations applied to non-participating parcels would have clear provisions for the continuation of existing uses.

7



Freedom Circle Specific Plan and Greystar Project – Alternative #2

Evaluate the potential designation of the Freedom Circle area as a Phase III Future Focus Area in the General Plan with incorporated review of the Greystar General Plan Amendment

- Establishes policy support for future change to mixed-use development
- Provides high level General Plan policies
- City can continue comprehensive analysis of potential infrastructure needs,
 etc., per prerequisite study requirement and current consultant contract
- Allows for evaluation of Greystar General Plan Amendment in context of larger potential mixed-use neighborhood
- Provides project level environmental clearance only for the Greystar project and program-level environmental clearance for other development

4



Freedom Circle Specific Plan and Greystar Project – Alternative #3

Discontinue work on the Specific Plan and proceed independently with review of the Greystar General Plan Amendment and Development application

- Avoids additional work for preparation of Specific Plan or Focus Area policies
- Greystar Amendment would be evaluated as a single project
- Council could direct staff to discontinue processing of the Amendment

9



Freedom Circle Specific Plan and Greystar Project

Recommendation – Alternative 2

• Direct City Manager to evaluate the potential designation of the Freedom Circle area as a Phase III Future Focus Area in the General Plan with incorporated review of the Greystar General Plan Amendment.

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