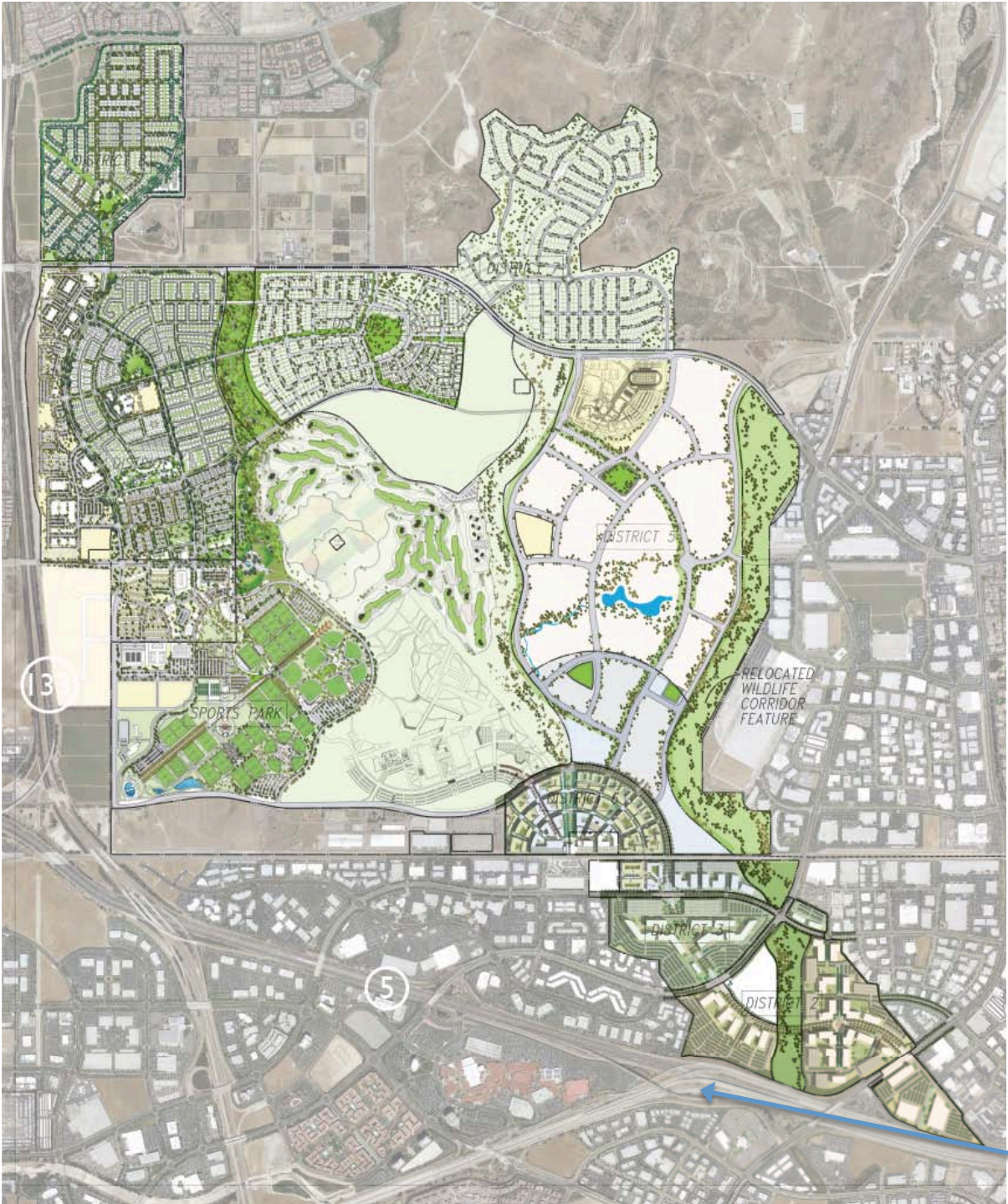




Life will be different here

Tom Martin  
FivePoint Communities

ULI Fall Meeting, NY  
October 23, 2014



# The Great Park Neighborhoods in Irvine, Orange County, California

- The Great Park Neighborhoods is a multi-phase development project in Irvine, California, designed to create a vibrant, walkable community with a mix of residential, commercial, and recreational uses.
- The project is divided into several districts, each with its own unique character and amenities. District 1 is the largest and most densely populated, while District 2 is a smaller, more intimate neighborhood.
- The project is designed to be a model of sustainable development, with a focus on green building, renewable energy, and water conservation. It also features a variety of parks and recreational facilities, including the relocated wildlife corridor and the new Sports Park.
- The project is a major catalyst for economic growth in Irvine, creating thousands of jobs and attracting new businesses and residents. It is also a key component of the city's long-term vision for a more sustainable and livable community.
- The project is a testament to the power of thoughtful planning and collaboration between public and private sectors. It is a model of how to create a vibrant, walkable community that meets the needs of all residents.
- The project is a key component of the city's long-term vision for a more sustainable and livable community. It is a model of how to create a vibrant, walkable community that meets the needs of all residents.
- The project is a key component of the city's long-term vision for a more sustainable and livable community. It is a model of how to create a vibrant, walkable community that meets the needs of all residents.
- The project is a key component of the city's long-term vision for a more sustainable and livable community. It is a model of how to create a vibrant, walkable community that meets the needs of all residents.

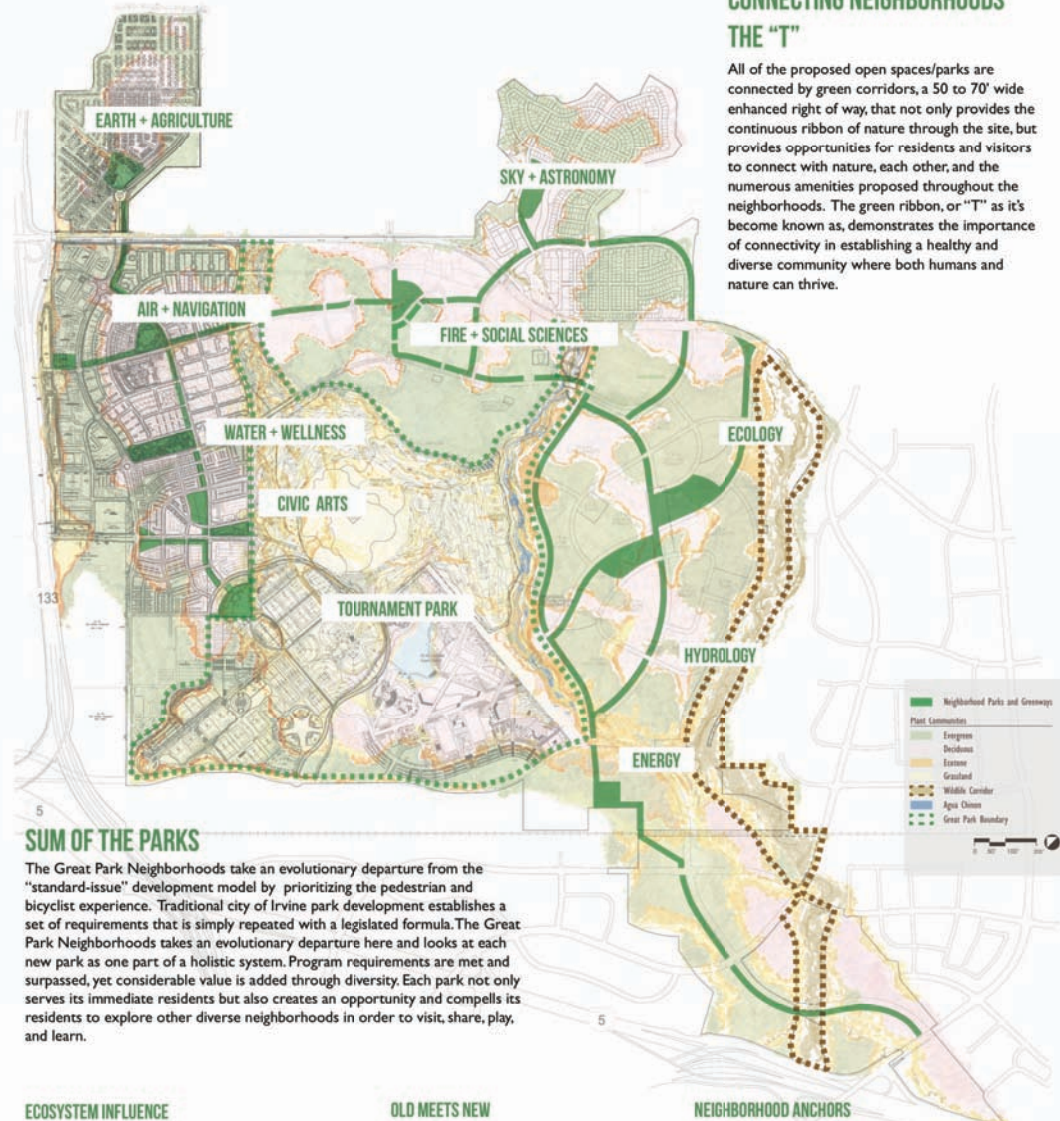




# NEIGHBORHOOD PARKS + TRAILS VISION

## CONNECTING NEIGHBORHOODS THE "T"

All of the proposed open spaces/parks are connected by green corridors, a 50 to 70' wide enhanced right of way, that not only provides the continuous ribbon of nature through the site, but provides opportunities for residents and visitors to connect with nature, each other, and the numerous amenities proposed throughout the neighborhoods. The green ribbon, or "T" as it's become known as, demonstrates the importance of connectivity in establishing a healthy and diverse community where both humans and nature can thrive.



## SUM OF THE PARKS

The Great Park Neighborhoods take an evolutionary departure from the "standard-issue" development model by prioritizing the pedestrian and bicyclist experience. Traditional city of Irvine park development establishes a set of requirements that is simply repeated with a legislated formula. The Great Park Neighborhoods takes an evolutionary departure here and looks at each new park as one part of a holistic system. Program requirements are met and surpassed, yet considerable value is added through diversity. Each park not only serves its immediate residents but also creates an opportunity and compels its residents to explore other diverse neighborhoods in order to visit, share, play, and learn.

## ECOSYSTEM INFLUENCE

The landscape vision for The Great Park Neighborhoods is inspired by natural patterns and the innate tendencies of native species. As if a natural landscape was "preserved", the entire community planting structure has several unique plant communities intentionally grouped with like species and arranged in a manner with respect to how plants naturally grow. Collectively, the plant habitats create a natural landscape structure that responds to the site in a more harmonious manner. The resulting landscape is softer, more irregular and more compelling.

## OLD MEETS NEW

One thing that makes these neighborhoods truly unique is a thriving collection of Heritage Trees. These extraordinary trees have been living on the El Toro Marine Corps Air Station for decades and have been preserved, relocated and integrated as prominent characters in the new community design. Strategic, clustered and organic groupings of Heritage Trees come together with new development to create an unmistakable established place, unlike any in Irvine.

## NEIGHBORHOOD ANCHORS

Ten neighborhood parks are spread throughout the community and connected by a wide, meandering greenbelt and trails. Each park is designed and organized around an individual concept unique to that park.





# Visitor's Terrace at Pavilion Park













# PAVILION PARK<sup>SM</sup>

A Great Park Neighborhood 



- [Placeholder text]
- [Placeholder text]
- [Placeholder text]
- [Placeholder text]
- [Placeholder text]
- [Placeholder text]
- [Placeholder text]
- [Placeholder text]
- [Placeholder text]
- [Placeholder text]
- [Placeholder text]
- [Placeholder text]
- [Placeholder text]
- [Placeholder text]
- [Placeholder text]





Pavilion Park Residential Product Segmentation

11/8/2012

Bldr Area	Product	Architect	Site SF	Range SF	Ave. SF	DU Mod	1600	1700	1800	1900	2000	2100	2200	2300	2400	2500	2600	2700	2800	2900	3000	3100	3200	3300	3400	3500	3600	3700	3800	3900	4000	4100			
870	Motorcourt - Detached Condo (39'-48' W)	KTGY	2400	1873-2353	2073	88			1873	1993				2353																					
801	40 x 90 - Detached Condo (32'-36' W)	Danelian	4200	2158-2481	2327	83						2158		2341	2481																				
810	Foursome - Detached Condo (50'-52' W)	Crook	3600	2053-2472	2268	75						2053	2160		2385	2472																			
806	70 x 60 - Single Family - 60' W	Gambill	4200	2207-2590	2417	83								2207	2453	2590																			
803/4	70 x 65 - Single Family - 60' W	Hezmahalch	4550	1763-2637	2289	90								1763^																					
802/9	60 x 80 - Single Family - 50' W	KTGY	4800	2478-2829	2635	103									2478	2597																			
800	60 x 90 - Single Family - 50' W	JZMK	5400	2903-3377	3119	52																													
808	60 x 100 B - Single Family - 50' W	JZMK	6000	2462-3504	3035	46									2462^																				
805	60 x 100 A - Single Family - 50' W	Dahlin	6000	3165-3727	3450	55																													
807	60 x 100 C - Single Family - 50' W	Hezmahalch	6000	3937-4145	4050	51																													
						726																													





# Eclectic Architectural Styles





# One Story Homes





# Traditional with Stone





# California Rooms





# Kitchen Islands





# Lock-Off Suites







# Pavilion Park Day 1 Model Experience









# Marketing Efforts



*Fresh homes,  
all flavors.*

31 Model Homes  
\$700s to over \$1.5M

**Great Park**   
NEIGHBORHOODS




TEN  
**COOL HOME**  
COLLECTIONS



**Great Park**   
NEIGHBORHOODS

Homes from the \$700s  
to over \$1.5 million






hi.

*Life will be  
different here.*

We're creating a new neighborhood at the edge of the Orange County Great Park. Not just new but smart new. Shaped by a variety of fresh home designs and the need for a deeper, more meaningful connection to nature and each other. With graceful streets shaded by grand heritage trees. Excellent schools and all the advantages of an Irvine address. Life will be different here. You'll see.

Our first neighborhood, Pavilion Park, opens in September. Join our registry at [GreatParkNeighborhoods.com](http://GreatParkNeighborhoods.com)

**Great Park**   
NEIGHBORHOODS



LET'S GO  NOW OPEN  
PAVILION PARK™

*Life will be different here.*

Pavilion Park™, the first of the Great Park Neighborhoods is now open. Come tour our Model Gallery set under a canopy of grand heritage trees. Featuring 10 all-new home collections by 8 distinguished builders. Priced from the \$700s to over \$1.5 million.

Open daily at 10am. Located in Irvine at the intersection of Irvine Boulevard and Ridge Valley, just east of Sand Canyon Avenue.

[GreatParkNeighborhoods.com](http://GreatParkNeighborhoods.com)  
949.382.1212

**Great Park**   
NEIGHBORHOODS



TEN  
*Cool Home*  
COLLECTIONS

**Great Park**   
NEIGHBORHOODS

[GreatParkNeighborhoods.com](http://GreatParkNeighborhoods.com)  
Homes from the \$700s to over \$1.5 million

FIVE POINT 





*Life will be different here.*

In fact, it already is. A new neighborhood has taken root at the edge of the Orange County Great Park. Here, neighbors gather for yoga in the shade of grand heritage trees. A master gardener teaches a class in growing herbs at the greenhouse. The kids are at the pool – when they're not attending one of Irvine's top-ranked schools. And every day the roots grow deeper. We invite you to be a part of it.

Welcome to Pavilion Park,<sup>™</sup> the very first of the Great Park Neighborhoods, located at the intersection of Irvine Blvd and Ridge Valley, just east of Sand Canyon Avenue. With new homes from the \$700s to over \$1.5 million. Model homes are open daily at 10am.

[GreatParkNeighborhoods.com](http://GreatParkNeighborhoods.com)  
949.354.0049

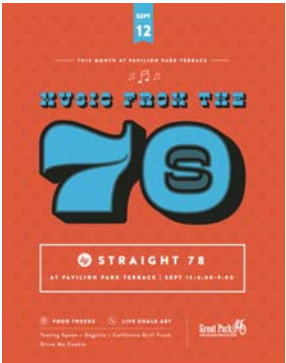
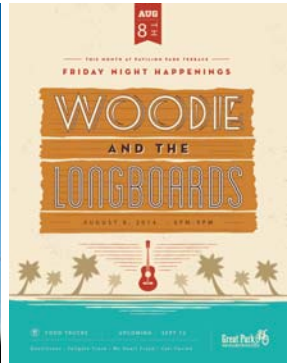
**Great Park**   
NEIGHBORHOODS



*Life will be different here.*











**Great Park**  <sup>®</sup>  
NEIGHBORHOODS