CONSTRUCTION UPDATE

University Hills Area 11 Construction to Begin in Late August
Project to Provide 160 New For Sale Homes and Up to 140 Rental Units

Project Description:

Equipment mobilization for the construction of University Hills Area 11 will begin in late August 2016, with mass grading work beginning in September. The 33-acre construction project will provide 160 new homes and up to 140 additional rental townhomes for UC Irvine faculty and staff.

Area 11 is located in the southeast corner of University Hills, bounded by Anteater Drive, California Avenue and Bonita Canyon Drive (see map).

Situated a short walk from the new Area 10 park and pool, Area 11 will offer easy access to the University Hills Community Center, Gabriilino Park and the campus core via University Hills walkways and bike lanes.

The project is being constructed by California Pacific Homes.

Delivery of the first phase of new homes is expected in Fall 2017 and is scheduled to be fully completed by 2020.

For more more details about Area 11, please see reverse.

For more information or project updates, please call the Irvine Campus Housing Authority at (949) 824-4827.

For construction issues, such as dust and early starts, contact California Pacific Homes at (949) 517-8690. You may also visit us online at www.icha.uci.edu.
**For Sale Homes:**

The 160 for sale homes planned for Area 11 will offer a mix of architectural styles including Craftsman, Cottage and Spanish. The homes will range in size from 1,700 to 2,375 square feet, with 3-4 bedrooms.

- 8 different floor plans; 6 floor plans feature a ground floor bedroom designed to accommodate various stages of life.
- 2-car garage
- LEED Silver equivalent construction (CA GreenPoint Rated system)

The houses will be built in four phases:
- Phase 11-1: 56 homes (2017)
- Phase 11-2: 42 homes (2018)
- Phase 11-3: 34 homes (2019)
- Phase 11-4: 28 homes (2020)

**Rental Units:**

The project envisions up to 140 townhome-style rental units with 2 or 3 bedrooms, ranging from 900 to 1,200 square feet. The units are scheduled to be completed by 2020.

- Ground entry with attached 2-car garage
- Minimal exterior stairs
- Stroller and bike friendly
- Large storage space
- Fenced yards in some units
- Guest parking exceeds city requirement
- LEED Silver equivalent construction (CA GreenPoint Rated system)

**What to Expect During Construction:**

ICHA’s construction management team will monitor construction activities in an effort to minimize the impact to the community. Residents can expect the following impacts during construction:

- Approved work hours for this project are Monday through Friday, 7 am to 7 pm (or sunset, whichever is earlier) and Saturday 9 am to 5 pm. Work is not allowed on Sunday or federal holidays.
- Increased truck and equipment traffic
- Noise, dust and vibrations
- Access to residences and parks in adjacent areas will remain available at all times. Please advise children to stay away from construction areas and equipment to ensure the safety of all residents.

*Construction access will initially be via Coltrane Court until the access road at Anteater Drive is completed in early 2017.*

The grading operation uses reclaimed water exclusively. Water and compaction are required to build geologically sound building pads for the future neighborhoods.

We are committed to completing this project as quickly as possible. However, the project timeline could change due to inclement weather or other unforeseen circumstances.

*ICHA appreciates your patience as we work to expand and improve University Hills.*