

Irvine Campus Housing Authority

Questions and answers regarding University Hills Area 12 Project

Questions from the 4/27/2020 Webinar via the Q & A function in Zoom

#	QUESTION	ANSWER
1&2	How will noise & dust for adjacent houses/condo[s] be handled?	<p>Construction noise within University Hills follows the City of Irvine Municipal Code, which restricts construction activities to the hours of 7 am to 7 pm (or dusk) Monday through Friday and 9 am to 6 pm (or dusk) on Saturday. Construction work is not allowed on Sundays and campus holidays.</p> <p>The South Coast Air Quality Management District (SCAQMD) is responsible for controlling emissions and air pollution. The proposed project would be required to comply with an Air Quality Management Plan, which requires that ICHA and its contractors implement the best available dust control measures during active construction operations. For example, the contractor could be required to suppress dust by using a water truck to spray the area with reclaimed water.</p>
3	Who has been invited to this presentation? Residents of which streets?	Residents on the immediately adjacent streets including Blake, Alcott, Lower Schubert, Russell & Thompson were invited to the Webinar to allow those most directly impacted to have a chance to ask questions and gather information.
4	Did I understand that you are going to allow bicycle traffic on the pedestrian pathways?	Yes, the proposed project would include new 8-foot bicycle and pedestrian pathways at specific locations, identified by blue hatched lines on the site plan. These pathways would accommodate bicycles and pedestrians. This is similar to the existing joint use pathways in the southern portion of University Hills and city streets such as Bonita Canyon and Culver.
5	Will the new homes be available only for newly recruited faculty, or will faculty currently on the resale waitlist also be eligible?	We don't know. Given the proposed project is in the early stages, the process outlining who will have priority eligibility to purchase the new homes has not been confirmed at this time. Historically, ICHA and the campus administration review data, then the campus makes a determination of what employee category will be eligible for the new home drawing. The Ground Lease gives this authority to the campus.
6	Have you considered the recent presentation concerning keeping trees and large bushes a safe distance from structures as a defense against wild fires. The trees look closer to structures than is recommended.	The proposed project will comply with all required fire safety measures. Both the University Fire Marshal and the Orange County Fire Authority will review the Fire Master Plan and other building codes to ensure the proposed project is designed and constructed with fire safety in mind. This will include all landscaping plans and specifications.
7	I'm concerned about noise from "The Perch" impacting the Shubert Court Condos. What landscaping will mitigate noise from people on the perch?	The landscaping along the slope below Schubert Court should not be impacted by the proposed project, thus the current barrier will remain in place. In addition, the proposed project includes new landscaping. The Perch is intended as a quiet and contemplative sitting area and is designed to only accommodate a handful of people, similar to the Reines Vista or Parker Vista.
8	How long will the Los Trancos pool be off-line?	It is anticipated that the Los Trancos pool renewal could take between 6 to 9 months to complete. This long-term maintenance work is necessary and is not directly connected to any redesign of the Las Trancos Park area. In addition, per our community amenity reserve study, the plaster in the pool below the water line, as well as the concrete decking on top, is nearing its end-of-life use. We're proposing delaying the pool renewal until the winter of 2022; there is still useful life left. That will allow us to merge the required rehabilitation of the pool and the park project.
9	Will the trees/landscaping along the pedestrian path near The Perch be removed/changed/increased?	There is an existing pedestrian path ("paseo") along the eastern edge of the proposed project; the existing trees and landscaping along the eastern edge of the paseo and below the Schubert condos should not be impacted by the proposed project. Given the current stage of planning the proposed project is in, it is too early to determine how the trees/landscaping along the western edge of the paseo will be impacted. That information will be shared when it becomes available. Our intent is to protect, preserve, or reuse as much landscaping material as possible while helping the university achieve its long-term goals for recruitment.
10	I would like to hear more detailed explanations of demolition. Las Lomas is an old set of structures, and many residents have concerns about how ICHA and UCI will contain, monitor, and communicate regarding the toxic materials from the demolition.	The State of California will require that we determine if any type of hazardous chemicals, gases, explosives, flammable materials, or similarly dangerous substances have been used in any pipes, tanks, or other equipment on the property. If any hazardous materials are present or suspected, testing will be performed, and the hazard eliminated before demolition is started. We are not allowed to demolish hazardous materials without safely removing them prior to the work commencing. For clarity, there is no single "toxin report" per se. CEQA reports authored by UC Irvine will contain some analyses. There may be additional assessments by ICHA's contractors at various phases of design and/or construction. ICHA, in consultation with UCI, will alert adjacent residents of any potential toxin that may have negative impacts to residents, per the State of California regulations.
11	How long will Los Trancos pool be closed?	Please see answer to question #8
12	You were silent about the removal of the playground on the west side of Los Trancos. I am concerned that you are removing significant green space. I would like the survey to have green space as well as amenities as an option.	The playground on the west side of Los Trancos would be removed as a result of the proposed Area 12 project. Later this summer, a community survey will gather resident feedback about the Los Trancos Pool & Park renewal. The recreation survey will follow a similar process that was used to create the Coltrane Pool and the three parks in Area 11 (to be completed fall 2020).

13	We live on Blake Ct. in one of the existing homes most impacted by two new homes. Where can I find plans to visualize their impact on our home?	At this time, the site plan and architectural elevations can be found on the proposed Area 12 project website: icha.uci.edu/Area12 . An architectural "section" (a rendering meant to show horizontal relationships) is provided in the webinar recording (available at the Area 12 project webpage above) that shows the relationship of the proposed new homes to the nearest existing homes on Blake Court. They are to scale and can be helpful to understand the proposed locations of these two homes.
14	What are the expectations for increased traffic flow?	The proposed project is anticipated to reduce the number of daily vehicle trips. The project reduces the total number of units from 100 to 89. In addition, the University is leading a technical traffic study. The traffic study will project future traffic conditions based on 89 single family homes compared to 100 Las Lomas units and should be available in the summer of 2020.
15	How will the mitigation tests be shared with the Uni Hills residents?	The University is leading the environmental review process which includes the preparation of technical studies. When the studies are complete and published, they can be found here: https://cpep.uci.edu/environmental/review.php . ICHA will communicate with the residents once the information is available for public review.
16	Any idea when the now-closed pool might reopen? I was a daily user, using it for physical rehab.	This Q & A forum is about the proposed Area 12 project. Responses to COVID-19 are not a part of this process.
17	Will connecting paths be widened to accommodate increased traffic from streets higher than the current park?	The proposed project is not anticipated to increase traffic from streets higher (south of) than the current park area. However, new pathways in the park could be widened depending on feedback collected in the resident survey.
18	How quickly will residents know about the toxins that are possible in the demolition?	ICHA, in consultation with UCI, will alert adjacent residents of any potential toxin that may have negative impacts to residents, per the State of California regulations. (see answer to question 10 for additional information)
19	How will pedestrians and bikes get to campus during construction?	ICHA will schedule construction to minimize the impact on vehicular and pedestrian traffic. Our goal is to provide safe pedestrian and bicycle routes at all times during construction. ICHA will provide communication to the entire community identifying safe routes to and from campus during different phases of construction.
20	How will the traffic study reflect the potential population since Las Lomas is now depopulated and the traffic is much reduced?	The traffic study currently underway will base its analysis on full occupancy at Las Lomas (100 units), which was the typical population over the 37+ years of operation. The traffic study would not reflect accurate data if it were to analyze the current and temporary conditions at Las Lomas as residents began to relocate as early as December 2019. Prior traffic studies for recent projects within University Hills used traffic counts based on full occupancy at Las Lomas. The current traffic study will use the same approach. The traffic study is designed to compare the population of 100 apartments to the population of 89 single family detached homes.
21	Is the bike bridge (#9 on map) part of the project or will it be done separately by UCI at a later date? Is there a chance it won't be completed?	The proposed site plan shows a proposed bridge (#9) connecting the northwest corner of University Hills to the University campus, crossing over East Peltason. The proposed project will be led by UC Irvine, not ICHA. ICHA does not develop or construct projects outside of the ground lease. At this time, we do not have any additional information about the status of the proposed bridge. However, ICHA will plan to design and construct a proposed connection point in the event UCI proceeds with constructing the proposed bridge.
22	When will we see the landscape plan?	The proposed illustrative Site Plan I provided on the Area 12 project website represents a reasonable depiction of the future landscape plan, at this time. A more thorough and accurate landscape plan is currently underway and should be complete later this year.
23	Will the mature trees behind Blake Court remain?	The trees and landscaped slope, sloping down behind Blake Court, will not be impacted by the proposed project. To be proactive, ICHA added new planting in various locations along the existing slope behind the homes on Blake Court with the intent that these plants will have over two years to mature, prior to the proposed completion date of the new homes.
24	If pools have to remain closed for COVID-19, have you considered renovating the pool sooner, during the current closure?	Given the opportunity we have to work with the residents of University Hills to complete a survey and collect data indicating the preferred amenities the community would like to include at the renewed pool and adjacent park area, it makes the most economical sense to complete the pool renovations concurrently with the adjacent park renewal project. We anticipate the pool and park projects to be complete by late spring 2022.
25	You did not address the loss of green space — how much is lost in your plan?	There will necessarily be a loss of landscaped area, based on UC Irvine's direction on the housing type and housing density. At this early stage, there is no precise square footage of reduction in landscaped space.
26	Will Los Trancos Dr. be closed to vehicle traffic during construction?	It is likely that portions of Los Trancos may need to be temporarily closed during certain phases of the proposed construction process. ICHA will proactively communicate any significant closures prior to the work beginning and recommend alternate routes for residents. There is a high likelihood that "flag persons" will be temporarily halting traffic throughout the workweek as equipment needs to cross from one side of the site to the other.
27	Will it be necessary to dig into the steep hillside between Blake Ct. and the 2 new homes?	No. This slope was designed and engineered to "structurally" support the homes on Blake Court. The proposed project would not dig in to the existing structural slope between Blake Court and the two proposed homes located at the bottom of the slope. Note that the slope tapers to the terrain at the base of the slope. Some of this portion may be modified, as directed by trained and licensed geologists and geotechnical consultants.
28	The traffic study needs to take into account the size of the new homes and the likelihood that the occupation rate of each house will be greater than the existing apartments. Has/will this increased population been taken into account?	Yes, this methodology and level of granularity is both best practice and typical in traffic studies.
29	Area 12 website has no information right now	The website appears to show the data. Reach out to ICHA if you cannot access the data.

30	I still have questions about how we will have access to the toxin reports.	For clarity, there is no single "toxin report" per se. CEQA reports authored by UC Irvine will contain some analyses. There may be additional assessments by ICHA's contractors at various phases of design and/or construction. ICHA, in consultation with UCI, will alert adjacent residents of any potential toxin that may have negative impacts to residents, per the State of California regulations.
31	Who do I contact regarding the toxin reports?	See Questions #10 & #30.
32	Which committee on campus do I need to seek representation?	We recommend contacting the University Hills Homeowners Representative Board. The HRB has a seat on UC Irvine's Campus Physical and Environmental Committee (CPEC), the formal committee to gather university stakeholder comments regarding projects on campus. The stated goal is for this HRB member to bring both the concerns raised in the two Q & A forums (via webinar and the online form on the Area 12 info page) and any other comments or concerns from the community to CPEC in late May 2020.
33	My questions have not been answered.	If you have additional questions or comments related to the Area 12 Project or the Los Trancos Pool & Park Renewal Concept, please reach out to ICHA. You can find contact information on the Area 12 info page.
34	Will the elevation plans be available on the website?	The architectural elevations are shown on the home page of the Area 12 project website beneath the opening three paragraphs.
35	My last two questions have not been discussed.	We apologize if you feel your question was not addressed. Please see answer to question #33 or contact ICHA directly. Contact information is provided on the Area 12 project website.
36	I need Bryce to email me with a timeline of when the toxin reports will be posted.	Please see answer to questions #10. The demolition timeline has not yet been confirmed.
37	What will happen to the US Postal Service mailbox for outgoing mail? I use it.	ICHA would work with the local USPS office to determine if there is a new location for an outgoing mailbox that is close to the existing location. However, USPS has the final determination in the use and location of its mailboxes.

Questions from Online Form as of 5/7/2020:

A) A question about Area 12

38	In looking over Site Plan 1 it appears that there are only 14 or 15 designated parking places for 89 homes. Many residents use at least one bay of their garages for their storage. Will there be additional street parking in area 12? It would be unfortunate if area 12 residents use existing pool/recreation area parking to store their vehicles.	The proposed site plan provides 66 marked parking stalls. That exceeds the City of Irvine minimum standard by three stalls. Each home includes an attached two-car garage, designed to park two vehicles. Homeowners will be expected to use the space in the garage to park their vehicles. Additional parking stalls are provided via "head-in" and "parallel" parking spaces throughout the project area.
39	The impact on traffic moving to and from University Hills will be drastic. What plan to you have for alternate routes to campus during construction?	Providing access between University Hills and campus is critical. Access will remain available via Gabrielino Drive and Anteater Drive. Temporary route changes along Los Trancos and the pedestrian paseo east of the proposed project area will be strategically planned to reduce the impact on traffic flow to the best of our ability.
40	Will the newly built units be available for sale to current residents at Uni-Hills? In other words, are they only for newly recruited faculty and staff?	Please see the answer to question #5.
41	Why did you decide to build single family homes instead of high-density housing?	Historically, ICHA has built detached homes for two primary reasons. First, given our 35+ history working with buyers, there is an overwhelming preference for single family detached homes that average 2,000 square feet based on the livability of the unit, the long-term impact to UCIs recruitment endeavors, and the ability of new recruits to be able to afford a home without the need for additional campus financial resources. Second, though counterintuitive, it is typically less expensive per square foot to build detached residential than attached. As density increases and floors are added to buildings, the cost per square foot rises. Only in the general marketplace, where density can divide the land cost in ever-smaller units, does attached, dense product type achieve affordability.
42	What was the analysis and reasoning behind putting the pedestrian bridge on the very edge of Uni Hills (as opposed to locating it more centrally)? Is there a pedestrian traffic study or survey to support its placement?	The placement of the proposed bridge at the northwest corner of University Hills is based on a conceptual idea that links the proposed Area 12 bike path system to an existing UC Irvine bike path. UC Irvine gave ICHA general direction for this location and is analyzing its feasibility. One of the challenges of a bridge is finding sufficient space to drop back to street level. This location is more feasible than other locations to the east.
43	Why aren't we build senior living/graduated care facilities to provide faculty with an attractive option to transition out of their homes? Other universities with impacted housing use this to good effect, and so it's odd that we don't have this.	At the direction of the University, we have been asked to propose a plan that would develop new housing to meet the demand of the University's recruitment and retention goals. We have not been asked to consider senior living or graduated care facilities. Senior housing and graduated care facilities require a much different set of skills and professional experience that are beyond the current services provided by ICHA.
44	Is the paseo pathway from the steps at Vista Bonita and Owens going to be closed?	There are no plans or discussions to close the paseo pathway. Should construction of Area 12 require a detour for residents using this path, appropriate communication and signage will be provided.
45	Do we have the chance to switch the house and buy the house in Area 12?	ICHA is not responsible for making the rules that guide who is eligible to purchase homes. The ground lease, which is prepared by The Regents, gives those kinds of priority questions either to the direct priority system listed out in the ground lease that ICHA has with the Regents—that's what we replicate to the homeowners in the sublease—or the university exercises its option to designate people. Please see the expanded answer to question 40 above.

B) A question about the Los Trancos Park & Pool Concept

46	A lot of swimmers prefer the Coltrane pool because it is a standard length. Will the new pool be a standard length?	At this time, we do not intend to increase the footprint of the existing Los Trancos Pool. Please keep an eye out for the Community Survey coming this summer and be sure to provide your feedback.
47	I would like to ask you to leave the large green space by the pool alone. it does not need to be "improved," and people like me and my family like it and use it. Just leave it alone so the many who actually enjoy the open space and don't want it filled with some nonsense that most people won't use anyway won't have it taken away from us.	Please keep an eye out for the Community Survey coming this summer and be sure to provide your feedback. We look forward to collecting feedback from the community to design a plan that reflects the preferences of all University Hills residents.
48	Will the Los Trancos Park still include a volleyball court? Will the present court be refurbished as part of the plan? Please upgrade it! New sand, lights so we can play safely in winter. Thanks!	Please keep an eye out for the Community Survey coming this summer and be sure to provide your feedback. We look forward to collecting feedback from the community to design a plan that reflects the preferences of all University Hills residents.
49	The volleyball court is in need of attention and should be included in any redevelopment. Is this just missing from the list of concept pictures by accident?	The idea board images are meant to suggest possible amenities that could be considered for the space, not a preset collection of plans. The design of the space, as was done for the Area 11 parks and Coltrane Pool, will be based on input and preferences from the community. Please keep an eye out for the Community Survey coming this summer and be sure to provide your feedback.
50	We use Los Trancos playground frequently. I like the concept with the larger play area, but I'm worried about its proximity to the bike trail. My son had a few close calls with the bikers speeding through the dirt path and over the bridge. Can the play area be made larger in Option 1?. Alternatively, can there be a physical barrier between the playground and the bike path in Option 2?	Thank you for the feedback. Please keep an eye out for the Community Survey coming this summer and be sure to provide your feedback. ICHA has not determined the design of playground areas and adjacent pathways at this time. We look forward to collecting feedback from the community to design a plan that reflects the preferences of the University Hills residents.
51	This is not a question but a request regarding the survey that will be sent regarding the amenities residents would like to see in the parkland next to the pool. In the webinar the ICHA staff confirmed that there would be a loss of useable green space as part of the Area 12 housing. I would like the wording and structure of the survey to make clear that any additional cement (for kiosks or a stadium or gazebos, etc.) would come at the expense of the current expanse of grass that can now be used to kick a soccer ball, play catch, or just run and play tag. None of the backyards in this development currently allow for these kinds of activities and having a large expanse of grass where multiple families can do these things nearby is important. Without making it clear in the survey that "hard amenities" come at the expense of a needed expansive play areas people will naturally want "more of everything" thereby provided biased "hard evidence" to pour more and more cement at the expense of useable play areas. Everyone living in University Hills is aware that surveys can be constructed to produce outcomes biased to favor those paying for the survey, and I would like to make sure that this one includes an option to make the useable grassy green space as expansive as possible.	Thank you for your feedback. As noted above, part of the Los Trancos Park & Pool renewal process is to solicit the opinions of the community about what to do, if anything, with the park space. ICHA will strive to design the survey to make clear that new and updated amenities could potentially replace existing green space in the Los Trancos Park.

C) A question about the Area 12 approval process

52	What other options are being considered for family housing? Will there be high density for-sale housing built elsewhere?	At the direction of the University, we have been asked to propose a plan that best meets the goals of the University's mission to recruit and retain faculty and staff. The most successful model thus far - based on buyer preference and maintaining affordability - has been to develop single family detached homes. At this time, ICHA is unaware if there are plans to build high density, for-sale housing elsewhere.
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Questions from Online Form as of 5/19/2020:

A) A question about Area 12

53	What will ICHA and the University leadership do to replace the massive amount of open space in the current Los Trancos apartment complex and Los Trancos park that are being lost to U. Hills residents because of this plan to pack in 89 houses rather than a more reasonable number of houses that would include some open space or pocket children's park within Area 12 and not decrease the current space of the Los Trancos Park?	The University has the authority and responsibility to make land use decisions on the campus as well as to approve projects in University Hills. When approving a project, the campus leadership will follow the approved Long Range Development Plan (UCI LRDP) vision while balancing various goals including faculty recruitment, passive and active open space, and other equally important "uses" on campus land.
54	What may be the potential financial impact on ICHA and current UH residents (such as the monthly fees) because of the decision by the campus and ICHA to destroy existing housing that is only about 40 years old to build new houses, rather than building the houses on unused open space - such as the open land across Anteater from the Area 11 entrance, the area to the south of Peltason west of the nature preserve, or even the land in North campus?	The Area 12 project will not have an impact on the monthly Maintenance Assessment to University Hills. The future new homeowners in Area 12 will pay Ground Rent and Maintenance Assessments as all other owners in the community do.
55	Will the trees along the walkway be removed? On SitePlanII (https://icha.uci.edu/wp-content/uploads/2020/04/ICHA-PA12-CONCEPTUAL-SITE-PLAN-EXHIBIT_2020-04-27-with-Ortho-Image-at-150dpi-1.pdf) there are red circles with x's on them where the trees are located.	<p>ICHA is working with a licensed landscape architect on the landscape design of the entire proposed project area. The impact on existing trees is driven by the footprint required to provide the housing necessary to meet the University's recruitment and retention goals. ICHA has already begun to map and identify the condition of the existing trees. Our goal is to preserve the trees that are capable of surviving the relocation process. Unfortunately, many of the trees have been infected by the invasive shot hole borer and have already begun to die. The trees along the eastern edge of the existing walkway should not be impacted by the proposed Area 12 project. The red circles with x's are simply marking existing trees. The symbology does not indicate whether the tree will be preserved in place or removed. At this time, we have not determined exactly which trees along the western edge of the existing walkway will be impacted. We should have a better idea in the coming months.</p> <p>For additional information about the preservation of existing trees, please see answers to questions 56 and 61 as well.</p>
56	Will the development of Area 12 preserve the mature trees that line Los Trancos, which is the most impressive visual feature of University Hills?	<p>In order to develop an area to accommodate the proposed homes, new sidewalks, and new pedestrian and bike pathway, the trees along Los Trancos will be removed. ICHA understands the value of creating a visually significant entrance to University Hills along Los Trancos Drive and we believe the combination of our proposed architecture and landscape plan will maintain the impressive visual feature of University Hills.</p> <p>ICHA is working with a licensed landscape architect on the landscape design of the entire proposed project area. The impact on existing trees is driven by the footprint required to provide the housing necessary to meet the University's recruitment and retention goals. ICHA has already begun to map and identify the condition of the existing trees. Our goal is to preserve the trees that are capable of surviving the relocation process. Unfortunately, many of the trees have been infected by the invasive shot hole borer and have already begun to die. ICHA has always developed extensive landscape plans to ensure the aesthetic quality of the entire community. The same is true with the design of the proposed Area 12. We plan to try and preserve the mature trees that are healthy and can survive being relocated.</p> <p>For additional information about the preservation of existing trees, please see answers to question numbers 55 and 61 as well.</p>

B) A question about the Los Trancos Park & Pool Concept

57	How will the redesign process guarantee that the Los Trancos pool and current open space will be protected at its current entire size rather than being reduced in size as the proposed map shows to squeeze in and excessive number of new houses and expanding the foot print of the current Los Trancos apartments?	<p>The redevelopment of the Las Lomas Apartments will not impact the Los Trancos pool area. The proposed site plan will impact the two small tot-lots and wood bridge (approximately 2,000 sq.ft.), which are located in the southeast corner of the new site plan.</p> <p>The potential redesign of the Los Trancos park area will be driven by the preferences collected in the Recreation Amenity survey that will be sent to all residents in University Hills this summer.</p>
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C) A question about the Area 12 approval process

58	Will anyone formally monitor current bicycle riding patterns and evaluate whether the proposed really poor plan to have riders who travel down Los Trancos at 20-25 MPH and turn left or right at Peltason could safely swerve into a sidewalk and travel to Peltason without slowing down (which they won't do even if they could) or hitting pedestrians?	<p>The design of the proposed transition from the on-street bike lane to the off-street pedestrian and bike path was designed by a registered engineer to meet state and local safety standards. Signage and demarcation will be used to visually notify bicycle riders and pedestrian of the transition and shared pathway. All cyclists and pedestrians are required to follow state traffic laws.</p> <p>The proposed plan to transition the on-street bike lane on the east side of Los Trancos to the new off-street bike path was designed to allow new on-street parallel parking along Los Trancos between the transition point and the intersection of East Peltason. To prevent bicyclists from having to navigate between parked vehicles and the travel lane or car doors swinging open, the proposed plan is providing a safe dedicated transition from on-street bicycling to off-street bicycling.</p>
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59	Will anyone seriously evaluate whether is is the best use of ICHA and campus resources to destroy existing housing to build the new houses rather than the campus making additional open space available to University Hills? It seems like the campus would make much better use of its large inventory of unused open space by making more space available for faculty housing than by keeping the space open and not used either for many decades or ever. Based on the current rate of development the new housing could be built on the land across from Anteater and still be torn down in 40-50 years (like the current plan for Los Trancos) when the campus would finally getting around to using that space?	The University has the authority and responsibility to make land use decisions on the campus as well as to approve projects in University Hills. When approving a project, the campus leadership will follow the approved Long Range Development Plan (UCI LRDP) vision while balancing various goals including faculty recruitment, passive and active open space, and other equally important "uses" on campus land.
60	Why was the campus and ICHA planning process so short-term that ICHA build a large number of apartments in Area 11 and now plan to tear down existing apartments to build needed purchase houses and move the renters to the new Area 11 apartments? Someone should explain why this approach was used rather than recognizing the need for more housing units a few years ago and building only new houses in Area 11. Will the campus formally evaluate what went wrong with this failed planning process to ensure that future planning will be long-term and meet the full needs for faculty housing, which ultimately must include making more space available to University Hills?	<p>The planning process for Area 11 began in 2014 and analyzed the best information and forecasting currently available. Various factors began to change in recent years, including a dramatic increase in the percentage of faculty recruits who decided to apply for homes. This increase in local "demand" from historic levels changed the quantity of for-sale units needed.</p> <p>Even if this information were presaged in 2014, the 6.5 acre site of Miramonte Rental Townhomes would have been unable to meet the for-sale housing need. The current proposed Area 12 project along with the Miramonte Rental Townhomes yields more "doors" than if Miramonte were for-sale homes and Las Lomas remained as suggested in the question.</p> <p>As stated in other answers, the University has the authority and responsibility to make land use decisions on the campus as well as to approve projects in University Hills. When approving a project, the campus leadership will follow the approved Long Range Development Plan (UCI LRDP) vision while balancing various goals including faculty recruitment, passive and active open space, and other equally important "uses" on campus land.</p>
61	If the mature trees will not be preserved, who made the decision and on what basis to destroy the trees and visual impression of entering an established neighborhood on Los Trancos? Will the approval process ensure that if the trees are destroyed and replaced that the replacement landscaping will be high quality and not the inexpensive and very young trees that have been planted in Area 11 and the more recent housing development in University Hills - which may be OK in the new areas located at the "back" of UH, but would be quite inappropriate for one of the main entrances, especially one that already has very nice mature trees?	<p>ICHA is working with a licensed landscape architect on the landscape design of the entire proposed project area. The impact on existing trees is driven by the footprint required to provide the housing necessary to meet the University's recruitment and retention goals. ICHA has already begun to map and identify the condition of the existing trees. Our goal is to preserve the trees that are capable of surviving the relocation process. Unfortunately, many of the trees have been infected by the invasive shot hole borer and have already begun to die. ICHA has always developed extensive landscape plans to ensure the aesthetic quality of the entire community. The same is true with the design of the proposed Area 12. We plan to try and preserve the mature trees that are healthy and can survive being relocated.</p> <p>For additional information about the preservation of existing trees, please see answers to question numbers 55 and 56 as well.</p>