

Irvine Campus Housing Authority

Questions and answers regarding the Los Trancos Pool & Park Renewal Project

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

QUESTION	ANSWER
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.
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).
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.
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.
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.
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.
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.
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.

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.

Questions from Online Form as of 5/19/2020:

Questions about the Los Trancos Park & Pool Concept

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?

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.

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.