ABOUT TUSTIN LEGACY

At *1,600 total acres*, and *500 acres of possible new growth*, Tustin Legacy is the *largest development project* in the City of Tustin's history.

NORTH HANGAR (PARCEL 18)

- Damaged by fires in 2023 and currently unsafe to access.
- Sits on 85 acres of land owned by the Navy and licensed to the City.
- The City is creating a reuse plan to guide the Navy's decisions about the property's future.

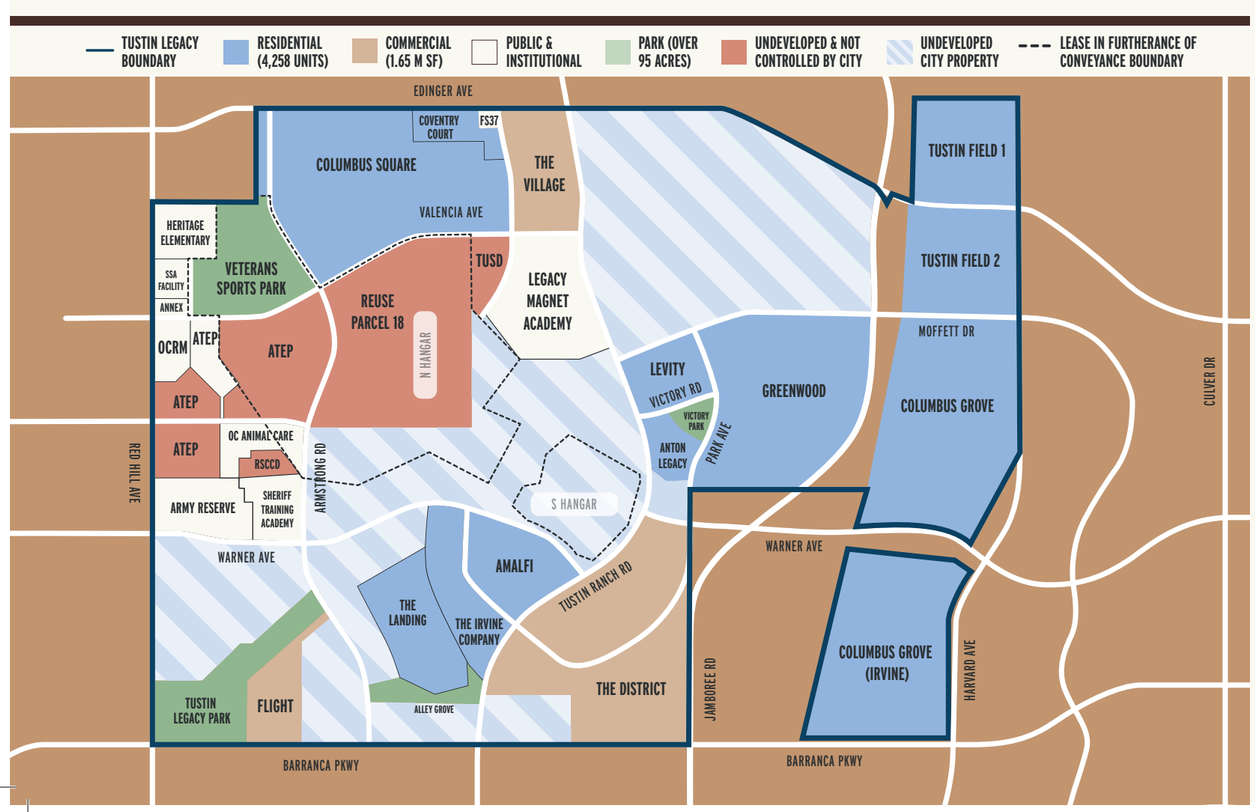
SOUTH HANGAR

- Located on approximately 7 acres and envisioned as part of the Tustin Legacy urban core with potential for mixed-use development.
- Securing and renovating the site could cost anywhere from $10 million to more than $100 million.
- The Hangar's future is still being discussed, with key questions about public benefit, preservation and long-term viability.
- City Council will ultimately decide whether to preserve, repurpose or remove the structure.

The Tustin Hangars are the most prominent part of the 500 remaining acres. Here's a look at current plans and assumptions for these two sites.

KEY CHALLENGES SHAPING THE FUTURE OF THE TUSTIN HANGARS AREA:

- The City has a federal agreement requiring it to replace jobs and housing lost when the base closed, which means a mix of nonresidential development and housing must be planned.
- Some land is still under Navy ownership and leased to the City while environmental cleanup continues.
- Ongoing environmental remediation limits how and when development and infrastructure can move forward.





TUSTIN LEGACY

TUSTIN LEGACY OPEN HOUSE STATION GUIDE

On behalf of the City of Tustin, welcome to the Tustin Legacy Open House, where you will get the opportunity to help shape the future of Tustin Legacy. We thank you for coming. Tonight is all about you — your voice, your questions, your ideas. We value your input in shaping the future growth of Tustin Legacy to ensure the plans align with the community's needs, values and priorities.

MAY 13, 2025 | 6 TO 8 P.M.

EVENT SCHEDULE

❶ CHECK-IN & WELCOME

Sign in, grab your materials and pick up your swag! Get your meeting guide, fact sheet and comment card. Enjoy dinner from the food truck (meal ticket required).

❷ VIDEO PRESENTATION

Watch a video in Room B 101-B featuring the history, current work and future vision for Tustin Legacy. The video will play on a loop as guests arrive.

❸ OPEN HOUSE STATIONS

Visit themed stations to learn more about Tustin Legacy's past, present and future. Ask questions, explore visuals and share feedback.

BEFORE YOU LEAVE

Fill out your comment card
Visit all open house stations
Sign up for email updates or to be a project ambassador









STATION 1
HISTORY
Learn about the historical legacy of the Tustin Hangars and the former base.

STATION 2
VISION & DEVELOPMENT PROGRESS
Explore the overall vision for Tustin Legacy and what's already been built.

ACTIVITIES

- Rank your familiarity with the plans
- Share 1–2 words about what makes Tustin Legacy special
- Contribute to sticky wall and comment cards

STATION 3
HANGARS
Explore future possibilities for the Hangars and surrounding area, from parks to cultural uses to civic spaces.

Understand the real-world challenges to development: regulations, environmental concerns, costs, and historic preservation.

STATION 4
PARKS, RECREATION AND ARTS
See what parks have been built and what's coming next in the Legacy area.

STATION 5
PUBLIC WORKS
Learn about completed and upcoming infrastructure projects, including road extensions and new pedestrian bridges.

STATION 6
GET INVOLVED - OUTREACH & ENGAGEMENT
Find out how you can stay engaged and help us spread the word.

TustinCA.org/TustinLegacy TustinLegacy@tustinca.org 714-788-5859

TUSTIN LEGACY BY THE NUMBERS: COMPLETED

TUSTIN LEGACY

1,000
acres developed



655
affordable housing units completed



2M
square feet of non-residential space completed



95
acres of new parks



4,258
residential units completed



TUSTIN LEGACY BY THE NUMBERS: TOTAL

TUSTIN LEGACY

1,600
acres of developable land



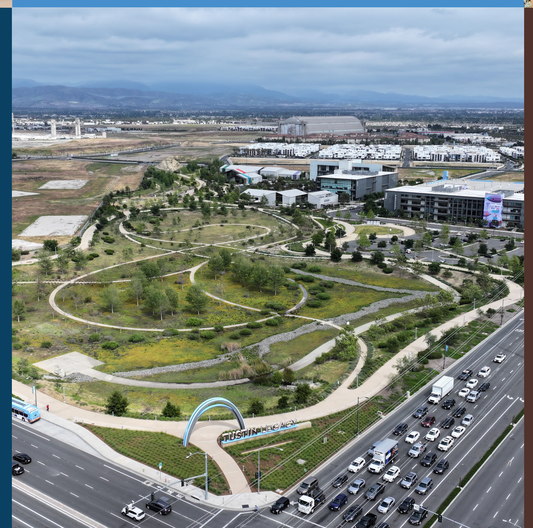
975+
projected affordable housing units and growing



9.5M
square feet of planned non-residential space



9,000+
residential units planned



170
acres of new parks, trails and recreation space

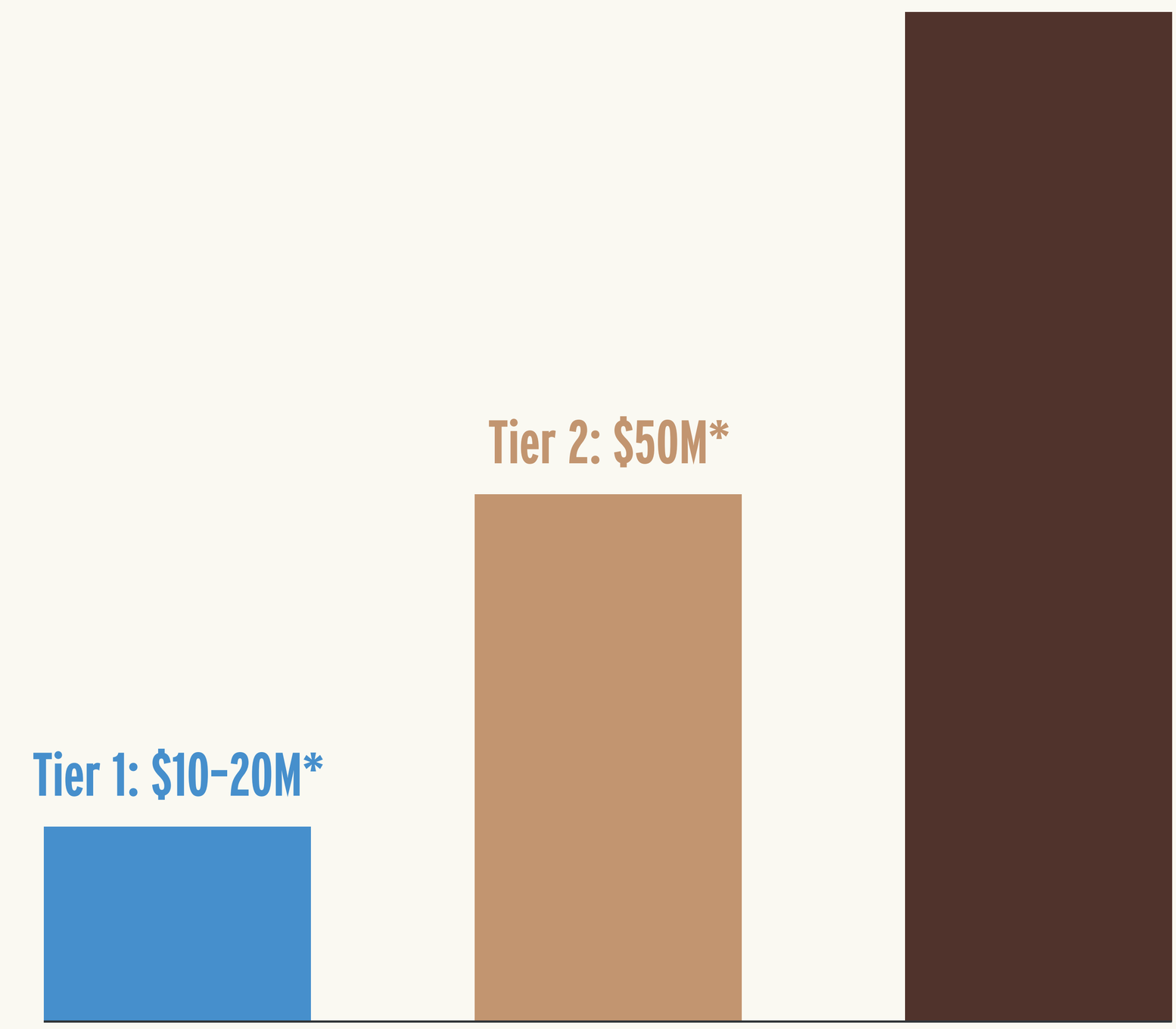




TUSTIN
LEGACY

TIERS OF ESTIMATED COSTS: TUSTIN HANGAR

**All tiers represent significant investment.*



HONORING OUR PAST, BUILDING OUR FUTURE.

- TUSTIN LEGACY BOUNDARY
- RESIDENTIAL (4,258 UNITS)
- COMMERCIAL (1.65 M SF)
- PUBLIC & INSTITUTIONAL
- PARK (OVER 95 ACRES)
- UNDEVELOPED & NOT CONTROLLED BY CITY
- UNDEVELOPED CITY PROPERTY
- LEASE IN FURTHERANCE OF CONVEYANCE BOUNDARY



TUSTIN
LEGACY

CONSTRAINTS

- Maintenance and Renovation of the South Hangar
- Ongoing Remediation
- Federal Property Transfer Timing and Agreement Compliance
- State Restrictions and Mandates
- Infrastructure Installation Costs



TUSTIN
LEGACY



NORTH HANGAR SITE REUSE PLANNING

Damaged by fire in 2023.

Sits on 85 acres of developable land, known as **Parcel 18**.

Owned by the U.S. Navy, not the City.

Reuse plan in development to guide future use.

City working to support possible transfer of land from the U.S. Navy.



TUSTIN
LEGACY

SOUTH HANGAR: CURRENT STATUS

Sits on **7 acres** of developable land.

Part of the **Tustin Legacy urban core** and mixed-use vision.

Realizing that vision would require**$10M–$100M+** in City investment.

Health, safety, cost and community use are key concerns.

The **future of the South Hangar is undecided.**

City Council will determine next steps.

STAY CONNECTED WITH US

714-788-5859

Attend a public meeting

TustinLegacy@tustinca.org

Tustinca.org/TustinLegacy

Sign up for Tustin Legacy updates

OUTREACH TIMELINE

APRIL/MAY 2025
Early outreach meetings and tabling

APRIL 15, 2025
Outreach kickoff at City Council

MAY 13, 2025
Community meeting #1

SUMMER 2025
Community survey

Tustin Legacy bus tours

FALL 2025
Community meeting #2