

# Tustin Legacy Updates

---

Real Property Division

June 2025



Remembering what connects us.

# TUSTIN LEGACY

## *Present Status*

± 1,035 acres developed/  
transferred

± 565 acres remaining  
(480 City Controlled)

 Residential (4,258 units)

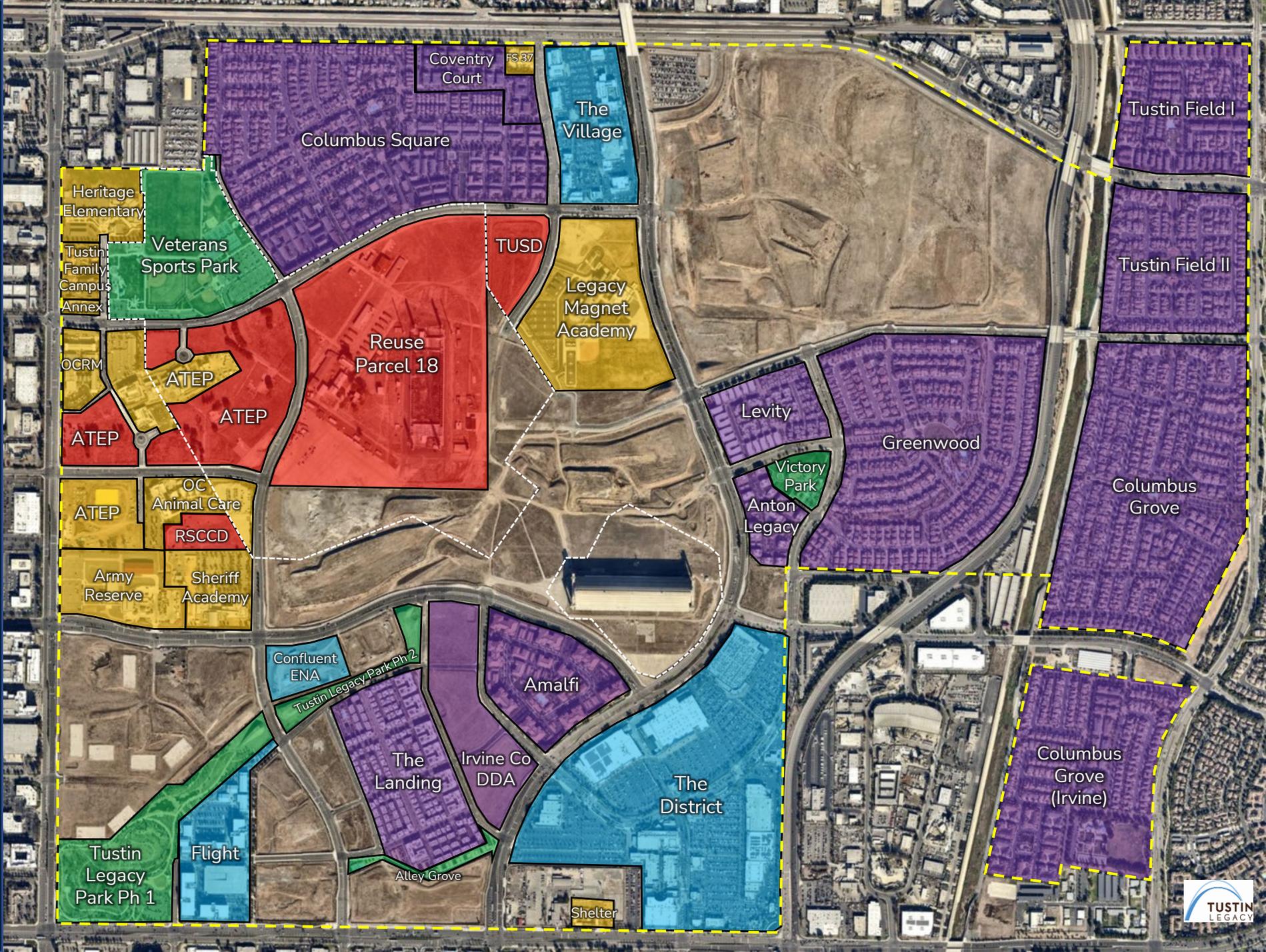
 Commercial (1.6M SF)

 Public & Institutional

 Park (over 90 acres)

 Undeveloped &  
Not Controlled by City

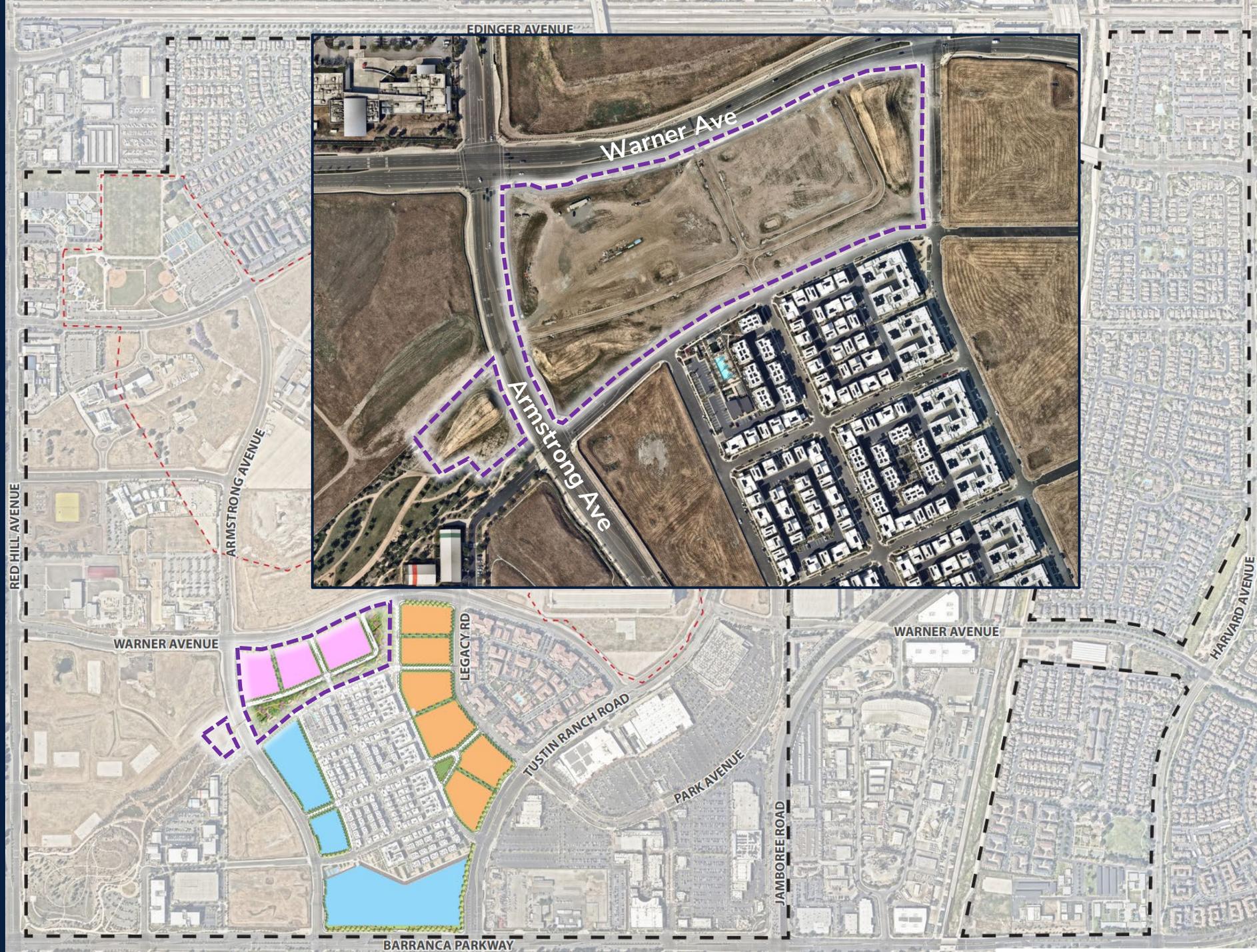
 LIFOC (Navy Property)  
Boundary



# Active Projects

## ND-South Infrastructure

- Grading
  - Pedestrian bridge mound placement
  - Mass grading, street cutting
- Utilities
  - Storm drain, sewer, water, electricity, gas, traffic signal
- Roads
  - Veterans Way and John Johnson Way
- Site preparation of:
  - Confluent Parcel
  - Legacy Park Phase 2
  - Armstrong Ave Ped Bridge
  - South Hangar power hookup
- Initial work under construction
  - Est. completion: Q3 2025



 Project Area

# Active Projects

## Confluent Development

- Developer: Confluent Development
- Project Components:
  - Active Adult (residential land use)
    - 168 units
    - 15% affordable (26 of 168)
  - Assisted Living & Memory Care (nonresidential land use)
    - 74 units assisted living
    - 28 units memory care
- Operator: Clearwater Living
- 6 acres in Neighborhood D-South
- Disposition and Development Agreement (DDA) under negotiation
- DDA/Entitlements: 2025

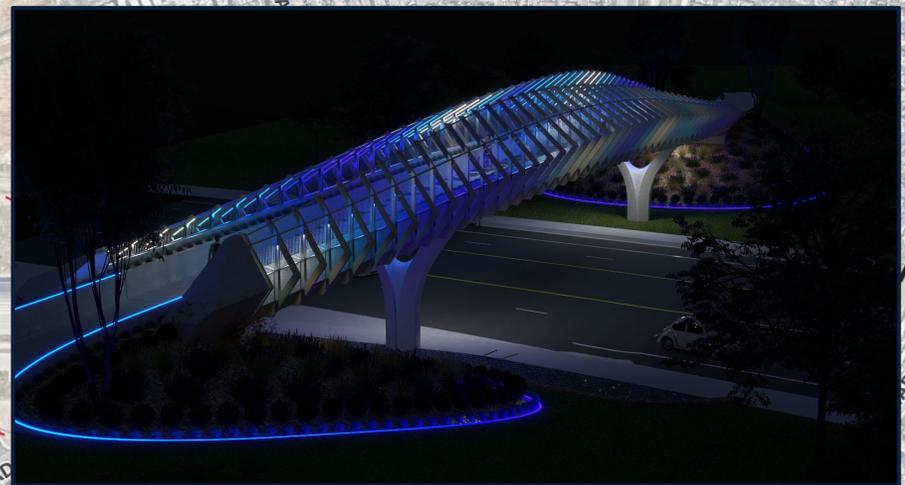
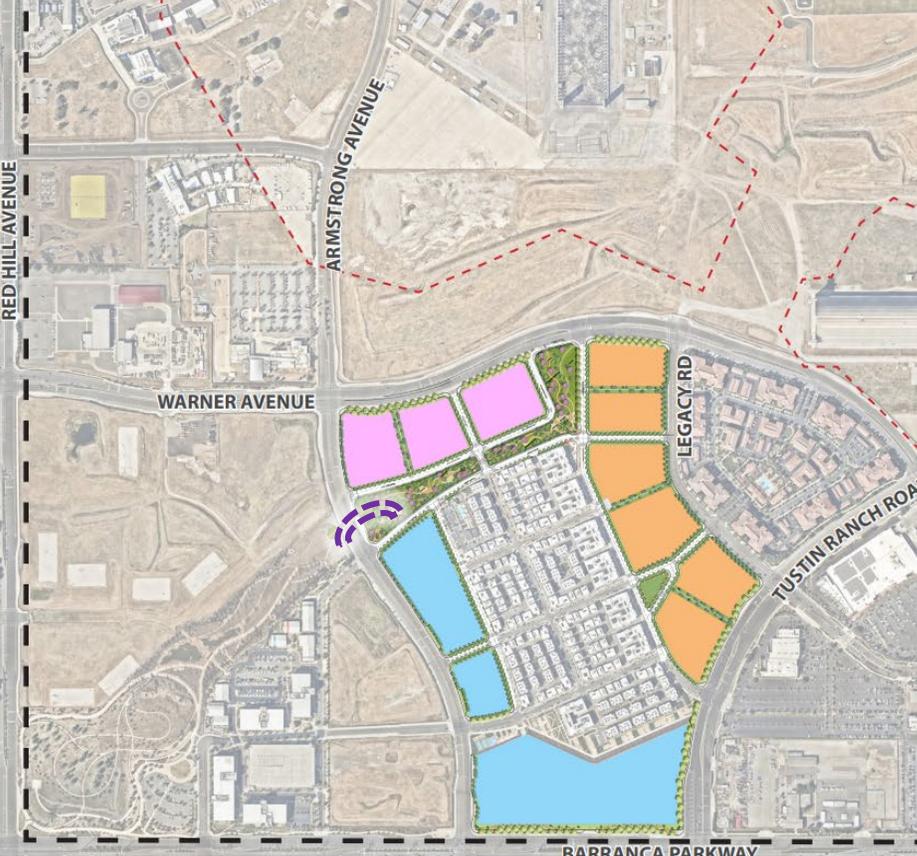


 Project Area

# Active Projects

## Armstrong Ave Ped Bridge

- Connection from Legacy Park Phase 1 to Phase 2
- Concrete edge girder w/wood accents and lighting design
- Terraced planters
- In plan review stage
- Mound construction
  - Part of ND South Infrastructure
  - Mounds settle for up to 1 year and will be "shaved" back
- Est. construction start: Q3 2025



QR codes with bridge visualizations

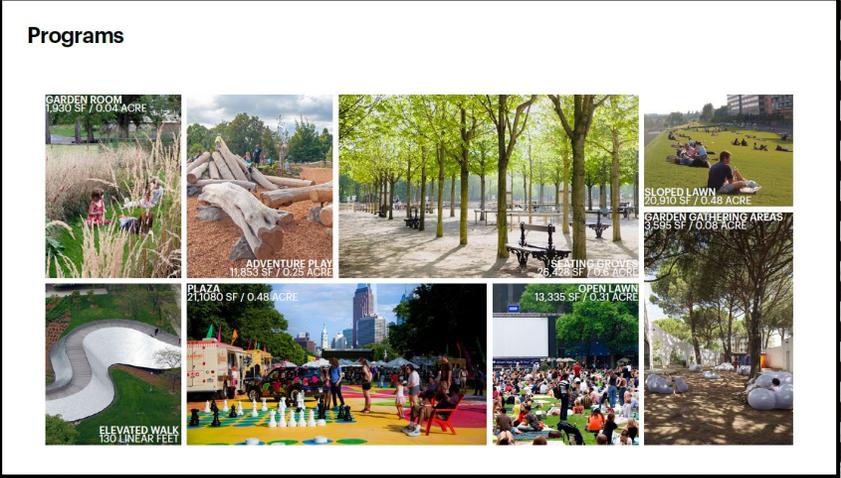


 Project Area

# Active Projects

## Legacy Park Phase 2

- 5 acres of park space
- 4 Ecological Zones include:
  - Playground
  - Shaded Plaza
  - Great Lawn
  - Art Walk
  - Fitness Pods
- In plan review stage
- Est. construction start: Q4 2025



 Project Area

# Active Projects

## Irvine Co DDA

- Developer: Irvine Company
- Project: 1,336 multifamily units
- 25% total affordability for lower-income households (334 units)
- Publicly accessible parks and paseos
- DDA approved March 18, 2025
- Est. close of escrow: 2026
- Est. construction start: 2026

EDINGER AVENUE

RED HILL AVENUE

WARNER AVENUE

ARM

LEGACY RD

TUSTIN RANCH ROAD

PARK AVENUE

BARRANCA PARKWAY

PARK

HARV

WARNER AVENUE



Project Area

# Active Projects

## Cornerstone II

- 52 acres
- Zoned for commercial/office
- SLA clearance received
- Evaluating long term ground leases and land sales
- Broker: CCP Real Estate Advisors/  
SRS Real Estate Partners
- RFP released June 30, 2025  
(use QR Code below)



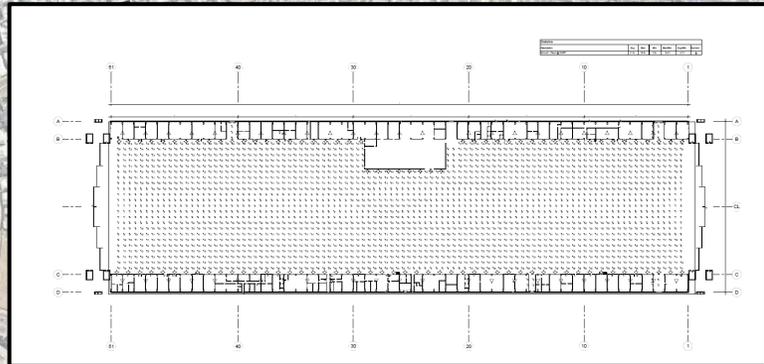
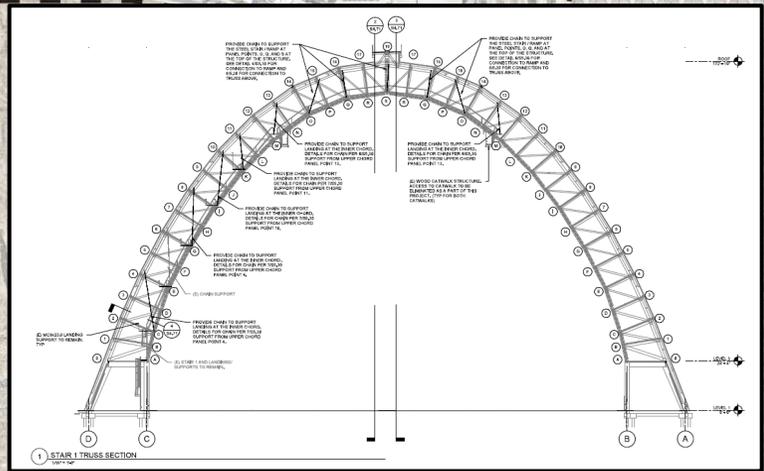
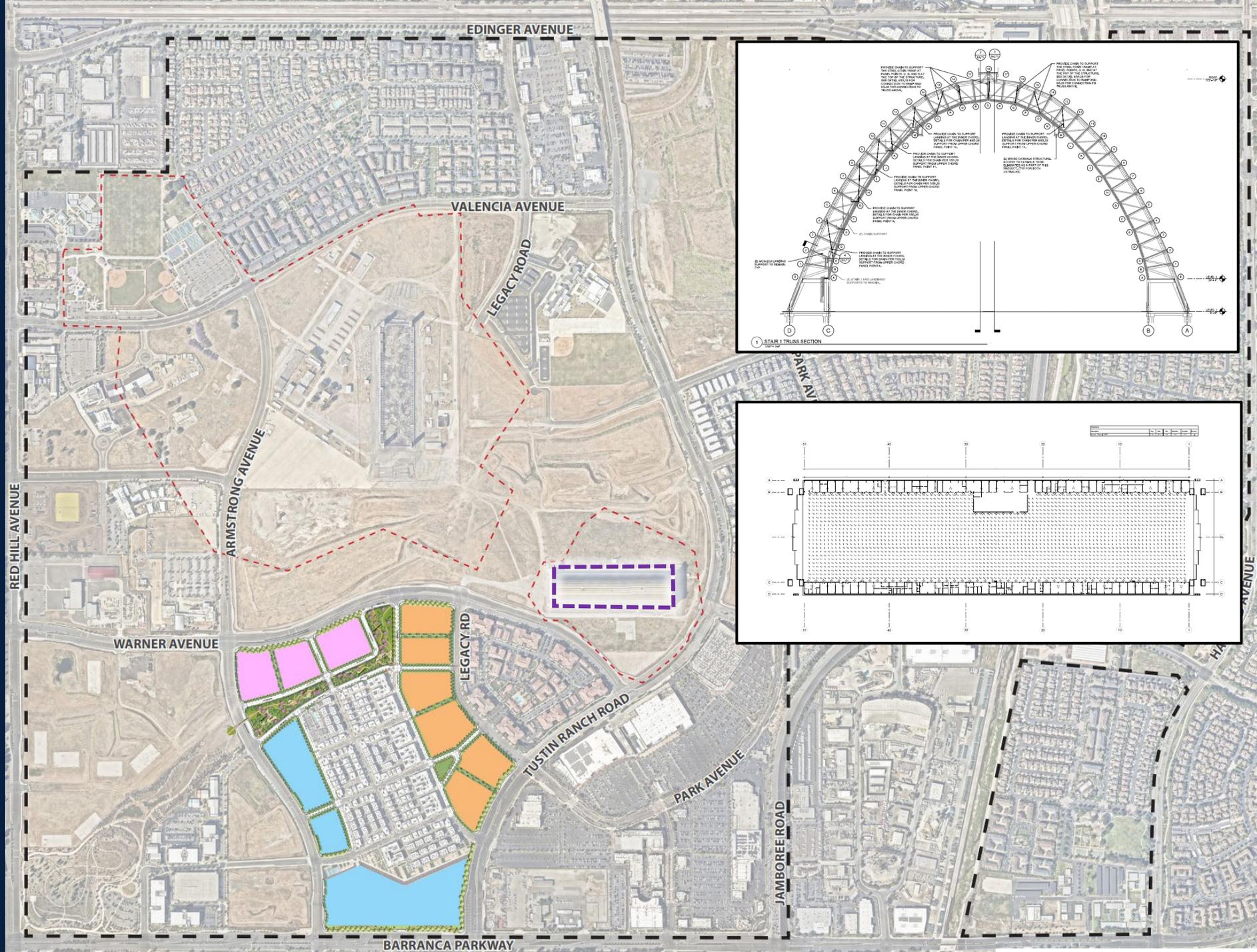
 Project Area



# Active Projects

## South Hangar

- Owned by Navy, leased to City
- Evaluating short and long term fire protection options
  - Fire detection, sprinklers, access
  - OCFA and special consultant guidance
- Evaluating short and long term security options
  - Cameras, guards
- Upgrades
  - Electrical (designed)
    - Power, lighting
  - Limited structural (designed)
  - Other improvements TBD
- Public discussions: 2025



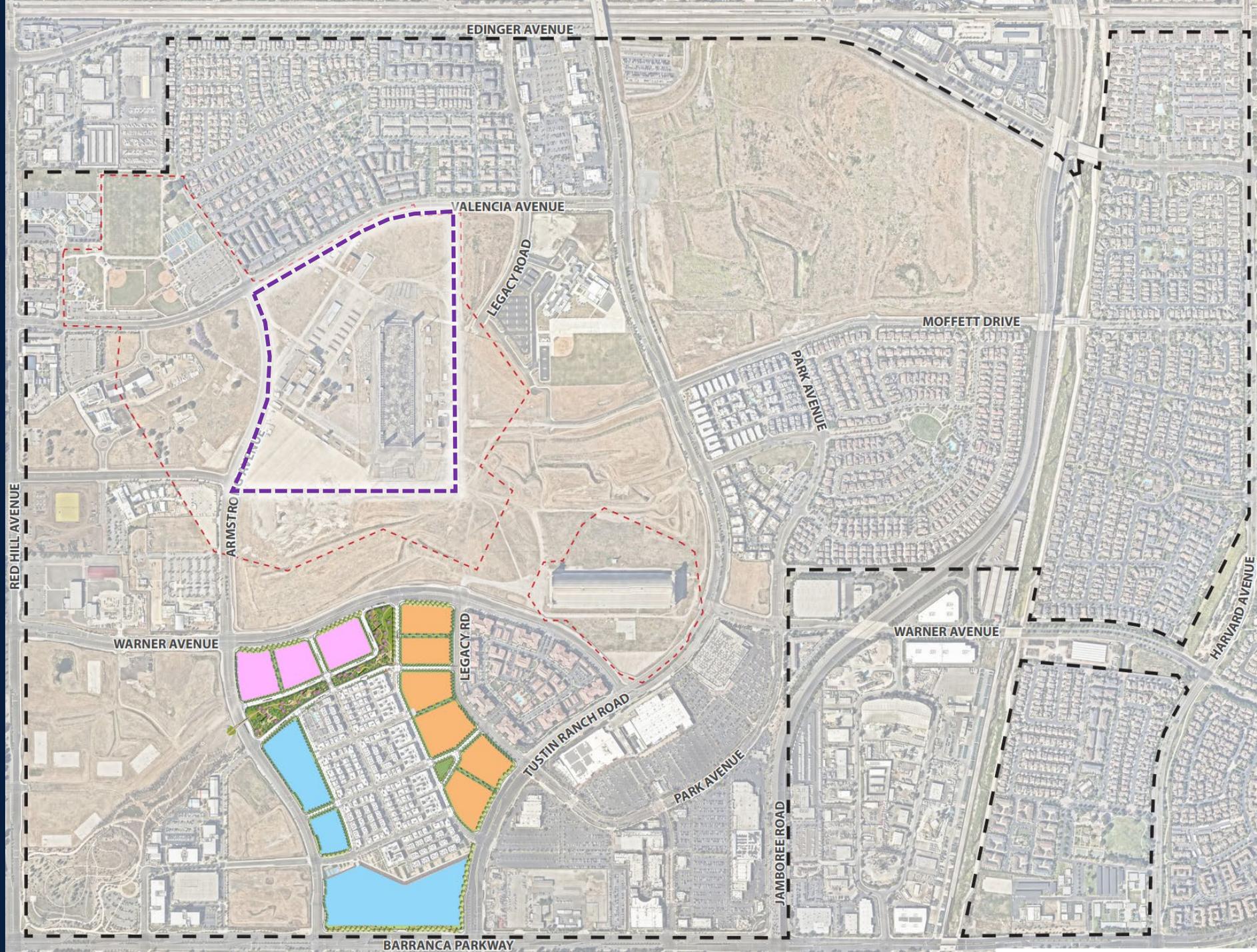
# Active Projects

## Parcel 18 Reuse Planning

- 85 acres
  - Owned by Dept. of Navy
  - Licensed (not leased) to City
  - Regional Park use removed
- Reuse Planning Process (LRA)
  - 2+ year process
  - Public use and land use planning
  - CEQA/NEPA
  - Navy negotiations
- Public discussions: 2025
- City may acquire all, a portion or none of the site.
- Hangar fire
  - Cleanup ongoing
  - [Click here for updates](#)



 Project Area



# Active Projects

## SOCCCD ATEP Campus

- 60 acres
- 50/50 educational / noneducational uses
- Educational buildings complete
  - IDEA (Irvine Valley College)
  - Saddleback at ATEP (culinary arts and automotive hub)
- Lessees complete
  - Goddard School
- Lessees under construction:
  - Advantech North America HQ
- Lessees under negotiation
  - Top Tennis Management
  - Victory AI Academy



IRVINE VALLEY COLLEGE **IDEA** at ATEP



**ADVANTECH**

Enabling an Intelligent Planet



Project Area



South Orange County

Community College District



SADDLEBACK COLLEGE



IRVINE VALLEY COLLEGE

# Active Projects

## Legacy Magnet Academy

- Tustin Unified School District
- Magnet middle/high school
- TUSD evaluating uses for remaining vacant property

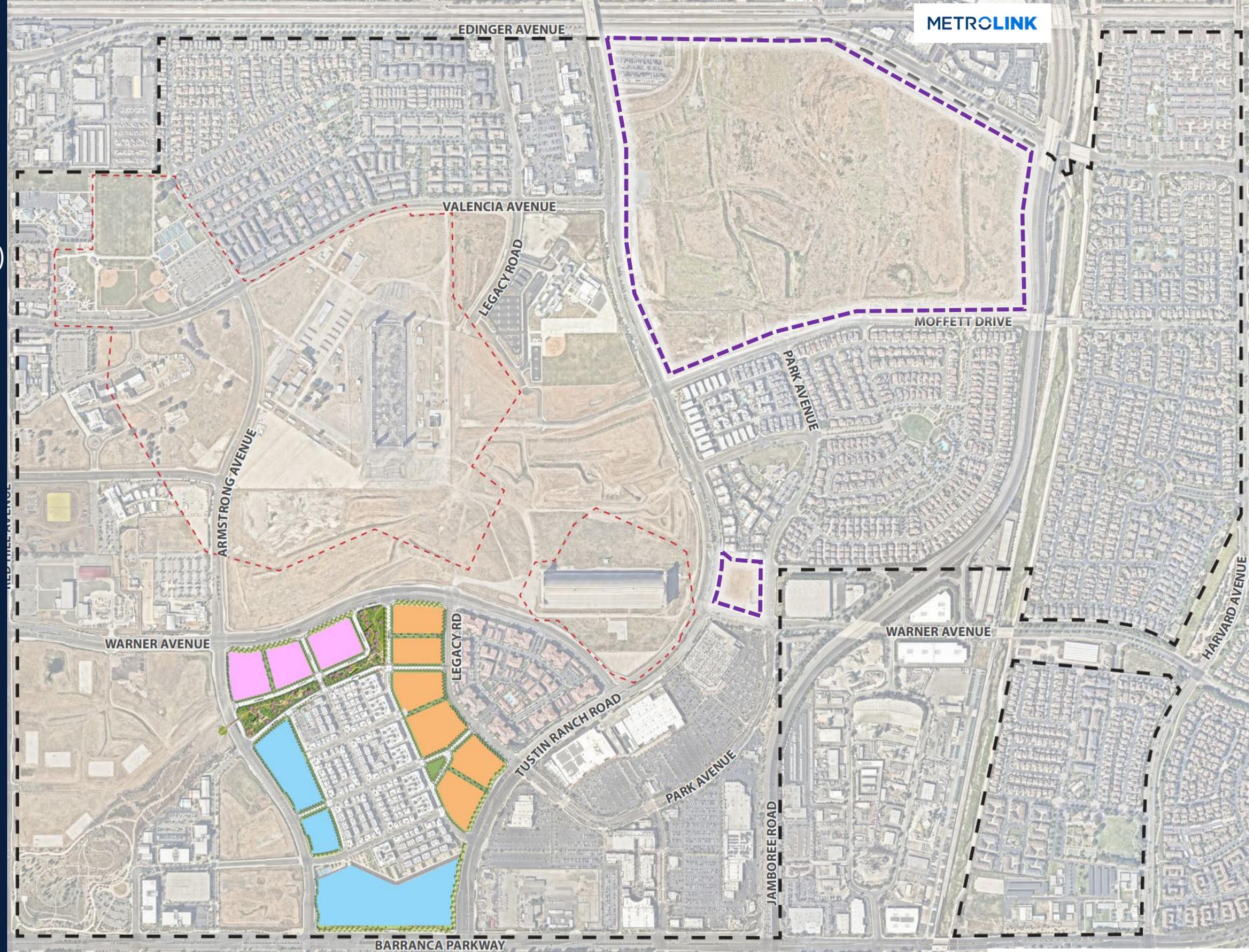


 Project Area

# Active Projects

## Neighborhood G Design/Planning

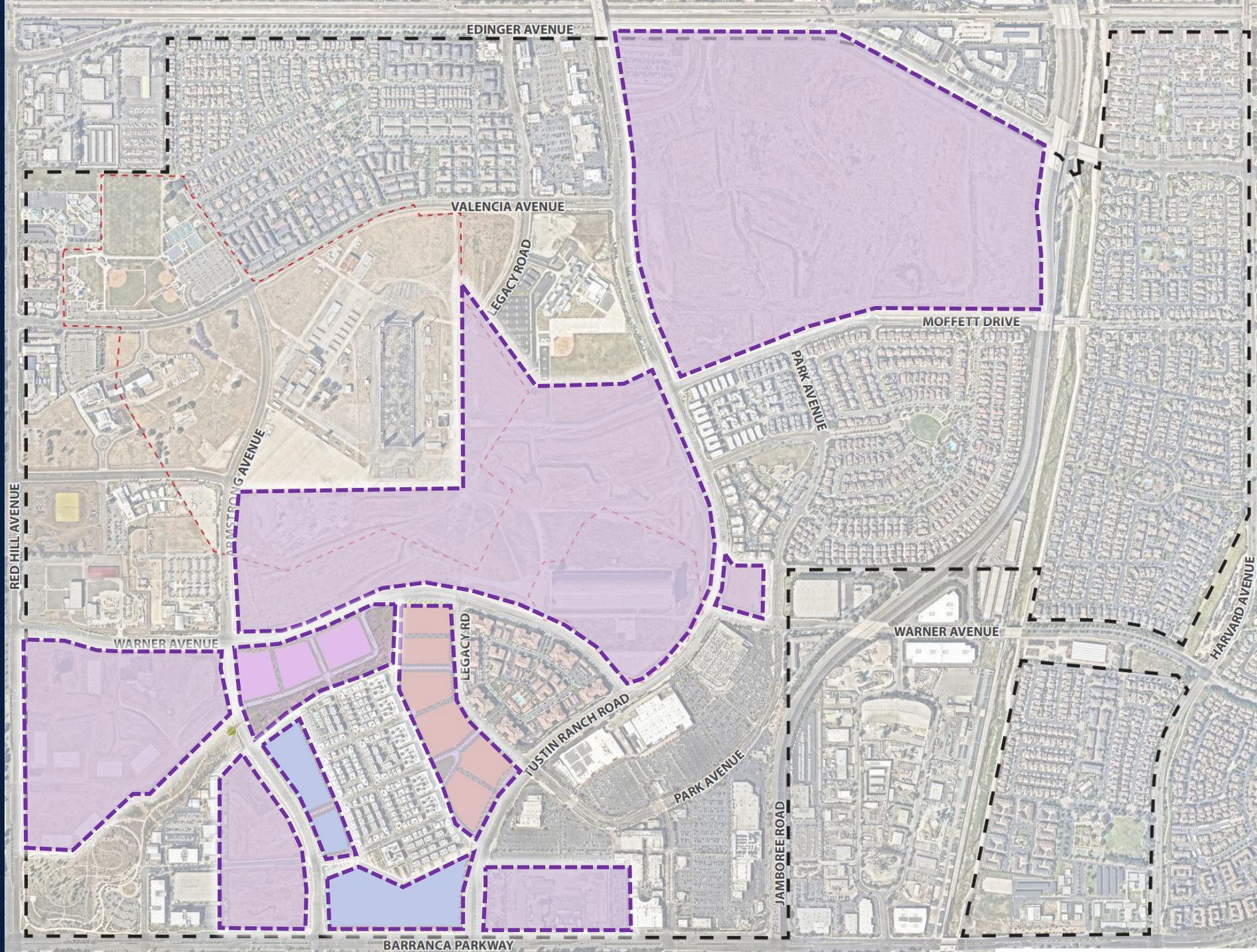
- 180 acres
- Transit Oriented Development (TOD)
- Mix of residential and commercial
- Legacy Park continuance
- Preliminary infrastructure design underway



Project Area

# Remaining Property

- ±480 acres
- 5,136 base residential units
  - Includes additional 2,211 base units from Tustin Legacy Specific Plan Amendment/ Housing Element
  - Includes pending projects
- 6.9M SF nonresidential
- 80+ acres of parks



 Project Area



Remembering what connects us.

---

# Questions?

Real Property Division

714-573-3117

[TustinEconDevDept@tustinca.org](mailto:TustinEconDevDept@tustinca.org)

