

FOR IMMEDIATE RELEASE

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Contacts:

Tere Fluegeman, Public Affairs
South Orange County Community College District
949.582.4920



Stephanie Najera, Management Analyst
City of Tustin
714.573.3012

Property Swap to Improve Development Potential in Tustin Legacy

Tustin, CA - The City of Tustin and the South Orange County Community College District (SOCCCD) today announced an exchange of real property at the former Marine Corps Air Station (MCAS) Tustin, now known as Tustin Legacy.

The land swap is a win-win, creating more useable land areas for both parties than originally envisioned in a 2004 agreement. The exchange will improve circulation by the addition of a new arterial roadway, increase development potential and clarify land use regulations between the parties.

South Orange County Community College District is planning the Advanced Technology and Education Park (ATEP), a 66-acre public-private partnership development, to provide training in advanced technology and high demand career fields. "The ATEP site will create opportunities to bring business and education together in a national effort to close a skills gap in the workforce," said Nancy Padberg, SOCCCD Board President.

An updated agreement allows for both educational and commercial uses on the ATEP site and commercial uses on the City site, increasing options for economic development in the area.

The land is part of an overall Economic Development Conveyance from the Department of the Navy to the City of Tustin as the Local Reuse Authority of MCAS Tustin following its closure in 1999. "Tustin continually strives to find ways to facilitate development at Tustin Legacy and this exchange is another fine example," stated Tustin Mayor Al Murray. "Our two public agencies came back to the table to make mutually-beneficial improvements to our original agreement, which will benefit the City of Tustin, SOCCCD, and the region as a whole."

Highlights of the new ATEP site include:

- 66 acres of vacant, rough graded and development-ready land in the heart of Orange County adjacent to the I-5, 55 and I-405 freeways, Metrolink station and John Wayne Airport.
- Visibility at the major intersections of Bell Avenue (future)/Red Hill Avenue, Bell Avenue (future)/Armstrong Avenue, and Valencia Avenue/Armstrong Avenue.
- Up to 1,710,780 square feet of buildable space on 66 acres.
- Up to 533,100 square feet of non-education oriented uses, such as office space, can be built on the site.

Site preparation efforts for the land have been under way for several years, including demolition of the former military buildings that posed liability and safety concerns. Saddleback College and Irvine Valley College outlined the following initial academic programs to be developed for ATEP which were board approved in February 2012:

Saddleback College

Allied Health – Center for Innovation in Health Care Education.

Irvine Valley College

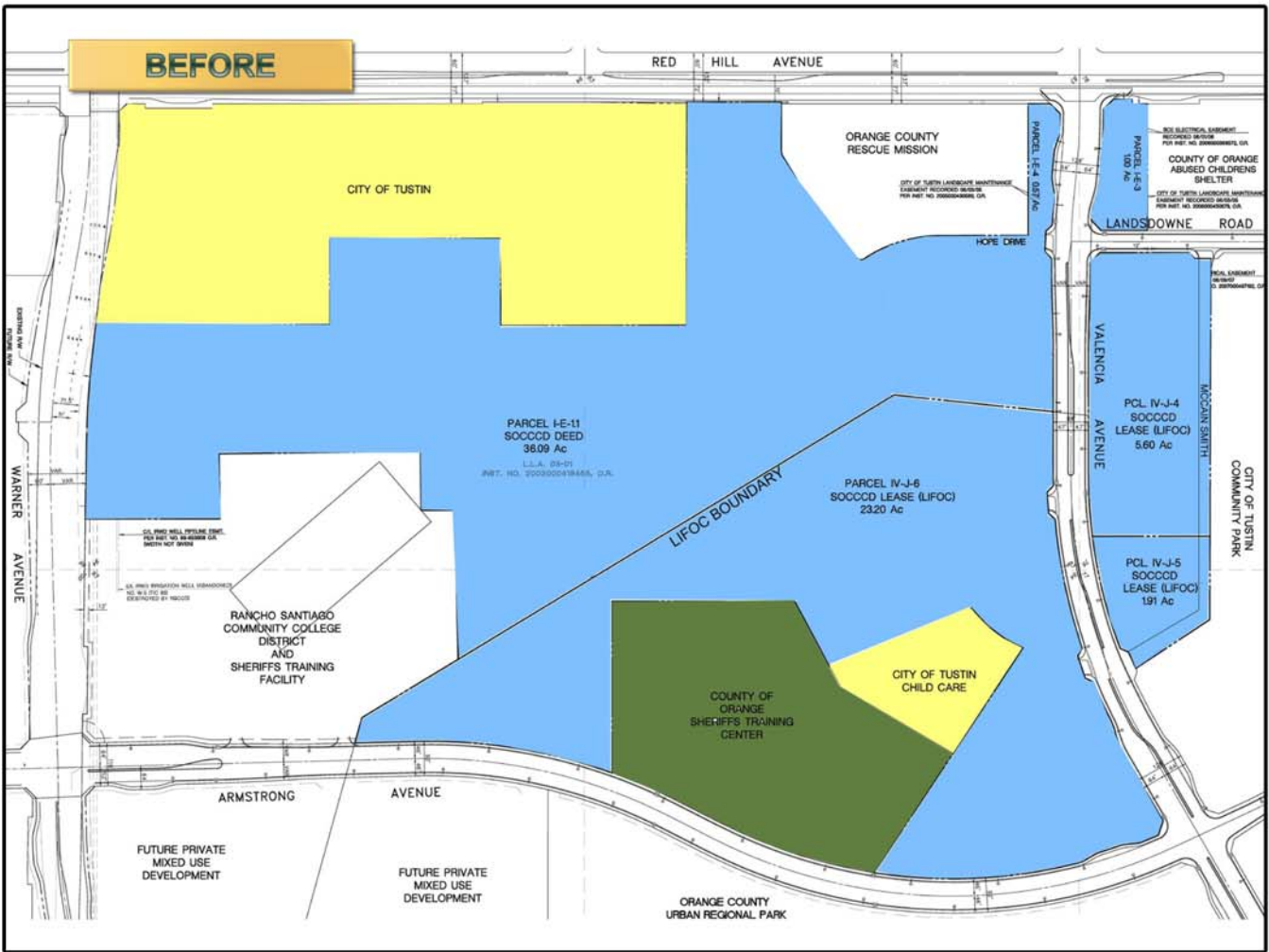
Multimedia Technology; Electrical Technology and Resource Management; Applied Technology; Administration of Justice; and Business Management.

SOCCCD and its colleges are seeking potential partnerships with academic institutions and businesses to establish a unique, world-class campus that will become a centerpiece in Tustin Legacy and a workforce generator for the region.

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Attachment: Land Exchange Map

BEFORE



AFTER

