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Tuesday, May 23, 2006

# More condos planned in Irvine

Two more residential developments are planned for the Irvine Business Complex bringing the number of housing proposals in the industrial area to 37.

By **SONYA SMITH**  
THE ORANGE COUNTY REGISTER

IRVINE - Two more condo developments are being planned for the IRVINE – Business Complex, bringing the number of residential projects in the industrial area to 37.

The first of the latest proposals, called Metropolis, is planned for the southeast corner of Main Street and Cartwright Road and would replace the vacant Kyowa building. The building's owner sold the property to developer Sares Regis. The proposal is in the initial stages, but 452 housing units are planned.

The second development, The Village, is at the northwest corner of Dupont Drive and Jamboree Road. Patrick Strader, vice president of Starpointe Ventures, said the land has been owned by General Investment Funds Real Estate Holding Co. since the 1980s.

### Irvine Business Complex



**By the numbers**  
**13,811** residential units planned  
**13** towers over 12 stories proposed  
**400,000** square feet of office space included for all residential planned development  
**106,340** square feet of retail proposed for all residential planned development

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The project would include two 15-story towers with 110 condos in each, plus other buildings comprising 20 townhomes, 25 townhomes with small offices, 190,000 square feet of office and commercial space, and 55,140 square feet of retail. Strader said a grocery store, restaurants and general retail shops are planned.

Starpointe Ventures, an Irvine firm that acts as a consultant to developers, is working on both new projects and on 18 other proposed Irvine Business Complex projects.

The complex is 2,670 acres bordered roughly by Barranca Parkway, the San Diego Creek, Campus Drive and MacArthur Boulevard. The area was originally zoned and planned for industrial uses, but the city is now incorporating residential developments into the mix.

Both developments will need City Council approval; the approval process will take about 18 months.

## More residential development for Irvine industrial area

With the addition of two proposed residential projects, the Irvine Business Complex ultimately would have 37 projects; of those, seven have been built.



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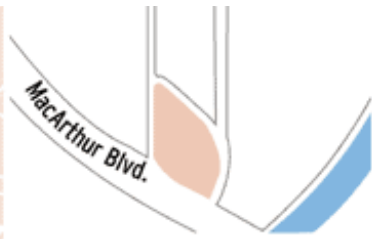
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