



SCOPE

Project:

Oak Knoll

Developer: Master developer SunCal Cos. of Irvine will prepare the site and sell chunks to other developers.

Description: This wooded hillside, a former golf course and then a naval hospital, is slated to become a new

community with about 3,000 residents in up to 960 units of housing, from apartments and townhouses to multimillion-dollar estate homes with killer views along the ridgeline. Seniors will have dibs on 160 units, and 72 will be affordable. A retail center along Mountain Boulevard will be anchored by a grocery store—a boon for East Hills residents hungry for a local market—while 50 acres of open space and two miles of trails will be open to the public. The developers will also restore Rifle Range Creek and preserve the historic Club Knoll. SunCal spent \$6 million to move and upgrade the Seneca Center, a school for troubled youth.

Cost: SunCal paid \$100.5 million for the 167 acres through a public auction in 2006, and plans to spend another \$100 million or so on environmental cleanup and infrastructure. Project cost projections unavailable.

Timeline: Demolition and environmental remediation is underway; grading will begin early in 2009. The first phase, including the retail center, is scheduled for early 2010, with build-out in four phases over about five years.

Significance: A piece of land like this in an urban area doesn't come along often, and it fell into private hands after the city played chicken with the Navy, which ultimately rebuffed its lowball bid. SunCal worked closely with the neighborhood group Oak Knoll Coalition, incorporating neighbors' desires to preserve Club Knoll and restore the creek, but there is still disagreement over plans to build mini-mansions on the ridgeline.