

Gateway Village Residential Community

1) What is the Gateway Village residential community that is being developed?

- The City and Brookfield Residential are leading the planning and development of Gateway Village to bring new housing options and open space to the community and further the City's long-term housing goals as set forth by the State of California. A portion of the revenue generated through leading the Gateway Village community will be used by the City to retire the bonds issued to acquire the AAA asphalt plant and to establish the Gateway Preserve, which provides a contiguous 700-acre space reserve for Irvine residents to access and enjoy. This Preserve will be open to the public, establish permanent open space with trails and interpretive center and unlock a key open space corridor for the greater region.

2) Will the final segment of the Jeffrey Open Space Trail (JOST) be completed with the Gateway Village community?

- Yes, the fourth and final segment of JOST is anticipated to complete concurrently with the opening of the Gateway Village community. The completion of the final JOST segment includes the new Portola Parkway pedestrian overcrossing, which will connect the JOST and surrounding area with the 700-acre Gateway Preserve via JOST's termination at the South Park trailhead. Upon completion of this fourth segment of JOST and the JOST bridge crossing over Interstate 5 (currently under construction), the trail will connect communities throughout the City's residential core with miles of regional bike routes and acres of preserved open space trails.

3) Is there an interest list or where I can go to learn more about the Gateway Village residential community?

- Please visit the community's landing page for more information and join the interest list to receive the latest news, announcements and details about this exciting new community in Irvine: <https://gatewayvillageirvine.com/>

4) How many homes are being proposed for the Gateway Village residential community?

- There are currently 1,138 residential units proposed for Gateway Village, with 25% of those units being set-aside as affordable rental homes.

5) What are the sizes of the for-sale homes planned? Are they detached homes?

- The new for-sale homes will range from approximately 1,750 – 3,250 Sq. Ft. with 2 to 4-bedrooms to provide a diverse range of design offerings. The new homes will be single-family detached or in a paired home configuration and will include two-and three-story plans.

6) Will the community access be gated with private streets?

- The Gateway Village community will not feature gated access and the main streets serving the new community will be public.

7) Will there be new parks established as part of the Gateway Village residential community?

- Yes, private HOA owned and maintained recreational amenities serving residents will be a prominent feature of this new community. The Gateway Village Park will anchor the community and offer residents resort-inspired amenities for all age ranges, including a Jr. Olympic pool and spa, a separate, family-oriented wading pool, clubhouse multi-purpose room, playground area, flexible lawn space, and multiple community kitchen and group picnic areas, with several outdoor passive lounge areas with fire pits.

A second private park, Paseo Park, will include additional amenities for residents, including a tot lot, play features, walking trails, fire pit lounge areas and shaded picnic areas for residents to enjoy. Throughout the community, smaller open space areas and large paseos will serve residents and provide off-street connections to JOST and Gateway Preserve trailheads.

7) What is the anticipated community timeline?

Gateway Villages entitlements were approved the City Council in November 2025 and land development started in June 2026. Vertical housing construction is expected to commence in June 2027, with the opening of models and first home sales anticipated in Fall 2027.

8) How may I contact the project team regarding questions or concerns related to the construction of Gateway Village?

- We welcome your questions related to the on-going construction Gateway Village. development. You may contact us via email at: GatewayResidential92620@gmail.com or call at (949) 514-8515.

11) What is Brookfield Residential's experience in building new homes in Irvine?

- Since Brookfield Residential's local Orange County office opened in 1996, the team has built over a dozen new home communities in Irvine that have been widely recognized for their build-quality and design. These communities include:
 - Northwood Point
 - Glenneyre
 - Carlyle
 - Arden Square
 - Woodbury
 - Treo
 - La Cresta
 - Montecito
 - Portola Springs
 - Legado
 - Paloma
 - Eastwood Village
 - Beverly
 - Delano
 - Oak Creek
 - Cypress
 - Orchard Hills
 - La Vita
 - Vista at Summit (*currently selling*)

Brookfield Residential is renowned for developing master planned communities that feature resort-style amenity offerings and consistently rank in the top 10 best-selling communities in the Country. The company builds across all market segments—from first time buyer to luxury homes. These qualities uniquely position Brookfield Residential to deliver on the City's goal to provide a wide range of housing options at Gateway Village, while remaining consistent with the high-quality design and aesthetic standards that are well-established in Irvine.