

One Broadway Plaza Development Update

One Broadway Plaza is a 37-story, 530,000 square foot office tower that will rise 493 feet from the ground and be the tallest building in Orange County. Additionally, a 9-level (one subterranean), 2,500 space parking garage will be constructed to provide required parking for the tower and adjacent buildings. The site is in the midtown area of the City and is bordered by Washington Avenue on the north, Sycamore Street on the east, Tenth Street on the south, and Broadway on the west. Listed below are some frequently asked questions regarding the project:

What is the status of the project?

The project is currently on hold due to the economic conditions in the County. Permits were obtained for two components of the project: A rough grading permit for the site and a foundation permit for the office tower. In order to pour the foundation and the structural pilings for the tower, a hole approximately 20 feet deep needs to be excavated. Once the hole is dug, structural pilings and a seven foot thick slab will be poured. The dirt from the hole will be stockpiled on the site to fill the hole if a building permit for the tower is not issued before the foundation is completed. As of September 1, 2009, work on the foundation had yet to begin.

When will construction begin?

Although the permits for the grading and foundation have been obtained, no construction is planned at this time. In 2008, several test pilings were installed for the tower.

How long will construction on the foundation last?

Once construction begins, the foundation work is expected to take at least 6 months to complete. This includes the excavation, installing all foundation piles and pouring the foundation slab. Although City codes allow construction to occur Monday through Friday from 7 am to 8 pm, work will mainly occur between the hours of 7 am and 5 pm.

How were permits obtained without complying with the mitigation measures?

The development agreement allowed the developer to drive piles for the tower's foundation prior to having the building 50 percent preleased. However, due to a change in the type of pilings needed for the building, the foundation piles will now be poured instead of driven. This technique requires the excavation of the site in order to pour the foundation piles. Since the development agreement allowed piles to be installed prior to the preleasing requirement, the developer is in compliance with the development agreement.

What is the status of the Twist-Basler House relocation?

A foundation permit was issued in November 2007 for the Twist-Basler's new site at the Cabrillo Park Tennis Center. Additionally, a building permit was issued in December 2007 to reassemble the house at the Tennis Center. Work began in early January 2008 on the foundation for the house, and the actual relocation took place in April and May of 2008. It is expected that the house will be completed for use as a tennis club house by late summer 2009.

Who do I call if construction impacts (dust, noise, etc.) occur?

The contact person at the job site is Tim Thomas, Project Superintendent. He can be reached at (949) 852-0111. Vince Fregoso is the City's project planner for One Broadway Plaza. He can be reached by phone at (714) 667-2713 or via email at vfregoso@santa-ana.org.