

A collage of six images showing various park development elements: stadium seating, a modern building with palm trees, a carousel, a basketball court, and a wide walkway with palm trees.

# Great Park Development Town Hall

March 20, 2023



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# Overview

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- Great Park Framework Plan
- PFAS Assessment
- U.S. Department of Navy
- ARDA Site Demolition Activities
- Questions

# Framework Plan



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# Great Park Framework Plan

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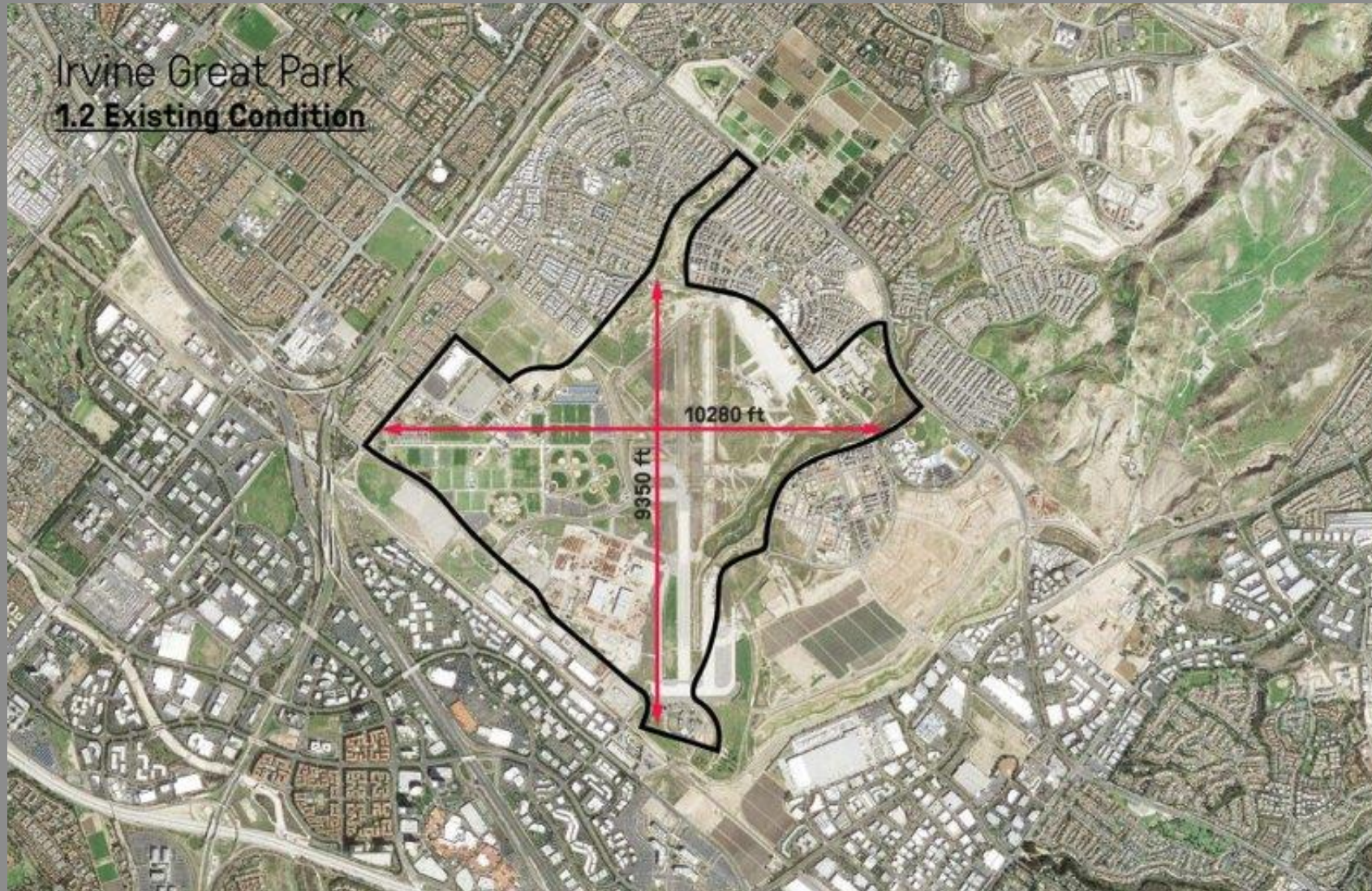
- A comprehensive plan to guide the next decade of development at the park.
- Draws on extensive community input to deliver
- A wide variety of passive park, recreational, and cultural amenities



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# Great Park – Existing Condition



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# Great Park – Existing Condition



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# Great Park Framework Plan



## Great Park Framework Plan

- ① Veterans Memorial Park
- ② Library
- ③ Botanical Gardens
- ④ Great Park Forest
- ⑤ Grand Promenade
- ⑥ Great Meadow
- ⑦ North Lake
- ⑧ South Lake
- ⑨ Amphitheater
- ⑩ Full Circle Farm
- ⑪ Multi-modal bridges
- ⑫ Bosque
- ⑬ Sports Complex
- ⑭ Cultural Terrace
- ⑮ Wild Rivers
- ⑯ Pedestrian/Bicycle bridge



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# Great Park Framework First Phase

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A set of initial park amenities being finalized for an initial development phase:

- Great Meadow
- Lakes
- Full Circle Farm
- Botanical Garden
- Veterans Memorial
- Live Nation Amphitheater
- Cultural Terrace West
- Aquatics Center
- Food and Beverage Plaza



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# Soils Testing and PFAS



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# Great Park Pre-Development Activities

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- Department of Navy groundwater cleanup program - underway.
- City demolition preparation & soils testing – underway.
- ARDA/LIFOC Sites Demolition & Remediation – mid-May



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# PFAS Assessment

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- New contaminant of concern.
- Group of chemicals that resist heat, oil, stains, grease, and water.
- Found in a variety of products, including firefighting foam, clothing, furniture, adhesives, food packaging, heat-resistant non-stick cooking surfaces, paper, and the insulation of electrical wire.
- PFAS does not break down in the environment, can move through soils and contaminate drinking water sources, and build up in fish and wildlife.



# PFAS Testing



- Sampling locations across the entire vacant portions of Great Park.
- City is currently assessing several elevated concentrations for removal from site and disposal at an approved containment site.
- City is working with the Navy on overall remediation plan to EPA standards.



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# Irvine Drinking Water/IRWD

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**Irvine Ranch  
Water District**

- Irvine's drinking water is provided by IRWD and does not contain PFAS.
- IRWD's drinking water meets all quality standards set by both the state and federal government.
- More information available at *irwd.com*.



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# U.S. Department of Navy



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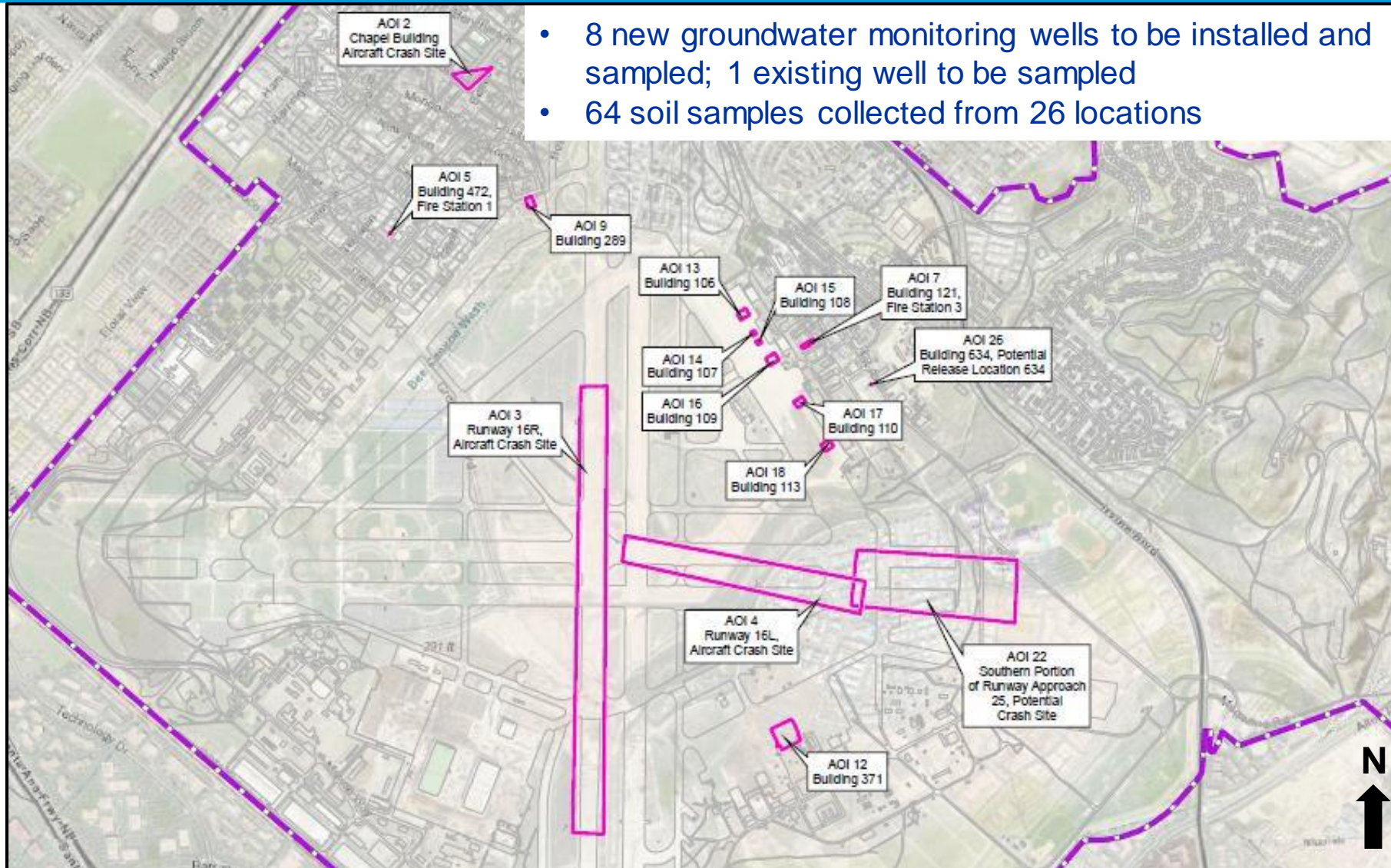


# Department of Navy and Great Park

- The Navy owns a small portion of Great Park – the area on the northeast corner of Skyhawk and Marine Way, across from the softball fields.
- The City must seek approval from the Navy for any activities, including building demolition, on this area.



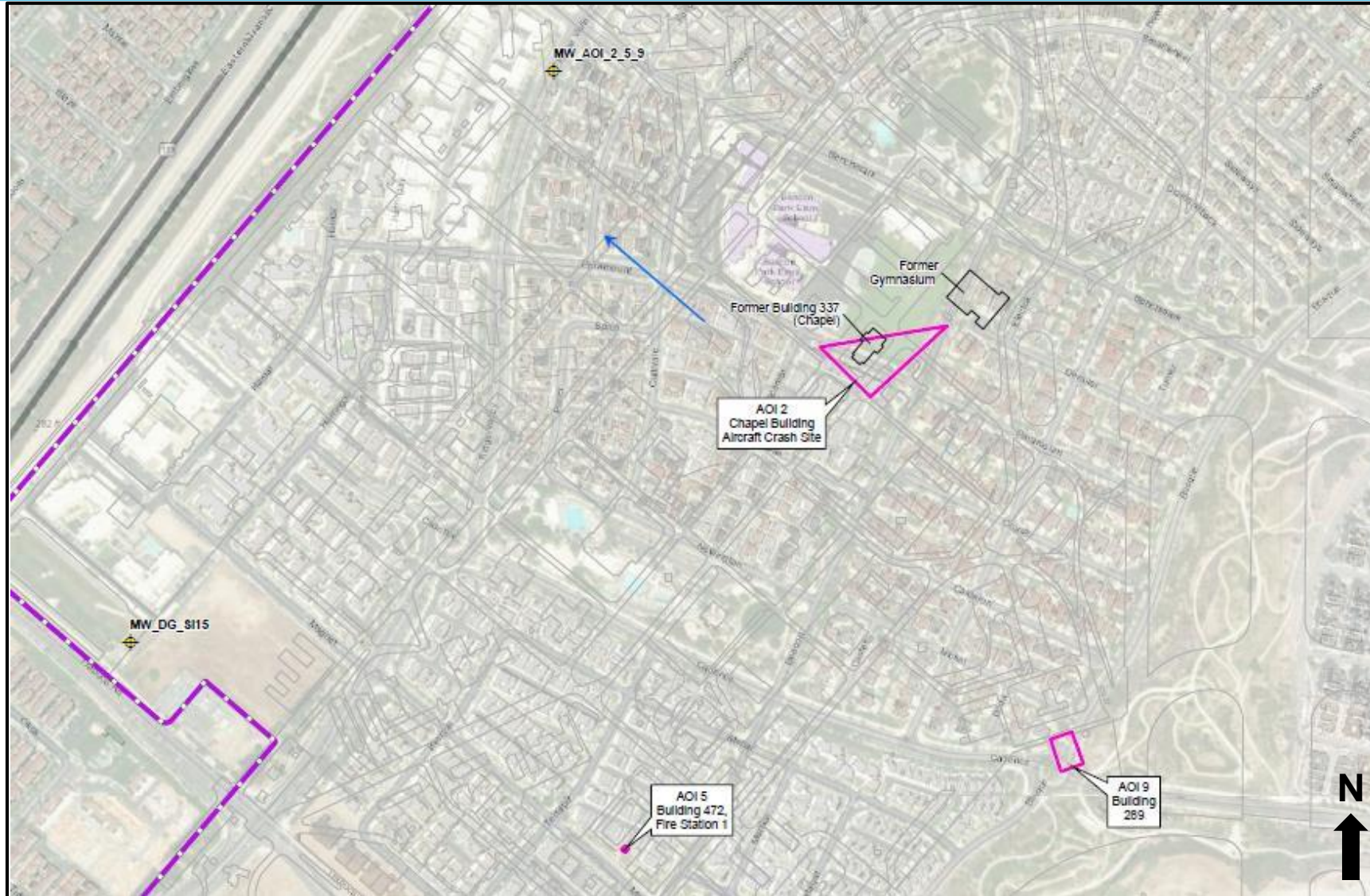
# 15 Areas of Interest (AOIs) (Transferred Property)



- 8 new groundwater monitoring wells to be installed and sampled; 1 existing well to be sampled
- 64 soil samples collected from 26 locations



# AOIs 2, 5, and 9 (Transferred Property)





# Points of Contact and Environmental Websites



## Environmental Websites:

For environmental programs, BRAC PMO ensures environmental compliance under applicable federal and state environment laws and regulations (i.e. Clean Water Act, Clean Air Act, etc.) BRAC PMO executes environmental restoration responsibilities at facilities closed under BRAC.

- Navy Base Realignment and Closure (BRAC) Program Management Office (PMO) Web Page: [www.bracpmo.navy.mil](http://www.bracpmo.navy.mil)
- Direct Link to Former MCAS El Toro section: <https://go.usa.gov/xhqEK>
- To search the Administrative Record online, visit: <https://go.usa.gov/xhqE5>

## Navy

### Point of Contact

**Ms. Elizabeth Roddy**  
**Base Realignment and Closure (BRAC)**  
**Environmental Coordinator**  
Former MCAS El Toro  
BRAC Program Management Office West  
33000 Nixie Way, Building 50, Suite 207  
San Diego, CA 92147  
(619) 524-4048  
[Elizabeth.a.rodny3.civ@us.navy.mil](mailto:Elizabeth.a.rodny3.civ@us.navy.mil)

# Site Demolition Activities



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# ARDA Site

- Approximately 75 buildings and structures, underground utilities, and construction debris will be removed.
- Light tower and art to be preserved.
- Second phase to remove all remaining paving.



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# ARDA South



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# ARDA North



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# Neighborhood Protections

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- Perimeter security around all work areas.
- Limitations on certain work during drop off and pick up times for nearby schools.
- Following all best practices and legal requirements during abatement work.
- Dust control on site and at project entries, including negative pressure measures for buildings.
- Industrial Hygienist to monitor air quality during abatement work
- Setting up a hotline for questions/concerns.



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# Abatement Protections

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- Buildings are fully encapsulated to prevent any air transfer to outside.
- City will be conducting independent air quality monitoring to verify contractor compliance with regulations.



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# Preservation Elements



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# ARDA Development Concept

- Expanded Veterans Memorial Park with Perimeter Park surrounding.
- Expansive forest reserve and space for quiet reflection.
- Botanical garden includes Central Ca. arroyo with flexible garden spaces for cultural, biological focus.
- Reuse of runway areas for parking, plazas, walls, etc.

## Irvine Great Park **Veterans Memorial/Botanical Gardens**

*Illustrative Plan*

*Legend:*

1. Control Tower
2. Botanical Terrace
3. Walk of Honor
4. Great Memorial Meadow
5. Memorial Meadow
6. Memorial Gardens
7. Park Reserve
8. Forest Reserve
9. Botanical Gardens
10. Perimeter Park
11. Library
12. Parking
13. Tunnel

— ARDA Boundary



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# Next Steps

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- February/March – Bidding and bid reviews.
- April – Contractor selection.
- May – Contracting, Permitting, and Mobilization .
- May through early 2024 – Abatement and Demolition.
- Phase 2 demolition to start mid-2024 to remove remaining paving and underground utilities.

# Questions



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