



# Great Park Quarterly Update

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# Presentation Outline

- **Status Update:**
  - **Summary of Completed and In Progress Framework Projects**
  - **Update on Framework Projects Nearing the Bid Phase**
  - **Update on Framework Projects Entering Final Design**
- **Project Delivery Phasing Plan and Costs**
- **Future Phase Projects**
- **New Potential Revenue Options**





# History of Great Park Framework Plan

- July 2022: City Council adopts Great Park Framework Plan
- September 2024: Construction on Heart of the Park breaks ground
- May 2025: City Council approves final development design of Framework Plan projects





# Completed Projects

## Heart of Park Mass Grading:

- Lakes
- Amphitheater shell
- Loop Road
- Great Meadow
- Parking Lots
- Ceremonial Terrace

## ARDA Demolition

- Removed 76 structures





An aerial photograph of a large-scale construction project. The central area is a vast, flat, brownish-grey expanse of earth, showing signs of recent grading and excavation. A single, rectangular building with a flat roof stands out in the middle of this area. To the left, a curved road with multiple lanes runs parallel to the construction site. Adjacent to the road is a large, paved parking lot filled with many cars. Further to the left, a green baseball field with a brown infield is visible. In the background, there are more parking lots and some industrial or commercial buildings. The overall scene depicts a major infrastructure or development project in progress.

## Completed Projects

- **Cultural Terrace West**
- Demolition
- Mass Grading:
  - Certified pads



# Completed Projects

## Parking Lot 0, 2, & 6 Expansions

- Projects added over 800 new parking spaces; some on former site of MCAS Officer's Club
- The Parking Lot 0 location will be home to new administrative modular buildings for police and community services operations
- FAA will be constructing a new administrative building here which is currently located next to the former control tower





## Completed Projects

Pavement improvements completed around perimeter of Great Park Live.





## Completed Projects

### **Synthetic Field Conversions for Soccer Fields 4, 5, 6, 7**

Year-round use, generates an annual  
net revenue of more than \$150,000  
versus turfgrass fields

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# Completed Projects

**Great Park Boulevard / Treble Intersection  
Opening**





# Cellular Antennae Program

## Site Lease Agreement for Cellular Carriers

- Previous master planning effort identified the need for five (5) cellular antennae at full build-out of the park
- Staff moving ahead with carrier discussions / lease negotiations based on the five locations identified here
  - Will return to City Council for further direction





# Projects Under Construction

## Bosque Extension Project

- Clearing and grubbing operations
- Removal of existing above and below grade utilities
- Mass grade and material stockpiling completed
- Bosque Bridge prep work
- Completion December 2025





# Projects Under Construction

## Northern Sector Demolition Phase 2

- Remove subsurface utilities and building foundations
- Demolition of remaining runway and tarmac concrete pads
- Stockpiling of crushed concrete for future reuse
- Completion November 2026





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# Projects Under Construction

## **Great Park Administrative Offices**

- 11 connected modular buildings
- 7,800 SF of office space
- Secured vehicle yard with EV charging
- Completion end of November





# Projects Under Construction

## Canopy Retail Center

- Grading, demolition, tree relocation City's site
- Utility removal
- Hangar 10 building improvements
- First phase of construction underway on developer's site; scheduled to open in September/October 2026





# Projects Nearing Bid Phase

## Loop Road

Main access road within the Heart of the Park

- Includes all major backbone infrastructure needed to support the park
- Soliciting bids for construction in October, work begins in January 2026





# Projects Nearing Bid Phase

## Cultural Terrace West Utilities

- Installation of wet utilities; water, stormwater, irrigation
- Installation of dry utilities; electrical, telecommunications, solar-ready conduits, EV charging and gas
- Soliciting bids in October, work begins January 2026





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# Projects Nearing Bid Phase

## Great Park Maintenance and Operations Facility

- 7,500 SF administrative building
- 40,000 SF operations yard and material storage
- Soliciting bids in September 2025, work to begin January 2026





# Projects Nearing Bid Phase

## Bosque Bridge

- 12' wide deck for pedestrians and bicyclists
- Spans 227 feet crossing over Great Park Boulevard
- Soliciting bids late September, work to begin January/February 2026





# Projects Entering Final Design Phase

Building 369

Hangar 10 & Canopy Phase II Site Improvements

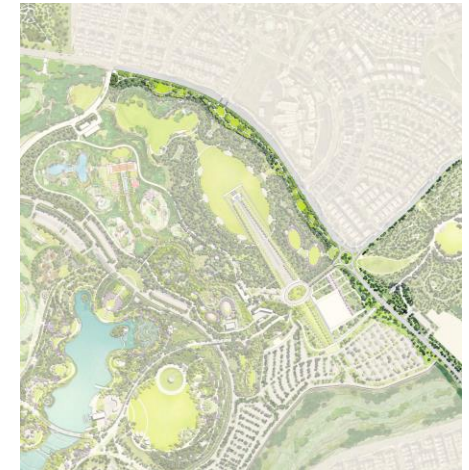
Perimeter Park

Lakes

Amphitheater

Cultural Terrace West Site Improvements

Construction on these projects except Amphitheater expected to begin mid-2026





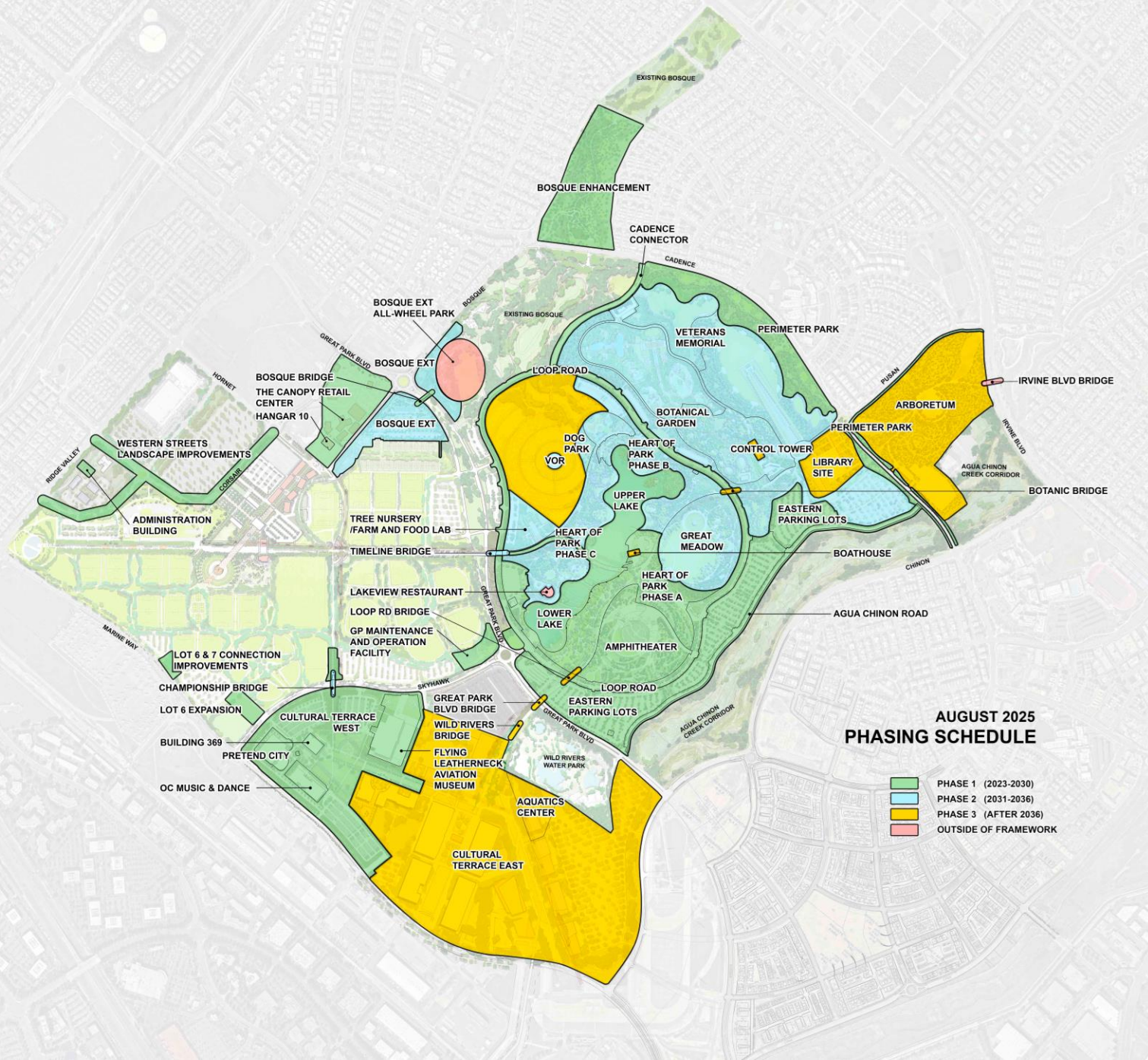


## Project Budget

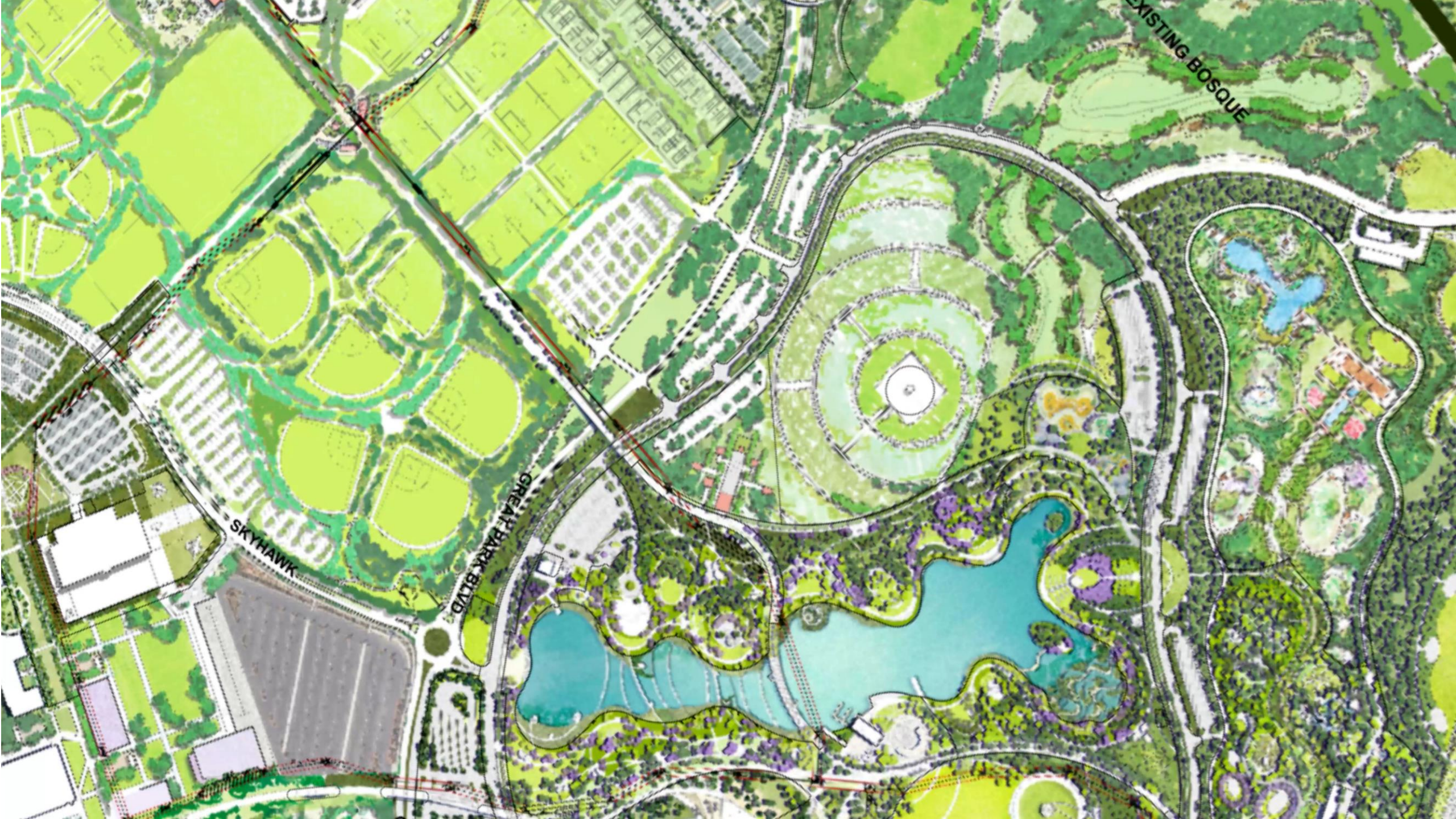
- Timing of Funds
  - **Phase 1: \$828.8 million**
    - Consists of existing cash on hand plus additional bond revenues through 2030
  - **Phase 2: \$246 million**
    - Consists of future bond revenues from 2031 through 2036
- Total project budget estimated at \$1.07 billion.
- Spring 2025 Bond market volatility reduced overall project budget by \$100 million



# Project Phasing Plan and Schedule









Phase 1 Project  
Costs (2024 –  
2030)

Project Category	Project Estimate	Project Elements
Framework Design	\$30,000,000	Architectural/Engineering Design Services, Professional Services
Utility Connection Fees	\$60,000,000	SCE, IRWD, other agencies
Demo & Grading	\$71,494,927	Cultural Terrace West \$11M, ARDA site, Hangar 10 site & Perimeter Park \$6M, Northern Sector \$21.7M, Heart of Park \$17.9M, PFAS soil remediation \$5M
Backbone Infrastructure	\$96,000,000	Cultural Terrace West Backbone Utilities \$12M, Loop Road \$57M, Agua Chinon Road \$14M, Bridge Family Design \$6M, Bosque Bridge \$7M
Cultural Terrace West Site Improvements	\$93,000,000	Hardscape \$10M, Landscape \$42M, Building 369 Renovation \$21M, FLAM Grant \$20M
Western Sector Improvements	\$44,800,000	Greek Park Live Turf Improvements \$1.5M, Buildings \$17.2M, Parking Lot Improvements \$5.1M, Hangar 10 Improvements \$21M
Heart Of Park Improvements (HOP)	\$416,000,000	Lakes and Operating Systems \$85M, HOP Hardscape/Landscape and Amenities \$93M, Great Park Amphitheater \$200M, Eastern Parking Lots \$38M
Northern Sector	\$500,000	Graded Library Pad \$500K
Bosque	\$17,000,000	Landscape Enhancement \$5M, Improvements and Playground, Perimeter Park \$12M



Project Category	Project Estimate	Project Elements
Backbone Infrastructure	\$29,500,000	Championship Bridge \$7.5M, Timeline Bridge \$12M, Architectural/Engineering Design \$10M
Western Sector Improvements	\$4,000,000	Lot 7 Connection \$4M
Heart of the Park (HOP) Improvements	\$103,000,000	HOP Hardscape, Landscape & Amenities \$44M, Raise VOR Navigation Device \$15M, Tree Nursery \$5M, Great Meadow \$35M, Dog Park \$4M
Northern Sector	\$80,000,000	Veterans Memorial \$35M, Botanical Garden \$45M
Bosque	\$25,000,000	Pickleball Center \$25M
Total	\$241,500,000	

## Phase 2 Project Costs (2031-2036)



Project Category	Project Estimate	Project Elements
Whoosh/Swyft Cities	\$75,000,000	Parkwide Aerial Transit System
Bridges	\$26,000,000	Botanic Bridge \$7.6M, Loop Road Bridge \$6.7M, Great Park Blvd Bridge \$6.7M, Wild Rivers Bridge \$5M
Heart of Park Improvements	\$12,000,000	Boathouse \$12M
Western Sector	\$53,600,000	Streetscape Landscape Improvements \$3.6M, Pool/Aquatics Center \$50M
Northern Area	\$180,000,000	Main Library Branch Facility \$150M, Air Traffic Control Tower Restoration \$30M
Cultural Terrace East	Unknown	Project currently undefined
Total	\$346,600,000	

## Phase 3 Project Costs (After 2036)



Project	Project Estimate	Comments
Marine Way Undercrossing	\$40,000,000	Construction underway
Ada Street Undercrossing	\$60,000,000	
Marine/Sand Canyon Intersection Improvement	\$20,000,000	Ongoing discussions with affected property owners
Solar System Installation	\$25,000,000	
Bridges	\$28,000,000	Irvine Blvd \$8M, Walnut Connection \$20M
Heart of Park	\$6,000,000	Lakeview Restaurant \$6M
All Wheel Park	\$15,000,000	Pursing external funding sources
Total	\$194,000,000	



## Great Park Supporting Projects



# New Potential Revenue Sources

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Staff has identified several potential revenue generation options the City Council could consider to generate new funds to construct Phase 3 projects

- Examine potential use of TOT revenues to fund capital costs
- Cultural Terrace East Property Sale
  - Could raise \$150 million
- Explore additional public/private partnerships



# Questions

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