



GREAT PARK PROJECTS

MONTHLY STATUS REPORT

DECEMBER 2025

CONSTRUCTION PROJECTS

1. NORTHERN SECTOR DEMOLITION OF BUILDING FOUNDATIONS, UTILITIES, AND TARMAC REMOVAL (PHASE II)



This project is the next phase of demolition at the ARDA site near Cadence and Pusan Way. This work will complete the removal of all abandoned infrastructure, building foundations, underground utilities, and other base-era infrastructure required to

prepare for the development of the Perimeter Park and Northern Sector. Work commenced in June 2025 and is anticipated to be completed by fall 2026.

UPDATE

Last month, City staff revised the project design and bid package to address already completed work and project deliverable priorities. This coming month, staff will complete design revisions and prepare for the release of the bid advertisement in January 2026. The construction contract will be awarded in April 2026.

2. GREAT PARK ADMINISTRATIVE TRAILERS

The Great Park Administrative Trailers will provide on-site workspace at the Great Park for Community Services, Public Safety, and other Great Park staff. With approximately 7,600-square-feet of total internal space, this facility will feature 32 cubicles, 18 private offices, two conference rooms, a breakroom, and four restrooms, all with fully serviced utilities. A secure vehicle yard with EV charging will also be constructed to accommodate the City fleet utilized by the operations teams. This project is anticipated to be completed in winter 2025.



UPDATE

Last month, fencing was installed around the perimeter of the secured vehicle yard, and new furniture was installed in the building. This coming month, staff will work with utility partners, coordinating connections between and within the facility, and begin moving into the new building.

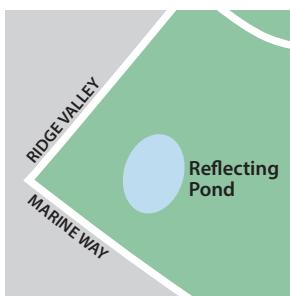
City of Irvine, City Manager's Office

1 Civic Center Plaza, Irvine, CA 92606

For questions or additional information: 949-724-4430

DESIGN PROJECTS

3. WESTERN SECTOR WATER QUALITY BASINS



This project encompasses the stormwater recirculation system for the Western Sector, Ponds 4 and 5, located at the corner of Ridge Valley and Marine Way. This plan will detail the re-engineering and installation of improved water treatment and filtration systems.

Design Phase: Summer 2022–Fall 2025
Anticipated Construction: Winter 2025/26

4. PERIMETER PARK



The Perimeter Park project will include landscape and trail improvements along nearly one mile of Cadence. Improvements provide an enhanced trail system, passive green space, and a landscaped berm between the Northern Sector and

adjacent neighborhoods.

Design Phase: Fall 2024–**Spring 2026**
Anticipated Construction: Summer 2026

5. BUILDING 369 RENOVATION



The Building 369 Project is an adaptive reuse of an existing 30,000-square-foot base-era structure. Building 369 will serve as the preeminent event center for the City and will be one of the largest standalone flexible indoor event spaces in Orange

County. The building is situated in the center of the Cultural Terrace Museum District. Other planned amenities include open and play spaces and lawn

areas. This project is in the final design phase, with construction bids being solicited in early 2026.

Design Phase: Winter 2024–Winter 2025
Anticipated Construction: Summer 2026

6. MAINTENANCE AND OPERATIONS FACILITY

The Great Park Operations & Maintenance Facility will be located at the northwestern corner of Great Park Boulevard and Skyhawk. It will include a +/-7,500-square-foot administration building and an outdoor material and equipment storage yard. Staff anticipates soliciting bids for construction in winter 2025, with construction anticipated to begin in spring 2026.



Design Phase: Summer 2024–Fall 2025
Anticipated Construction: **Spring 2026**

7. PEDESTRIAN BRIDGES

The Great Park Pedestrian Bridge program will create a unified system of pedestrian and bicycle bridges featuring consistent architectural design elements tailored to various locations within the Great Park. Current phased development includes both the Bosque Bridge and the Championship Bridge, with the Championship Bridge nearing completion of its design phase. Staff anticipates soliciting bids for the construction of the Bosque Bridge in November. Construction is expected to begin in winter 2026.



Design Phase: Spring 2024–**Winter 2026**
Anticipated Construction: Beginning Winter 2026

DESIGN PROJECTS (CONTINUED)

8. PARKING LOTS 6 & 7 CONNECTOR



The Parking Lots 6 & 7 Connector project will improve on-site circulation and connectivity by providing a connector between the existing two lots and a new entrance into Lot 7 off Marine Way. These improvements will enhance the existing configuration by eliminating the need for visitors to exit onto Marine Way, or U-turn, when seeking additional parking options between the two lots. Parking Lots 6 and 7 are located along Marine Way between Ridge Valley and Skyhawk. Staff anticipates soliciting bids for construction in December, with construction anticipated to begin in spring 2026.

Design Phase: Winter 2024–Winter 2026
Anticipated Construction: Spring 2026

9. BOSQUE ENHANCEMENT PROJECT



The Bosque Enhancement project will renovate the existing Bosque landscaping between Cadence and Benchmark. Improvements include upgraded landscaping throughout the site, as well as a new playground area

for the community. Staff anticipates amending an existing City landscape contract in December, with construction anticipated to begin in winter 2026.

Design Phase: Spring 2024–Fall 2025
Anticipated Construction: Winter 2026

10. THE LAKES

Located in the Heart of the Park, a multi-level, 22-acre lake is being designed as both a community amenity and a public gathering space. In addition to

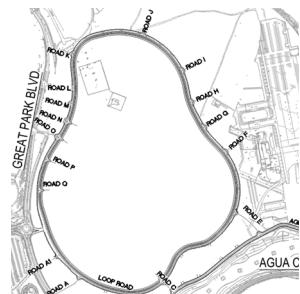
its recreational purpose, the lake will support stormwater quality treatment, provide irrigation water for common landscaped areas, and create a natural habitat for local flora and fauna. The Great Park Lakes project will also serve as a scenic backdrop for the amphitheater and ceremonial terrace.



Design Phase: Winter 2024–Spring 2026
Anticipated Construction: **Winter 2026**

11. LOOP ROAD

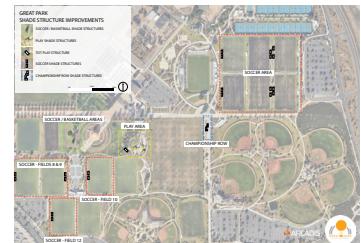
The Loop Road will surround and provide access to several of the most iconic features within the Heart of the Park, including The Lakes and the Amphitheater. It will offer nearly two miles of multi-use pathways for park visitors. Thoughtfully designed with a focus on accessibility, the Loop Road will provide a safe and welcoming route for all users to enjoy and explore the park's central amenities. Staff anticipates soliciting bids for construction in fall 2026, with construction anticipated to begin in winter 2026.



Design Phase: Summer 2024–**Winter 2025**
Anticipated Construction: Winter 2026

12. SHADE STRUCTURE IMPROVEMENT PHASE II

The Great Park Shade Structure Improvement Phase 2 project will install 30 additional shade structures around various seating areas and sports fields. These structures will be adjacent to soccer fields, play areas, and championship row. Staff anticipates soliciting bids for construction in winter 2026, with construction anticipated to begin in spring 2026.

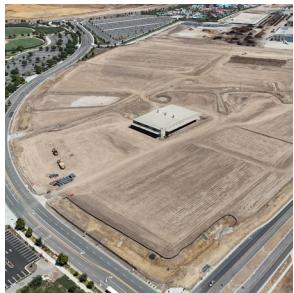


DESIGN PROJECTS (CONTINUED)

Design Phase: Winter 2024–**Winter 2025**

Anticipated Construction: **Spring 2026**

13. CULTURAL TERRACE WEST PHASE III UTILITIES



This project includes the installation of new underground utilities supporting each of the planned and existing buildings at the Cultural Terrace. The project scope includes installation of dry and wet utilities, EV

charging and communication infrastructure, along with placeholder conduits for future solar-powered security cameras. Staff anticipates soliciting bids for construction in fall 2025, with construction anticipated to begin in winter 2026.

Design Phase: Summer 2024–**Fall 2025**

Anticipated Construction: **April 2026**

14. THE HEART OF THE PARK AMENITIES



Located in the Heart of the Park, the lakeside area features a variety of thoughtfully designed amenities. These include a ceremonial terrace, shaded picnic groves, and open lawns for casual recreation. Lakefront trails

and boardwalks provide scenic pathways for both pedestrians and cyclists, viewing platforms, and quiet zones for wildlife observation. Surrounding wetland gardens use native plants for eco-friendly water filtration and offer educational insights into stormwater management and sustainability. Additional features include seating areas integrated into the landscape for relaxation and community use, educational signage highlighting water conservation and the site's history, and art installations celebrating the area's aviation and agricultural heritage.

Design Phase: Winter 2024–**Summer 2026**

Anticipated Construction: Summer 2027

15. HANGAR 10 — FOOD AND BEVERAGE HUB AT THE CANOPY RETAIL CENTER

Located in the Bosque area, the Hangar 10 site is part of a collaborative effort with Almquist Development + Investment to construct Phase 2 of The Canopy retail center. This development features a newly improved Hangar 10 building that reflects the character and history of the original site while introducing new retail and recreational spaces for the community. The project also includes the extension of Hornet Drive, connecting to The Canopy retail sites, along with the development of a loop road, a dedicated parking lot, and three additional retail buildings, further enhancing commercial activity in the area.



Design Phase: Fall 2024–Winter 2025

Anticipated Construction: Spring 2026

16. GREAT PARK AMPHITHEATER

The Great Park Amphitheater, situated on approximately ten acres in the Heart of the Park, is a proposed 10,000-seat performance venue offering a blend of fixed seating, lawn seating, premium seating areas, and food and beverage options. Its thoughtful design not only enhances the concert-going experience but also supports year-round functionality. On non-performance days, the space can be activated for a variety of events — such as corporate functions and creative programming. The design also incorporates key sound mitigation strategies, including the strategic use of earthen berms, a recessed stage, and a calibrated house audio system, all aimed at minimizing sound pollution into surrounding communities.



Design Phase: **Spring 2026**

Anticipated Construction: 2028–2030

MAINTENANCE PROJECTS

17. TOT LOT LAWN AT GREAT PARK VISITORS CENTER



Great Park Maintenance evaluated the Tot Lot Lawn at Great Park after the Global Village Festival. After a few seasons of inter-seeding the turf, it was determined that seeding would no longer deliver the desired results. To help maintain an aesthetically pleasing and safe lawn, over-seeded Bermuda sod was laid and completed in three days with limited impact to visitors.

18. GREAT PARK WOODEN BENCHES, TABLES, BARN DOORS, AND POND DECK



Great Park Maintenance recently pressure-washed and re-stained 120 benches, 40 tables, barn doors, and the pond deck. This project was needed to restore aesthetics and reduce maintenance costs.