REQUEST FOR BOARD ACTION

MEETING DATE: NOVEMBER 26, 2019

TITLE: PROJECT DEVELOPMENT PROGRESS REPORT

[Signature]
Executive Director, Orange County Great Park

RECOMMENDED ACTION

Receive and file.

EXECUTIVE SUMMARY

On September 24, 2019, the Orange County Great Park Board of Directors requested recurring updates on current and potential development opportunities at the Great Park. The Board discussed the desire to share its vision for Great Park development with the community to enhance public discussion and participation in the planning of the Great Park.

Attachment 1 to this report provides the most current status of Great Park development and planning.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

Not applicable.

ANALYSIS

On September 24, 2019, the Orange County Great Park Board of Directors requested recurring updates on current and potential development opportunities at the Great Park. The Board discussed the desire to share its vision for Great Park development with the community to enhance public discussion and participation in the planning of the Great Park. Updates since the October 2019 report include:

- The Western Sector Roadway project was completed in October of 2019.
- The Balloon Lawn Playground was completed by FivePoint earlier this month and will open to the public November 15.
• Wild Rivers and City staff are collaborating on a new location. Relocation of the project is necessary due to a delay in transfer of the existing site from the Navy to the City. The Navy estimates at least an 18-month delay in transfer. Staff believes the delay may be much longer. Staff is in close contact with Wild Rivers and its financial partner and will return in February for consideration of a new location and lease terms.

• Great Park Garden Coalition and staff met with Mayor Shea and Great Park Board Chairwoman Khan to begin development of an Exclusive Negotiating Agreement (ENA). Staff and the Coalition hope to return to the Great Park Board in January with a proposed ENA.

The attachment to this staff report provides status updates regarding a selection of approved and proposed Great Park projects. Due to publication timing, this information is current at the date of publication, however more recent updates may be provided at the Great Park meeting.

ALTERNATIVES CONSIDERED

Not applicable.

FINANCIAL IMPACT

There is no financial impact related to this monthly development update.

REPORT PREPARED BY

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ATTACHMENT

Orange County Great Park Monthly Development Report – November 2019
WESTERN SECTOR

Western Sector Roadways - Complete

Ridge Valley & Marine Way Landscaping
Road and trail Landscaping along Marine Way and Ridge Valley. The project will be complete by the end of 2019.
Status: Construction
Project Budget: $750,000

Visitor Center Plaza Rehabilitation
Update of the hardscape and infrastructure in the existing Visitor Center Plaza to integrate with the newly opened Sports Complex and evaluate the relocation of the carousel. The project will move forward in coordination with the construction of the Great Park Administration Building.
Status: Staff and architect are meeting this month to coordinate design with planned administration building.
Timeline: Completion of construction documents for public bid process in the second quarter of 2020.
Project Budget: $3,860,000

Great Park Administration Building & Parking
Status: Staff are meeting regularly with architect to finalize designs from the concepts provided to the Great Park Board in September of 2019.
Project overview: The project provides design and construction administration services for the development of administrative and operational space for Community Service and Public Safety teams at the Great Park. This project will replace the temporary Operations Trailers.
Timeline: Completion of construction documents for public bid process in the second quarter of 2020.
Project Budget: $25,000,000
Great Park Development Report
November 2019

WESTERN SECTOR – DEVELOPMENT PARTNER PROJECTS

Pretend City Children's Museum

**Status:** The proposed pre-development agreement and lease will be brought to Great Park Board for approval at a Special meeting in December.

**Project overview:** The proposed facility will develop approximately five acres of land and a 55,500 square foot facility in the Western Sector on the "Civic Site." The development has a projected $54 million budget funded through First 5 Orange County funds and a capital campaign.

Balloon Lawn Playground

**Status:** A grand opening of the playground is planned for November 16, from 9 a.m. to 11 a.m.

**Project overview:** As part of the ALA II Modification 1 approved by the Great Park Board in April of 2019, the Sports Complex playground was relocated from the area between the Soccer Stadium and the Tennis Complex to a central area next to the Balloon along Visitor Center.

WESTERN SECTOR – PROPOSED PROJECTS

**Status:** FivePoint Communities is completing the design concept package and will deliver for City review in January 2020.

**Project overview:** As part of the Second Amendment to the ALA II, approved by the Great Park Board in October of 2019, FivePoint Communities and the City will develop a water polo facility, a field house, and a parking structure. These three facilities, along with the planned development of a children’s museum, will complete development in the Western Sector of the Great Park.
Western White Water

Multiple public outreach surveys conducted regarding development in the Great Park identified the public’s desire for unstructured family-oriented outdoor recreation opportunities. On October 24, 2017, the Great Park Board directed staff to begin development discussions with Western Whitewater Works for the development of a 35-acre facility that would offer trails, rock climbing, and adventure water sport activities among others.

California Fire Museum and Safety Learning Center (CFM-SLC)

CFM-SLC team and Great Park staff are working to complete the items in the Memorandum of Understanding (MOU) and return to the Great Park Board at its December meeting for direction and approval of a location for the museum.

The proposed facility will develop approximately 30,000 square feet of educational and museum space on five acres adjacent to the joint training facility. The CFM-SLC has a projected $25 million development cost and will be privately funded.

Police Fire Training Facility

As part of the Orange County Fire Authority Settlement, funds were set aside for the development of a joint police and fire training facility. The project will include relocation the Emergency Operations Center, and provide new indoor and outdoor instructional facilities on a 40-acre site adjacent to the five acre CFM-SLC development.

**Status:** Project Development

**Design Budget:** $2,000,000
**STATE VETERANS CEMETERY**

Great Park Board and City Council actions on July 23, 2019 designated 100 acres of land in the former Golf Course Site to the State of California for a State Veterans Cemetery. Staff is taking the necessary regulatory steps to designate the identified property and City management is working with the State of California to expedite the review of the location and identify the next steps in the development of the Southern California State Veterans Cemetery.

**BOTANICAL GARDENS**

In 2017, the City conducted a feasibility study for a 60-acre Botanical Garden in the Cultural Terrace. The preliminary findings estimated $50 to $55 million to develop and $3.6 million to operate in a stabilized year. It would have a potential to generate $1.8 million in earned revenue from admissions, fees, programing, facility rentals, and retail sales.

**Status:** Staff are working with the Great Park Garden Coalition regarding potential funding and design opportunities and expects to return to the Great Park Board with an update in January of 2020.

**WILD RIVERS PARKING LOT**

The project consists of design and preparation of plans for the construction of an approximately 14.7 acre parking lot (approximately 1,225 stalls) that includes precise grading, landscape planting and irrigation plans, lighting plans, striping plans, and utility plans. The parking lot is to provide parking for the future construction of Wild Rivers Water Park and the Cultural Terrace.

**Status:** On hold for further Board direction in February 2020.

**Design Budget:** $500,000
Amphitheater

In December of 2010, the Level 2 Program Priority Feasibility Study was completed. The feasibility study estimated an outdoor amphitheater with 8,000 fixed seats and 2,000 lawn capacity on 11.5 acres, excluding parking. The proposed project budget was $51 million in 2009; according to the Bureau of Labor, the project in 2019 is an estimated $62 million.

In December following meetings with the Amphitheater sub-committee and Live Nation, staff will return with an update on future development of an amphitheater in the Great Park.

American Museum of Natural History

In November 2018, the American Museum of Natural History (AMNH) visited the Orange County Great Park and held discussions with Great Park Board Members and City management regarding the development of a West Coast branch. AMNH is finalizing its analysis of development options in the Great Park. Staff will return to the Board with an update in the first quarter of 2020 once the analysis is complete.

Wild Rivers Water Park

Wild Rivers and City staff are collaborating on the relocation of the development as a result of a delay in the property transfer from the Department of Navy. The Navy estimates at least 18-months to complete the transfer. Wild Rivers’ financing team is unable to finance the project until the City owns the property. The proposed facility will develop a 25.5 acre park with an approximate 15 acres of parking in the Great Park. The development has a projected $50 million budget funded privately.

Status: Staff will return new location and lease February 2020.