REQUEST FOR BOARD ACTION

MEETING DATE:   JANUARY 28, 2020

TITLE:           PROJECT DEVELOPMENT PROGRESS REPORT

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.

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 – January 2020
WESTERN SECTOR

Western Sector Infrastructure Developments

The Second Amendment to the ALA II provided a framework and access to funding to develop, in partnership with FivePoint, three facilities in the Western Sector: USA Water Polo, a field house, and parking structure to replace the “Festival Lot” and support the new facilities in the Western Sector. The week of January 20, City staff and FivePoint expect to begin the logical evolution process to refine the design concepts for these City-owned projects.

**Status:** Development

**Project Budget:** $250,000,000

Great Park Administration Building & Parking

SVA Architects, the competitively bid design firm, are meeting with departments that will occupy the building to finalize the interior space plan. Design of the exterior areas of the building are being developed with sustainable plantings, shade, and passive recreation areas to activate the court yard between the timeline and the building.

**Status:** Design

**Project Budget:** $25,000,000

Pretend City Children’s Museum

**Status:** The proposed pre-development agreement and lease was 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.

ATTACHMENT 1
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 for a garden on the former planned golf course site.

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

CFM-SLC team and Great Park staff continue to work to complete the items in the Memorandum of Understanding (MOU) and will return to the Great Park Board for direction and approval of a location for the museum.

Staff will recommend a location adjacent to the Public Safety Training Facility at the February 25, 2020 Great Park Board meeting.

**Status:** Pre-Development

**Design Budget:** $25,000,000

Public Safety Training Facility

As part of the Orange County Fire Authority Settlement, $20M in funds were set aside for the development of a joint police and fire training facility. The project will include relocation of 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. It also will return to the Great Park Board at its February 25 meeting for approval of a location site.

**Status:** Pre-Development

**Budget:** TBD
Great Park Development Report

CULTURAL TERRACE

Wild Rivers Water Park

Wild Rivers and City staff are collaborating on the renegotiation of lease terms following the Navy’s denial of development on the former site. Staff will return to the Great Park Board on February 25 with a recommendation for site location and lease terms.

Status: Design
Budget: ~$50,000,000

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.

The City is in discussions with the operator of the temporary facility, FivePoint Amphitheater, regarding establishment of a permanent facility.

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.