REQUEST FOR BOARD ACTION

MEETING DATE:  FEBRUARY 25, 2020

TITLE:  PROJECT DEVELOPMENT PROGRESS REPORT

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. City staff and FivePoint have begun the logical evolution process to refine the design concepts for the City-owned projects and to discuss the operation and maintenance of the facilities.

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

**Great Park Administration Building & Parking**  
Schematic Design is under review by the City. The next phase will include refinement of the drawings, an updated project cost and schedule.

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

**Pretend City Children's Museum**

**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.

**Status:** Predevelopment

ATTACHMENT 1
NORTHERN AREA (Former Golf Site)

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 anticipate bringing this item for approval of a location adjacent to the Public Safety Training Facility at the March 25 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. Staff anticipate bringing this item for approval of a location at the March 25 Great Park Board meeting.

**Status:** Predevelopment

**Project Budget:** $20,500,000
Great Park Development Report

CULTURAL TERRACE

Wild Rivers Water Park
Wild Rivers and City staff are collaborating on the renegotiation of lease terms and a new site following the Navy’s denial of development on the former site. Staff anticipate returning to the Great Park Board in the Spring of 2020.

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

Amphitheater
The Great Park Master Plan anticipates an amphitheater in the Great Park. 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. Staff will return to the Great Park Board with future developments.

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 once the analysis is complete.
Great Park Development Report

Tenant Improvements and Temporary Projects

**Shade Structures**
In Winter 2019, City Council expressed an interest in increasing shade within the Sports Complex. A Capital Improvement Project to complete this work was created in the FY 2019-20 budget. The project is in preliminary design and construction is expected in the Summer of 2020.

**Status:** Preliminary Design

**Project Budget:** $2,150,000

**Parking and Roadway Lighting in Western Sector**
The Western Sector Roadways project included road-edge streetlights, which are now energized along Corsair and Phantom. Temporary solar and fuel powered lights have been positioned in the Parking Lot 2 (Festival Lot). Staff are evaluating sustainable alternative options to better illuminate the lot prior to construction of the Western Sector Improvements. Staff will provide an update to the Board at its next regular meeting.

**Sports Complex Concession Improvements**
Funding was approved in June of 2019 to improve existing concessions in the Great Park Sports Complex to meet regulations set by OC Health to sell “hot food.” All three stadium facilities and baseball support in the outfield are planned for improvements. Community Service staff are reviewing proposals for a design and construction support contractor, and anticipate the design phase to begin in the Spring of 2020.

**Status:** Predesign

**Project Budget:** $1,000,000