



# REQUEST FOR BOARD ACTION

**MEETING DATE:** OCTOBER 22, 2019

**TITLE:** ORANGE COUNTY GREAT PARK DEVELOPMENT UPDATE

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Executive Director, Orange County Great Park

## RECOMMENDED ACTION

Receive and file.

## EXECUTIVE SUMMARY

At its regular meeting of September 24, 2019, the Orange County Great Park Board of Directors (Great Park Board) requested a recurring development status update and accounting of projects proposed in the Orange County Great Park. This report and its attachments provide the requested information. Future reports will provide additional details and context for individual development areas and projects within those areas.

To provide enhanced transparency and facilitate open public dialog, staff will continue to refine this report in future versions, and return on a regular basis with updates as well as new opportunities as they are presented.

## COMMISSION/BOARD/COMMITTEE RECOMMENDATION

Not applicable.

## ANALYSIS

At its regular meeting of September 24, 2019, the Great Park Board requested a status update of development and projects proposed for the Orange County Great Park. The Great Park Board had three primary inquiries:

1. Identify the design enhancements in the Great Park Improvement Area, and provide an accounting of the design enhancement funding;
2. Outline what is planned in each of the Great Park planning areas, with completion timelines; and,
3. Identification of proposals and results of public input provided for the Great Park.

Great Park Improvement Area Design Enhancements

A feature of the Second Agreement as Adjacent Landowner (ALA II) is a provision for “Additional Allowance Funds” in each subarea of the Great Park Improvement Area. The table below details the allowance fund allocations and remaining amounts for each area. The Great Park Board and City Council elected on two occasions to allocate Additional Allowance Funds, in March 2015 for the Upper Bee and Bosque, and in September 2015 for the Sports Complex (Attachment 1). From the available funding shown in Table 1 below, \$211,603 was allocated for the Upper Bee, and \$309,083 was allocated for the Upper Bosque, primarily for security upgrades, additional drinking fountains, and the expansion of the trails. The Sports Complex Additional Allowance Funds were allocated entirely for the installation of six synthetic fields. In addition, the Great Park Board and City Council authorized additional upgrades primarily for security upgrades, shade structures, an additional restroom, and scoreboard improvements, funded with park in-lieu (Quimby) fees. A list of design enhancements is provided as Attachment 2.

**Table 1:**

Subarea	Total Allocation	Hazardous Material Reserve Allocation	Non-Reserve Allocation	Remaining Non-Reserve
Sports Park	\$ 6,000,000	\$ 960,000	\$ 5,040,000	-
Bosque	\$ 4,000,000	\$ 640,000	\$ 3,360,000	\$ 2,729,917
Upper Bee	\$ 500,000	\$ 80,000	\$ 420,000	\$ 208,397
Golf/Trails/Ag	\$ 2,000,000	\$ 320,000	\$ 1,680,000	\$ 1,680,000
<i>Sub-total</i>	<i>\$ 12,500,000</i>	<i>\$ 2,000,000</i>	<i>\$ 10,500,000</i>	<i>\$ 4,618,314</i>
Permit/Regulatory Fee Contribution	\$ 3,000,000	N/A	\$ 3,000,000	-
<b>Total</b>	<b>\$ 15,500,000</b>	<b>\$2,000,000</b>	<b>\$ 13,500,000</b>	<b>\$ 4,618,314</b>

Great Park Planning Areas

The Great Park is divided into three development areas shown in attached site map (Attachment 3). Attachment 4 – *Great Park Development Report*, shows the projects that are approved in each area or are in discussions with development partners. All projects are consistent with Great Park Board and City Council direction as well as the input received from the public from public outreach initiatives held in 2007 and 2017, as well as the 2015 Great Park Planning Workshop held on April 24, 2015 (Attachment 5 – Minutes from this meeting)

*Western Sector*

The Western Sector includes Great Park areas to the west of the Great Park Improvement Area, and includes the North Lawn, Hangar 244 and Great Park Ice. Discussions are ongoing with USA Water Polo and Pretend City Children’s Museum for

development in this area. The City is also is discussions regarding a Volleyball and field house concept and a parking garage in the Western Sector.

#### *Great Park Improvement Area*

The Great Park Improvement Area is the area of the Great Park under development by FivePoint Communities on behalf of the City as agreed to in the ALA II. The Sports Complex, upper portion of the Bosque, and Upper Bee subareas are complete and open to the public. There are remaining development obligations for the lower portions of the Bosque and the Golf Course, Agriculture, and Trail subareas. Attachment 6 details the remaining obligations in these subareas as outlined in the ALA II.

The Golf, Agricultural, and Trails subarea includes 188-acres of previously designated golf amenities and 70-acres of agriculture, with trails connecting these areas and the rest of the Great Park. At its July 23, 2019, meeting the City Council designated up-to 100-acres of the Golf subarea for the Southern California Veterans Cemetery. The remaining acreage of the subarea will be re-planned in alignment with identified Great Park Board priorities. In addition to the development of the Southern California Veterans Cemetery, development discussions are centered on the potential of redesigning the trail connectivity, and the development of Western Whitewater Works and a botanical garden.

#### *Cultural Terrace*

The Great Park Board and City Council have only directed one project for environmental and masterplan modification, the Wild Rivers Waterpark project. An overview of the proposed projects approved by the Great Park Board and City Council are outlined in Attachment 7 *Cultural Terrace Project Matrix*. These items are consistent with the input provided by the community in three public outreach initiatives conducted in 2007, 2010, and 2017.

In addition to the projects accounted for in the Master Plan, the City has received several project proposal inquiries. Staff will present information regarding these projects during the November Great Park Development Update.

### **ALTERNATIVES CONSIDERED**

Not applicable.

### **FINANCIAL IMPACT**

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

### **REPORT PREPARED BY**

Steve Torelli, Senior Management Analyst  
Rebecca Bridgeford, Manager, Orange County  
Great Park

**ATTACHMENTS**

1. Staff Reports for March 24, 2015 and September 8, 2015 (without attachments)
2. Great Park Design Enhancements
3. Site Map
4. Great Park Development Report – October 2019
5. Minutes of April 25, 2015 Cultural Terrace Workshop
6. Table of Remaining ALA II Obligations
7. Cultural Terrace Project Matrix



# REQUEST FOR BOARD ACTION

**MEETING DATE:** MARCH 24, 2015

**TITLE:** UPPER BEE AND UPPER BOSQUE SUBAREAS OF THE ORANGE COUNTY GREAT PARK IMPROVEMENT AREA

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Assistant City Manager  
Orange County Great Park

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City Manager

## RECOMMENDED ACTION

1. Receive staff report regarding design and use of Second Adjacent Landowner Agreement Additional Allowance Funds for the Upper Bee and upper portion of the Bosque (Upper Bosque) Subareas of the Orange County Great Park Improvement Area.
2. Recommend that the City Council approve the use of Second Adjacent Landowner Agreement Additional Allowance Funds recommended by staff for Upper Bee (Attachment 1) and Upper Bosque Subareas (Attachment 2).

## EXECUTIVE SUMMARY

On November 26, 2013, the City Council approved the Second Agreement with City of Irvine as Adjacent Landowner (ALA II) between the City of Irvine and Heritage Fields El Toro, LLC (Heritage Fields) (Attachment 3). The ALA II includes, as Exhibit B to the agreement, the "Orange County Great Park Improvement Area Concept Plans and Programming" (Design Package) that sets forth the concept plans and programming for the development of 688 acres within the Orange County Great Park (Great Park).

On March 18, 2014, the City Council approved certain program changes based on provisions of the ALAII that provided for the City to make unilateral decisions on specific design elements by the March 2014 date (Attachment 4). The Orange County Great Park Board of Directors (Board) had previously made recommendations to the City Council regarding the unilateral program changes at its March 11, 2014 meeting.

On November 26, 2013 the City Council directed staff to commence processing an amendment to the Great Park Master Plan in accordance with City procedures to incorporate the ALAII Design Package for the 688-acre Great Park Improvement Area into the Master Plan. On July 17, 2014, the Planning Commission approved Orange County Great Park Master Plan Modification No. 2 to incorporate the Orange County Great Park Improvement Area (Attachment 5).

Following Planning Commission approval of the modification to the Great Park Master Plan, on July 22, 2014 the City Council approved the ALAll Design Package as the Park Design for the Orange County Great Park Improvement Area (Attachment 6).

The ALAll subdivided the 688-acre Orange County Great Park Improvement Area into a number of subareas, which include the approximately 36-acre Upper Bee subarea and an approximately 40-acre Bosque subarea. For design purposes, the Bosque subarea has been further divided to consider the upper portion of the Bosque (Upper Bosque) at an earlier time than the lower portion.

The ALAll recognized that the Design Package concept plans would be further developed through design refinements and amplifications to inform Heritage Fields' development of improvement plans for construction. It provided \$10.5 million of a \$15.5 million Additional Allowance Fund as a means to fund design refinements "within or serving" the 688 acres requested by the City that are consistent with the overall concept design, but are beyond Heritage Fields' obligations as part of the Design Package approved with the ALAll. The \$10.5 million Additional Allowance Funds are further divided by subarea, with \$420,000 being allocated to Upper Bee and \$3,360,000 allocated to the Bosque.

While Five Point Communities Management, Inc. (Five Point), on behalf of Heritage Fields, is responsible for designing and constructing the 688-acre Great Park Improvement Area based on the Design Package concept plans approved by the City Council, Five Point provided the opportunity for representatives from the City departments responsible for operating, maintaining and policing the Great Park to review the design as Five Point developed it. City staff provided comments that Five Point's design team incorporated into its design. Several design refinements recommended by staff are beyond Heritage Fields' obligation and therefore are proposed as Additional Allowance Fund requests. Staff recommends that the Board recommend that the City Council approve the use of Additional Allowance Fund requests for these two subareas of the Orange County Great Park Improvement Area.

This design review and collaboration process is independent of the City's regulatory permitting processes. Prior to construction, Five Point will separately submit construction improvement plans for code compliance review and permitting through the City's normal plan review and permitting process.

**ANALYSIS**

Upper Bee Subarea:

Design:

The Upper Bee is a passive park feature of approximately 36 acres starting at Irvine Boulevard to the north and connecting to the Bosque at the south. This feature includes a series of trails, Class I (off-street) bike trail to pedestrian decomposed granite surface (DG) paths, winding through boulder fields and earthen mounds with landforms similar in nature to those found in the Jeffrey Open Space Trail. The topography, trail system and visitor experience in this area is less-intensive and more attuned to the overall landscape vision as a transition from canyons north of Irvine Boulevard to the valley floor where the Great Park is located. The design includes an informal entry off of Irvine Blvd. and three informal respite areas along the way south toward the Bosque. The respite areas provide seating, drinking fountains, strategically placed heritage trees for shade and wall forms using El Toro stone repurposed runway material. Four dispersed parking areas have been added adjacent to streets that border the Upper Bee area to provide a total of 54 spaces in addition to onstreet parking. Within this area are three grade-separated trail undercrossings at planned "LM", "LN" and "LQ" Streets, which will be constructed as part of street improvements for LQ street featuring design and graphics evoking building forms from the former MCAS El Toro.

Additional Allowance Fund:

Table 1 below details recommendations for the Upper Bee Additional Allowance Fund request of \$211,603. The items address City staff recommendations for public safety, hydration, maintenance and additional trail width that are in addition to design refinements incorporated by Five Point without a need for use of Additional Allowance Funds. The recommendations fund the following: security system infrastructure to support the installation of security cameras; expansion of decomposed granite (DG) trails from five-feet to seven-feet; installation of an additional drinking fountain; additional maintenance vehicle access; and light pole deterrents. This Additional Allowance Fund request will be taken from the Upper Bee Additional Allowance Fund Allocation of \$420,000, leaving a balance remaining of \$208,397 or 50% in the Upper Bee Allowance Fund. Attachment 1 provides diagrams of the Upper Bee Allowance Fund recommendations.

<b>Table 1: Additional Allowance Fund Request for Upper Bee</b>	
<b>Item</b>	<b>Cost</b>
Security system infrastructure	\$92,935
Trail Expansion – Decomposed granite trails	\$53,747
Additional Drinking Fountain	\$19,355
Additional Maintenance Vehicle Access	\$36,345
Light Pole Bird Deterrents	\$9,221
<b>Total Allowance Fund Request</b>	<b>\$211,603</b>
<b>Upper Bee Allowance Fund Allocation (ALA II Schedule 11)</b>	<b>\$420,000</b>
<b>Remaining Balance in Allowance Fund</b>	<b>\$208,397</b>
<b>Remaining Percentage in Allowance Fund</b>	<b>50%</b>

Upper Bosque:

Design:

The Upper Bosque, located along the westerly edge of the Park, includes a children’s play area, picnic area, landforms, and a continuation of the trail system connecting areas of the park and adjacent community. The Upper Bosque provides a transition between the Upper Bee and the more active areas of the Lower Bosque and Sports Park and Cultural Terrace beyond. Restrooms are provided near the transition from Upper Bee to the Upper Bosque and an additional restroom is recommended at the children’s play area. The Upper Bosque area has denser plantings than the Upper Bee and heritage trees and shade structures are placed to provide shade at the children’s play area.

Additional Allowance Fund:

Table 2 below details the Upper Bosque Allowance Fund request of \$309,083. The items address City staff recommendations for public safety, restrooms, shade, maintenance and additional trail width that are in addition to design refinements incorporated by Five Point without a need for use of Additional Allowance Funds. The recommendations fund the following: security system infrastructure to support the installation of security cameras; the addition of a restroom at the children’s play area; an additional shade structure at the children’s play area; expansion of the width of decomposed granite surface trails from five-feet to seven-feet; alternate maintenance access; light pole deterrents; and twist-lock receptacle for additional electrical power at the Children’s Adventure Area. Approval of this Allowance Fund Request will be taken from the Bosque Allowance Fund Allocation of \$3,360,000, leaving a balance of \$3,050,917 or 91% in the Bosque Allowance Fund available for use in the lower portion of the Bosque. Attachment 2 provides diagrams of the Upper Bosque Allowance Fund recommendations.

<b>Table 2: Additional Allowance Fund Request for Upper Bosque</b>	
<b>Item</b>	<b>Cost</b>
Security system infrastructure	\$64,328
Trail Expansion – decomposed granite (DG) trails	\$21,903
Additional Maintenance Vehicle Access	\$12,012
Additional Restroom	\$177,975
Additional Shade Structure	\$26,000
Light Pole Bird Deterrents	\$1,979
Additional Electrical Power Twist-Lock at Children’s Play Area	\$4,886
<b>Total Allowance Fund Request</b>	<b>\$309,083</b>
<b>Bosque Allowance Fund Allocation (ALA II Schedule 11)</b>	<b>\$3,360,000</b>
<b>Remaining Balance in Allowance Fund</b>	<b>\$3,050,917</b>
<b>Remaining Percentage in Allowance Fund</b>	<b>91%</b>

The City’s contracted architecture and engineering consultant, AECOM, has reviewed the costs provided by Five Point for the Allowance Fund requests for the Upper Bee and Upper Bosque and has determined they are within industry standards.

The costs do not include costs of providing wireless network (wifi) connectivity in areas of the Park including these areas. Security system infrastructure costs do not include the cost of cameras and installation. Design details and additional recommendations for use of Additional Allowance Funds for these items will be brought to the Board and City Council for consideration at a future date.

## **ALTERNATIVES CONSIDERED**

The Board could choose to not recommend any of the Additional Allowance Fund requests, or it could choose to recommend only a portion of the Additional Allowance Fund request items for the Upper Bee and Upper Bosque. After action by the City Council, design and construction by Heritage Fields would then proceed only with those items for which Additional Allowance Funds had been approved.

## **FINANCIAL IMPACT**

There is no cost to the City. Additional Allowance Funds and funding for design and construction of the Great Park Improvement Area is provided by Heritage Fields based on ALAll provisions. No use of City Great Park funds is proposed. Unused Additional Allowance Funds for a one Subarea can be applied to another Subarea. Therefore, the Board's recommendations and the City Council's direction with regard to the recommended Additional Allowance Fund requests can impact the amount of funds available for potential future Orange County Great Park Improvement Area design refinements or program changes.

**REPORT PREPARED BY** Joe Angeles, Management Analyst I

**REPORT REVIEWED BY** Cliff Wallace, Manager, Great Park Real Property and Site Administration

## **ATTACHMENTS**

1. Upper Bee Additional Allowance Fund Recommendations
2. Upper Bosque Allowance Fund Recommendations
3. November 26, 2013 City Council Staff Report and Meeting Minutes
4. March 18, 2014 City Council/Great Park Board Staff Report and Meeting Minutes
5. July 17, 2014 Planning Commission Staff Report and Meeting Minutes
6. July 22, 2014 City Council Staff Report and Meeting Minutes



# REQUEST FOR CITY COUNCIL ACTION

**MEETING DATE:** September 8, 2015

**TITLE:** SPORTS PARK SUBAREA OF THE ORANGE COUNTY GREAT PARK IMPROVEMENT AREA

Assistant City Manager  
Orange County Great Park

City Manager

## RECOMMENDED ACTION

1. Approve the use of Second Adjacent Landowner Agreement Additional Allowance Funds and Quimby Funds for enhancements within the Sports Park Subarea of the Orange County Great Park Improvement Area, as recommended by the Orange County Great Park Board.
2. Approve a budget adjustment appropriating \$4,686,314 of Quimby Park-in-Lieu fees to the Great Park Development Fund to establish a capital improvement project account to reserve funds for enhancements to the Sports Park in excess of the Additional Allowance Fund allocation for the Sports Park.
3. Approve a modified boundary for the 688-acre Great Park Improvement Area, as recommended by the Orange County Great Park Board.

## EXECUTIVE SUMMARY

This agenda item was continued from the August 11, 2015 City Council meeting by a vote of 3-1-1 (Mayor Choi opposed and Mayor Pro Tempore Lalloway absent).

On November 26, 2013, the City Council approved the Second Agreement with City of Irvine as Adjacent Landowner (ALA II) between the City of Irvine and Heritage Fields El Toro, LLC (Attachment 2: Staff Report and Attachment 3: Minutes). The ALA II includes, as Exhibit B to the Agreement, the "Orange County Great Park Improvement Area Concept Plans and Programming" (Design Package) that sets forth the programmatic and conceptual design for the development of 688-acres within the Orange County Great Park (Great Park).

The ALA II recognized that the Design Package concept plans would be further developed through design refinements and amplifications to inform Heritage Fields' development of improvement plans for construction. It provided \$10.5 million of a \$15.5

million Additional Allowance Fund as a means to fund design refinements "within or serving" the 688-acres requested by the City that are consistent with the overall concept design, but are beyond Heritage Fields' obligations as part of the Design Package approved with the ALA II. The \$10.5 million Additional Allowance Funds are further divided by subarea, with \$5,040,000 being allocated to the Sports Park.

The Sports Park, as specified in the Design Package, is a 175-acre athletic complex providing both standard as well as championship style facilities for baseball, soccer, softball, tennis, and volleyball (Attachment 1). The Sports Park will provide high quality venues for community use as well as visitor and tournament activity. More specifically, the Sports Park will include the following major components:

- 12 baseball and softball fields, including championship stadiums for both baseball and softball
- 13 soccer fields, including a championship stadium
- 25 tennis courts, including a center court stadium
- 4 basketball courts
- 5 sand volleyball courts
- 2 multi-purpose flex fields, capable of accommodating 5 additional soccer fields as well as a variety of other field sports or activities
- Children's play area
- Timeline extension

The Sports Park design also includes extensive infrastructure and support facilities to accommodate visitors, tournaments, and community use. It provides distributed parking and park road circulation access for venues.

Five Point Communities Management, Inc. (Five Point), on behalf of Heritage Fields, is responsible for designing and constructing the 688-acre Great Park Improvement Area based on the Design Package concept plans approved by the City Council. As contemplated by the logical evolution process established in the ALA II, Five Point provided the opportunity for representatives from the City departments responsible for operating, maintaining and policing the Great Park to review the design as Five Point developed it and provide comments for Five Point's design team to consider incorporating into its design.

This design review and collaboration process is independent of the City's regulatory permitting processes. Prior to construction, Five Point will separately submit construction improvement plans for code compliance review and permitting through the City's normal plan review and permitting process.

Staff from the Community Services, Public Works, Public Safety Departments, and the City Manager's Office worked collaboratively to develop recommendations for design enhancements related to public safety, comfort and convenience, and functionality that are beyond Heritage Fields' base design obligation. The primary areas recommended for enhancement include:

- Synthetic Soccer Fields
- Additional Restroom
- Additional Drinking Fountains
- Additional Shade Structures
- Security Infrastructure
- Stadium Perimeter Fencing
- Enhanced Scoreboards
- Stadium Entry Gates

Staff has identified potential funding sources for design enhancements including the Additional Allowance Funds and available City Quimby funds for parks. The available Quimby funds were paid by the developer of new residential development in Planning Areas 33, 40 East, and a portion of PA6 in-lieu of providing community parks in areas served by the Great Park. The Orange County Great Park Board recommendations for design enhancements propose the use of both Additional Allowance Funds and Quimby Funds, as detailed in this report.

The planned Sports Park improvements are to be built within the 688-acre Orange County Great Park Improvement Area (Improvement Area). The boundaries of this Improvement Area were set with the approval of the ALA II. Based on refinements to the Sports Park design, an adjustment within City Great Park property to the 688-acre Improvement Area boundary is recommended to accommodate optimal design (Attachment 4).

#### **COMMISSION/BOARD/COMMITTEE RECOMMENDATION**

On August 11, 2015, the Irvine City Council voted 3-1-1 (Mayor Choi opposed and Mayor Pro Tempore Lalloway absent) to continue the agenda item, *Sports Park Subarea of the Orange County Great Park Improvement Area* with the three recommendations listed below, to the September 8, 2015 City Council meeting.

1. Approve the use of Second Adjacent Landowner Agreement Additional Allowance Funds and Quimby Funds for enhancements within the Sports Park Subarea of the Orange County Great Park Improvement Area, as recommended by the Orange County Great Park Board.
2. Approve a budget adjustment appropriating \$4,686,314 of Quimby Park-in-Lieu fees to the Great Park Development Fund to establish a capital improvement project account to reserve funds for enhancements to the Sports Park in excess of the Additional Allowance Fund allocation for the Sports Park.
3. Approve a modified boundary for the 688-acre Great Park Improvement Area, as recommended by the Orange County Great Park Board.

On August 4, 2015, the Orange County Great Park Board of Directors (Board) made the following recommendations to the City Council:

1. The Board voted 5-0 to recommend the inclusion of enhanced spectator seating for softball and baseball non-championship field seating and at tennis and volleyball championship courts at a cost of \$180,000.

2. The Board voted 3-2 (Directors Lalloway and Schott opposed) to include the installation of security cameras in the Sports Park as recommended by staff.
3. The Board voted 3-2 (Vice Chair Choi and Director Krom opposed) to approve use of \$9,726,314 in Second Adjacent Landowner Agreement Additional Allowance Funds and Quimby Funds for enhancements recommended by staff and for enhancements to spectator seating recommended by the Board.
4. The Board voted 5-0 to recommend approval of a modified boundary for the 688-acre Great Park Improvement Area.

## **ANALYSIS**

### Prior Actions

On November 26, 2013, the City Council approved the Second Agreement with City of Irvine as Adjacent Landowner (ALA II) between the City of Irvine and Heritage Fields El Toro, LLC (Heritage Fields) (Attachment 2: Staff Report and Attachment 3: Minutes). The ALA II includes, as Exhibit B to the agreement, the "Orange County Great Park Improvement Area Concept Plans and Programming" (Design Package) that sets forth the concept plans and programming for the development of 688 acres within the Orange County Great Park (Great Park). The ALA II subdivided the 688-acre Orange County Great Park Improvement Area into a number of subareas, which include the 175-acre Sports Park Subarea.

On March 18, 2014, the City Council approved certain program changes based on provisions of the ALA II that provided for the City to make unilateral decisions on specific design elements by the March 2014 date. The Orange County Great Park Board of Directors (Board) had previously made recommendations to the City Council regarding the unilateral program changes at its March 11, 2014 meeting.

On November 26, 2013 the City Council directed staff to commence processing an amendment to the Great Park Master Plan in accordance with City procedures to incorporate the ALA II Design Package for the 688-acre Great Park Improvement Area into the Master Plan. On July 17, 2014, the Planning Commission approved Orange County Great Park Master Plan Modification No. 2 to incorporate the Orange County Great Park Improvement Area.

Following Planning Commission approval of the modification to the Great Park Master Plan, on July 22, 2014 the City Council approved the ALA II Design Package as the Park Design for the Orange County Great Park Improvement Area.

### Sports Park Design

The Great Park is envisioned as a world-class metropolitan park featuring a variety of educational and recreational activities, including trails and open space, cultural

attractions, and sports facilities. At its November 26, 2013 meeting, the City Council approved the ALA II, which provided for the construction of a 175-acre sports complex in the southwestern quadrant of the Great Park, including soccer, baseball, softball, tennis, and volleyball facilities. The Sports Park will provide high quality venues for community use as well as visitor and tournament activity. More specifically, the Sports Park will include the following key components:

- 12 baseball and softball fields, including championship stadiums for both baseball and softball
- 13 soccer fields, including a championship stadium
- 25 tennis courts, including a center court stadium
- 4 basketball courts
- 5 sand volleyball courts
- 2 multi-purpose flex fields, capable of accommodating 5 additional soccer fields as well as a variety of other field sports or activities
- Children's play area
- Timeline extension

The Sports Park complements the existing Western Sector development area. The Timeline will be extended as a primary unifying component of the Sports Park and Western Sector, providing line of sight and pedestrian connectivity across the Sports Park from east to west. A new feature, Championship Row, provides additional north / south circulation, linking championship fields and creating a central pedestrian intersection.

The Sports Park design also includes extensive infrastructure and support facilities to accommodate visitors, tournaments, and community use. It provides distributed parking and park road circulation access for venues.

#### Funding Sources for Design Enhancements

The Design Package, approved by the City Council as Exhibit B to the ALA II in November, 2013, provides the basis of design for the 688-acre Great Park Improvement Area. The Design Package includes the basic architectural and design specifications that Heritage Fields is obligated to provide. The ALA II contract also has a provision for an Additional Allowance Fund, which contributes an additional \$15.5 million, funded by Heritage Fields. Five million of the Additional Allowance Fund is allocated for environmental remediation and permit fees, leaving \$10.5 million for City-designated enhancements to the approved basic specifications in the Design Package. This \$10.5 million is further broken out into individual sub-areas, with a specified dollar amount budgeted to each Subarea. A summary of the budget by Subarea follows.

ALA II Additional Allowance Fund Summary

Subarea	Total Allocation	Section 11 Reserve Allocation (Environmental Remediation Costs)	Remaining Allocation
Sports Park	\$6,000,000	\$960,000	\$5,040,000
Bosque	\$4,000,000	\$640,000	\$3,360,000
Upper Bee	\$500,000	\$80,000	\$420,000
Golf/Agriculture/Trails	\$2,000,000	\$320,000	\$1,680,000
Sub-Total	\$12,500,000	\$2,000,000	\$10,500,000
Permit and Regulatory Fees Contribution	\$3,000,000		
Total	\$15,500,000		

In addition to the use of Additional Allowance Funds, the use of City Quimby funds for parks is also an option available to the Board. The available Quimby funds were paid by the developer of new residential development in Planning Areas 33 (Spectrum), 40 East (Cypress Village East), and a portion of PA6 (Portola Springs) in lieu of providing community parks in areas served by the Great Park. These Quimby funds were made available for potential use at the Great Park by the City Council at its November 26, 2013 meeting. The available Quimby fund balance from these planning areas as of June 30, 2015 is approximately \$9,200,000. An additional approximately \$8,130,000 in Quimby fee revenue is anticipated from these Planning Areas.

Sources for Recommended Sports Park Enhancements

Available Sources	
ALA II Additional Allowance Fund for Sports Park Subarea	5,040,000
Quimby Funds (PA33, 40, 6)	9,200,000
Total	\$14,240,000

Design Enhancement Recommendations

Staff from the Community Services, Public Works, Public Safety Departments, and the City Manager's Office worked collaboratively to develop recommendations for design enhancements related to comfort and convenience, functionality, and public safety that are beyond Heritage Fields' base design obligation. These recommendations summarized:

### Comfort and Convenience

- Shade Structures: Additional shade structures at the Children's Play Area at a total cost of \$95,442.
- Drinking Fountains: Nine additional drinking fountains located at key areas through-out the 175-acre Sports Park to augment drinking fountains provided by Five Point. The total cost, including plumbing infrastructure, is \$113,419.
- Restroom: One additional 1,600 square foot restroom located along the Timeline between the soccer and baseball facilities and near the large flex field to augment the restrooms being provided by Five Point. The total cost is \$740,822.

### Functionality and Sustainability

- Synthetic Fields: Conversion of 6 out of the 13 new soccer fields from natural to synthetic turf. The total cost for the conversion of these fields including recommended cooling systems is \$5,154,978.
- Scoreboards: Scoreboards at all non-championship stadiums as well as an upgrade to the scoreboard at the championship stadiums. The total cost is \$777,282.
- Batting Cages: Eight total batting cages, four at softball and four at baseball. The total cost is \$321,384.
- Gates: Architectural entry gates at championship soccer, softball, and baseball stadiums for enhanced aesthetics and controlled access. The total cost is \$476,185.
- Backstops: Upgrade to block wall backstops with channel padding at all standard baseball and softball fields. The total cost is \$296,264.
- Perimeter Fencing: Fencing around the perimeter of the soccer, softball, and baseball championship stadiums providing controlled access for ticketed events. The total cost is \$364,038.
- Solar Ready Parking Lots: Conduit stubbed to parking lot locations for future solar installation. The total cost is \$166,824.

### Public Safety

- Security Cameras and Infrastructure: Security cameras mounted to light poles at key locations throughout the Sports Park including supporting infrastructure. The total cost is \$654,437.
- Controlled Access Bollards: 25 removable access control bollards at nine vehicle entry control points throughout the Sports Park. The total cost is \$27,500.
- Parking Lot Entry Gates: Gates at parking lot entry and exit points for security and traffic control. The total cost is \$85,000.
- Command Vehicles Locations: Prepared pads for public safety command vehicles located at designated locations throughout the park; including turf block

ground surface, rolled curbs, and electrical connectivity. The total cost is \$269,679.

- Middle Arm Benches: Conversion of standard two – arm park benches to three – arm benches in lower traffic areas of the park to discourage sleeping on benches. The total cost is of the upgrade is \$3,060.

The total cost of the Board recommended design enhancements outlined above is \$9,546,314. In addition to these items, the Board recommended at its August 4, 2015 meeting that spectator seating across the sporting venues be upgraded at a total cost of \$180,000. This upgrade would convert terraced concrete seating at championship tennis and volleyball as well as non-championship baseball and softball to individual-style bleacher seats, similar to those at major league baseball stadiums. Two of the softball fields, which did not have terraced concrete, and instead were specified to have backless aluminum bleacher seating, will be upgraded to aluminum bleachers with backs.

With the additional \$180,000 for the upgrade of spectator seating, the total Board-recommended expenditure for design enhancements at the Sports Park is \$9,726,314. This exceeds the total available Additional Allowance Fund allocation for the Sports Park Subarea of \$5,040,000. Therefore proposed funding for the recommended design enhancement includes the use of \$4,686,314 out of the approximately \$9,200,000 in available Quimby Fund balance from community park in-lieu fees from new residential development in adjacent Planning Areas 33 (Spectrum), 40 East (Cypress Village) and a portion of 6 (Portola Springs). A summary of the sources and uses for these design enhancements is included below.

Sources and Uses for Recommended Sports Park Enhancements – Option A

Sources	
ALA II Additional Allowance Fund for Sports Park Subarea	5,040,000
Quimby Funds (PA33, 40, 6)	4,686,314
Total	\$9,726,314

Uses	
6 Synthetic Fields	5,154,978
Upgraded Scoreboards	777,282
Additional Restroom	740,822
Gates	476,185
Perimeter Fencing	364,038
Batting Cages	321,384
Upgraded Backstops	296,264
Solar Ready Parking Lots	166,824
Spectator Seating Upgrades	180,000
Additional Drinking Fountains	113,419
Additional Shade Structures	95,442
Security Cameras and Infrastructure	654,437
Command Vehicle Locations	269,679
Parking Lot Entry Gates	85,000
Controlled Acces Bollards	27,500
Middle - Arm Benches	3,060
Total	\$9,726,314

In order to reserve the Quimby funds recommended for use design enhancements, a transfer of \$4,686,314 of Quimby funds to the Great Park Development Fund is recommended to establish a capital improvement project account to reserve the funds for these additional improvements.

Five Point provided the design and costing for City requested enhancements. Costs were reviewed by City architectural/engineering consultant AECOM for conformance to industry standards.

In addition to the Sports Park, there are two remaining Subareas to be finalized; the lower Bosque Subarea (the Bosque has been divided into an upper and lower portion for final design) and the Golf/Agriculture/Trails Subarea. Based on the above recommendation and previous Board and City Council actions, there is \$3,050,917 and \$1,680,000 of remaining available funds in the Bosque and Golf/Agriculture/Trails Allowance Fund Subareas respectively. Three million remains as a set aside for utility connection and regulatory fees and \$2 million remains as a set aside for environmental remediation. Approximately \$4,500,000 remains unspent in the Quimby Fund balance from Planning Areas 33, 40, and 6. These funds are also available for investment at the park on remaining design issues outlined below or in subsequent subareas such as the Lower Bosque or Golf.

#### Remaining design issues

##### Technology:

City staff and Five Point recognize the importance of providing Wi-Fi coverage as well as cellular phone coverage within the Park. Five Point is in the process of developing solutions for both the 688-acre Improvement Area as well as the Great Park Neighborhoods, and indicates that it will provide the City with its design for Wi-Fi coverage and a proposal for achieving cellular phone coverage in the near future. This will entail additional costs, which have not yet been fully quantified by Five Point. These costs include the technology costs of providing a Wi-Fi system as well as utility connection costs. Once these costs are identified by Five Point, staff will return to the City Council with further recommendations.

##### Maintenance Facility:

The ALA II Design Package provided for a new 5,000 square foot maintenance building and yard on a triangular site along Marine Way at the south end of the Park. This was not an optimal arrangement, as the facility was undersized and the location had limited access. To address this, the site for the maintenance facility has been relocated to an approximately 3.5 acre site with an existing building at the corner of Marine Way and the east-bound park connector road. Staff supports the larger site and maintenance yard. However, staff and Five Point continue to discuss Five Point's proposal to refurbish and reuse the existing building versus the opportunity to construct a new building for the maintenance facility.

Signage:

Signage and way finding are essential for a facility of this size. Staff and Five Point will collaborate on a signage package to be presented to the City Council in the future.

Water Quality:

Five Point is not obligated to use the water capture and reuse pond system currently employed for the Western Sector and has proposed an alternative method for treating runoff. The proposed installation has potentially significant ongoing maintenance costs and remains an item of discussion.

Great Park Improvement Area Boundary Modification

The Sports Park improvements are being built within the area defined in the ALA II as the Orange County Great Park Improvement Area, which was included as Exhibit A to the ALA II. As the design for these facilities has been refined, from a conceptual level in the November 2013 Design Package, to the level of detailed improvement plans for construction, there is an opportunity to make modifications for improved park design and functionality.

A key modification, recommended for improved design is an approximately 13-acre adjustment to the Improvement Area boundary. The boundary modification would involve property owned entirely by the City without need for any ownership transfer or exchange. Approximately 13 acres would be transferred from the golf portion of the Improvement Area to the Sports Park portion, without changing the overall acreage for the Improvement Area. An exhibit illustrating the modification is included with this report as Attachment 4.

The boundary modification is being proposed, in part, due to a change in the alignment of the Sports Park baseball fields and a shift by Five Point in the roadway alignment and connectivity. To improve the visitor experience, the fields have been spread apart to allow for better circulation and expanded gathering areas between fields. This change to the spacing has created a need to shift the boundary of the Improvement Area at the eastern edge of the Sports Park. Additionally, Five Point has modified the roadway configuration along the eastern edge. In the November, 2013 Design Package, Great Park Blvd., which connected Marine Way to the baseball facilities did not go beyond parking lot SP-2 and the baseball facilities. As more detailed plans have been developed, Five Point has modified the roadway design so this connector road now extends around the eastern edge of the Sports Park, improving circulation into and around the facilities. This new roadway alignment and connectivity is enabled by the proposed boundary modification at the eastern edge of the Sports Park as illustrated in the attached diagram (Attachment 4).

As a result of the proposed boundary modification, approximately 13 acres would be deducted from the golf area, with one acre added back to the course elsewhere and

approximately 12 acres added to the Sports Park area. Five Point believes that the net 12 acres deducted from the golf area will not negatively impact the proposed course.

## **ALTERNATIVES CONSIDERED**

The City Council could choose not to adopt the Board-recommended design enhancements for the Sports Park or choose an alternative set of design enhancements.

## **FINANCIAL IMPACT**

The ALA II Additional Allowance Fund provides up to \$5.04 million for City-designated design enhancements within the Sports Park Subarea. These funds are provided by Heritage Fields through its ALA II contractual obligation. The cost of the recommended design enhancements for the Sports Park is \$9,726,314 exceeding the \$5,040,000 Additional Allowance Fund Allocation for the Sports Park Subarea by \$4,686,314. Therefore, staff is recommending the use of \$4,686,314 from the available Quimby fund balance for the design enhancements outlined above.

The proposed boundary modification to the Great Park Improvement Area is within City Great Park property and has no direct financial impact.

**REPORT PREPARED BY**            Pete Carmichael, Manager, Great Park Planning and Development

## **ATTACHMENTS**

1. Sports Park Site Plan
2. November 26, 2013 City Council Staff Report (without attachments)
3. November 26, 2013 City Council Meeting Minutes Regarding ALA II
4. Proposed Boundary Modification to OCGP Improvement Area
5. Budget Adjustment

**Sports Park Design Enhancements**

<b>Subarea</b>	<b>Upgrade</b>	<b>Approval</b>	<b>Fund Type</b>	<b>Allowance Fund Cost</b>	<b>Park In-Lieu Cost</b>
Sports Park	Six Synthetic Fields	9/8/2015	Allowance	\$ 5,154,978	
Sports Park	Upgraded Scoreboards	9/8/2015	Park In-Lieu		\$ 777,282
Sports Park	Additional Restroom	9/8/2015	Park In-Lieu		\$ 740,822
Sports Park	Gates	9/8/2015	Park In-Lieu		\$ 476,185
Sports Park	Perimeter Fencing	9/8/2015	Park In-Lieu		\$ 364,038
Sports Park	Batting Cages	9/8/2015	Park In-Lieu		\$ 321,384
Sports Park	Upgraded Backstops	9/8/2015	Park In-Lieu		\$ 296,264
Sports Park	Solar Ready Parking Lots	9/8/2015	Park In-Lieu		\$ 166,824
Sports Park	Spectator Seating Upgrades	9/8/2015	Park In-Lieu		\$ 180,000
Sports Park	Additional Drinking Fountains	9/8/2015	Park In-Lieu		\$ 113,419
Sports Park	Additional Shade Structures	9/8/2015	Park In-Lieu		\$ 95,442
Sports Park	Secuirty Cameras and Infrastructure	9/8/2015	Park In-Lieu		\$ 654,437
Sports Park	Command Vehicle Locations	9/8/2015	Park In-Lieu		\$ 269,679
Sports Park	Parking Lot Entry Gates	9/8/2015	Park In-Lieu		\$ 85,000
Sports Park	Controlled Access Bollards	9/8/2015	Park In-Lieu		\$ 27,500
Sports Park	Middle Arm Benches	9/8/2015	Park In-Lieu		\$ 3,060
Sports Park	Enhanced Controlled Access Bollards	1/24/2017	Park In-Lieu		\$ 28,000
Sports Park	Data and Waterline for Command Posts	1/24/2017	Park In-Lieu		\$ 26,176
Sports Park	Additional Storage Rooms PH 1	1/24/2017	Park In-Lieu		\$ 14,000
Sports Park	Waterline Loop Redundancy	1/24/2017	Park In-Lieu		\$ 24,000
Sports Park	Upgraded Scoreboards	4/25/2017	Park In-Lieu		\$ 517,175
Sports Park	Additional Storage Rooms PH2-4	7/25/2017	Park In-Lieu		\$ 21,000
Sports Park	Re-Designed IT Rooms	7/25/2017	Park In-Lieu		\$ 50,000
<b>Total</b>				<b>\$ 5,154,978</b>	<b>\$ 5,251,687</b>

**Upper Bee and Bosque Design Enhancements**

<b>Subarea</b>	<b>Upgrade</b>	<b>Approval Date</b>	<b>Fund Type</b>	<b>Original Cost</b>
Upper Bee	Security Upgrades	3/24/2015	Allowance	\$ 92,935
Upper Bee	Decomposed Granite Trail Expansion	3/24/2015	Allowance	\$ 53,747
Upper Bee	Additional Drinking Fountain	3/24/2015	Allowance	\$ 19,355
Upper Bee	Maintenance Vehicle Access	3/24/2015	Allowance	\$ 36,345
Upper Bee	Light Pole Deterrents	3/24/2015	Allowance	\$ 9,221
	<i>Total Upper Bee</i>			\$ 211,603
Bosque	Security Upgrades	3/24/2015	Allowance	\$ 64,328
Bosque	Decomposed Granite Trail Expansion	3/24/2015	Allowance	\$ 21,903
Bosque	Maintenance Vehicle Access	3/24/2015	Allowance	\$ 12,012
Bosque	Additional Restroom	3/24/2015	Allowance	\$ 177,975
Bosque	Additional Shade Structure	3/24/2015	Allowance	\$ 26,000
Bosque	Light Pole Deterrents	3/24/2015	Allowance	\$ 1,979
Bosque	Children's Adventure Area Twistlock	3/24/2015	Allowance	\$ 4,886
	<i>Total Bosque</i>			\$ 309,083
<b>Total Upper Bee and Bosque</b>				<b>\$ 520,686</b>



Date: 12/14/2016  
Document Path: I:\01-6605-CommDev\B & S\GIS\projects\CityManager\Torelli\_S\_GP\_Parcels\_20161212\_vn\GP Map.mxd

### WESTERN SECTOR

#### Western Sector Roadways

The update to the roadway network in the Western Sector will be completed in October of 2019. The roadway project provides a backbone for future development in the Western Sector.

**Status:** October 2019

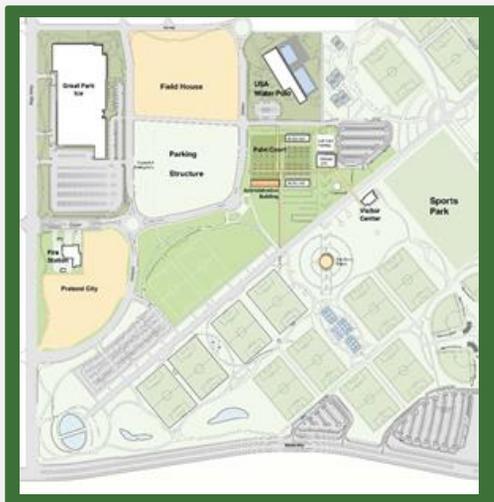
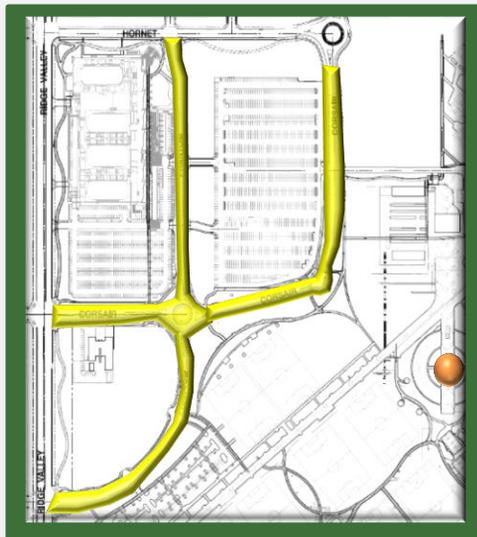
**Project Budget:** \$11,800,000

#### Western Sector Edge Landscaping

This project complements the newly constructed roadways by providing landscaping along the sideways and road edges.

**Status:** Final Design

**Project Budget:** \$4,375,000



#### 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:** Project is in preliminary design.

**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

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.

**Status:** Needs assessment and site location is complete.

Final space programming and final design have begun.

**Timeline:** Completion of construction documents for public bid process in the second quarter of 2020.

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



## WESTERN SECTOR – DEVELOPMENT PARTNER PROJECTS

### Pretend City Children's Museum

Pretend City and City staff are finalizing the terms of proposed Pre-Development Agreement and Lease to bring to the Great Park Board at its November 2019 meeting.

The proposed facility will develop 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

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.

The project is substantially complete and waiting for the landscape establishment period to complete.

## WESTERN SECTOR – PROPOSED PROJECTS

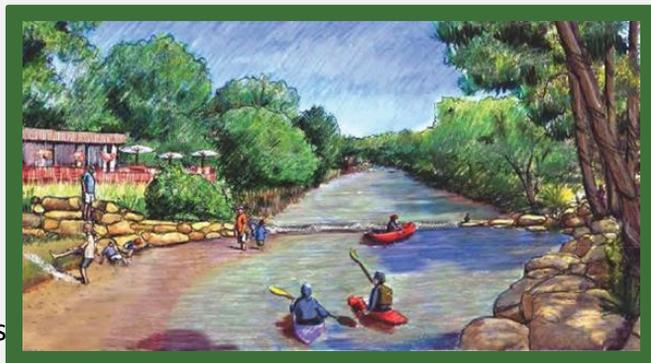
Project	Developer	Estimated Cost	Board Action
ALA II Modification Water Polo Field House Parking Structure	HFET	\$200-\$250M	October 22 - Term Sheet Only



## GREAT PARK IMPROVEMENT AREA – PROPOSED PROJECTS

### 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 November meeting with a location and Exclusive Negotiating Agreement (ENA).

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

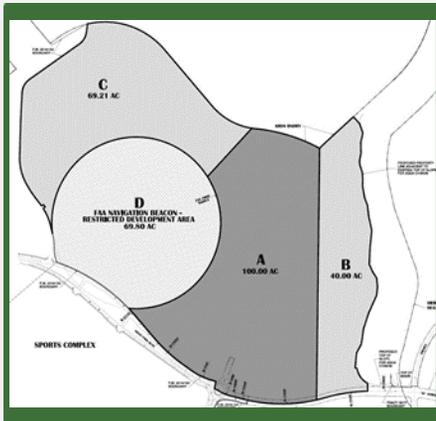
As part of the Orange County Fire Authority Settlement, funds were set aside for the development of a joint police and fire training facility. The project will include relocation the Emergency Operations Center, classrooms, and indoor/outdoor training facilities on a 40 acre site with the CFM-SLC on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

**Status:** Project Development

**Design Budget:** \$2,000,000



### GREAT PARK IMPROVEMENT AREA – PROPOSED PROJECTS



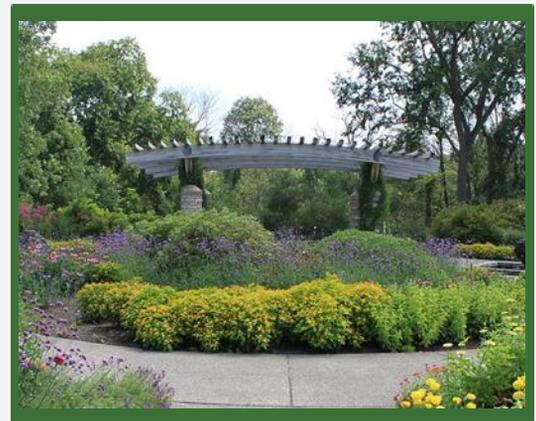
#### State Veterans Cemetery

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 expedient the review of the location and identify the next steps in the development of the Southern California State Veterans Cemetery.

#### Botanical Gardens

Botanical Gardens have been a consistent presence in the planning of the Orange County Great Park, it has been included in varying locations and sizes since the 2007 Master Plan.

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, proگرامing, facility rentals, and retails sales. No funding is identified to date.



### CULTURAL TERRACE

#### 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:** Preliminary Design  
**Design Budget:** \$500,000



## CULTURAL TERRACE – PROPOSED PROJECTS



### 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.



## CULTURAL TERRACE– DEVELOPMENT PARTNER PROJECTS



### Wild Rivers Water Park

Wild Rivers and City staff are finalizing the terms of proposed Form of Lease to bring to the Great Park Board at its November meeting.

The proposed facility will develop 25.5 acres of land in the Cultural Terrace along Marine Way and Skyhawk with approximately 54,000 square feet of facilities. The development has a projected \$50 million budget funded privately.



# MINUTES

Christina Shea  
Chair

Steven Choi  
Vice Chair

Beth Krom  
Director

Jeffrey Lalloway  
Director

Lynn Schott  
Director

## ORANGE COUNTY GREAT PARK BOARD WORKSHOP SPECIAL MEETING

**April 24, 2015**  
Las Lomas Community Park  
Community Center Multi-Purpose Room  
10 Federation Way  
Irvine, CA 92603

### CALL TO ORDER

The special meeting of the Orange County Great Park Board Workshop was called to order at 9:33 a.m., on April 24, 2015, in the Community Center Multi-Purpose Room, Las Lomas Community Park, 10 Federation Way, Irvine, CA 92603.

### ROLL CALL

Present:	4	Director:	Beth Krom
		Director:	Lynn Schott
		Vice Chair:	Steven Choi
		Chair:	Christina Shea

Absent:	1	Director:	Jeffrey Lalloway
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### PLEDGE OF ALLEGIANCE

Chair Shea led the Pledge of Allegiance.

## **WORKSHOP**

### **1. Welcome and Greeting**

Chair Shea provided brief welcoming remarks and introduced Eric Tolles, Assistant City Manager for the Great Park, who would be conducting the Workshop.

### **2. Overview of the Cultural Terrace District**

Assistant City Manager Tolles introduced consultants from AECOM, the City's architectural consultant, Albert DePlazaola (Director of AECOM Strategy Plus and workshop facilitator) and Robert Holmquist (Senior Program Manager). Following introductions, Assistant City Manager Tolles provided an overview of the Workshop Agenda including themes and uses at the Cultural Terrace. Additionally, Assistant City Manager Tolles reviewed the goals of the Workshop that included the generation of a shared understanding of the Cultural Terrace area; context and background of the Cultural Terrace site; a review of a working framework for Cultural Terrace joint studies with Heritage Fields El Toro LLC (Heritage Fields); a review of desired uses to achieve Cultural Terrace goals; and a review of "next steps."

PowerPoint presentation highlights included an overview of Workshop topics including current Great Park progress; background of the Great Park Master Plan; a review of the 2010 Cultural Terrace District Feasibility Study; a review of the Cultural Terrace District including context, adjacencies, existing conditions and opportunities; a review of circulation and mobility objectives; existing conditions (leases and environmental); future site opportunities; and potential uses at the Cultural Terrace.

Patrick Strader, representing Five Point Communities, provided an update on the status of construction for the City's 688-acre Great Park Improvement Area that Heritage Fields is constructing on the City's behalf. Mr. Strader's PowerPoint presentation on construction activity at the Great Park included timeframes related to upcoming project development; that the 688-acre improvements are ahead of schedule; current status of runway removal; design and construction of the three pedestrian roadway undercrossings in the Upper Bee Area; status of the Bosque Area; a review of the construction timeframes related to the Sports Park area including an interest by Heritage Fields to accelerate completion of the Sports Park faster than it is obligated to provide to the City; a review of construction processes and collaboration efforts; and provided an update on upcoming construction projects. Mr. Strader also provided an update on the status of Heritage Fields' private Great Park Neighborhoods development.

Board discussion related to Mr. Strader's presentation included: the need to protect the City's interests; waiting ten years for a park to be built; noted that the Great Park is a City amenity, not a private sector park; wanting to ensure the public is invited to rollouts of key Great Park features; noted the \$2 million for Cultural Terrace studies from Heritage Fields includes its participation in the studies and whether the money was going to be given directly to the City; questioned whether the expenditures by Five Point Communities using the \$2 million would include collaboration with City staff; questioned how the broken-up runways were being disposed; noted that planning of the Park should be framed by the current drought; reiterated that the construction projects were ahead of schedule; noted concern with the intensity of the County of Orange's proposed use of its 100-acre property adjacent to the Great Park including traffic trip caps; and questioned whether there could be a negotiation of sale of the County's 100-acre property.

Mr. Strader responded that the \$2 million would not be directly provided to the City; noted there would be a joint scope for the jointly commissioned studies; and noted that the Park would be watered and maintained through recycled water from the Irvine Ranch Water District.

### **3. Themes and Uses at the Cultural Terrace**

Assistant City Manager Tolles provided a PowerPoint presentation that included a review of the framework for joint studies from the Second Adjacent Landowner Agreement; reviewed the Great Park Master Plan; provided historical context of the Cultural Terrace site; discussed the 2010 Cultural Terrace Feasibility Study; reviewed the Cultural Terrace District; noted existing conditions at the site; reviewed current leases; reviewed environmental issues; and discussed opportunities and potential uses of the Cultural Terrace.

Consultant Albert DePlazaola facilitated a Board discussion of Cultural Terrace goals; potential components; identified key anchors; and reviewed the functional uses of potential components using "presentation boards."

Board discussion included: the review of potential components; noted that there could be multiple interests met through one complex; noted that the current goals and basic uses are good; whether a hotel was the best use; reiterated the need of a synergetic approach for components; questioned next steps related to the proposed elements of the Cultural Terrace; noted the opportunity to create a larger facility that could host additional amenities; a review of various key features such as a lake, library, amphitheater, and community meeting spaces; and reviewed proposed elements.

Elements that were discussed included a concern related to allowing for a Community Organization Space; concern related to the Botanical Garden; questioned whether the Outdoor Festival space was necessary; expressed

concern that the Multi-Cultural Center could be difficult to sustain; expressed a preliminary interest in a Performing Arts Center; questioned whether a hotel would work better in the commercial zone; noted that ancillary support would be needed with the proposed elements; stated that the museum concept would need special interest support; reiterated that financing mechanisms would be discussed further in the process; noted the need for multi-use buildings to create a synergy for tourism; discussed how the Cultural Terrace could be a destination site; noted that a library could also be used as a cultural center; discussed education and entertainment clusters; noted the advantage of the proposed lake; and stated the potential for the proposed Botanical Garden including a butterfly element.

The Board noted its concerns related to the following proposed components:

- The Performing Arts Center
- Hotel
- Community Organization Space
- Botanical Garden

Further Board discussion included the possibility of another location for the Botanical Garden with Butterfly element; and questioned whether there could be a Korean Garden to make a small park within a Great Park.

Following Board discussion, including noting that grouping component uses facilities that support multiple goals, the presentation boards organized Goals and Components as follows:

1. Cultural Terrace Goals

- To create a world-class cultural destination for:
  - Education
  - Culture
  - Entertainment
  - Social Interaction
  - Innovation
  - Art
  - History

2. Key Components

- Amphitheater
- Lake
  - Water recreation
- Library
  - Arts and Cultural Space
  - Community Event Space
  - Multi-Cultural Center

- Museums
    - Fire Museum and Safety Learning Center
    - Museum of Heritage and Aviation
    - Children's Museum / Pretend City
    - Life Science Center (Science and Industry)
  - Outdoor Festival / Multi-event space (year – round)
3. Support Components
- Operations / Maintenance Offices and Yard
  - Transportation and Circulation
  - Equipment and Materials Storage
  - Infrastructure and Utilities
  - Parking
  - Accessory Restaurant and Retail
  - Visitor Center
4. Potential Components for consideration within the larger park area
- Botanical Garden
  - Butterfly Garden
  - Korean Garden

**ACTION:** Moved by Vice Chair Choi, seconded by Director Schott, to:

Adopt the priority goals and components of the Cultural Terrace Area as discussed and presented.

Chair Shea offered a friendly amendment, accepted by Vice Chair Choi and Director Schott as the maker and seconder of the motion, to include the Botanical Garden, with the Butterfly element, for future consideration.

**ACTION: The friendly amendment moved by Vice Chair Choi, seconded by Director Schott, and unanimously carried by those members present (Director Lalloway absent) to:**

Adopt the priority goals and components of the Cultural Terrace Area as discussed and presented, including an amendment to include the Botanical Garden and Butterfly Element for further consideration.

Continued discussion by the Board included: that the Workshop was an informal opportunity to provide general direction followed by a more formal ratification at a future Great Park Board meeting; noted that today was the beginning to refine the components of the Cultural Terrace for future study and decisions and directed staff to return at an upcoming meeting to officially ratify.

#### **4. Joint Studies and Next Steps**

Assistant City Manager Tolles reviewed “next steps” including discussion related to tasks necessary for the feasibility studies including Administrative, Analysis of Current Conditions, and Plan Development and Framework.

Board discussion included: the need for solid feasibility plans; questioned the use of the \$2 million; requested that the Board be updated regularly; and reiterated the need to be diligent with fiscal modeling.

Sean Joyce, City Manager, reviewed the importance of fiscal analysis and noted that such review would be part of the tasks.

#### **RECESS**

Chair Shea recessed the meeting at 11:47 a.m.

#### **RECONVENE**

Chair Shea reconvened the meeting at 12:03 p.m.

Assistant City Manager Tolles concluded the presentation with comments related to fiscal planning as an integral companion to land planning and implementation.

Board discussion included: expenditures related to the feasibility study; and reiterated the need for fiscal analysis associated with the planning of the Cultural Terrace site.

#### **PUBLIC COMMENTS**

- 1) Dave Kadonoff, representing the OCRCC, provided a speaker slip but left the meeting prior to Public Comments. Chair Shea requested that staff follow up with Mr. Kadonoff with apologies.
- 2) Don Croucher, representing the California Fire Museum, spoke on concerns related to his organization’s ten-year effort related to asking for property to be set aside for a Fire Museum at the Great Park (Cultural Terrace site).

Further Board discussion included: understanding Mr. Croucher's frustration; reiterated that a synergetic approach to museum space would be optimum; and noted that no decisions had been made related to museum space.

Assistant City Manager Tolles noted that the components of the Cultural Terrace would include grouping of uses to maximize the benefit of individual uses, and that this initial workshop was the start of a study process that did not preclude future Board decisions informed by studies to look at uses and grouping of uses.

**ADJOURNMENT**

**Moved by Chair Shea, seconded by Vice Chair Choi and unanimously carried by those members present (Director Lalloway absent), to adjourn the meeting to the next regularly scheduled Orange County Great Park meeting to be held on April 28, 2015, 2:00 p.m., at the Irvine Civic Center.**

  
\_\_\_\_\_  
CITY CLERK OF THE CITY OF IRVINE

  
\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
May 26, 2015

**Great Park Improvement Area (688)-Remaining Items**

<b>Project</b>	<b>Approval</b>	<b>Feasibility Level</b>	<b>Removed/Replaced</b>	<b>2015 Cultural Terrace Workshop</b>	<b>Notes</b>
Lower Bosque	2007 Master Plan		Trabuco Entry		
Dog Park					
Small Amphitheatre					
Parking lot					
Farm and food lab/farmers market, pad ready site forwith utilities					
Welcome Center, pad ready site					
Great Park Blvd grade separated crossings for					
Golf Course	ALA II		ALA II		
Driving Range					
25,000 sq. ft. club house					
Parking lot					
18-hole golf course					
Cart Barn					
Agricultural and Food Lab	2007 Master Plan				
Maintenance Facility for Ag & Bee/Bosque					
70 acres graded with utilities					
Trails and continuity					
Sports Park	2007 Master Plan		ALA II		
Maintenance Building					
Backbone Infrastructure			ALA II/ARDA/ARMIA		Remaining infrastructure to be identified in subsequent reports.

Cultural Terrace - Remaining Items					
Project	Approval	Feasibility Level	Removed/Replaced	2015 Cultural Terrace Workshop	Notes
Bowling Green	2007 Master Plan		ALA II		
Aviation Museum	2007 Master Plan	1	Museum of Heritage & Aviation		
Museum of Heritage & Aviation		2	Replaces Aviation Museum	Part of library	
Arts & Cultural Exhibition Space	2008 Feasibility Study	2		Part of library	
Center for Community Organizations	2008 Feasibility Study	2			
Demonstration Garden	2008 Feasibility Study	2			Contemplated as first phase of Botanical Garden & Science Museum
Equestrian Center	2008 Feasibility Study	1			
Library	2008 Feasibility Study	1		Key Component	
Multicultural Center	2008 Feasibility Study	1		Part of Library	
National Archives	2008 Feasibility Study	1			
Orangewood Academy at the Great Park	2008 Feasibility Study	1			
Water Science Park	2008 Feasibility Study	1		Life Science Center	
Agricultural and Food Program	2008 Feasibility Study	1	ALA II - Agricultural and Food Lab		
Field House	2007 Master Plan				
Promenade	2007 Master Plan				
Orchard	2007 Master Plan		ALA II		Combined with Farm and Food Program
Trabuco Entry	2007 Master Plan		ALA II - Lower Bosque		
Open Meadows and Groves	2007 Master Plan		ALA II		
Tea House	2007 Master Plan				
Civic/Museum 1	2007 Master Plan			Key Component - 2015 fulfill with CFM-SLC & Pretend City	
Civic/Museum 2	2007 Master Plan			Key Component - 2015 fulfill with Museum of Heritage and Aviation	
Civic/Museum 3	2007 Master Plan			Key Component - 2015 fulfill with Life Science Center	
Lower Canyon - Cultural Terrace	2007 Master Plan		ALA II		
Upper Canyon	2007 Master Plan		ALA II		
Sports Park and Related Amenities	2007 Master Plan		ALA II		
Lake	2007 Master Plan			Key Component	
Outdoor Festival / Multi-Event Space (year-round)				Key Component	