



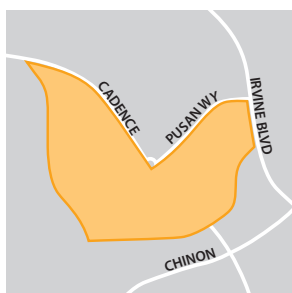
GREAT PARK PROJECTS

MONTHLY STATUS REPORT

SEPTEMBER 2026

CONSTRUCTION PROJECTS

1. NORTHERN SECTOR DEMOLITION OF BUILDING FOUNDATIONS, UTILITIES, AND TARMAC REMOVAL (PHASE 2)



The Northern Sector project is the next phase of demolition at the ARDA site near Cadence and Pusan Way. This work will complete the removal of all abandoned infrastructure, including building foundations, underground utilities, and

other base-era infrastructure required to prepare for the development of the Perimeter Park and Northern Sector. Work began in May and is anticipated to be completed by spring 2027.

UPDATE

This past month, demolition activities continued with our contractor processing concrete and asphalt. Stockpiles of removed materials will continue to be relocated to the future crushing operations site. This coming month, project demolition activities will continue to focus on removals within the Perimeter Park berm area, located south of Cadence and west of Pusan.

2. BOSQUE ENHANCEMENT

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

February and is anticipated to be completed by winter 2026/27.

UPDATE

This past month, the original project scope of work was completed. This coming month, previously identified additional project scope will begin, including supplemental landscape irrigation and planting.



3. HEART LOOP

The Heart Loop will surround and provide access to several of the most iconic features within the Heart of the Park, including the Lakes and the Amphitheater. It will offer nearly two miles of multi-use pathways for park visitors.

Thoughtfully designed with a focus on accessibility, the road will provide a safe and welcoming route for all users to enjoy and explore the park's central amenities. Work began in July and is anticipated to be completed by spring 2028.



UPDATE

This past month, our contracting team mobilized on site and began installation of Irvine Ranch Water District (IRWD) non-capital sanitary sewer infrastructure. This coming month, our contractor will continue installation of underground infrastructure, primarily IRWD sanitary sewer.

CONSTRUCTION PROJECTS (CONTINUED)

4. OPERATIONS & MAINTENANCE FACILITY (OMF)



The Great Park Operations & Maintenance Facility (OMF) will be located at the southwest corner of Great Park Boulevard and Skyhawk. It will include a +/-7,500-square-foot administration building and an outdoor yard for storage of

materials and equipment. Work began in April and is anticipated to be completed by spring 2027.

UPDATE

This past month, our contractor completed the installation of the OMF building utilities and commenced construction for the yard perimeter wall and building foundation. This coming month, our contractor will complete site footings, pour building slabs, and continue work on block wall construction.

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



The Hangar 10 project focuses on the redevelopment of a former base era aircraft hangar into a single-story multi-tenant commercial building. The new Hangar 10 building will sit on a 9,571-square-foot lot in The Canopy 2 site reflecting the

character and history of the original structure. The structure will serve as a new retail, food and beverage, and recreational space for the community. Work will begin in December and is anticipated to be completed by summer 2027.

UPDATE

This past month, City staff continued the onboarding process for the awarded contractor. This coming month, it is anticipated that the contractor will mobilize on site to begin construction.

6. CANOPY 2 SITE IMPROVEMENTS

Located in the Bosque area, The Canopy site is part of a collaborative effort with Almquist Development + Investment to construct Phase 2 of The Canopy retail center. The Canopy 2 Site Improvements project includes demolition, grading,



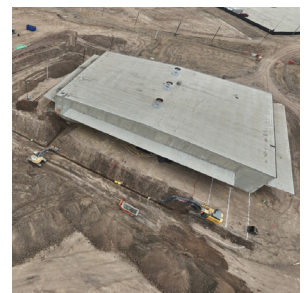
utilities, roadway, parking lot, landscape, and 4 retail buildings. These improvements will facilitate the extension of Hornet Drive to connect with The Canopy retail site, along with the development of the Back-of-House Road, a dedicated parking lot, and retail buildings — further enhancing commercial activity in the area. Work began in March and is anticipated to be completed by winter 2027/28.

UPDATE

Site development continued this past month with a focus on parking lot construction, which will continue into the coming month.

7. CULTURAL TERRACE PHASE 3 UTILITIES

The Cultural Terrace Phase 3 Utilities project includes installation of new underground site utilities that will support the planned and existing buildings at the Cultural Terrace. Project scope includes installing dry and wet utilities, EV charging and communication infrastructure, and placeholder conduits for future solar-powered security cameras. Work began in May and is anticipated to be completed by spring 2027.



UPDATE

This past month, our contractor completed sewer line installation activities and continued with storm water installations. This coming month, our contractor will complete storm water installation and commence water pipe supply installations.

CONSTRUCTION PROJECTS (CONTINUED)



8. PARKING LOTS 6 & 7 CONNECTOR

The Parking Lots 6 & 7 Connector project will improve on-site circulation and connectivity by providing a connector between the existing two lots and a new entrance into Lot 7 from Marine Way. These improvements will enhance the existing configuration by eliminating the need for visitors to exit onto Marine Way, or U-turn, when seeking additional parking options between the two lots. Parking Lots 6 and 7 are located along Marine Way between Ridge Valley and Skyhawk. Work began in July and is anticipated to be completed by spring 2027.

UPDATE

This past month, our contractor began demolition and utility relocation activities for the on-site connector roadway portion of the project. This coming month, our contractor will complete demolition and surveying to allow for the completion of utility relocations ahead of rough grade activities commencing.

9. SHADE STRUCTURE IMPROVEMENT PHASE 2

The Great Park Shade Structure Improvement Phase 2 project will install 30 additional shade structures around various seating areas and sports fields. These structures will be adjacent to soccer fields, play areas, and Championship Row. Work is anticipated to begin in November and to be completed by summer 2027.



This past month, City staff opened bids and prepared the package for City Council approval. This coming month, a construction contract is anticipated to be awarded.

10. NORTHERN SECTOR CRUSHING

The Northern Sector Crushing project will crush Portland cement concrete and asphalt concrete from the Northern Sector demolition project into Crushed Miscellaneous Base (CMB). Work is anticipated to begin in December and is anticipated to be completed by summer 2027.



This past month, City staff completed the bid package to advertise the project for construction. This coming month, the project bid will open and is anticipated to be awarded in October.

DESIGN PROJECTS

11. PERIMETER PARK ROUGH GRADE



The Perimeter Park Rough Grade effort will create a berm buffering the adjacent Great Park neighborhoods from the activation of the Great Park. Project scope includes earthwork, installation of site drainage systems, and revisions to

existing utilities. The project will include earthwork (cut and fill), installation of site drainage systems, and adjustment of existing utilities to final grade. This rough grading effort will create a berm buffering the adjacent neighborhoods from the Northern Sector.

Design Phase: Fall 2024–Spring 2026

Anticipated Construction: **Fall 2026**

12. PERIMETER PARK SITE IMPROVEMENTS



The Perimeter Park Site Improvements project will include landscape and civil street improvements along nearly 1 mile of Cadence. Improvements include tree plantings, enhanced pedestrian pathways, and a new passive open space.

Design Phase: Fall 2024–Summer 2026

Anticipated Construction: **Winter 2026/27**

13. BUILDING 369 RENOVATION (AVIATOR HALL)



The Building 369 Project (facility to be renamed “Aviator Hall”) is an adaptive reuse of an existing 30,000-square-foot base-era structure at the center of the Cultural Terrace. Building 369 will serve as the City’s

preeminent event center and will be one of the largest standalone flexible indoor event spaces in Orange County. Other planned amenities include open and play spaces and lawn areas.

Design Phase: Winter 2024/25–Winter 2025/26

Anticipated Construction: Fall 2026

14. BOSQUE BRIDGE

The Great Park Pedestrian Bridge program establishes a cohesive network of pedestrian and bicycle crossings, with consistent architectural features adapted to different areas of the park.

The first implementation of this network will be at the Bosque to provide a direct, grade-separated connection between the Bosque Trail network and The Canopy and Hangar 10 sites.

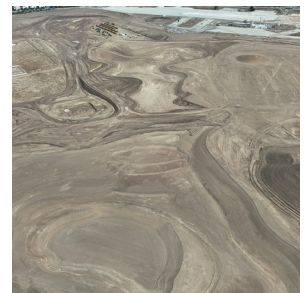


Design Phase: Spring 2024–Winter 2025/26

Anticipated Construction: Summer 2026

15. THE LAKES

Located in the Heart of the Park, a multi-level, 22-acre lake is being designed as both a community amenity and a public gathering space. The lakes will support stormwater quality treatment, provide irrigation water for common landscaped areas, and create a natural habitat for local flora and fauna. The Great Park Lakes project will also serve as a scenic backdrop for the amphitheater and ceremonial terrace.



Design Phase: Winter 2024/25–Winter 2026/27

Anticipated Construction: Spring 2027

DESIGN PROJECTS (CONTINUED)

16. THE HEART OF THE PARK AMENITIES



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

Surrounding wetland gardens use native plants for eco-friendly water filtration and offer educational insights into stormwater management and sustainability. Additional features include seating areas integrated into the landscape for relaxation and community use, educational signage highlighting water conservation and the site's history, and art installations celebrating the area's aviation and agricultural heritage.

Design Phase: 2024–Winter 2027/28

Anticipated Construction: Spring 2028

17. THE GREAT MEADOW



The Great Meadow will be an iconic and key Great Park destination for families to gather, relax, play, and connect. This area of the park will include event spaces, walking and cycling trails, seating areas, a rotunda, and an aerial bridge system

to enhance connectivity for a unique pedestrian experience. Additional amenities will include picnic areas, bird and forest gardens, memorial gardens, a bandshell, and themed playgrounds to create a diverse and engaging environment that supports recreation, relaxation, and community interaction.

Design Phase: Winter 2025–Fall 2027

Anticipated Construction: Winter 2029

18. GREAT PARK AMPHITHEATER

The Great Park Amphitheater, situated on approximately ten acres in the Heart of the Park, is a proposed 10,000-capacity performance venue offering a blend of fixed seating, lawn seating, premium seating areas, and food and beverage options. Its thoughtful design

not only enhances the concert-going experience but also supports year-round functionality. On nonperformance days, the space can be activated for a variety of events — such as corporate functions and creative programming. The design also incorporates key sound mitigation strategies, including the strategic use of earthen berms, a recessed stage, and a calibrated house audio system, all aimed at minimizing sound pollution into surrounding communities.

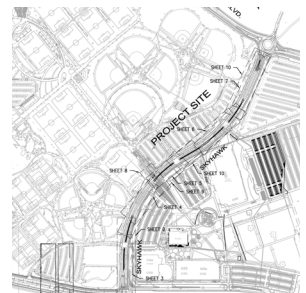


Design Phase: Spring 2026

Anticipated Construction: 2028–2030

19. SKYHAWK MEDIAN IMPROVEMENTS

The Skyhawk Median Improvements project will construct a new raised median concrete curb and landscaping along Skyhawk between Marine Way and Great Park Boulevard in the Great Park. Scope will improve vehicle traffic flow in support of upcoming projects within the Cultural Terrace, creating dedicated turn pockets for queuing by restriping the roadway the entire length of Skyhawk within project limits and installing new signage.



Design Phase: Fall 2025–Summer 2026

Anticipated Construction: Spring 2027–Fall 2027

DESIGN PROJECTS (CONTINUED)

20. SOIL EXPORT AND DISPOSAL



The Soil Export and Disposal project addresses contaminated soil generated during previous demolition projects throughout the Great Park, which requires off-site disposal. Instead of exporting the material in smaller quantities as they

were encountered, the soil was strategically stockpiled for future export to allow for more efficient hauling operations and more competitive disposal pricing. This project represents the culmination of those efforts and includes the stockpile profiling, loading, transportation, and disposal of contaminated soil at an authorized, legal disposal facility.

Design Phase: Spring 2026

Anticipated Construction: Fall 2026

MAINTENANCE PROJECTS

21. BALLOON COMPLEX RESTORATION



Work is underway to enhance the landscaping and overall appearance of the area surrounding the Balloon Complex. Synthetic turf is

currently being installed within the landing field, while new plant material has been installed along the slopes surrounding the Balloon.