GREAT PARK PROJECTS
MONTHLY STATUS REPORT
DECEMBER 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

Demolition activities are nearly completed throughout the project scope area, including removal of tarmac, utilities, and hazardous materials. ~~Rough grading has begun and is anticipated to last for four months.~~

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 the first phase is anticipated to be completed by winter 2026/27. Second phase of construction will begin in winter 2026/27 and is anticipated to be completed by summer 2027.

UPDATE

The first phase of construction for the additional project scope of work was completed. This coming month, ~~the second phase of construction is anticipated to begin.~~



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 2 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

The contracting team continued installation of storm drain pipes, manholes, and junction structures. The contractor also began planning for installation of the 30-inch HDPE pipeline that will deliver stormwater collected from the Heart Loop for treatment and be used as a main water source for The Lakes. This coming month, the contractor will continue the installation of underground infrastructure, primarily focusing on City storm drain and the HDPE pipeline to serve The Lakes.

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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

The contractor continued roof structure installation and began facility utility work. This coming month, the contractor will complete roofing installation and continue facility utility work.

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. Construction work began in September and is anticipated to be completed by summer 2027.

UPDATE

The contractor mobilized on site to begin construction. This coming month, the contractor is anticipated to begin construction of footings, foundations, and underground utilities.

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 four 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

City staff met with the awarded contracting team and began the administrative onboarding process. This coming month, City staff will continue the administrative onboarding process and will begin reviewing contract submittals.

7. 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. Work on the bridge began in November and is anticipated to be completed by fall 2027.

UPDATE

~~The contractor continued the construction submittal process and mobilized on site.~~

8. 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

The contractor continued reclaimed- and domestic-water pipe installations and finished storm drain work near the Flying Leatherneck Aviation Museum (FLAM) yard. This coming month, the contractor will complete fire-water pipe installations near Building 369 (Aviator Hall) and proceed with the installation of the FLAM underground piping.

9. PARKING LOTS 6 & 7 CONNECTOR

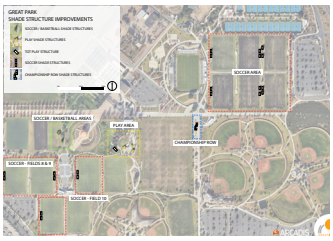


The Parking Lots 6 & 7 Connector project will improve on-site circulation and connectivity by providing a connector between the existing two lots and a new entrance into Lot 7 from Marine Way. These improvements will enhance the existing configuration by eliminating the need for visitors to exit onto 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

The contractor completed on-site precise grading, poured light standards, and poured concrete for curb and gutter formwork. This coming month, the contractor will complete on-site hardscape work and in-street slot paving.

10. 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.

UPDATE

The contractor worked under an administrative Notice to Proceed, processing submittals and responding to Requests for Information. The contractor also developed shop drawings as a deferred submittal for the structural design of the shade structures. This coming month, field work is anticipated to begin.

11. 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.

UPDATE

City staff began the administrative onboarding process for the awarded contractor. This coming month, it is anticipated that the administrative Notice to Proceed will be issued, the contractor will mobilize on site and prepare submittals for City review. Crushing work is anticipated to begin in January 2027 and ~~be completed in~~ June 2027.

CONSTRUCTION PROJECTS (CONTINUED)

12. 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. Work began in September and is anticipated to be completed by fall 2027.

UPDATE

The contractor continued utility rough-in and began structural retrofit activities. This coming month, the structural retrofit work will continue and necessary crack-fill and sandblasting will commence.

13. SOIL EXPORT AND DISPOSAL

The Impacted Stockpiled Soil 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. Work began in September and is anticipated to be completed by fall 2026.

UPDATE

Hauling activities concluded and the project closeout process began. This coming month, the closeout activities will continue.

14. PERIMETER PARK ROUGH GRADE



The Perimeter Park Rough Grade effort will create a berm buffering the Great Park neighborhoods from the adjacent activation of the Great Park. Project scope includes grading earthwork, installation of site drainage systems, and revisions to existing utilities. The project prepares this area of the Northern Sector for the final phase of construction, including hardscape and site improvements. Work began in November and is anticipated to be completed by spring 2027.

UPDATE

Construction activities commenced with early mobilization efforts. This coming month, the contractor will initiate remedial grading activities for the park and grading for linear stormwater basins.

15. PERIMETER PARK SITE IMPROVEMENTS

The Perimeter Park Site Improvements project includes landscape and civil street improvements along nearly 1 mile of Cadence. Improvements include new tree plantings, enhanced pedestrian pathways, and creation of a passive open space. Work is anticipated to begin in March upon completion of the Rough Grade project. It is estimated to be completed by the end of 2027.

UPDATE

The apparent low bidder was vetted, and the construction contract was approved by City Council. This coming month, City staff will begin the administrative onboarding process for the awarded contractor.

DESIGN PROJECTS

16. 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

17. 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

18. 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 2028
Anticipated Construction: Winter 2029

19. 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: **Summer 2028**
Anticipated Construction: **2029–2032**

DESIGN PROJECTS (CONTINUED)

20. SKYHAWK MEDIAN AND PARKWAY IMPROVEMENTS

The Skyhawk Median and Parkway 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–Winter 2026/27
Anticipated Construction: Summer 2027–Winter 2028

21. CHAMPIONSHIP BRIDGE CIVIL IMPROVEMENTS



The Championship Bridge Civil Improvements project will include the removal, replacement and relocation of site storm drainage, irrigation and electrical as well as the demolition of existing site improvements between Sports Field 18 and Parking Lot 5, off Skyhawk. New construction will include the haul and placement of soil for the new western embankment for the future Championship Pedestrian Bridge, along with utility modifications and adjustments to the existing Parking Lot 5 to accommodate the embankment.

Design Phase: Fall 2025–Fall 2026
Anticipated Construction: Spring 2027–Fall 2027

22. CULTURAL TERRACE PHASE 4 LANDSCAPE AND SITE IMPROVEMENTS

The Cultural Terrace Phase 4 Landscape and Site Improvements project will complete the development of Cultural Terrace West and will include demolition, precise grading and earthwork, storm drain infrastructure, new curb and gutter, construction of trash enclosures and screen walls, sidewalks, decorative paving, asphalt parking lots, irrigation systems, landscaping, as well as site lighting and low voltage, on the approximately 30-acre site. Several buildings on this site are currently under construction, including Aviator Hall, along with City partner developments: Pretend City Children's Museum and the Flying Leatherneck Aviation Museum.

Design Phase: Fall 2025–Winter 2026/27
Anticipated Construction: Summer 2027–Summer 2028

MAINTENANCE PROJECTS

23. VISITOR CENTER PLAYGROUND IMPROVEMENT



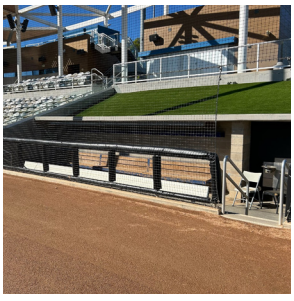
The Great Park Maintenance team replaced a deteriorated section of the pour-in-place safety surfacing at the Visitor Center playground. This enhancement helps to ensure playground safety and improve the overall appearance of the area.

24. BASEBALL STADIUM FLAGPOLE UPGRADE



The Great Park Maintenance team replaced deteriorating and faded flagpole ornaments at the Baseball Stadium, restoring their appearance and enhancing the overall aesthetics of the facility.

25. BASEBALL AND SOFTBALL STADIUM IMPROVEMENT



The Great Park Maintenance team replaced deteriorating dugout pole padding at the Baseball and Softball Stadiums, enhancing player safety and improving the overall appearance of the dugouts.

26. WINTER OVERSEEDING



The Great Park Landscape team overseeded the Soccer Stadium's bermudagrass with perennial ryegrass to maintain a high-quality playing surface throughout the winter months. This seasonal enhancement provides optimal playing conditions while improving the field's appearance with vibrant turf and distinctive mowing patterns.