GREAT PARK PROJECTS
MONTHLY STATUS REPORT
NOVEMBER 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 were nearly completed throughout Phase 1, including removal of tarmac, utilities, and hazardous materials. Removals continued throughout Phase 3, and removals in Phase 2 were initiated.

Next month, we anticipate reaching substantial completion across all phases of the project.

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

Design plans were completed for an additional project scope of work within remaining project budget. This coming month, construction for the additional work will 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 focused on the installation of storm drain infrastructure, which included pipes ranging from 18 to 66 inches in diameter, as well as manholes and junction structures. This coming month, our contractor will continue the installation of underground infrastructure, primarily focusing on City storm drains.

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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.

The contractor poured building grade beams and slabs and continued work on the facility walls and canopy structure. This coming month, our contractor will complete roof installation and begin interior 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

City staff is coordinating with the awarded contractor to review and approve submittals and prepare for start of construction. This coming month, the contractor is anticipated to mobilize on-site to begin construction of underground work.

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 prepared the received project bids and recommended a construction award for City Council approval. This coming month, City staff will meet with the awarded contracting team and begin the administrative onboarding process.

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 will begin in November and is anticipated to be completed by fall 2027.

CONSTRUCTION PROJECTS (CONTINUED)

UPDATE
City staff and the awarded contracting team for the project held a preconstruction meeting and began coordination for procurement of long-lead time items. This coming month, the contractor is anticipated to mobilize on site to begin construction.

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 fire-water, reclaimed-water, and domestic-water pipe installations, and completed storm drain work near the Skyhawk site entrance, including associated in-street tie-ins. This coming month, our contractor will continue reclaimed- and domestic-water pipe installations.

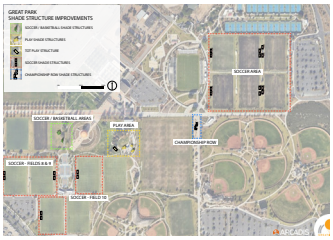
9. PARKING LOTS 6 & 7 CONNECTOR



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 the necessary on-site demolition work to remove the existing Lot 6 entrance and turn pocket, as well as the installation of on-site curb and gutter formwork and pouring of concrete. This coming month, our contractor will complete on-site precise grading and hardscape formwork.

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 was onboarded and the administrative Notice to Proceed was issued. The project is anticipated that field work will begin in early to mid-November.

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 prepared the submitted project bids and recommended a construction award for City Council approval. This coming month, City staff will begin the administrative onboarding process for the awarded contractor.

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 completed demolition activities, including roof-work, and commenced utility rough-in. This coming month, utility rough-in and structural retrofit work will continue.

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

The construction Notice to Proceed was issued and on-site activities commenced, including contractor mobilization and initial hauling activities from the Heart of the Park stockpile to the designated and approved off-site disposal facility. This coming month, hauling activities from the Heart of the Park stockpile will conclude and hauling activities will commence at the Cultural Terrace stockpile.

14. 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. Work is anticipated to begin in November and is anticipated to be completed by spring 2027.

UPDATE

The selected contractor was delayed pending the completion of demolition in the Northern Sector Demolition Phase 2 project. This coming month, it is anticipated that the administrative Notice to Proceed will be issued.

DESIGN PROJECTS

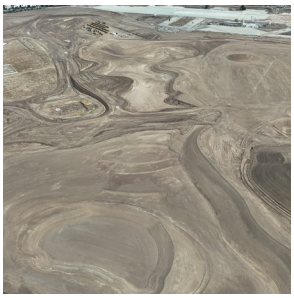
15. PERIMETER PARK SITE IMPROVEMENTS



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

Design Phase: Fall 2024–Fall 2026
Anticipated Construction: **Spring 2027**

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: Spring 2026
Anticipated Construction: 2028–2030

20. 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–**Winter 2026/27**
Anticipated Construction: Summer 2027–Winter 2027

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

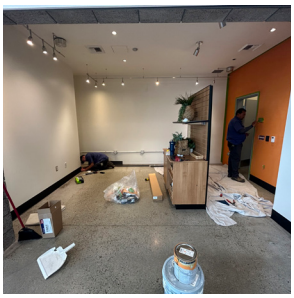
MAINTENANCE PROJECTS

23. BOSQUE TRAIL RESTROOM MAIN WATER LEAK



This past month, a leak occurred in the main water line at Bosque Trail. The Great Park Maintenance Team responded promptly, repaired the leak, and restored water service to the restrooms.

24. VISITOR CENTER CAFÉ MAKEOVER



This past month, the Great Park Maintenance Team refreshed the Visitor Center Café by painting, patching drywall, installing wall base, and repairing lighting fixtures and electrical outlets. These improvements enhanced the café's appearance and functionality.

25. RATTLESNAKE SIGNAGE AT BOSQUE TRAIL



This past month, the Great Park Maintenance Team installed rattlesnake warning signs at entrances along Bosque Trail. These signs increase awareness of potential encounters with rattlesnakes in surrounding vegetation and encourage visitors to stay alert, helping to improve trail safety.

26. BALLOON RENOVATION PROJECT



Designed by renowned landscape architect Ken Smith and opened to the public on July 14, 2007, the iconic Great Park Balloon has long served as one of the park's most recognizable landmarks. To preserve this signature feature and enhance the surrounding environment, recent renovations were completed throughout the Balloon Complex. Improvements included new plantings of Tecomaria capensis, a flowering shrub known for its abundant orange, trumpet-shaped flowers, and glossy green foliage. Vibrant green synthetic turf was also installed around the base of the Balloon, creating a striking contrast with the signature orange sphere while improving the appearance, consistency, and overall visual appeal of this iconic Great Park symbol.