

May 19, 2022

Great Park Development

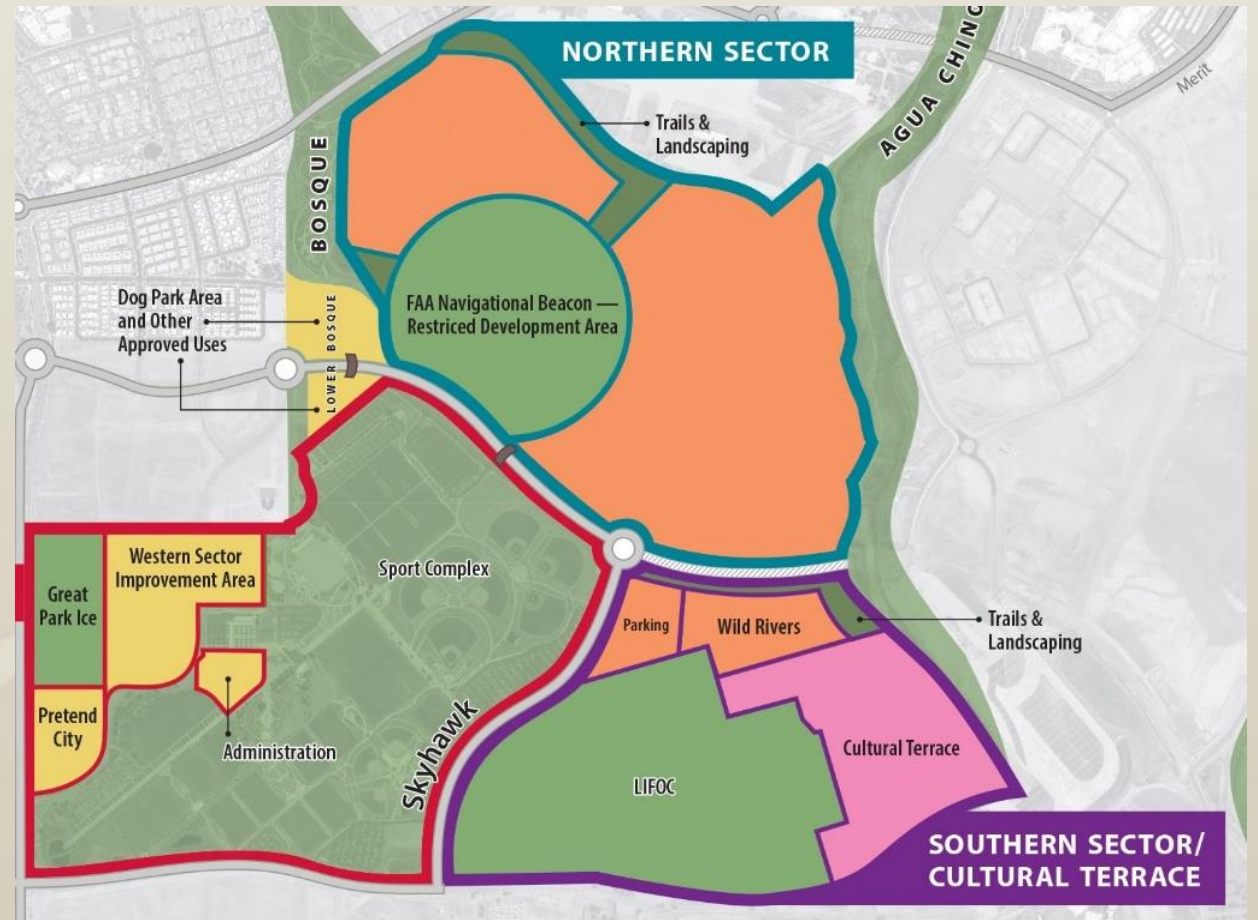
Steve Torelli, Manager, Great Park Administration and Operations



GREAT PARK

Great Park Project Overview

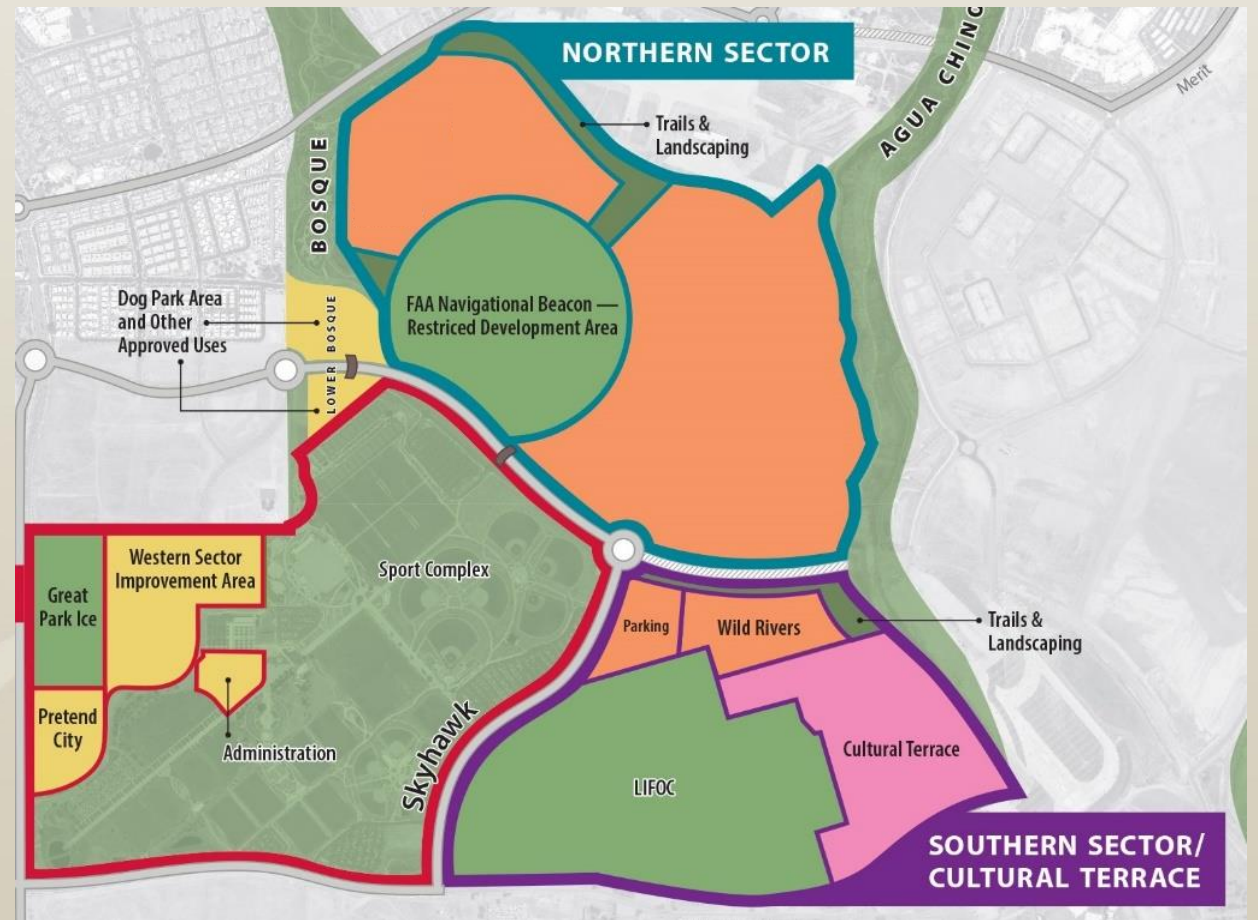
- Reuse of former MCAS El Toro
- ~1100 acres of land dedicated to the City for a metropolitan park
- ~450 acres developed
 - Sports complex
 - Bee and Bosque Trails
 - Western Sector
 - Agua Chinon (partial)
 - Wildlife Corridor (partial)
 - Wild Rivers (expected 6/2022)



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Great Park Master Plan Update

- Public Outreach Initiative
 - Compiling and summarizing data
 - Integrating findings into master planning effort
- Physical Masterplan
 - Site layout and uses for undeveloped/currently unplanned areas ~550 acres
 - Primarily focused on Northern Sector, Cultural Terrace, and ARDA areas



Great Park 2022 Work Program Focus

- Great Park Active Construction Projects
- Great Park 2022 Capital Projects Plan
- Great Park Planning Initiatives
- Great Park Public-Private Partnership Projects

Active Construction Projects

- Shade Improvements – Phase 1 design complete and Capital bidding complete
 - Phase 2 and 3 will be separately bid, anticipated in 2023 and 2024
- Visitor Center Plaza Rehabilitation and Site Utility Infrastructure – PW bid process underway
- Cultural Terrace Parking Lot 1 – completion expected June 2022
- Charge Ready EV Charger Installation – Fall 2022

2022 Great Park Capital Projects

- Commence LIFOC demolitions and pavement rehab
 - Finalizing Bid package, June 2022
- Complete final landscaping along Corsair and Parking Lot 3
 - In design phase, expected for CC PSE consideration Fall 2022
- Commence Maintenance Building (PW)
 - In design phase
- Complete Water Quality upgrades
 - In design phase, expected for CC PSE consideration by end of year
- Mass Grading
 - Pre-planning phase, design expected Fall 2022



2022 Great Park Capital Projects

- Infrastructure design
 - Will follow MP process
- 4-plex Reuse
 - Site concept plans underway
 - First phase rehabilitation plans expected fall 2022
 - Reuse of 4 large base-era hangars/warehouses



Great Park Public-Private Partner Projects

- California Fire Museum and Safety Learning Center (MOU)
- Pretend City Children's Museum (PDA)
- Flying Leatherneck Historical Foundation (MOU)
- LiveNation Amphitheater (ENA)
- American Cricket Enterprises (ENA)
- Wild Rivers (Lease)



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2022 Great Park Planning Initiatives

- Coordinate overall Great Park Strategic Planning effort
- Botanic Gardens
- Identify permanent wireless service locations / design
- Continue update to GP EIR
 - Cultural Terrace Reuse and Northern Sector Program

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