



# CITY COUNCIL AGENDA STATEMENT



June 19, 2018

File ID: 18-0136

## **TITLE**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A PARK MASTER PLAN FOR THE 2.0-ACRE PUBLIC PARK, LOCATED IN THE TOWN CENTER AT OTAY RANCH (FREEWAY COMMERCIAL NORTH, PORTION OF OTAY RANCH PLANNING AREA 12), AND APPROVING THE PARK NAME, "CENTERPARK."

## **RECOMMENDED ACTION**

Council adopt the resolution.

## **SUMMARY**

This report presents the draft Park Master Plan for the 2.0-acre turnkey public park in the community of Town Center at Otay Ranch and seeks City Council's approval of the plan and the park name, "Centerpark."

## **ENVIRONMENTAL REVIEW**

The Director of Development Services has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project was adequately covered in previously adopted/certified Final Environmental Impact Report (FEIR 02-04) (SCH#1989010154) for the Otay Ranch Freeway Commercial Sectional Planning Area (SPA) Plan and any and all addenda and amendments thereto. Thus, no further environmental review or documentation is required.

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

On May 17, 2018, the City of Chula Vista Parks and Recreation Commission voted unanimously (4-0, 3 members absent) in favor of recommending that the City Council approve the draft Park Master Plan for the 2.0-acre turnkey public park located in the Town Center at Otay Ranch neighborhood of Chula Vista and that the name, "Centerpark" also be recommended for approval. The Parks and Recreation Commissioners would like the design team to consider the following items during the design development of the park: Selecting restroom materials that do not harbor bacteria; soft areas along the hillside slide edges; pet waste disposal bags/cans be provided. During the meeting it was clarified that label #20 "Food Truck parking" on the Park Master Plan (Attachment B, page 6) is only a suggested location whereby if a permitted event were to include food trucks, this is a possible location for them to set up.

It was also discussed that solar panels to provide electricity for the site was not prudent for this park due to the low energy draw anticipated (LED lighting is proposed) and the small footprint and architecture of the restroom/storage facility not being conducive to accommodating many panels.

## **DISCUSSION**

### **Background**

Centerpark is bounded by Promenade Street on the south, Town Center Drive on the east and Centerpark Road on the north. The multi-family housing development, Suwerte, is located on the western edge of the Park. It is in the community of Town Center at Otay Ranch (Freeway Commercial North portion of Otay Ranch Planning Area 12), in eastern Chula Vista.

The Sectional Planning Area (SPA) plan for the development was adopted by City Council on April 1, 2003 (Resolution No. 2003-132 and Ordinance No. 2903) for freeway commercial land use and subsequently amended on September 20, 2016 (Resolution No. PCM-12-16 and Ordinance No. 2016-3376) converting the commercial use to mixed-use residential. The park site is being offered for dedication to the City on the pending Final Subdivision Map for Otay Ranch Planning Area 12. The SPA includes an overall master plan concept for the park, describing how the park obligations, in accordance with Chapter 17.10 of the Municipal Code, will be met, and the general character of the proposed improvements.

### **Freeway Commercial Development Agreement**

The Freeway Commercial North project meets its park obligations, as stated in Chapter 17.10 of the Municipal Code, through a combination of parkland dedication, parkland development improvements and in-lieu fees. The means by which these contributions are to be made are documented in detail in the “Development Agreement between the City of Chula Vista, a California charter city and municipal corporation and Village II Town Center, LLC & Sunranch Capital Partners, LLC” approved by City Council on June 16, 2015, Ordinance 2015-3345 (the “Park Agreement”). The public park in Freeway Commercial North is to be provided through the “turnkey” method where the developer designs and constructs the park on behalf of the City in lieu of paying park development fees. The Park Agreement makes provision for an increased level of park amenities than are typically included in a Chula Vista park. The associated level of park credit given by the City for the park is increased to reflect the increased level of amenities.

The Park Agreement allows for the City to control programming of the park, and leasing and concessions within the park, subject to the City’s customary permitting process. Freeway Commercial North residents, businesses, owners, or its Homeowner’s Association may program up to twelve (12) events per year, or more if approved, to help encourage the sense of community.

### **Centerpark**

Inspired by the surrounding natural topography of the Otay Ranch area, a series of rolling mesas and valleys are created to develop character and give form to Centerpark. The lowland valleys and upland mesas provide intimate space for small gatherings, seating, active use, and play opportunities. This rolling topography transitions to larger flat areas along the edge of the berms, with two larger gathering spaces at the north and south sides of the park that provide areas that can be utilized as flexible event space, including a large plaza on the south, and lawn area on the north. The mesas provide users with a unique vantage point taking them above street level and revealing a view of the landscape and surrounding areas otherwise not available, while also containing a series of gathering and play spaces. Connecting all the spaces is a series of sloped walkways that traverse through the drought tolerant/native gardens on the hillsides.

### **Connection to Adjacent Development:**

The park design considers the connections to the adjacent uses and provides good pedestrian linkages to the larger neighborhood (see Attachment B, Park Master Plan, page 3). The park is bounded by Town Center Drive on the east, Park Center Drive on the north and Promenade Street on the south. It is intended that streetscape enhancements for these edges interface seamlessly with the park and tie together the park and adjacent development into one complimentary landscape experience.

In addition to the street frontages, the park has strong connections and linkages to the adjacent residential projects. On the west side of the project the park shares a frontage with the Suwerte multi-family residential project. A single shared sidewalk serves both the residential entries and the park edge and allows for a seamless transition from the residential development to the park. Across the street to the east, a six-story mixed-use building will provide an urban edge with high amounts of activity. A large residential open space has been provided to the southeast of the park and coupled with enhanced pedestrian crossings on Town Center Drive, this space will feel like an extension of the park. These edge conditions are key components of activation for the park as they will increase the desirability of these residential units and will allow for enhanced surveillance in the park.

**Program:**

The park program focuses less on formal play areas such as tot lots, but looks to provide a series of experiences for a wider range of user groups. Future residential developments adjacent to the park will feature dog parks, exercise areas, BBQ's, game tables and tot lots while the program areas in the park are focused toward complimenting rather than competing with these other use areas. Another major goal of the park is to maintain flexibility so that events such as movie nights, food trucks, art/food fairs, markets, inflatable play, or temporary play could be brought in to help activate the park. The following are the key components and descriptions of the various park programs (see Attachment B, pages 6-11 for representative images of proposed program elements):

- Flexible Use Plaza – A 14,000 square foot (SF) plaza provides an opportunity for a large gathering area, food trucks, inflatable play, art/food festivals and markets, etc.
- Water Feature – Located in the plaza, this water feature is intended to be a showcase for the park and will be designed in a manner to have a variety of types and ways that people can interact with water. The feature will include a basin with a shallow 1"-1.5" deep recirculation water, pop jets, leaper jets out of water walls, and stainless steel artistic misters. Each of these will have controls that will allow them to be turned on or off independently so that the splash pad area could be utilized for larger events. A mechanical room with ventilation will be provided in the comfort station. Paving within the water feature will be slip resistant.
- Lawn / Amphitheater – Two lawn areas, including a 3,500 SF lawn at the south and an 11,000 SF lawn on the north end of the park provide areas for active play, yoga or fitness classes, or flexible events. Adjacent to the south lawn is an amphitheater for approximately 150 people. The amphitheater consists of concrete seatwalls, with decomposed granite (DG) paving between as well as an irregular staircase that can be used for overflow seating. This amphitheater area can be used for plays in the lawn, movies, or simply to overlook the plaza and water play area.
- Comfort Station & Trash Enclosure – a 900 SF comfort station has been provided that allows for 3 unisex restrooms, drinking fountains, outdoor communal sinks, a 400 SF mechanical room for the water feature, and 300 SF of storage space. In addition a trash enclosure with two 4-cubic yard bins has been provided adjacent to the building but tucked into the berm to screen this from the park. It is located close to the street for ease of trash pickup (Attachment B, pages 16 through 22)
- Play Areas & Amenities – The park play area and amenities are geared around adventure play and discovery, rather than traditional tot lot and play structures. These play components are located along the meandering paths that ascend and descend the berms. They include an off-the-shelf treehouse with suspension bridge, fireman's pole, climbing net, and ground level treehouse, a custom hillside slide, informal bouldering/timber staircases to ascend the hill,

informal artificial turf hillside slide and climbing area, off-the-shelf play equipment logs and stumps, and a dry arroyo that leads to a palm oasis with wooden bridge structure.

- Shaded BBQ / Picnic Areas – Three picnic areas with picnic tables, charcoal grills, and hot coal receptacles have been provided in the park. Two of these are located on the overlook at the top berms and provide an overlook to the rest of the park. The picnic areas are shaded by overhead trellises. The third picnic area is located adjacent to the north lawn space and includes 2 sets of picnic tables and grills so that they can be used by multiple people, or a larger group.
- Exercise / Fitness Station – An exercise/fitness station with 11 different activities has been provided at the northwest corner of the park.

### **Paving and Hardscape:**

Concrete will be the primary paving material for the park with enhanced finishes and/or integral color used in key locations such as the plaza. Walkways will vary from 5' to 8' wide. Poured-in-place rubber surfacing will be provided for all play areas with fall-zone requirements. DG paving will be provided at all picnic areas in order to provide a softer feel for these gathering areas.

Seatwalls, retaining walls and stairs are also included as a part of the project. All walls will be standard gray cast in place concrete with smooth form finish, and will include skate deterrents as needed to protect from skateboard damage.

### **Site Furnishings:**

Site furnishings for the park include communal tables, picnic tables, movable tables and chairs, benches, bike racks, a bike repair station, BBQ's and hot coal receptacles, trash & recycling receptacles. All site furnishings will meet the City of Chula Vista standards and will be built from concrete or powder-coated steel in order to reduce maintenance requirements and potential vandalism of the furnishings. Furnishings will also include skate deterrents as needed to protect against damage from skateboarding (Attachment B, page 12).

### **Planting:**

Planting for the park will consist of drought tolerant and native or adapted shrubs and groundcovers with an emphasis on low maintenance. All planting will be in conformance with the Chula Vista Landscape Manual and Landscape Water Conservation Ordinance. Specific understory and tree planting species are shown in more detail in the planting pages within the park master plan (see Attachment B, pages 14 and 15). The understory planting framework includes four different categories of understory planting:

- Streetscape / ornamental planting – provided on the flat portions of the project and includes flowering shrubs, ornamental grasses, and sturdy succulents that provide and allow for seasonal interest.
- Shady north / west slopes – located on the berms and valleys and will be more shaded tolerant groundcovers, shrubs and grasses that will provide a green backdrop for the park and fully cover and stabilize the slope.
- Sunny south / east slopes – consists of groundcovers, shrubs and grasses to cover and stabilize the slopes, with more color, texture and seasonal interest.
- Arroyo / Bioretention planting – a mix of grasses and shrubs that can take a periodic inundation for storm water management purposes.

The trees in the park will be in more formal arrangements in the flatter use areas such as the lawn, plaza and streetscape areas and will conform to the Landscape Master Plan, Landscape Water Conservation Ordinance and SPA plan for the development. The tree planting will transition to a more naturalized layout on the berms and valleys to reinforce the notion of a more natural habitat and environment. Within the bermed area and nestled between the adventure and informal play opportunities, a dry arroyo with boulders, a wooden bridge and a palm oasis will be provided as a nature play environment and allow for another unique planted habitat and discovery opportunity.

**Irrigation:**

All irrigation will be in conformance with the Chula Vista Landscape Manual, Landscape Water Conservation Ordinance and all City standards. Reclaimed irrigation will be utilized for the park and high efficiency equipment and spray heads, weather based controllers, flow sensors, and rain sensors will be utilized on the project. Hose bibs and/or quick coupler valves will be provided throughout the park to allow for maintenance staff to easily access water for maintenance or clean up and watering purposes.

**Lighting:**

Lighting in the park will consist of high efficiency LED lighting, with dark sky compliant fixtures. Pedestrian pole lights along the walkways and in the plazas, vehicular pole lighting along the street edges, wall mounted or step lighting in the seawalls and stairs, trellis down lighting on the trellises at the BBQ areas, and accent lighting on the tensile structures, monument signs, and at the water feature will be provided. Site and pathway lighting shall provide a minimum of 0.5 foot-candle average (see Attachment B, page 13 for the Park Lighting Study).

**Parking:**

On-street parking along Town Center Drive is proposed to provide some available parking for the park, although these spaces are not designated for the park. It is anticipated that the majority of the park users will walk from within the community.

**Special Maintenance Provisions**

Community Facilities District, CFD 19M (Mello-Roos District), administers funds for Freeway Commercial's public infrastructure maintenance in perpetuity, including park maintenance costs. The City's General Fund will not be impacted with any maintenance responsibility for this park.

**Park Name**

The park is strategically located in the center of the walkable and bikable village to serve as a community focal point, forming a clear town center and drawing both the residents and visitors, hence the proposed name, "Centerpark." The street along the park leading to the hotels is already named Centerpark Road. The park will form the central gathering place for residents, hotel guests, and employees of the mixed use commercial component of the village.

**DECISION-MAKER CONFLICT**

Staff has reviewed the property holdings of the City Council members and has found no property holdings within 500 feet of the boundaries of the property which is the subject of this action. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California Code of Regulations Title 2, section 18702.2(a)(11), for purposes of the Political Reform Act (Cal. Gov't Code §87100, *et seq.*).

Staff is not independently aware, and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision maker conflict of interest in this matter.

### **LINK TO STRATEGIC GOALS**

The City's Strategic Plan has five major goals: Operational Excellence, Economic Vitality, Healthy Community, Strong and Secure Neighborhoods and a Connected Community. The proposed Centerpark addresses the Healthy Community and Connected Community goals as it seeks to provide recreational opportunities for residents.

### **CURRENT-YEAR FISCAL IMPACT**

All costs associated with the master planning effort are borne by the developer, resulting in no net fiscal impact to the General Fund or the Development Services Fund.

### **ONGOING FISCAL IMPACT**

This is a turnkey park meaning that the developer builds the park on behalf of the City to meet their park obligations. There will be no capital cost to the City for the creation of this park. The only cost will be the cost per acre to CFD 19M each year for the maintenance of the park, described in the Discussion section of this report. No General Fund monies will be contributed to the ongoing maintenance of this park.

The budget for the development of the park is \$5.69 million (\$4.05 million construction costs and \$1.64 million soft costs). The current costs estimate for construction of the park prepared by the design consultants is \$4.05 million.

### **ATTACHMENTS**

1. Attachment A – Vicinity Map
2. Attachment B – Park Master Plan

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