



CITY COUNCIL AGENDA STATEMENT



August 14, 2018

File ID: 18-0257

TITLE

- A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE PARK MASTER PLAN AND THE NAME FOR THE 7.5-ACRE NEIGHBORHOOD PARK P-1 LOCATED IN OTAY RANCH VILLAGE 3
- B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A FIRST AMENDMENT TO AN AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND HOMEFED VILLAGE III MASTER, LLC. FOR CONSTRUCTION OF NEIGHBORHOOD PARK P-1 IN OTAY RANCH VILLAGE 3 AND A PORTION OF COMMUNITY PARK P-2 IN OTAY RANCH VILLAGE 4 AND APPROPRIATING FUNDS THEREFOR (4/5 VOTE REQUIRED)
- C. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND HOMEFED VILLAGE III MASTER, LLC. FOR THE CONSTRUCTION OF NEIGHBORHOOD PARK P-1 IN OTAY RANCH VILLAGE 3

RECOMMENDED ACTION

Council adopt the resolutions.

SUMMARY

This report presents (A) the Park Master Plan and park name "Escaya Park" for the 7.5-acre Neighborhood Park P-1 (Project) located in Otay Ranch Village 3 North; (B) a First Amendment to the Agreement Regarding Construction of Neighborhood Park P-1 in Otay Ranch Village 3 and a Portion of Community Park P-2 in Otay Ranch Village 4 (First Amendment to the Parks Agreement) and the appropriation of \$500,000 from the Parkland Acquisition and Development (PAD) fund; and (C) a Reimbursement Agreement for the Construction of Neighborhood Park P-1 in Otay Ranch Village 3 (Reimbursement Agreement).

ENVIRONMENTAL REVIEW

The Director of Development Services has determined the project was adequately covered in the previously adopted Final Environmental Impact Report, EIR-13-01. Therefore, no additional environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

On June 21, 2018 the City of Chula Vista Parks and Recreation Commission voted unanimously (5-0, 2 members absent) in favor of recommending that the City Council approve the Park Master Plan for the 7.5-acre Neighborhood Park P-1 located in Otay Ranch Village 3 North and the park name “Escaya Park”. The Parks and Recreation Commissioners would like the design team to consider the following items during the design development of the park: (1) Re-orient the basketball court and/or adjust the location of the basketball court to provide a larger expanse of turf area in the southwest corner of the park site; and (2) move the 10’ wide path to provide additional space for spectators around the field turfs (Attachment 1, Parks and Recreation Commission meeting minutes).

DISCUSSION

Background

The Sectional Planning Area (SPA) plan for Village 3 North and a Portion of Village 4 was adopted by City Council on December 13, 2016 via Resolution No. 16-0591 and Ordinance No. 3396. The approved SPA plan includes a Village 3 North Neighborhood Park (P-1) Concept Plan from which the draft Park Master Plan was prepared.

The Project site is located within Village 3 just west of Avenida Escaya between Camino Aldea and Camino Prado (Attachment 2). The site has a gross acreage of 8.1-acres and a net acreage of 7.5-acres. The site was offered for dedication to the City of Chula Vista on Final Subdivision Map No. 16160 recorded at the County Recorder’s Office on November 30, 2016.

Parks Agreement

Otay Ranch Village 3 (a.k.a. the Village of Escaya) meets its park obligations, as stated in Chapter 17.10 of the Chula Vista Municipal Code (Municipal Code), through a combination of parkland dedication, parkland development improvements, and payment of in-lieu fees. The specific methods for satisfying the Village 3 park obligations are stated in the Agreement Regarding Construction of Neighborhood Park P-1 in Otay Ranch Village 3 and a portion of Community Park P-2 in Otay Ranch Village 4, approved via Resolution No. 2016-257 on December 06, 2016. That agreement notes the Master Developer will satisfy a portion of its park requirements by providing a neighborhood park through the “turnkey” method whereby the developer designs and constructs the park on behalf of the City in lieu of paying park development fees.

The agreement also documents in detail the provisions for how the “turnkey” neighborhood park is to be delivered by the Master Developer. The agreement states the Master Developer shall use the City’s customary procedures to design and obtain City approval of the draft Park Master Plan and subsequent park construction documents. The agreement also states that improvements for the neighborhood park shall be consistent with the approved SPA plan and the Village 3 North Neighborhood Park (P-1) Concept Plan.

The Master Developer has entered into an agreement with DeLorenzo International to design a Park Master Plan and prepare park construction documents for deliverance of the Neighborhood Park (P-1).

Draft Park Master Plan Concept

The Park Master Plan Concept (Attachment 3) has been designed to serve the recreational needs of the neighboring residents and likewise provide a community gathering space. The park site is located within walking distance of the development's Village Core and provides connections to its network of village pathways and trails. The park site also provides convenient access with residential streets on the North, South, and East perimeters of the park. These adjacent streets include on-street parallel parking with direct access to the park site. Additionally, the park site is located in proximity to an elementary school that would allow opportunities for shared recreational activities.

The park site is spread out across a large sloped area that provides excellent views to the west and to the south. At the high point of the park in the northeast corner of the site is an overlook picnic area. This picnic area includes 4 picnic tables and 2 benches that capture the excellent view shed. This overlook picnic area is also located just off Avenida Escaya, one of the central prominent streets within Village 3. Therefore, the overlook is also designed as a landmark entry feature with a primary monument sign and accent planting that reinforces a pedestrian connection between the Village Core and the park site.

Just below the overlook picnic area is a broad level area designed for a large open active recreation turf area. The large open turf area supports a number of different age related soccer fields, allowing six soccer fields for ages 6 and under, or four soccer fields for ages 8 and under, or one soccer field for ages 11 and under. The large open turf area will also include sports field lighting to allow extended scheduling opportunities for youth soccer leagues or other sports leagues requiring active recreation turf areas.

Just west of the open turf area is a large 4:1 sloped lawn area that is designed as an outdoor amphitheater space for outdoor concerts, movies in the park, or other community gathering events. Along the top of this slope is a 10' wide access and maintenance path. Near the bottom of the slope is a small set up area with space for outdoor movies screens, a concrete pad for movie projectors, a 240V power panel for audio-visual equipment, and an ADA accessible viewing area. Any privately programmed outdoor concerts, movies in the park, or other community gathering events would be responsible for providing all necessary event equipment and must receive all permissions and permits from the City of Chula Vista prior to the event.

The low point of the site is located in the southwest corner of the park and consists of a relatively large level area. This lower level area provides a number of smaller passive recreation lawn spaces for informal play and general park use. It also includes a number of programmed activity spaces such as a children's play area, basketball court, and group picnic area. These programmed areas are all connected by a 10' wide west walk loop designed to include accent trees and pedestrian scale lighting. The parking area and comfort station also occur adjacent to the west walk loop.

Park Amenities

The design of the park site consists of the following elements:

- Multi-purpose field with sports lighting
- Group picnic area with a 24'x34' shade structure, 6 picnic tables, 4 barbeques, trash receptacles, and hot ash containers.

- Basketball court that also includes striping for two pickleball courts.
- Children’s play area with a play element for children between the ages of 2-5, a play element for children between the ages of 5-12, swings, and a balance element.
- Outdoor amphitheater space.
- Overlook picnic area with 4 picnic tables, 2 benches and trash receptacles.
- Small picnic area and bounce house set up area that includes 4 picnic tables, 2 barbeques, trash receptacles, and hot ash containers.
- 10’ wide West Walk Loop with site lighting.
- Comfort station per City of Chula Vista Parks Department’s Prototype A.
- Parking lot (7 Standard stalls, 2 ADA stalls).
- Trash enclosure (Trash, Recycle, Green Waste).

Community Outreach

City Staff held a public community outreach meeting on May 09, 2018 at the Village of Escaya Welcome Center located within the Village 3 development. During this meeting, City Staff first discussed the various planning related documents that culminated in the approval of the Otay Ranch Village 3 North and a Portion of Village 4 SPA plan. The Landscape Architect for the Project presented the preliminary draft Park Master Plan and discussed the various amenities proposed within the plan.

The public community outreach meeting was well attended with 13 attendees signing in at the meeting. Many of the attendees were current residents within the Village of Escaya.

Neighborhood Park Budget

The Neighborhood Park Budget is established by the current development fee per acre times the number of net acres of Project site. Therefore, the Neighborhood Park Budget as defined by the Parks Agreement is \$4,109,700 (\$547,960 development fee x 7.5 acres).

City Staff worked with the Master Developer to design a park master plan consistent with the Village 3 North Neighborhood Park (P-1) Concept Plan included in the Project’s approved SPA plan. However, due to increased construction costs, the PAD fee amounts used to establish the previously mentioned Neighborhood Park Budget did not adequately cover the estimated probable costs to construct a neighborhood park consistent with the Concept Plan. The draft Park Master Plan Statement of Probable Cost prepared by the Master Developer’s cost estimator noted a total estimated cost of \$5,078,874 (Attachment 4).

First Amendment to the Parks Agreement

As a result of the difference between the Neighborhood Park Budget and the total estimated cost noted in the draft Park Master Plan Statement of Probable Cost, the City and Master Developer have agreed to supplement the Neighborhood Park Budget by each contributing additional funds. The additional funds are intended to assure the neighborhood park is designed to provide a minimal level of park amenities consistent with the Village 3 North Neighborhood Park (P-1) Concept Plan and likewise support the needs assessment outlined in the draft of the citywide Park and Recreation Master Plan. As outlined in the First Amendment to the Parks Agreement (Attachment 5), the City and Master Developer have each agreed to

contribute up to \$500,000 for a combined total of up to \$1,000,000, in addition to the Neighborhood Park Budget established by the development fees. The additional funds to be contributed by the Developer will not be eligible for credit against their PAD fee obligation. Staff recommends utilizing a portion of the available Olympic Pointe Park Funds as the City's contribution of \$500,000 toward the Neighborhood Park Budget. Pursuant to Resolution 2006-191, the Olympic Pointe Park Funds were previously collected by the City for use on any park or public facility serving eastern territories of Chula Vista.

The agreement to supplement the Neighborhood Park Budget in this manner is a one-time agreement and applies only to parkland improvements and construction costs for the Project's 7.5-acres.

Reimbursement Agreement

As a means of providing the Master Developer with the City's portion of additional Neighborhood Park Budget funds, the City and Master Developer have agreed to a Reimbursement Agreement (Attachment 6). In accordance with the Reimbursement Agreement, the City shall reimburse the Master Developer for fifty percent (50%) of the construction costs incurred in excess of the Neighborhood Park Budget, in an amount not to exceed \$500,000.

Next Steps

At the time of this agenda item, the City Council will have previously considered an update to the development component of the City's PAD Fee. The budget shortfalls described above illustrate the need for an increase to the PAD development fee and Escaya Park served as one of the three prototypical parks used to develop the proposed PAD development fee update. Pending approval by City Council, the updated PAD development fee will support both the provision of turnkey parks with appropriate park amenities and the payment of sufficient parkland development in-lieu fees.

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 Village 3 North Neighborhood Park (P-1) plan addresses the Healthy Community and Connected Community goals as it seeks to provide recreational opportunities and community gathering space for residents.

CURRENT-YEAR FISCAL IMPACT

The City's will contribute \$500,000 toward the Park budget from the Olympic Pointe Park Funds as outlined in the First Amendment to the Parks Agreement. All costs associated with the preparation of this staff report and associated documents are borne by the developer, resulting in no net fiscal impact to the General Fund or Development Services Fund.

ONGOING FISCAL IMPACT

The park is being provided as a turnkey park whereby the developer designs and constructs the park on behalf of the City. There will be no ongoing capital cost to the City for the design and construction of this park. However, the City's General Fund will be responsible for the annual ongoing cost per acre for maintenance of the park. At an average cost of \$14,050 per acre per year to maintain a park, the estimated annual cost to maintain Escaya Park is \$113,805. This estimated cost per acre for maintenance accounts for Escaya Park's gross acreage of 8.1 acres. The budget for the development of the park is \$5,109,700 (\$4,460,950 construction costs and \$648,750 soft costs.)

The current costs estimate for design and construction of the park prepared by the Master Developer's cost estimator is \$5,078,874. The cost estimate does not include costs to develop the 0.6-acres of non-credited park areas in excess of a 4:1 slope. The cost to develop those slope areas is to be incurred by the Master Developer.

ATTACHMENTS

1. Parks and Recreation Commission Meeting Minutes
2. Vicinity Map
3. Draft Park Master Plan
4. Statement of Probable Cost
5. First Amendment to the Agreement Regarding Construction of Neighborhood Park P-1 in Otay Ranch Village 3 and a Portion of Community Park P-2 in Otay Ranch Village 4
6. Reimbursement Agreement for the Construction of Neighborhood Park P-1 in Otay Ranch Village 3

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