



# City of Chula Vista

## Staff Report

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**File#:** 13-0189, **Item#:** 8.

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RESOLUTION NO. 2014-009 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE DRAFT PARK MASTER PLAN FOR THE 1.97 ACRE NORTH EAST PARK, A TURNKEY PUBLIC NEIGHBORHOOD PARK, AT MILLENIA, CHULA VISTA WITH THE RECOMMENDATION THAT SOLAR ENERGY IS CONSIDERED FOR USE ON THE COMFORT STATION, AND APPROVING THE PARK NAME, "STYLUS PARK"

### **RECOMMENDED ACTION**

Council adopt the resolution.

### **SUMMARY**

This report presents the draft Park Master Plan for the first of the Millenia parks and seeks City Council's approval to the plan and the park name.

### **ENVIRONMENTAL REVIEW**

The Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the proposed project was adequately covered in the previously adopted Final Second Tier Environmental Impact Report, No. 07-01. Thus, no further environmental review or documentation is necessary.

### **BOARD/COMMISSION RECOMMENDATION**

The Parks and Recreation Commission approved the draft Park Master Plan for the 1.97 acre turnkey public neighborhood park located in the north eastern part of Millenia, Chula Vista at the intersection of Orion Avenue and Stylus Street recommending to the City Council that solar energy be considered for the comfort station. They also approved the use of the recommended park name, "Stylus Park."

### **DISCUSSION**

#### Background

This 1.97 park site is located in Millenia, formerly known as the Eastern Urban Center, in eastern Chula Vista. The Sectional Planning Area (SPA) plan for the development was adopted by City Council on October 6, 2009, resolution No. 2009-224 and Ordinance No. 3142. The site was offered for dedication to the City on Final Subdivision Map No. 15942 recorded at the County Recorder's Office on September 23, 2013. The SPA includes an overall master plan for the system of six parks within the development, describing their locations, how the park obligations, per chapter 17.10 of the Municipal Code, will be met, overall design concepts and program elements to be included within each park.

#### Millenia Parks Agreement

The Millenia project meets its park obligations through a combination of parkland dedication, parkland development improvements and in lieu fees. The ways in which these provisions are to be made are documented in detail in the “Agreement Regarding Construction of Parks in a Portion of Otay Ranch Eastern Urban Center” (Park Agreement) Resolution No. 2009-226 approved on September 15, 2009 by City Council. The Millenia parks are to be provided through the “turnkey” method where the developer constructs the park on behalf of the City in lieu of paying park development fees. The Park Agreement contains a unique approach to park provision to take into account the distinctly urban character of the development. It makes provision for an increased level of park facilities than are typically included in a Chula Vista Park. The associated level of park credit given by the City for the parks is increased to reflect the increased level of amenities. In addition the developer will provide recreation facilities along the jogging trails through the business district for which they will receive credit as well as meeting the remaining portion of their obligation with in lieu fees.

The City has entered into a Three Party Agreement with McMillin Otay Ranch LLC and the Landscape Architects, Schmidt Design Group Inc., for the design of the North East Park.

#### Parks Concept for Millenia

The SPA plan for Millenia, adopted October 6, 2009 by Resolution No. 2009-224, includes an Urban Parks, Recreation, Open Space and Trails Plan which describes a system of parks, plazas and trails within the development that will reinforce the character and function of the development as the premiere urban-mixed use center of South San Diego County. It includes a concept diagram of each park including the 1.97 acre North East Park, P-1. Each concept diagram lists the elements recommended to be included and the overall theme for the park.

#### North East Park (P-1)

The overall theme for the park is “Interaction.” The draft Park Master Plan for the park includes the following elements:

- Interactive water feature.
- Restroom building including storage and water feature pump equipment.
- Children’s play area.
- Enclosed dog run areas for large and small dogs.
- Shade structures with picnic table and seating.
- Seating nodes and seat walls.
- Bocce courts.
- Open lawn areas for flexible use.
- Interactive art feature.
- Planted bio-swales for water quality and aesthetic purposes.
- Low bridge over bio-swale.
- Decorative, low water use shrub and ground cover planting.
- Palm trees, shade trees and flowering trees.
- Lighting for walkways using a variety of low energy use light fixtures.
- On street parking only - the concept for Millenia’s parks & plazas is that they are within a walkable distance of homes and businesses. Therefore no onsite parking is proposed. There is on street parking on adjacent streets. The ‘urban parks’ and some ‘neighborhood park’

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categories in the Chula Vista City-wide Parks and Recreation Master Plan have the same approach to parking.

### Special Maintenance Provisions

The Park Agreement makes provision for a more enhanced level of park maintenance than the Chula Vista General Fund typically allows for. Fifty percent (50%) of the maintenance cost will be the City's responsibility representing the average annual cost per acre for park maintenance. The other 50% of the maintenance funds will be provided through the Millenia CFD. These additional funds will enable the City to maintain the parks with more maintenance intensive features at no additional cost to the General Fund. The City's General Fund obligation will be met through an allocation of an equivalent to 50% of the parks maintenance costs annually to this same CFD. This mechanism will ensure that the funds for the maintenance of Millenia's parks are used exclusively for maintaining the Millenia parks.

### **DECISION-MAKER CONFLICT**

Staff has reviewed the property holdings of the City Council and has found no property holdings within 500 feet of the boundaries of the property which is the subject of this action. Staff is not independently aware, nor has staff been informed by any City Councilmember, 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 park addresses the Healthy Community goal as it seeks to provide recreational opportunities for residents. The park will also act as a local meeting place helping to keep people stay connected with a place for social interaction.

### **CURRENT YEAR FISCAL IMPACT**

There is no current fiscal year impact to the City.

### **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 additional cost per acre to the General Fund each year for the maintenance of the park, described in the discussion section of this report. For the 1.97 acre park this cost is estimated to be \$59,445 to the General Fund and \$59,445 to the CFD. It includes both maintenance of the park and periodic replacement of amenities as needed. It should be noted that the development of Millenia will generate additional property tax and sales tax that will help offset this expenditure. Park construction is anticipated to be complete by the end of 2015 with the park opening in early 2016.

The developer has identified a \$2.8 million budget for the park construction with no capital cost to the city. The park can be built with this budget.