



City of Chula Vista

Staff Report

File#: 16-0231, **Item#:** 4.

RESOLUTION NO. 2016-149 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE DRAFT PARK MASTER PLAN FOR THE 1.51-ACRE SOUTH EAST PARK, A TURNKEY PUBLIC NEIGHBORHOOD PARK, AT MILLENIA, AND APPROVING THE PARK NAME, "ORION PARK"

RECOMMENDED ACTION

Council adopt the resolution.

SUMMARY

This report presents the draft Park Master Plan for the second of the Millenia parks and seeks approval of the plan and the park name, "Orion Park."

ENVIRONMENTAL REVIEW

Environmental Notice

The project was adequately covered in previously adopted Final Second Tier Environmental Impact Report, EIR 07-01. Therefore, no additional environmental review is required.

Environmental Determination

The Director of Development Services has determined that the project was adequately covered in previously adopted Final Second Tier Environmental Impact Report, EIR 07-01. Therefore, no additional environmental review is required.

BOARD/COMMISSION RECOMMENDATION

The Parks and Recreation Commission approved the Master Plan at their meeting on June 21, 2016. Commission Chair Buddingh recommended changing the proposed park name from "Strata Park" to "Orion Park" which is the name of the other street that the park is adjacent to. There were no objections to the name change so the Commission voted unanimously to the name change to "Orion Park." Therefore, staff recommends the name of the park to be "Orion Park." There were also details of the design that the Commission requires to be taken into consideration during design development of this park which are noted in the attached meeting minutes.

DISCUSSION

Background

This 1.51 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

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Municipal Code, will be met, overall design concepts and program elements to be included within each 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 1.51 acre South East Park, P-4. Each concept diagram lists the elements recommended to be included and the overall theme for the park.

Millenia Parks Agreement

The Millenia 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 ways in which these provision 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), approved by City Council on September 15, 2009 via Resolution No. 2009-226 and subsequently amended on May 21, 2015 via Resolution No. 2015-089 and on May 10, 2016 via Resolution No. 2016-067.

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 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 agreement allows for the City to approve special event programming in Millenia parks to help encourage the sense of community.

The City has entered into a three party Agreement with McMillin Otay Ranch LLC and the Landscape Architects, MIG Inc., for the design of the South East Park.

South East Park (P-4)

The overall theme for the park is “cycles.” The draft master plan for the park includes the following elements:

- Water feature.
- Restroom building including storage.
- Children’s play area for age groups 2-5 and 5-12.
- Enclosed dog run areas for large and small dogs.
- Shade structures with picnic table and seating.
- Planted shade arbors.
- Seating and play terraces.
- Flexible use spaces both paved and turf.
- Integral art elements in wall and paving.
- Direct pedestrian connections to the adjacent neighborhood.

- Inclusion of the regional trail segment with interpretive signage.
- Planted bio-swales for water quality and aesthetic purposes.
- Decorative, low water use shrub and ground cover planting.
- A variety of shade trees and flowering trees.
- Lighting for walkways using a variety of low energy use light fixtures.
- Designated on street parking for parks maintenance vehicles.
- 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.

Park Name

Using the name of the fronting street as the park name continues the naming theme which was begun with the first Millenia Park, Stylus Park. The name, Orion Park, reflects the adjacent street name, Orion Street.

Special Maintenance Provisions

The Park Agreement provides for enhanced park maintenance beyond the levels typically funded by the City's General Fund. Each fiscal year, the City's maintenance contribution for the park will be set equal to the City's average cost per acre for park maintenance. An amount equal to the City's contribution will be funded via the Millenia Community Facilities District (CFD) (discussed below), effecting a 50/50 sharing of maintenance costs between the City and the CFD. This provision enables the City to maintain the parks with maintenance intensive features at no additional cost to the General Fund.

The Millenia CFD (CFD 14M) funds the maintenance and replacement of certain public improvements in the Millenia project. The residents' special tax contribution will fund 50% of the park maintenance costs. The City's General Fund will allocate an equivalent 50% of the parks maintenance budget. This mechanism ensures 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 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 members, 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 South Eastern Park addresses the Healthy Community and Connected Community goals as it seeks to provide recreational opportunities for residents.

CURRENT YEAR FISCAL IMPACT

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All costs associated with the preparation of this item are borne by the developer, resulting in no net fiscal impact to the General Fund or the Development Services Fund.

ONGOING FISCAL IMPACT

As a turnkey park, the developer will build the park on behalf of the City to meet their park obligations. There will be no capital cost to the City for the construction of this park. The projected park development budget totals \$2.58 million, as summarized below.

	(Millions)
Projected Construction Cost*	\$ 2.04
Projected Soft Costs	\$ 0.54
Total Park Development Budget	\$ 2.58

**Per cost estimate prepared by design consultants.*

Upon completion and acceptance of the park, the General Fund will annually contribute 50% of the park's maintenance cost, with the remaining 50% being funded via CFD 14M. The current average maintenance cost per park acre is \$60,000. At 1.51 acres, this equates to a projected annual General Fund contribution of \$90,600 (2016 dollars).

ATTACHMENTS

1. Park Design Exhibits
2. Minutes from the Parks and Recreation Commission meeting dated June 21, 2016
3. Resolution

Staff Contact: Mary Radley, Landscape Architect, Development Services