



CITY OF CORONADO

PARKS AND RECREATION COMMISSION REPORT

May 6, 2024

Section 5 Item a

CAYS PARK MASTER PLAN PREFERRED DESIGN PLAN

RECOMMENDATION:

Receive and review the Cays Park Master Preferred Plan Design Option and provide direction to City Council on the Preferred Plan design and theme.

BACKGROUND:

Coronado Cays Park (Cays Park), located along Coronado Cays Boulevard and adjacent to the intersection with Grand Caribe Causeway, is Coronado's largest City-owned park, totaling approximately 16 acres. The park currently has four athletic fields, a children's play area, dog run, tennis, pickleball, and basketball courts, as well as restrooms and a parking lot.

Cays Park has a significant amount of maintenance and replacement needs. Ongoing maintenance has addressed temporary repairs of areas such as the restrooms which were recently repainted; however, due to the age of the park, the following amenities would benefit from significant upgrades in order to meet the needs of Coronado residents:

- Irrigation system replacement
- Resod of entire park
- Resurface parking lot
- New restrooms
- New pathway and overhead lighting
- New storage facility
- Tennis/Pickleball/Basketball Court replacement in 5-7 years (as degraded conditions will not allow any additional resurfacing)

Staff has assessed the existing condition of the above listed park amenities/systems and estimates that repairs and/or replacement would cost approximately \$13-15 million to upgrade the park.

Cays Park Master Plan

In October 2022, the City initiated a new park master planning effort to develop a long-range vision for Cays Park that would create a signature park to serve Coronado now and into the future while also addressing the existing maintenance needs of the park.

In early 2023, the City hired the renowned community park planners, Schmidt Design Group to manage the Cays Park Master Planning project. The park master planning process has included robust community engagement from residents and other stakeholders over a multi-year engagement process.

The City Council directed staff and the design team to pursue conceptual Master Plan design options of:

- 1) 25% of active field space and 75% passive space;
- 2) 50% of active field space and 50% passive space;
- 3) 75% of active field space and 25% passive space; and,
- 4) maintaining 100% of the current active field space.

Current active field space is defined as the open field use for sports and the softball field (horseshoe pits, volleyball court, dog park, children's playground, basketball, pickleball and tennis courts are excluded).

2023 Public Outreach and Engagement

The City kicked off a robust public outreach process in February 2023 with small stakeholder group meetings that spanned multiple public outreach sessions. A project website was created for the Cays Master Plan where regular updates are provided to interested stakeholders and individuals can sign-up for email notifications located at <https://www.projectcoronado.org/cays-park>.

A public survey was also administered by an outside consultant, True North Research, specializing in conducting public opinion surveys. The survey was conducted in English and Spanish between May 24 and June 14, 2023 and followed a mixed-method design that employed multiple forms of recruiting methods (mail, email, text, and telephone) and multiple data collection methods (telephone and online). The 2023 survey was designed to profile the recreation activities of interest to Coronado residents, identify the frequency with which residents visit Coronado's parks in general, as well as Cays Park in particular, measure how well existing parks and facilities are meeting resident's needs, as well as the improvements that are most desired; and, capture residents' top-of-mind ideas for how Cays Park can be improved, as well as how they prioritize a variety of potential amenities that could be included in the park.

There were 464 respondents to the survey, resulting in a maximum margin of error $\pm 4.4\%$ providing a 95% level of confidence. The geographic breakdown of respondents by neighborhood is representative of the Census population for those neighborhoods and included military housing. This represents a very healthy response rate for a community of Coronado's size.

When residents were asked their park improvement priorities, shade trees, paths for walking and jogging, bicycle amenities, children's playground equipment, and the dog park garnered the most support. Feedback from stakeholder group meetings and the results of the survey were utilized by the Schmidt Design Group to help inform development of initial design plan options.

Four Design Plan Options

Four conceptual designs were developed by the Schmidt Design Group and then shared with the community for additional input through a series of five public outreach meetings in 2023, including pop-up events and displays at the following locations:

- September 12: Coronado Cays Yacht Club
- September 27: Cays Park
- October 5: Coronado Public Library
- October 9 – November 3: Community Center Lobby (display only)
- October 19: Cays Homeowners Association
- November 2: Parks and Recreation Commission

Approximately 230 participants attended the series of meetings, providing comments and feedback on the four design plan options. In addition to in-person opportunities, residents were provided the ability to provide their comments and thoughts online via the project website to the design team.

As of November 1, 2023 the City received 130 project emails, 104 website submissions and 724 handwritten comments received during the public workshops. The majority of comments received were from Coronado Cays residents.

A summary of the November 2, 2023 Parks and Recreation Commission minutes and comments from the Commissioners is included as Attachment 1.

City Council Direction – December 2023

The four park plan options were shared with the City Council at their December 5, 2023 meeting. After review of all public comments received and feedback from the Parks & Recreation Commission, the City Council directed the design team to move forward with development of a Preferred Plan Design that incorporates the following main elements:

- maintain 75% of the current field space for active programmed use,
- include an additional turf space for unprogrammed/passive recreation,
- adopt the Natural and Cultural Wonders of the Silver Strand theme,
- keep the dog park substantially the same size including fencing with shrubs and enclosed fencing,
- retain the current location of the tennis and pickleball courts with four tennis and eight pickleball courts. Explore additional pickleball courts, if space allows.
- include a softball backstop but not a skinned infield,
- maintain a full-sized basketball court,
- remove the cul-de-sac to create additional recreation space,
- preserve approximately the same number of existing parking spaces,
- eliminate the concrete median noses in specified locations on Cays Boulevard to create additional street parking to offset any loss of parking due to the removal of the cul-de-sac,
- exclude a direct connection with the Bayshore Bikeway,
- implement an improved and ADA accessible playground,
- explore options for fitness stations or a fitness hub,
- include a sunset view deck and hill, reducing the west wall height to accommodate enhanced views, with a secure design,
- install pedestrian security lighting and court lighting with no permanent ballfield lighting but exploring portable lighting alternatives,
- select trees and their placement to minimize impact on views,
- uses fabric shade structures where possible to minimize view impacts,
- include flexible open space for park events,
- include opportunities for public art,
- construct one larger restroom, potentially similar to the Spreckels Park restrooms.

ANALYSIS:

Preferred Plan Design and Public Outreach

Based on public feedback received through 2023 and City Council direction, the Schmidt Design Group has produced a preferred design that incorporates all of the aforementioned design elements. The design team has engaged the public to solicit additional feedback on the preferred

plan. Twelve ads were placed in local newspapers to notify the community of opportunities for participation, and the workshops were promoted on social media.

Two additional public workshops were held to solicit additional feedback on the preferred plan:

- Community Workshop #1 – March 14, 2024, Coronado Library Winn Room
- Community Workshop #2 – March 18, 2024, Cays Homeowners Association

Approximately 100 people attended the two workshops. In addition, an online feedback survey has been available on the City's project website starting March 14 through April 22 for members of the public to share their thoughts on the preferred plan design.

Cost Estimate and Project Phasing

As part of the overall scope of the Master Plan, the City hired Psomas Engineering to provide Preliminary Cost Estimates of the preferred design plan option produced by Schmidt Design Group. The estimate is a summary of probable construction costs, including prevailing wage, bonding, and design/construction contingencies which total \$31.1 million.

The City will explore state and federal funding options, such as State Park grants, to help achieve financing goals as part of development of the final Cays Master Plan. A phasing plan for the project has also been developed, in the event that partial grant funding can be secured and matched with City resources. Phasing would tentatively be broken down into three phases in order to minimize impacts to existing programming at the park during construction periods. The City is also currently reviewing long term maintenance costs for the park once fully renovated.

Next Steps

The second round of public workshops and review have been completed. After receiving feedback from the Parks & Recreation Commission on the Preferred Plan design, the draft Master Plan will be presented to the City Council for consideration. Once adopted, staff will further explore options for the future funding of the park renovation.

Recommendation

Receive and review the Cays Park Master Preferred Plan Design Option and provide direction to City Council on the Preferred Plan design and theme.

FISCAL IMPACT:

The cost of services outlined by the current agreement with Schmidt Design Group totals \$225,967 with funding allocated in the Cays Park Master Plan project account (40070000-97170-18008). Cost estimates for the future renovation of Cays Park will be determined by the amenities selected and project scope determined by City Council.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Not Applicable.

PUBLIC NOTICE:

No notice required.

ATTACHMENTS:

1. Link to [Minutes from Parks & Recreation Commission – November 2023](#)
2. Link to [Preferred Park Design](#)
3. Link to Preferred Park Design – [Park Amenities Summary](#)
4. Link to Preferred Park Design - [Parking Summary](#)

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