



CITY OF CORONADO

CITY COUNCIL STAFF REPORT

October 4, 2022

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CAYS PARK MASTER PLAN CONSULTANT SERVICES REQUEST FOR PROPOSAL AND CONSIDERATION OF PROGRAMMATIC ALTERNATIVES FOR CAYS PARK USE

RECOMMENDATION:

Authorization to release the Request for Proposal (RFP) for Coronado Cays Park Master Plan Consultant Services.

Discuss and provide direction on possible programmatic alternatives that could be instituted in the short to mid-term to achieve the City Council-directed Master Plan options of: 1) maintaining 100% of the current active space; 2) maintaining 75% of current active space and 25% more passive space; and 3) maintaining 50% of current active space and 50% more passive space.

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 15 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. In July 2019, the City initiated a park master planning effort for needed rehabilitation and to identify other new or changed elements to support the Park and community needs for decades to come. The planning process was interrupted by the pandemic, and the year-plus delay coupled with changing community attitudes and interest in park use supported the recent decision to restart the process.

ANALYSIS:

To facilitate this new start for the Cays Park Master Plan, the City Council terminated an existing consultant contract for landscape design services and directed City staff to prepare a solicitation for an alternative consultant for the park master planning process, to include robust community engagement from residents and other stakeholders. Staff requests Council feedback on the draft RFP and approval to release the solicitation. Staff will return to the City Council for approval of an agreement with the recommended consultant.

With a new start to the park planning process, staff recognized the inherent delay in physical and programmatic changes to the park and the impact on community members who desire changes to occur more quickly. Staff considered various policies that could be implemented prior to the adoption and build-out of the master plan that would achieve programming alternatives identified by the City Council. Notably, the City's Field Use and Allocation Policy which governs the prioritization and allocation of field space for organized sports could be modified at the Council's discretion.

Staff developed some programmatic alternatives for consideration. These alternatives could be implemented prior to, and could continue in place after, the adoption of the Master Plan and build-out of the resulting physical changes to the park. City Council may direct more than one programmatic option for review, trial, and implementation, or may choose to make no changes at this time.

Policy Options

Option 1: Amend the athletic field allocation permitting periods to three seasons per year

Currently, there are two, six-month permitting periods for athletic field allocation: January through June, and July through December. Staff recommends amending this policy to three sessions: January through May, June through August, and September through December. Each organization will be required to sign and submit permit documents six weeks before the start of each period.

By administering three permitting periods, the Recreation and Golf Services Department will be able to better manage seasonal needs and priorities. The Department will also have more opportunity to plan and reserve city and recreation summer programs. The three permitting periods also align with the school calendar.

Option 2: Alter the number of programmed fields for active use

To address the high density of active users on Cays Park, City Council may consider reducing the permitted space for active and programmed activities. Currently, all four fields at Cays Park are reserved for programmed use daily.

- a) To maintain existing active programmed use levels at 100% of the current level, maintain four fields available for active use reservations.
- b) To maintain 75% of active space and 25% more passive space, reduce the number of reservable fields from four to three.
- c) To maintain 50% active space and 50% more passive space, reduce the number of reservable fields from four to two.

Recreation and Golf services staff met with the Coronado Football Club (CFC) to discuss the feasibility of various 100%, 75% and 50% options for Cays Park usage. The CFC indicated that they could support their current number of competitive teams by utilizing three fields, i.e. the 75% alternative. They indicated that they would need fields 1, 2, and 4 to accomplish this successfully. The CFC indicated that they could not sustain their operational viability if only two fields were available for their use, i.e. the 50% alternative.

Option 3: Alter the number of programmed reservable hours

Cays Park is currently reserved for active use 38 hours per week – 3 to 7 p.m. Monday through Friday, and 8 a.m. to 5 p.m. Saturday and Sunday.

- a) To maintain the current active use at 100%, do not change the reservable hours.
- b) To maintain 75% of active use and 25% more passive use, reservable hours would be reduced from 38 hours a week to 28.5 hours per week.
- c) To maintain 50% of active use and 50% more passive use, reservable hours would have to be reduced from 38 hours a week to 19 hours per week.

Option 4: Require a minimum of two teams per field when an organization reserves more than one field

This option aims to increase density on athletic fields while reducing active use around Cays Park by requiring organizations to have a minimum of two teams per field if they reserve more than

one field at any given time. This policy will not apply to smaller organizations which only reserve one field.

Option 5: Limit the maximum number of fields an organization can reserve

This policy option suggests limiting the maximum number of fields an organization can reserve on a weekly basis to reduce overall density as well as increase the ability for other groups to reserve space.

Option 6: Prioritize field use by age group

Using Sunset Park as a guide, City Council may direct reservations in Cays Park be prioritized by age group. For instance, if younger groups are prioritized, organizations may be able to consolidate practices onto fewer and/or smaller fields and may not require as long of practice times.

Additional Information on Field Usage and Management

The Crown City Classic and Holiday Cup soccer tournaments are well known and well attended sporting events that take place over the span of four weekends a year at Cays Park, Tideland Park, Sunset Park and Coronado Unified School District fields. These tournaments are open to any organization who is affiliated with United States Youth Soccer Association, FIFA, or the American Youth Soccer Organization. During tournaments, parking, trash, traffic, noise, and other facilities in the Cays, and at the other tournament locations, are impacted due to the substantial numbers of players and spectators. To improve staff coordination and interdepartmental awareness, those events will be coordinated through the City special event permitting process.

The existing City Council policy on proof of residency will be fully implemented this fall with all sports group reservations, in a process that will be audited and includes the same document submission which is already done for all participants in Recreation and Golf Services Department sponsored programs.

Periodic monitoring of field use will be done by the Recreation and Golf Services Department in order to capture and maintain better utilization records for sports field use. At least three samples for each day of the week will be done in October 2022, and the process will be repeated again in the spring.

FISCAL IMPACT:

In Fiscal Year 2021-2022, Recreation and Golf Services collected \$6,958 in field use fees for Cays Park. If programmed activity on Cays Park is reduced, the field fees for Cays Park could be reduced by an undetermined amount.

ALTERNATIVE:

The City Council could direct staff to implement a policy that combines various aspects in the options listed above. The City Council could decide to not adopt any of the above alternatives and to wait until the Master Plan is complete before considering whether to make any programmatic changes to field use at Cays Park.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Not Applicable.

PUBLIC NOTICE:

No notice required.

ATTACHMENTS:

1. Cays Park Current Field Areas and Reservations
2. Request for Proposal – Cays Park Master Plan Consultant Services

Submitted By: City Manager's Office and Recreation and Golf Services Department / Tony Winney and Ellie Oppenheim