

RESOLUTION NO. 2024-148

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
REVISING THE ADOPTED PROGRAMMING/DESIGN FOR PHASE I OF
DUNES CITY PARK – PROJECT NUMBER QLP 2017 – INCLUDING
CHANGING TENNIS COURTS TO INCLUDE PICKLEBALL COURTS AND
ADDING LIGHTING TO ALL OR PART OF THE PARK.

WHEREAS, On May 17, 2005, the City Council passed Resolution 2005-130 adopting the University Village Specific Plan. Included in the University Village Specific Plan is the park at the Dunes, now known as Dunes City Park; and

WHEREAS, several parks have been planned for development within Marina. On June 21, 2005, City Council passed Resolution 2005-159 Adopting a Negative Declaration and Parks and Recreation Facilities Master Plan. The Master Plan served as the basis for the preliminary planning for the city parks; and

WHEREAS, community outreach for parks planning was held on November 13, 2018. The design consultant team retained by the City, Verde Design, prepared parks concept plans for various City parks, including the Dunes City Park, that were presented to a joint Public Works Commission and Recreation & Cultural Services Commission on February 21, 2019; and

WHEREAS, in the years since, the City has actively engaged the community and City Council through multiple community outreach events, Commission meetings and City Council meetings; and

WHEREAS, the original design included four pickleball courts but was subsequently changed to two tennis courts and the Recreation & Cultural Services Commission, with input from the public, recommends eliminating tennis courts and replacing them with 6 to 8 pickleball courts; and

WHEREAS, on February 6, 2024, City Council approved an updated design for Dunes City Park **(EXHIBIT A)** with feedback to consider changing the configuration of tennis courts to include pickleball courts; and

WHEREAS, The Recreation & Cultural Services Commission, based on public input, recommends lighting specific program elements including pickleball courts, multi-use court, fitness court, volleyball court, and pathways, and extending park hours to provide extended access to these amenities and the park as a whole, especially in the winter months when the sun sets around 5pm. In order to be sensitive to neighbors and MIRA, Recreation & Cultural Services Commission recommends all lighting be designed to minimize light pollution and protect the night sky; and

WHEREAS, activating the park at night will benefit the Aquatics & Sports Complex operation; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that does hereby approve revising programming/design for Phase 1 of Dunes City Park.

1. Changing two tennis courts to six to eight pickleball courts; and
2. Adding lighting to pickleball courts, multi-use courts, fitness court, volleyball court, and pathways.

3. six (6) pickleball courts, adding lighting to pickleball courts, multi-use court, fitness court, volleyball courts, and pathways while consulting MIRA on Darksby; and
4. Staff to hold discussions with MPUSD on updating the Los Arboles Middle School (LAMS) to two (2) tennis courts and to come back to Council in January with updated cost estimates; and
5. If MPUSD declines then we do one (1) tennis court and two (2) pickleball courts

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 17th day of December 2024, by the following vote:

AYES: COUNCIL MEMBERS: McCarthy, Biala, Delgado

NOES: COUNCIL MEMBERS: McAdams, Visscher

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

EXHIBIT A



December 11, 2024

Honorable Mayor and Members
of the Marina City Council

Item No. **13c**

City Council Meeting
of December 17, 2024

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2024-,
REVISING THE ADOPTED PROGRAMMING/DESIGN FOR PHASE I OF
DUNES CITY PARK - PROJECT NUMBER QLP 2017 - INCLUDING
CHANGING TENNIS COURTS TO INCLUDE PICKLEBALL COURTS
AND ADDING LIGHTING TO ALL OR PART OF THE PARK.**

REQUEST:

It is requested that the City Council adopt Resolution No. 2024-, project number QLP 2017, to revise the adopted programming/design for Phase I of Dunes City Park including:

1. Changing two tennis courts back to pickleball courts; and
2. Adding lighting to pickleball courts, multi-use court, fitness court, volleyball courts, and pathways.

BACKGROUND:

On May 17, 2005, the City Council passed Resolution 2005-130 adopting the University Village Specific Plan. Included in the University Village Specific Plan is the park at the Dunes, now known as Dunes City Park.

Several parks have been planned for development within Marina. On June 21, 2005, City Council passed Resolution 2005-159 Adopting a Negative Declaration and Parks and Recreation Facilities Master Plan. The Master Plan served as the basis for the preliminary planning for the city parks.

Community outreach for parks planning was held on November 13, 2018. The design consultant team retained by the City, Verde Design (Verde), prepared parks concept plans for City various parks, including the Dunes City Park, that were presented to a joint Public Works Commission and Recreation and Cultural Services Commission on February 21, 2019.

On April 9, 2019, City Council received a presentation and provided input on Dunes City Park concepts.

In the years since, the City has actively engaged the community and the City Council, through multiple community outreach events and Council meetings

On February 6, 2024, City Council approved an updated design for Option 2 (**EXHIBIT A**) with the following feedback:

Consider converting two tennis courts to one tennis court and two pickleball courts; and

Consider adding windscreen to tennis/pickleball courts.

In subsequent meetings, Council has asked staff if it is possible to blend or overlay pickleball courts on tennis courts.

On November 18, 2024, City Council directed staff to finalize the design of the Marina Aquatics & Sport Complex and to coordinate with concurrent Dunes City Park Project to ensure a cohesive design.

ANALYSIS:

The original design included four pickleball courts but was subsequently changed to two tennis courts. However, the Recreation & Cultural Services Commission, with input from the public, recommends eliminating tennis courts and replacing them with 6 to 8 pickleball courts.

Additionally, with direction to proceed with the Marina Aquatics & Sports Complex, which is directly adjacent to Dunes City Park, it is prudent for the City to consider potential updates to the park design to maximize the potential symbiotic relationship between the Marina Aquatics & Sports Complex and the park.

Both spaces are designed to be very active with multiple court sports, fitness stations, group exercise studios, and walking options available both indoor and outdoor. The Recreation & Cultural Services Commission, based on public input, recommends lighting specific program elements including pickleball courts, multi-use court, fitness court, volleyball court, and pathways, and extending park hours to provide extended access to these amenities and the park as a whole, especially in the winter months when the sun sets around 5pm. In order to be sensitive to neighbors and MIRA, Recreation & Cultural Services Commission recommends all lighting be designed to minimize light pollution and protect the night sky.

This relationship will benefit the Aquatics & Sports Complex by providing flexibility to move programming indoor or outdoor depending on need, demand, weather, etc. or expand programming by utilizing both indoor and outdoor spaces simultaneously.

Activating the park at night will also support the Aquatics & Sports Complex business model by driving more sales in the café.

FISCAL IMPACT:

No fiscal implications at this time.

The Dunes City Park Project is included in the Capital Improvement Program budget, QLP 2017. Prior year funding includes \$5.1 million. An additional developer contribution of \$4.678 million is expected to be transferred and accepted during a future City Council meeting for the award of the construction contract for the Dunes City Park Phase 1 project.

The preliminary estimate is \$9.5 million for the proposed phase 1 project.

California Environmental Quality Act (CEQA)

The presentation and providing input for Dunes City Park is not a project as defined by the California Environmental Quality Act (CEQA) per Article 20 Section 15378 and under General Rule Article 5 Section 15061.

CONCLUSION:

This request is submitted to the City Council for consideration and direction.

Respectfully submitted,

Andrea M. Willer, Ed.D.
Recreation & Cultural Services Director
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina