

City of Marina Parks & Recreation Facilities Master Plan



Adopted by the Marina City Council
June 21, 2005

CITY OF MARINA

PARKS AND RECREATION FACILITIES MASTER PLAN

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EXECUTIVE SUMMARY

Mission Statement

“The City of Marina is committed to establishing and maintaining facilities, parks and services that enhance the quality of life for all ages, cultural origins and abilities.”

This City of Marina Parks and Recreation Facilities Master Plan (Plan) serves as a guide to the future development and improvement of parks and recreational facilities in the City of Marina. Presently, the Public Works Department is responsible for parks maintenance and the Recreation Division of the Public Safety Department is responsible for recreational programs. The Plan also serves as an inventory of existing park facilities and open space, identifies the City’s future parks and recreation facility needs, and identifies potential sites for the development of future parks and open space.

Marina’s population is expected to double over the next 20 years. This presents considerable opportunities and challenges in identifying the City’s needs, identifying sites, and developing cost effective cost estimates for future parks and recreation facilities. Upon adoption, the recommendations will be incorporated into the City of Marina’s Capital Improvements Program (CIP) for further prioritization and implementation.

INTRODUCTION

The City’s objectives in preparing the Parks and Recreation Facilities Plan include the following:

1. Create a vision of Marina’s specific goals, objectives and policies for parks and recreational facilities development in the present and through 2020 and beyond;
2. Build on Marina’s assets, recognizing that the City is likely to double in population between 2005 and 2020;
3. Formulate new ideas and strategies to effectively plan for growth; and
4. Develop specific recommendations for achieving these goals through the development of new facilities.

Marina is experiencing major development opportunities within the 2005 City boundaries over the next 15 years through the redevelopment of portions of former Fort Ord (South Marina) and development near the northern boundary of the city. These projects will be dedicating land for parks and open space, constructing park facilities, and paying park fees to the City for the development of parks and related facilities for existing and new Marina residents, visitors and workers.

The Needs Assessment section of the Plan provides an inventory of existing parks by location, sizes, and facility type. This information can be used as a baseline to implement Plan policies and apply park and recreation facility standards to new projects. This information will also serve as a reference to identify projects and compare, predict and analyze recreational programming costs and recreation facilities maintenance costs.

The Design Concepts section identifies potential new park sites and facilities as well as improvement projects for existing park sites. Cost estimates for these concepts have been incorporated into the City's Capital Improvements Program (CIP). The CIP serves to prioritize parks and recreation projects and balance their implementation with other capital projects and financing availability.

The Design Concepts and Program Recommendations chapter addresses improvements to facilities and sites identified in the Needs Assessment chapter. These recommendations are also driven by specific policies identified in the Goals, Objectives and Policies chapter.

Though significant progress can be achieved by following through with Plan implementation, new opportunities will continue to arise, particularly when the City is in a growth period. Therefore, this Plan should be updated every five years in order to ensure that it continues to serve as an effective tool that reflects the needs of a growing and changing community.

Recreational programs are also dictated by the changing needs of future residents and employees. However, while this Plan provides a summary of existing 2005 recreational programs, the Plan focuses primarily on the existing and future needs of the community for parks and recreation facilities.

SUMMARY OF PLANNING PROCESS

The 2005 Parks and Recreation Facilities Master Plan update process began with a research program that included data collection, a needs assessment and community input. The update process took a comprehensive look toward the future and provided a broad community input and facility design process, followed by the development of design options, funding mechanisms, and cost estimates for each facility.

During the planning process, the following five key goals emerged:

- Create a unified City by linking Central Marina with Southern and Northern Marina as the City grows and develops.
- Develop a trail system that links community and neighborhood parks, the beach and related facilities.
- Develop a quality central recreation complex to accommodate recreation programs for people of all ages.
- Improve the management structure of Marina's parks and recreation facilities and consider innovative partnerships with non-profits organizations and private-public recreation development and management companies to maximize resources.
- Prioritize the improvement of existing parks and development of new parks.

Recreation and park facility planning is based on an approach that evaluates efficiency and costs that integrate park facilities and recreation programs with residents. Areas of focused planning include analysis of:

- Existing developed and underdeveloped parks and recreation facilities;
- New and expanded park and recreation facilities; and
- Existing and new trails and open space.

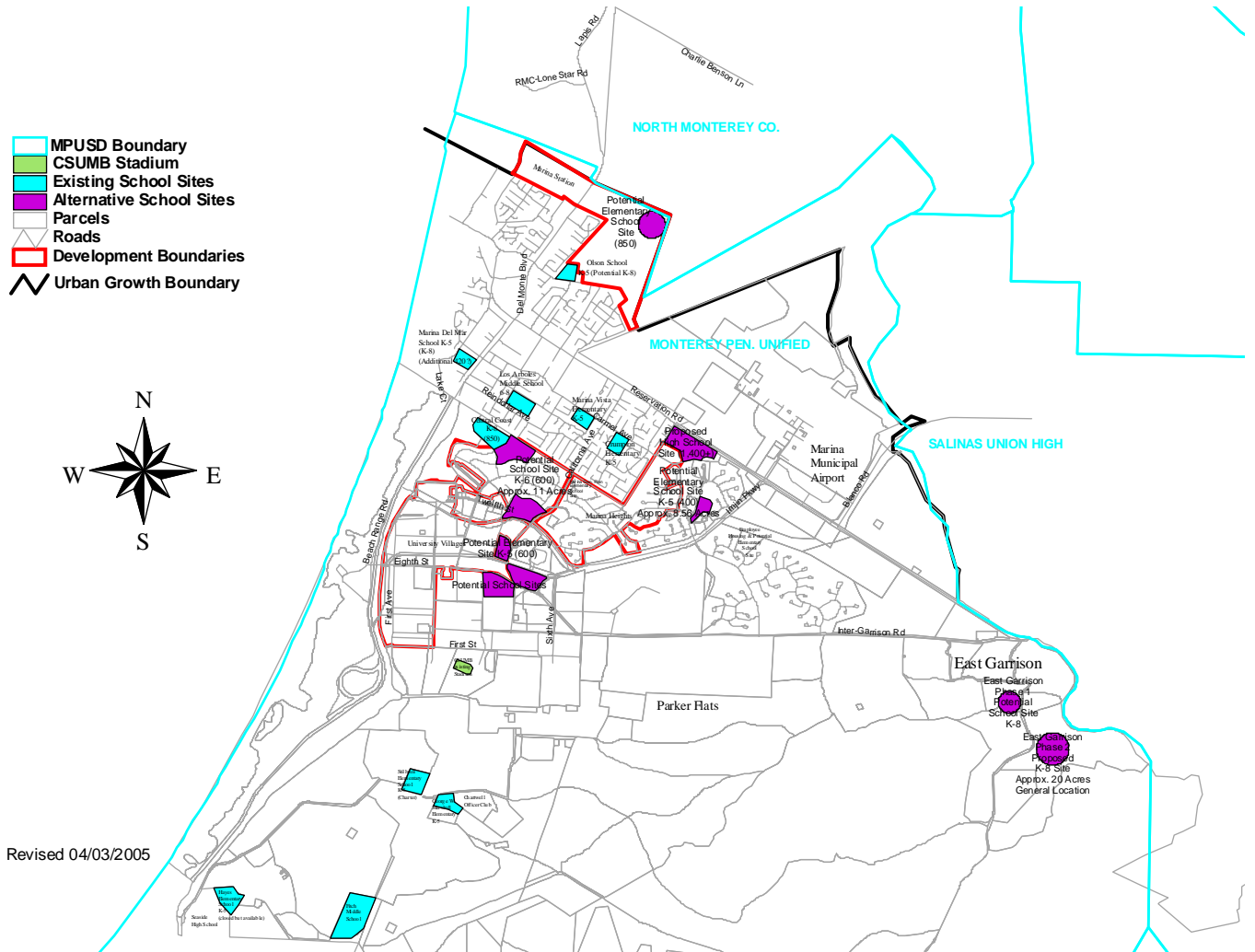
Input was solicited from the Recreation and Community Services Commission, city staff, developers, and Monterey Peninsula Unified School District (MPUSD) staff on issues such as facility and program needs, development, maintenance, siting, and design.

Community input was solicited through a series of community meetings and the use of a City-wide mail survey (see Appendices C-E). The survey questions focused on facility types and concepts. The community meeting participants also commented on facility concepts and identified specific locations for upgraded parks facilities.

A site analysis and field survey documented existing parks and future parks and school sites. The documentation noted special features and identified required improvements for each site (see Design Concept Chapter).

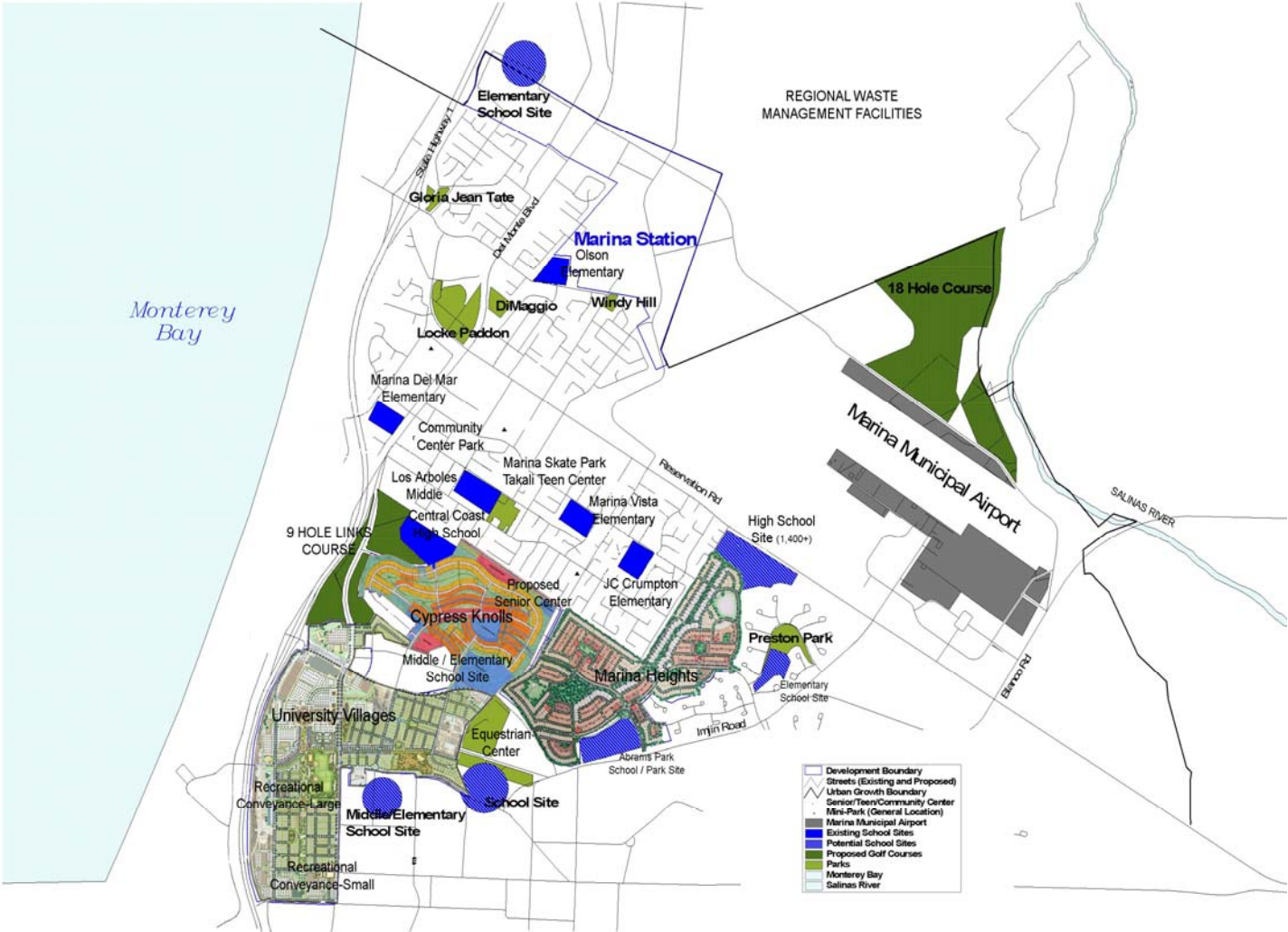
School locations often determine the location for many of the City's recreational facilities. Figure 1 below shows school siting options, many of which affect the development of alternatives for new recreation facilities.

Figure 1: Potential New School Sites



The site analysis also evaluated existing and future housing and commercial developments. Figure 2 provides a schematic site analysis to illustrate the distribution of the City's existing parks and facilities which further illustrates the overall recreational needs of the community.

Figure 2: Existing Parks and Proposed New Development



RECREATION PROGRAMS

The City and various community organizations offer Marina residents a wide variety of recreational programs. However, the anticipated increase in population will require an expansion of new programs for children, teens, adults and seniors.

A constant monitoring of community program needs by the City's Recreation staff is required in order to ensure appropriate levels of service. Promotion of recreation programs through the use of media, signage and outreach is also important. In addition, Recreation staff should continue to solicit meaningful input as development and refinement of recreation plans and programs evolve.

Existing Recreation Programs and Services

In 2004, the Recreation Division founded a new Youth Basketball League, featuring four teams of 9-13 year olds in both boys' and girls' divisions. During January and February, the League conducted six weeks of regular season play, followed by a gala Championship Day. A total of 87 youngsters played in the League. The popularity of this in-house league has led to the staging of three basketball special event tournaments in the months between the leagues.

The Recreation Division maintains strong associations with three community youth sports leagues and one area adult league. Each year, Marina Pony Baseball, Marina Youth Football, and Marina Youth Soccer involve some 800 Marina children ages 8-15. The Monterey Peninsula Soccer League annually conducts spring and fall leagues at Gloria Jean Tate Park.

The Recreation Division also works with local instructors to produce weekly classes at the Recreation Center in South Marina. Currently, sessions are held for Jazzercise, two disciplines of Martial Arts training, and the Monterey Outriggers Club.

A favorite of local riding enthusiasts continues to be the Marina Equestrian Center, located in South Marina. The Marina Equestrian Association currently operates the Center. Star Riders conducts horseback riding sessions for children with disabilities.

In House After School Programs

The Recreation Division conducts year-round after school drop-in programs at the Community Center and the Teen Center. Both facilities are operated by full time staff and are open afternoon to-mid-evening hours, Monday through Friday.

The Community Center is the site of the Youth Program, which provides activities for children ages 5-12. The Recreation Division publishes a 30-day calendar of events, which is delivered to over 2,100 school children the first Wednesday of every month. Each day, some 40-60 children visit the facility for activities including homework time, pool, ping pong,

kickball, dodge ball, open gym, video games, and cooking and baking. There is one published special event per day, leaving ample time for free play.

The Recreation Division programs include activities at the Water City Roller Hockey facility, which is located in South Marina. The program offers frequent introductory clinics and youth and adult classes. The program also features the annual High School Roller Hockey League, which hosts teams from throughout the central coast area.

Annual Recreation Programs

The fall Men's Basketball League includes 6-8 teams with 75-100 participants. Games take place at Los Arboles Middle School. Per past practice, Marina resident teams (with 75% city residents) can register at a discount for City adult sports leagues.

Softball is played throughout the year in Marina. From 2003 to 2005, the Recreation Division has offered leagues for men's slowpitch, coed socko, coed slowpitch, and men's fastpitch teams. The Recreation Division is the leading softball league in CPRS District VI. Some 450 players participate each year. Games take place at the Los Arboles Sports Complex. Fall men's slowpitch is the largest of the leagues, with 14 teams playing in 2004. Coed socko, coed slowpitch, and men's fast-pitch take place in winter-spring 2005.

In late spring, the Recreation Division offers golf and tennis instruction for young people, through local professionals. A popular annual project is the Summer Youth Program. In 2004, the agenda for the Community Center children doubled in activities. Each week, field trips were offered for tennis, golf, swimming, roller skating, bowling, and horseback riding.

A special Kids Fun Week kicked off the 2004 summer program during the first week following the end of school in June. This free-of-charge special event featured five activities in eight days, including a skating exhibition at the new park, the annual Bike Rodeo, the inaugural Marina Youth Putting Championship, and a hoop show and contest with the Basketball Jones Traveling Mini-Camp.

At the Teen Center, Recreation Division staff conducted a seven-week agenda of Friday field trips, including visits to the California Rodeo and the Monterey Aquarium. Staff worked with the Police Athletic/Activities League once again in 2004 to present a summer trip to Huntington Beach. Also within the Department of Public Safety is the DARE (Drug Awareness and Resistance Education) program.

In August of 2004, staff produced the first Golftrek for Marina Rec, an event designed to benefit current and new youth recreation events. In its first year, the event garnered \$5,500 in community sponsorships. The Recreation Division continues to develop necessary new income streams through community sponsorship of youth programs and special events.

POPULATION AND DEMOGRAPHICS

Introduction

Demographics provide information for determining current and future park and recreation facilities needs. It analyzes current and projected demographic and socioeconomic trends including population and age grouping ranges of residents. The demographic variables and forecasts are used to compare the perceived needs and wants with the numbers of potential users of recreational facilities.

Demographic information assists in assessing and determining current and future park and recreation facilities needs. These identified “needs” are then analyzed in the “Needs Assessment” chapter in order to gauge and determine facility capacities and shortfalls

For historical perspective, Marina experienced a significant population decrease during the 1990’s with the closing of Fort Ord. By 2005 Marina had regained some of its population loss, and was approaching a population of 20,000. During this period of population reduction and transition it was difficult to develop and implement many park and recreation facility improvements with decreasing and few new revenue sources.

The information in this section is based on available data from the U.S. Census Bureau, Department of Finance (DOF), the Association of Monterey Bay Area Government (AMBAG), and various other informational sources, including the Marina Housing Element.

Population Trends

In 1980, the population of Marina was 20,647. By 1990 the population had increased to 26,436 (reference Table 1), an increase of approximately 28 percent. From 1990 to 2000 however, the City’s population fell abruptly by 27.5 percent to total 19,163 (2000 Census) as a result of base closure at Fort Ord. In contrast, Monterey County’s overall population increased 13 percent during this same period (See Table 1).

**Table 1: Population Growth, 1980-2000
Marina, Monterey County & California**

Area	1980 Population	1990 Population	Percent Change 1980 to 1990	2000 Population Number	Percent Change 1990 to 2000
Marina	20,647	26,436	28.0	19,163*	-27.5
Monterey County	290,444	355,660	22.5	401,762	13.0
California	23,668,862	29,760,021	25.7	33,871,648	13.8

Source: 1980, 1990, & 2000 U.S. Census
Census 2000 Certified Correction (April 2003)

Table 2 shows the AMBAG Population Estimates and Projections for Marina and Monterey County for the years 2002 through 2007. By 2007, Marina's population is estimated to

increase to 25,539 persons while Monterey County's population is projected at 422,513 persons.

**Table 2: Population Estimates & Projections
AMBAG Projections, 2000-2007**

	2002	2007	Percent Change
Marina	19,163	25,539 ¹	33.3
Monterey County	401,762	422,513	5.2

Source: 2001 Monterey County Regional Housing Needs Allocation Plan

¹ Census 2000. FOG population estimate 1/1/02 – 20,994.

Over the next 15 years, Marina is expected to experience significant growth. By the year 2020, Marina’s population is projected to range between 38,000 to 40,000, including current and projected residents of the Frederick-Schoonover housing area and CSUMB’s North Quad new non-student housing. Policies in the City of Marina General Plan currently accommodate an increase of approximately 15,700 to 17,400 new residents through 2020, depending on future average household size (i.e., 2.6 or 2.8 residents per household) and the number of units expected to be developed in Central Marina through redevelopment and mixed use (400 to 600 units between 2000 and 2020). An additional 400 residents would be expected with City Council approval of a proposed General Plan amendment to expand the Cypress Knolls project in South Marina, resulting in a 20-year population growth of 16,100 to 17,800 new residents.

The estimated increase is equivalent to an 82 to 91 percent population growth over a 20 year period for an average annual growth rate of 4.1 to 4.5 percent between 2000 and 2020. With inclusion of an expanded Cypress Knolls project, the average annual growth rate in the City would range from 4.2 to 4.6 percent.

Age Characteristics

Analysis of age group changes can provide valuable insight in determining future parks and recreation needs. By assessing whether certain age cohorts or groups are increasing or decreasing over time, the City can assess the appropriate need for certain types of parks and recreational facilities and programs.

2000 U.S. Census data reveals that the proportion of Marina residents 0-9 years of age declined from 19.1 percent of the population in 1990 to 12.0 percent of the population in 2000. In contrast, the 40-49 years age group increased from 8.8 percent of the population in 1990 to 15.4 percent of the population in 2000. The 60 years and over age group percentage increased from 7.0 percent in 1990 to 11.1 percent in 2000.

Family Households decreased from 83.3 percent of total households in 1990 to 71.3 percent in 2000. Female-head of Households increased from 11.0 percent in 1990 to 15.1 percent in 2000. Non-family Households increased from 1990 to 2000 by 12.0 percentage points, and Married-Couple Families decreased 17.7 percentage points during the same time period.

In general, the population in Marina is aging, with the highest growth rate within the 40 to 49 age group. The decline in younger families, substantial increase in “empty-nesters”, and increase in persons of retired age is a trend, which has resulted in a decline in the creation of new families.

Household Size

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate. Household size will decline where the population is aging, or when there is an immigration of single residents outside childbearing age.

The Average Household Size decreased in Marina between 1990 and 2000 (See Table 3). In 1990, Marina’s Average Household Size was 3.05 while the County’s Average Household Size was 2.96. Average Household Size in 2000 was 2.79 persons per household for Marina and 3.14 for the County.

Table 3: Average Household Size, Marina & Monterey County, 1990-2000

Area	Year	Number of Households	Population in Households	Average Household Size
Marina	1990	7,908	24,109	3.05
	2000	6,745	18,794*	2.79
Monterey County	1990	112,965	334,549	2.96
	2000	121,236	380,786	3.14

* Does not include U.S. Census Bureau, January 2002, or April 2003 Certified Correction of population total.
Source: 1990 and 2000 U.S. Census

Household Income Characteristics

Median Family Income in Marina increased 59.8 percent from 1990 to 2000 to \$46,139. Median Household Income in 2000 was \$43,000. The County had a higher Median Family and Median Household Income than Marina in both 1990 and 2000.

Table 4: Median Family and Household Income, 1990-2000

Area	1990		2000	
	Median	Median	Median	Median
	Family	Household	Family	Household
Marina	\$28,870	\$29,043	\$46,139	\$43,000
Monterey County	36,223	33,520	51,169	48,305
California	40,559	35,798	53,025	47,493
United States	35,225	30,056	50,046	41,994

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

Lower Income

An income less than 80 percent of the median, adjusted for family size, is classified as “lower income” by the U.S. Department of Housing and Urban Development. Eighty (80) percent of the median household income in 2000 was \$34,400 (Marina) and \$38,644 (Monterey County). U.S. Census data indicates that the proportion of lower income households in Marina in 2000 did not change significantly from that in 1990—i.e., 38.1 percent and 38.4 percent, respectively. However, households with incomes below the poverty level did increase during this decade.

Families and individuals experiencing the most severe income deficiencies are those with incomes that fall below the poverty level as computed by the U.S. Census. Table 5 identifies the number and percentage of Marina and Monterey County families and individuals with incomes below the poverty level based upon the 2000 U.S. Census. It indicates that the proportion of families and individuals in Marina at poverty level has increased from the previous decade: 520 families, or 10.7 percent, of all Marina families had poverty level incomes in 1999, compared to 8.5 percent in 1989. The percentage of individuals at or below poverty level in Marina in 1999 was 13.1 percent, compared to 9.6 percent in 1989.

Table 5: Families and Individuals Below Poverty Level, 1989 and 1999

	Poverty Status in 1999			
	Families	%	Individuals	%
Marina	520	10.7	2,518	13.1
Monterey County	8,620	9.7	51,692	13.5
	Poverty Status in 1989			
	Families	%	Individuals	%
Marina	568	8.5	2,328	9.6
Monterey County	7,118	8.5	38,818	11.6

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

Overcrowded Housing Units

The 2000 U.S. Census defines overcrowding to be 1.01 or more persons per room. Overcrowded households are usually a reflection of the lack of affordable housing available. Table 6 indicates that in 1990, overcrowding was 12 percent (944 units) of the total occupied housing units as identified by the 1990 U.S. Census. In 2000, overcrowding was 15.4 percent of the total occupied housing units. This was a 3.4 percentage point increase from 1990 to 2000. Severe overcrowding (1.51 occupants per room or more) in Marina in 1990 was 5 percent, and increased to 7.8 percent in 2000.

Table 6: Overcrowded Housing Units, Marina, 1990-2000

	1990		2000	
	Number	Percent	Number	Percent
Occupied Housing Units	7,908	100.0	6,749	100.0
Occupants Per Room				
0.50 or Less	3,515	44.4	3,435	50.9
0.51 to 1.00	3,649	46.1	2,270	33.6
1.01 to 1.50	550	7.0	515	7.6
1.51 to 2.00	291	3.7	306	4.5
2.01 or More	103	1.3	223	3.3

Source: U.S. Census Bureau, Census 2000

Table 7 shows overcrowding by tenure for Marina in 2000. Owner-Occupied Overcrowding was 6.5 percent compared to 23.1 percent for Renter-Occupied Overcrowding. Severe Overcrowding was 1.9 percent for Owner-Occupied Housing Units and 13 percent for Renter-Occupied Housing Units.

Table 7: Overcrowding by Tenure, Marina, 2000

	Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent
Occupied Housing Units	3,087	100.0	3,662	100.0
Occupants Per Room				
0.50 or Less	1,966	63.7	1,469	40.1
0.51 to 1.00	923	29.9	1,347	36.8
1.01 to 1.50	141	4.6	374	10.2
1.51 to 2.00	46	1.5	260	7.1
2.01 or More	11	0.4	212	5.8

Source: U.S. Census Bureau, Census 2000

Higher Concentrations of School Age Children

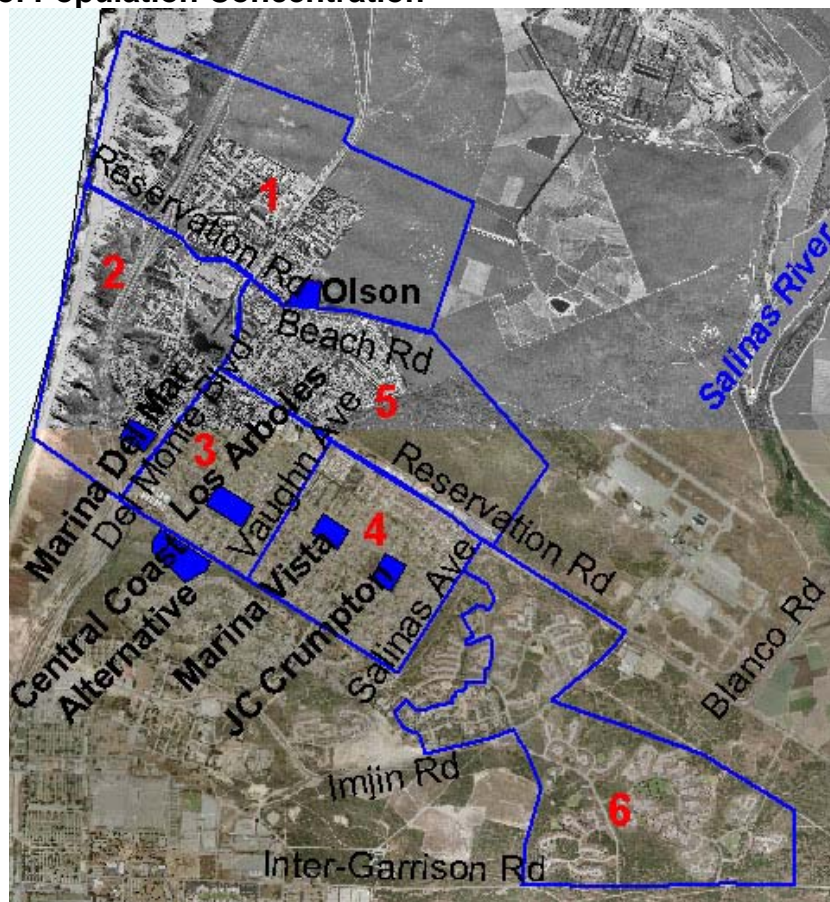
According to a census conducted by the Monterey Peninsula Unified School District in October 2004, the City of Marina had a total of 3,151 students within 4.97 square miles. The analysis also calculated the concentration of students per square mile for six (6) specific areas of the City (See Table 8 and Figure 3 below).

Table 8: Concentration of School per Square Miles

Area #	Square Miles	Total Students	Student Concentration per Sq Mile
1	1.25	346	277
2	0.78	327	418
3	0.46	845	1,838
4	0.57	629	1,096
5	0.78	375	481
6 ¹	1.13	629	556

¹ Preston Park area is within the boundaries of Marina. Schoonover and Frederick's Parks were also included because they are candidates for annexation to Marina.

Figure 3: School Population Concentration



The analysis showed a higher concentration of students in the high density residential areas of Central Marina and a lower concentration of students in the lower density, outer-lying

areas of the City. Areas three (3) and four (4) have the highest concentrations of students. The same areas within Marina have a low per person ratio of parkland acres and a high ratio of youth and teenage recreation program users. These factors should be considered when locating new facilities and planning improvements to existing facilities.

Within Marina, the same areas where there is evidence of overcrowding tend to be the same areas where there are higher concentrations of school age children and higher percentages of poverty and lower income families. A higher proportion of single-parent families and higher population densities also characterize these same areas.

Residents from areas characterized by overcrowding, higher concentrations of school age children, poverty and single parent families are the highest per capita users of City of Marina Recreation Division programs for children, youth/preteens and teenagers. Marina's youth and young adults are using and seeking more active forms of recreation available in Marina through youth leagues, active field play, skateboard park, basketball, bike and trail riding, and playground equipment. They desire access to gyms, weight rooms, indoor swimming pools and beach activities.

In contrast the single-family areas of Marina are where household size is decreasing, medium income is increasing, and the population is aging. An increase in home ownership is a trend with former rental homes and smaller homes being expanded, remodeled and renovated. The over-60 population of retirees that is an increasing percentage of Marina's population is generally located in the single-family homes. This group is seeking more passive recreational activities such as walking trails, additional beach access, and, when available, recreational and fitness activities such as weight rooms and indoor swimming.

Potential New Children – City of Marina

Table 9 predicts the additional school age children who are projected to be Marina residents by 2014. The generation rate is 0.7, which is the same rate the Monterey Peninsula Unified School District is using to identify future school facility needs.

The table indicates that approximately 3,434 additional school age children will be eligible to use City of Marina Parks and Recreation facilities and programs. Existing playing field facilities and youth athletic leagues and Marina Recreation programs for children, youth and teens cannot accommodate the projected number of facilities and expanded programs that will be needed.

Table 9: Projected Number of Housing Units and Additional School-Age Children in Marina Through 2014

New Dwelling Units	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units
Marina Heights	0	106	106	106	106	106	106	106	106	202	1050
University Villages	0	206	206	206	206	206	207	0	0	0	1237
Marina Station	0	0	130	130	130	130	130	130	130	130	1040
Central Marina	11	30	50	50	50	50	50	50	50	50	441
Cypress Knolls	0	0	81	0	0	0	35	0	0	0	116
CSUMB HOUSING	0	0	164	164	164	178	177	177	0	0	1024
Total	11	342	737	656	656	670	704	463	286	382	4907
Total Students Per Year										10 Yr. Total	
0.7 Students per unit	8	239	515	460	460	469	492	324	200	267	3434

Trends and Analysis

Marina’s new population will be participating largely in the new home buying market. Housing prices are increasing significantly so it is reasonable to assume that they will tend to be more affluent. They will or may have more disposable income to spend on recreation than the lower income higher users of services and probably more than the current residents in the single-family housing areas of Marina.

One of the new proposed developments is Cypress Knolls, a senior community. The City’s senior population will increase upon the completion and sale of the 650 senior units. This group of seniors will likely be more affluent than existing residents and also have more disposable income for recreation. The development is proposing recreational amenities internal to the development that will meet some of these additional needs. The development proposal also includes dedication of a two-acre site and the donation of funds to be applied towards the City’s construction of a City Senior Center.

PARK STANDARDS AND DESIGN

Acreage and use standards for park types and recreation facilities are used to assess numbers and sizes of parks in relation to a City's population. These standards help determine facility needs in the City of Marina.

Mini-parks, neighborhood parks, community parks, and special use areas contain various types of recreation facilities, which are defined throughout the Plan. School facilities provide open space and sports fields, which benefit the community. The Plan also addresses regional facilities, open space and trails.

The 2000 Marina General Plan sets forth a parkland goal of 5.3 acres per 1,000 residents. As part of the General Plan revision process pursuant to the Urban Growth Boundary Initiative, a more ambitious target of 10 acres per 1,000 residents was initiated. This broader goal reflects the community's desire and vision for a more expansive parkland and greenbelt system that adequately addresses the needs of Marina's future residents and workers for park and recreational facilities and open space. This Parks Master Plan establishes 10 acres of parkland per 1,000 residents as Marina's ideal goal for total land available for recreation and leisure purposes, including parks, school/park, greenbelts and recreational trails and other open space areas. This new goal drives critical analysis factors, text and charts that follow in this plan.

Park and Recreational Facility Acreage Standards

Park and recreational facility acreage standards identify recreation needs in terms of the number of acres of parkland required per 1,000 population. The standards provided in Table 10-A and 10-B below are based on standards developed by the National Recreation and Park Association (NRPA), but have been modified to reflect the specific needs of the City of Marina and to incorporate the new parkland goal of 10.0 acres of parkland per 1,000 residents. The provision of park standards by type of park facility (mini, neighborhood and community) facilitates the identification of park facility needs and development throughout the City.

Table 10: Park Acreage Standards

Type of Park	Acres per 1000 Population	Size Guidelines (Acres)	Service Area
Neighborhood-Serving	2.75		
Neighborhood Parks		5-10 Acres	Within 1,200 to 1,500 feet of units served
Mini-Park/Sub-neighborhood		1-2 Acres	Within 400 feet of units served
Community Parks	2.25	10+ Acres	Citywide
Sub-Total Improved Parkland	5.0 ¹		
Greenbelts, Other Open Space, School Play and Sports Fields ²	5.0		Citywide
TOTAL	10.0		

1. The 5.0 acres per 1000 population reflects the standard pursuant to the State Quimby Act limiting improved parkland exactions or equivalent in-lieu fees in connection with new subdivisions to 5.0 acres per 1,000 new residents, provided that the City can demonstrate that it meets such standard citywide. If it cannot, parkland exaction is then limited to a lower standard of 3.0 acres of improved parkland per 1,000 new residents.

2 School play fields and sports fields may be credited where these facilities are open and available for public use during non-school hours.

Park Design Guidelines

Park design guidelines reflect a hierarchy of parks that are devoted to meeting the diverse recreational and cultural needs of residents. Classification into park type is based on use, function and acreage. Park organization includes mini parks, neighborhood parks, community parks, special use facilities, regional parks and park/school sites.

The park design guidelines below (summarized in Table 11) can be compared to the condition of existing facilities to identify deficiencies. These standards will also be used to plan new facilities.

Mini Parks

These are smaller parks that typically serve a concentrated or limited population such as pre-school children or senior citizens. They are generally placed in close proximity to homes in higher density residential neighborhoods with little open space. Mini parks are of less value in lower density single-family residential areas characterized by larger lots and usable yards. A large number of scattered mini parks can create a maintenance burden and are not considered as essential in low-density residential areas. Mini parks are generally located within less than one-quarter mile of the population to be served and are most beneficial where neighborhoods are bisected by arterials. The recommended size for a mini park is one to two acres although smaller pocket parks may be created in those neighborhoods where the recommended acreage is not available.

In comparison to neighborhood and community parks, mini parks provide necessary but more limited recreation benefit to the entire community when examined in light of the cost of

construction. For this reason, mini parks are discouraged beyond those already in existence except to meet a specific need in areas of the city with deficiencies in parkland.

Neighborhood Parks

The neighborhood park is the essential core park for residential areas. They provide the most close-at-hand recreational facilities for intense recreational activities/facilities such as field games, court games, playground apparatus, and picnic tables.

Neighborhood parks should be easily accessible to the neighborhood population, geographically centered and within safe walking distance. Normally, neighborhood parks serve a 1/4 to 1/2 mile radius and serve a population of 2,000 to 5,000, or a standard residential neighborhood.

These parks are often developed in conjunction with an elementary school. The desirable site size is 5-10 acres.

Community Park

This type of park should be in an area of diverse environmental quality. Community parks include land with outstanding natural qualities for activities such as walking, viewing, sitting and picnicking. It may include areas suited for intense recreational facilities as found in the neighborhood park and/or athletic complexes and swimming pools, depending on the community needs.

A community park typically serves several neighborhoods within a 1 to 2 mile radius. The desirable size is 10 +acres.

Special Use Recreation Area

These areas do not fit into the other park categories because they vary in character and use from more traditional park sites. Special use areas may contain areas of environmental, cultural and/or historical significance. The landform or designated use for the land may make providing active recreation facilities infeasible, but the land may have value for interpretation and preservation.

Regional Parks

These should be areas of outstanding natural beauty with wooded areas, bodies of water and interesting terrain. They are used for outdoor recreation such as picnicking, boating, fishing, swimming, camping and trail uses.

Regional parks normally serve several communities and are within a maximum of one-hour driving time. They should contain over 200 acres of land and should be developed on a basis of 5 to 10 acres per 1,000 population.

School/Park Site

Planning schools and park sites adjacent to one another has historically proven to benefit a community. The City and the school district should continue to co-plan outdoor facilities with respect to schools and parks.

Open Space

Open Space refers to areas that are generally maintained in a natural state and used as greenways or greenbelts, or for natural resource management or protection. They may include waterways and flood channels throughout the urbanized community. Wherever possible, the greenways should act as a corridor for pedestrian and bicycle use, linking residential, schools, parks and commercial developments.

Table 11: Park Category Descriptions

Park Category	Size in Acres	Description
Mini Parks	up to 2 acres	Specialized facilities that usually serve a concentrated or limited population or specific group such as children or senior citizens. May feature children’s play areas, quiet game areas, landscaping and some sport activities such as multi-purpose courts if space allows. Ideal in close proximity to apartment complexes, townhouses, or elderly housing. May be used to enhance the beauty of the city.
Neighborhood Parks	~5 to 10 acres	A recreation area that provides for indoor and outdoor programs and activities. Neighborhood parks should serve one neighborhood and be centralized within that neighborhood.
Special Use Areas	Varies	Within the City there are special use areas, which do not fit easily within other categories.
Community Parks	10+ acres	A recreation area that provides recreational opportunities for several neighborhoods. Community parks should avoid duplication of facilities already provided in neighborhood recreation parks, and where suitable, be located adjacent to secondary school. They should include such facilities as an aquatic center, provision for evening recreation, indoor facilities, amphitheater, specialized athletic fields, tennis, handball, basketball courts, large and small picnic areas, and barbecue facilities, convenient parking, tot play apparatus and restrooms.
Regional Parks	200+ acres	A recreation area, which provides some remoteness from the urban setting or has features of regional significance including opportunities not possible in other parks within the City park system. This type of park serves a population within a large region -- usually those within an hour’s travel time. A regional park may be the joint effort of more than one government agency. It should be developed to preserve existing natural areas, areas of great scenic beauty, or areas of historic interest. A regional park could include such facilities as arboretums, camping areas, boating and fishing facilities, bicycling, equestrian and hiking trails, golf courses, and other special use facilities.
Open Space/Natural Areas/ Greenbelts	Varies	Natural habitat areas, stream courses, utility easements or other corridors designated in the Open Space and Conservation Element and/or Circulation Element for purpose of preservation of natural resources or circulation. With the exception of greenbelts and small areas improved for passive recreation, open space is clearly distinguished from park acreage and should not be calculated or credited as parkland acreage. Greenbelts are linear parks intended to provide a network of trails for walking, cycling, and horseback riding. A portion may be credited as parkland acreage.

PARK FACILITIES NEEDS ANALYSIS

A goal of the Parks and Recreation Facilities Master Plan is to identify Marina citizen, employee and visitor needs for park and recreation facilities. This has been accomplished by the analysis of the following:

- Community input
- Population and demographic trends
- Existing facilities
- Accepted park and recreation facilities standards
- Land availability for future facility development.

Ask the Community

A written survey (refer to Appendix F for Survey Tabulation) and two Community Meetings were conducted to give the Marina residents the opportunity to provide input to the Plan update. Over 400 people attended the first meeting, many of whom voiced support of the **preservation of the roller hockey use**. Refer to Appendix D for meeting results.

The written survey was distributed to approximately 4,500 homes. Of those, 321 were returned and 304 were included in the first analysis of the data. While the surveys did not reflect the same support for roller hockey as the community meetings, eighteen (18) percent of respondents indicated that they used this facility and support the continued availability of this regional recreational resource.



The written survey results showed clear desire for an indoor swimming pool and gymnasium. Fifty (50) percent of the respondents indicated that the City needed an **indoor swimming pool** and over forty (40) percent desired a **gymnasium with indoor basketball, volleyball and racquetball courts**. Eighty five (85) percent of the respondents indicated a strong desire for a **centrally located recreational complex**.

The next most popular request was for walking **trails, biking trails and picnic areas**. Thirty-five (35) percent of the respondents indicated that they used these activities a lot and forty-five (45) respondents indicated that the City needs more of them. This is a relatively inexpensive activity to accommodate. Trail networks can also serve to link neighborhoods with recreational facilities. The Marina Planning Department has developed a Preliminary Draft Bike and Pedestrian Plan with this same concept and with considerable detailed planning primarily within Central Marina.

Many people commented that **beach access** was an important issue. The City of Marina is within yards of the ocean, yet the State Highway 1 and sand dune bluffs in many places physically and visually separate people from more direct access to the ocean. These concerns prompted the exploration of a citywide circulation diagram.

Table 12: Survey Results

Activity	Response
Swimming Pool	50 percent
Gymnasium	40 percent
Indoor basketball	40 percent
Indoor volleyball	40 percent
Indoor racquetball	40 percent
Centrally located recreation complex	85 percent
Walking and biking trails – Beach access	45 percent
Picnic areas	45 percent
Roller Hockey	18 percent

Existing Facilities Inventory

The team conducted site visits, reviewed documents and made telephone queries in order to inventory existing parks and recreation facilities. Table 13 below summarizes the total existing acreage for parks and recreation facilities, which is approximately 164 acres.

Parks

Marina currently has 66.4 acres of improved park land, which includes a number of neighborhood parks and facilities in Central Marina, the Preston Park Sports Complex, and the Equestrian Center. The large public benefit conveyance site in South Marina is approximately 17 acres. Because the site currently contains the Water City Roller Hockey facility, it is considered a partially improved site.

Schools

Existing public schools within the City of Marina provide public use recreation facilities. The City and MPUSD currently have a joint use agreement in place that allows each agency to program activities on both park and school grounds. Therefore, the school facilities are included in the inventory of existing parks and recreation facilities. Table 13 lists acreages for those portions of school recreation facilities that are available for community-wide use. These schools provide the community with a total of 54.5 acres of parks and recreation facilities.

Table 13: 2005 Inventory of Parks and Recreation Facilities

	Gross Acres	Multi Use Diamond	Multi-Use Field	Walking/BikeTrail	Volley ball	Basket ball	Tennis	Play ground	Multi purpose Room	Community Facility	Gym
Improved Parks											
Gloria Jean Tate	4.2	1	2	0	0	0	0	1	0	1	0
Vince DiMaggio	4.8	0	1	1	0	0	0	0	0	1	0
Los Arboles Middle	16	1	3	1	3	6	4	0	1	1	1
Lock Paddon	15.5	0	0	1	0	0	0	0	0	0	1
Windy Hill	1.8	0	1	1	0	0	0	1	0	0	0
Civic Center ¹	0.3	0	0	0	0	0	0	1	1	1	0
Preston Park ²	9.3	0	0	0	0	2	1	2	0	1	0
Equestrian Center	30.5	0	0	0	0	0	0	0	0	0	0
Sub-Total	82.4	2	7	4	3	8	5	5	2	5	2
Partially Improved											
Large Conveyance Parcel-(with Water City Roller Hockey Bld. & Classroom Spaces	17	0	0	0	0	0	0	0	0	1	1
Sub-Total	17	0	0	0	0	0	0	0	0	1	1
Unimproved Parks											
Small Conveyance	4	0	0	0	0	0	0	0	0	0	0
Abrams Community	22.6	0	0	0	0	0	0	0	0	0	0
Subtotal	26.6	0	0	0	0	0	0	0	0	0	0
School Facilities ³											
Crumpton Elementary	6	0	1	0	2	0	0	0	1	0	0
Marina Del Mar Elementary	5	0	1	0	0	2	0	0	1	0	0
Marina Vista Elementary	5.5	1	1	0	0	0	0	1	1	0	0
Olson Elementary (2)	6	2	0	0	0	3	0	0	1	0	0
Central Coast HS	16	3	2	1	0	2	2	0	1	0	0
Subtotal	38.5	6	5	1	2	7	2	1	5	0	0
Total	164.5	8	12	5	5	15	7	6	7	6	2

Footnotes: 1. Restroom open Daytime only M-F 2. Youth Ball Field 3. School acreage includes park facilities only
Source: City of Marina, 2005.

Regional Parks

Marina residents benefit from Marina State Beach, Fort Ord State Beach, the Bureau of Land Management Recreation Area, the proposed Monterey Horse Park on 390 acres in Parker Flats, and the Fort Ord Dunes State Park, which are located adjacent to the western City boundary. Though these resources provide excellent recreation opportunities for Marina residents, the acreage does not count towards the City’s goal of 10 acres per 1,000 population of parks and recreation facilities.

Municipal Open Space

A significant amount of land is designated as habitat reserve and open space on the General Plan Land Use Diagram. The Diagram shows a total of 1,403 acres within the City Limits and 4,287 acres within the General Plan planning area.

Needs Assessment Criteria

Upon the adoption of this Plan, the City will be adopting the Recreational Facility Development Standards of the National Recreation and Parks Association as a tool to use together with the General Plan standards to assess the City’s parks and recreation needs. These standards are outlined in Table 14.

The “Facilities Need Ratio,” used in Table 14, identifies the need for a particular type of facility based on a community’s population. The additional facilities needed for each activity is provided in five-year increments. This number is based on the need ratio and the City’s population projections, and subtracts the number of existing facilities. This table will be updated as needed to reflect changes in recreational and population trends in order to continue to serve as an accurate analysis of the needs of the community over the life of the master plan.

Table 14: City of Marina Recreational Facilities Demand (2005 to 2020)

Activity	2005 Facilities Inventory	Facilities Need Ratio (1 per)	2005 Population	Need	2010 Population	Need	2015 Population	Need	2020 Population	Need
Tennis	7	2,000	19,600	2.8	24,600	5.3	32,496	9.2	40,391	13.2
Swimming	0	20,000	19,600	1.0	24,600	1.2	32,496	1.6	40,391	2.0
Volleyball	5	5,000	19,600	0.0	24,600	0.0	32,496	1.5	40,391	3.1
Basketball	15	10,000	19,600	0.0	24,600	0.0	32,496	0.0	40,391	0.0
Baseball	8	5,000	19,600	0.0	24,600	0.0	32,496	0.0	40,391	0.1
Softball	8	5,000	19,600	0.0	24,600	0.0	32,496	0.0	40,391	0.1
Football	12	5,000	19,600	0.0	24,600	0.0	32,496	0.0	40,391	0.0
Soccer	12	5,000	19,600	0.0	24,600	0.0	32,496	0.0	40,391	0.0
Hand/ Racquetball	0	20,000	19,600	1.0	24,600	1.2	32,496	1.6	40,391	2.0
Roller Hockey	1	20,000	19,600	0.0	24,600	0.2	32,496	0.6	40,391	1.0
Golf	0	50,000	19,600	0.4	24,600	0.5	32,496	0.6	40,391	0.8
Gym/Wt Room	2	23,000	19,600	0.0	24,600	0.0	32,496	0.0	40,391	0.0
Walk/Jog Trail	5	11,500	19,600	0.0	24,600	0.0	32,496	0.0	40,391	0.0
Playground	6	5,000	19,600	0.0	24,600	0.0	32,496	0.5	40,391	2.1
Group BBQ	0	5,000	19,600	3.9	24,600	4.9	32,496	6.5	40,391	8.1
Picnic Areas – 10 tables	0	3,500	19,600	5.6	24,600	7.0	32,496	9.3	40,391	11.5
Senior Facilities	0	40,000	19,600	0.5	24,600	0.6	32,496	0.8	40,391	1.0
Nature Center.	0	60,000	19,600	0.3	24,600	0.4	32,496	0.5	40,391	0.7
Arena/ Amphitheater	0	76,000	19,000	0.3	24,600	0.3	32,496	0.4	40,391	0.5
Multi- purpose room	7	5,000	19,600	0.0	24,600	0.0	32,496	0.0	40,391	1.1

Source: City of Marina, 2005 and Recreational Facility Development Standards of the National Recreation and Parks Association

Table 15 summarizes the City’s park land acreage needs by using population projections, General Plan standards, and the Parks and Recreation Master Plan standard. While the General Plan standard of 5.3 acres per 1,000 population is consistent with the Quimby Act standard, the required acreage does not include open space. The City’s goal to provide 10 acres of gross park acreage per 1,000 population does include an open space requirement of approximately 4.7 acres per 1,000 population. As Table 15 reflects, by 2020, the City’s goal would be to provide a total of 404 acres of land for parks and recreation facilities and open space.

Table 15: City of Marina Gross Park Acreage Demand (2005-2020)

Park Type	General Plan Standard (Acres/1,000)	2005 Population	Acres Needed	2010 Population	Acres Needed	2015 Population	Acres Needed	2020 Population	Acres Needed
Neighborhood/ Sub-neighborhood Parks	2.5	19,600	49	24,600	61.5	32,496	81.2	40,391	101.0
Community Parks	2.5	19,600	49	24,600	61.5	32,496	81.2	40,391	101.0
Total (Consistent with Quimby Act Standard)	5.0	19,600	98	24,600	123	32,496	162.4	40,391	202.0
Parks and Rec Master Plan Standard (includes open space)	10.0	19,600	196	24,600	246	32,496	325	40,391	404

Source: City of Marina, 2005 and Recreational Facility Development Standards of the National Recreation and Parks Association

Inventory of Available Land and Proposed Dedication of Land, Funding, and Facilities

New Development

Four major development projects are underway in Marina. Because each of these developments will result in population growth and increase the City’s need for parks and recreation facilities, each development has dedicated land, funding and/or facilities to accommodate this future increase in demand. Table 16 summarizes for each project the land and/or facilities dedicated for public park and recreation use.

The Marina City Council adopted the Marina Heights Specific Plan in March 2004. The Specific Plan includes nearly 33 acres of improved park facilities. The General Plan identifies a 38-acre site adjacent to Marina Heights as a potential high school site. The table below reflects that 19-acres of the school site will be available for community-wide use.

Cypress Knolls is a proposed gated retirement community and will be dedicating 1.97 acres to the City for the construction of a Senior Center. This project will also include the dedication of a 20-acre site at the northwest corner of Imjin and California for the development of either a school or a park.

The proposed University Villages Specific Plan includes 43 acres of greenbelts, mini parks and a neighborhood park. Buildout of the parks is projected for 2013. Two public benefit conveyance parcels (approximately 17 acres and 4 acres) are located adjacent to the Specific Plan area and have been identified as potential future park sites.

The proposed Marina Station project is located on Armstrong Ranch at the northwest corner of the City. Though the developer has not finalized the project site plan, a draft concept plan shows the dedication of approximately 31 acres of the site for open space, habitat preserve, ballfields, and parks.

Table 16: Parks & Open Space Acreage Associated with Proposed and Approved Marina Developments

Development	Community Facilities/ Parks	Habitat Reserve	Linear Park Space	Open Space	School/ Park Sites¹	Total Acres
Marina Heights	7.5	8.5	11.2	5.6	0	32.8
Cypress Knolls	2	0	0	0	10	12
University Villages	10.7	0	32.2	0	5	47.9
Marina Station (estimate)	6	10	5		10	31
Total Acres	26.2	18.5	48.4	5.6	25	123.7

1. School/Parks site acreage accounts for 50 percent of dedicated acreage for a school

Reuse of Corporation Yard

The City’s corporate maintenance yard is located on Lake Street. The City plans to relocate this facility to a new and larger corporate yard facility in South Marina. Initial reuse of the Lake Street site will be for storage. Future use (after 8-10 years) could include parking for beach access, restrooms, outdoor showers, group picnic area with covered structure, tables and barbeque pits, a children’s play area, and sand volleyball.

Percolation Pond Parcels

On October 21, 2003, the City Council of the City of Marina adopted Resolution 2003-167 (Appendix H) recommending the consideration of converting existing percolation pond parcels to saleable residential lots and/or Combination Pocket Park/Subterranean Infiltration Basins. Funds obtained from the sale of the residential lots would finance the conversion to and short-term maintenance of the combination parks. Three percolation pond parcels qualify for this program. They are located at the southeast corner of Exeter Place and California Avenue (APN 032-152-044), 3102 Flower Circle (APN 032-231-021), and 457 Reindollar Avenue (APN 032-151-037).

There is interest in the purchase of the Exeter Place/California Avenue site for conversion to a residential use. Because the site is in close proximity to the Flower Circle site, the Flower Circle site could accommodate runoff from the Exeter/California site, should the conversion occur.

Conversion of the Flower Circle and Reindollar Avenue to park sites would add a valuable amenity to a neighborhood that currently lacks neighborhood park access. The Reindollar Avenue site is superior because it fronts a major residential road. If converted to a park site, the Flower Circle/California Avenue site would benefit more than one neighborhood because

it fronts two streets. Because California Avenue will serve as a main link between Central Marina and South Marina, this park site will be highly visible and accessible.

Improved Facilities within Sphere of Influence

Parks and open space provided as part of CSUMB’s North Quad housing development and through future annexation of the Frederick-Schoonover housing area will effectively increase the City’s parkland inventory.

Table 17 summarizes total existing and proposed acreage dedicated for parks and recreation use.

Table 17: Acreage Summary of Existing and Proposed Park Facilities and Open Space

Existing	Park Acreage
Existing Improved Facilities	82.5
Partially Improved Facilities	17
Unimproved Facilities	25.5
Improved Facilities within Sphere of Influence	80
Existing Schools ¹	55
Subtotal	260
Proposed	
Park/Perk Pond x 3	1
Facility adjacent to Central Coast High School	38
Facilities and Open Space in Association with New Marina Developments	99
New School Sites that will Double as Public Facilities (made assumptions for acreage on school sites outside of MH and CK) ¹	65
Bunker Hill, CSUMB – School (Corp. Yard) Site	15
Subtotal	218
Total	478

Source: City of Marina, 2005

¹. Fifty percent of school sites are credited towards park acreage

As stated above, the City will strive to provide 10 acres of parks and recreation facilities and open space per 1,000 population. Table 17 indicates a total of approximately 478 acres of land available to fulfill Marina’s existing and future parks and recreation facility and open space need for 404 acres through 2020.

The next step in the needs assessment is to analyze each site in terms of suitability for the development of a particular facility. This analysis is provided in the next Chapter (Design Opportunities).

GOALS, OBJECTIVES AND POLICIES

Mission Statement

“The City of Marina is committed to establishing and maintaining facilities, parks and services that enhance the quality of life for all ages, cultural origins and abilities.”

What are Goals, Objectives and Policies?

Goals express a community’s values and vision. The goals below were formulated through consensus-building through town hall meetings, and considered by appointed Commissions, and adopted by the City Council. Objectives provide specific methods and standards for meeting a goal. Policies serve as guiding principals that define specific actions to meet the goals and objectives.

Goals, Objectives, and Policies

GOAL 1: An adequate network of accessible parkland, open space and trails to meet the needs of Marina’s residents and workers through 2020 and beyond.

Objective 1-1: Strive to attain a minimum citywide standard of 10 acres of improved parkland per 1,000 residents within the city’s current municipal boundaries exclusive of regional and state parklands.

Objective 1-2: Enhance the quality and accessibility of Marina’s parkland and open space system through a network of greenbelts and multi-use trail corridors that connect parks and open space areas with schools, housing and high density office-research uses.

Objective 1-3: Continue to expand Marina’s effective parkland system through joint use agreements with the Monterey Peninsula Unified School District that enable Marina’s school playgrounds and sport fields to be accessible to Marina residents during non-school hours.

Objective 1-4: Continue and expand partnerships with other public agencies, such as the Monterey Peninsula Regional Park District (MPRPD), to create additional opportunities for expansion of parks, trails and open space areas within and contiguous to the City.

Objective 1-5: Work toward meeting the park facility needs of Central Marina’s under-served neighborhoods by identifying, acquiring where necessary, and developing appropriate sites for park and recreation facilities.

Objective 1-6: Provide for the open space and recreational needs of Marina’s future workforce by integrating adequate park/open space and recreational facility components into new major commercial developments.

Policy 1-1: Recognizing that the amount of improved parkland that can be exacted is restricted by the California Quimby Act to 5 acres per 1,000 population, except as otherwise provided by Marina's 2000 General Plan for South Marina, require all new subdivisions to dedicate a minimum of 5 acres of improved parkland per 1,000 new residents to help meet Marina's parkland goal and objective. For housing developments or minor subdivisions in Central Marina on sites of less than one acre, allow payment of equivalent park-in-lieu fees to satisfy a project's improved park dedication requirement.

Policy 1-2: Require new subdivisions of 10 acres or more to dedicate additional open space, up to 6 percent of the total site area (adjusted per Policy 1-3)), primarily for use as greenbelts and off-road multi-use trails. Dedication of open space corridors shall be in addition to a project's improved parkland dedication requirement, except that up to 20 percent of a greenbelt dedication may be applied toward meeting a project's parkland requirement. Where greenbelt dedication is not feasible, or provides no usable linkages or buffers, park in-lieu fees may be substituted.

Policy 1-3: Acreage required for protection of sensitive biological resources (e.g., vernal ponds, rare and endangered species habitat) shall not be included in either greenbelt or park acreage calculations although such habitat acreage may be deducted from the total project site area for the purpose of determining a project's greenbelt requirement. Similarly, acreage required for parkland dedication may be deducted from the total site area for the purpose of calculating a project's greenbelt dedication requirement.

Policy 1-4: Where school playgrounds and sports fields are subject to a joint use agreement and accessible during non-school hours, credit corresponding acreage as improved parkland for the purpose of meeting Marina's citywide parkland objective of 10 acres per 1,000 residents.

Policy 1-6: A recreational facility proposed as part of a major development may qualify to meet a portion of the improved parkland-greenbelt dedication requirement. Qualifying facilities shall be consistent with Marina's recreational facility needs as identified in the Plan, and shall be of at least equivalent value to the displaced portion of the improved parkland-greenbelt dedication requirement.

Policy 1-7: Require new commercial office or office-research complexes (e.g., developments generating 50 plus workers) to provide outdoor open space and, if feasible, outdoor/indoor recreational facilities adequate for its employee base. Common outdoor areas shall include, at minimum, benches and picnic tables in areas adequately sheltered from sun and wind.

Policy 1-8: Require new major retail commercial or multiple use commercial developments to include attractive public spaces where people can gather and/or rest.

GOAL 2: A quality system of recreational facilities to meet the needs of Marina’s residents and workers through 2020 and beyond.

Objective 2-1: Provide separate facilities on an age appropriate basis when economically feasible.

Objective 2-2: Develop a centrally located recreation center complex for use by Marina citizens.

Objective 2-3: Develop several small pre-school centers dispersed throughout the various neighborhoods in the City.

Objective 2-4: Develop a centralized Youth Center (for ages 6-12 years) or locate youth programs throughout the City at or near the elementary schools.

Objective 2-5: Develop a new Teen Center (larger than the existing facility) that is either near a new high school, middle school or the recreation center complex.

Objective 2-6: Develop a new Senior Center in conjunction with the Cypress Knolls Senior Development.

Policy 2-1: Fund the development and redevelopment of Marina’s youth and adult centers through the CIP process.

Policy 2-2: Fund the Senior Center through the CIP process and the Cypress Knolls development agreement.

Policy 2-3: Work collaboratively with potential provider groups such as the Monterey Peninsula Unified School District, the Monterey County Office of Education, churches, non-profit organizations, etc. to site and develop one or more cooperative, parent-volunteer, pre-school programs to serve Marina’s younger children.

Policy 2-4: Consistent with General Plan Policy 2.107, require large office, office-research and industrial job center developments to provide onsite childcare facilities adequate to serve the job center’s projected employee base. Encourage the development and provision of quality child care in large retail centers. Provide incentives to encourage the provision of pre-school programs in conjunction with childcare facilities.

GOAL 3: Adequately sized and located parks for all Marina’s neighborhoods.

Objective 3-1: Ensure that adequately sized park facilities serve all neighborhoods of Marina consistent with the park and recreation facility type, acreage and service area standards of Table 10 (Park Facility Type and Service Area Standards)

Policy 3-1: Begin to rectify the deficit of parks in under-served neighborhoods of Central Marina by identifying appropriate storm drainage percolation lots and converting them for neighborhood or sub-neighborhood park use.

Policy 3-2: Identify and designate two specific mini-park sites for park dedication and/or acquisition: one in the Carmel Avenue neighborhood between Crescent Avenue and Del Monte Boulevard and one in the vicinity of Lake Drive (consistent with the General Plan Land Use Plan Figure 2.2 and General Plan Policy 2.16.3).

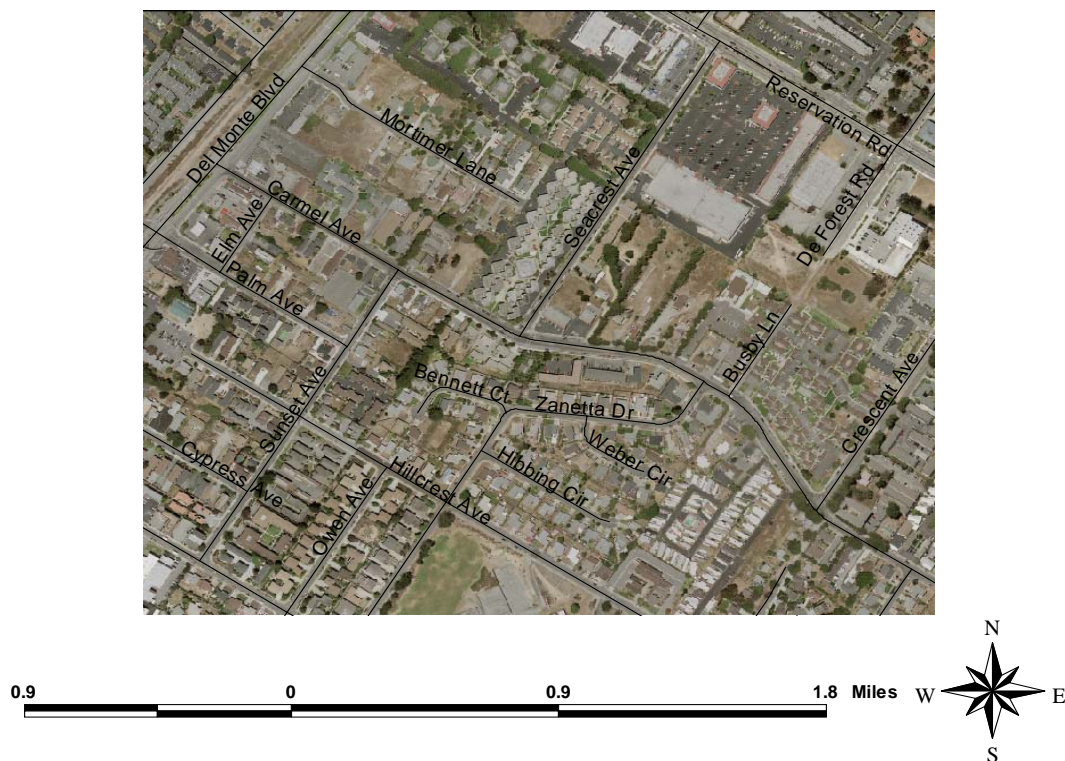
Policy 3-3: The park facility and service area standards in Table 10 shall be reviewed and updated periodically to reflect the most current standards or guidelines of the National Recreation Park Association.

Policy 3-4: Consider park standards and per acre maintenance costs when evaluating proposed park developments.

GOAL 4: Integration of Central Marina neighborhoods with new neighborhoods through a network of roads, greenbelts and trails that strategically link schools and major recreational facilities.

Objective 4-1: Design and construct new roads, trails and transportation systems to maximize accessibility of new schools, parks and recreational facilities and to provide

Figure 4: Carmel Avenue Neighborhood



adequate linkages where possible between existing and new school, park and recreational facilities.

Objective 4-2: Provide a system of trail linkages between Marina's schools, park sites and recreational facilities.

Objective 4-3: Wherever possible, integrate bike routes, pedestrian paths, equestrian trails and/or multi-use recreational trails into the design of parks, greenbelts and open space acreage.

Objective 4-4: Site major recreational facilities to maximize their accessibility and joint use capabilities.

Policy 4-1: Provide pedestrian street improvements on strategic streets that continue the new street treatments into the existing community.

Policy 4-2: Require major new development or redevelopment to provide a continuous non-roadway pedestrian and bicycle network that serves as alternative direct travel routes for pedestrians and bicyclists from new housing to schools, parks, recreational facilities and other high pedestrian activity areas. Greenbelts may be used for this purpose.

Policy 4-3: Locate major public recreational facilities either (1) near or adjacent to arterials and roads that link central Marina with new neighborhoods within the City and/or (2) adjacent to or near larger school sites.

Policy 4-4: Prioritize funding for major recreational facilities that are centrally located and adjacent or near larger school sites.

Policy 4-5: Fund bike routes, pedestrian paths, and multi-use trails within greenbelts and open space areas through the City's CIP.

GOAL 5: Optimal use of park and recreation resources and services available to the community through joint use of existing recreational facilities and partnerships with other recreation providers and for-profit agencies as appropriate.

Objective 5-1: Encourage and support community access to school playgrounds, sport fields, and other recreation facilities through joint use agreements.

Objective 5-2: Explore new partnerships with known non-profit recreation providers and organizations such as Girls and Boys Clubs, YMCA, etc.

Objective 5-3: Explore public- private partnerships with for-profit sports and recreation management companies.

Policy 5-1: Prioritize funds for joint school/park and recreation facilities.

Policy 5-2: Continue and improve joint use agreements with MPUSD and CSUMB.

Policy 5-3: Pursue partnerships with non-profit and private recreational providers to site, develop, operate and maintain desired sports facilities.

GOAL 6: Adequate level of funding for parks and recreation facilities to meet the needs of Marina residents both now and in the future.

Objective 6-1: Develop a diverse mix of parks and recreation facilities funding mechanisms to include a combination of parks fees, impact fees, development agreements, and school/parks and recreation joint use opportunities.

Objective 6-2: Pursue additional funding through grants (both government and private foundation), corporate and business sponsorships.

Policy 6-1: Establish adequate levels of funding for parks and recreational facilities through careful analysis of the priorities of overall community infrastructure needs in relation to priorities for parks and recreational facilities.

Policy 6-2: Negotiate development agreements that require the construction and maintenance of new parks and recreation facilities for major developments.

GOAL 7: Promote regional and state park and recreational facilities that contribute to Marina's evolving role as a visitor-serving/recreational-based destination on the Monterey Peninsula.

Objective 7-1: Augment existing regional-based recreational facilities through increased programs and participation and cooperative efforts with public agencies, including the MPRPD, MPUSD, University of California and State Parks.

Objective 7-2: Explore the development of new regional-based recreational facilities.

Objective 7-3: Identify opportunities that would enhance Marina's identity and role as a visitor-serving coastal destination.

Policy 7-1: Continue to support the programs and activities of Water City Roller Hockey. Rehabilitation of the building would enable broader use. An increase in rents and fees would increase funding for its building maintenance program.

Policy 7-2: Continue to support the program and activities of the Marina Equestrian Center through the establishment of riding programs for youth, expanding riding opportunities for the general public and renovation of the facilities to be funded through rental revenues.

Policy 7-3: Solicit proposals to develop new, regional based recreational facilities.

Policy 7-4: Utilize the CIP update process or an alternative process to investigate the costs for acquiring and redeveloping the water district site for visitor-serving uses that are consistent with the Marina Local Coastal Plan.

GOAL 8: Attractive parks, greenbelts and recreation facilities which are sited and designed to optimize safety and compatibility with neighboring residences.

Objective 8-1: Use adopted park facility development standards and crime prevention design criteria to facilitate the development of new parks within the City.

Objective 8-2: Minimize potential conflicts with residential neighborhoods related to traffic; noise, and lighting associated with more intense park facility uses.

Objective 8-3: Design all parks, greenbelts and recreation facilities to optimize safety and equal access by all individuals.

Policy 8-1: To lessen impacts of park and recreation facilities near or adjoining residential areas, require setbacks with fencing and/or screening sufficient to minimize undesirable noise and glare from sports field lighting and provide for appropriate parking in relation to the size and projected use levels of the facilities.

Policy 8-2: Consult with residents early in the planning process when siting youth recreational centers near residential neighborhoods.

Policy 8-3: Design sports lighting that is appropriate to each site and use. Require low glare modern lighting in all new facilities and upgrade lighting at existing facilities.

Policy 8-4: Design parks, greenbelts and recreation facilities to avoid hidden or difficult access areas where security problems would be more likely to occur and allow for emergency and police vehicle access.

Policy 8-5: Apply Crime Prevention Through Environmental Design (CEPTED) standards to all parks and recreation facility designs.

Policy 8-6: Site and design greenbelts to achieve the following:

- an interconnected community that provides opportunities to walk or bicycle in a safe and attractive environment;
- optimized public access to the greenbelt;
- maximized public safety by increasing the “eyes on the greenbelt” through the orientation of homes toward or facing onto the greenbelt on at least one side; and/or
- a defined City outer edge and a clear demarcation between Marina and neighboring cities or communities.

Policy 8-7: Allow greenbelts to vary in width from 35 feet to 100 feet. Allow “credit” for narrower, off-street corridors that serve as connectors or linkages.

Policy 8-8: Incorporate adequate shade and wind protection into the design of children’s play areas and picnic sites through landscaping and structural elements.

Policy 8-9: Incorporate access for the elderly and people with disabilities into the design of parks and facilities. Ensure that all new public buildings are free of architectural barriers that would restrict access to those with physical disabilities.

Policy 8-10: The Recreational and Community Services Commission shall review and make recommendations concerning larger projects’ proposed park sites and recreational components involving park sites of one or more acres.

GOAL 9: Parks and recreational facilities that are efficiently sited, designed and developed to conserve natural resources and to protect biological resources where present.

Objective 9-1: Design parks and recreation facilities that conserve water use by planting drought-tolerant landscaping, using recycled water for sports fields if available, and replacing live turf with artificial turf and recycled materials if feasible.

Objective 9-2: Whenever feasible, design parks and recreation facilities that use high- energy efficient outdoor and indoor lighting, heating and cooling, and consider the use of two story buildings.

Objective 9-3: Include natural habitat and other “unimproved” areas in park design wherever possible or where necessary to protect identified biological resources.

Objective 9-4: Utilize “Best Management Practices” (BMP) to retain storm water onsite and use bio-filtration systems to cleanse impurities from the drainage system.

Policy 9-1: Include in the parks and recreational facilities design specifications a requirement for the use of recycled water for turf and/or landscaping for all new parks, artificial turf on playfields designed for high intensity use such as for adult or high school sports, drought-tolerant landscaping, energy efficient features and recycled materials.

Policy 9-2: Establish and adopt “Best Management Practices” to maintain storm water onsite and use bio-filtration systems to cleanse impurities out of the drainage system.

GOAL 10: A comprehensive system of City recreation programs that provides for and responds to the needs of Marina’s children, youth, adults and seniors.

Objective 10-1 Continue to evaluate participation levels for children, youth and teen programs. Develop new programs that are both free and entail user fees for contracted activities.

Objective 10-2 Continue to evaluate participation levels and develop recreational programs for adults, with appropriate user fees.

Objective 10-3: Continue to evaluate participation levels and develop programs for seniors.

Policy 10-1: Continue the City’s “for free” policy for children and youth enrolled in Marina Recreation Division programs and charge the lowest fees possible for contracted programs.

Policy 10-2: Impose reasonable fees for adults enrolled in Marina Recreation Division sponsored programs and contracted programs.

Policy 10-3: Give first priority to Marina residents wishing to participate in Recreation Division sponsored programs, activities and leagues.

Policy 10-4: Establish higher registration fees for non-residents enrolling in classes and Recreation Division sponsored athletic leagues.

Policy 10-5: Continue to develop and provide effective senior citizen programs and events.

GOAL 11: An efficient and unified system for administration, provision of recreation services and maintenance of parks facilities for Marina’s 2020 parks and recreational needs and beyond.

Objective 11-1: Conserve Marina’s limited staff and monetary resources by requiring and establishing alternative funding mechanisms, wherever possible, for maintaining new neighborhood and sub-neighborhood park (mini-park) facilities within major project sites.

Objective 11-2: Evaluate options for the optimal structure for parks and recreation administration, such as a unified Parks and Recreation Department, to meet the needs for 2020 and beyond.

Policy 11-1: Require major projects to establish funding mechanisms, such as Community Services Districts and Benefit Assessment Districts, for the maintenance of new parks and recreation facilities.

Policy 11-2: Adopt a strategy to consolidate responsibilities for parks and recreation services, facilities development and parks and facilities maintenance.

DESIGN CONCEPTS AND PROGRAM RECOMMENDATIONS

The program recommendations and design concepts that follow address improvements to facilities and sites identified in the Needs Assessment chapter. These recommendations are also driven by specific policies identified in the Goals, Objectives and Policies chapter.

Program Recommendations

Integrating Central Marina with the New Communities

The Parks and Recreation Master Plan Goals 1 and 4 require the development of a trail system that links Central Marina to South Marina and the California State University at Monterey Bay campus. Existing trails are limited to Monterey Peninsula Regional Park District and Monterey County's trail system. Proposed trails link neighborhoods, open space areas schools and existing and proposed parks and facilities.

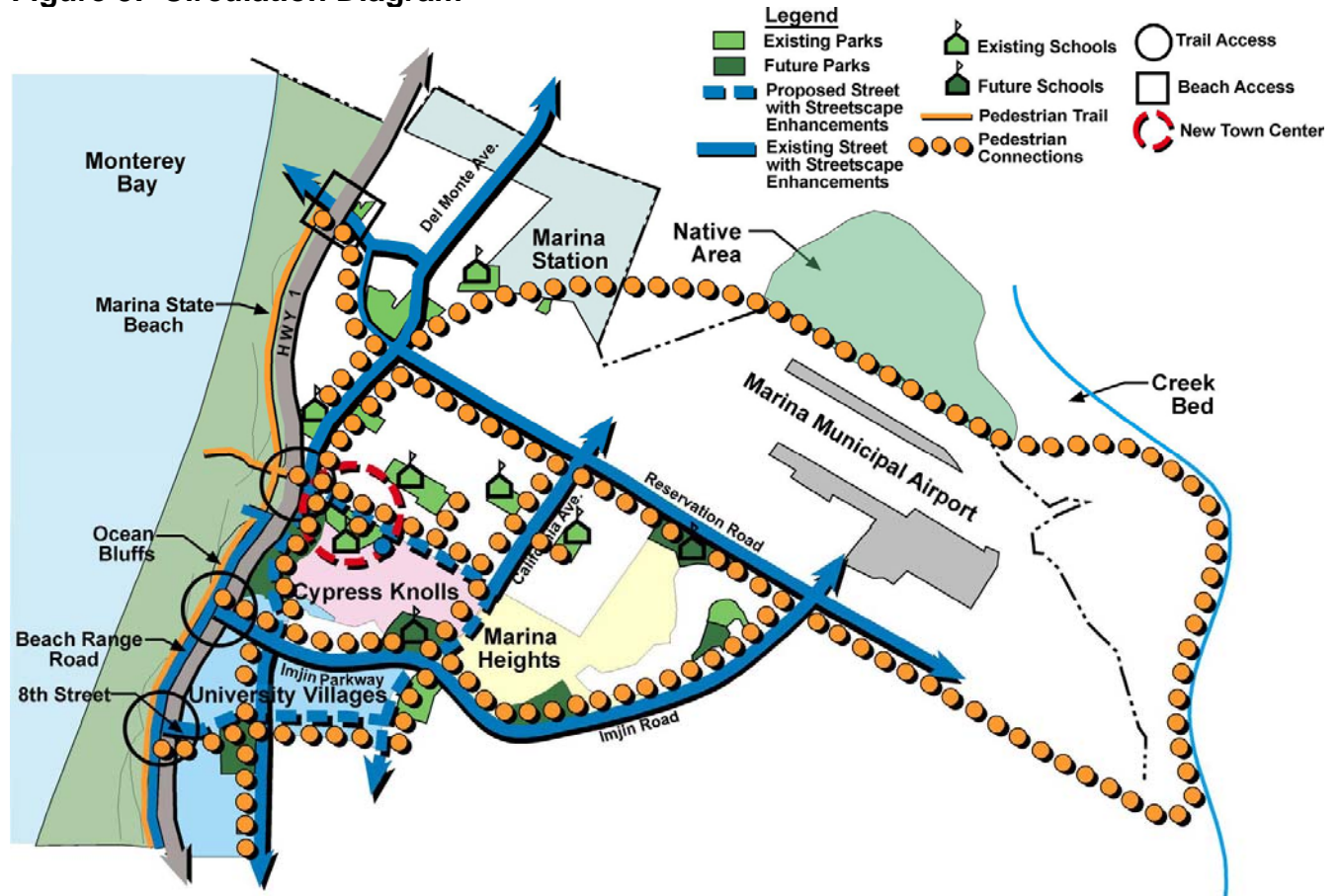
Figure 5 identifies locations for the City's planned facilities and trail systems, consistent with the Fort Ord Reuse Plan. The new communities planned for north and south Marina will alter the City's current configuration. A pedestrian and vehicular circulation system should serve as an alternative to Highway One and provide access between central, north and south Marina. A connection between Del Monte Boulevard and Imjin Parkway would provide a convenient intra-city north/south connection between central and south Marina. This connection is identified in the General Plan and the City's Capital Improvements Program.

Policy 4.1 requires pedestrian street improvements on strategic streets that continue the new street treatments into the existing community. The purpose of this policy is to provide some element of visual continuity between the new old neighborhoods. While new construction and lush planting are positive improvements for any community, if it only occurs in certain parts of the City, it may have a divisive effect on the community as a whole.

While the General Plan encourages landscaping and street treatments that define neighborhoods, walls and vegetative buffers that limit access between neighborhoods should be discouraged as they create a feeling of separation instead of inclusion.

Objective 2-2 requires the location of the major community facilities, such as the high school or recreation complex, as close to the geographical center of the Marina as possible and practical. Both of these facilities have the potential to be the social hub of Marina and their accessibility at a central location would discourage any economic gap that may emerge between central and south Marina.

Figure 5: Circulation Diagram



Co-locating the recreational complex with a middle school or high school together or on adjacent sites will have a positive effect on both facilities. These facilities could share the buildings (i.e. gym, pool, tennis courts etc) and parking. After-school programs would be easily accessible for the school attendees.

Objective 1-3 requires the City of Marina to continue its relationship with the Monterey Peninsula Unified School District (MPUSD) to expand their joint use agreement to maximize the use of recreational facilities by both entities. Schools require outdoor and indoor recreational facilities that are often only used 180 days per year. While the schools have exclusive use during the school hours, after school hours and school vacations provide opportunity for shared or increased joint use recreational programming.

Joint use of recreational facilities is a more efficient use of water, maintenance staff and parking. The City could assume responsibility for the maintenance of all the park facilities in exchange for the ability to program recreational activities for the community after school athletic and club time periods. The joint use relationship also provides funding opportunities through matching funds and grant sources.

Public/Private Partnerships

Most people are familiar with organizations such as the Boys and Girls Club and the YMCA. These non-profit organizations are designed to provide activities and programs to members of the community on a non-profit basis. In a public/private partnership, the City maintains public ownership of the land and builds the facility, which is operated by the non-profit organization. Individuals pay appropriate use fees to cover the costs of program administration and facilities maintenance.

Public/For Profit Partnerships

The for-profit management of a park or sports facility has become more common over the past decade. Development costs are negotiated between the City and a for-profit organization. The City maintains public ownership of the land but the property is managed by the for-profit organization. Typically, a user pays an entry fee, but the majority of the profits are drawn through the food concessions and evening league rental use.

A drawback to this management approach is that the facility is typically fenced off. Also, paying leagues may receive preferential treatment for the use of fields. However, the community benefits from having access to a facility that the City might not otherwise provide or maintain. A thorough analysis is required in order to weight the full ramifications of this model.

Community Centers

Recreation Center: Consistent with Goal 4 and Policies 4-2 and 4-3, one of the primary program recommendations is to locate the high school and/or recreation center as close to the new geographical center of the City as possible.

Another consideration is to locate the facility closer to the highest concentration of school-age children as indicated by Table 8 - Areas 3 and 4 and Figure 3 (page 13). This group consists of the highest per capita users of recreational programs. This group also has the lowest income level and therefore with fewer options available for accessing recreational facilities that may be located greater distances from their homes.

Based on site analysis and cost, the existing Central Coast site is the most centrally located publicly owned property. This site is adjacent to sixty-three (63) acres of land. A portion of this acreage could be utilized for recreational purposes and parking. If MPUSD decides to relocate the Central Coast School, this site will be available for redevelopment as a high school, interim high/K-8 school, which would create an ideal co-location opportunity for a central recreational complex (refer to Figure 5 for regional location).

Existing access to the Central Coast school site is limited to the circuitous roads of the lower Patton Park housing complex, also the future site of the Cypress Knolls senior community. The access will improve upon construction of Patton Parkway, which will occur concurrent with the development of the Cypress Knolls project. Development of this site is also dependent upon the construction of the Del Monte – Imjin Parkway connection. (refer to Figure 5 for circulation.)

Senior Center: Construction of a new senior center is planned on a two (2) -acre site at the northeast portion of the Cypress Knolls project site, located at the corner of California Avenue and Patton Parkway. Located near the new geographical center of the City, this facility will be available for use by all the residents of the City of Marina.

Teen Center: Objectives 2-4 and 2-5 require strategic siting of teen and youth facilities. A new Teen Center (13-18 years) should be centrally located and planned in conjunction with the recreation complex or a high school to maximize the utilization by this age group. The users of these facilities are often particularly hard on fields because of the intensity of their use. This type of facility would therefore benefit from the use of artificial turf, per Policy 9-1.

Youth Programs (6- 12 year olds) could be accommodated in one of two ways:

1. Through an after school program at the elementary schools for children of working parents. There are many benefits of outdoor recreation utilizing existing school playgrounds and keeping school friends together per Objective 2-3 and Policy 2-1.
2. If programs are not available at the elementary schools, a second alternative is to centralize the youth center at the existing community center. This location is near the center of older neighborhoods and within walking distance of three elementary schools. The building has adequate volume for this use that can be manipulated for smaller classes. The proposed façade improvements in the Design Concepts section of this Plan would provide a more attractive entrance. The civic center park could be improved with a variety of play experiences such as a play structure, basketball hoop and tetherball (see pages 68- 69).

Banquet Facility: Only 18 percent of the survey respondents supported the City's need for a banquet facility. However, as the City doubles its population, the need for this type of activity will increase.

The existing Water District facility may relocate from its current location on Reservation Road. Located near the State Park, this site has dramatic, panoramic ocean views unlike any other location in the City of Marina. If the site becomes available, a banquet/visitors center could be operated on a for-profit basis to the benefit of the City (see page 47).

Another viable alternative would be to enlarge the existing building at DiMaggio Park for use as a banquet facility. This park is quiet and secluded and could provide a nice venue for a wedding party or informal family gathering. The building would need to be enlarged to accommodate a banquet facility (see page 48).

Beach Access and Improved Sense of Identity

The Marina Coastal Land Use Plan policies both encourage and provide for access to and along the beach, consistent with the recreational needs and environmental sensitivity of Marina's Coastal area. Marina is located within yards of the Pacific Ocean, but Marina's connection to the beach and Pacific Ocean is not obvious. Highway One serves as a four-lane physical barrier. The high dunes obscure or block ocean views from many or most locations in Marina. The ocean and the recreational potential of this natural resource

cannot be underestimated. Hang gliding, surfing, dramatic dunes, beach trails and panoramic views are available to those who know how to get there. Marina State Beach provides four beach trails with parking at four locations. The Monterey Peninsula Regional Park District also owns and maintains a coastal preserve with public access near the north end of Dunes Drive.

New signage to the beach will enhance and provide a sense of entry to the beach and trail access. Water-themed banners and designated parking will help to identify this recreational feature. Educational interpretive art could help to educate and provide interest to the pedestrian and bicycle user. All streets leading to the ocean and beaches should have some reference to Marina as a waterfront city. For example, a simple measure would include lining streets with water related banners that flutter in the wind and signage that reflects a water-related theme.

The City should provide an enhanced sense of arrival at key entry points from the neighboring communities and the freeway. Signage should be standardized and developed to welcome the visitor to the City of Marina. A coordinated, water-related theme should be communicated throughout the graphics.

Field Lighting

Field lighting for playfields would increase the usage of existing and proposed fields to include the evenings and weekends. New lighting concepts and customized lighting placement would minimize the impact of the new lights on neighboring communities. High school or adult fields should be the first facilities to receive new lighting.

Artificial Turf

Objective 9-1 and Policy 9-1 support the use of artificial turf at high impact field locations such as a high school football field and adult soccer fields. Many communities are benefiting from the use of this material through lower water usage, increased playing time and lower maintenance. The installation costs are higher and maintenance requires monthly grooming with a specialized vacuum machine. Long-term maintenance costs, however, are lower than the conventional (turf) field. The City's CIP should budget for replacement of high use fields with artificial turf when the existing fields reach the end of their useful life cycle.

Summary of Recommendations

1. Build a Recreation Complex in a central location. The area to the west of the Central Coast School is a prime candidate site.
2. Provide integrated trails and improved, expanded beach access as a method of improving the City's image while highlighting additional recreational opportunities.
3. Redesign the lighting for Los Arboles Park as a model for efficient and low-impact lighting.

4. Consider developing Abrams Community Park as a public-private partnership (both local and regional) to reduce costs and provide an opportunity to participate in an additional revenue stream.
5. Construct improvements to Preston Park to meet the demand for lighted sports fields and supplement the activities at Los Arboles Park and Gloria Jean Tate Park.
6. Locate major facilities in a central location near or within larger school/park sites to maximize resources.
7. Develop and expand the concept of age-appropriate centers for all ages.
8. Continue to develop joint use agreements with MPUSD, which provide community access to school sites and specifically describe roles and responsibilities for both parties that are mutually beneficial.
9. Adopt contingency plans for facilities maintenance.
10. Consider developing a new administrative structure that would increase the efficiency of management and delivery of parks and recreational services.
11. Solicit partnerships with non-profit recreational providers and private-public partnerships with recreational parks management companies for facility construction and management.
12. Continue relationships with contractors at the Marina Equestrian Center and Water City Roller Hockey to provide continuing and expanded recreational programs.
13. Use the CIP and financing programs to identify and prioritize funding for new facilities.
14. Determine appropriate park fees for new development.
15. Use the parks and facilities standards as a guide to integrate new community and neighborhood parks and facilities into the City.

Central Coast High School Site

Location: East of Highway 1 and accessed from Rendova Road.
Size: 19.11 acres, expand to 57 acres
Park Identification: Park/School
Target Age: 12 - 18

Central Coast High School is an existing alternative vocational school with approximately 350 students. A series of detached buildings create a large footprint with a campus-type layout. An existing gymnasium and parking lot is currently shared with the Headstart Preschool Center. Large multi-purpose fields are located to the west of the building. Additional undeveloped land is located adjacent to the fields to the west and southwest of the Central Coast site. The target age for this facility is 12 – 18 years.

This site provides an opportunity for redevelopment as a high school and recreation complex upon construction of Patton Parkway and Del Monte extension to Imjin Parkway (refer to circulation diagram Figure 5).



Redevelopment of this site would require expansion to 57 acres, relocation of the vocational program to another location, demolition of the Central Coast High School building and construction of a two story high school, indoor gym, outdoor or indoor pool, lighted football field, lighted soccer field, tennis courts, basketball courts and 150 parking spaces on the upper portion of site. The adjacent lower site would accommodate a recreation complex for community use. The facility would include an indoor pool, indoor gym, classroom for fitness classes and offices for the Parks and Recreation Department staff. Site improvements would include parking, storage yard, lighted adult baseball field, pony league baseball, hard courts for basketball and tennis, picnic areas, fitness track, and a golf driving range. This development is viable only if the City can provide access to the site by extending Del Monte south and Patton Road west. Such extension will require the resolution of significant issues.

Figure 6: Central Coast High School Site



Takali Teen Center and Skate Board Park

Location: Hillcrest Avenue, Central Marina
Size: Portion of Los Arboles Park
Park Identification: Community, Neighborhood
Target Age: 6-17

The Teen Center is located in central Marina adjacent to the Los Arboles Middle School and the Skate Board Park. The facility is a small converted residential building, which provides a well-utilized (albeit crowded) program for teens from 12 to 17 years old. The newly installed skateboard park is a good associated activity for this age group.

Long-term recommendations are to incorporate a new teen center into the new recreation complex building and target the existing building for another community use. Short-term improvements include connecting to the sewer system, removing the perimeter wall, and providing security fencing and lighting.



Water District Site

Location: Beach Street

Park Identification: Community, Regional

The Water District has an existing facility located adjacent to the beautiful Marina State Beach. The state park offers hang gliding, surfing, beach access, and dramatic dunes and vistas. The Water District may relocate its offices, which may make the site available to the City of Marina and to create a local and regional destination that complements the coastal resources and recreational uses of the adjoining state park.

A new building design should reinforce the water-related theme and set a dramatic stage for regional events. Entry gates and a visitors center and banquet facility would help create and reinforce the City of Marina's image as a desirable coastal destination.



Figure 7: Water District Facility Site



Vince Di Maggio Park

Location: Between Del Monte Boulevard and Susan Avenue.

Size: 4.8 acres

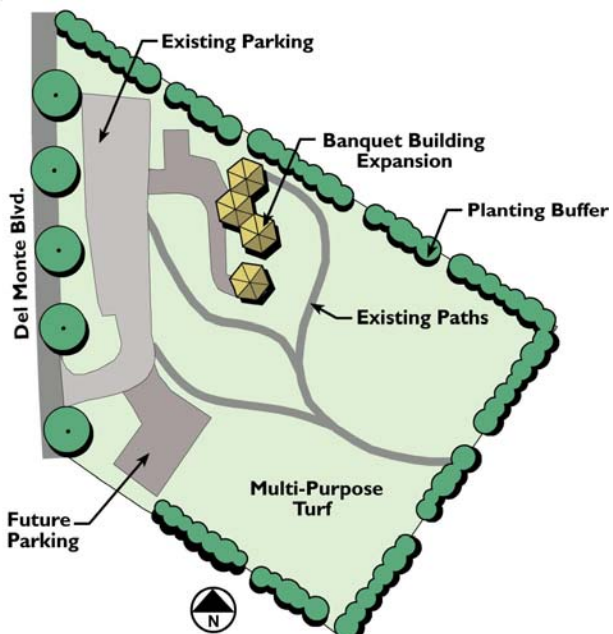
Park Identification: Community, Neighborhood

The 4.8-acre park has multi-purpose open fields, a barbeque pit, picnic tables, a playground, and parking for 80 cars. Because of this ample parking, DiMaggio Park is able to support community events. For instance, this park hosts the start and finish of the City's annual "Marina 5 Miler" event.

The park also hosts a 1,500 square foot community event building, which is available for rental use by private parties. The main space is comfortable for small gatherings but too small to function as a large banquet facility. The building has a fireplace and nice relationship to the outside.

While the Marina Coast Water District property has been identified as a potential location for a City banquet facility, the Vince DiMaggio Park Building could also serve as an alternative facility if expanded to accommodate large gatherings. In this event, the existing building should be tripled in size, and an additional 25 parking spaces would also be required. This plan recommends expansion of the existing small rooms to accommodate small classroom uses.

Figure 8: Vince DiMaggio Park



Eighth Street Public Benefit Conveyance Parcel

Location: 2nd Avenue between 9th and 7th off California
Size: Approximately 17 acres
Park Identification: Community, Regional
Cost Estimate: \$16 Million

This large parcel contains both abandoned buildings and buildings that are still in use. The 30,000 square foot plus gym is occupied by the Water City Roller Hockey Rink and is a commercial enterprise that serves a regional base of users. A variety of fitness classes are currently provided in the existing building on Ninth Avenue.



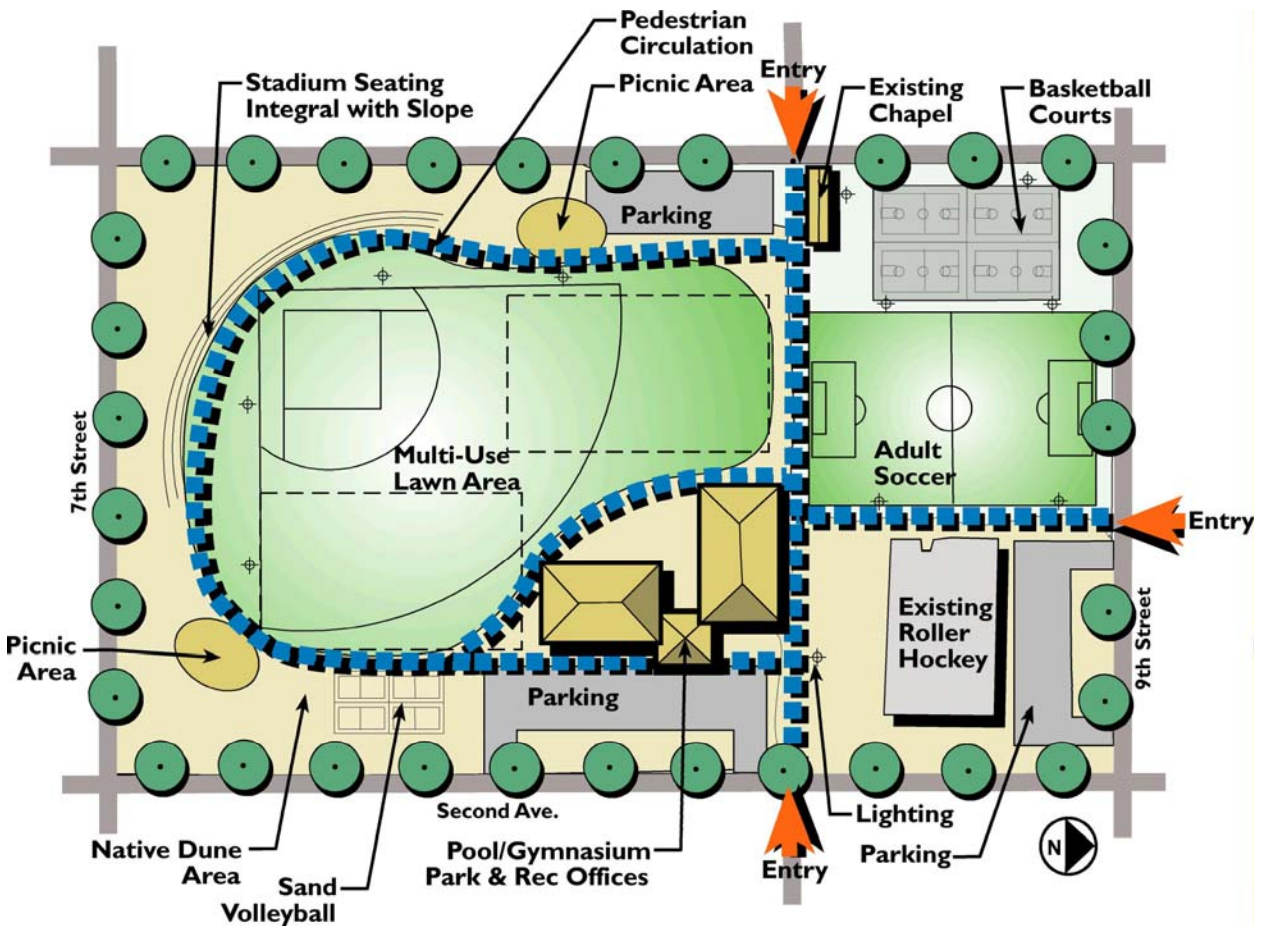
The primary concept for this parcel, Alternative A, envisions its use and improvement as a community park with multiple sports fields and other recreational facilities, including an amphitheater. Alternative A would require deconstruction of the majority of the existing buildings on site but would retain the Water City Roller Hockey Rink and the building along the Marina Green Road. As illustrated by Figure 9, park amenities would include an adult baseball field, several multi-use sports fields, two basketball and volleyball courts, three additional parking lots with a total of 96 spaces, picnic areas, amphitheater, snack bar and restroom facilities. This concept would target all ages.

Figure 9: Eighth Street Conveyance – Alternative A



A second alternative concept envisions the use of the site as a recreation complex and park site. Like Alternative A, this concept also entails the deconstruction of the majority of the existing buildings on site with retention of the existing Water City Roller Hockey Rink as well as the building along Marina Green Road. Construction of a recreation complex would include an indoor pool, indoor basketball court, fitness classes and offices for the Parks and Recreation Department staff. As indicated by Figure 10, park amenities would include an adult baseball field with stadium seating built into the existing hillside at the southwest corner, adult soccer field, several multi-use sports fields, two basketball and volleyball courts, youth soccer practice fields, three additional parking areas to total 144 spaces, picnic areas, snack bar, and restroom facilities. This facility would target all ages.

Figure 10: Eighth Street Conveyance – Alternative B



Roller Hockey Building

Location: Corner of 2nd Ave. and 9th Street.
 Size: 31,000 square feet
 Park Type: Neighborhood, Community
 Target Age: 12-18 years

The existing Water City Roller Hockey Rink is an example of a for-profit partnership between a public entity and a private management company. The building needs both exterior and interior repairs, including a new roof, removal of dry rot on the exterior wood members, a handicap entry, bathroom improvements, and an enhanced entry to blend with planned development pursuant to the University Villages Specific Plan.



Figure 11: Roller Hockey Site



Roller Hockey Major Enhancement

Major Entrance Upgrade	\$ 60,000
Stucco Exterior	\$ 300,000
Repairs and Remodel	<u>\$ 340,750</u>
Total Building Improvements	\$ 700,750



Roller Hockey Minor Enhancement

Minor Entrance Upgrade	\$ 25,000
Repairs and Remodel	<u>\$ 340,750</u>
Total Building Improvements	\$ 365,750

Second Avenue (Small) Public Benefit Conveyance Parcel

Location: On 2nd Ave. between 9th Street and 7th Street
Size: Approximately 4.0 acres
Park Identification: Neighborhood
Cost Estimate: Alternative A: \$1,974,066
Alternatives B & C: \$1,500,000

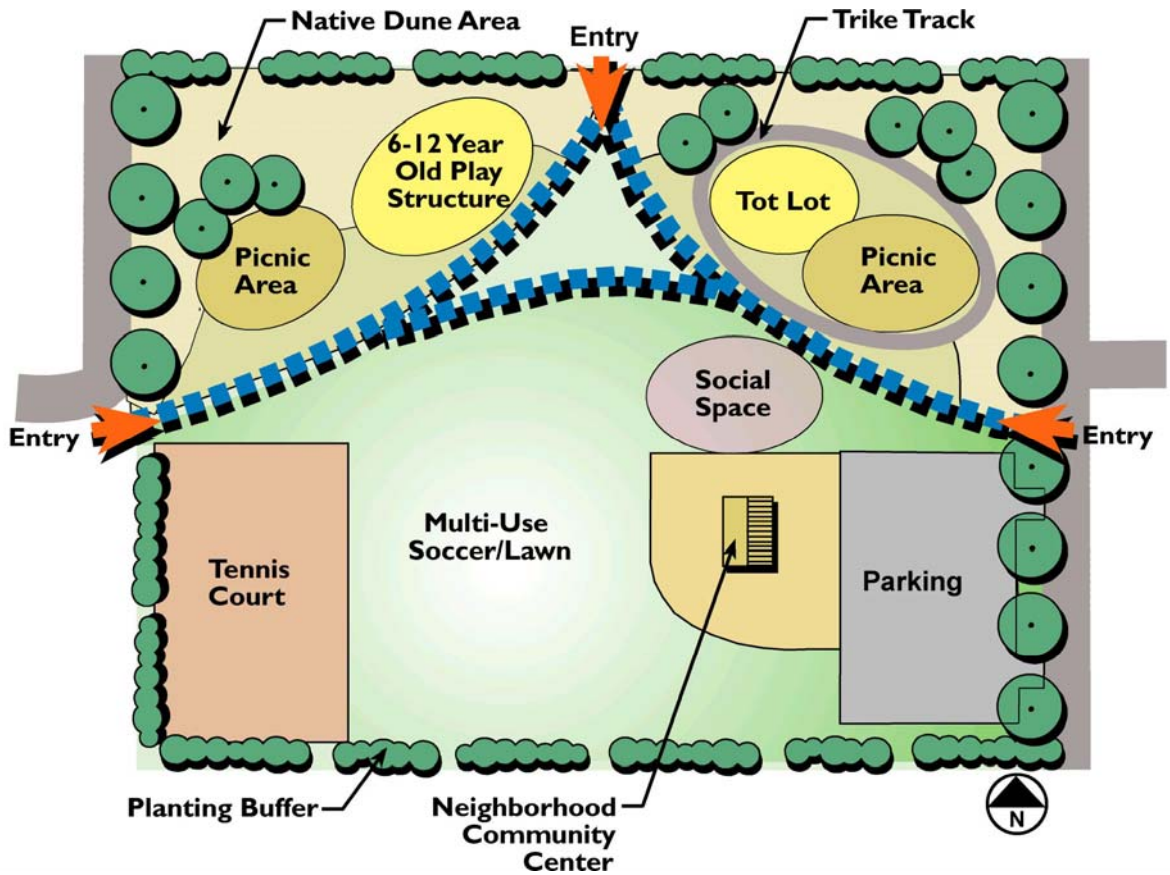


Located at the southern edge of the City of Marina, the State University Gymnasium and recreational facilities are located on the east side of 2nd Avenue, opposite this parcel. The site has a few abandoned buildings, which will be deconstructed for the new development and park. The site is slightly sloping from south to north.

Figures 12 through 14 present alternative design concepts for this four acre site. Figures 12 and 13 propose neighborhood park concepts that include multi-use turf, children's play facilities and picnic areas. The design concept ultimately approved for this location will be at least partially dependent upon the final park use and design concept selected for the 8th Street public conveyance parcel to the north.

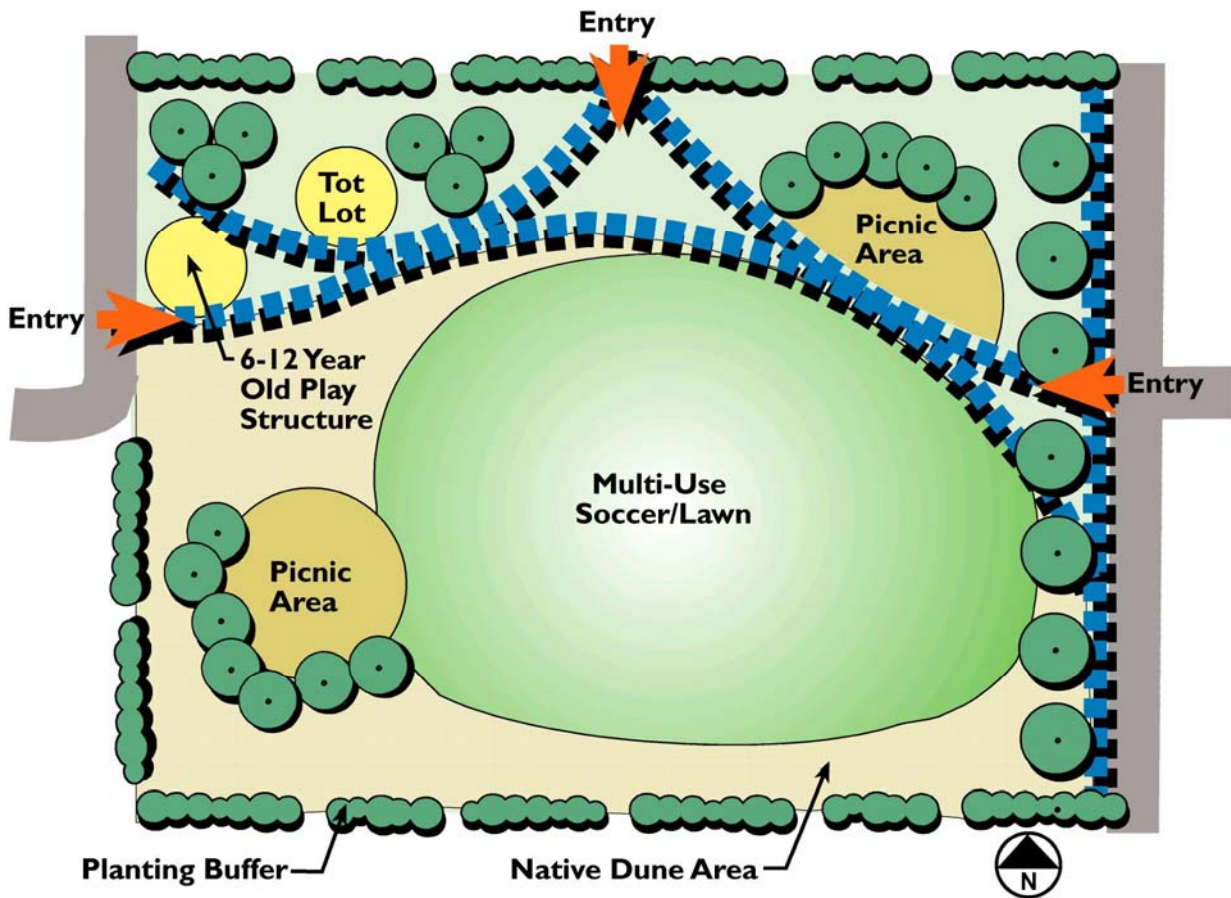
Recommended site features for this neighborhood park design include a small neighborhood use building with bathrooms, parking, tennis courts, multi-use turf fields and separate play structures for ages 6-12 and toddlers.

Figure 12: Second Avenue (Small) Conveyance Parcel – Alternative A



If the large conveyance parcel is developed as a recreation complex, this site may only need to be used and developed as a small neighborhood passive park. Recommended site features for this alternative park concept include multi-use turf fields (practice soccer fields), picnic areas, bike paths for young children and separate play structures for ages 6-12 and toddlers. This alternative could also include a dog run, tennis courts, basketball courts or fitness course.

Figure 13: Second Avenue Conveyance – Alternative B



Alternative C, prepared as part of the University Villages Specific Plan, proposes a community outdoor pool, outdoor roller rink, multi-use turf fields (practice soccer fields), and picnic areas.

Figure 14: Second Avenue (Small) Conveyance – Alternative C



Beach Trail Access

Location: Beach Street, Lake Street, Imjin Parkway @ Highway One and Boardwalk off of 8th Street bridge

Park Identification: State Park

The Marina State Beach, Fort Ord Dunes State Park and associated beach access are remarkable resources of regional and statewide value and should be considered in Marina's planning of recreational resources. Within Marina State Beach, hang gliding, surfing, fishing, and beach trails, dramatic dunes and panoramic views provide the visitor with an unparalleled visual and recreational experience. While these recreational features are located within the State Park, access to the trails and entrances to these sites can be upgraded for both regional and local users.

Marina State Beach



Lake Court



Imjin Parkway @ Highway One



8th Street Bridge @ Highway One



Figure 15: Beach Access Designs



Abrams Park

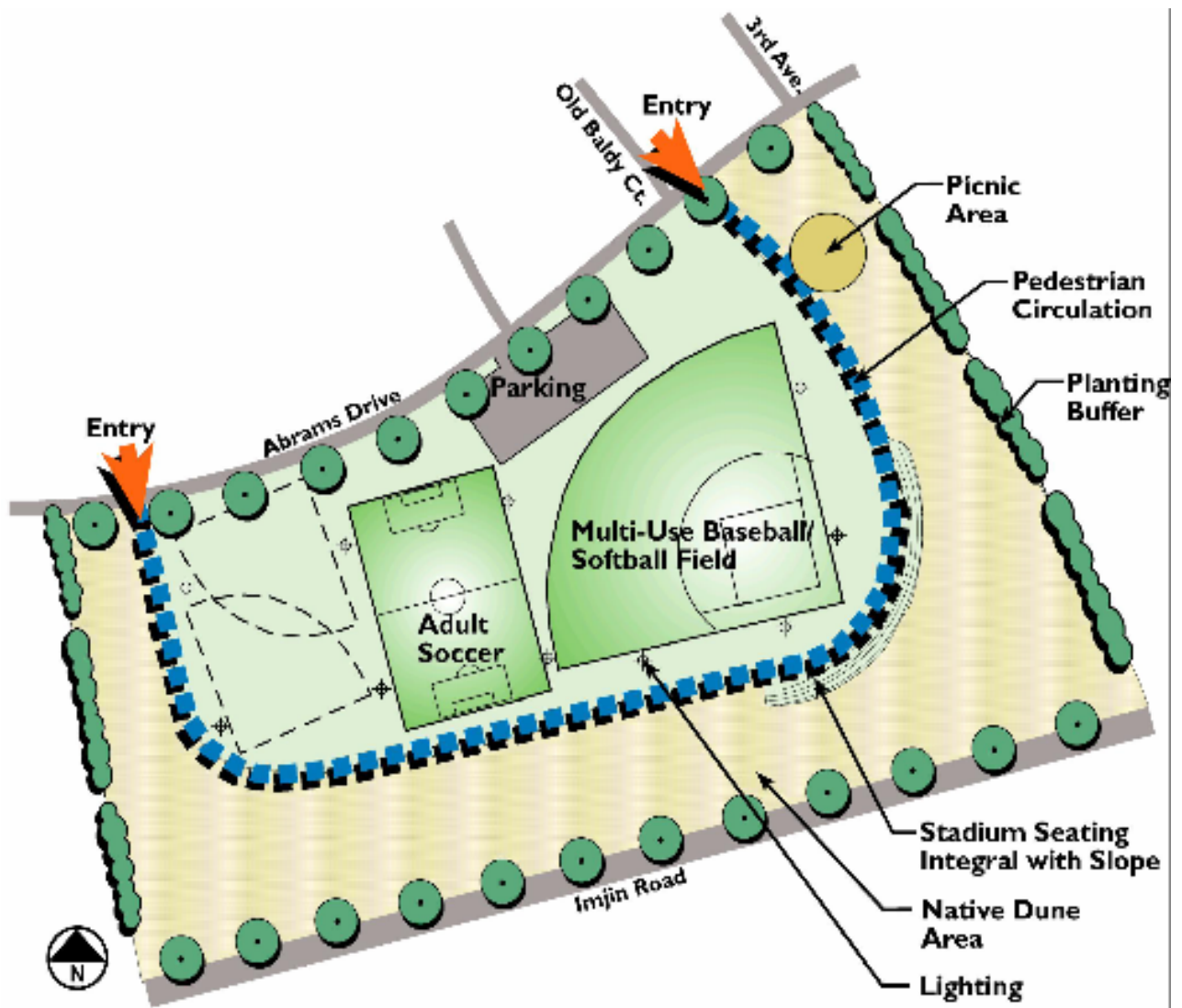
Location: Between Abrams Drive and Imjin Road
Park Identification: Community Park
Size: 22.57 acres.
Target Age: All ages

This site occupies a former landfill that has been excavated and cleaned. The open field slopes from Imjin to Abrams Drive.



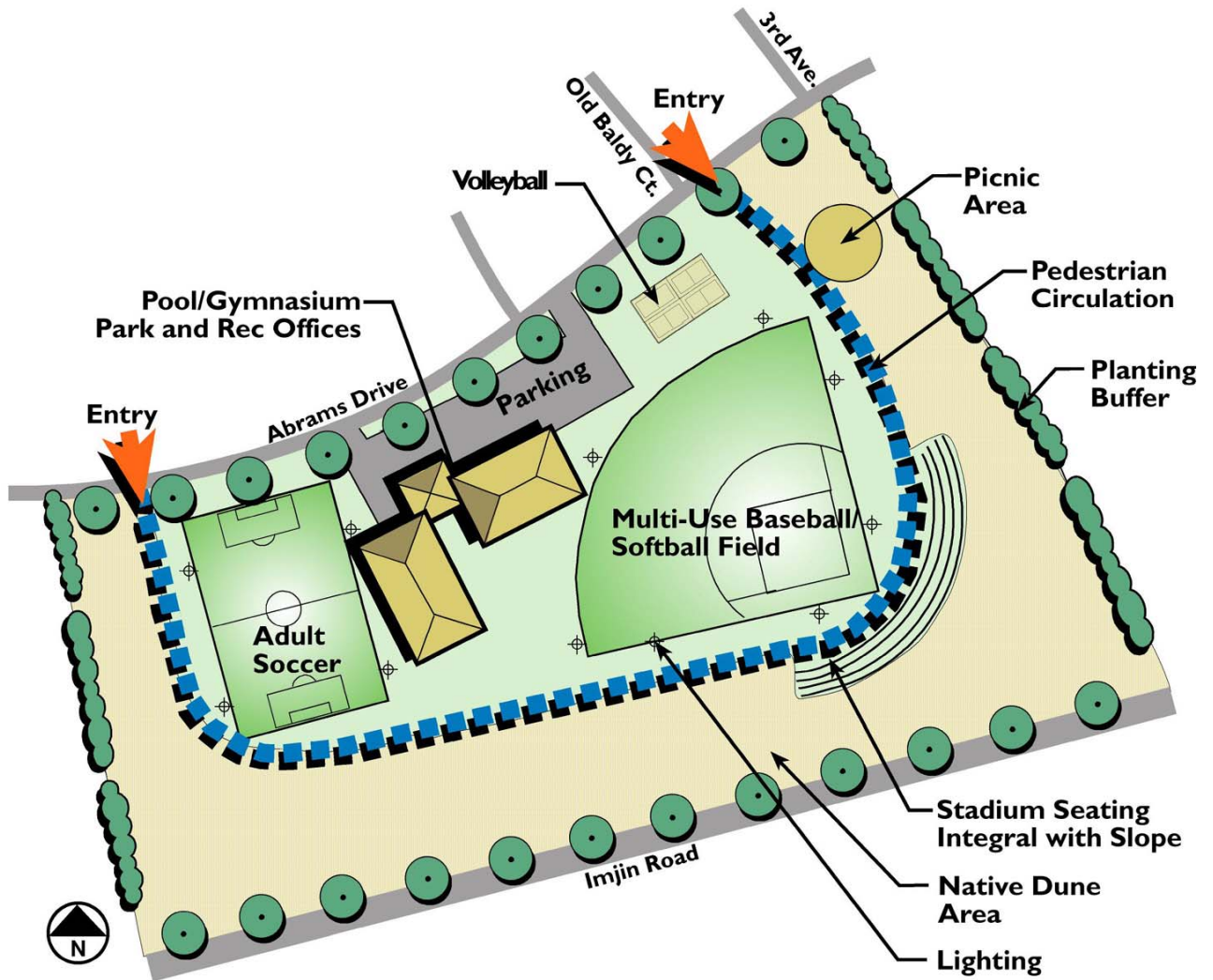
Figure 16 proposes a lighted community park concept with adult baseball, adult soccer, pony league baseball, picnic area, parking for 70 cars, snack bar and restrooms. Stadium seating is provided for spectators of games within the existing grade, while a running path is constructed around the perimeter of the turf fields. A planting buffer is constructed around the perimeter of the park.

Figure 16: Abrams Park Improvements



Alternatively, the Abrams site serves as a candidate for a recreation complex. Figure 17 shows a design concept for this alternative.

Figure 17 Abrams Recreation Complex – Alternative Site



Preston Park

Location: Preston Drive between Abrams Drive and Imjin Road
Park Identification: Community
Size: Expand to 20 ¼ acres
Target Age: 6-12, 12-18



The existing Preston Park facility accommodates two youth baseball fields, adult football (with potential youth soccer overlay) and new field house, which includes an announcing booth, snack bar, storage, restrooms and meeting room. Two small playgrounds are located to the east. Parking is provided for approximately 80 cars. The park is wired for future field lighting. This site is currently underutilized

because the baseball fields are not large enough for adult play and the fields are not lighted evening games.



New lighting would increase use of this facility by providing for nighttime use. One existing baseball field could be enlarged to allow for pony league baseball. Bleachers could be added to the existing football field. The design concept provides for park

expansion to the south to accommodate a lighted adult soccer field with bleachers, running track, fitness course, four tennis courts, four volleyball courts (two hard and two sand courts), parking for approximately 60 additional cars, several picnic areas, and a dog run. In the future when replacement of the adjacent existing playground is required, this facility should be relocated closer to the main portion of the park.

Figure 18: Preston Park Improvements



Locke Paddon Park

Location: Between Reservation Road, Del Monte and Seaside Circle
Park Identification: Community, County, Wetland
Size: 15.5 acres
Target Age: All ages

Owned by the Monterey Peninsula Regional Park District (MPRPD) and maintained by the City of Marina, Locke Paddon Park supports a large vernal pond, which serves as native habitat for wildlife. The pond is surrounded by walking paths, group picnic areas, an amphitheater, restrooms, interpretative signage and picnic areas. The area fronting on Seaside Circle, north of the pond, is being planned for a future library site.

The MPRPD improvement concepts include additional interpretative signage to increase educational awareness of the native habitat and aeration of the ponds to improve water quality. The City of Marina has proposed a crosswalk connection to DiMaggio Park and a pedestrian crosswalk signal.

Additional educational activities should be programmed by the City and/or County in conjunction with the new library to utilize the existing amphitheater and educational potential of the site. Park activities and features should be limited to passive uses to minimize the impact on wildlife.



Windy Hill Park

Location: 3240 De Forest Road
Park Identification: Mini-Park/Sub-Neighborhood
Size: 1.8 acres
Target Age: Toddler, 6-12 years

This is a highly utilized small park features a play structure with sand base for children under six years old, concrete paths, multi-use turf area and a fitness course. This site is adjacent to the future Marina Station and will most likely experience an increase in use once that development is completed. To accommodate this increase in usage, the site can be expanded northwards as part of the Marina Station development. Alternatively, a second neighborhood park or mini-park of similar size should be provided to serve residents of new homes built within close proximity to Windy Hill Park.

A restroom facility at Windy Hill would benefit families with small children.

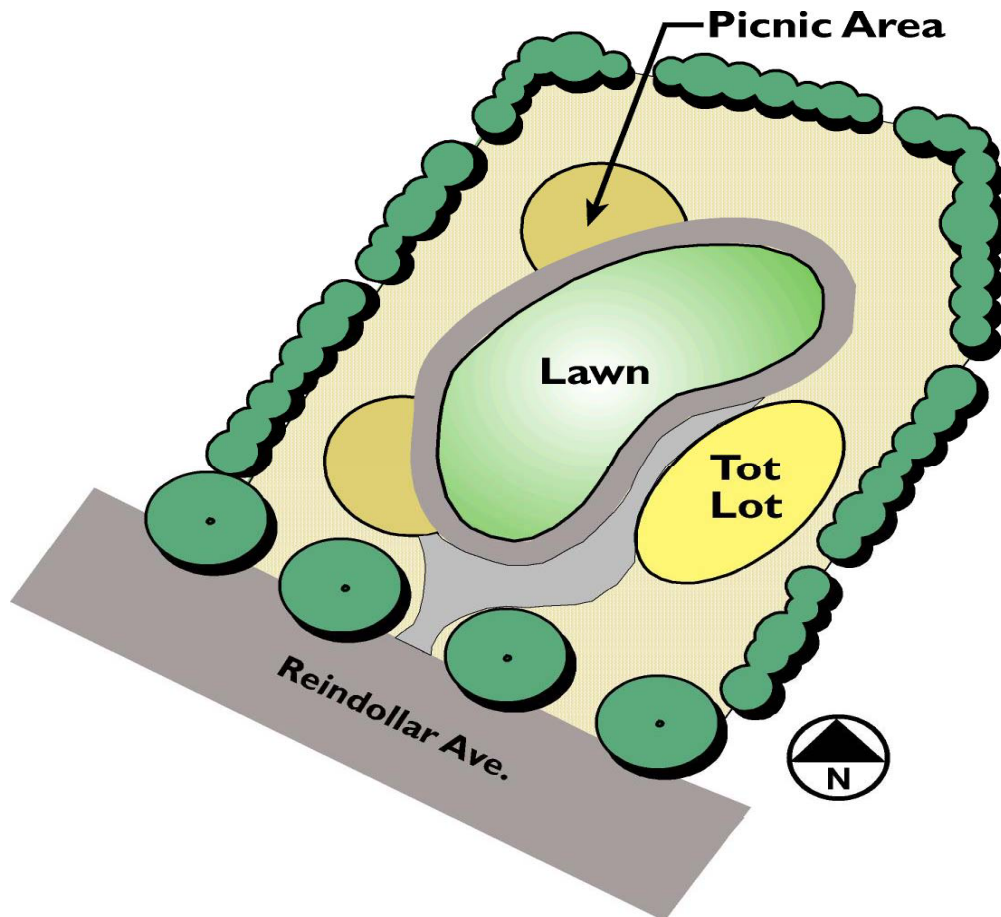


Percolation Ponds

Location: Various
Park Identification: Mini-Park/Sub-Neighborhood
Size: 3 acres (total)
Target Age: All

The City is considering converting several existing percolation pond parcels to saleable residential lots and/or combination mini-park/ infiltration basins. Funds obtained from the sale of the residential lots would finance the conversion to and short-term maintenance of the combination parks. Three percolation pond parcels qualify for this program. They are located at the southeast corner of Exeter Place and California Avenue (APN 032-152-044), 3102 Flower Circle (APN 032-231-021), and 457 Reindollar Avenue (APN 032-151-037).

Figure 19: Percolation Pond Concept



Community Center

Location: 211 Hillcrest Avenue

Park Identification: Community

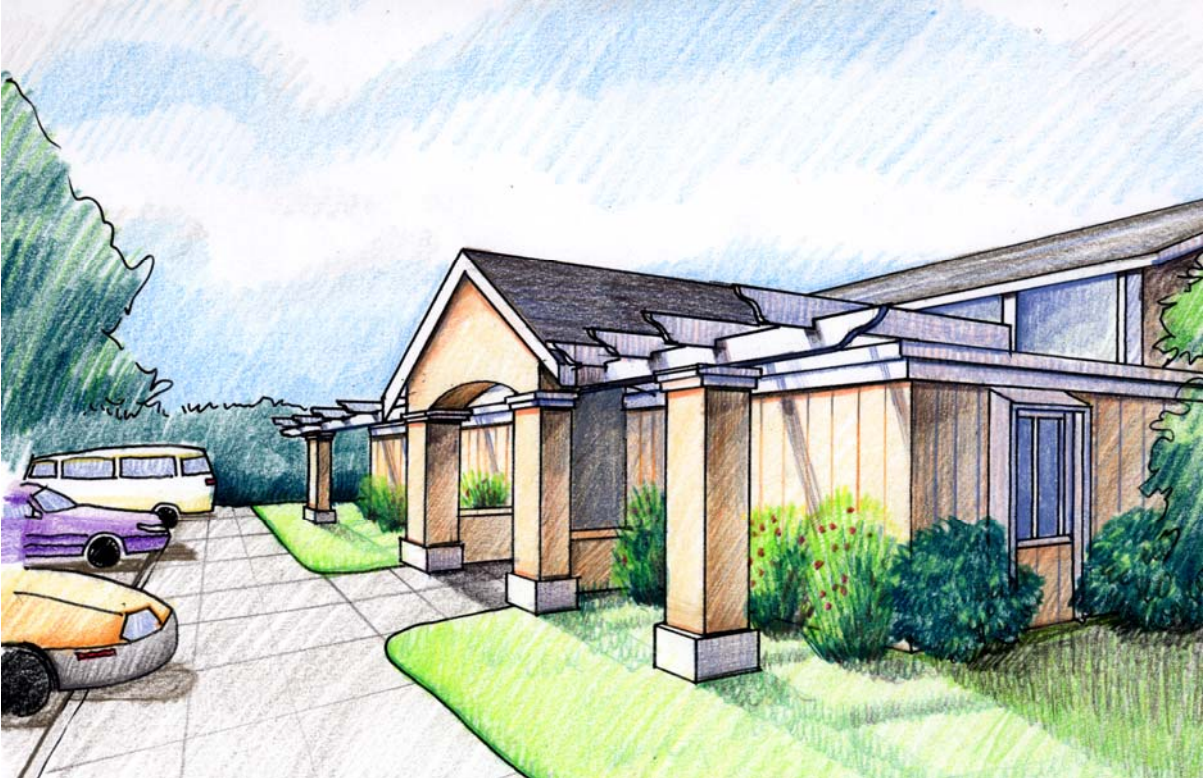
Target Age: All

The existing community center is a 3,000 square foot building and consists of four rooms, a basketball court, a small kitchen, and restrooms. The Recreation and Community Services Division hosts a weekday morning program for seniors at this facility and a weekday afternoon youth program for children 5-12 years old. For the youth program, the main floor is converted into a gymnasium for youth sports activities while the adjoining room is used for individual activities and homework. The building is rented by the community on a pay per use basis. A sand based tot lot is located adjacent to the building.



The design concept below proposes an upgraded building entry and new paint for the existing building.

Figure 20 Community Center Entry



Future improvements to the Community Center could include a basketball court, children's play structure and sand volleyball courts.

Figure 21: Community Center Concept



Los Arboles Middle School and Park

Location: Hillcrest Avenue, Central Marina
Park Identification: School/Park
Size: 16 acres (park portion)
Target Age: 6-12, 12-18 years

Los Arboles Middle School is located in the center of the existing City within the Los Arboles City Park. The school has approximately 737 students from sixth through eighth grade. Parking is provided for 40 cars. Park site improvements include a lighted ball field (currently too bright), multi-purpose turf area and tennis courts. A teen after-school program is provided at the Takali Teen Center (refer to earlier discussion of the Takali Teen Center and Skate Board Park).

The existing lighting requires redesign to reduce impacts to the adjacent residential neighborhoods.



Marina Del Mar Elementary School

Location: 3066 Lake Drive, West Central Marina

Park Identification: School/Park

Size: 5 acres

Target Age: 6-12 years

Marina Del Mar Elementary School serves approximately 375 students from kindergarten through fifth grade. Parking is provided for 49 cars. The site improvements include a softball field, multi purpose turf area, and several new playground structures for kindergarteners and children between 6- 12 years.

No physical improvements are recommended at this time. An after-school program should be implemented until such time that a centralized youth center can be provided.



J.C. Crumpton Elementary School

Location: 460 Carmel, Central/east Marina
Park Identification: School/Park
Size: 6 acres
Target Age: 6-12

Crumpton Elementary School has approximately 501 students from Kindergarten through fifth grade. Parking is provided for 50 cars. The existing site improvements include a large multi-purpose athletic field located behind the building, softball field, multi-purpose turf area, and hardscape and playground structures for kindergarteners and school children ages 6- 12 years. The multi-purpose turf space is underutilized due to the remote location of the fields.

No physical improvements are recommended at this time. An after-school program should be implemented until such time that a centralized youth center can be provided. If future elementary school expansion is required, this school should be expanded into the existing under-utilized field area.



Ione Olsen School

Location: Beach Road, Northern Marina
Park Identification: School/Park
Size: 6 acres
Target Age: 6-12

Olsen Elementary School has approximately 470 students from kindergarten through fifth grade. Parking is provided for 40 cars. Park site improvements include a softball field, multi purpose turf area, and hardscape and new playground structures for preschool and ages 6- 12 years.

No physical improvements are recommended at this time. An after-school program should be implemented until such time that a centralized youth center can be provided.



PROGRAM FINANCING

The City's Capitol Improvement Program will prioritize implementation of Master Plan projects. Some of the project costs will be exacted through new development projects. Alternative revenue sources will include the following:

1. 1.5 million dollars negotiated as part of the Marina Heights Development Agreement
2. Quimby Act Fees identified through the City's AB1600 analysis
3. General fund
4. Future Development Agreements
5. School joint use agreements to maximize economies of scale and 50% matching programs
6. Mello Roos Districts
7. Various local, state, federal, and foundation grants and or corporate sponsorships to be applied on a project-by-project basis and used primarily for redevelopment and expansion of existing facilities
8. Joint ventures for non-profits and public-private partnerships.
9. Cellular phone company lease payments for facilities located on City parkland (i.e. cell towers located in Vince DiMaggio Park and the Mars facility located on a recreational conveyance).
10. Facilities within Marina Redevelopment Areas that have Redevelopment Agency tax increment and/or bond financing options.

MAINTENANCE

The additional parks, trails and open spaces anticipated by this Master Plan will require the City of Marina to increase maintenance staff and supplies in order to sufficiently maintain the planned parks and recreation facilities and programs. During 2005, the Recreation Division maintenance staff consisted of one custodian who has a variety of duties primarily related to set up and clean up after Recreation Division events. The Public Works Corporate Yard staff supplies the bulk of the parks and building maintenance in addition to the department's primary responsibility for upkeep of City streets and City buildings and supplementing the limited staff at the airport.

The corporate yard staff consists of one superintendent, three to four parks and grounds crew workers, one crew chief and a half-time custodian. There is an additional crew of three to four workers assigned to the streets crew. Although this level of staffing may work for a City of 20,000 persons, it most likely will fall short of the needs of a city of 40,000.

Maintenance problems result from renters of recreation buildings who fail to pick up trash as required and leave gates and doors open. This contributes to higher costs and time spent by the parks crew repairing and maintaining facilities. Difficulties also result when the rental deposit is handled by a City division that is less involved with day-to-day maintenance.

To meet the day-to-day operating needs, the parks superintendent has developed a standardized equipment list that uses "Ross Recreation" for play structures, which have proven to be durable and attractive. The Division also uses park benches, picnic tables and other types of recreation furniture that are made from durable recycled plastic materials. Additionally, planting lists have been developed that consider the life span of plants.

In previous years, the design of new parks has generally received input from the Planning Department and informal review through the Design Review Board of the Planning Commission. This informal process was helpful and adequate with the limited number of new facilities involved, but it may not prove adequate when a large number of new parks and facilities are built in a relatively short span of five to ten years.

Cost estimates that were developed for the Plan's design concepts assumed the use of artificial turf and/or drought-tolerant and native grasses that have a less manicured look. Native and drought-tolerant grasses result in lower costs for the initial development of parks and require less maintenance over time. For high-use fields, artificial turf is proposed as an alternative to grass and to decrease water use and water-related costs.

APPENDICES

- A. Capital Improvement Program (CIP) Estimates and Golden Associates Cost Estimates
- B. Recreation and Sports Facility Standards
- C. Community Survey, Methodology, Results
- D. Descriptions of Funding and Financing Methods and Alternatives
- E. Existing Recreation Programs
- F. Percolation Pond Locations, City Council Resolution

APPENDIX A

City of Marina Parks and Recreation Facilities Master Plan - Cost Estimates

Area West of the Existing Central Coast High School Site					
	New Recreational Complex Alternative Site #1		unit	Unit Price	Total Price
1	Offices for Department of Parks and Recreation	2500		\$300	\$750,000
2	Area for fitness classes and planned activities	5000	sf	\$300	\$1,500,000
3	Gymnasium with associated spaces	17500	sf	\$300	\$5,250,000
4	Indoor Municipal Pool w/associated spaces	15000	sf	\$300	\$4,500,000
5	Teen Center	5000	sf	\$300	\$1,500,000
Subtotal for Recreational Complex					\$13,500,000
Site Improvements					
1	Circulation (6' wide concrete pathway)	34800	sf	\$5.00	\$174,000
2	Miscellaneous Site Furniture		allow	\$64,000	\$64,000
3	Parking Lots - total of 225 spaces	75000	sf	\$8	\$600,000
4	Storage yard with parking and fencing	2400	sf	\$6	\$14,400
5	Basketball Courts (5)	40000	sf	\$6	\$240,000
6	Site Grading of areas to be developed	420665	cy	\$15	\$6,309,975
7	Golf Driving Range:				
	a. collection Booth	30	sf	\$250	\$7,500
	b. Tee off area and 16 ft high netting at end of range			allow	\$25,000
8	Baseball field (1) adult and (1) Pony League	35000	sf	\$6	\$210,000
9	Soccer Fields (2) adult and multi-use field areas	377000	sf	\$6	\$2,262,000

10	Native hydro-seed mix with limited amount of Trees	800000	sf	\$2	\$1,600,000
11	Exterior Field Lighting	16	each	\$2,500	\$40,000
Sub Total for Site					\$11,546,875
Total Recreation Complex and Park Site Improvements					\$25,046,875

Eight Avenue Conveyance Parcel Alternative #1					
Roller Hockey Building Improvements #1					
			unit	\$/unit	Total
1	New Roof	31000	sf	\$6.25	\$193,750
2	Repave entry (for ADA access)	1000	sf	\$2	\$2,000
3	Remodel Bathrooms for ADA	2	each	\$20,000	\$40,000
4	Electrical Upgrade	1	ls	\$20,000	\$20,000
5	Drainage Repair at 2nd Avenue	1	ls	\$20,000	\$20,000
6	Repair Dry Rot at Trellis posts at 2nd Ave.	1	ls	\$5,000	\$5,000
7	Entry Enhancement (major upgrade)	1	ls	\$60,000	\$60,000
8	Stucco Entire Building	1	ls	\$300,000	\$300,000
9	Painting (Exterior)	1	ls	\$50,000	\$50,000
10	Exterior Lighting	4	each	\$2,500	\$10,000
Subtotal for Roller Hockey Rink					\$700,750
8th Ave. Large Conveyance Parcel Park Site Improvements #1					
1	Parking Lots -- approximately 144 parking spaces	47000	sf	\$8	\$376,000
2	Tennis Courts (4)	28800	sf	\$6	\$172,800
3	Sand volleyball (2)	8000	sf	\$1.50	\$12,000
4	(1) Baseball, (1) Soccer Field, and (2) multi-use fields	454000	sf	\$6	\$2,724,000
5	Native hydro-seed mix with limited amount of Trees	178000	sf	\$2	\$356,000
6	Stadium seating (built into existing hillside topography)	2200	lf	\$50	\$110,000

7	Exterior Lighting for Baseball field, Soccer field	8	each	\$2,500	\$20,000
Subtotal for Site Improvements					\$3,770,800
Total Building and Park Site Improvements #1					\$4,471,550
Roller Hockey Building Improvements #2					
1	New Roof	31000	sf	\$6.25	\$193,750
2	Repave entry (for ADA access)	1000	sf	\$2	\$2,000
3	Remodel Bathrooms for ADA	2	each	\$20,000	\$40,000
4	Electrical Upgrade	1	ls	\$20,000	\$20,000
5	Repair Dry Rot at Trellis posts at 2nd Ave.	1	ls	\$5,000	\$5,000
6	Drainage Repair at 2nd Avenue	1	ls	\$20,000	\$20,000
7	Painting (Exterior)	1	ls	\$50,000	\$50,000
8	Entry Enhancement (minor upgrade)	1	ls	\$25,000	\$25,000
9	Exterior Lighting	4	each	\$2,500	\$10,000
Subtotal for Roller Hockey Rink					\$365,750
Recreational Complex Alternative Site #2					
1	Offices for Department of Parks and Recreation	2500	sf	\$300	\$750,000
2	Area for fitness classes and planned activities	5000	sf	\$300	\$1,500,000
3	Gymnasium with associated spaces	17500	sf	\$300	\$5,250,000
4	Indoor Municipal Pool with surface area of 11,000 sf and associated spaces	15000	sf	\$300	\$4,500,000
Note: Teen Center is not included because site is not central or near a school					
Subtotal for Recreational Complex					\$12,000,000
8th Ave. Large Conveyance Parcel Park Site Improvements #2					
1	Circulation (6' wide concrete pathway)	14000	sf	\$5.00	\$70,000
2	Miscellaneous Site Furniture		allo	\$25,000	\$25,000

			w		
3	Parking Lots -- approximately 144 parking spaces	47000	sf	\$8	\$376,000
4	Tennis Courts (4)	28800	sf	\$6	\$172,800
5	Sand volleyball (2)	8000	sf	\$1.50	\$12,000
6	(1) Baseball, (1) Soccer Field, and (2) multi-use fields	454000	sf	\$6	\$2,724,000
7	Native hydro-seed mix with limited amount of Trees	178000	sf	\$2	\$356,000
8	Stadium seating (built into existing hillside topography)	2200	lf	\$50	\$110,000
9	Exterior Lighting for Baseball field, Soccer field	8	each	\$2,500	\$20,000
	Subtotal for Site Improvements				\$3,865,800
	Total for Building Improvements #2, Recreational Complex Alternative Site #2 and Site Improvements #2				\$16,243,550

Abrams Park - Note - If this site is not used for a Recreational Complex or Private-Public Contractor and funding does not permit full development it can be hydroseeded for 1.2 million

Site Improvements					
1	Circulation (6' wide concrete pathway)	28080	sf	\$5.00	\$140,400
2	Parking Lots -- approximately 70 parking spaces	22680	sf	\$8	\$181,440
3	Pony League Baseball fields (2)	7500	sf	\$6	\$45,000
4	Adult Baseball field (1)	30000	sf	\$6	\$180,000
5	Soccer Field (1) and multi-use fields	602500	sf	\$6	\$3,615,000
6	Stadium seating (built into existing hillside topography)	2536	lf	\$50	\$126,800
7	Native hydro-seed mix with limited amount of Trees	300000	sf	\$2	\$600,000
8	Exterior Lighting for parking lot and sports fields	10	each	\$2,500	\$25,000
	Total				\$4,913,640
Recreational Complex Alternative Site #3 (with pool)					
1	Offices for Department of Parks and Recreation	2500	sf	\$300	\$750,000
2	Area for fitness classes and planned activities	5000	sf	\$300	\$1,500,000
3	Gymnasium with associated spaces	17500	sf	\$300	\$5,250,000
4	Indoor Municipal Pool with surface area of 11,000 sf				
	and associated spaces	15000	sf	\$300	\$4,500,000
	Total				\$12,000,000
Recreational Complex Alternative Site #3 (without pool)					
1	Offices for Department of Parks and Recreation	2500	sf	\$300	\$750,000
2	Area for fitness classes and planned activities	5000	sf	\$300	\$1,500,000
3	Gymnasium with associated spaces	17500	sf	\$300	\$5,250,000
	Total				\$7,500,000

Preston Park					
	Proposed Improvements				
1	Exterior Lighting for Baseball fields, Soccer field	10	each	\$2,500	\$10,000
2	Additional Parking Lot -- 60 parking spaces	19500	sf	\$8	\$156,000
3	Circulation (6' wide concrete pathway)	9000	sf	\$5.00	\$45,000
4	Tennis Courts (4)	28800	sf	\$6	\$172,800
6	Native hydroseed mix with limited amount of Trees	81112	sf	\$2	\$162,224
7	Miscellaneous Site Furniture		allow	\$12,000	\$12,000
8	Dog Run	85450	sf	allow	\$1,500
	Total Site Improvements				\$559,524

Beach Access Improvements (4 sites)					
	Proposed amenities list:				
1	Signage	4	each	\$500	\$2,000
2	Kiosk – historical, directional, and or educational	1	each	\$500	\$500
3	Parking - 20 spaces	6500	sf	\$8	\$52,000
4	Banners	8	each	\$1,000	\$8,000
	Total for Site Improvements				\$62,500

NEW NEIGHBORHOOD PARKS

2nd Avenue Small Public Benefit Conveyance Parcel					
	Design Alternative A				
1	Building - Neighborhood Center w/ restrooms	1000	sf	\$300	\$300,000
2	Circulation (6' wide concrete pathway)	5040	sf	\$5.00	\$25,200
3	Miscellaneous Site Furniture		allow	\$25,000	\$25,000
4	Play Structures for Toddlers and ages 6-12	2	each	\$8,000	\$16,000
5	Tennis Courts (2)	14400	sf	\$10	\$144,000
6	Multi-use field	70,500	sf	\$6	\$423,000
8	Native hydroseed mix with limited amount of Trees	23500	sf	\$2	\$47,000
	Total				\$1,020,400
1	Design Alternate B (Passive park with picnic areas)				
2	Circulation (6' wide concrete pathway)	7500	sf	\$5.00	\$37,500
3	Miscellaneous Site Furniture Allowance		allow	\$60,000	\$60,000
4	Play Structures for Toddlers and ages 6-12	2	each	\$8,000	\$16,000
5	Multi-use field	95,625	sf	\$6	\$573,750
6	Native hydroseed mix with limited amount of Trees	32000	sf	\$2	\$64,000
	Total				\$751,250
1	Design Alternate C (UV Specific Plan Design)				
2	Building – Child Care Center	1500	sf	\$300	\$450,000
3	Building - Pool House	1200	sf	\$300	\$360,000
4	Outdoor Pool (includes fencing)	5000	sf	\$150	\$750,000
5	Building - Concession, Restrooms, plus	1200	sf	\$300	\$360,000
6	Community Gymnasium with associated spaces	17500	sf	\$300	\$5,250,000

7	Outdoor Roller Hockey Rink	14500	sf	\$125	\$1,812,500
8	Circulation (6' wide concrete pathway)	13000	sf	\$5.00	\$65,000
9	Miscellaneous Site Furniture (i.e. bleachers)		allow	\$50,000	\$50,000
10	Playground	2800	sf	\$8	\$22,400
11	Play Structure	1	each	\$8,000	\$8,000
12	Parking Lots 48 total parking spaces	16200	sf	\$12	\$194,400
	Native hydroseed mix with limited amount of Trees	36150	sf	\$2	\$72,300
	Total				\$9,394,600

Percolation Pond Park

1	Proposed Improvements				
2	Circulation (6' wide concrete pathway)	1200	sf	\$5.00	\$6,000
3	Miscellaneous Site Furniture		allow	\$4,800	\$4,800
4	Tot Lot play structure	1	each	\$8,000	\$8,000
5	Turf area	2800	sf	\$6	\$16,800
	Native hydroseed mix with limited amount of Trees	4750	sf	\$2	\$9,500
	Total for Site Improvements				\$45,100

New Mini Park 1/2 acre site (unidentified)

1	Proposed Future use and Improvements:				
2	Land Purchase				\$250,000
	Park improvements				\$100,000
	Total for Site Improvements				\$350,000

IMPROVEMENTS TO EXISTING NEIGHBORHOOD PARKS

DiMaggio Park					
1	Alternative #1				
	Minor upgrades to existing building	2000	sf	\$275	\$550,000
	Total				\$550,000
1	Alternative #2				
2	Building - Banquet facility (2nd preferred banquet facility location)	3500	sf	\$300	\$1,050,000
3	Site furniture			allow	\$5,000
4	Additional Parking - 25 spaces	8000	sf	\$8	\$64,000
	Total				\$1,119,000
	Note: The banquet facility is an option if the Water District Site is not feasible				

Gloria Jean Tate					
1	Proposed Improvements				
	new netting at (e) cyclone fencing along adjacent lot	100	lf	\$10	\$1,000
	Total				\$1,000

Los Arboles Park Proposed Improvements					
1	Proposed Improvements - Lights. Yr. 1 - Parking/Courts later if needs still exist when other facilities are built				
2	Exterior Lighting upgrades (includes photometric study)			allow	\$35,000
3	Additional Parking - 20 spaces - Proposed on existing tennis courts	6500	sf	\$8	\$52,000
	Tennis Courts (4)	28800	sf	\$10	\$288,000
	Total for Site Improvements				\$340,000

Locke Paddon Park					
1	Proposed Improvements				
2	Crosswalk connection to DiMaggio Park	600	sf	\$12	\$7,200
	Pedestrian crosswalk signal			allow	\$20,000
	Total for Site Improvements				\$27,200

Windy Hill Park					
1	Proposed Improvements - Policy decision needed - Does this establish precedent for restrooms in all neighborhood parks?				
	Restroom facilities	100	sf	\$300.00	\$30,000
	Total for Site Improvements				\$30,000

Existing Teen Center					
	Interim upgrades to the existing teen center				
1	Perimeter fencing 6 ft high	805	lf	\$22	\$17,710
2	Surveillance camera system			allow	\$5,000
3	Upgrade exterior Lighting	4	each	\$2,500	\$10,000
4	Miscellaneous Site improvements			allow	\$10,000
	Total for Site Improvements				\$42,710

Existing Community Center Building - Alternate use as ages 6-12 Youth Center					
	Building upgrades:				
1	Painting (Interior and Exterior)	1	ls	\$8,000	\$8,000
2	Entry enhancement	1	ls	\$30,000	\$30,000
	Subtotal for Building Upgrades				\$38,000
	Exterior park upgrades:				
1	Basketball court (1)	800	sf	\$6	\$4,800
2	Play Structure for ages 6-12	1	each	\$8,000	\$8,000
3	Sand Volleyball Courts (2)	8000	sf	\$1.5	\$12,000
4	Social gathering Area			allow	\$10,000
5	Upgrade exterior Lighting	4	each	\$2,500	\$10,000
	Subtotal for Site Upgrades				\$44,800
	Total Building & Site Improvements				\$82,800

Equestrian Center					
	Minor Improvements				
	Upgrades to existing facilities:				
1	Stables	70	each	\$300	\$21,000
2	Corral fencing	800	lf	\$12	\$9,600
	Total for Minor Site Improvements				\$30,600

Corporate Yard Redevelopment					
	Proposed Future use and Improvements (10-15 years):				
1	Restroom facility	150	sf	\$300	\$45,000
2	Drinking fountain	1	each	\$1,600	\$1,600
3	Picnic area	5	each	\$1,500	\$7,500
4	Group picnic area	2	each	\$3,000	\$6,000
5	Bar-B-Q pit	5	each	\$450	\$2,250
6	Outdoor shower	2	each	\$5,000	\$10,000
7	Parking	6500	sf	\$8	\$52,000
8	Sand Volleyball (4)	16000	sf	\$1.50	\$24,000
	Total for Site Improvements				\$148,350

Water District Facility Site					
	Proposed Future use and Improvements:				
1	Visitor Center	5000	sf	\$300.00	\$1,500,000
2	Banquet Facility	10000	sf	\$300.00	\$3,000,000
3	Parking - 48 spaces	16000	sf	\$8	\$128,000
	Total for Site Improvements				\$4,628,000

Teen Center - If not included with Recreation Complex					
Proposed Future use and Improvements:					
1	Teen Center Building	5000	sf	\$300	\$1,500,000
2	Site preparation and landscaping - Native hydroseed mix with limited amount of Trees	5445	sf	\$2	\$10,890
Total for Site Improvements					\$1,510,890

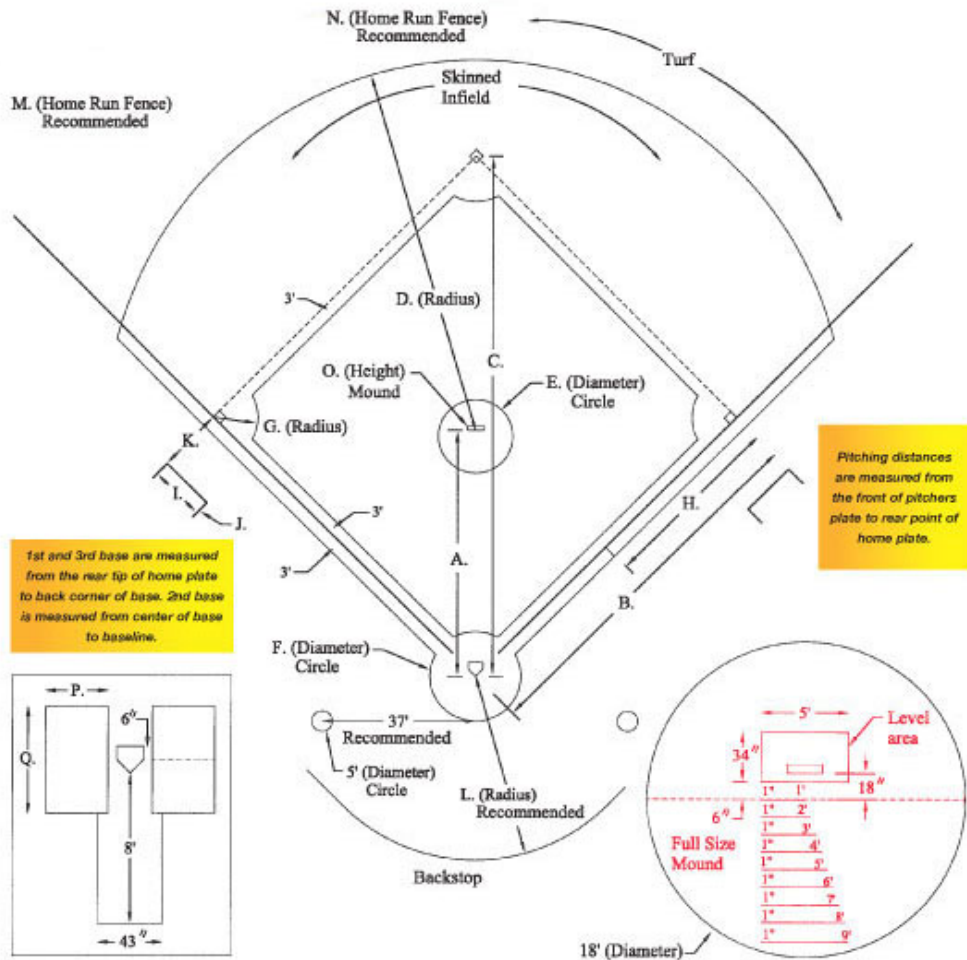
Proposed Improvements within the Future Developments:					
1	<u>Cypress Knolls</u>				
2	New City Senior Center				
	School and Park				
1	<u>Marina Heights</u>				
2	Marina Coast Water District Open Space				
3	Neighborhood Parks				
4	Oak Grove Passive Open Space				
5	Linear Park				
6	Community Park				
	(Abrams Park adjacent to development -- look under City and Neighborhood Parks heading)				
1	<u>University Villages</u>				
2	Gateway Park				
3	Neighborhood parks (DEF)				
4	Overlook Park with Dog Run				

5	Beach Boardwalk Linear Park (J)				
6	Palm Circle Park (G)				
7	Marina Green (H)				
8	Village Square and Promenade				
	Butterfly Park (K)				
	<u>Preston Park Area Neighborhood and Mini-Parks</u>				
	(no work proposed at this time)				
	<u>Frederick Park Area Neighborhoods and Mini-Parks</u>				
	Located within area of CSUMB proposed to be annexed by the City of Marina				
	(no work proposed at this time)				
	<u>Schoonover Park Area Neighborhoods and Mini-Parks</u>				
	Located within area of UCSMB proposed to be annexed by the city of Marina				
	(no work proposed at this time)				

APPENDIX B

Recreation and Sports Facility Standards

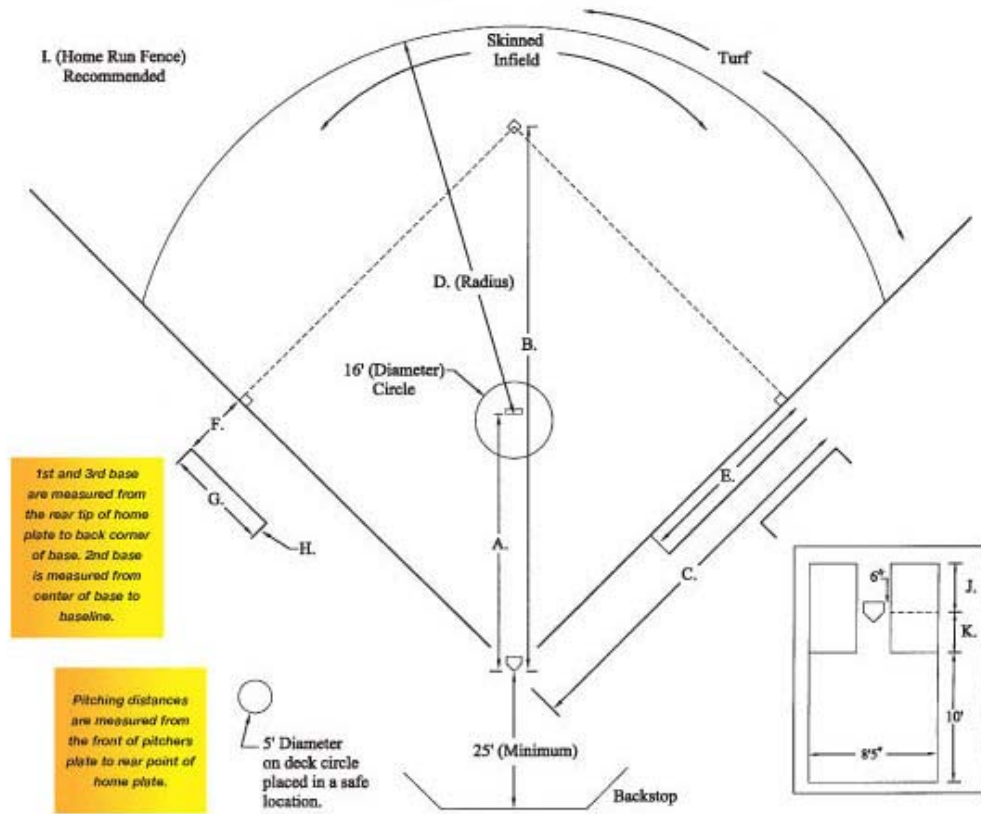
Baseball Field Dimensions



BASEBALL FIELD MEASUREMENTS BY GROUP

GROUP	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
Pro, College, High School	60'-6"	90'	127'-3"	95'	18'	26'	13'	45'	20'	10'	15'	60'	320'-350'	400'+	10"	4'	6'
Babe Ruth	60'-6"	90'	127'-3"	95'	18'	26'	13'	45'	20'	10'	15'	60'	300'	335'	10"	4'	6'
Colt	60'-6"	90'	127'-3"	95'	18'	26'	13'	45'	20'	10'	15'	60'	300'	350'	10"	4'	6'
Pony	54'	80'	113'-2"	80'	15'	24'	12'	40'	12'	6'	12'	40'	250'	300'	8"	4'	6'
Bronco	48'	70'	99'	65'	12'	22'	11'	35'	12'	6'	9'	30'	200'	250'	6"	4'	6'
Little League	44'	60'	84'-10"	50'	10'	18'	9'	30'	8'	4'	6'	25'	200'	200'	6"	3'	6'
Mustang	44'	60'	84'-10"	50'	9'	20'	10'	30'	8'	4'	6'	20'	175'	225'	4"	4'	6'
Pinto	38'	50'	70'-8"	50'	9'	20'	9'	25'	8'	4'	6'	20'	150'	200'	4"	4'	6'

Softball Field Dimensions



SOFTBALL FIELD MEASUREMENTS BY GROUP

GROUP	TYPE/AGE	A	B	C	D	E	F	G	H	I	J	K
COLLEGE	FASTPITCH / FEMALE	43'	84'-10"	60'	60'	30'	8'	15'	3'	190'-220'	4'	3'
HIGH SCHOOL	FASTPITCH / FEMALE	40'	84'-10"	60'	60'	30'	8'	15'	3'	200'-225'	4'	3'
A.S.A ADULT	FASTPITCH / WOMEN	40'	84'-10"	60'	60'	30'	8'	15'	3'	200'-250'	4'	3'
	FASTPITCH / MENS	46'	84'-10"	60'	60'	30'	8'	15'	3'	225'-250'	4'	3'
A.S.A YOUTH	SLOWPITCH / WOMEN / MEN	50'	91'-9"	65'	65'	32'	8'	15'	3'	265'-315'	4'	3'
	FASTPITCH / GIRLS / 10U	35'	77'-9"	60'	55'	27'	8'	15'	3'	150'-175'	4'	3'
	FASTPITCH / GIRLS/ 12U	40'	84'-10"	60'	60'	30'	8'	15'	3'	175'-200'	4'	3'
	FASTPITCH / GIRLS/ 14U	40'	84'-10"	60'	60'	30'	8'	15'	3'	175'-200'	4'	3'
A.F.A YOUTH	FASTPITCH / GIRLS / 12U	38'	84'-10"	60'	60'	30'	8'	15'	3'	4'	3'	
	FASTPITCH / 14U / 16U / 18U	40'	84'-10"	60'	60'	30'	8'	15'	3'	4'	3'	
USSSA ADULT	SLOWPITCH / MENS 12"	46'	91'-9"	65'	65'	32'	10'	10'	5'	300'-315'	3'	2.5'
	SLOWPITCH / WOMENS 11"	46'	91'-9"	65'	65'	32'	10'	10'	5'	250'+	3'	2.5'
SCMAF ADULT	SLOWPITCH / MENS / WMNS	50'	84'-10"	60'	60'	30'	6'	15'	3'	250'+	4'	3'
	FASTPITCH / MENS	46'	84'-10"	60'	60'	30'	6'	15'	3'	250'+	4'	3'
	FASTPITCH / WOMENS	40'	84'-10"	60'	60'	30'	6'	15'	3'	250'+	4'	3'

APPENDIX C

Community Survey, Methodology, and Results



PARKS & SPORTS FACILITY SURVEY

Please fill out this survey and return by January 25th, 2005 (postage is paid). We will use the information in the planning of these parks and sports facilities.

NOT USED AT ALL USED A LITTLE USED A LOT CITY NEEDS MORE				LIGHTED FOR NIGHT USE CENTRALLY LOCATED ON EDGE OF CITY DISPERSED THROUGHOUT CITY				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Amphitheater
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Baseball Fields
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Batting Cages
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Banquet Rental Facility
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basketball Courts - Indoor
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basketball Courts - Outdoor
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bike Park / BMX
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bike/Walking Trail
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Children's Community Center
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Youth Community Center
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Seniors' Community Center
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dog Park
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Equestrian Center
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fitness Course
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Football Fields
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Handball/Racquetball Courts
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Golf - Driving Range
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Golf - 9 Holes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Golf - 18 Holes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gymnasium
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Picnic Areas
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Playstructures - 0-6 year olds
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Playstructures - 6-12 year olds
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roller Hockey
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soccer Fields - Adult
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soccer Fields - Youth
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Softball Fields - Adult
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Softball Fields - Youth
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Swimming Pool - Indoor
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Swimming Pool - Outdoor
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tennis Courts
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Volleyball - Indoor
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Volleyball - Outdoor
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Hard Surface <input type="checkbox"/> Sand
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

PUBLIC-PRIVATE NON-PROFIT PARTNERSHIP

Open to the public on a pay per use basis.
The City is evaluating the pros and cons of contracting some public facilities to a private non-profit organization such as "Boys and Girls Club" or the "YMCA".

The City would build the facility on public land and the non-profit organization would staff and maintain the facility and programs. A partnership agreement would be developed to identify the maintenance responsibilities.

Is this a good idea for one or more sites for the City of Marina?
Yes No

PUBLIC-PRIVATE FOR PROFIT PARTNERSHIP

Open to the public on a pay per use basis.
The City is evaluating the pros and cons of contracting some public facilities to a private concessionaire such as "Big League Dreams" or a Private Sports Management Company.

This is a relatively new concept in park design and management. The City builds the park and the private company would staff and maintain the park facilities.

The City and the for-profit company would share any profit generated by the money from the park facilities.

Is this a good idea for one or more of the proposed sports facilities for the City of Marina?
Yes No

Refold survey, with pre-paid address facing out. Reseal and place in mailbox.

Survey Methodology

Golden Associates, urban design and landscape architecture firm, prepared the written survey questions with input from Planning, Public Safety-Recreation staff and the Recreation and Community Services Commission Parks and Recreation Facilities Plan sub-committee. The goal was to write objective questions about facility use and wants. This form of input provides information from interested individuals who generally do not attend public meetings or have a bias because of an affiliation with a specific activity or group of activities.

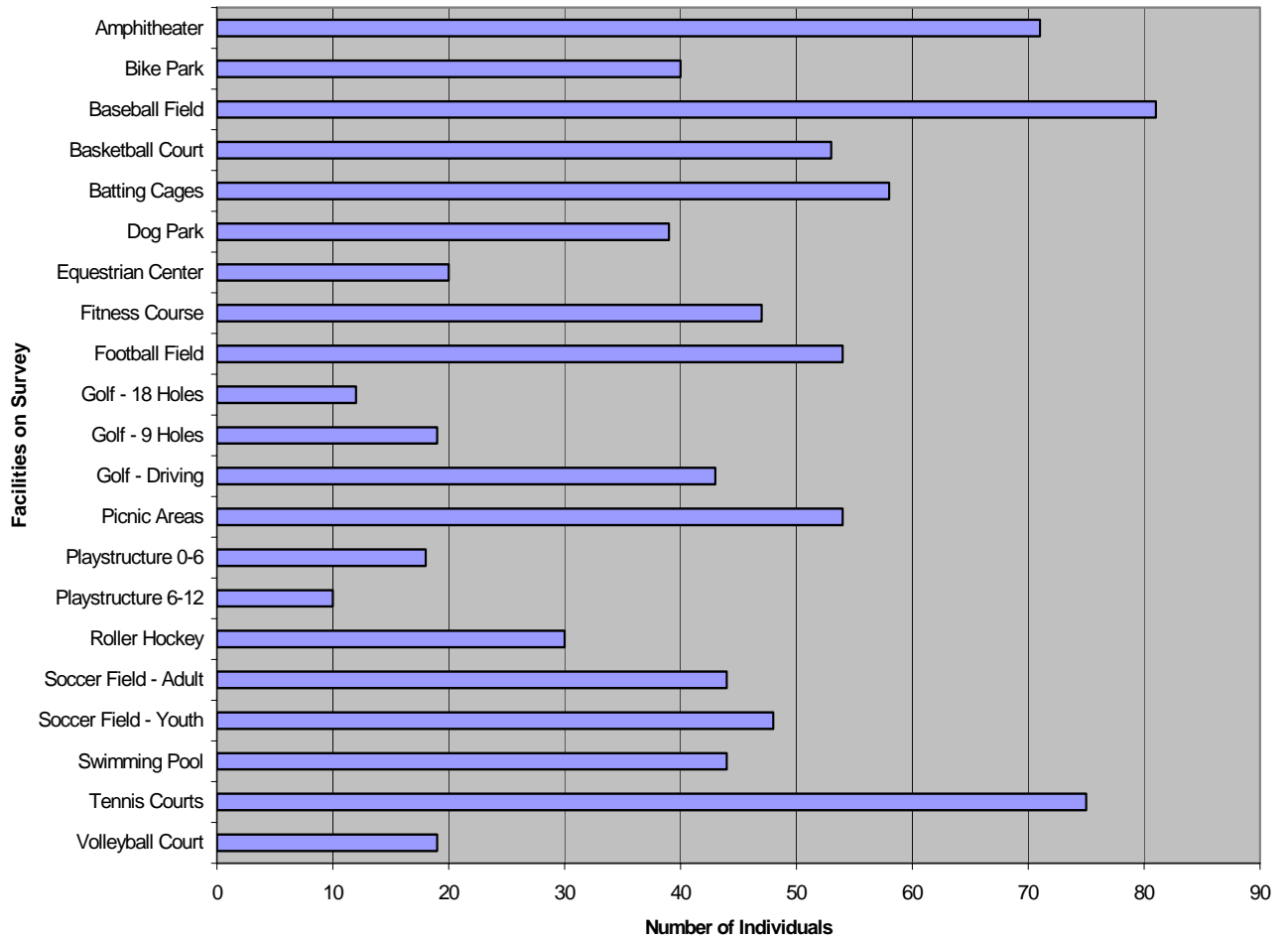
The survey required the respondent to rank 35 types of existing and potential parks facilities activities and indicate which facility would require lighting for night use. The survey also solicited input on the location of each facility (central, edge of city or dispersed throughout the city. Two questions addressed the concept of public/private and non-profit partnerships.

City staff and volunteers distributed the survey to approximately 4,000 Marina residences over a two- week period. The survey was also available on-line and in the Recreation and Planning Offices. Surveys were also distributed at the January 25, 2005 Community Meeting.

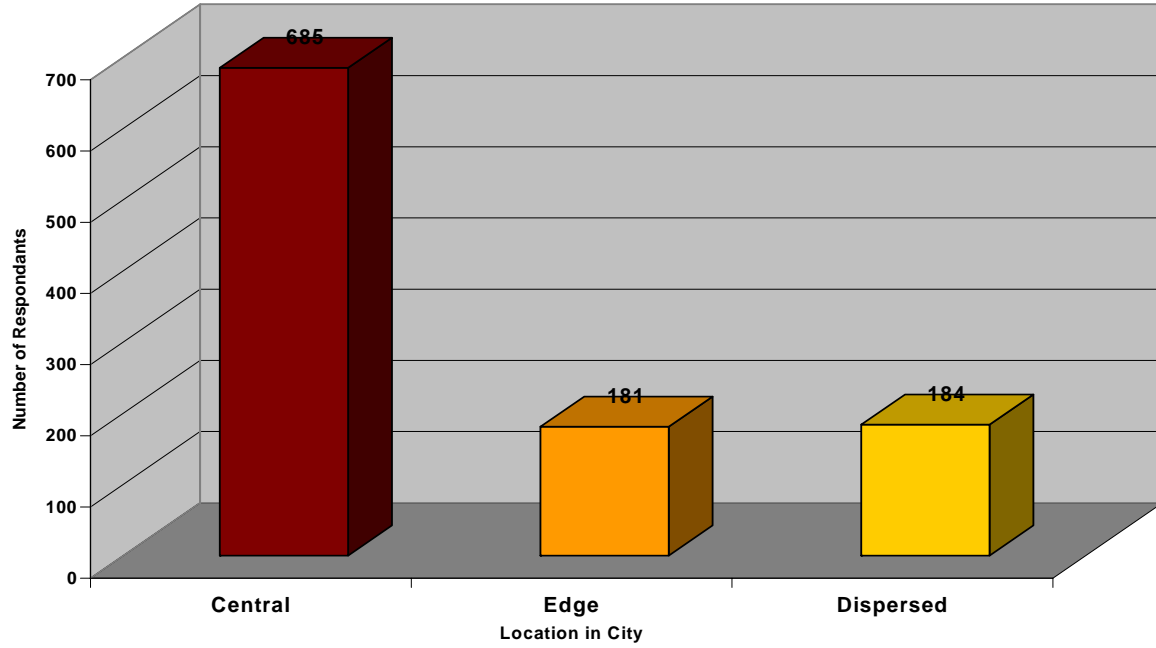
Three hundred and twenty people filled out and returned the survey through the mail or in person. Three hundred and five of these surveys were analyzed. Survey results are depicted graphically in the following charts.

Survey Results

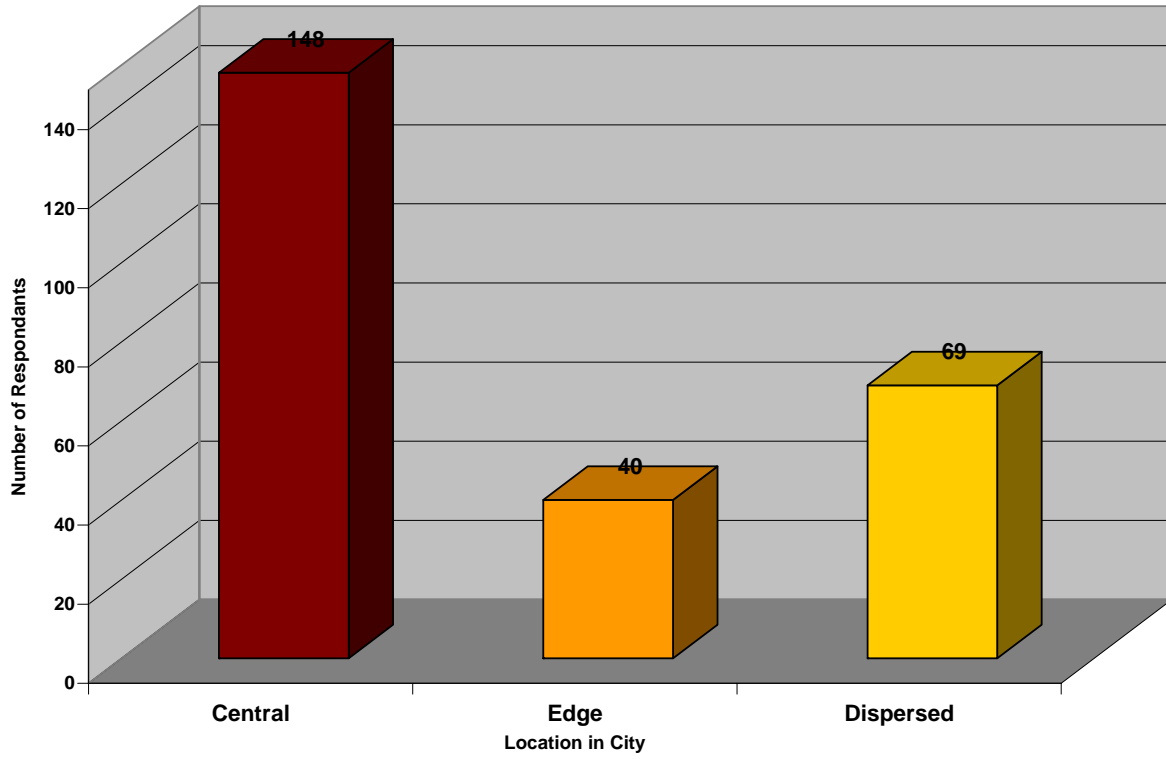
LIGHTED FACILITIES



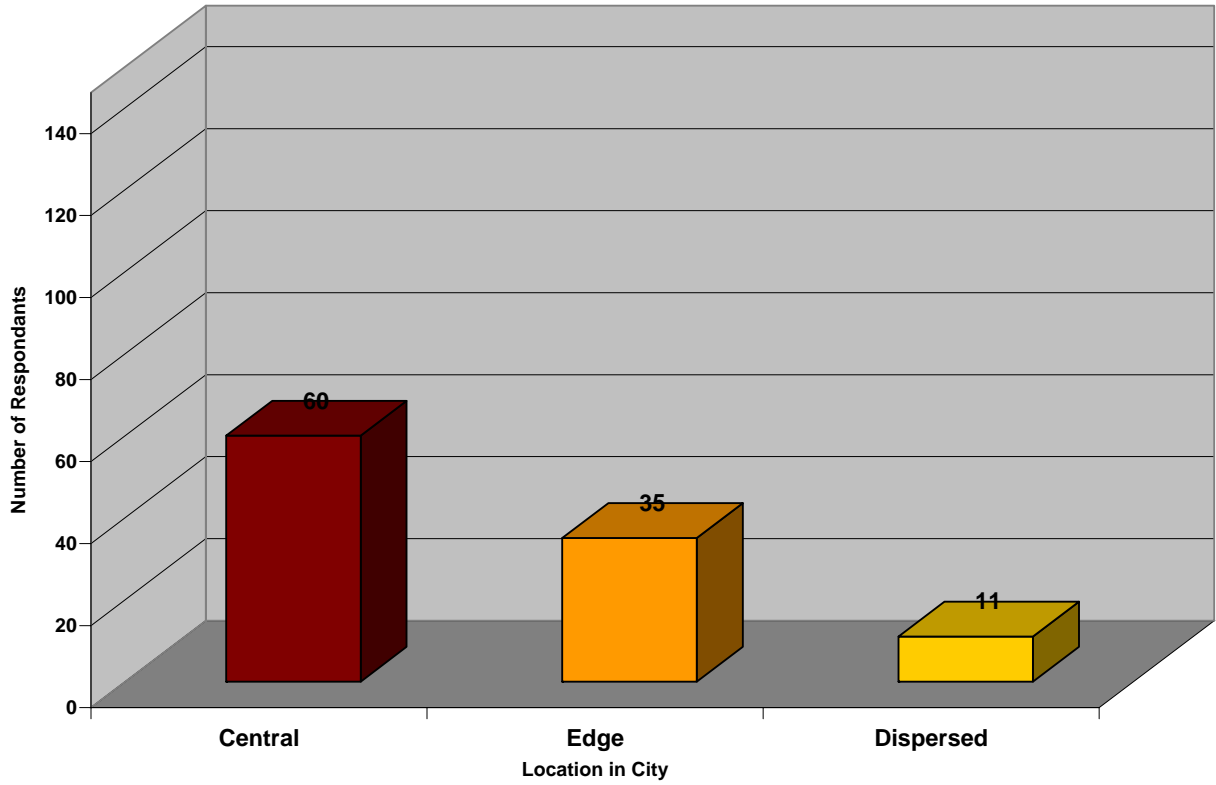
RECREATIONAL CENTER
(Combined Totals of Children's Center, Youth Center, Senior Center, Basketball Courts, Handball/Raquetball Courts, Gymnasium, Swimming Pool, and Volleyball)



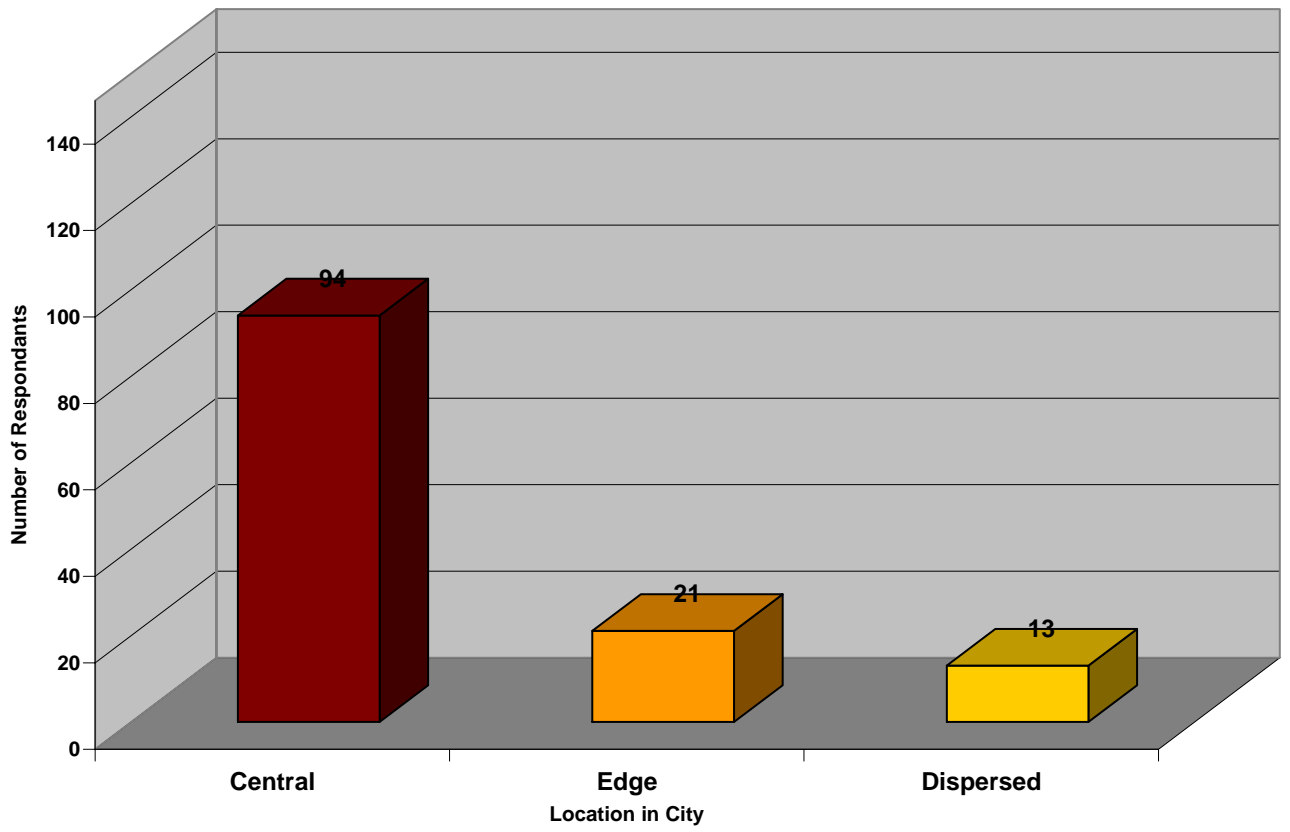
CHILDREN'S CENTER



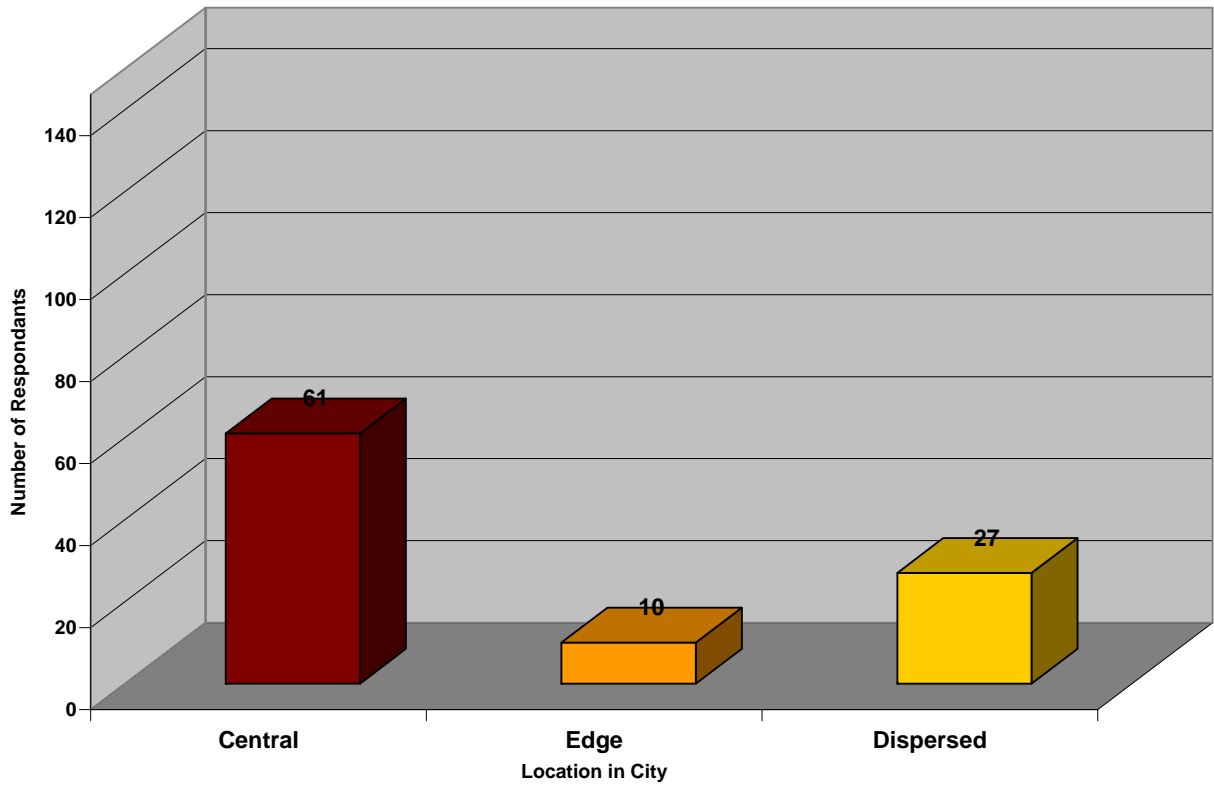
SENIOR CENTER



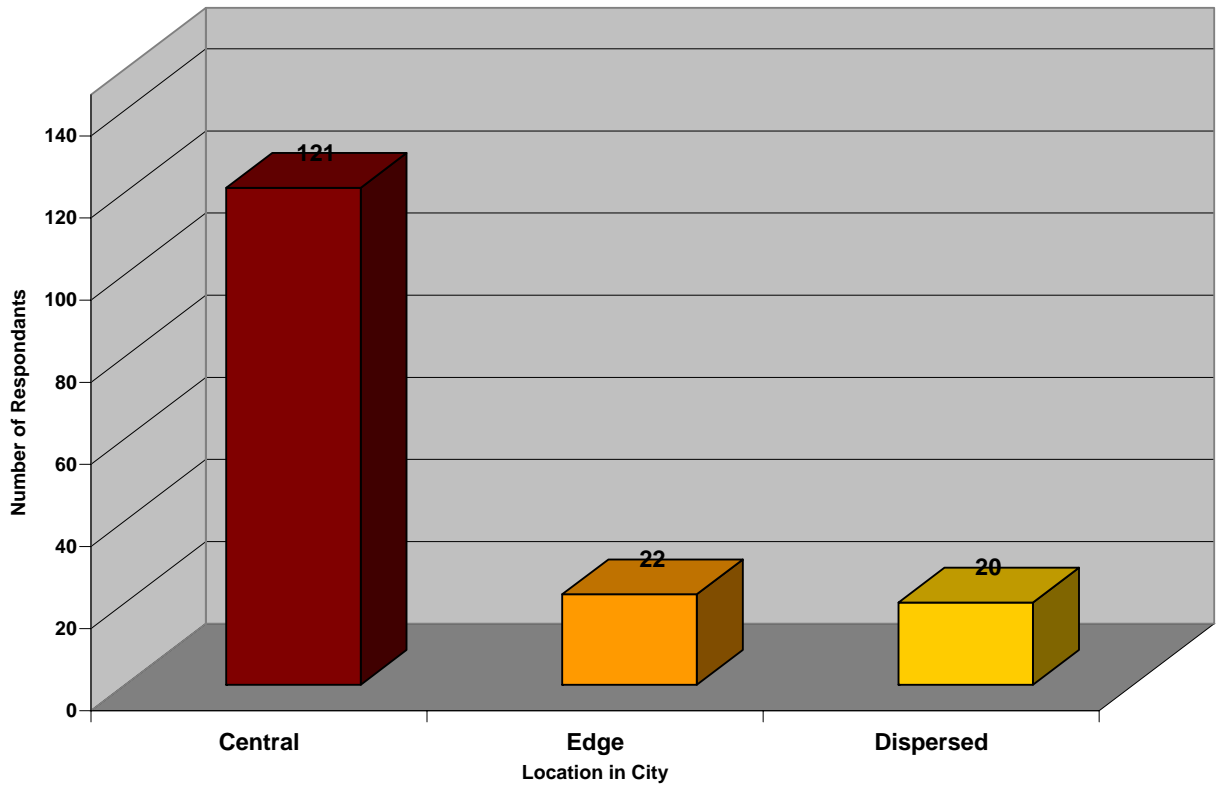
YOUTH CENTER



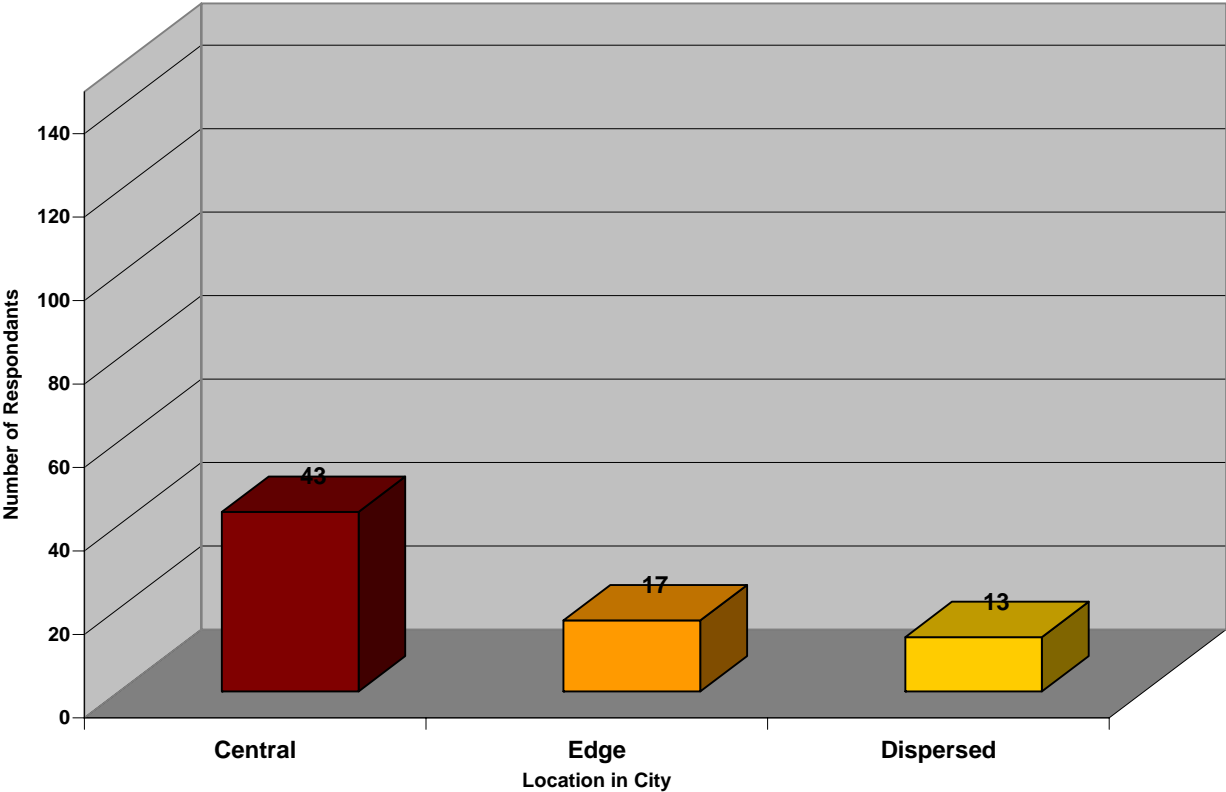
BASKETBALL COURTS (INDOOR)



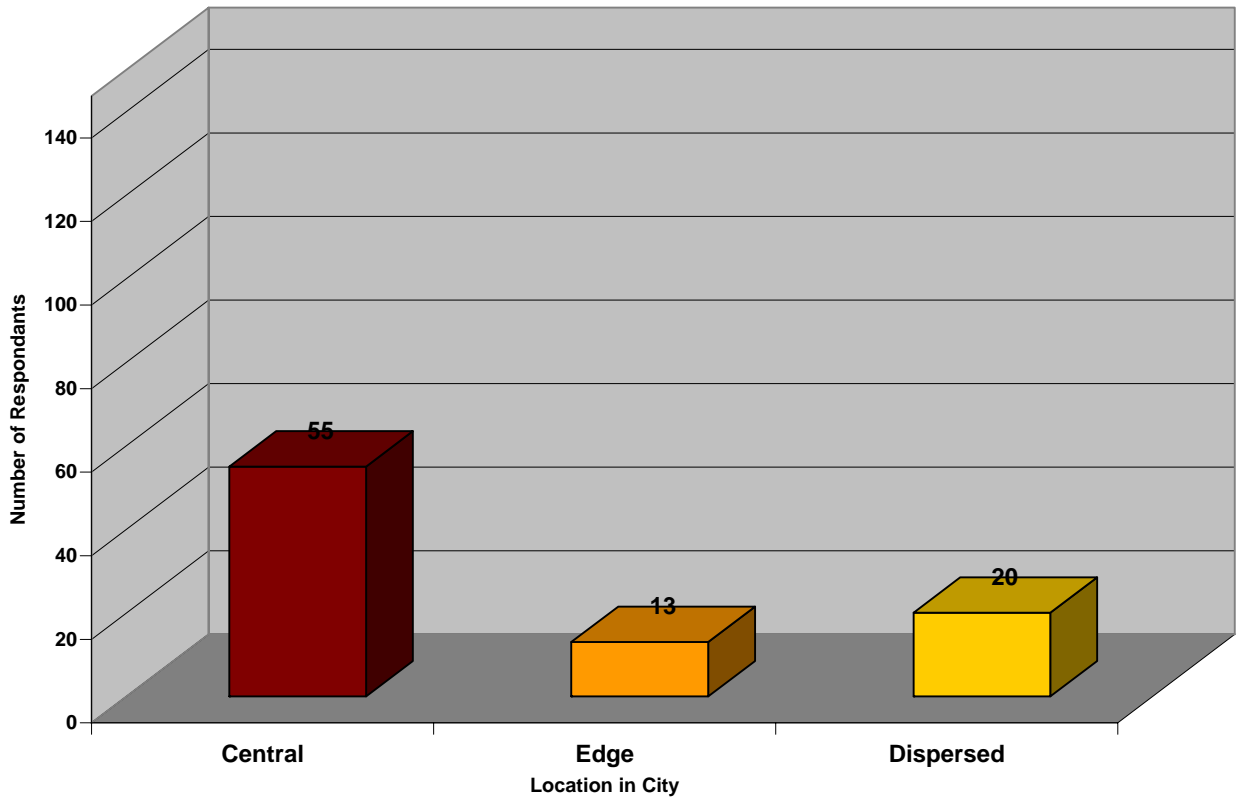
GYMNASIUM



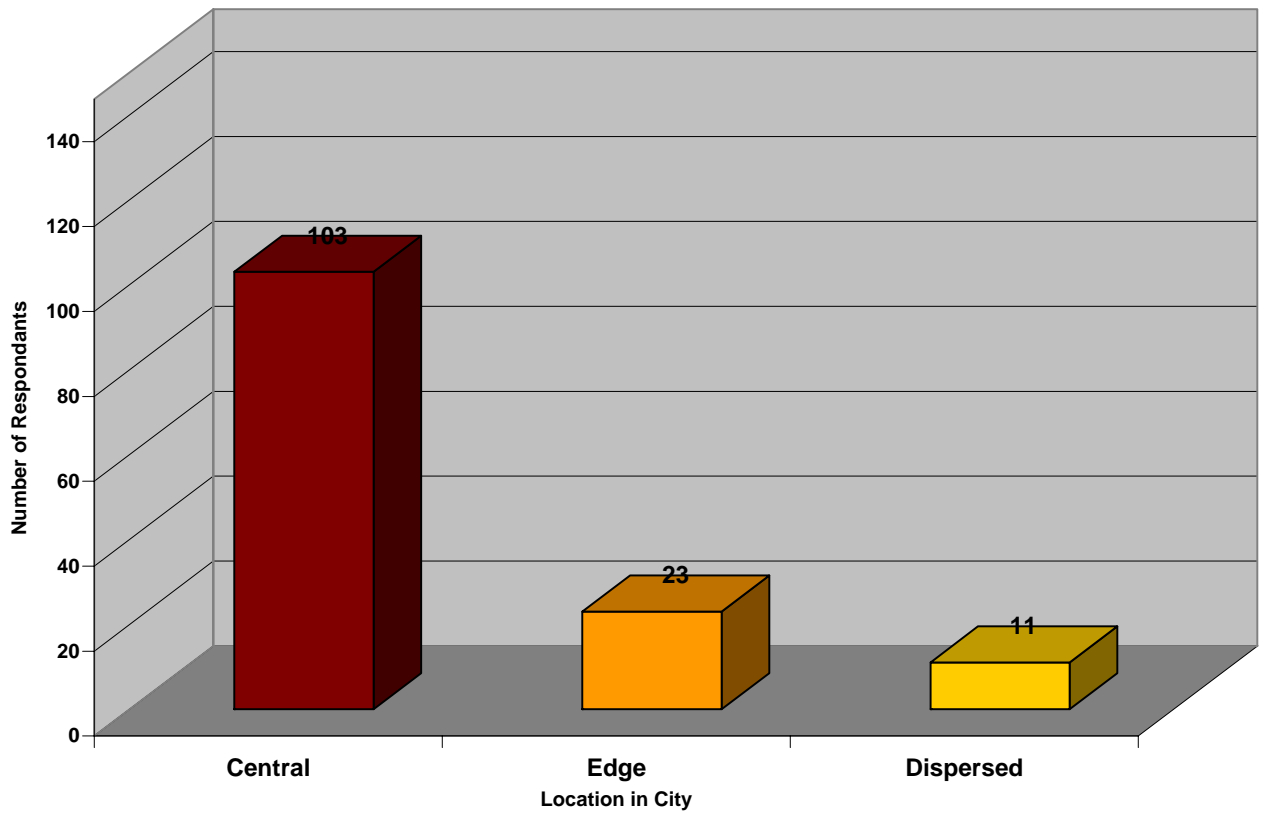
HANDBALL/RAQUETBALL COURTS



VOLLEYBALL COURT (INDOOR)



SWIMMING POOL (INDOOR)



APPENDIX D

Descriptions of Funding and Financing Methods and Alternatives

Financing Methods

Communities have used various financing methods to finance the acquisition, development, maintenance and operation of parks and recreation facilities. These financing methods require a municipal government agency such as a county, city or some form of special district to act as the sponsor. The financing methods are described below:

Community Services District

A Community Services District can be used within an incorporated area to finance services and facilities associated with such items as street sweeping, traffic signalization, parks and recreation services, street lighting, street maintenance and law enforcement. Normally this type of district is used in unincorporated areas.

Benefit Assessment District

A benefit assessment district is a special purpose mechanism available to municipal government agencies for the purpose of providing facilities to a particular geographic area and recapturing costs from the benefited area based upon what is termed an "assessment/benefit spread". Prior to Proposition 13, assessment could be made on an ad valorem (value) basis, using a tax rate. Since Proposition 13, assessments have been made on a front foot, per lot per acre or some other parcel-by-parcel basis.

Assessment Mechanism

Prior to 1991-92, assessments could be made on a uniform (average) basis spread across the parcels in an area. Due to an Attorney General's opinion in 1993 assessments must now be spread on a parcel benefit basis. The benefit-based methodology usually means that all parcels by district area or zone are translated into EDU's. Services by zone, cost of services and assessment by type service per zone are calculated to generate district income to meet appropriate budgets. Data regarding geographic zones, services provided, and assessment per EDU by zone or district are part of the initial formation of the district.¹

Certificates of Participation

Certificates of Participation (COP's) and General Fund monies can be used to finance the development of selected community facilities within a Community Center Park. COP's are a financing technique which provide long-term financing through a lease, installment sale agreement or loan agreement, do not constitute indebtedness under the state constitutional

¹ A commonly used formula is as follows: dwelling unit with a single-family home (parcel) as the base, e.g. single family residence = 1 EDU; Apartments = .8 EDU; Mobile homes = .5 EDU; Commercial/Industrial = 6.05 EDU's per acre.

debt limitation and are not subject to other statutory requirements applicable to bonds. Certificates of Participation are securities designed to make municipal leases accessible to the small investor by dividing the lease obligation into small parts. Each COP is an individual share of the total lease obligation. The lesser, usually the City or City sponsored Public Facilities Corporation assigns the lease to a trustee (third party) who then sells COP's in the lease. Purchasing a COP entitles the investor to a portion of the jurisdiction's lease payment. Although COP's might be a viable financing vehicle for development of park facilities in the future, viable repayment sources would need to be identified prior to their issuance.

Community Development Block Grants

An area such as the City of Marina can be a sub grantee recipient of Community Development Block Grant (CDBG) monies that are initially received and allocated by the County of Monterey.

County CDBG Program Information

Normally, a local administrator of the federal CDBG program is the County Department of Economic and Community Development. Any potential sponsor of a CDBG funded project is required to submit a completed Entitlement Activity Proposal Application to the appropriate department.

Prior to submitting proposed project(s), sponsors should meet with County staff and become familiar with program policies and procedures. Normally, counties have a CDBG Policy Manual containing documentation of the program policies and procedures. All projects are reviewed for conformance with the local area plan. Sponsors also must demonstrate management capacity for project implementation and ongoing maintenance and operation.

Joint-Use Partnerships

Public Agency Joint-Use Agreements

A sponsor can enter into joint-use agreements with local agencies, normally a local school district for the use of land or facilities. In many cases, sponsors will develop the facilities and the school district will maintain them as part of their overall maintenance budget. The City of Marina currently has these types of agreements in place. Indeed, school property is an integral part of the City's Park Program.

Quimby Act

Typically, as part of the subdivision approval process, public parks and open space are exacted through the "Quimby Act." The Quimby Act enables local governments, such as the City, to exact the dedication of land or in-lieu fees, based on standards of up to three acres per thousand population (unless existing parkland exceeds this amount, in which case the maximum is five acres per thousand). This process does not generate the funds required to maintain parks when developed. Moreover, the Quimby Act is applicable only to residential subdivisions, and does not address additional park demands created through the

construction of new units on existing lots, or to condominium or stock cooperative conversions.

Private Financing and Public-Private Agreements

Development Agreements

Public recreational facilities have been developed through agreements with the private sector. Subdivision activity in Marina can be developed through a negotiated development agreements between the City and land development companies. A negotiated development agreement provides a means for developing public parks in new residential areas, in addition to or in lieu of using the Quimby Act or other mechanisms.

Development Impact Fees/Exaction's

As a means of overcoming the limitations of the Quimby Act, housing development fees on new residential units are another option for a City, which the City currently has in place. Housing development fees or dedications of land have been used widely throughout the State to raise funds for the acquisition and development of park and recreational facilities. Normally, they are used in conjunction with or in lieu of Development Agreements. The fees and exactions are based on the notion that new development generates additional demand, which necessitates new facilities. Thus, the housing developers are required to pay fees or dedicate land based on the cost of providing the facilities required to maintain a county's required level of service. Generally, any development impact fee imposed by local governmental authorities is passed on to the homebuyer in the form of the purchase price. Therefore, some caution must be exercised so that housing prices are not badly affected. As a means of overcoming the limitations of the Quimby Act, housing development fees on new residential units have been used by the City for several years. In November 1991 the City adopted the fees as follows:

Table 18: Current versus Updated Fee Schedule Based on Resolution No. 91-86 (November 19,1991) City of Marina Park Master Plan

Type of Dwelling Unit	1991 Fees Per Unit*	CPI	Recommended 1997 City** Fees
1 Bedroom	\$1,181	13%	\$1,335
2 Bedroom	\$1,574	13%	\$1,779
3 Bedroom	\$1,968	13%	\$2,224
4 Bedroom	\$2,755	13%	\$3,113

*Includes fee schedule for the Fort Ord portion of the City

**Note: Estimated average collection should be \$2.001 per unit

Source: City of Marina; Williams-Kuebelbeck & Associates, Inc

State legislation (Sections 66000 through 66003 of the State of California Government Code), which became operative on January 1, 1989, allows fees to be imposed at the time of project approval. Once a reasonable relationship between the need for the facility and the type of development project is established, these fees can be used to generate funds to cover the capital improvement costs of parks and recreation facilities.

Funding Techniques by Type

There are a number of financing techniques available to a local community to finance park improvements. Generally, these subdivide into three general categories: 1) Development or private project specific; 2) Public project specific; and 3) Stemming from police powers. In addition, other sources of external funding may be available including State and Federal programs and private/quasi-private sources. These are discussed following.

Development or Project Specific Funding Sources

These funding sources are derived directly from land development. They are:

Park in-lieu fees - (allowable under Government Code 66477): Park in-lieu fees stem from the Quimby Act discussed earlier. It includes dedication of land for parks or where a subdivision is small a fee in lieu of dedicating land. The project proponent must pay cash, which the City can use in lieu of dedication.

The major drawbacks of this type of financing include: 1) In fill projects such as condos, apartments or mixed-use developments are exempt; 2) the fee applies primarily to park land and land improvements in new neighborhoods; and 3) it doesn't apply to commercial, retail or industrial development. Because of its limitations, many local communities prefer other methods to the Quimby Act or in addition to the Act.

Development Impact Fees (Public Facilities Fees): In lieu of Quimby Act fees, one of the prime possibilities for capital funding for new parks is Development Impact Fees (AB1600 fees). Three criteria exist for these fees: 1) they only apply to new development; 2) they may only be assessed for new capital costs related to the new development; and 3) a defined nexus or benefit/beneficiary relationship to cost must be established.

Within this limitation, Park Facility fees may be established for all land uses under the premise those resident, workers, shoppers and tourists use community parks.

In lieu fees under the aforementioned Quimby cannot be assessed for non-subdivision land uses. Some communities use Quimby dedication or fees for residential subdivisions but establish park facility fees for in fill residential development commercial and industrial development not covered by Quimby. In theory except for O&M costs, this fee may be established for park improvements as well.

When an AB1600 fee program is developed, as long as it does not "benefit" existing residents or attempt to subsidize existing shortfalls, a realistic nexus can be established.

Funds raised from development impact fees are used for park improvements, not for land acquisition.

Development Agreements: A Development Agreement is a contract between the local agency and a developer that outlines in detail the responsibilities of each resulting in a

commitment to the developer of vested rights to sub-divide and develop, most often exempting the developer from the vagaries of future changes in zoning or land use policy.

The key issue in these agreements is that the developer is assured the right to develop in exchange for negotiated exactions (quid pro quo).

Because they are voluntary contracts rather than mandated policies, local agencies may use development agreements to exact in kind or cash payments for public facilities in excess of those required exclusively by the development which can benefit those outside the development and thereby circumvent the "nexus" of development fees limitation. The value of development agreements to the developer should not be understated.

The agreement, if negotiated properly by a local community and a developer can be quite valuable to the developer in terms of his/her land acquisition price and releases, timing and phasing and preferential treatment by front end investors and construction loan lenders. Because of the certainty implicit in such agreements, the developer's risk is limited to such items as the market private interest rates, the lending environment, without also enduring the vagaries of the political system. Because of reduced risk, a developer will be willing (grudgingly) to "pay" for such negotiated rights.

Exactions from development agreements are additive to public facility fees. Since no restrictions are placed on use of these contract-based exactions (fees) a local agency has wide latitude and must determine where these funds are applied to local government budget line items.

In most cases however, since these are capital funds, these exactions are spread among various capital improvements.

Public Project Specific Funding Sources

Whereas the first three funding mechanisms were private development project specific and stemming from private development, this next group of funding sources stem from the actual public project proposed (Public project specific).

Mello Roos District (Special District): A Mello Roos District implements a special on-going tax on the residents, not the developer. It is secured by property within a district and is levied each year for specific public projects for acquisition development and maintenance.

This tax burdens the buyer, whereas, the previous fees/exactions burdened the seller.

Park and recreation facilities may be funded using a Mello Roos District. However, since the funds are project specific, a two-thirds voter approval is necessary. If there are more than 12 registered voters each voter is entitled to one vote. If there are 12 or fewer voters within the district boundaries, the vote is landowner based at one vote per acre.

The only caveat on a landowner-based vote is that the tax thus approved must be for new services or facilities, not replacement of existing services.

In most cases a Mello Roos District is overlaid over a newly developing area and can be used in addition to or complementary to the developer based funding previously cited. Tax revenues can be used for maintenance as well as improvements and acquisition and the resulting tax formula can be quite flexible.

Benefit Assessment Districts: Both neighborhood specific and area specific districts can be formed for park development, acquisition or O&M. In all cases, a strict association of costs versus benefits is required. An assessment district does not require a vote but a protest petition of a majority of property owners normally causes a sponsor to abandon the idea.

General Obligation Bonds: A General Obligation Bond, secured however by an Agency's taxing powers is the least expensive form of public debt. It does require a two-thirds voter approval. If the vote is approved, ad valorem taxes are simply increased in a specific amount for a specific period.

If community residents are in favor of a park and recreation plan and such a plan has been fully explained, there is no simpler and cost effective way to pay for park acquisition and capital improvements. Bond proceeds may not be used for O&M.

Certificates of Participation: COP's, as discussed earlier, require a revenue source to fund payment and repay them. Some facilities that charge user fees such as golf courses, swimming pools, music and theatre facilities can often justify use of this source of funding.

Sometimes a revenue enhancement technique based on some form of user fees as a first source of repayment backed by assessment district fee can work quite well. Park development, except for very special uses, is not liable to generate sufficient cash to be considered acceptable security for a COP issuance. A local community organization sponsor where some form of sale/leaseback can occur may, in very special circumstances, make COP's viable.

Land Lease Revenues: Some of the potential sites such as the Ice Skating facility may have some commercial use capability. In most communities, citizens shy away from government involvement in "business enterprises" even including asset management for a "profit."

However, if some commercial development is possible, land leased by a local agency back to a private developer can generate revenues which can, on occasion significantly contribute to public services, non-revenue uses in conjunction with COP's or revenue leasehold bonds.

State and Federal Sources of Parks and Open Space Funding

Due to budget restrictions at the State and Federal level, most of these types of funds are no longer available. Recent sources are summarized below.

Proposition 70 Funds (1988 Park Bond Act State Block Grants): All the funds from this source have been earmarked, none are available now. A \$70,000,000 ballot measure called the California Parks and Wildlife initiative was voted on in 1994, but did not pass.

Trails Grant Program: Federal funding of this program has diminished dramatically in recent years. Future funding is uncertain, at best.

Land and Water Conservation Fund (Administered by Department of Parks and Recreation): This program has been severely restricted. It was originally funded for acquisition and development of outdoor recreation areas and facilities. Current grants range from \$10,000 to \$50,000. Many applicants feel staff time is misapplied for the dollars received.

Certified Local Government Grants (Department of Parks and Recreation): This program is primarily to enhance preservation efforts of cultural resources and/or the National register of historic places. Grants range from \$2,000 to \$30,000. Highly competitive and time consuming.

Community Development Block Grants (CDBG): The local county has experience with and had utilized these HUD grants to municipalities for financing public improvements.

Private/Quasi-Private Sources

Several other sources exist which have been used by municipalities in the past. Since most are self evident, only the following are listed:

- Cooperative agreement with school districts, county agencies, local districts & other land owning public agencies.
- In kind donations from local citizens/citizen groups.
- Joint ventures with local public service organizations such as Boy & Girl Scouts, YWCA, YMCA, etc.

Public-Private Joint Development Agreements

It is potentially feasible for a community to pursue development and/or operation of golf and multi-sport facilities with private entities. There are companies that specialize in "turn-key" development of revenue generating recreational facilities, particularly golf courses and softball facilities. "Turn-key" refers to the full service nature of the company wherein they provide planning, financing and construction services as well as management and operations assistance. These are primarily oriented toward profit making ventures but arrangements with public entities and non-profits can be structured to comply with limitations associated with public financing and non-profit organizations.

Another possibility for a joint development project would be associated with development of a multi-purpose sports complex. In some areas the local YMCA is interested in establishing a facility where the family oriented nature and growth potential of the area meet their criteria. Some of the broad based services available through the YMCA include day/after school care, camping, arts and crafts, as well as organized sports.

The YMCA requires local sponsorship and fundraising. As much as \$100,000 in donations is generally required by a prospective community, while additional assistance may be necessary, including land, equipment and volunteer work. The sponsoring YMCA would provide the necessary planning and guidance. Essentially, the YMCA is a non-profit organization that seeks to serve communities in the most affordable manner; thus, establishment of new facilities requires a partnership with local parties, including local agencies.

Three other areas are listed. They are: 1) Non-profit Advocacy Organizations; 2) Corporate grants; and 3) Foundations.

- Non-profit Advocacy Organizations - Normally a body politic is considered as a non-qualifying agency in terms of advocacy since it has public sources of funding and buying power. To overcome this image and attendant legal restrictions, a political body can be instrumental in assisting local residents or vested interests to form non-profit advocacy organizations. Due to recent complications created by Federal and State regulations, such organizations require financial sponsorship, which a local community may provide.
- Corporate/Individual Grants - Due to the recent recession, the source of funds has become extremely competitive. Normally this source of funds is negotiated with a locally based corporation as part of both its philanthropic program and its public relations program. Further, such grants are project specific and usually limited in nature. A local community can prevail on a local corporation or a local family with ties to the community for a grant, or endowment for such items as a park, swimming pool, senior citizens center, community center, etc.
- Foundations - Foundations seldom endow municipalities directly. Normally a non-profit advocacy group is the recipient of these funds.

Several foundations, which have granted money in the past, are:

- Stephen Philibosian Foundation, Palm Desert, California
Purpose: Primary Education
Grant size: \$100 to \$5,000 (typical)
- Phillips Foundation, Palm Desert, California
Purpose: Education/Cultural
Grant size: \$200 to \$25,000
- Elizabeth Firth Endowment, Santa Barbara, California
Purpose: Youth, recreation, theatre, arts
Grant size: \$100 to \$25,000
- Weingard Foundation, Los Angeles, California
Purpose: Community services, emphasis on children and youth: building funds, equipment, capital (no land acquisition)

Grant size: \$10,000 to \$250,000

- Bank of America Foundation, San Francisco, California
Purpose: Support non-profit organizations in communities where Bank of America operates (Education, health, arts, human services, community development)
Grant size: \$1,000 to \$15,000

User Fees

The exhibit below shows the typical responses regarding this item.

Table 19: City Park Funding Methods for a Typical Community

Funding Method	Percentage
User Fee	32.1
City Bond Issue	21.0
User Pass	13.6
Parcel Tax	8.6
Recreation Facility Assessment	3.7
Citywide Landscape or Park District	2.5
Other	5.0
None of the above	<u>13.5</u>
Total	100.00

It would appear from the exhibit that in combination, the majority of residents opt for user fees and the use of General Obligation Bonds. Although most certainly not eliminated from consideration a parcel tax, a facility assessment, or a citywide benefit assessment district seem to be high on the typical resident's option list. Eighty six and one-half percent of the respondents will typically opt for some form of park and recreation repayment vehicle. In our opinion, for the potential funding of the City's future park and recreation facilities, emphasis should be placed on these two major funding sources.

Summary of Funding Techniques

Whereas the above analysis highlights potential funding techniques and funding sources both generically and specifically, the following Exhibit indicates the potential for use of various funding vehicles.

Table 20: City Park Funding Methods – Allowable Use of Various Funding Sources

	Existing Parks	Existing School Sites	Neighborhoods	Community Parks	Trail Sites	Other Facilities	Land Acquisition
Quimby Act Fees	No	No	Future	N/A	N/A	N/A	Future
Development Impact Fees	Yes	Yes	Future	Future	Future	Future	Future
Development Agreements	Yes	Yes	All	All	All	All	All
Mello Roos	Yes	Yes	All	All	All	All	All
General Obligation Bonds	Yes	Yes	All	All	All	All	All
COP	Yes	Yes	All	All	All	All	All
Land Lease Revenues	Yes	Yes	All	All	All	All	All
Assessment Districts	Yes	Yes	All	All	All	All	All
Joint Use Agreements	Yes	Yes	All	All	N/A	All	N/A
Foundations	Yes	Yes	Yes	Yes	N/A	Yes	No
User Fees	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Note: Funding sources currently used by a City are important to the analysis of park payment capacity by a City.
 Source: Williams, Kuebelbeck & Associates, Inc.

Community Development Block Grant

Community Development activities include many different programs that provide assistance to a wide variety of grantees. Begun in 1974, the Community Development Block Grant (CDBG) is one of the oldest programs in HUD. The CDBG program provides annual grants on a formula basis to many different types of grantees through several programs like:

Entitlement Communities

The program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

State Administered CDBG

States participating in the CDBG Program award grants only to units of general local government that carry out development activities. Annually each State develops funding priorities and criteria for selecting projects.

Section 108 Loan Guarantee Program (Section 108 Program)

Community Development Block Grant (CDBG) entitlement communities are eligible to apply for a guarantee from the Section 108 Loan Guarantee program. CDBG non-entitlement communities may also apply, provided that their State agrees to pledge the CDBG funds necessary to secure the loan. Non-entitlement applicants may receive their loan guarantee

directly or designate another eligible public entity such as an industrial development authority, to receive it and carry out the Section 108 assisted project.

HUD Administered Small Cities

HUD's Hawaii State Office at Honolulu directly administers the CDBG program for non-entitlement areas in the State of Hawaii.

Insular Areas

The Insular Areas CDBG program provides grants to four designated areas: American Samoa; Guam; Northern Mariana Islands; and the Virgin Islands.

Disaster Recovery Assistance

HUD provides flexible grants to help cities, counties, and States recover from Federally declared disasters, especially in low-income areas, subject to availability of supplemental appropriations.

Colonias

Texas, Arizona, California and New Mexico set aside up to 10 percent of their State CDBG funds for use in colonias.

Another program, Renewal Communities/ Empowerment Zones/ Enterprise Communities (RC/EZ/EC) is an innovative approach to revitalization, bringing communities together through public and private partnerships to attract the investment necessary for sustainable economic and community development.

The Community Development Block Grant (CDBG) program works largely without fanfare or recognition to ensure decent affordable housing for all, and to provide services to the most vulnerable in our communities, to create jobs and expand business opportunities. CDBG is an important tool in helping local governments tackle the most serious challenges facing their communities. The CDBG program has made a difference in the lives of millions of people living in communities all across this Nation.

The annual appropriation for CDBG is split between states and local jurisdictions called "entitlement communities". Entitlement communities are central cities of Metropolitan Statistical Areas (MSAs); other metropolitan cities with populations of at least 50,000; and qualified urban counties with populations of at least 200,000 (excluding the population of entitled cities). States distribute the funds to localities who do not qualify as entitlement communities.

HUD determines the amount of each grant by a formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas

State Transportation Improvement Program (STIP)

A multi-year capital improvement program made up of transportation projects both on and off the California State Highway System. Funded with revenues from the State Highway Account

and from a number of other funding sources which can be utilized to fund streetscape and sidewalk projects.

Hazard Elimination Safety Program (HES)

A federal program that provides funds to local agencies for safety improvements on all public roads and highways. Disbursed through Caltrans, these funds serve to eliminate or reduce the number and /or severity of traffic accidents at locations selected for improvements. Projects eligible for funding include, pedestrian and bicycle improvements, streetlights, traffic calming, and roadway realignment.

new businesses, rehabilitating buildings, and expanding parking. Building on downtown's inherent assets -- rich architecture, personal service, and traditional values and most of all, a sense of place -- the Main Street approach has rekindled entrepreneurship, downtown cooperation and civic concern. It has earned national

APPENDIX E

Existing Recreation Programs

Table 21: Existing Sports Programs Available to Marina Residents

Activity	Program	Age	Location	Fees
Baseball	Pony League (Boys & Girls)	5-15	Tate, Los Arboles, Preston Parks	Fee
Basketball	League (Men's)	Adult	CSUMB, Los Arboles Gyms	Fee
	League (Youth)	9-13	Community Center	Free
Football	League (Boys)	9-15	Preston Park	Fee
Jazzercise:	Classes	Adult	Fort Ord Recreation Center	Fee
Martial Arts	Classes	All	Fort Ord Recreation Center	Fee
Roller Hockey	League (Youth)	9-17 yrs.	Water City Roller Hockey	Fee
	League (Adult)	Adult	Water City Roller Hockey	Fee
	Classes	Adult	Water City Roller Hockey	Fee
	Classes	Youth (6-17)	Water City Roller Hockey	Fee
	Clinics	All	Water City Roller Hockey	Free
Soccer:				
Marina Youth Soccer	League (Youth)	5-15 yrs.	Tate, Los Arboles, City school fields	Fee
Monterey Peninsula Soccer League	Men's Leagues	Adult	Glorya Jean Tate Park	Fee
		Los Arboles Sports Complex	Los Arboles Sports Complex Los Arboles Tennis Courts Bayonet / Blackhorse Golf Courses	Resident fees:
League	Adult	Los Arboles		Fee

		Sports Complex		
League	Adult	Los Arboles Sports Complex		Fee
League	Adult			Fee
League	Adult			Fee
Spring Classes	Boys & Girls			Fee
Spring Classes	Boys & Girls			Fee

Table 22: Existing Education and Recreation Programs Available to Marina Residents

Dance	Ballroom	Seniors	Marina Community Center	Free
Equestrian	Horse Boarding		Marina Equestrian Center	Fee
	Family Membership		Marina Equestrian Center	Fee
	Riding Lessons		Marina Equestrian Center	Fee
	Stall Rentals		Marina Equestrian Center	Fee
Table Tennis	Classes & Open Play	5-18 & adults	Community Center (Wednesdays)	Free
Events				
	Bicycle Rodeo	Under 14 yrs	Community Center Parking Lot	Free
	Bowling (summer)	5-18 yrs	Lincoln Lanes (w/shuttle)	Fee
	Children's Christmas Party	1-10 yrs	Community Center	Free
	Holiday Tree Lighting	All	DiMaggio Park	Free
	Easter Egg Hunt	1-12 yrs	DiMaggio City Park	Free
	Elks Lodge Hoop Shoot	8-13 yrs	Community Center	Free
	Elks Lodge Hot Shot	8-13 yrs	Community Center	Free
	Golf (summer)	5-18 yrs	Bayonet/Blackhorse (w/shuttle)	Fee
	Horseback Riding (summer)	8-18 yrs	Marina Equestrian Center (w/shuttle)	Fee
	Kids Fun Run	5-11 yrs	DiMaggio City Park	Fee
	Kids Fun Week	5-18 yrs	5 attractions in one week (to kick off summer break)	Free
	Harvest Hayride	5-18 yrs	Marina Equestrian Center	Free
	Marina 5K Race	18-up	DiMaggio City Park	Fee
	Marina Five Miler & Family Festival	18-up	DiMaggio City Park	Fee
	Roller Skating (summer)	5-18		
	Seniors Field Trips	55-up	Central California (every Wednesday)	Free

	Seniors Halloween Costume Ball	55-up	Community Center (October)	Free
	Swimming (summer)	5-18 yrs	Saddle Mountain Resort (w/shuttle)	Fee
	Tennis	5-18 yrs	Los Arboles Sports Complex	Fee
	Youth Summer Program	5-18 yrs	Community Center (June-August)	Fee
	Youth Table Tennis Tourney	5-18 yrs	Community Center (July)	Free
	Pass, Punt & Kick	8-15 yrs	Community Center	Free
	Roller skating (summer)	Youth	Del Monte Gardens (w/shuttle)	Fee
	Swimming (summer)	Youth	Saddle Mountain Resort (w/shuttle)	Fee
	Talent Show	Up to 17 yrs	Community Center	Free

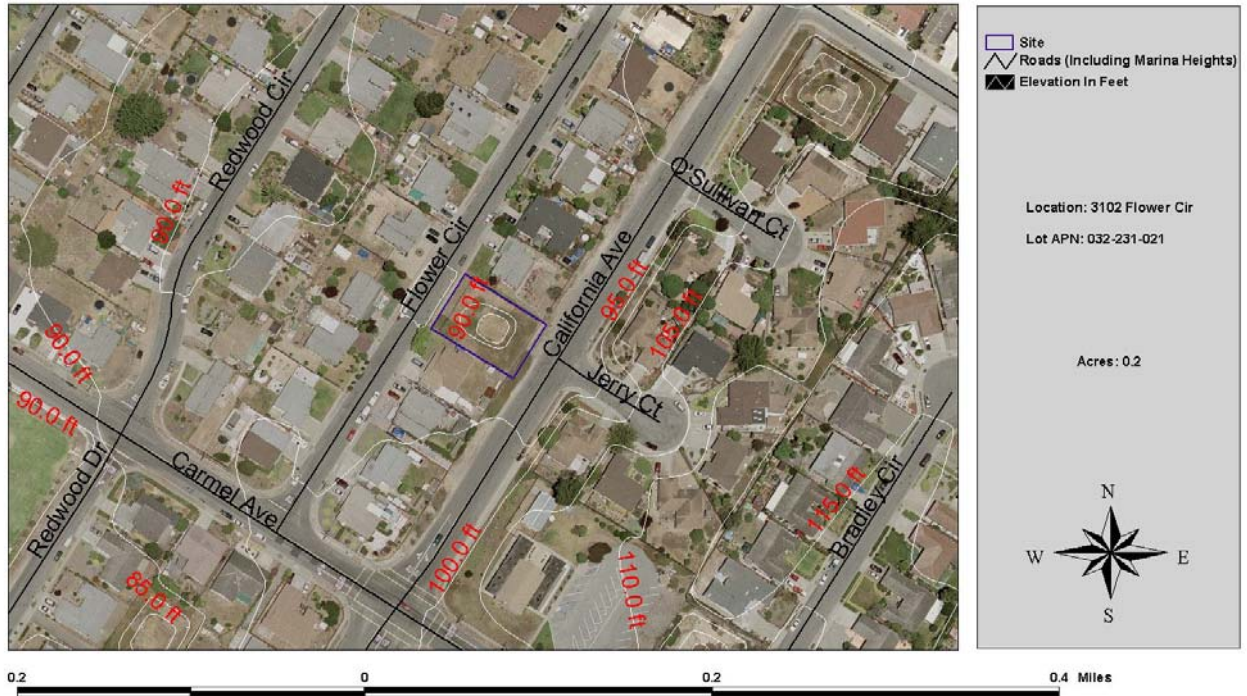
Source: Marina Recreation Division

APPENDIX F

Percolation Pond Locations and City Council Resolution

Figure 22: Percolation Pond Locations

Proposed Combination Pocket Park/Subterranean Infiltration Basin



Proposed Combination Pocket Park/Subterranean Infiltration Basin



Proposed Combination Pocket Park/Subterranean Infiltration Basin



Site
 Roads (Including Marina Heights)
 Elevation In Feet

Location: 457 Reindollar Ave
 between Phillip Cir and Sunrise Cir
 Lot APN: 032-151-037

Acres: 0.2



RESOLUTION NO. 2003 - 167

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
AUTHORIZING STAFF TO PURSUE THE SALE OF CITY OWNED PERCOLATION POND
PARCEL LOCATED ON THE SOUTHEAST CORNER OF CALIFORNIA AVENUE AND
EXETER PLACE (APN 032-152-044) AND INITIATE DESIGN OF REROUTING OF STORM
DRAINAGE TO THE FLOWER CIRCLE PERCOLATION POND (APN 032-231-021) AND
CONVERSION OF PERCOLATION POND PARCEL LOCATED AT
457 REINDOLLAR AVENUE (APN 032-151-037) TO A COMBINATION POCKET
PARK/SUBTERRANEAN INFILTRATION BASIN AND APPROPRIATION
OF TEMPORARY FUNDING FOR DESIGN AND CONSTRUCT THE
FIRST PHASE OF CONVERSION IMPROVEMENTS

WHEREAS, the City owned percolation pond parcel located on the southeast corner of Exeter Place and California Avenue (APN 033-152-044) is a candidate parcel for conversion to saleable residential lot/lots, and;

WHEREAS, the City owned percolation pond parcel located at 3102 Flower Circle (APN 033-231-021) is a candidate parcel for conversion to a combination subterranean storm water infiltration and pocket park, and;

WHEREAS, the City owned percolation pond parcel located at 457 Reindollar Avenue (APN 033-151-037) is a candidate parcel for conversion to a combination subterranean storm water infiltration and pocket park, and;

WHEREAS, there is a need for \$75,000 of temporary funding to reroute storm drainage around said Exeter Place property to the Flower Circle percolation pond and prepare said Exeter Place property for sale as excess City property.

NOW, THEREFORE, BE IT RESOLVED that the City of Marina hereby:

1. Authorize staff to secure Civil Engineering proposals for the design of a storm drain to bypass the existing percolation pond on Exeter Place, convert the percolation ponds at 457 Reindollar Avenue and 3102 Flower Circle to a combination pocket park/infiltration basin, and;
2. Determine that the Exeter Place percolation pond parcel is to become "excess" City Property upon diversion of storm waters to an alternate percolation pond, and;
3. Initiate public solicitation of the fair market sale of the Exeter Place percolation pond parcel as either a single parcel or as two individual parcels, and;
4. Directs staff to return recommendations for award of said Civil Engineering design and property sales to the City Council for approval when they become available, and;
5. Authorize the Interim Director of Administrative Services to make a temporary budget (loan) transfer of \$75,000 of Preston Park Capital Improvement funds from FY 2003-04 Account No. 26.271.68514 to a new Capital Improvement Fund Account Number for the Percolation Pond Conversion to Pocket Parks. Said loan to accrue a monthly interest cost equal to the current LAIF interest rates for the period of the loan.

Resolution No. 2003-167
Percolation Ponds
Page 2

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on October 21, 2003 by the following vote:

AYES, COUNCIL MEMBERS: Delgado, Gray, McCall, Morrison and Mettee-McCutchon

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

Ila Mettee-McCutchon, Mayor

ATTEST:

Joy P. Junsay, City Clerk