



City Council Agenda Item Staff Report

CITY OF SAN BRUNO

DATE: May 9, 2023

TO: Honorable Mayor and Members of the City Council

FROM: Alex D. McIntyre, Interim City Manager

PREPARED BY: Damian Sandholm, Acting Community Services Director

SUBJECT: Review and Provide Direction on Crestmoor Multi-Use Fields Master Plan Design Alternatives

BACKGROUND:

The San Mateo Union High School District (District) owns a 40-acre parcel located at 300 Piedmont Avenue in San Bruno, commonly known as the former Crestmoor High School (Property). After the closure of the school buildings, the playing fields have continued to be used by soccer leagues. The District has entered into a purchase and sale agreement with SummerHill Homes LLC (SummerHill) for sale of the Property.

The Property is designated as low density residential in the General Plan and zoned R-1, Single Family Residential, which permits eight housing units per acre. The General Plan also identifies Crestmoor High School as a location for 12 acres of recreational opportunities, including sports facilities. In 2022, the City and District entered into a settlement agreement related to the proposed open space and the General Plan policy.

SummerHill is working with the City on a development proposal for 155 single-family residential units with 6.4 acres to be dedicated to the City for a public park for sports fields and supporting infrastructure including parking, and 12.3 acres of publicly accessible natural open space that would be maintained by the future homeowners association. In total, the project would provide about 18.7 acres for park uses and open space.

The residential and park project requires an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA), which is underway.

More information about the development project and EIR process is available at <https://www.sanbruno.ca.gov/844/Crestmoor-300-Piedmont-Avenue>.

Crestmoor Multi-Use Fields Master Plan

The City initiated the Crestmoor Multi-Use Fields Master Plan Project process in January 2023 to design the public soccer fields and other public amenities envisioned for the 6.4 acres to be dedicated to the City. The City entered into a contract with Callander Associates Landscape Architects (CALA) to facilitate a community engagement process, build consensus for a

preferred master plan, and prepare plans and supporting documents delineating proposed multi-use fields facility improvements at the former Crestmoor High School site.

This park design process is separate and distinct from the process to review SummerHill's development application.

DISCUSSION:

CALA identified the following as project goals for the master plan:

- Build on initial site planning efforts by the developer and the City;
- Develop a master plan that balances the needs of all stakeholders and users;
- Meet the needs of sports user groups;
- Relocate soccer facilities;
- Provide a design that invites multi-generational use;
- Maintain sensitivity to adjacent residential uses; and
- Continuously evaluate the cost of improvements to ensure the project remains feasible and implementation is realized.

The design intent for the Crestmoor Multi-Use Fields Master Plan is to provide as much opportunity for field usage within the available parking supply. CALA worked with staff to develop two design alternatives that were shared during the community engagement process.

Both alternatives provide an on-site parking lot and drop off zone of similar size with access from both Courtland Drive and A Street. Additionally, both alternatives provide for a similar sized bioretention area on the western side of the site and a restroom/concession building (although they differ in location and layout). Finally, both alternatives provide a perimeter walking path and both can support field lighting and synthetic turf if that is a desired direction.

Alternative 1. This alternative accommodates striping for seven fields (although not all can be played at once since some fields overlay each other). The mix of field sizes favors slightly smaller fields than Alternative 2 with inclusion of a single U6 field and three U8's while still providing options for a single U10, U11, and an 11 v 11 field (Note: U6 is a field sized for 6 year old players, and 11 v 11 is a full sized high school/adult field). The smaller field dimensions allow for inclusion of picnic areas and shelters along with a restroom/concession building that is located slightly further from the parking lot with greater space for gathering around it.

Alternative 2. This alternative accommodates striping for seven fields (although not all can be played at once since some fields overlay each other). The mix of field sizes favors slightly larger fields than Alternative 1 with no U6 fields, two U8 fields, three U10's, along with a single U12 and an 11 v 11 field. The larger field dimensions means more grass/turf and less space for picnic areas and shelters while the restroom/concession building would need to be located closer to the parking lot and include less space for gathering due to the restrictive space.

Community Engagement

Community engagement efforts to date have included meetings with soccer and developer stakeholders, a community pop-up event at the Spring Egg Hunt on April 1, 2023 and an open house event on April 3, 2023 at the San Bruno Senior Center.

CALA also released an online survey. The survey opened on April 3 and closed on April 16. There were 400 surveys completed. Of these survey respondents, 77% lived in San Bruno, including 15% who lived in neighborhoods adjacent to the project site. The majority of respondents prefer Alternative 1 (52%) over Alternative 2 (41%).

The first meeting with the Parks and Recreation Commission was held on Wednesday, April 19. Brian Fletcher of CALA presented field alternatives to the Commission, as well as information regarding public outreach, to date. Commission feedback centered around parking, restrooms and project funding. In addition, field turf material, lighting and the location of the bioretention area were mentioned as possible issues. The Parks and Recreation Commission did not give a preference for one of the presented designs.

CALA and staff also prefer Alternative 1 for the following reasons:

- More of a complete park with walking trails and picnic areas that can be used by the neighborhood;
- More space for goal storage and maintenance equipment, as well as additional storage for sports groups;
- Space for teams to congregate before and after games;
- Additional options for seating, including seating built into the hillsides and other furnishings;
- Restrooms and concession area away from cars for increased safety; and
- More space surrounding the restrooms and concession area offering increased flexibility in building design.

Alternative 1 is supported by a majority of the survey respondents as well as CALA and staff. If City Council supports Alternative 1 as well, CALA will continue to develop the selected alternative into a full master plan. The following issues will be fully explored for the master plan, each of which will directly influence the number of games that can be scheduled on the fields:

- Parking management. The parking supply and demand will be the primary limiting factor in how many games can be scheduled. The intent is to schedule to provide for as many games as possible (community benefit) within the available parking to avoid spillover impacts on the neighborhood.
- Field lighting. Lighting allows greater use of the fields at a greater cost and with potential neighbor impacts. Fall is the peak soccer season, and accommodating games after dusk allows games to be spread over more hours in a day, thereby reducing peak parking demand.
- Natural or artificial turf. Artificial turf allows greater use of the fields at a higher initial cost. Artificial turf would have less maintenance, reduces down-time, and would be

more available during inclement weather, thereby allowing scheduled games to be maintained to a greater degree.

NEXT STEPS:

The remaining process for the Crestmoor Multi-Use Fields Master Plan includes:

- May – June 2023: CALA and staff develop the Draft Master Plan based upon input gathered from the community engagement process, the Parks and Recreation Commission, and the City Council;
- July 2023: CALA holds community engagement and stakeholder meetings for the Draft Master Plan;
- August 2023: Parks & Recreation Commission meeting held to receive feedback on the Draft Master Plan;
- September 2023: City Council meeting to receive endorsement of Draft Master Plan;
- Early 2024: City Council meeting to adopt the Crestmoor Environmental Impact Report (EIR), which provides the environmental analysis of the Draft Master Plan and the residential development. Completion of this milestone will allow the City to move forward with preparing construction documents for the park.

ENVIRONMENTAL IMPACT:

There is no formal City Council action for this agenda item, therefore an environmental determination under the California Environmental Quality Act (CEQA) is not required. An Environmental Impact Report (EIR) is being prepared for the proposed 300 Piedmont Ave development, including the residential, park, and open space improvements. Public hearings for the EIR are anticipated in early 2024.

FISCAL IMPACT:

There is no fiscal impact from this agenda item. The professional services costs to prepare the Crestmoor Multi-Use Fields Master Plan is part of the FY 2022-23 operating budget.

ALTERNATIVES:

Request additional design alternatives be developed.

RECOMMENDATION:

Review and Provide Direction to Proceed with Alternative 1 for the Crestmoor Multi-Use Fields Master Plan Design.

ATTACHMENTS:

1. Project Background and Design Process
2. Overall Community Engagement Process
3. Existing Conditions
4. Design Alternative 1 – Crestmoor Fields Master Plan
5. Design Alternative 2 – Crestmoor Fields Master Plan

DATE PREPARED:

April 26, 2023