



# Memorandum

**TO:** NEIGHBORHOOD SERVICES  
AND EDUCATION COMMITTEE

**FROM:** Albert Balagso

**SUBJECT:** MEASURE P SPORTS COMPLEX  
AND SPORTS FIELD STUDY  
UPDATE

**DATE:** 01-28-08

Approved

Date

1-29-08

**COUNCIL DISTRICT:** Citywide

## BACKGROUND

The purpose of this report is to provide an update on the status of the Measure P Sports Complexes as well as an update on the Citywide Sports Field Study. Further details on these efforts are provided below.

Measure P Sports Complexes: In November 2000, the voters of San Jose approved a \$228 Million parks bond measure. Approximately \$25.6 Million of this funding is currently available for the construction of new recreational sports facilities, with \$8.8 million allocated to soccer and \$16.8 million allocated to softball. Although the project scope is not specifically defined by the bond measure, the City is attempting to locate and construct a soccer complex and a softball complex with the bond funding. The objective of the complexes is to intentionally move organized adult play and tournament play away from neighborhood fields in order to increase access for youth play and unstructured play in neighborhood parks. In addition, the complexes would be a regional draw for youth soccer and softball tournaments.

Citywide Sports Fields Study: On October 17, 2006, the City Council authorized \$165,000 for PRNS to conduct a Community Sports Fields Study (Study). Through this study, the Department will clarify space requirements for organized sports groups, provide an inventory of existing conditions and users groups as well as develop recommendations for acquisition of new sites, improved operational efficiencies and revenue generation opportunities. Utilizing a combination of working subcommittees as well as consultant services as necessary, the Department will produce a final report that will serve as the guiding document for future investment and operations of community sports fields.

The purpose of this memorandum is to provide a status report on the study as well as the next steps.

## ANALYSIS

While the efforts to locate the Measure P Sports Complexes and the Citywide Sports Field Study are aligned, they are separate efforts. A description of the status of each effort is listed below.

### Measure P Sports Complexes

PRNS has evaluated a number of sites for these sports complexes over the past several years, including the following: Singleton Landfill, Shady Oaks Park, Monterey/Sobrato High School, Pleasant Hills Golf Course, County Fairgrounds, Coyote Valley, North San Jose, San Jose State University (SJSU)/Kelley Park, and partnerships with school districts. Staff is currently focusing attention on the three following opportunities:

- *San Jose State South Campus:* In 2006, the City and SJSU adopted a Memorandum of Understanding for the joint development of the south campus area. Since then, City and University representatives have been meeting to explore the feasibility of locating the soccer complex within this study area. One potential location is on SJSU property surrounded by Alma Street, Senter Road, East Humboldt and 10<sup>th</sup> Streets. The project's field layout is conceptually feasible to both City and SJSU staff and the site would ultimately accommodate up to seven artificial turf fields, four with, and three without, lights. City staff is in discussions with SJSU staff regarding the joint operations and cost sharing for this facility.
- *Kelley Park:* The City has also completed a feasibility study to explore the viability of soccer fields at a City-owned site on Kelley Park behind the Historical Museum. The feasibility study indicates that up to five soccer fields could be located on this site (four with synthetic turf and one with natural turf) along with supporting amenities such as concessions and parking. While this project is feasible, there are environmental constraints resulting from the adjacency to Coyote Creek which would add to the development cost.
- *East Side Union High School District (ESUHSD)/Independence High School:* City staff and representatives of ESUHSD have toured the Independence and Overfelt High School sites. Both School District and City staff have expressed a strong interest in partnering on the development of sports facilities at these locations. In particular, Independence offers a unique opportunity to develop the back acreage and potentially place a four to five field softball facility at this site using Measure P funds. School District officials are also interested in the City taking over the operations of the Fiscalini Swim Center so this could create synergy between the two facilities. These discussions are in the preliminary stages, however City and ESUHSD staff are fast-tracking the discussions and are meeting every two weeks to discuss this project. A target date of March 2008 has been set to develop a draft MOU for the development of a softball facility on the Independence Campus. Discussions regarding partnering at Overfelt High School and on the Fiscalini Swim Center will continue as well, but along a less-aggressive timeline.

As discussed above, the City has two viable options for soccer field development (SJSU property and Kelley Park) and one viable option for softball field development (Independence High

School). While cost estimates have not been completed for the potential projects, it is anticipated that if the soccer complex is constructed on SJSU land and the softball complex is constructed on ESUHSD land, both projects can be constructed within the available \$25.6 million Measure P budget. However, it is likely that the portions of the budget currently allocated to soccer and softball facilities will have to be adjusted significantly. In addition, it is likely that SJSU and ESUHSD would manage the construction of these facilities and provide the land as their contribution to the project, while the City would provide the construction funding from Measure P.

### Community Sports Field Study

The final product will be a report detailing the process on how the Study was developed, the engagement of the community in its development, as well as key findings and recommendations. It will also contain:

- An updated inventory of existing City-owned properties with opportunities and constraints identified. This will include recommendations to enhance the playability, upgrade ADA accommodations, and add other improvements to existing sites;
- An updated inventory of sports-user groups, which will define existing group needs, boundaries, frequency of use and special space requirements;
- A matrix and map of land acquisition opportunities that can be generated through partnerships, land swaps or purchases;
- Identification of potential operational efficiencies and best practices from other jurisdictions that can be implemented. This will also include recommendations for cost and revenue sharing strategies as well as the potential for use of volunteer labor; and
- Recommendations on improving efficiency with respect to scheduling and permitting.

San Jose resident-led subcommittees have been formed to gather data and develop preliminary recommendations. The status of the efforts of each subcommittee is detailed below:

- Subcommittee #1 - Existing Sites: This subcommittee has created a GIS map showing all existing sports facilities within the City of San José and has begun the process of evaluating those facilities. Staff has also contacted other cities, which have undergone similar evaluations to learn from their experience. The focus of this effort is on identifying which existing sites are optimal candidates for upgrades or retrofits to the existing facilities to maximize usage. This could include adding synthetic turf, lighting, restrooms, and/or parking facilities to existing fields.
- Subcommittee #2 - New Opportunity Sites: This subcommittee has developed a prioritization list for investing in new sports fields and has performed a preliminary ranking exercise using criteria approved by the entire committee. The committee has also developed criteria which can be used to help the City engage in public/private partnerships. Additional sites have been added to this list as a result of community meetings held to date. The final report will contain a ranking of opportunities which the

City will be able to use in the future when identifying new land acquisitions or partnerships for additional sports fields.

- Subcommittee #3 - Inventory of Current Sports User Groups: Surveys have been sent out to all known user groups as well as all local school districts to help develop an inventory of the need for sports fields in the City. This data will allow the team to determine the highest need areas in the City for additional fields as well as the recommended concentration of fields within the City. To date, the team has received approximately ½ of the surveys back from the users. Response from the school districts has not been optimal so the next step will be to take this item to the City/School Collaborative meeting to discuss the need with the superintendents.
- Subcommittee #4 - Operational Efficiencies and Best Practices: The subcommittee has collected data from eleven jurisdictions (Dallas, Denver, Fresno, Henderson, Morgan Hill, Phoenix, Salinas, San Diego, San Francisco, Santa Clara and Seattle) regarding their policies, operations, maintenance and fee schedules. This data will be used to develop best practice recommendations for improving operations within the City of San José.
- Subcommittee #5 - Examine Current Permitting and Scheduling Processes: In December, the City council approved a pilot program for PRNS to use an automated system for class and field registration. This system will help to schedule and permit fields.

To ensure that no opportunities are lost, staff is continuing to take advantage of opportunities as they appear, as opposed to waiting until the completion of the Study. Some examples of this include (1) the ongoing construction of joint sports field development at Leland High School; (2) the initiation of a feasibility study for potential sports fields at Kelley Park; (3) drafting of a turnkey park agreement with Hitachi Corporation for a 10-acre park in South San José to include lighted soccer and softball fields, and (4) the approval of an agreement with Novellus for a five-acre park site in North San José, which will eventually accommodate two soccer fields.

A citywide community meeting is being planned for late February 2008 to obtain the community's input on the preliminary recommendations in the report. In addition, a report on the progress of the Citywide Sports Fields Study will be presented to the Neighborhood Services and Education Committee in March with a report to the full City Council in spring 2008.



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