



AGENDA REPORT

BEACHES, PARKS & RECREATION COMMISSION
Meeting Date: May 14, 2013

Agenda Item 5 A
Approvals:
Dept. Head SH
Manager _____
Admin. Assistant _____

Department: Beaches, Parks & Recreation
Prepared By: Sharon Heider, Beaches, Parks & Recreation Director

Subject: *UNSOLICITED PROPOSAL FOR USE OF UNDEVELOPED PARK LAND AT RICHARD T. STEED PARK.*

Fiscal Impact: Undetermined revenue amount from the potential lease of currently unused park land.

Summary: Staff received an unsolicited proposal from the French Soccer Institute with interest in leasing currently unused park land at Richard T. Steed Memorial Park to develop a public/private soccer facility. Staff recommends that the Beaches, Parks and Recreation Commission provide a recommendation to the City Council as to their interest in amending the Park Master Plan for Richard T. Steed Park, to allow a public/private recreation facility.

Background: The park land at Richard T. Steed Park is only partially developed. The undeveloped parcel remains unused except for a landscape staging area which could be relocated. This eight acre parcel between the existing softball complex and the slope is currently master planned to provide an additional two lighted softball fields, parking, restroom/concession building, walks, and a small amphitheater seating area, however no funding is anticipated in the next six year Capital Improvement Program or beyond. Currently, the existing supply of softball fields has been sufficient to meet demand.

Discussion: Staff was contacted by the French Soccer Institute with interest in developing a public/private soccer facility within the City. Staff has been in communication with the French Soccer Institute over the past year, and determined the eight acre undeveloped land at Richard T. Steed Park is acceptable for the size needed, and as the City had no immediate plans for its development, might be better utilized than remaining vacant until city funding for development was available. In addition, by allowing a public/private interim use, revenue may be created from this land to fund future improvements. Should Council wish to consider this use, it is recommended that the approved Park Master plan be amended to omit the two softball fields and allow a lease parcel. At this time, staff is seeking conceptual approval of allowing a new use at Richard T. Steed Park. If Commission and Council give conceptual approval, staff will negotiate the terms and facilities and return with detailed proposal and Park Master Plan Amendment.

The French Soccer Institute (FSI) is comprised of coaches, trainers, and retired soccer players from the French National men's and women's soccer teams, and the

French Olympic team. FSI seeks to bring the French model for soccer development to the U.S. The concept would include an academy of soccer for youth development with youth club type leagues, and a development team that would provide a link to professional soccer not currently available in the U.S. They wish to lease land from the City for a period of 20 years (lease amount to be determined), and develop a \$25 million facility which would include:

- Two regulation soccer fields, one with tournament seating, and additional practice area
- A soccer clubhouse with restaurant (Domaine de Clairefontaine)
- A training center
- A wellness/fitness center
- Parking
- 2 Walking trails, nature area (arboretum), and an amphitheater seating area

The French Soccer Institute has proposed a phased approach to the development and use of this facility. As their first phase of development, FSI has proposed to implement the Master Plan for Vista Hermosa by developing the “meadows” area into the approved soccer/multi-purpose field now. The developed field would be for their primary use with limited public access in the first few years as they develop their facility at Steed Park. After their facility at Steed Park is completed, potentially one to three years, the City would then have full public use of the developed Vista Hermosa field.

The public benefit of this proposal would include:

- Early construction of the “meadows” area at Vista Hermosa Sports Park
- Access to the French Soccer Institute facilities for play and tournaments on a limited basis
- Three hours per day use of the wellness/fitness center
- Scholarships for San Clemente youth to attend the French Soccer Institute
- Use of walking trails, nature area and amphitheater seating for events
- Potential on-going lease payments for use of park land

Given the initial research by staff, it appears this concept would have public benefit, and could create new revenues from currently unused park land.

Recommended

Action:

STAFF RECOMMENDS THAT the Beaches, Parks & Recreation Commission provide a recommendation to the City Council as to their interest in allowing a lease parcel for a public/private soccer facility at Richard T. Steed Park.

Attachments:

1. Proposed Site
2. Richard T. Steed Park Master Plan

Notification:

French Soccer Institute

ATTACHMENT 1



