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HOMEOWNERS ASSOCIATION

City of Coronado
Assistant City Manager Tony Winney
1825 Strand Way
Coronado, CA 92118

November 16, 2023

Dear Tony:

On behalf of the Coronado Cays HOA Board of Directors, I would like to thank you for the thorough and informative presentation on the Cays Park Master Plan at our meeting of October 19th. The four schematics have generated a lot of interest and a wide array of opinions as evidenced by the City's survey, the public meetings, written comments, and feedback that we have received directly from our members. While a clear consensus has not emerged, we think the following recommendations enjoy substantial support from our members and are supported by our Board of Directors.

We support the proposed 75% plan and its associated amenities, provided the following revisions are made:

1. Eliminate the volleyball pit. It will be difficult to keep clean and groomed. In its place substitute a nature-based playground and/or more green space.
2. Include two half courts for basketball instead of one full court. Full court play is infrequent, so two half courts would enjoy greater use.
3. Include two restrooms instead of one. We favor the second one closer to the dog park, which would result in less transiting of the park with dogs and be more convenient overall.
4. Include a grass diamond backstop.
5. Eliminate the bike path connection to Silver Strand. It creates unnecessary security risks and concerns, especially with the main entrance just a short ride away.
6. Modify the dog park configuration to make it more elongated with concealed fencing.

With regard to the various roadway improvements, we support the elimination of the existing cul-de-sac, additional crosswalks, and the proposed turn lane modifications that provide additional parallel parking on the west side of Cays Blvd. We do not support the proposed roundabouts or the additional head-in parking spaces at the north end of the park.

We also support the proposed sight-line study to minimize the view impact of additional trees and other amenities.

The following are proposed amenities we do not support or have concerns about:

1. Model Boat Pond: Not the best use of limited space available, insect concerns, safety concerns.
2. Sports Field and Park Lighting: Keep it to a minimum safe level and that efforts be made to reduce light trespass and skyglow.
3. Proposed changes to the cul-de-sac/traffic patterns by the fire station and the placement of amenities in close proximity to the fire station should be fully vetted with resident firefighters. Access issues and impairment of crew rest are a concern.

While we support the continued use of the park for soccer, we would like to see the space developed as a park, not a sports complex. The Board respectfully encourages the City to continue to evaluate and possibly modify the level and type of programmed (active) uses in both Sunset and Tidelands Parks. We recognize and appreciate your exploring this possibility for Tidelands Park with the Port of San Diego earlier this year. As activities and participation levels change over time, we encourage the City and Port to remain flexible and open to change. Modifications to the current use plans/formats could produce a more balanced and equitable sharing of sports activities throughout the City.

In any event, regardless of the final outcome, the Board thanks the City's elected and appointed leadership for their efforts in undertaking this comprehensive planning process. We recognize the time and resources required are significant, not to mention the future cost of implementation. In the end, your efforts should produce a treasured community park, one that further improves a uniquely appealing site and better serves the recreational needs of the City's diverse community.

Sincerely,



Mark Crisson, Board President

cc. City Manager Tina Friend
Mayor Richard Bailey
Council Member Mike Donovan
Council Member Carrie Downey
Council Member John Duncan
Council Member Casey Tanaka