

**Council Meeting: May 21, 2013****SUBJECT: Discussion and Possible Action Regarding Identification of a Preferred Site for Construction of a City Branch Library****BACKGROUND**

On July 31, 2012, City Council held a joint study session with the Board of Library Trustees. One of the subjects discussed was the City's inability to meet the library needs of those living in the north end of Sunnyvale, and in particular the Lakewood neighborhood planning area. This residential area is located farther away from the City's main library than any other, and is the only neighborhood not served by a library within a two-mile radius (see Attachment A). At the same time, this neighborhood has one of the City's highest concentrations of those most in need of library services (the very young and very old). Yet due to its distance from the City's main library, and the fact that the very young and very old are challenged to travel any distance on their own, this neighborhood also reflects the lowest percentage of library card holders. In other words, some of those with the greatest need for library services are the least able to take advantage of current service levels. At the close of the July 31 study session, Council directed staff to further explore solutions to this service challenge via the concept of a branch library to be constructed on the Lakewood Park/School site in partnership with the Sunnyvale School District (see Attachment B). This concept was further reviewed at a joint study session between the City Council and the Sunnyvale School District Board of Education on September 25, 2012 (Attachment C). Subsequent exploration of this option by City staff and School District staff has led both parties to conclude that Lakewood Park represents a superior location for a branch library than does Lakewood School. The Board of Library Trustees and the Parks and Recreation Commission also recommend that Council pursue designs for a branch library at Lakewood Park.

EXISTING POLICY

Council Policy 6.2.1 Library – Goals and Policies, Goal 6.2B: Provide library services to help community residents find and use the materials and information they need.

General Plan, Citywide Vision Goals

VIII. Outstanding Recreation, Arts and Culture: To provide outstanding recreation programs, library services, and visual and performing arts to meet the interests and needs of the diverse population.

VII. Quality Education: To support and work cooperatively with the educational institutions which serve Sunnyvale so as to provide the

opportunity for a quality education for all youth, and life-long learning for all residents.

DISCUSSION

Lakewood School and Lakewood Park are conveniently located in the heart of the Lakewood residential area. In fact, these two open spaces lie immediately adjacent to one another and were purposely renovated in accordance with an existing City-School agreement such that it is now difficult for the casual observer to identify any dividing property line (see Attachment D). Rather, one property appears to blend into the other, and the entire open space – known as Lakewood Park/School – is maintained to City park standards by the City of Sunnyvale.

A branch library at either Lakewood School or Lakewood Park would be within one mile of most – and easily within two miles of all – Lakewood planning area homes. Access to a branch library in either location would be further enhanced by the John W. Christian greenbelt, a landscaped right-of-way that includes a paved pathway providing pedestrians and bicyclists a safe route of travel to Lakewood School and Lakewood Park from facilities as far away as Fairwood School to the east and Orchard Gardens Park to the west.

Lakewood School

Staff has been working for several months in accordance with Council's direction to partner with the Sunnyvale School District. Much of that effort has been spent drafting a proposed property use agreement for the Council and School Board's consideration. Such an agreement would outline the specific terms and conditions under which the City would be allowed to construct the branch library on District property, including the number of years the library would be guaranteed to exist; the District's rights relative to approval of design; amount and type of access to the library guaranteed the District, etc. The City has a history of positive partnerships with the Sunnyvale School District, and negotiations for the branch library have proceeded to date in that same spirit.

Staff's initial focus on Lakewood School as a preferred site was predicated on its convenient location relative to serving school students, the ability to take advantage of an existing school parking lot, and the assumption that the school site would preclude the necessity of disrupting any park open space. Discussions with School District staff, however, have clarified the following:

- While the District is happy to continue exploring branch library options as a good neighbor, there is no compelling reason for the District to pursue additional library services at Lakewood Elementary School. Several years ago, the District constructed its own 3,600 square-foot library to serve Lakewood Elementary School students (in fact, the District offered to partner with the City on that project and the City declined the invitation). The new school library includes a modern 1,200 square foot computer lab, and the District is not in need of additional library space at this site;

- The District believes that an expansion of classroom space at Lakewood Elementary School may be a necessity in the future, and the site identified by the District as the most feasible for that purpose is the same site identified by the City as the most feasible for a branch library (see Attachment D);
- Due to the possibility of future classroom expansion, the District is not likely to commit to any non-school use of the site in question for longer than a period of 20 to 25 years. Any such agreement would also need to include some assurance that the District would have priority use of its property should the need to expand its campus arise during that period.

Lakewood Park

Staff has explored the Lakewood Park site as well, and has determined that a 7,000 to 10,000 square foot facility with up to 38 parking spaces could be constructed on the park's frontage along Lakechime Drive. While this would necessitate the removal of established landscaping and pathways, including the possible removal and/or relocation of several mature trees, it would not require the removal of any active park area (tennis court, playground, picnic area, etc.). One possibility raised by the Lakewood neighborhood that staff would want to explore were Council to choose to locate the branch library on park property is the concept of removing the existing (and in need of renovation) community park building, and incorporating its function into the new branch library. This could result in a larger community room than was originally anticipated in the branch library while precluding the necessity of replacing the existing community park building in-kind. Such an option would negate the need for two separate buildings (a library and a community park building), thereby minimizing building footprints and any overall loss of landscaping (see fiscal impact below as well).

FISCAL IMPACT

There is no fiscal impact associated with this report, which deals only with the City Council's preferred siting of a branch library for the north end of the City. Fiscal impacts and funding mechanisms associated with the design, construction and operation of a branch library would be addressed and acted on by Council at future public hearings. It bears noting, however, that the concept of incorporating the function of the current park building into a branch library located on park property would allow the City to consider using park dedication funds for a portion of the branch library's design and construction costs.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's Web site. In addition to the online posting of Council agenda items, this issue has been well-publicized on a special web page devoted to keeping the community informed regarding the branch library project.

Copies of this report were also distributed to the Sunnyvale School District, the Library Board of Trustees, the Parks and Recreation Commission, and all the City's Neighborhood Associations, including Lakewood and Raynor.

A draft version of this report was also distributed to the Sunnyvale School District, and all the City's Neighborhood Associations. Special presentations were made to the Quarterly meeting of Neighborhood Association officers, and to the Lakewood Village Neighborhood Association.

The Parks and Recreation Commission considered this issue on May 8, 2013 and the Board of Library Trustees considered it on May 13, 2013.

ALTERNATIVES

1. Pursue designs for a branch library at Lakewood Park. Staff to return to Council for approval of a design consultant contract.
2. Continue pursuit of a possible property use agreement with the Sunnyvale Elementary School District for construction of a branch library at Lakewood Elementary School.
3. Other alternatives as directed by Council.

RECOMMENDATION

Staff recommends Alternative 1.

Both Lakewood School and Lakewood Park represent excellent locations for a branch library in that the Lakewood area has the lowest percentage of residents with Sunnyvale Library cards of any neighborhood in Sunnyvale. What's more, there is a significant concentration of seniors and youth in this area--the age groups tending to make the most use of library services, but also the most restricted in terms of mobility.

City and District staff agree, however, that Lakewood Park is a superior site for the branch library because it offers the following advantages as compared to Lakewood School:

1. Ensures the library will exist for as long as the City wants it to, and that the District is able to expand the Lakewood school campus if and when necessary. Both City and District staff acknowledge the very real possibility of the need for future classroom expansion at Lakewood Elementary School. If that need were to materialize, the District would understandably prioritize its core mission and the need for more classroom space over that of the City's need for a branch library. Unfortunately, the preferred branch library location on school property is also the most feasible and attractive site for any future classroom expansion (see Attachment D). As a result, the District would want any agreement to be for a limited number of years, and to ensure the District's right to expand its campus if and when necessary. Locating the branch library on park property precludes this potential conflict.

2. Ensures the City's complete and independent decision-making authority relative to the design, construction and operation of the library; significantly reduces the complexity and challenges associated with these tasks under a partnership.
3. Presents an opportunity to incorporate the existing park community building into the new library, thereby reducing overall impacts to open space as well as fiscal impacts to the City and the General Fund in particular.

The Parks and Recreation Commission reviewed this item on May 8, 2013 and voted unanimously (4-0) to recommend pursuit of designs for a branch library at Lakewood Park, indicating its support was contingent on not losing any active park amenities, such as ballfields, tennis courts, or playgrounds (Minutes, Attachment E).

The Board of Library Trustees reviewed this item on May 13, 2013 and also voted unanimously to recommend Lakewood Park as the preferred location for a branch library (Minutes, Attachment F).

Reviewed by:

Prepared by: Robert A. Walker, Assistant City Manager

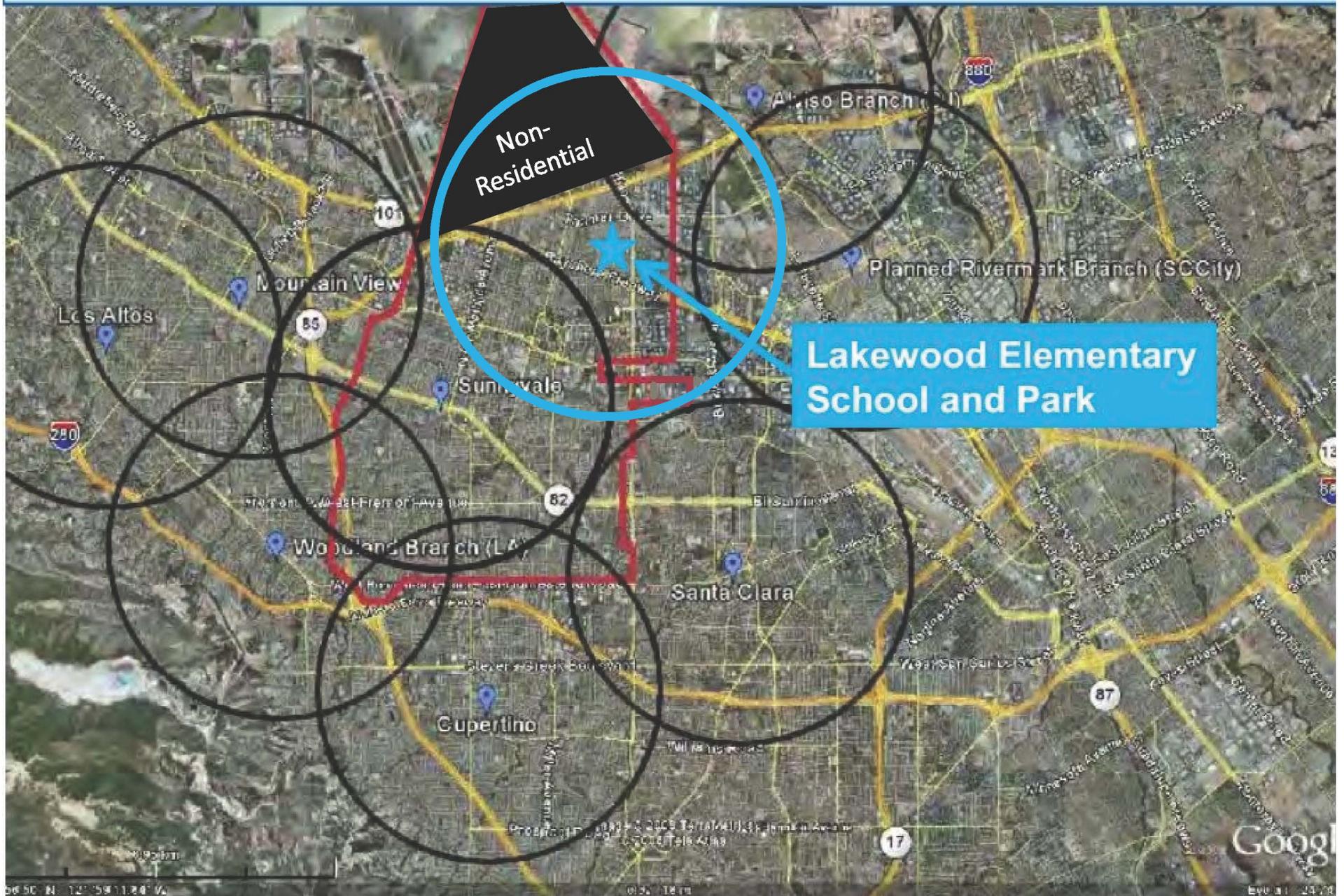
Approved by:

Gary M. Luebbers
City Manager

Attachments

- A. Proximity of neighborhood planning areas to library services
- B. Minutes of July 31, 2012 Council study session with Board of Library Trustees
- C. Minutes of September 25, 2012 Council Study Session with Sunnyvale School District Board of Education
- D. Lakewood School and Lakewood Park site map
- E. Parks and Recreation Commission Minutes, May 8, 2013 (Excerpt)
- F. Board of Library Trustees Minutes, May 13, 2013 (Excerpt)

Library services within 2 miles



**CITY OF SUNNYVALE
SUMMARY MINUTES
CITY COUNCIL JOINT STUDY SESSION WITH BOARD OF LIBRARY
TRUSTEES
FUTURE LIBRARY AND CIVIC CENTER FACILITY OPTIONS
Tuesday, July 31, 2012**

The City Council met with the Library Board of Trustees in study session at the main library in Sunnyvale, California.

City Councilmembers Present:

Mayor Anthony (Tony) Spitaleri
Vice Mayor David Whittum
Councilmember Christopher Moylan
Councilmember Jim Griffith
Councilmember Pat Meyering
Councilmember Tara Martin-Milius
Councilmember Jim Davis

City Councilmembers Absent:

None.

Library Board of Trustee Members Present:

Trustee Jill Shanmugasundaram
Trustee Narendra Pathak
Trustee Tom Flaherty
Trustee Ray Su
(One seat currently vacant)

Library Board of Trustee Members Absent:

City Staff Present:

City Manager, Gary Luebbers
Interim City Attorney, Michael Martello
Assistant City Manager, Robert Walker
Director of Libraries and Community Services, Lisa Rosenblum
Director of Public Works, Kent Steffens
Director of Community Development, Hanson Hom
Director of Finance, Grace Leung
Assistant Director, Public Works, Mark Rogge
Purchasing Officer, Pete Gonda
Administrative Librarian, Steve Sloan

Visitors/Guests Present:

Members of the public.

Call to Order:

Vice Mayor Whittum called the meeting to order at 5:30 p.m.

Study Session Summary:

The staff presentation was made by Assistant City Manager, Robert Walker; Director of Libraries and Community Services, Lisa Rosenblum; and Director of Public Works, Kent Steffens.

Staff presented a review of options relative to:

- 1) The concept of a branch library to serve those living north of Highway 101;
- 2) Renovating, relocating, or rebuilding the City's main library (including options to locate the library on the existing Civic Center Campus or the Community Center Complex); and
- 3) Renovating, relocating, or rebuilding the remainder of the buildings comprising the existing Civic Center Campus (Public Safety, Sunnyvale Office Center, City Hall, City Hall Annex, and South Annex).

Staff also reviewed direction provided in June of 2011 by the City Council to staff regarding the existing Civic Center Campus buildings (including the library). That direction was to explore the following options (in priority order):

1. relocate City Hall downtown;
2. rebuild the existing civic center campus via a public/private partnership;
3. rebuild the existing civic center campus via debt financing.

Council asked questions of staff and solicited public input. Several comments and questions were addressed.

Councilmember Moylan moved to explore a branch library at the Lakewood Park/School site in partnership with the Sunnyvale School District, with capital costs to be covered by the proceeds from the sale of the Raynor Activity Center. Seconded by Councilmember Davis. Motion passed 5-2, Councilmembers Meyering and Whittum dissenting.

Councilmember Moylan moved to explore redevelopment of the existing Civic Center Campus buildings at the existing Civic Center site via a public/private partnership model, with the main library relocated to the Community Center. Seconded by Councilmember Davis. Motion passed 5-2, Councilmembers Meyering and Whittum dissenting.

Adjournment:

The meeting was adjourned at 6:55 p.m.

Respectfully submitted,
Robert A. Walker, Assistant City Manager

**Joint Study Session Summary
Sunnyvale City Council and Sunnyvale School District Board of Education
September 25, 2012**

The Sunnyvale City Council and Sunnyvale School District Board of Education met in study session at Columbia Neighborhood Center in the Morse Conference Room, 785 Morse Avenue, Sunnyvale, California on Tuesday, September 25, 2012 at 7 p.m., with Mayor Spitaleri and Board President Newkirk presiding.

City Councilmembers Present:

Mayor Anthony (Tony) Spitaleri
Vice Mayor David Whittum
Councilmember Christopher Moylan
Councilmember Jim Griffith
Councilmember Patrick Meyering
Councilmember Tara Martin-Milius
Councilmember Jim Davis

School Board Members Present:

President Nancy Newkirk
Vice President Anita Herrmann
Board Member Sandy Agbayani
Board Member Jeffrey Arnett
Board Member Reid Myers

Absent:

None

City Staff Present:

City Manager Gary Luebbers
City Attorney Michael Martello
Assistant City Manager Robert Walker
Director of Community Development Hanson Hom
Director of Public Safety Frank Grgurina
Planning Officer Trudi Ryan
Public Safety Officer Holly Lawrence
Public Safety Lieutenant Tracy Hern
Youth and Family Resources Manager Angela Chan

School District Staff Present:

Superintendent of Schools Dr. Benjamin Picard
Chief Operations Officer Rob Williams
Assistant Superintendent Human Resources Michael Gallagher
Assistant Superintendent Curriculum Claire Castagna
Director of Special Education Tasha Dean

Visitor/Guests Present: Jeremy Loader, Palo Alto Medical Foundation

Call to Order: Mayor Spitaleri and Board President Newkirk called the meeting to order in the Morse Conference Room.

Public Comments: Several members of the public commented and asked questions regarding the agenda items listed below. Most comments related to items 4 and 5.

Study Session Summary

1. Columbia Neighborhood Center Update – Angela Chan, Youth and Family Resources Manager, made the presentation and answered questions.
2. Collaborative Addressing Childhood Obesity in Sunnyvale – Jeremy Loader, Palo Alto Medical Foundation, made the presentation and answered questions.
3. Discussion of the Proposed Branch Library at Lakewood School – Robert Walker, Assistant City Manager, made the presentation and answered questions.
4. Bullying Prevention – Holly Lawrence, Public Safety Officer, made the presentation. Lieutenant Tracy Hern assisted in answering questions
5. City Development: Commercial and Residential, Enrollment Demographics, Impacts on Schools – Hanson Hom, Director of Community Development; School District Representative made the staff presentation. Trudi Ryan, Planning Officer with the City, and Rob Williams, Chief Operations Officer for the District, assisted in answering questions.

Council and School Board Comments: Numerous comments were made by Councilmembers and School Board Members in response to public questions and comments regarding the agenda items listed above. Council and Board members committed to meeting again in six months.

Adjournment: Mayor Spitaleri and Board President Newkirk adjourned the meeting at 9:40 p.m.

Respectfully submitted,
Robert Walker, Assistant City Manager

Lakewood School and Lakewood Park site map





DRAFT MINUTES – EXCERPT

**SUNNYVALE PARKS AND RECREATION COMMISSION
May 8, 2013**

The Parks and Recreation Commission met in regular session in Council Chambers, 456 West Olive Avenue with Vice Chair Pochowski presiding.

The meeting was called to order at 7:05 PM.

ROLL CALL

Board/Commission Members Present:

Vice Chair Robert Pochowski
Commissioner Henry Alexander
Commissioner Robert Harms
Commissioner Craig Pasqua

Commissioner Harms motioned and Commissioner Pasqua seconded to record Commissioner Alexander's absence on April 10, 2013 as unexcused. Motion carries (4-0)

Council Liaison: Councilmember David Whittum (present)

Staff Present:

Nancy Grove, Community Services Manager
Anna Lewis, Administrative Aide
Scott Morton, Superintendent of Parks and Golf
Lisa G. Rosenblum, Director of Library and Community Services
Kent Steffens, Director of Public Works
Robert Walker, Assistant City Manager
Daniel Wax, Superintendent of Community Services

PUBLIC HEARINGS/GENERAL BUSINESS

3. Discussion and Possible Action Regarding Identification of a Preferred Site for Construction of a City Branch Library

Assistant City Manager, Robert Walker, presented the Draft Report to Council. Staff recommends Alternative 1. He answered Commissioners questions regarding population and residents in the proposed area.

Vice Chair Pochowski opened public hearing

Holly Lofgren spoke about the need for a branch library, and expressed that it will be wonderful. She also holds hope that the Lakewood Pool may reopen in the future.

Jeanine Stanek, a long time Sunnyvale resident, has volunteered at Lakewood School and agreed it takes a long time to drive there. A branch library will provide a place for teens to do projects, since they lack proximity to the current library in Sunnyvale.

Vice Chair Pochowski closed the public hearing.

Commissioner Harms motioned, and Commissioner Alexander seconded to approve Alternative 1. Pursue designs for a branch library at Lakewood Park. Motion carries (4-0)

Commissioners expressed their support for the branch library. Commissioner Harms agreed that Lakewood is too far away from the current library for teens, and there is no longer a book mobile service. It will increase Sunnyvale's value and may diminish gang activity. Commissioner Pasqua and Pochowski expressed interest in the recreation facilities of tennis courts and the pool, which will not be impacted by the proposal.



DRAFT MINUTES – EXCERPT

SPECIAL MEETING

SUNNYVALE BOARD OF LIBRARY TRUSTEES

May 13, 2013

The Board of Library Trustees met in regular session in the Library Program Room B, 665 W. Olive Avenue at 7:00 p.m. with Jill Shanmugasundaram presiding.

The meeting was called to order at 7:00 p.m.

ROLL CALL

Boardmembers Present: Chair Jill Shanmugasundaram
Boardmember Daniel Bremond
Boardmember Tom Flaherty
Boardmember Narendra Pathak

Boardmembers Absent: Vice Chair Ray Su

Council Liaison: Anthony (Tony) Spitaleri (present)

Staff Present: Lisa G. Rosenblum, Director of Library and Community Services
Robert Walker, Assistant City Manager

Boardmember Flaherty moved, and Boardmember Bremond seconded, to excuse Vice Chair Su's absence from the May meeting. Motion carried unanimously.

PUBLIC HEARINGS/GENERAL BUSINESS

2. Discussion and Possible Action Regarding Identification of a Preferred Site for Construction of a City Branch Library:

Director Rosenblum introduced Assistant City Manager Robert Walker. Assistant City Manager Walker provided the Board with background information regarding the Branch Library project and presented the draft Report to Council (RTC). The RTC will be presented to Council at their May 21 meeting. Staff answered Boardmembers' questions regarding square footage of proposed area, size of branch library and parking. Assistant City Manager Walker will present the proposal of a City Branch Library to the Lakewood Village Neighborhood Association at their May 15 meeting.

Chair Shanmugasundaram opened the public hearing, and there being no public testimonies, closed the public hearing.

Boardmember Pathak moved, and Boardmember Bremond seconded, to recommend to Council Alternative No. 1: pursue designs for a branch library at Lakewood Park. Staff to return to Council for approval of a design consultant contract.

Boardmember Bremond mentioned that the proposed location will provide a great benefit to the community and school. He also said he agreed with not locating a public library on school property but rather on city park land because he has observed that the requirements of a school district often changes and he agrees that the school district should leave their options open regarding their property.

Motion carried unanimously.