



**Draft for Parks and Recreation Commission Review
on April 13, 2011**

Council Date: April 26, 2011

SUBJECT Sunnyvale Middle School Open Space Master Plan Revision

REPORT IN BRIEF

On June 25, 1991, the City of Sunnyvale entered into an Open Space Agreement with the Sunnyvale School District (SSD) pertaining to the use and maintenance for public recreational purposes of the open space and athletic fields at school properties including the Sunnyvale Middle School. These open space areas have been designated on their related Master Plans attached to the Agreement. On December 14, 2010, the District notified the City that increasing enrollments and renewed focus on sciences resulted in planned construction of a new science wing with related facilities at Sunnyvale Middle School. The work is scheduled to begin in summer 2011 and be completed by the end of summer 2012. The project would reduce the amount of athletic field turf by 22,864 sq. ft. and require the relocation of the existing softball field. Please see Attachment A: Current and Proposed Master Plan for Sunnyvale Middle School Site; and Attachment B: Notification Letter from Sunnyvale School District dated December 14, 2010.

The Open Space Agreement for maintenance and use states that it is the City's responsibility to revise the Master Plan (a simple 8.5" x 11" site plan, not a complex document) whenever substantial improvements or changes are requested that will affect the open space property. The revised Master Plan must be approved by both governing bodies – the Sunnyvale City Council and Sunnyvale School District Board of Education.

The Sunnyvale School District Board of Education reviewed and approved this matter during their regularly scheduled public meeting on December 13, 2010.

Staff recommends that Council approve the Proposed Master Plan for Sunnyvale Middle School sports field as shown in Attachment A.

BACKGROUND

The June 25, 1991, Open Space Agreement between the City and the Sunnyvale School District superseded over twenty years of similar agreements in which the City maintains the school open space property; and, in exchange, the District allows the City to provide public recreational use of the sports fields during non-school hours including reservations for exclusive use of the

fields. This recreational use of public school properties is enabled by Education Code Section 10910 which provides, in part, that the District may grant use of their properties to other public agencies (including the City) for community recreation whenever such use will not interfere with the use of such facilities for the public school system. The Sunnyvale Middle School open space and athletic fields is included in the Agreement and is regularly reserved by local youth sports groups for games and practices throughout the year. In addition, adult groups often permit the fields for sports use and the public uses the field for exercise and recreation throughout the year.

The current Agreement notes that whenever a substantial improvement or change in land use that is not included in the existing Master Plan is requested, the Master Plan for that site must be revised by the City and approved by both governing boards (School Board and City Council) before it is placed into effect. The installation and maintenance of any improvements agreed to by both parties shall be paid for by the party proposing it or by both parties if jointly proposed.

In December 2010, the District brought to the City's attention that enrollments had increased at Sunnyvale Middle School which, when coupled with increased demand on the sciences and the passage of Measure P, facilitated the need to construct a modern science building. In addition to the planned six new classrooms, this project will also generate a new access road for emergency vehicles, a new fire hydrant, new restrooms, and the construction of a courtyard area.

The City received notice of the planned development on December 14, 2010. Specifically, the impact of the proposed project on the open space maintained by the City is as follows: the current master plan calls for the City to maintain 657,756 square feet (15.1 acres) of landscaped turf, while the proposed master plan results in a total of 634,892 square feet (14.6 acres) which is 97% of the current plan or a reduction of approximately $\frac{1}{2}$ an acre. The Proposed Master Plan has no reduction in the total number of reservable/permitted ball fields. The work at Sunnyvale Middle School is scheduled to begin in summer 2011 and may require 12 months to complete. The Proposed Master Plan reflects the new boundaries for maintenance by both the City and District as shown in Attachment A. The softball field is scheduled to be removed from its present location in June/July 2011 and relocated in July/August 2011 to minimize disruption of play.

The Sunnyvale School District Board of Education reviewed and approved this project on December 13, 2010.

EXISTING POLICY**From the Open Space and Recreation Sub-Element:****2.2.A. Open Space**

The City strives to provide and maintain adequate and balanced open space and recreation facilities for the benefit of maintaining a healthy community based on community needs and the ability of the city to finance, construct, maintain, and operate these facilities now and in the future. It is the City's policy, therefore, to:

- 2.2.A.8. Support the acquisition or joint use through agreements with partners of suitable sites to enhance Sunnyvale's open spaces and recreation facilities based on community need and through such strategies as development of easements and right-of-ways for open space use, conversion of sites to open space from developed use of land, and land banking.

2.2.C. Regional Approach

The City embraces a regional approach to providing and preserving open space and providing open space and recreational services, facilities and amenities for the broader community. It is the City's policy, therefore, to:

- 2.2.C.3. Encourage School Districts to make available school sites in and around Sunnyvale for community open space and recreation programs.

2.2.D. Prioritization

The City strives to ensure equal opportunities for participation and to provide for a range of structured and unstructured uses, and a variety of general and special interest uses in parks and facilities. The City also provides a wide range of program choices, open space, amenities and facility offerings to meet the recreational needs of a diverse and changing population, including identified subgroups and special populations. Policies related to acquiring and/or developing open space facilities and amenities are also included here. Competing interests and finite resources, however, require the City to set some priorities. All other things being equal, it is the City's policy, therefore, to:

- 2.2.D.4. Give priority to services, facilities and amenities in which the community demonstrates interest.
- 2.2.D.5. Give priority to services, facilities and amenities that benefit a greater number of residents.
- 2.2.D.7. Give priority to services, facilities and amenities that can be used by multiple users or serve multiple purposes.
- 2.2.D.12. Give priority to acquiring/developing open space and recreational amenities and programs where the needs are greatest and/or which will meet the greatest needs.

Additional Policy:

Maintenance and Use Agreement between the City of Sunnyvale and the Sunnyvale School District dated June 25, 1991.

DISCUSSION

The Sunnyvale School District has experienced an enrollment increase at Sunnyvale Middle School, and there is a renewed focus on providing high quality science facilities that are equitable at both middle school sites. Based on these needs, the SSD will use funding from Measure P to expand and modernize facilities at Sunnyvale Middle School.

These improvements will maintain the same number of athletic fields available for permitted use. The relocation of the softball field should only have a negligible impact since there has always been other recreational activity of one type or another in the same area. All uses and improvements of the open space will remain the same, as will available parking and all other amenities.

FISCAL IMPACT

There is minimal or no fiscal impact to the City's Capital or Operations Budget whether Council approves or does not approve the revised Master Plan for Sunnyvale Middle School. Since staff uses a sixteen-foot wide mower, the reduction of turf would decrease mowing time less than 10 to 15 minutes per week while other costs (general grounds, pathway care, debris removal, tree care, irrigation repair, etc.) would remain significantly as they are at present. No reduction to operating costs is anticipated with the reduction in turf if the Proposed Master Plan is approved.

If approved, the classroom and facility construction and on-going maintenance or repair/replacement of these new structures, restoration of impacted turf areas, and relocation of the softball fields and related amenities would be provided by the District.

PUBLIC CONTACT

Public contact was made through posting of the Parks and Recreation Commission's agenda on the City's official-notice bulletin board, on the City's Web site, and the availability of the agenda and report in the Office of the City Clerk, Sunnyvale Public Library, Senior Center, Community Center, and Department of Community Services Administration.

The Parks and Recreation Commission conducted a public hearing on this item at their meeting on April 13, 2011.

Notice of Commission and Council meetings regarding this report was also distributed to the “Friends of Parks and Recreation” mailing list (a list of organizations and individuals who have expressed an interest in parks and recreation issues).

Public meetings for the Sunnyvale Middle School project were conducted by Parks Division staffs at the DeAnza Park multi-purpose building on Thursday, March 3, 2011, from 12 p.m. to 1 p.m. and 7 p.m. to 8 p.m., and Saturday, March 5, 2011, from 12:30 p.m. to 1:30 p.m. Notification of these meetings was provided through posting of informational fliers at the school site, mail delivery to neighbors that live within 1,000 feet of the park, and several neighborhood associations that have traditionally used the site or are within the area. Those that attended any of the meetings and provided contact information received additional notification of scheduled Parks and Recreation Commission and City Council meetings on this subject.

Neighbors that attended the public meetings expressed general concerns regarding traffic congestion near the schools and about loss of green space/turf in the City and continued access during construction. More specific issues included: How will the new location of the softball field affect use of the tennis courts, soccer fields, track and baseball diamond with regard to parking and noise? Consider using multi-story buildings to minimize the amount of open space lost and to plan for future enrollment increases. Concerns were expressed regarding the construction process and schedule and how that will affect near neighbors and those who use the open space (Attachment C: Summary of Neighbor Input for Sunnyvale School Project). In addition, a Planning Commissioner had very specific concerns about this project (Attachment D: Email from Glenn Hendricks to Dr. Ben Picard of Sunnyvale School District). A district response to Mr. Hendricks’ email is provided by Rob Williams, Chief Operations Officer, Sunnyvale School District (Attachment E).

ALTERNATIVES

1. Approve the Proposed Master Plan for Sunnyvale Middle School open space per Attachment A.
2. Do not approve the Proposed Master Plan for Sunnyvale Middle School open space per Attachment A.
3. Provide other direction to staff as Council deems appropriate.

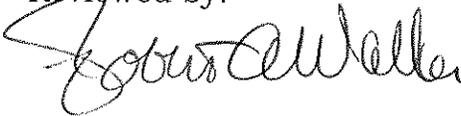
RECOMMENDATION

Staff recommends Alternative No. 1: Approve the Proposed Master Plan for Sunnyvale Middle School Open Space to include the new science wing per Attachment A.

The proposed project will have limited impact to the public recreational use of the open space and sports fields. The Sunnyvale School District Board has determined that a new science wing needs to be built at Sunnyvale Middle School to meet the educational needs of the students as part of the Measure P Facility Improvement Bond Project.

The Parks and Recreation Commission reviewed a draft of this report at its regularly scheduled meeting on April 13, 2011, and voted _____ to recommend that City Council _____. (Attachment F: Excerpt from Draft Minutes of Parks and Recreation Commission Meeting on April 13, 2011.)

Reviewed by:



Robert A. Walker, Assistant City Manager

Prepared by: Scott Morton, Parks/Golf Superintendent; and
Michael Abney, Parks Division Analyst

Approved by:



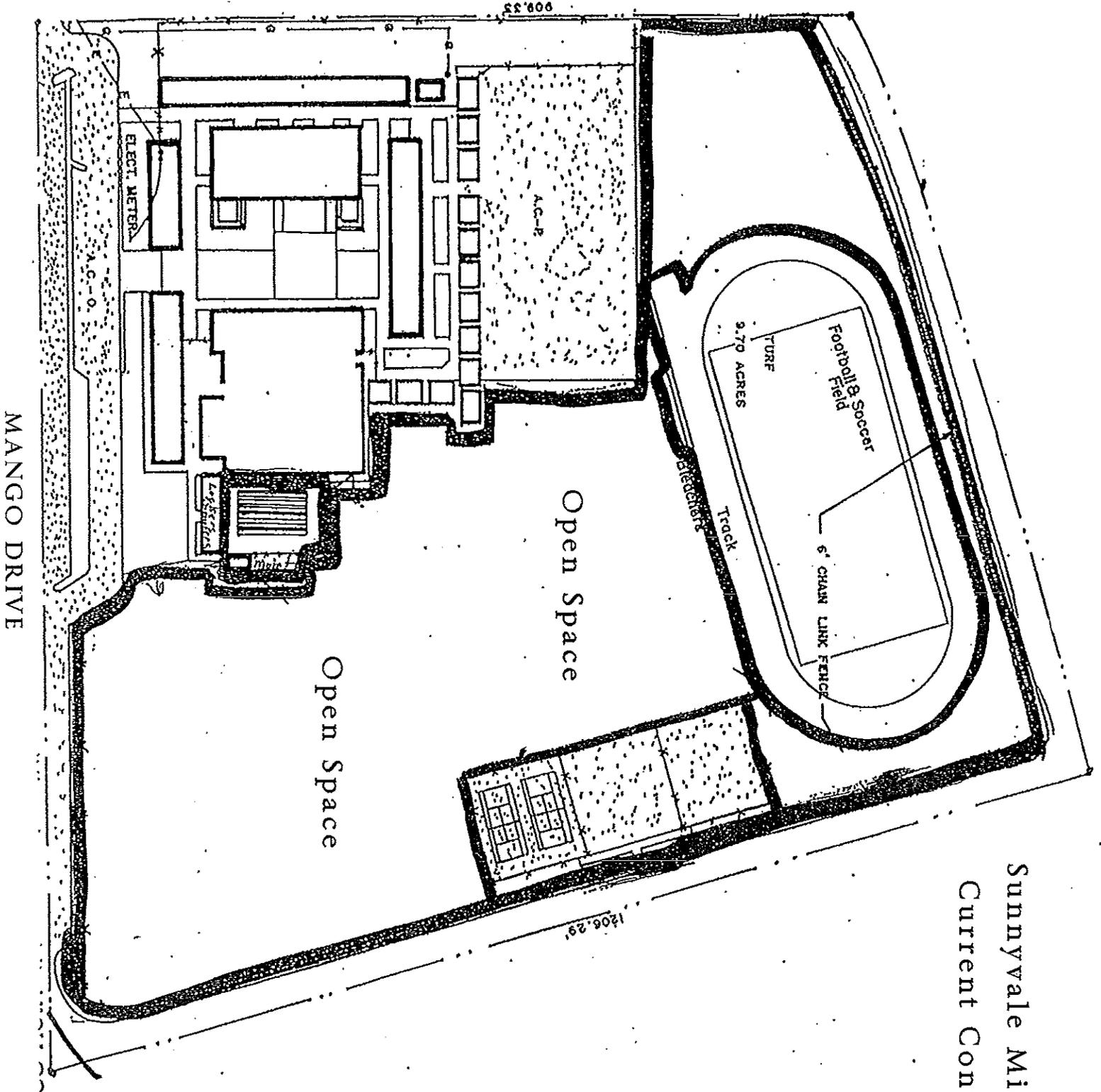
Gary M. Luebbers
City Manager

Attachments

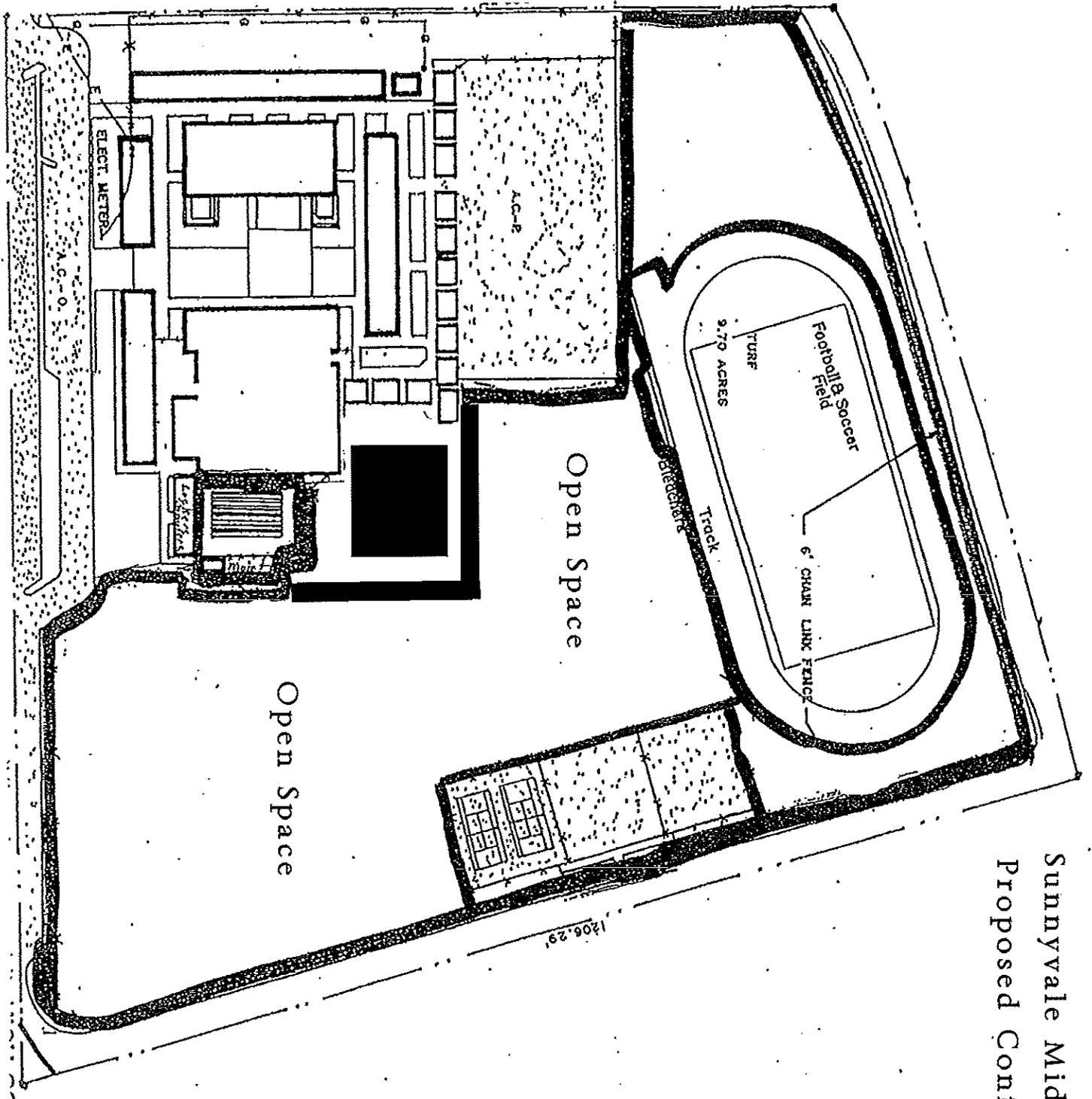
- A. Current Master Plan and Proposed Master Plan of Sunnyvale Middle School Site
- B. Letter from Sunnyvale School District dated December 14, 2010
- C. Public Input During Meetings with Parks Division
- D. Email Correspondence from Glenn Hendricks
- E. Response from Rob Williams, Sunnyvale School District
- F. Excerpt from Draft Minutes of Parks and Recreation Commission Meeting on April 13, 2011

Attachment A

**Current Master Plan and Proposed Master Plan of
Sunnyvale Middle School Site**



Sunnyvale Middle School
Current Configuration



Sunnyvale Middle School
Proposed Configuration

Attachment B

**Notification Letter from Sunnyvale School District
dated December 14, 2010**



Sunnyvale School District

819 West Iowa Avenue • P.O. Box 3217 • Sunnyvale, California 94088-3217
(408) 522-8200 • FAX: (408) 522-8338

Benjamin H. Picard, Ed.D., Superintendent

December 14, 2010

City of Sunnyvale
Department of Parks and Recreation
221 Commercial Street
P.O. Box 3707
Sunnyvale, CA 94088

Attention: Scott Morton, Superintendent of Parks

Reference: Revision of Exhibit "K" for the Lease Agreement dated June 25, 1991

HAND DELIVERED

Dear Mr. Morton:

This letter will serve to notify you that the Sunnyvale School District Board of Education approved a construction project at its December 13, 2010 Board meeting for the Sunnyvale Middle School site located at 1080 Mango Avenue in Sunnyvale and as such we will need to revise Exhibit "K" of our Open Space Agreement dated June 25, 1991 for the said school to reflect the proposed changes to the joint use area. This project is necessary due to the increasing enrollment we are experiencing at Sunnyvale Middle School and this project is authorized through the Sunnyvale School District Facilities Standards and Master Plan adopted by the Board of Education in May of 2003 and will be funded by Measure "P" which was approved by the voters of Sunnyvale School District in November of 2004.

I have attached to this letter a copy of the site plans for Sunnyvale Middle School showing the before construction footprint and the after construction footprint to the joint use area along with renderings and a floor plan to demonstrate that this project is the permanent construction of a science classroom wing.

I want to thank you for your support of Sunnyvale School District.

Sincerely,

Rob Williams
Chief Operations Officer

cc: Dr. Benjamin Picard, Superintendent
Robert Walker, Assistant City Manager

Board of Education

Sandy Agbayani • Jeffrey Arnett • Phyllis Fowler • Anita Herrmann • Nancy Newkirk

Attachment C

Summary of Public Input During Meetings with Parks Division

ATTACHMENT C

Summary of Neighbor Input for Sunnyvale Middle School Project

Following is a summary of resident input provided during six meetings held during March 2011 for the proposed project at Sunnyvale Middle School. These meetings were announced via a mailing that was sent to all residents within a five hundred foot radius of the school, contact with local neighborhood associations, and flyers at school and park sites. This is not a verbatim accounting of all statements provided at all meetings; rather, this summary provides a listing of comments that were shared by several persons and comments shared indicating some consensus on the topics. Resident input is as follows:

Sunnyvale Middle School:

How will the project affect access to open space and fields during construction?

This is a loss of green space \ turf that affects both aesthetics and quality of life.

Construction usually brings large trucks and traffic to a neighborhood.

How will the new location of the softball field affect use of the tennis courts, soccer fields, track and baseball diamond with regard to parking and noise?

Consider using multi-story buildings to minimize the amount of open space lost and to plan for future enrollment increases.

Concerns about the construction process and schedule and how that will affect near neighbors and those who use the open space.

Attachment D

**Email from Glenn Hendricks to
Dr. Ben Picard of Sunnyvale School District**

ATTACHMENT D

Email Correspondence from Glenn Hendricks to Dr. Ben Picard.

>>> On 3/7/2011 at 11:36 AM, in message
<552145.39528.qm@web36508.mail.mud.yahoo.com>, Glenn Hendricks >
wrote:

Hello Dr. Picard,

My name is Glenn Hendricks. I hope you remember me, we have spoken on various topics over the last couple of years. I have two children currently attending Cherry Chase. One of them will attend Sunnyvale Middle School next year.

I am reaching out to you about the proposed new Science Wing at SMS.

I recently became aware of this project because of the Community Outreach meeting held by the City's Parks and Recreation Department. I am sorry I missed this topic when it was discussed at a School Board meeting. Admittedly, my comments and input would have probably been more appropriate and effective at that meeting, rather than this late date in the process. (Cudo's to Parks and Rec for having the community outreach meeting).

I am not fundamentally against the idea of building a new Science Wing at SMS. I have suggestions for how to improve it.

Open space, grass, black-top areas are all important elements of a school. I think we all agree that kids need a place to get outside and vent some energy. The joint-use agreement between the School District and the City also expands the use of these facilities to the community during non-school times. Unfortunately, there have been many projects recently at a lot of the school facilities that are reducing the amount of open space.

If we are going to expand the classroom footprint at SMS and reduce the open-space area, is now the correct time to start thinking about expanding up as well? Can we take a longer term view of the resources we have and build this new classroom footprint, so that we maximize the useable school space we can get when we take this portion of open space away? Make it a two story structure. Get more classrooms and use on the footprint of land.

I know the student population has different cycles to it. But, I doubt we anticipate a long-term reduction of the school population of SMS or in the School District at large. If I am not mistaken, about eight or nine years ago there was a joint study between the School District and the City about school populations. In that study, it indicated over the next twenty years the District was going to be short x number of classroom seats. It also said the District was short an entire Middle School. (I do remember this pretty well. I think it was the first topic I ever spoke to you about).

Again, I am not against new and more class rooms at SMS. I am not fundamentally against taking a half an acre of field for this project. I am for making sure we maximize the long-term opportunity, if we are going to remove a half an acre. I understand there are budget implications of what I am suggesting. But, it seems to me that now is the time to explore this idea. (I am sorry if this idea has already been discussed with the School Board, but I can't find the minutes from the meeting where this project was discussed). I don't think the current project is making the most advantage of a true limited resource in Sunnyvale – Land. The last time I checked, we are not making any new land in Sunnyvale.

I have a couple other topics that are related to this:

Communication - I am a fairly active member in the Community. I am a PTA member and actually attend meetings. I am a Little League Manager. I have attended School Board meetings. I do attend SV City Council meetings. I am a member of the SV Planning Commission. I have been a member of School Site Council.

It would be really helpful if the School District could implement some type of program where I could sign-up to receive your School Board agenda's via email prior to the meeting. It is difficult for me to remember to review your agenda prior to each meeting. If you regularly send me a link to the agenda, then it is easier for me to review it and decide if you are discussing something I want to come down and give you my opinion. The City of Sunnyvale has a program that does this. I think it's called "enotify". Or you could use PTA email lists or send the agenda's to the PTA's and have them send them out. I know you've been doing this for the current Bond measure because I have received multiple message on this topic. I attended the Mar 5th, Parks and Recreation meeting on the Science Wing for SMS. It just so happens that Anita Herrmann was there to see how the meeting went. (I was the only attendee. I also heard attendance was very limited at the other two sessions). She said you are interested in public feedback. One possible way to get more feedback on what your doing is to "push" your agenda information out to the community. We would be more informed about what you're for our kids and have a better opportunity to provide "input" for your decisions.

Location – Did you look at putting the new Science Wing on the North edge of the SMS facility? This would be less of an impact to the available usable field space. When the Softball field gets relocated closer to the Tennis courts, how does that affect parking and how parents get to these games? Is there any impact to the use of the Tennis Courts, if fans of the Softball are wildly cheering right next to them? How does this affect the use of the field for Soccer? Not only the "game" field, but also how different teams use the fields for practices? (My son's soccer team practices here so I have seen firsthand the use of the fields by lots of teams for practice. (We'll ignore the Cricket Players for now).

Science Wing – Is the new Science Wing going to have Solar Panels on it? If no, why not?

Construction Time – The presentation I saw said that this project will be done in 9 months? Is that really correct? The current construction at Cherry Chase is taking eighteen months. How is this project going to be done so fast and why couldn't you have done that at the Cherry Chase project? Does this construction timeline include the moving/replacement of the Softball field? Or will that be incremental duration? Where will all the construction "pre-positioning" of material be done and construction office? Is this going to require taking more Black-top or grass for all the construction equipment? What is the anticipated impact to parking and traffic during the construction phase? What is the access path to the site for construction workers so that they are not intermingled with the students? Construction Vehicle traffic from the streets to the site – how is this going to be managed?

I assume all these topics and many more are discussed in the staff report about this project. It would be great if someone could send me a link to the material the Board had access to, when they made this decision. Mrs. Herrmann sent me a note with the date of the meeting as Dec 9, 2010 – But unless I am using your website wrong, I can't go back to last year and see the minutes of that meeting.

Thank You for taking the time to read my note. My number one item, can we seriously explore making this into a two story facility to better meet current and future classroom growth needs at SMS? I am concerned that we will have another project in several years that will require us to take additional open space on this property.

I have copied the School District Board members as well as the SV Parks and Recreation Commission Staff Liaison. Even though I plan on speaking at the Parks and Rec Commission and the City Council when they vote on this, I believe the fundamental decision is by the School Board as to the type of building that will be constructed. Mr. Morton, could you please include this email in the Staff Report when this goes to the Commission?

Glenn Hendricks

Attachment E

**Response to Glenn Hendricks by
Rob Williams, Chief Operations Officer, Sunnyvale School District**

ATTACHMENT E

Sunnyvale School District response from Rob Williams, Chief Operations Officer of the Sunnyvale School District in Response to Questions Raised by Glenn Hendricks

Per your request please find below the District's response to the community questions raised during your public outreach regarding the construction issues relating to the Sunnyvale Middle School Science Classroom Wing and associated Joint Use Amendment.

Is now the correct time to start thinking about expanding up as well? Can we take a longer term view of the resources we have and build this new classroom footprint, so that we maximize the useable school space we can get when we take this portion of open space away? Make it a two story structure.

As with all of our classroom projects, our design team along with the District and our site committees reviews all opportunities for the classroom and its footprint taking into account the impact onto the Joint Use Agreement. For this project due to its size only being a six classroom wing as identified in our School Board Adopted Measure "P" Facilities Plan and School Facility Standards and funding made going up and adding a second floor cost prohibitive due to the additional items that would be needed for the ADA compliance.

Did you look at putting the new Science Wing on the North edge of the SMS facility?

Yes, the design team along with the District and our site committee looked at six different options for the location of this Science Wing. Two of the options sited the wing on the northern edge of the site but due to this placement the location isolated the students using this facility outside of the core of the school and concerns were raised over the distance our students would need to travel in a limited time to get from one edge of the campus to the other. Also concerns were raised regarding the impact of these buildings would have on our immediate neighbors to the north of this location. It is also important to note that this north location would have taken away activity space from the blacktop area which would have required us to relocate this activity area elsewhere on the current site impacting our Joint Use Space.

Is the new Science Wing going to have Solar Panels on it?

Yes, as with all of our new construction projects our School Board has directed us through Board Policy to construct these new construction and modernization projects to the Collaborative for High Performance Schools (CHPS) guidelines which includes siting the buildings, day lighting, high efficiency HVAC and controls, classroom lighting and green building materials. In addition to this Board Policy our School Board has set in place through our

Measure "P" Facilities Plan and School Facility Standards Photovoltaic Systems for all of our sites. The size of the PV System for this project is 35kw.
The presentation I saw said that this project will be done in 9 months? Is that really correct?

Our construction timeline estimate is that this project will take 12 months. Beginning in the summer of 2011 we intend on preparing the site for the construction of this wing along with the relocation of the softball field. It is our intention to occupy the classrooms for the start of the school year in August of 2012.

Does this construction timeline include the moving/replacement of the Softball field? Or will that be incremental duration?

Yes, as mentioned above this relocation of the softball field is intended to be completed over the summer of 2011.

Where will all the construction "pre-positioning" of material be done and construction office?

The staging of the materials and construction office if needed will need to be determined along with our selected contractor but our intent is to stage the materials in a small staging area located on the asphalt play area that least impacts our student activities.

What is the anticipated impact to parking and traffic during the construction phase?

We anticipate that there will be minimal impact for the parking and traffic as we will be establishing a parking area for our contractors separate from the existing parking and traffic areas.

What is the access path to the site for construction workers so that they are not intermingled with the students? Construction Vehicle traffic from the streets to the site - how is this going to be managed?

As with all of our construction projects a detailed fencing plan will be presented to the District by the selected contractor detailing how the contractor intends on protecting the students from the construction site along with the construction traffic and employees.

Rob Williams
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