



NO: \_\_\_\_\_

**Draft for Parks & Recreation Commission  
review on May 8, 2013**

**Council Date: May 21, 2013**

**SUBJECT: Discussion and Possible Action Regarding Proposed Changes to  
the Cupertino Middle School Open Space Site Plan**

**BACKGROUND**

The May 16, 1989, Open Space Agreement between the City and the Cupertino Union School District supersedes over 20-years of similar agreements in which the City maintains the school open space property. In exchange, the District allows the City to provide public recreational use of the sports fields and open space during non-school hours including permits for exclusive use of the sports 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 Cupertino 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 Agreement terminates on June 30, 2014 and can be amended if agreed by both governing bodies prior to that date.

The Agreement provides that whenever a substantial improvement or change in land use that is not included in the existing site plan (Attachment A) is requested, the site plan for that school open space must be revised 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.

On January 8, 2013, the District brought to the City's attention that it anticipated a significant enrollment increase of 200 students at Cupertino Middle School in the next several years, raising the enrollment total to 1,500. The District shared its intent to construct various improvements at the site (Attachment B) including a new 21,570 sq. ft. multi-purpose building in a portion of the open space to accommodate the anticipated increase in student population. The work at Cupertino Middle School is proposed to begin in summer 2013 and be completed in summer 2014. The District Board of Education approved the Draft Measure H Program Implementation Plan on January 22, 2013 and the Final Plan on March 20, 2013. The project is being

paid for with a portion of the \$220 million dollars of Measure H bond funds that passed in June 2012.

## **EXISTING POLICY**

### **General Plan Community Vision – Citywide Vision Goals:**

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.

### **General Plan Land Use and Transportation – Open Space:**

#### Goal LT 8 Adequate and Balanced Open Space

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.

#### Policy LT 8.8

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.

#### Goal LT 9 Regional Approach to Open Space

A regional approach to providing and preserving open space and providing open space and recreational services, facilities and amenities for the broader community.

#### Policy LT 9.3

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

## **DISCUSSION**

### **Impact to Open Space**

The impact of the proposed project on the open space maintained by the City is as follows: the current site plan calls for the City to maintain 551,034 square feet (12.65 acres) of open space, while the proposed site plan results in a total of 471,034 square feet (10.81 acres) which is a reduction of 1.84 acres including the elimination of one baseball field. Previously, in June 2011 Council approved a site plan revision proposed by the District that resulted in the loss of approximately 0.25 of an acre of open space at this site (Report to Council 11-113). Attachment A and B provides site plans for the existing and proposed maintenance boundaries.

The elimination of one baseball field and the associated turf will impact availability of sports fields permitted for practices and games by youth baseball leagues, youth soccer leagues and adult soccer leagues. It will also affect the District's after school sports program that it operates throughout the year from 3:00 p.m. - 5:30 p.m. on days school is in session. Typically, the baseball field is permitted to youth baseball leagues on weekday evenings and all day on Saturdays from March through June for a total of approximately 350 hours annually. A portion of the baseball use could be accommodated on-site if improvements are made to the existing softball field that is not currently used by youth baseball leagues.

The outfield portion of the baseball field is combined with the outfield portion of an adjacent baseball field and used by youth and adult soccer groups. Youth soccer leagues usually permit the fields after school on weekdays and all day on Saturdays from August through November for a total of approximately 350 hours annually. Adult soccer leagues often permit the same fields on Sundays from March through November for a total of 150 hours annually. Adult soccer leagues would not be able to utilize the remaining open space for matches due to field size limitations. Youth soccer leagues would only be able to have matches for younger children for the same reason.

### **FISCAL IMPACT**

There is no fiscal impact to the City's Capital or Operations Budget whether Council approves or does not approve the revised master plan for Cupertino Middle School. It costs the City approximately \$10,000 per acre annually to maintain school open space of which 82% is for labor and 18% is for goods and services. Any costs saved by the reduction of open space would be applied towards maintenance of the remaining school open space throughout the city.

If approved, construction and on-going maintenance or repair/replacement of these new structures, restoration of impacted open space and related amenities would be provided by the District.

### **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.

Public meetings for the Cupertino Middle School project were conducted by the City and District at the De Anza Park multi-purpose building on Thursday, March 28, 2013, from 7-8 p.m. and on Saturday, March 30, 2013 from 10-11 a.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 school, user groups including youth sports leagues, Friends of

Parks and Recreation and several neighborhood associations that have traditionally used the site or live within the area. Those that attended the meeting(s) and provided contact information received additional notification of scheduled Parks and Recreation Commission and City Council meetings on this subject.

Residents that attended the public meetings shared many questions and concerns. (See Attachment C: Summary of Public Input Meetings for Proposed Master Plan of Cupertino Middle School) The most repeated concerns were parking and traffic issues on Helena Drive, loss of open space and the baseball field and the desire to have the District develop an alternative plan that either places all new buildings within the existing footprint of existing buildings or locates the Multi-Purpose Building somewhere off Bernardo on the southwest side of the campus. The City encourages the District to continue to work with neighbors on ways to reduce impacts from the project.

The Parks and Recreation Commission reviewed a draft of this report at their meeting on May 8, 2013, and voted...(Attachment D – Excerpt from Draft meeting minutes.)

### **ALTERNATIVES**

1. Approve the proposed revised Site Plan for Cupertino Middle School open space per Attachment B.
2. Require the District to modify the existing softball field so it can be used for youth baseball as a condition of approving the amendment.
3. Do not approve the proposed revised Site Plan for Cupertino Middle School open space per Attachment B.
4. Provide other direction to staff as Council deems appropriate.

**RECOMMENDATION**

Staff recommends Alternative No. 1 and 2: Approve the proposed Site Plan for Cupertino Middle School open space per Attachment B; and, require the District to modify the existing softball field so it can be used for youth baseball as a condition of approving the amendment.

While this reduction in school open space works against the City's goal of maintaining the current level of service for open space, it furthers the District's goal of serving the educational needs of our community's children. As the District's student population grows, the City must recognize the District's obligation to provide adequate facilities for its students.

The Parks and Recreation Commission reviewed a draft of this report at its regular meeting on May 8, 2013 and voted.....to recommend that Council.....The Commission's recommendation was based on...

Reviewed by:



Kent Steffens, Director, Public Works

Prepared by: Scott Morton, Parks & Golf Superintendent

Reviewed by:



Lisa Rosenblum,  
Director, Library and Community Services

Approved by:



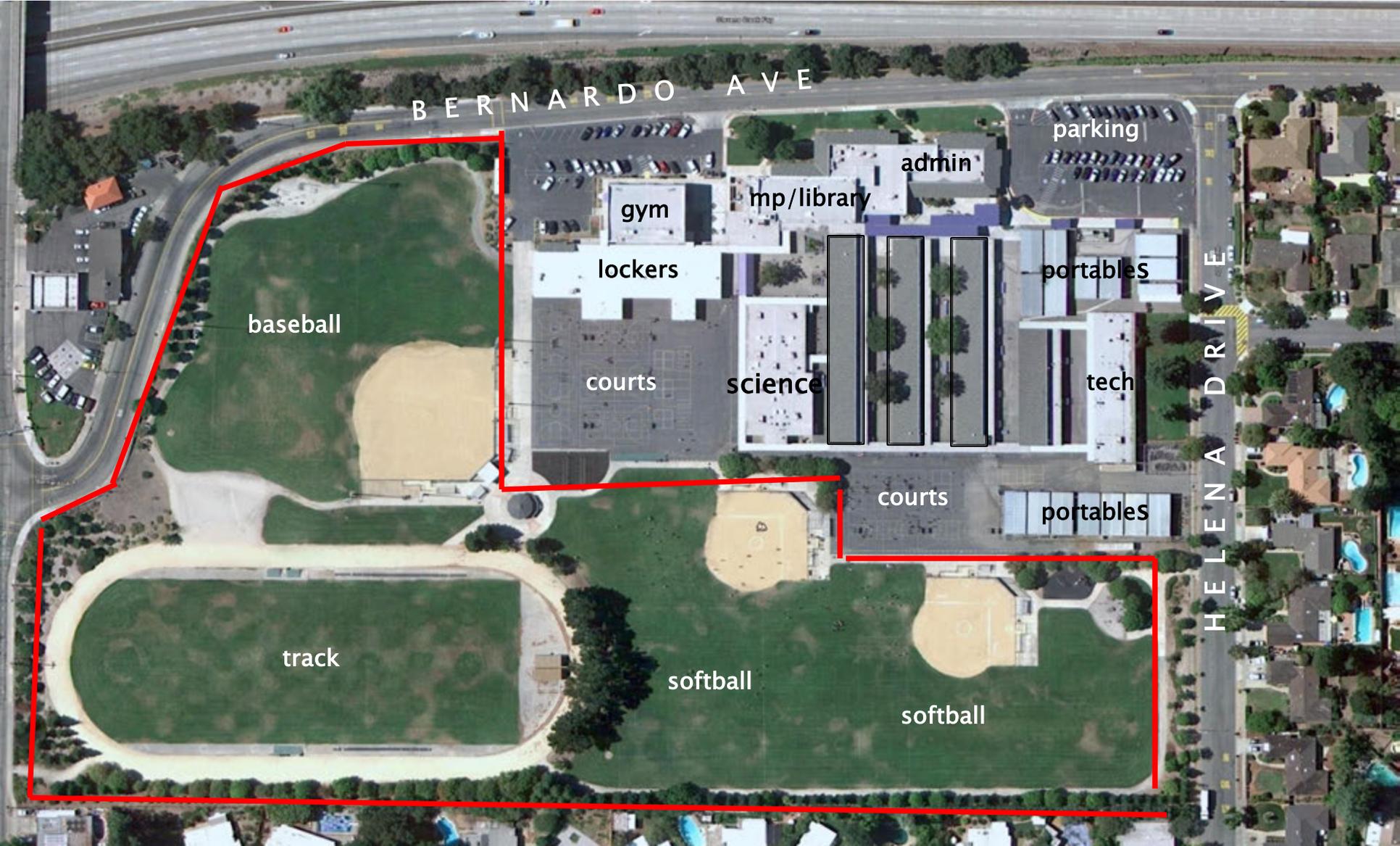
Gary M. Luebbers,  
City Manager

**Attachments**

- A. Current Site Plan
- B. Proposed Site Plan of Cupertino Middle School Site
- C. Summary of Public Input Meetings for Proposed Site Plan of Cupertino Middle School.
- D. Excerpt from Draft Minutes of the May 8, 2013, Parks and Recreation Commission Meeting.

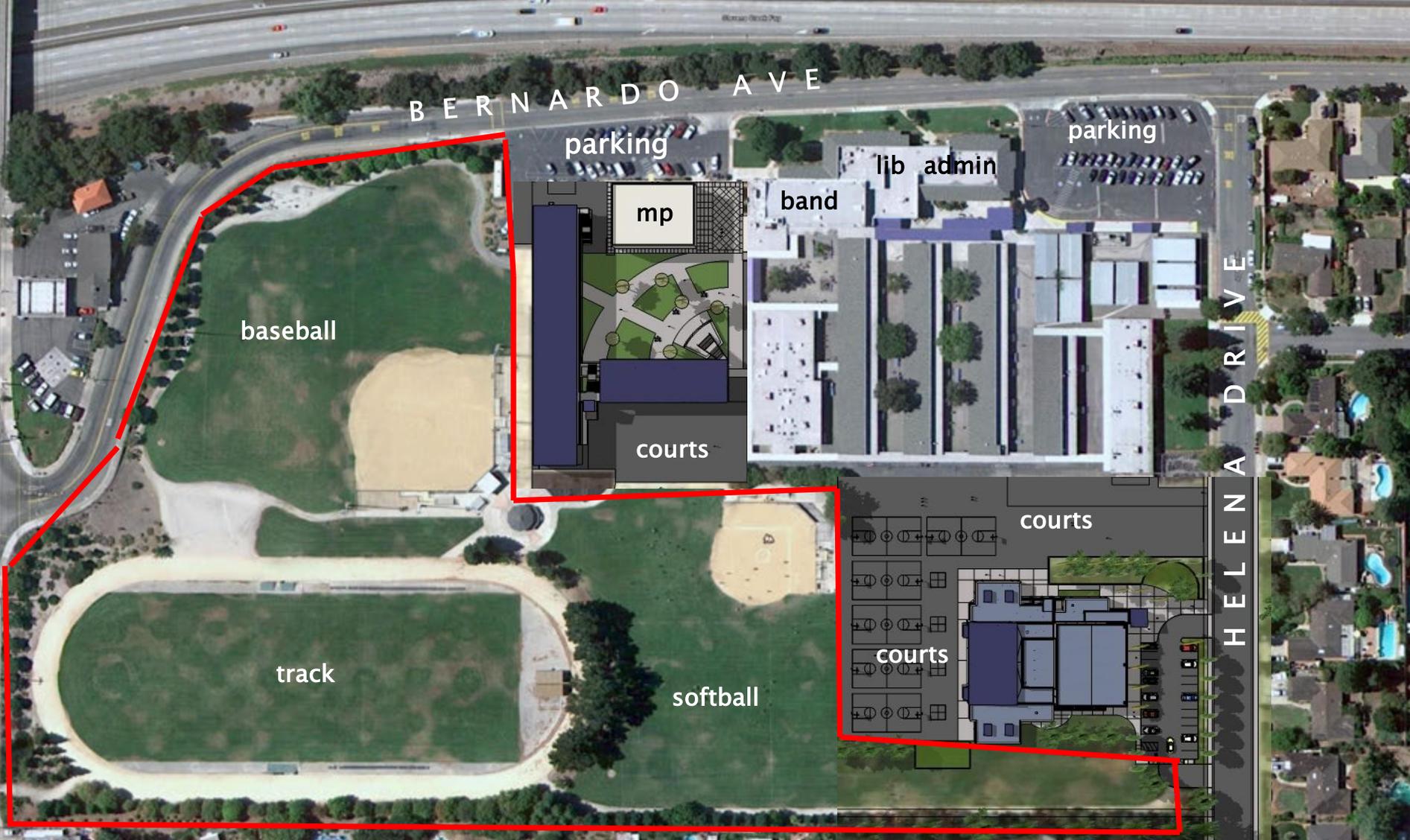
# CUSD- Cupertino Middle School

## Current Site Plan



# CUSD- Cupertino Middle School

## Proposed Site Plan



## ATTACHMENT C

### **Summary of Public Input Meetings for Proposed Site Plan of Cupertino Middle School.**

These comments and questions were provided by residents attending the public meetings on 3/28/13 and 3/30/13. Closely related comments have only been listed once and comments as presented are not verbatim.

#### **Planning Issues**

What alternatives were considered to new construction?

What are other options?

Is it possible to change school boundaries to maintain the current student population at the site and avoid new construction?

What is the goal of the project?

Will the CUSD build the project if Council doesn't approve?

Thankful for the planned improvements to the campus.

#### **Building Issues**

What will the multi-purpose building be used for?

What is the height and total area of the multi-purpose building?

Are there other options for the building location?

Locate multi-purpose building off Bernardo in the right field of the softball field.

Locate the multi-purpose building off Bernardo where the new quad area is located in the proposed plan.

Build two-story classrooms at the corner of Bernardo and Helena Dr. to minimize reduction of open space.

What is the capacity of the new classroom building?

Does the band/orchestra room in the new building meet the needs of that program?

Will there be another capital project to add buildings at this site in the future?

#### **Open Space Issues**

Concern was expressed over loss of baseball field and open space for youth sports leagues.

Concern was expressed over loss of open space for casual use by the public.

Will there still be public access from Helena Dr. to the open space? If so, will it be at the current location or a different one?

Make open space improvements at San Antonio Park to compensate for loss of baseball field at Cupertino Middle School.

Make improvements to softball field at Cupertino Middle School to accommodate baseball.

Will the CUSD make any improvements to the open space at the site?

#### **Construction process issues**

When will deliveries be made?

Would project staging occur outside of the construction area?  
How will site security be maintained during construction?  
What impact will construction have on the students?

Will there be assistance for teachers in terms of moving and storage?

**Parking/Traffic Issues**

Don't add parking off Helena Dr.

Make traffic flow go in one direction through parking lots.

Place parking underground.

Will there be enough parking on campus to accommodate all staff and teachers?

Expand parking lot off of Bernardo.

What is the bicycle plan for student travel and parking?

What measures will be taken to reduce traffic to and from the school?

How many new parking spaces will there be?

Concern was expressed over traffic related safety issues on Helena Dr. due to the increased student, teacher and staff population and the location of the new multi-purpose building.

Concern was expressed over people parking in front of residents driveways on Helena Dr.

EXCERPT  
FROM DRAFT MINUTES OF THE  
MAY 8 , 2013, PARKS AND  
RECREATION COMMISSION  
MEETING ARE FORTHCOMING