

2013 Council Study Issue

DPW 13-12 Acquisition of Approximately 18 Acres of Land Bounded by Highway 85 and Stevens Creek

Lead Department Public Works

History 1 year ago None 2 years ago None

1. What are the key elements of the issue? What precipitated it?

This study issue was proposed by Councilmember Moylan, supported by Councilmember Griffith, and raised by members of the community for possible park and/or trail use. The study would examine the feasibility and costs associated with acquiring approximately 18 acres of land located within Mountain View and Sunnyvale city limits and bounded by Highway 85 and Stevens Creek, north of Fremont Avenue. The study would also evaluate potential public uses and analyze the cost benefit to the community of purchasing, developing, and managing said land.

Most of the land to be studied is located within Mountain View, owned by the City of Mountain View, and zoned for public facility. The Santa Clara County Assessor's map lists the area as part of the Stevens Creek Park Chain, which was a planning term coined for the original county park plans for the Stevens Creek Corridor in the 1960s. It is unclear whether there are any legally binding covenants to this designation, land and water conservation easements, or any other limits to the use of the property. The area is not currently used as part of the Stevens Creek Park Chain and is inaccessible to the public. Several parcels within the study issue area are owned by the City of Sunnyvale, the Santa Clara Valley Water District, and Pacific Gas and Electric.

This land will be evaluated for trail feasibility as part of the Stevens Creek Trail Joint Cities Feasibility Study. The City of Mountain View has also completed extensive environmental reporting on much of this area as part of its planning for the Stevens Creek Trail. They intend on utilizing about half their property, from the northern tip to approximately Remington Court, to construct the last reach of their trail as currently planned. The City of Sunnyvale also currently owns three parcels and a roadway easement in this area, totaling approximately 5 acres which will be considered in the trails study.

2. How does this relate to the General Plan or existing City Policy?

General Plan 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 landbanking."

3. Origin of issue

Council Member(s) Moylan and Griffith

4. Staff effort required to conduct study Moderate

Briefly explain the level of staff effort required

Costs for staff can be absorbed within existing operating budgets. The study would require staff to coordinate with the City of Mountain View to evaluate the feasibility of a land acquisition. Should the purchase be possible, staff would obtain consultant services for any appraisals and

environmental assessment of the land.

5. Multiple Year Project? No Planned Completion Year 2013

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No
 Does this issue require review by a Board/Commission? Yes
 If so, which? Bicycle and Pedestrian Advisory
 Commission, Parks and Recreation
 Commission
 Is a Council Study Session anticipated? No

7. Briefly explain if a budget modification will be required to study this issue

Amount of budget modification required 25000

Explanation

Funding would be required for obtaining title reports, appraisals and environmental reports. In addition, staff believes it may be helpful to obtain specialized brokerage consultant services to conduct a market analysis of public land.

8. Briefly explain potential costs of implementing study results, note estimated capital and operating costs, as well as estimated revenue/savings, include dollar amounts

Are there costs of implementation? Yes

Explanation

If the City of Mountain View is amenable to selling their parcels to the City, the capital costs for purchasing the land could be several million. As part of the study issue analysis, staff will estimate the cost to purchase, develop, maintain, and manage the land.

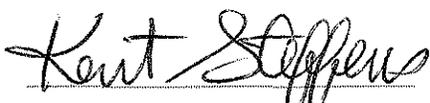
9. Staff Recommendation

Staff Recommendation Defer

If 'Support', 'Drop' or 'Defer', explain

Staff recommends continuing to evaluate uses for the area as part of the Stevens Creek Trail Joint Cities Feasibility Study and partner with the City of Mountain View for joint use. This study is expected to be completed in early 2014. Upon completion of the study if ownership by Sunnyvale still looks desirable, further analysis as outlined in this study issue could be conducted.

Reviewed by

 10-9-12
 Department Director Date

Approved by

 10-10-12
 City Manager Date