



City of Sunnyvale

Agenda Item

20-0236

Agenda Date: 3/11/2020

REPORT TO PARKS AND RECREATION COMMISSION

SUBJECT

Recommendation on Conceptual Park Design for New City Park at 1 AMD Place

BACKGROUND

The new park is being developed as part of the Irvine Company's residential development at the former AMD site at 1 AMD Place which includes 1,051 residential units, including 944 units in three to five-story apartment buildings and 107 units in three-story townhome style buildings. The unit count includes 45 apartment units for very low-income households and 13 below market rate townhome units. Public improvements include the dedication of a 6.5-acre public park and the extension of Indian Wells Avenue to the east to connect with the Duane Avenue/Stewart Drive intersection. As part of the conditions of approvals and Park Agreement with the City for redevelopment of the AMD site, Irvine Company was required to construct a 6.5-acre public park (Attachment 2- Vicinity Map, Attachment 3 Site Plan). The public park will be located at 1 AMD Place between E. Duane Avenue and Stewart Drive. The proposed conceptual park design was completed through a community process, including three public meetings. All park improvements will be constructed by the Irvine Company with a monetary cap of \$12 million (\$4 million of community benefit funds and \$8 million of City Park Dedication Fee (PDF) funds). Once the park is completed it will be conveyed to the City pursuant to the terms of the Park Agreement (Attachment 5).

This report provides an overview of the conceptual design for the new 6.5-acre park (Attachment 4).

EXISTING POLICY

General Plan, Chapter 3, *Land Use and Transportation-Open Space*

GOAL LT-4: An attractive community for residents and businesses - In combination with the City's Community Design Sub-Element, ensure that all areas of the city are attractive and that the city's image is enhanced by following policies and principles of good urban design while valued elements of the community fabric are preserved.

- **Policy LT-4.1** Preserve and enhance an attractive community, with a positive image, a sense of place, landscaping, and a human scale.
- **Policy LT-4.2** Encourage nodes of interest and activity, public open spaces, well-planned development, mixed-use projects, signature commercial uses, and buildings and other desirable uses, locations, and physical attractions.

GOAL LT-6: Protected, maintained and enhanced residential neighborhoods - Ensure that all residential areas of the city are maintained and that neighborhoods are protected and enhanced through urban design which strengthens and retains residential character.

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- **Policy LT-6.1** Improve and preserve the character and cohesiveness of existing residential neighborhoods.

GOAL LT-9: Adequate and balanced recreation facilities - 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.

- **Policy LT-9.9** 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. *(Previously Open Space and Recreation Policy 2.2.A.8)*
- **Policy LT-9.12** Support the acquisition of existing open space within the City limits as long as financially feasible.
- **Policy LT-9.15** In applying the Park Dedication requirements for new development, place a priority on acquiring land over in-lieu payment, particularly when the development is in areas identified as underserved and/or when the land is of sufficient size or can be combined with other land dedication to form larger Mini Parks or Neighborhood Parks.

ENVIRONMENTAL REVIEW

Environmental review in the form of an Environmental Impact Report (EIR) has already been performed for the overall development, including a 6.5-acre public park including: picnic areas, small gathering places, a small dog park, outdoor fitness areas, play areas, water play elements, art/sculpture or themed gardens, a public restroom, a flex-use field, and on-site parking, although approval of the underlying project did not commit the City to approving any particular park design or amenities. The resolution certifying the EIR for the overall project was adopted by the City Council on April 23, 2019 (RTC No. 19-0462).

DISCUSSION

To guide the park design, the consultant referred to the Parks of the Future Plan. Park design and development guidelines from the Parks of the Future document adopted by City Council in 2009 have been followed. Pursuant to the guidelines, the Park is planned to contain the following resources for a Neighborhood Park (three to eight acres in size):

- Multi-Use Field (1.6 acres) (Informal and not organized, but could become programmed at a later date)
- Children's Play Area (Ages 5-12), including at least one all-inclusive feature
- Interactive Water Feature - Splash Pad for Children
- Reservable Picnic Area - 3 picnic areas, each with 1 BBQ and 2 picnic tables
- Non-Reservable Picnic Area - 2 separate picnic areas, each with 2 picnic tables
- Dog Park (.28 Acres - Surface to be evaluated and brought back to Council with the more detailed design)
- Sports Court - Futsal, Paddleball or Tennis Court - 9,000 square feet
- Passive Recreation Area for horseshoes or bocce ball - 2,600 square feet

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- Jogging \ Walking Trail that encircles the Park - .23 miles
- Par Course - 2 separate fitness stations
- Hydration Stations - 2 Stations
- Restrooms
- Off-Street Parking Lot with 33 spaces

The dog park, with separate small and large dog areas, was the most desired feature from the public outreach meetings. Most other public comments were regarding safety concerns such as lighting and location of the restroom. The approval of the conceptual design will lead to development of the detailed design and construction documents that will be used as the documents for the Developer to obtain a minimum of three qualified bids. At this time the cost estimate for the conceptual plan is tracking slightly over the \$12 million budget. As the design progresses, additional cost estimates will be conducted and some features (i.e., Sports/Futsal Court) may be modified or removed from the design. The design will be brought back to the City Council for final review and approval. The final review will contain all costs, budget, and items such as the surfacing for the dog park.

The Irvine Company worked with the Sunnyvale Parks Division and facilitated three public outreach meetings. The meetings were to gather suggestions from residents about possible amenities. The suggestions were then incorporated into the Proposed Conceptual Design of the park.

The Park Agreement requires that the Developer commence park construction prior to City issuance of the building permit for the third mid-rise building. Once the Park is completed and conveyed to the City, staff will conduct a park naming process that will follow Council Policy 7.3.23 (Naming / Renaming Parks & Recreational Facilities). Any name considerations will be first reviewed by the Parks and Recreation Commission with the ultimate decision made by the City Council.

FISCAL IMPACT

The cost to construct the Park is capped at \$12 million and will be funded through a combination of \$4 million community benefit funds and \$8 million PDF funds. The annual operating costs of the Park are not included in the cost estimates. Operating costs including personnel, water, and other purchased goods will need to be included in an operating budget increase that will be proposed prior to park opening.

PUBLIC CONTACT

Public contact was made through posting of the Parks and Recreation Commission agenda on the City's official-notice bulletin board, on the City's website, and the availability of the agenda and report in the Office of the City Clerk.

ALTERNATIVES

1. Recommend to City Council to approve the conceptual design of AMD Park described in Attachment 4.
2. Recommend to City Council do not approve the conceptual design of AMD Park, described in Attachment 4.
3. Provide another recommendation to City Council as appropriate.

STAFF RECOMMENDATION

Alternative 1: Recommend to City Council to approve the conceptual design of AMD Park described

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in Attachment 4.

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Reviewed by: Chip Taylor, Director, Public Works Department
Reviewed by: Cherise Brandell, Director, Library and Community Services
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Reserved for Report to Council
2. Vicinity Map
3. Site Plan
4. Proposed Conceptual Design of Park
5. AMD Park Agreement