



# City of Sunnyvale

## Agenda Item

16-0605

Agenda Date: 7/26/2016

### **REPORT TO COUNCIL**

#### **SUBJECT**

Status on the Branch Library Project and Deferral of Fair Oaks Park Project (Information Only)

#### **BACKGROUND**

In 2013, the City released a Request for Qualifications for solicitation of parties interested in purchasing the Raynor Activity Center property. The goal of the sale of the property was to re-purpose an underutilized City asset and to use the proceeds to fund a new branch library located at Lakewood Park. Seven proposals were received with Stratford School ranking the highest. A lawsuit was filed against the City in January 2014 alleging that the City did not properly perform environmental review under the California Environmental Quality Act prior to the sale of the Raynor property, and that the Park Preservation Act was not properly followed by the City. Both the Superior Court and the Sixth Appellate District Court ruled in favor of the City on both causes of action. The sale of Raynor Park closed escrow on June 2, 2016, which made the funds available to proceed with the branch library project.

#### **DISCUSSION**

Initially the sale of the Raynor Activity Center was scheduled to occur in 2014, however the ensuing litigation delayed construction of the new library. Due to the uncertainty of the timeframes associated with the delay, during the 2015 Capital Project Budget cycle, staff identified three other major projects to move forward with, including: Washington Community Swim Center, Fair Oaks Park Renovation and Enhancement, and Lakewood Park Renovation and Enhancement. These are all major projects requiring significant staff hours with a combined budget of approximately \$22 million that will require the development of conceptual design options, council and commission actions, and appropriate community outreach.

As the litigation has been resolved and the sale of the Raynor property is complete, the new Lakewood Branch Library Facility project has again become a priority. In order to accommodate this project into the current workload plan, staff must defer one of the other major projects previously mentioned since there is not enough capacity to work on more than three major projects at one time (it must be noted that staff is working on approximately 75 capital projects that are currently active.) Staff has reviewed the workload plan and as a result believes it is best to defer the Fair Oaks Park project by approximately 12-18 months so the Lakewood Branch Library project can begin. Staff felt it was best to continue work on the Washington Community Swim Center since a design consultant has already been selected.

Staff also determined that since the new library is being designed and constructed separately from the overall improvements at Lakewood Park project, it is ideal to work on both projects simultaneously so all locations and improvements can be coordinated amongst the two projects. As an example, the library project already anticipated incorporating the Lakewood Park recreation

building. Having a combined building will allow space to be used for community meetings, study groups or programming throughout the day. Although not currently in the budget, as part of a future action staff will propose for Council consideration allocating the appropriate funding from the Park Dedication Fund for the recreation building portion of the project.

Although the overall reconstruction of Fair Oaks Park will be delayed, the City has already moved on a number of improvements at Fair Oaks Park due to several Housing grants that were received. These improvements include: an auxiliary restroom, parking lot repairs, landscaping improvements and new skate park lighting. Based on this progress at Fair Oaks Park, staff will proceed in this direction and make the appropriate updates during the 2017 Capital Project Budget cycle.

### **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 website.

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