



Sunnyvale

## Memorandum

**Date:** 2/25/2020  
**To:** Honorable Mayor and Members of the City Council  
**From:** Kent Steffens, City Manager   
**Subject:** Study Issues and Budget Issues Supplemental Packet for February 27, 2020  
Study/Budget Issues Workshop

### Overview

In this packet, you will find supplemental materials for the February 27 Study Issues/Budget Issues Workshop. Staff recommends that these materials be incorporated into your Proposed 2020 Study and Budget Issues Binder. As some materials replace what is currently in your binder and some materials are new, please look carefully at the list below to guide you in which should be replaced and which are simply new additions. Included in this packet are New Study/Budget Issues and Department Worksheets for:

### Master List

Boards/Commissions Rankings Sheet – **replace** current

### Public Works

Summary Worksheet – **replace** current

DPW 20-15 – **insert** new

### Environmental Studies

Summary Worksheet – **replace** current

### Community Development

Summary Worksheet – **replace** current

### Budget Issues

Budget Issues Worksheet – **insert** new

Budget Issue #1: Bike Rack Installation Program in Commercial Areas - **insert** new

Budget Issue #2: Add Ten New Public Safety Officer Positions to the Department of Public Safety  
Operating Budget to be Implemented over a Four-Year Period - **insert** new

With the addition of the materials above, the Council will have 34 proposed study issues for consideration – in addition to the 20 issues that remain underway from previous years. The newly proposed and continuing Study Issues are across nine departments as noted in the following tables.



Sunnyvale

## Memorandum

### Summary Tables

Citywide Study Issues	
Continuing Study Issues	20
New Study Issues	34
Support	14
Defer	5
Drop	15
None/No Rec.	0
<b>Total</b>	<b>54</b>

	OCM	CDD	ESD	FIN	HRD	ITD	LCS	DPS	DPW
Continuing Study Issues	1	6	1	1	1	0	2	1	7
New Study Issues	1	15	2	1	0	1	3	0	11
Support	1	4	1	0	0	1	1	0	6
Defer	0	2	0	0	0	0	0	0	3
Drop	0	9	1	1	0	0	2	0	2
None/No Rec.	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>2</b>	<b>21</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>18</b>



## 2020 Study Issues Workshop Boards and Commissions Rankings

Board/Commission (Abbreviation)	Meeting Date to Rank SIs	Count of SIs to Rank
Arts Commission (AC)	Wednesday, January 15, 2020	1
Bicycle and Pedestrian Advisory Commission (BPAC)	Thursday, January 16, 2020	7
<i>Board of Building Code Appeals (BBCA)</i>		0
<i>Board of Library Trustees (BLT)</i>		0
Heritage Preservation Commission (HPC)	Wednesday, January 8, 2020	3
Housing and Human Services Commission (HHSC)	Wednesday, January 22, 2020	2
Parks and Recreation Commission (PRC)	Wednesday, January 8, 2020	5
<i>Personnel Board (PB)</i>		0
Planning Commission (PC)	Monday, January 27, 2020	12
Sustainability Commission (SC)	Tuesday, January 21, 2020	8

List of Study Issues with Rankings by B/Cs

**\*Study Issues with an asterisk can not be dropped (2019 Deferred or Below the Line items).**

Number	Title		Sponsor	AC	BPAC	BLT	HPC	HHSC	PRC	PC	SC
CDD 17-08	Evaluation of the Residential Single-Story Combining District Process	*	PC							3	
CDD 18-02	Update and Review of the Heritage Resource Inventory	*	HPC				1				
CDD 18-07 (formerly DPS 17-01)	Regulation of Marijuana Cultivation in the City of Sunnyvale for Research and Development	*	Griffith, Martin-Milius							Drop	
CDD 18-09	Require Installation of Solar Energy Systems on New Buildings	*	Goldman, Melton							Drop	Drop
CDD 19-03	Incentivize Construction of Accessory Dwelling Units by Reducing Development Standards		PC							Drop	
CDD 19-04	Update to the Historical Context Statement to Include Historical Contributions Made by Asian Americans and Other Minority Groups	*	HPC				2				
CDD 19-06	Programs to Encourage Visitation to Heritage and Landmark Resources	*	HPC				3				
CDD 19-07	Develop Citywide Guidelines or Criteria for Allowing Reduced Parking for Development Projects and for Future Conversions of Parking to Other Uses		PC		Defer					Defer	
CDD 19-08	Consider New Requirements or Policies to Reduce Greenhouse Gas Emissions from new Development Projects	*	SC							Drop	Drop
CDD 19-09	Evaluate the Feasibility of Requiring New Non-Residential Development Projects to Meet Specific Energy Performance Measures to Reduce Greenhouse Gas Emissions	*	SC							Drop	Drop
CDD 19-10	Adopt Personal Transportation Vehicle (PTV) Parking Standards	*	BPAC		3					Drop	
CDD 19-11	Promote Workforce Housing Opportunities for City Employees and Sunnyvale School Teachers		PC					Defer		Drop	



## 2020 Study Issues Workshop Boards and Commissions Rankings

List of Study Issues with Rankings by B/Cs

**\*Study Issues with an asterisk can not be dropped (2019 Deferred or Below the Line items).**

Number	Title		Sponsor	AC	BPAC	BLT	HPC	HHSC	PRC	PC	SC
CDD-20-01	Updates to the Single-Family Home Design Techniques Document		PC							1	
CDD 20-02	Develop Landscape Design Standards for Development Projects		PC							2	
CDD 20-03	Consideration of a Local Hire Ordinance for Development Projects on City Owned Land		HHSC					1			
DPW 19-11	Exterior Lighting Dark Sky Ordinance and Standards	*	Goldman, Melton, Fong, Klein, Smith								
DPW 20-01	Reducing the City of Sunnyvale's Fossil Fuel Infrastructure and Equipment		SC								4
DPW 20-02	Improve Bicycle and Pedestrian Access at Sunnyvale Caltrain Station		BPAC		1						
DPW 20-03	Waste Reduction Initiative in Sunnyvale Parks		PRC						4		
DPW 20-05	Evelyn Avenue Multi-Use Trail and Bikeway Study		BPAC		2						
DPW 20-08	Create a New City Board and Commission or Staff Advisory Committee Focused on Mobility Issues, Especially Commutes Into and Out of the City		SC								3
DPW 20-09	Subsidized Public Transit		SC								2
DPW 20-11	Evaluate Feasibility of Dog Off-leash Hours in Select Sunnyvale Parks		PRC						1		
ESD 17-01	Eliminate the Use of Chemical Pesticides on City Owned or Leased Property	*	SC						2		1
ESD 19-02	Encourage Adoption of Electric Vehicles	*	SC							Drop	Drop
FIN 19-02	Charter Amendment to Allow Best Value Selection when Contracting for Public Works Projects	*	Melton, Smith, Klein								
ITD 20-01	Establish a Formal Smart Cities Initiative and Potential Program		Fong, Goldman, Klein								
LCS 20-01	Include Diverse Groups of People in the Art Creation Process		AC	1							
LCS 20-02	Evaluate the Feasibility of Sunnyvale Library and Community Services Hosting an Annual Halloween Pet Parade		PRC						5		
LCS 20-03	Assessment of Needs for Additional /Expanded Outdoor Sports Programs and Facilities		PRC						3		



2020 Study Issues Workshop  
Boards and Commissions Rankings

List of Study Issues Proposed by City Council After Scheduled B/C Rankings

Number	Title							
OCM 20-01	Service Worker Retention Ordinance							
DPW 20-12	Roadway Safety at El Camino Real and Poplar Ave							
DPW 20-13	Lighting of Current and Future City Owned Dog Parks							
DPW 20-15	Cricket Stadium at Baylands Park							

List of Study Issues Deferred by B/Cs

Number	Title							
CDD- 20-04	Encourage Decarbonization Readiness During Electrical Upgrades		SC					Defer

List of Study Issues Dropped by B/Cs

Number	Title							
DPW 20-04	El Camino Real Protected Bikeways		BPAC		Drop			
DPW 20-06	Create Safer Streets by Narrowing Travel Lanes		BPAC		Drop			
DPW 20-07	Personal Transportation Vehicles (PTV) Usage on City Streets, Sidewalks and Bike Lanes		BPAC		Drop			

2020 Study/Budget Issues Workshop  
Summary Worksheet: Study Issues Proposed for Council Consideration

Version: 2/25/2020

#	Title	Required Staff Effort	Cost of Study	Cost to Implement*	B/C Rank	Dept. Rank
DPW 19-11	Exterior Lighting Dark Sky Ordinance and Standards	Moderate	\$ 150,000	Minimal	N/A	5
DPW 20-01	Reducing the City of Sunnyvale's Fossil Fuel Infrastructure and Equipment	Moderate	\$ 500,000	Unknown	SC-4	Defer
DPW 20-02	Improve Bicycle and Pedestrian Access at Sunnyvale Caltrain Station	Major	\$ 350,000	Unknown	BPAC-1	1
DPW 20-03	Waste Reduction Initiative in Sunnyvale Parks	Moderate	\$ 50,000	Unknown	PRC-4	2
DPW 20-04	El Camino Real Protected Bikeways	Major	\$ 200,000	Unknown	BPAC-Drop	Drop
DPW 20-05	Evelyn Avenue Multi-Use Trail and Bikeway Study	Major	\$ 350,000	Unknown	BPAC-2	Defer
DPW 20-06	Create Safer Streets by Narrowing Travel Lanes	Moderate	\$ 200,000	Unknown	BPAC-Drop	Drop
DPW 20-07	Personal Transportation Vehicles (PTV) Usage on City Streets, Sidewalks and Bike Lanes	Major	\$ 100,000	Unknown	BPAC-Drop	Drop
DPW 20-08	Create a New City Board and Commission or Staff Advisory Committee Focused on Mobility Issues, Especially Commutes Into and Out of the City	Major	\$ 350,000	Unknown	SC-3	Drop
DPW 20-09	Subsidized Public Transit	Major	\$ 300,000	Unknown	SC-2	Drop
DPW 20-11	Evaluate Feasibility of Dog Off-leash Hours in Select Sunnyvale Parks	Moderate	\$ 75,000	Unknown	PRC-1	6
DPW 20-12	Roadway Safety at El Camino Real and Poplar Ave	Moderate	\$ 125,000	Unknown	Too late to rank	Defer
DPW 20-13	Lighting of Current and Future City Owned Dog Parks	Moderate	\$ 50,000	Unknown	Too late to rank	3
DPW 20-15	Cricket Stadium at Baylands Park	Major	\$ 200,000	Unknown	Too late to rank	4

\*Indicates whether there will be a 1-time capital cost and/or ongoing annuals costs upon implementation.  
See Study Issue Paper for detail.



# City of Sunnyvale

## Agenda Item

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20-0326

Agenda Date: 2/27/2020

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### 2020 COUNCIL STUDY ISSUE

#### **NUMBER**

DPW 20-15

Feasibility of Establishing of a Cricket Stadium at Baylands Park

#### **BACKGROUND**

**Lead Department:** Department of Public Works

**Support Departments:** Office of the City Manager  
Office of the City Attorney

**Sponsor(s):** Councilmembers: Melton, Klein, Fong, Goldman, Smith

**History:** 1 year ago: N/A  
2 years ago: N/A

#### **SCOPE OF THE STUDY**

##### **What precipitated this Study?**

American Cricket Enterprises (doing business as "Major League Cricket") has proposed to install an international grade cricket stadium within Baylands Park to host international, major league, minor league, and youth cricket events, concerts catering to South East Asian population, and other compatible uses during the Cricket offseason.

The stadium is anticipated to host up to 4,000 patrons for major league events approximately 15-16 times a year and at least two concerts per year. Other events such as minor league games, youth cricket, and compatible sports uses (such as soccer) would infill during the winter months after the Cricket season is over.

Amenities included as part of the stadium include viewing platforms for approximately 500 patrons, passive grass-bermed seating for approximately 3,500 patrons, and a media building for broadcasting international and major league events. The media building also houses player changing areas and concessions. Two large screens are also proposed as part of the stadium.

The proposal received from American Cricket Enterprises is included as Attachment 1.

##### **What are the key elements of the Study?**

This Study would need to be conducted in incremental steps. The first step would be to research the existing terms of the City's lease of Baylands Park from Santa Clara County to determine if the existing lease precludes any of the proposed stadium activities. If not, the City would engage the County in a discussion regarding the possibility of constructing a stadium within Baylands Park.

If the County is amenable to the idea of the cricket stadium, staff would proceed with the next step as discussed below. Should the County object, a report to Council would be prepared to discuss next

steps in light of the objection.

The next step if the County is amenable to the stadium is multi-pronged and involves hiring multiple consultants. Staff would engage the County and American Cricket Enterprises to discuss and negotiate business terms. Simultaneously with this effort, staff would procure consultants for the following expertise:

- **Economic:** Evaluation of economic impacts anticipated to the City and region will be required. The evaluation would need to include change in use to Baylands Park, as the proposed stadium currently is sited atop existing play and picnic areas. American Cricket Enterprises has stated in their proposal that they anticipate \$75M in revenues to be realized by the City over a 10-year period.
- **Financial:** The study would look at various financing strategies. In addition, financial models will need to be run to determine initial capital cost required and anticipated ongoing maintenance costs. The proposal indicated that American Cricket Enterprises anticipates this project to be a public-private partnership.
- **Civil Engineering review:** An engineering consultant would be retained to evaluate site layout, possible impacts to current facilities, and to site displaced picnic and playground facilities at Baylands Park. A preliminary utilities analysis would need to be part of the study.
- **Outreach/community engagement:** Community engagement will be a critical component of this study issue. A public engagement specialist will be procured to ensure that a proper cross-section of the populations is adequately represented when presenting the proposed project.

The results of the study would be presented to Council for direction on whether to proceed. The next step, not covered with this Study Issue, would be an environmental review of the proposed stadium project, which would require an Initial Study to be prepared first. Staff believes that due to the proximity of the proposed stadium to sensitive wetlands and number of active patrons anticipated, the environmental review will be in the form of an Environmental Impact Report (EIR). Technical memorandums to be developed, at a minimum, will include: traffic, circulation, and parking; noise; ecological impacts and wetlands sensitivity. Although the proposal contained brief analysis for parking and ecological impacts, a full analysis would be required for a project of this magnitude.

**Estimated years to complete Study:** 1.5 years

### **FISCAL IMPACT**

#### **Cost to Conduct Study**

Level of staff effort required (opportunity cost):	Major
Funding Required for Non-Budgeted Costs:	\$200,000 for consulting services and part-time staff
Funding Source:	Will seek budget supplement, or Council could require American Cricket Enterprises to provide all or a portion of the funding

The proposed Study Issue is a major effort and requires several specialty consultants be procured. In addition, oversight by staff for a project of this size may require part-time staff for project management to avoid impacting other ongoing capital projects.



**Cost to Implement Study Results**

Unknown. Study would include assessment of potential costs, including capital and operating, as well as revenue/savings.

**EXPECTED CITY COUNCIL, BOARD OR COMMISSION PARTICIPATION**

Council-Approved Work Plan: No

Council Study Session: No

Reviewed by Boards/Commissions: Planning Commission for the EIR

**STAFF RECOMMENDATION**

Support. This policy issue merits discussion at the 2020 Study Issues Workshop.

A world class cricket stadium could provide benefits to the community both in terms of use during non-game days as well as entertainment and potential revenue during game days. The cricket turf area could potentially serve multiple sports, thus providing additional turf areas within the City. The Study Issue will provide the necessary information to determine both the costs and benefits of a stadium.

Prepared By: Jennifer Ng, Assistant Director of Public Works

Reviewed by: Chip Taylor, Director, Public Works

Reviewed by: John Nagel, City Attorney

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

**Attachments:**

1. American Cricket Enterprises Proposal

## American Cricket Enterprises Inc.

1 First St, Suite 7  
Los Altos, CA 94022

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To  
Hon. Mayor, City Council Members and City Manager,  
City of Sunnyvale.

Subject: Proposal for establishing a international grade cricket stadium

Dear Mayor, City Council Members and City Manager,

American Cricket Enterprises Inc doing business as "Major League Cricket" is very pleased to submit a draft proposal for establishing a cricket stadium in the City of Sunnyvale. We have been working with Mayor Klein, Council Member Melton and City Manager Kent Steffens on this proposal.

We see Baylands Park as a prime location for this stadium given its strong favourable demographics and proximity to significant markets in San Francisco and San Jose.

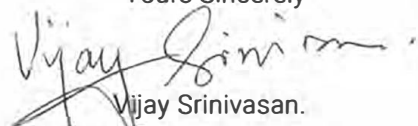
Our proposed stadium will be a low impact, 'lightweight' stadium with a total seating capacity of 4,000 people. The stadium will be a world class cricketing facility of international size, with turf wicket, and all requirements to be approved by the International Cricket Council, the global governing for the cricket.

We believe that being home to the Major League Cricket team will boost the profile of the city as we are committed to bringing major national and international cricket events and making the City of Sunnyvale a hub of cricket for the West Coast.

We would like to work in collaboration with the city council and staff to establish the proposed cricket stadium and would be pleased to answer any questions that you may have regarding our submission.

We appreciate the opportunity given to us to submit our proposal and request you to kindly evaluate the same

Yours Sincerely



Vijay Srinivasan.

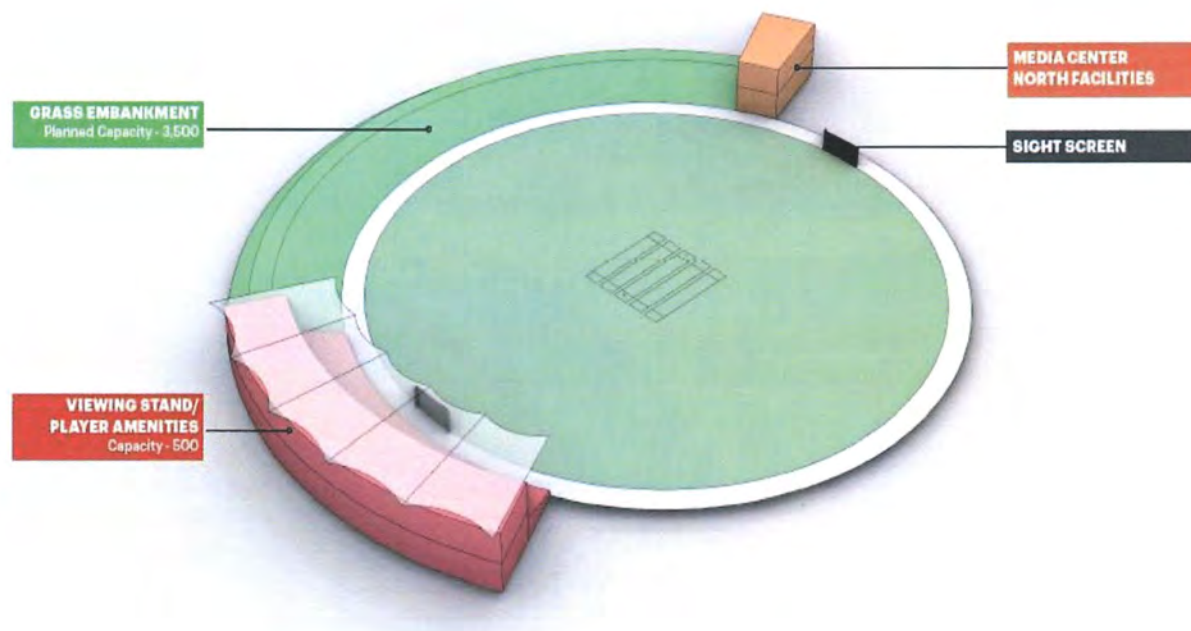
Founder - American Cricket Enterprises Inc

Enclosed:

1. Project Report
2. Annexure A - HKS Architectural Drawings
3. Annexure B - Environmental Considerations Analysis
4. Annexure C - Parking Analysis

# Proposed Cricket Stadium at Baylands Park

City of Sunnyvale



American Cricket Enterprises

6th February 2020

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## Executive Summary

American Cricket Enterprises Inc (doing business as "Major League Cricket" or "MLC") has been selected by the USA Cricket Board to be the exclusive partner for the creation and hosting of a world class professional T20 Major League Cricket tournament. In order to operationalise the league, MLC is developing extensive infrastructure in key markets, including world class cricket stadiums, to facilitate both Major League games and USA National team tournaments.

We see Baylands Park in the City of Sunnyvale as a prime location for a cricket stadium given its strong favourable demographics, and proximity to significant markets in San Francisco and San Jose. In addition, the Baylands Park site provides a beautiful aesthetic setting that will attract attendees and foster an all-inclusive family friendly atmosphere.

Our proposed stadium will be a low impact, 'lightweight' stadium, that will have a capacity of approx. ~4,000; split between a small pavilion (~500) and grassy berm seating (~3,500). Our stadium has been designed, by international architects HKS, to provide a world class cricketing facility of international size, with turf wicket, and all requirements to be approved by the International Cricket Council. (see Figure 2 & 3 below).

In creating a world-class cricketing hub in Sunnyvale, we believe we can give the City of Sunnyvale visibility on the international stage by hosting a number of high profile international cricketing events with the USA National Team. We expected to host other big name international countries such as Australia and India in cricketing tournaments, and believe Sunnyvale to be a prime location for this. T20 cricket is also likely to feature in the upcoming 2028 Olympics hosted in LA, where Sunnyvale could provide an additional hosting location in close proximity.

Along with being a world class cricketing facility, we have ensured the design maximizes its ability to function as a multi-use venue for hosting events such as music concerts, cultural festivals and other community events; it can also be used for other non-cricket sporting events. An additional focus has been to create a visual appealing, family-friendly atmosphere, that blends seamlessly into the surrounding parkland.

We acknowledge the City of Sunnyvale environmental and carbon footprint concerns and hence have proposed stadium design that would have minimal environmental impact and create a friendly environment for the community. Our proposed design includes a minimal construction as over 85% of the seating capacity would be grass embankment (berm seating).

We estimate that the proposed new cricket stadium would generate approximately \$75 million of total economic impact for the residents and businesses of the City of Sunnyvale. The economic impact includes the direct and indirect spending over stadium construction and first 10 years of stadium operations. The economic impact has been calculated by quantifying the benefits from stadium construction, spend by the attendees on matchday and other events and spend by Major League on the stadium operations.



# Major League Cricket Overview

MLC has been selected by USA Cricket Board, the governing body for the sport of cricket in the US as its strategic partner for the development of a world class professional T20 cricket league (hereinafter referred as "Major League"). The Major League, sanctioned by the USA Cricket Board, is going to be the leading and exclusive professional T20 cricket league in the country.

To operationalise the league, MLC is developing the necessary cricketing infrastructure including international level stadiums, academies and auxiliary facilities. It will also provide support for USA Cricket's men's and women's national teams with an objective of these teams qualifying for the World Cup.

MLC is backed by Sameer Mehta and Vijay Srinivasan, founders of Willow TV, and the principals of The Times of India Group, a leading media conglomerate in India. MLC also has received investments from some of the marquee investors from the Bay Area and other regions.

## Professional Leagues and Youth Tournaments

### 1. Major League Cricket

Major League Cricket is envisaged to be the leading professional T20 cricket league in the United States. In the initial years, Major League will have six city based teams and will expand to ten teams over the next decade.

To make the Major League competitive with high quality of cricket, each Major League team will consist of US National team players, local players, international players and global marquee T20 players. This will provide an opportunity to US National players to compete at a high level and gain valuable experience of playing with established international cricket players. This will help make the US National team more competitive and improve its International Cricket Council rankings in One-Day International and Twenty20 formats.

Major League first season is expected to kick-off from 2021. Each season will be three to four months long starting in May and ending in July / August every year. Every Major League team will be playing a minimum 10 home games each season thereby providing an opportunity to cricket fans to support their home team. This will provide an opportunity to cricket fans to watch international quality cricket in the country.

All the Major League matches will be broadcasted on a television channel available on national networks providing an opportunity to cricket fans to watch international quality cricket in the country.

## 2. Minor League Cricket

Minor League is a USA Cricket Board sanctioned, tier-II level national cricket tournament with an aim to promote the sport and increase fan base in the country. Minor League will comprise of a total 22-24 city based teams spread across the US.

Each team shall consist of international and national players, high performing academy players and amateurs. It will provide a platform for cricket players to showcase their skills and move upwards towards Major League.

The Minor League will have higher local participation and thereby help grow cricket further down the pyramid. All the league and play-off matches will be digital streamed and semi-finals and finals will be broadcast on television.

With this new cricket stadium, MLC can also plan to have a Minor League team based out of the City of Sunnyvale.

## 3. Youth Tournaments

In addition to Major League and Minor League, MLC is also establishing youth tournaments for various age categories - U11, U13, U15, U17 and U19. These tournaments will help to hone the player skills and provide competitive match practice. MLC plans to hold tournaments in various cities throughout the year.

# Infrastructure

## 1. International Grade Cricket Stadiums

MLC is establishing six international grade multi-purpose stadiums which would be home stadiums for the Major League teams. The stadium will have a circle or oval footprint with total final seating capacity of 4,000 to 8,000 seats. The stadiums and facilities will be used primarily to operate Major League matches, Minor League matches and youth training programs. The stadiums will also host international matches for the US National Team and other visiting international teams. These stadiums will be multi-purpose and also host music concerts, community and cultural events.

## 2. Academies

MLC is developing cricket academies at over 14 locations across the United States to train young and amateur players. Each academy will have all the necessary facilities such as outdoor ground with natural turf wickets, indoor training facility with batting lanes and training equipment to provide best-in class infrastructure to students. Each academy will have teams under various age brackets which will participate in the local competitions. MLC will provide Major League players as coaches at the academies. The presence of these player coaches will not only attract students but also improve their technical cricketing abilities. The students will have defined pathways to the Minor League and Major League team.

Every academy will be affiliated with a Major or Minor League team and will support the team in terms of players, training and infrastructure.

## Players

MLC for the first time in the US will professionalize cricket by awarding contracts to the players. MLC plans to develop a roster of more than 70+ professional cricket players who will participate in the Major League and compete for a spot in the US National teams. The player pool contracted will also be made available to the Minor League. MLC would assist the development of cricket players and provide greater experience of competitive match play. This would also help in fulfilling the ambitions of the US National teams of participating in the cricket world cup.

## Bay Area Demographics

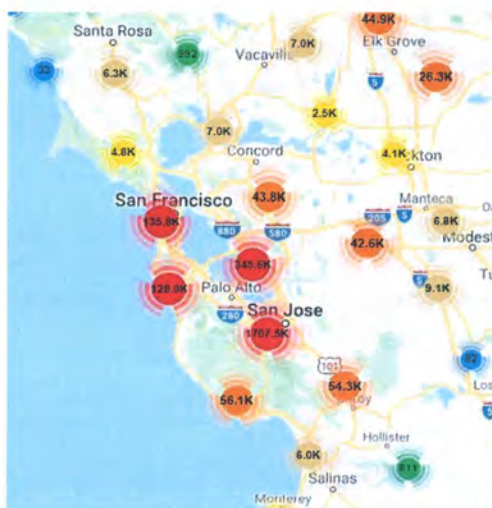
The Bay Area is home to a large Indian diaspora, the cricket following population and the key target segment for Major League. As per the 2011 census, the number of Indian-Americans in the Bay Area grew by 53% to 244,493. As per the recent reports, more than 300,000 people of Indian descent are living in the Bay Area. The above demographic trends are corroborated by data from Times Group internet properties & Willow TV.

The City of Sunnyvale specifically has one of the highest percentages of Indian American expatriates, estimated at ~25%, and is in close proximity to other favourable cities such as Cupertino, Santa Clara and Fremont. This represents a great foundation of existing cricket fans that will have the opportunity to engage in international level cricket games, at a world class facility.

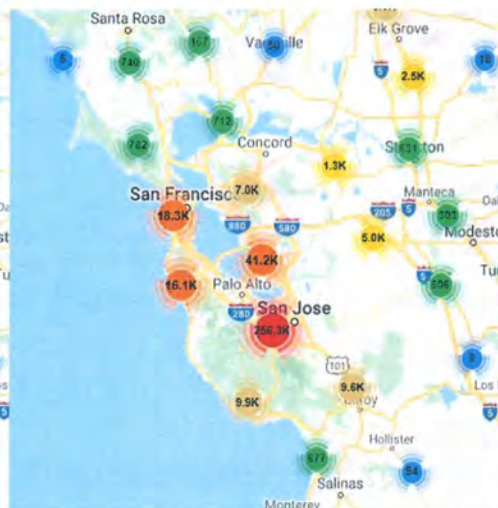
MLC is deeply engaged in the Sunnyvale and surrounding communities through our wide network of investors, stakeholders, and Willow Cricket Academies. Through these



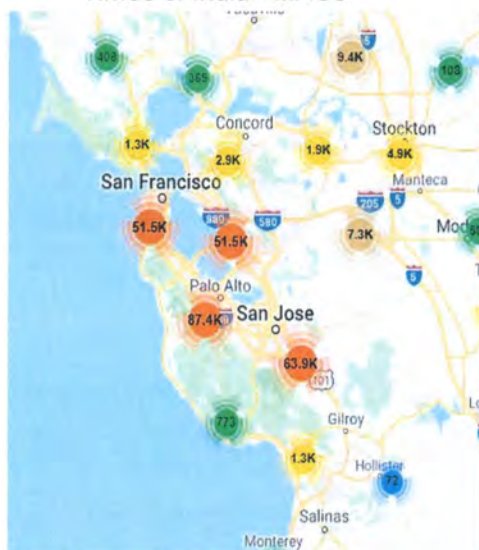
channels we have a great ability to assist the City of Sunnyvale with any and all required public outreach.



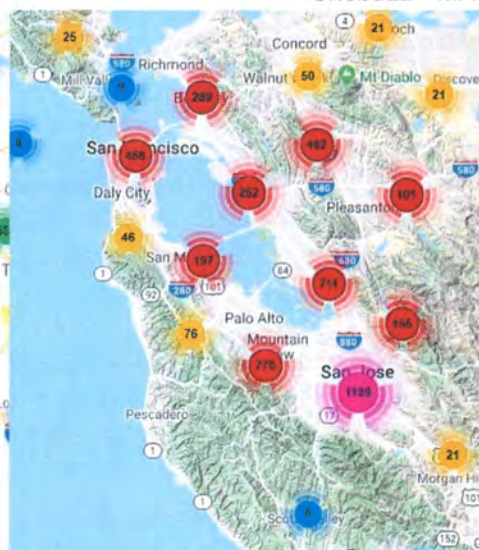
*Times of India - MAUs*



*Cricbuzz - MAUs*



*Gaana - MAUs*



*Willow - MAUs*

Source: Times of Internet database, Non-deduped users, July-2019

## Proposed Baylands Park Stadium

### Design Principles

As we look to develop cricket infrastructure around the country we have engaged international stadium architects HKS to help us develop some guiding principles, which we have reflected in our proposal for Baylands Park.

***Lightweight & Low Impact***

Drawing inspiration from other world class international facilities such as Hagley Stadium (NZ) and Marrara Oval (Aus), we are looking to design stadiums with minimal pavilion infrastructure, and a focus on grassy berm seating. These stadiums are cost effective to build and have enough capacity to meet the forecasted attendances for regular season games; with the advantage of blending into the surrounding environment and being environmentally friendly.

***Maximise fan engagement***

The appeal of going to watch live sport centres around the atmosphere and energy of the competitors and crowd; we aim to build stadiums that allow fans to be up close to the action and engage with the players. The grassy berm seating drives a community atmosphere that is family friendly, and suitable for all ages and backgrounds, and allows for seamless flow between the surrounding park area and stadium.

***Multi-use***

We understand that outside of the cricket season we need the stadium to be suitable for other uses to maximise its commercial appeal to the city. The openness of our designs has been done to make the venue suitable for concerts, festivals, and other community events; as well as hosting other sporting events, including international Australian Rules Football games.

***Scalable***

With the inevitable growth of cricket and its supporters, it is imperative that our stadiums are able to grow with the game. The design of our stadiums is done such that increasing permanent capacity can be done with minimal extension of the current footprint, and installing temporary capacity is cost effective and logistically efficient.

**Baylands Park Stadium****Proposed Design**

The site footprint has been chosen to avoid the existing environmental sensitivities that exist in the Baylands Park grounds, whilst also maximising proximity to existing car parks, and preservation of park and picnic areas (see *Figure 1 below*).



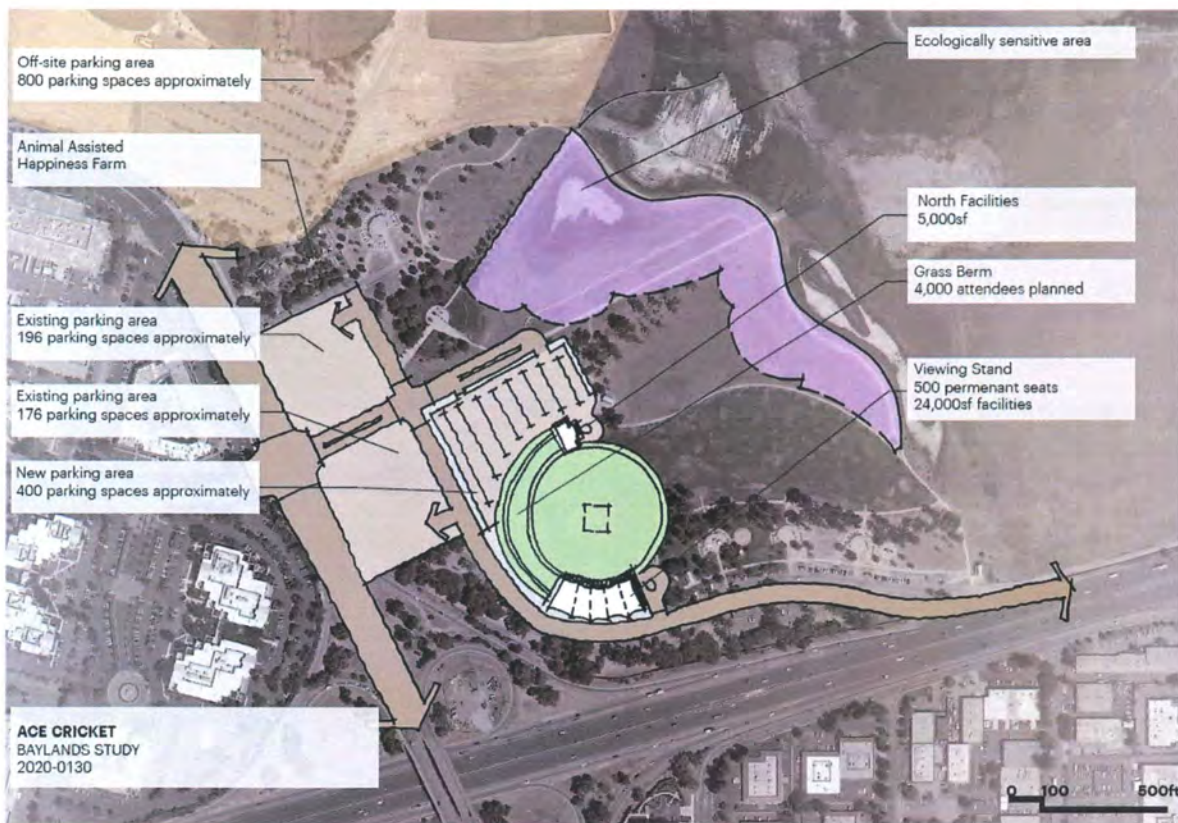


Figure 1: Site overlay and stadium footprint sketch (HKS Architects)

The total footprint of the stadium and associated carpark would total approximately 380k square feet.

The proposed stadium at Baylands Park would have a capacity of ~4,000 seats, split across a pavilion on the south side (~500), and grassy berm on the west side (~3,500); with a parking lot, additional to existing parking areas, of ~400 spaces. A 3D render of the stadium can be seen below in *Figure 2 & 3 below*.

## T-20 STADIUM

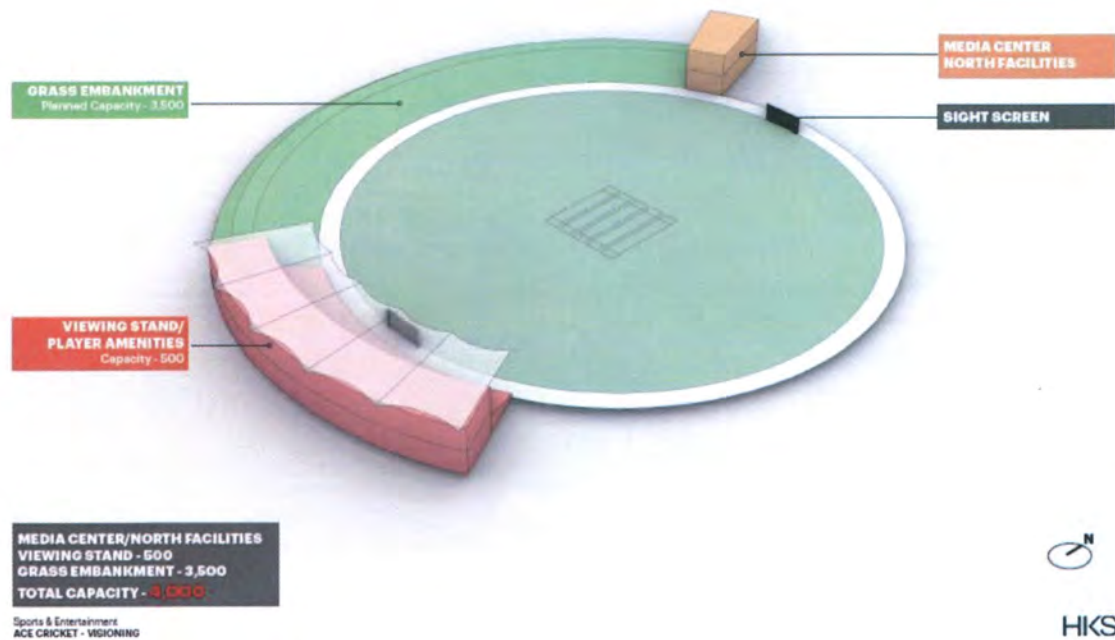


Figure 2: 3D model of proposed stadium field and structure (HKS Architects)

## SITE

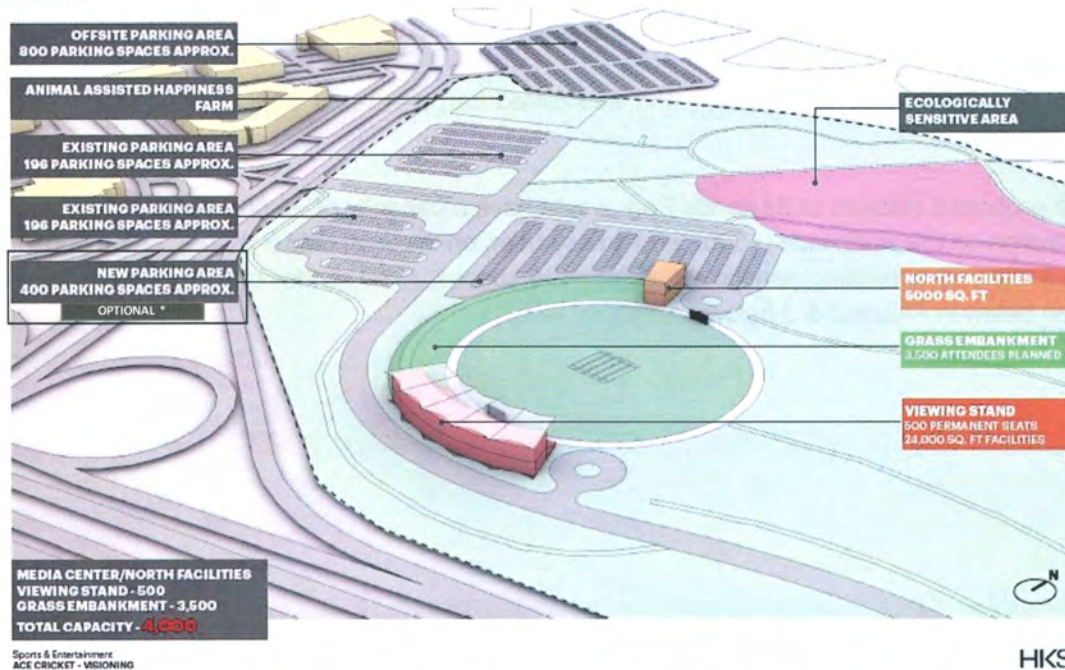


Figure 3: 3D model of Baylands Park site with proposed stadium and car park (HKS Architects)

\*Optional - We propose that we can minimise the new parking area requirement by utilizing the nearby parking available in Twins Creek, commercial establishments adjacent to the stadium. We would work

with rideshare companies and also try to provide the shuttle service to minimise the impact on the traffic on major match days.

Access to the facility would utilize the existing road that runs along the south of Baylands Park (adjacent to the Baylands Park Trail), and would only require a small extension to the car park access road for the new parking lot to the north of the stadium.

The footprint of the stadium will impact the two West-most picnic areas that exist on the South portion of the park, as well as the small amphitheatre in the middle. To mitigate these impacts we have left the East side of the stadium free of any structures so that we can repurpose some picnic and community areas adjacent to the field; which will also help create more community engagement with the stadium.

## Potential Timeline

We are eager to progress as quickly as possible through the process to get construction underway at Baylands Park, with an indicative timeline provided below; working closely with the City to achieve this milestones:

- June 2020 - Project prioritized by the city and budget allocated
- July 2020 - Project approved by city finance
- October 2020 - Required feasibility studies/reports completed by city
- January 2021 - City outreach completed
- February 2021 - Construction of stadium underway
- September 2021 - Construction on stadium underway

## Environmental Constraints

Given the existing environmental conditions that exist in Baylands Park (*Figure 4*) we have been conscious in ensuring that our stadium and car park footprint avoids any sensitive areas that may result in a negative impact to the surroundings.

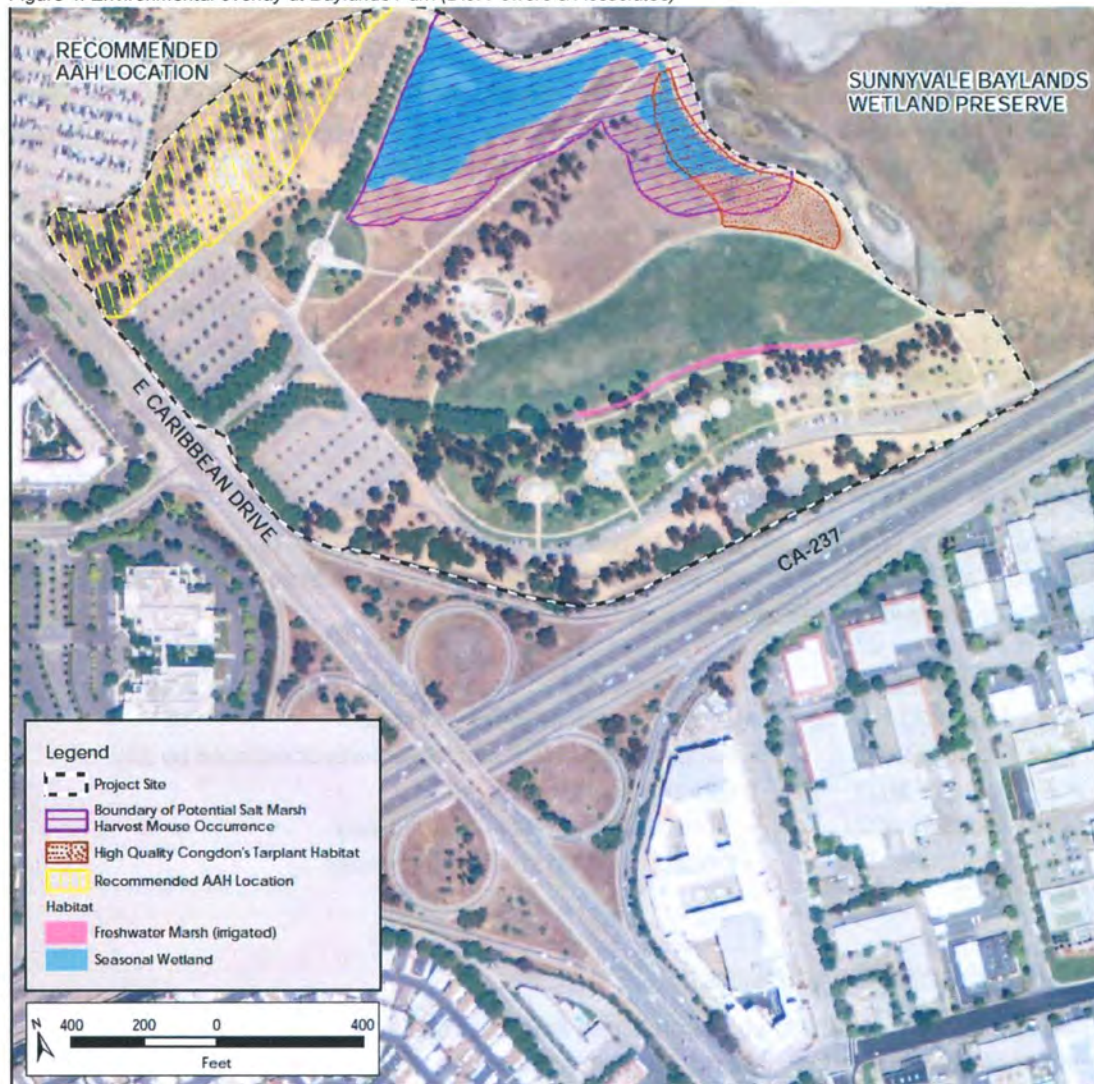
The proposed footprint does not encroach on the the seasonal wetlands and Harvest Mouse population that exists in the North and North-East, to which environmental consultants DJ Powers & Associates has advised, *"The proposed development would avoid disturbance in this area and, therefore, would not result in impacts to this seasonal wetland"*.

A number of other environmental considerations have been initially assessed by DJ Powers & Associates including air quality, cultural resources, hazardous materials, hydrology, and land use; all of which have been deemed to be not significant in their impact. A full overview of their environmental assessment can be found in Appendix B.

Some minor environmental impacts related to tree removal and trimming, and top soil disturbances, will be managed and mitigated through close consultation with environmental consultants; these impacts will be very minimal. We will try to replant twice as many native trees that need to be removed to improve the carbon neutrality and promote green and shade.



Figure 4: Environmental overlay at Baylands Park (D.J. Powers &amp; Associates)



**H.T. HARVEY & ASSOCIATES**  
Ecological Consultants

**Figure 5: Biotic Constraints and Recommended AAH Location**  
Sunnyvale Baylands Park and Landfill Biological Constraints and Opportunities Analysis (3619-01)  
January 2015

## Parking

Given the planned stadium capacity of ~4,000, we have been advised by Hexagon Transport that in order to meet city requirements, and the likely demand, we will require parking at 1:3 ratio to capacity (~1,300 parking spaces). As previously shown in *Figure 3* Hexagon has calculated the parking capacity on Baylands Park will increase to approx. ~875 with the planned additional parking, resulting in the need to source approx. ~425 spaces offsite as a minimum. However, with some of the existing Baylands Park parking capacity likely to be used by non-cricket patrons, we conservatively estimate the need to source an additional ~800 car parks.



As shown in *Figure 5* below, there are approximately 3,800 parking lots adjacent to Baylands Park that can be sourced through commercial agreements to meet the required demand. MLC is confident in securing ~800 spaces from Twin Creeks Sporting Complex and Moffett Business Park, and Hexagon Transport has also advised that sourcing ~400+ parks from each adjacent lot is achievable (Hexagon Transport's full report can be found in Appendix C).

Figure 5: Availability of parking from adjacent areas (Hexagon Transport)

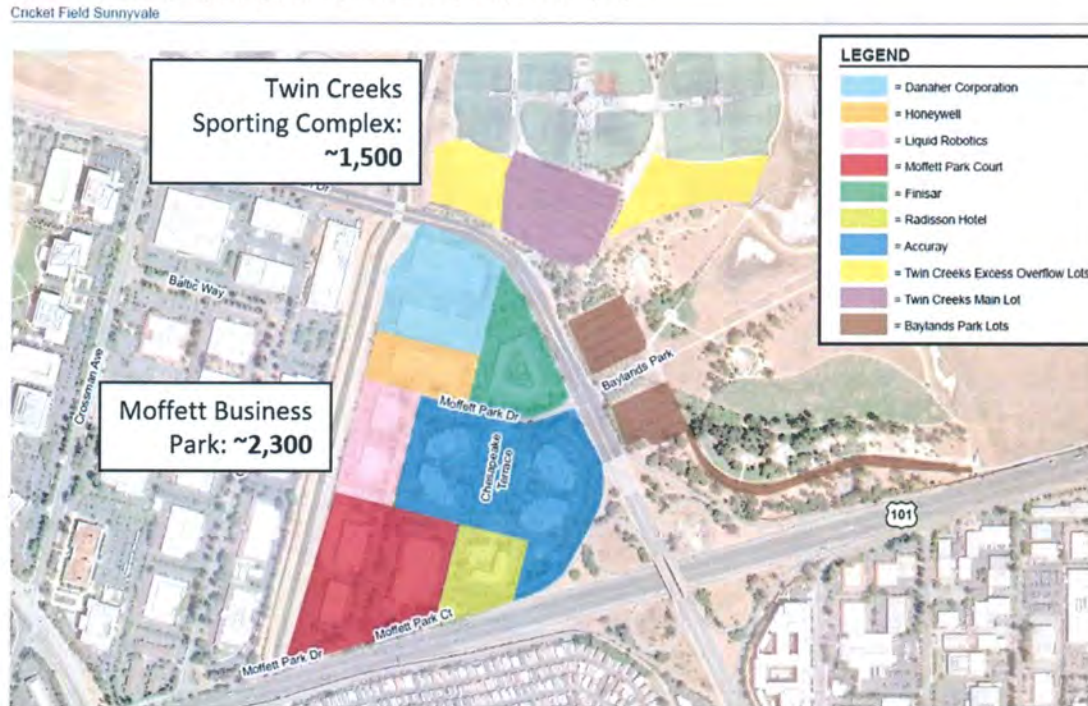


Figure 2  
Potential Parking Areas



## Stadium Construction Costs

The total stadium construction costs are broadly estimated to be \$4.8 million. The break-up is as follows:

Sr. No	Particular	\$ million
1	Player amenities, viewing stand - 500 seating capacity (Pre-fab)	1.4
2	Grass embankment (berm) seating - 3,500 capacity	1.2
3	Ground grading, leveling, drainage and planting grass outfield	1.0
4	Media center, officials area construction	0.5
5	Professional services (engineering/design etc.)	0.3

Sr. No	Particular	\$ million
6	Irrigation system installation	0.2
7	Cricket pitch installation	0.1
8	Others - scoreboard, rollers, sight screens etc	0.1
	<b>Total Construction Costs</b>	<b>4.8</b>

The above stadium construction costs does not include any auxiliary facilities around the stadium such as changes to access roads, easy access washrooms, gates etc.

## Project Financing

We propose this project to be funded through a public private partnership, and be a collaborative effort between MLC and the City of Sunnyvale. MLC is committed to bringing major cricket events to the City of Sunnyvale, and making it a hub of cricket for the West Coast.

## Demand Projections and Economic Impact Analysis

We define economic impacts as the total economic output that occurs within the City of Sunnyvale with each dollar of spending having a multiplicative effect as it recycled locally. To calculate the total economic impact of the Major League team based in the City of Sunnyvale and a new stadium, we quantify the following types of benefits:

- **Stadium Construction** – In addition to direct spending on the costs to physically construct a new stadium, there are also indirect effects to the economy from local hiring (and the wages that stem from it) and local sourcing of some inputs.
- **Matchday and Other Events Attendee Spending** – Tickets, merchandise, parking, and concessions comprise spending by fans within the stadium. These receipts are then used by the MLC to pay salaries of players and employees, creating a secondary benefit as those salaries are spent within the local economy.
- **Facility operating spending** – Major League employ contractors to complete day-of-game parking, janitorial, security, and merchandising duties. Major League also has a budget for marketing, publicity, and ticketing. Taken together, this spending by the Major League has a direct economic impact as well as an indirect effect as these salaries are spent in the local economy.

We estimate that a new cricket stadium would generate approximately **\$75 million** of economic impact for the residents and businesses of the City of Sunnyvale over the first 10 years of operations.

### 1. Stadium Construction

A large impact of a new stadium stems from its construction. The stadium construction will have a positive impact for local contractors as well for the workers required to build



the stadium. To calculate the full economic impact, we have considered the multiplier effect of the dollar movement through the regional economy. Considering the multiplier of 1.5X, we arrive at a total economic impact of **\$7.2 million** of total stadium construction spend.

## 2. Matchday and Other Events Attendee Spending

The stadium would be utilized in a year for 18 - 20 cricket matches of international level which includes 12 - 14 Major League matches in the first season and 6 matches of US Cricket National team or other cricket playing nations. MLC will also ensure stadium utilization towards 2 music concerts in a year catering to south Asian population in-line with cricket target demographics. In addition, the stadium will be used for training by the US National Cricket team or other cricket teams.

The total attendance for cricket matches in the 1st year projected at a conservative 75% capacity levels while music concerts assumed at 95% levels. This results in total attendance of more than 68,000 in the 1st year. The total attendance in the 10th year is estimated to be 114,000 with the increased capacity utilization levels and higher number of cricket matches (Assumed constant total capacity of 4,000).

The total gross direct spend through gate receipts (including concessions and parking) for attending cricket matches and concerts is estimated to be \$ 2.8 million in the first year rising to \$ 8.5 million by the tenth year. To find the indirect economic impact, which is the additive economic benefit through inter-industry and household spending effects, we have again applied a conservative multiplier of 1.2X given that much of the money spent during a does not get filtered widely across the economy.

We then have discounted the annual spend at inflation rate of 3% over 10 years to arrive at **\$ 56.7 million** of the total economic activity.

## 3. Facility Operations Spending

This encompasses spending made by MLC towards operating the stadium, ticket operation, local marketing and the administration of the Major League team. While these spending categories are the products of others, they represent direct effects to the local economy. These costs are estimated to be a total \$ 0.7 million in the first year increasing to \$ 1.4 million in the tenth year at an annual inflation of 3%. To find the indirect economic impact we have applied multiplier of 1.2X and discounted these spend back to the first year of operations to arrive at a total economic impact of **\$10.5 million**.

## Benefits to the City

### 1. Boosting local economic activity

As per the economic impact study, we are estimating establishing a cricket stadium and a Major League team in the City of Sunnyvale would generate an overall economic impact of approximately **\$75 million** for the residents and businesses of the city. In addition, the development of the cricketing infrastructure and organizing Major League and Minor League matches will boost the inflow to the local business and generate local employment.

### 2. Engagement with local community

Based on the Bay Area region demographics and especially in the City of Sunnyvale, there is already an established cricketing following fanbase in the region. This fanbase will have higher affinity towards the Sunnyvale city based Major League and Minor League teams. The Major League team will adopt the city and will perform mandated community activities with city schools and amateur clubs to increase the cricket fanbase.

### 3. Increasing cricket fanbase

The Major League and Minor League will offer a compelling and entertaining proposition that will meet the needs of cricket fans based out of the Bay Area region and particularly in the City of Sunnyvale. It will deliver a game day experience that keeps fans wanting to return and support their local team.

### 4. Boost the Profile of the City

The stadium would be a world class, International Cricket Council (ICC) approved facility and amongst the top three cricket stadia in the US. The broadcast of Major League and Minor League matches will help in increasing the profile of the City of Sunnyvale city relative to other townships.

## Appendix A - Architectural Drawings (provided by HKS)

Please see attachment '*Appendix A - HKS Architectural Drawings*'

## Appendix B - Environmental Constraints Memo (prepared by DJ Powers & Assoc.)

Please see attachment '*Appendix B - DJ Powers Environmental Constraints Memo*'

## Appendix C - Parking Analysis (prepared by Hexagon Transport)

Please see attachment '*Appendix C - Hexagon Transport Parking Analysis*'





# HKE

SPORTS & ENTERTAINMENT

ACE CRICKET - Visioning

SPORTS & ENTERTAINMENT  
ACE CRICKET - Visioning



## CORE PROJECT GOALS

## DYNAMIC &amp; FLEXIBLE

ALLOWING FOR CONTINUOUS CHANGE AND IMPROVEMENT

- ✦ LIVING LABORATORY – A PLACE THAT TEACHES AND LEARNS
- ✦ DUAL PURPOSE WHENEVER POSSIBLE: FROM SHARED SPACES TO SHARED RIDES
- ✦ ANTICIPATORY ENABLING ADAPTATION ACROSS EVENTS AND OVER TIME



## CORE PROJECT GOALS

## WELCOMING

HOW THE CRICKET STADIUM INVITES THE COMMUNITY IN

- ✦ ACCESSIBLE: A CLUBHOUSE FOR EVERYONE (CRICKET PATRONS AND BEYOND; OPEN DOORS AND RED CARPETS)
- ✦ MAKES EVERY FAN FEEL LIKE A VIP (IT IS IMPORTANT!) VIP EXPERIENCE FROM THE MOMENT PATRONS (WHO EVERY SEAT IS A PREMIUM SEAT)
- ✦ ENGAGING ACTIVATION OF ENTRANCES AND EVENTS/MAKES EVERY VISIT AN ADVENTURE (APPEARING AS A STAYCA (ON ORION) "SOMETHING ALWAYS COMING" VIDEO POWERFUL ARRIVAL EXPERIENCES AT FOLLIES AND ENTRANCES)



## CORE PROJECT GOALS

## TRANSFORMATIVE &amp; INSPIRING

HOW THE STADIUM CHANGES THE WORLD AROUND IT

- + ESTABLISH CRICKET AS A NATIONAL LIFESTYLE BRAND & SPORT
  - + FOSTERS CREATIVITY AND INNOVATION
  - + INSPIRING THE NEXT GENERATION OF PLAYERS, FANS AND INDUSTRY AFFILIATES
- (MEGAPHONE TO AMPLIFY FAN SPIRIT - IT TRALLY AND FORTNATIVELY!)



Strategy & Content System - 1  
ACE CRICKET - VISIONING

8  
HKS

## CORE PROJECT GOALS

## CONNECTED

CONSCIENTIOUS IMPACT ACROSS MANY SCALES

- + GLOBAL: SHARED STAGE FOR MEDIA (SOCIAL AND TRADITIONAL)
- + REGIONAL: REFLECTIVE OF THE HOSPITALITY BRANDS OF THE REGION
- + LOCAL: LEVERAGING EXPERTISE AND BUILDING COMMUNITY



Strategy & Content System - 2  
ACE CRICKET - VISIONING

HKS

HOW DO WE MAXIMIZE THE USE OF A CRICKET VENUE  
SO THAT IT CAN BE A **YEAR ROUND DESTINATION?**

# OUR PROGRAMMING ATTRIBUTES FOR THE CRICKET STADIUM

## DEVELOPMENT ATTRIBUTES

## BALLPARK ATTRIBUTES



←----- MULTI-USE -----→



SOME OF THESE ATTRIBUTES ARE BIGGER THAN THE BALLPARK AND ARE BEING TRACKED AS **UNIVERSAL** TO THE WHOLE PROJECT

**MASTERPLAN**  
**AUTHENTIC SUSTAINABILITY**  
**MULTI-USE**  
**DIGITAL REALM**  
**PARTNERSHIPS**



**#WICKETPARADISE**

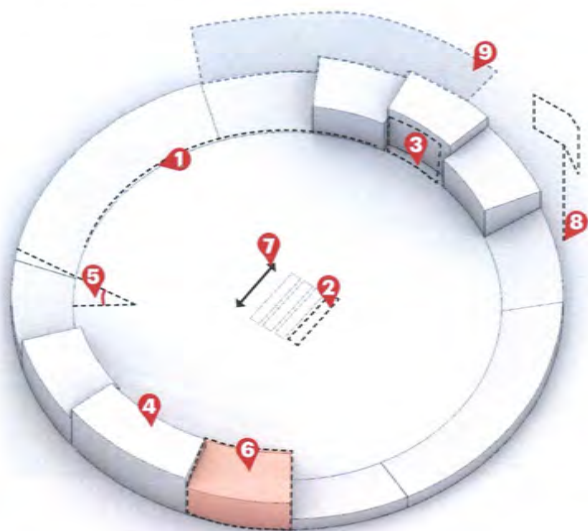
## BAYLANDS PARK- EXISTING MAJOR USES



## ECOLOGICAL CONCERNS



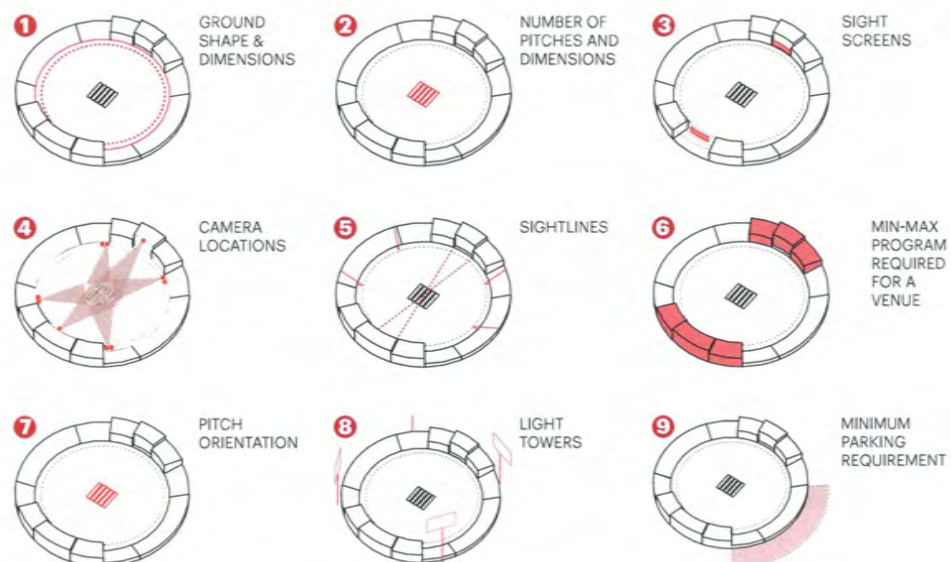
# PARAMETERS FOR A T-20 STADIUM DESIGN



Project & Estimation  
ACE CRICKET - VISIONING



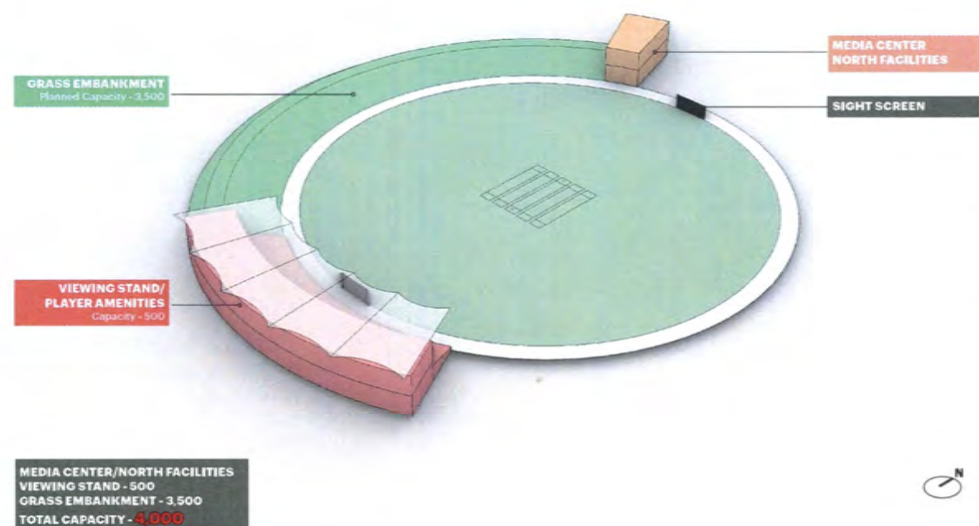
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Project & Estimation  
ACE CRICKET - VISIONING

HKS

## T-20 STADIUM



Sketch & Preliminary  
ACE CRICKET - VISIONING



HKS

## SITE



Sketch & Preliminary  
ACE CRICKET - VISIONING



HKS





SPORTS & ENTERTAINMENT  
ACE CRICKET - International Stadiums Benchmark





## Memorandum

**To:** William Swann  
American Cricket Enterprises

**From:** Julie Wright, Senior Project Manager  
David J. Powers & Associates

**Date:** February 5, 2020

**Subject:** Cricket Facility Baylands Park Study, Sunnyvale – Environmental Considerations Analysis

The following Environmental Considerations Analysis was prepared by David J. Powers & Associates, Inc. for the proposed Cricket Facility Project at Baylands Park in Sunnyvale. Our analysis is based on a field survey and review of documents previously prepared for the project area (*Sunnyvale Baylands Park and Landfill Biological Constraints and Opportunity Analysis*, prepared by H.T. Harvey & Associates, 2015).

### Existing Conditions

Baylands Park is located in the southwest corner of San Francisco Bay. The active use area of Baylands Park provides 72 acres of developed parkland offering passive and active recreation opportunities including playgrounds, pathways, a multi-purpose grass field, picnic areas, parking lots, and a community farm for children (i.e., Animal Assisted Happiness [AAH]), see *Attachment A* Park Map. There are two parking lots on the project site: one that contains 180 parking spaces, and one that contains 165 parking spaces. The park gate is open every day from 8 a.m. to one half hour after sunset.

To the north and east of the active use portion of the Baylands Park, 105 acres are protected as the Sunnyvale Baylands Wetlands Preserve (Baylands Preserve), which provides habitat for sensitive plants and wildlife. Baylands Park is bordered to the north by the approximately 60-acre Twin Creeks Sport Complex, to the west by Caribbean Drive, and to the south by State Route 237. The park is owned by the County of Santa Clara, it is operated and maintained by the City of Sunnyvale, which has a joint-use agreement with the County for this property. The City of Sunnyvale would be responsible for review and approval consideration of the proposed project.

### Project Description

American Cricket Enterprises Inc (“Major League Cricket”) is a local group that facilitates logistics and facilities for Cricket Franchises across the United States. Major League Cricket proposes to build a professional-level cricket facility at the Baylands Park. The proposed cricket facility would include

circular natural grass field. The southern side of the field would be surrounded by a 500-seat viewing stand and the western side of the field would be surrounded by a 3,500-person capacity grass berm. The proposed project would also include a 10,000 square foot space for player changing rooms, concessions, and a press room. No field lighting is required, with the exception of minimal security lighting. Temporary canopies may be used for shade over the seating areas. The maximum height of the facility is estimated at 45 feet with ground disturbance to a maximum of five feet below grade for support structures.

The project proposes to construct 400 additional parking spaces on the site. This would increase the total parking on-site, including the existing 475 spaces, to 875 total parking spaces. Major League Cricket anticipates entering into parking agreements with the adjacent Twin Creeks Sports Complex and neighboring corporate parking lots for overflow parking.

Major League Cricket expects roughly 15-16 professional games per year, which would take place on weekend afternoons for three to four hours, maximum, starting at about 3-3:30 pm. Eight major cricket events are anticipated (over six weekends) with a crowd of between 3,000 and 4,000. The initial spectator size is expected to be around 2,000 and is anticipated to increase up to 4,000 over a two to three-year period. Other local sports groups including academies, youth leagues, and other organizations might use the facility during weekdays and are not expected to attract more than 100 visitors. It is possible in the winter months that other community sports groups, such as soccer, may be able to use the fields.

Refer to *Attachment B* for the proposed site plan.

### **Environmental Issues and CEQA Document Approach**

Below is a summary of the environmental conditions and constraints based on a review of available information for the site:

#### Air Quality

There are no nearby sensitive residential users that could be exposed to construction dust and equipment emissions. Construction is anticipated to be completed within 12 months. The project would be required to conform with the Bay Area Air Quality Management District (BAAQMD)'s guidelines and screening thresholds for construction criteria pollutants. The park project is currently below screening thresholds and is unlikely to result in significant construction air quality impacts.

#### Biological Resources

The project site contains six biotic habitats: California annual grassland, landscaped, ornamental woodland, barren, developed, and freshwater marsh, refer to *Attachment C*, Habitat Map.

There is a seasonal wetland area adjacent and to the north of the project site (within the Baylands Park). The proposed development would avoid disturbance in this area and, therefore, would not result in impacts to this seasonal wetland.

Due to the high levels of human disturbance, grasslands in the active use portion of Baylands Park do not represent high-quality habitat for the burrowing owl, and owls are unlikely to breed successfully on the site<sup>1</sup>. Nesting raptors and other migratory birds are protected under the Migratory Bird Treaty Act and California Department of Fish and Wildlife (CDFW) Code Sections 3503, 3503.5, and 2800. Raptors (such as falcons, hawks, eagles, and owls) and other migratory birds may utilize the large trees

<sup>1</sup> HT Harvey & Associates. *Burrowing Owl Habitat Suitability and Opportunities Report*. February 2014.

on-site or adjacent to the site for foraging or nesting. Construction disturbance near raptor nests can result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Scheduling of construction activities to avoid the nesting bird season (February 1<sup>st</sup> through August 31<sup>st</sup>) or preconstruction nesting bird surveys would reduce impacts to nesting birds to a less-than-significant level.

The project site is located adjacent to the marshland and in proximity to the bay, a project-specific biological resources report is recommended as part of the future environmental analysis. This could identify additional animal species of concern and mitigation measures required to avoid those species.

A small segment of a freshwater marsh is located on the site in a depressional swale in the southern portion of the active use area of Baylands Park. This wetland is fed by artificial hydrology, and is watered throughout the dry season, allowing it to support hydrophytic plant species (i.e., species that prefer perennially inundated soils) such as cattails, smartweed, and tall flatsedge. The freshwater marsh habitat at Baylands Park is extremely limited in extent (i.e., 0.29 ac), is highly disturbed, and provides very little habitat for marsh-specialist species. Regardless, any filling of this area should be surveyed by a professional biologist to determine if the areas to be filled are considered waters of the U.S. under the Clean Water Act and Regional Water Quality Control Board. There are no features on Baylands Park that are tidal or are located within the 100-ft shoreline band.

Development of a cricket facility on the site would necessitate trimming and removing existing trees, including riparian trees. Mitigation planting would be required by California Department of Fish and Wildlife for any tree removals within the marsh area and replacement of ordinance sized trees would be required through City Ordinance.

#### Cultural Resources

There are no known archaeological resources on the site. Areas adjacent to creeks are typically sensitive to archaeological resources. For this reason, a literature review at the Sonoma State Northwest Information Center and Native American consultation are recommended to determine if there are recorded archaeological sites that could be affected by project construction. If it is determined that a recorded site could be affected, archaeological testing and/or monitoring could be required during site excavation and grading activities. This will be determined during future environmental analysis for the project. Mitigation measures could be included in the project to reduce potential impacts to archaeological resources.

#### Hazardous Materials

Construction of the cricket facility would require excavation and grading as a part of construction. Based on the State Water Resources Control Board (SWRCB) Geotracker database, Baylands Park is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and there are no contaminated or hazardous materials sites within 1,000 feet of the site, see *Attachment D*. Thus, development of the project would not create a significant hazard to the public or the environment.

#### Hydrology and Water Quality

The proposed project would alter the site's existing drainage and would disturb soil on the site. This could increase erosion and stormwater runoff by increasing the impervious surface area, however, the project would reduce impacts through compliance under a National Pollutant Discharge Elimination System (NPDES) permit to discharge stormwater to local surface waters. The Municipal Regional Stormwater Permit (MRP) mandates that co-permittees, including the City, use their planning and



development review authority to require stormwater management measures such as site design, pollutant source control and treatment control measures. The MRP requires regulated projects to incorporate Low Impact Development (LID) practices, which are intended to reduce runoff and mimic a site's predevelopment hydrology by minimizing disturbed areas and impervious cover and then infiltrating, storing, detaining, evapotranspiring, and/or biotreating stormwater runoff close to its source. The MRP also requires that stormwater treatment measures are properly installed, operated and maintained.

The State Water Resources Control Board has implemented an NPDES General Construction Permit for the State of California. The future project would be required to file a Notice of Intent (NOI) with the RWQCB to obtain coverage under the General Permit for Discharges of Stormwater Associated with Construction Activity. A Storm Water Pollution Prevention Plan (SWPPP) would be developed by a certified Qualified SWPPP Developer (QSD) prior to commencement of construction.

Once grading begins, the SWPPP would be kept on-site and updated as needed while construction progresses. The SWPPP details the site-specific BMPs to control erosion and sedimentation and maintain water quality during the construction phase. The SWPPP also contains a summary of the structural and non-structural BMPs to be implemented during the post-construction period. BMPs would be identified as mitigation measures in the future environmental analysis.

#### Land Use

The project site has a General Plan designation of Public Facility and is zoned Public Facility, which is consistent with the propose cricket facility use.

#### Noise

Construction activities are anticipated to be completed within one year and would not exceed noise acceptability thresholds. The project would be required to conform to the City's Municipal Code related to construction hours (e.g., 7:00 a.m. and 6:00 p.m. Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturday). Adjacent park uses are the only sensitive receptors near the project site. The project site is not located adjacent to residential uses. Adherence to City standards for potential noise impacts during project construction would ensure potential noise impact would be less than significant.

The project proposes approximately 15-16 professional games per year, which would take place on weekend afternoons for three to four hours, maximum, starting at about 3-3:30 pm. Eight major cricket events are anticipated (over six weekends) with a crowd of between 3,000 and 4,000. The existing site includes active recreational uses which generate noise primarily during weekend hours. As part of the future environmental analysis, it is recommended, an acoustical study be completed to confirm the proposed uses would not substantially impact adjacent sensitive receptors.

#### Transportation

As mentioned previously, the project proposes approximately 15-16 professional games per year, which would take place on weekend afternoons for three to four hours, starting around 3-3:30 pm. Eight major cricket events are anticipated (over six weekends) with a crowd of between 3,000 and 4,000. Baylands Park is adjacent to the Moffett Park business park, which is the primary source of traffic in the project area. Since most businesses are closed on weekends, traffic is unlikely to be a problem for weekend events.

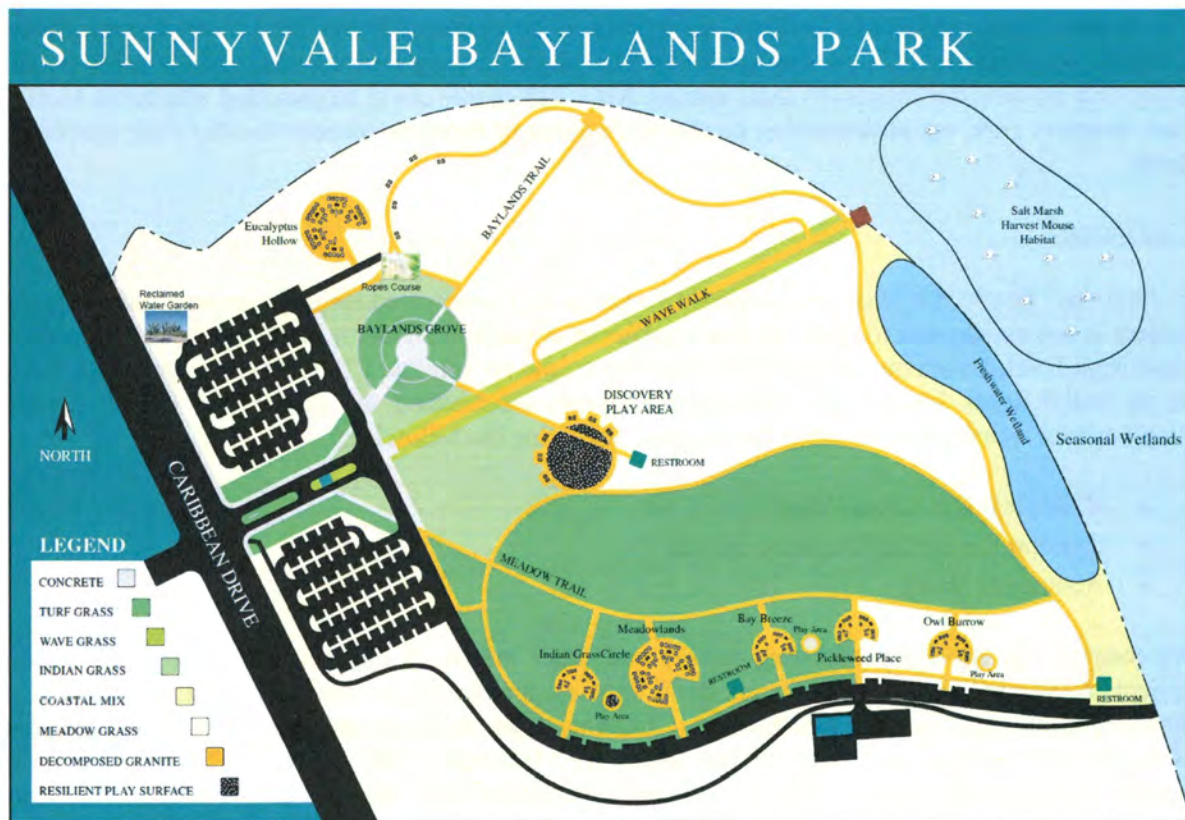
Although parking is not an environmental issue under the California Environmental Quality Act (CEQA), a parking analysis was completed by Hexagon Transportation Consultants for informational purposes. The cricket facility would need about 1,300 parking spaces for an event with an attendance of 4,000 people. Baylands Park, with extra parking provided by the cricket field, could supply up to 875 spaces. Thus, about 425 parking spaces would be needed off site. The Twin Creeks Sports Complex could provide 425 parking spaces for the cricket field events depending on the schedule and depending on their willingness to lease spaces. Also, 425 spaces could be provided within the Moffett Park business park, again depending on the willingness of business owners to offer their spaces for lease.

### Conclusion

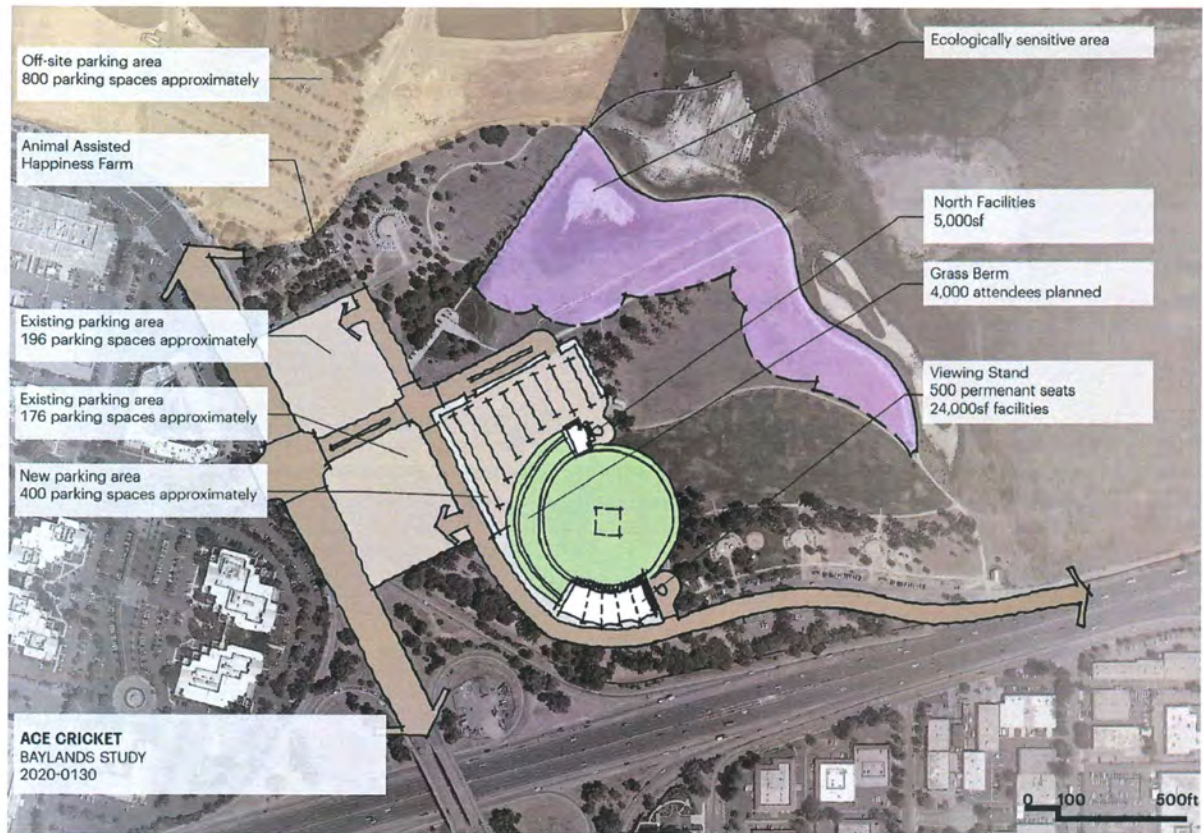
In summary, due to the small development footprint and anticipated minimal impacts the proposed project is not anticipated to result in any significant impacts that cannot be mitigated to a less-than-significant level. Based on the available information, the appropriate CEQA review document would be an Initial Study leading to a Mitigated Negative Declaration. As part of the CEQA review, supplemental technical reports may be required, including the following:

- Biological Resources Report
- Cultural Resources Literature Search
- Acoustical Study

Pre-construction surveys for nesting raptors and other migratory birds would be required for the project. Additional surveys for special status species, archaeological resources and noise could be required, depending upon the results of the CEQA analysis and technical reports. With the inclusion of mitigation measures and conformance with City Municipal Code requirements, impacts during construction and operation of the project would be expected to be reduced to a less-than-significant level.

**Attachments:*****Attachment A***



*Attachment B*

## Attachment C

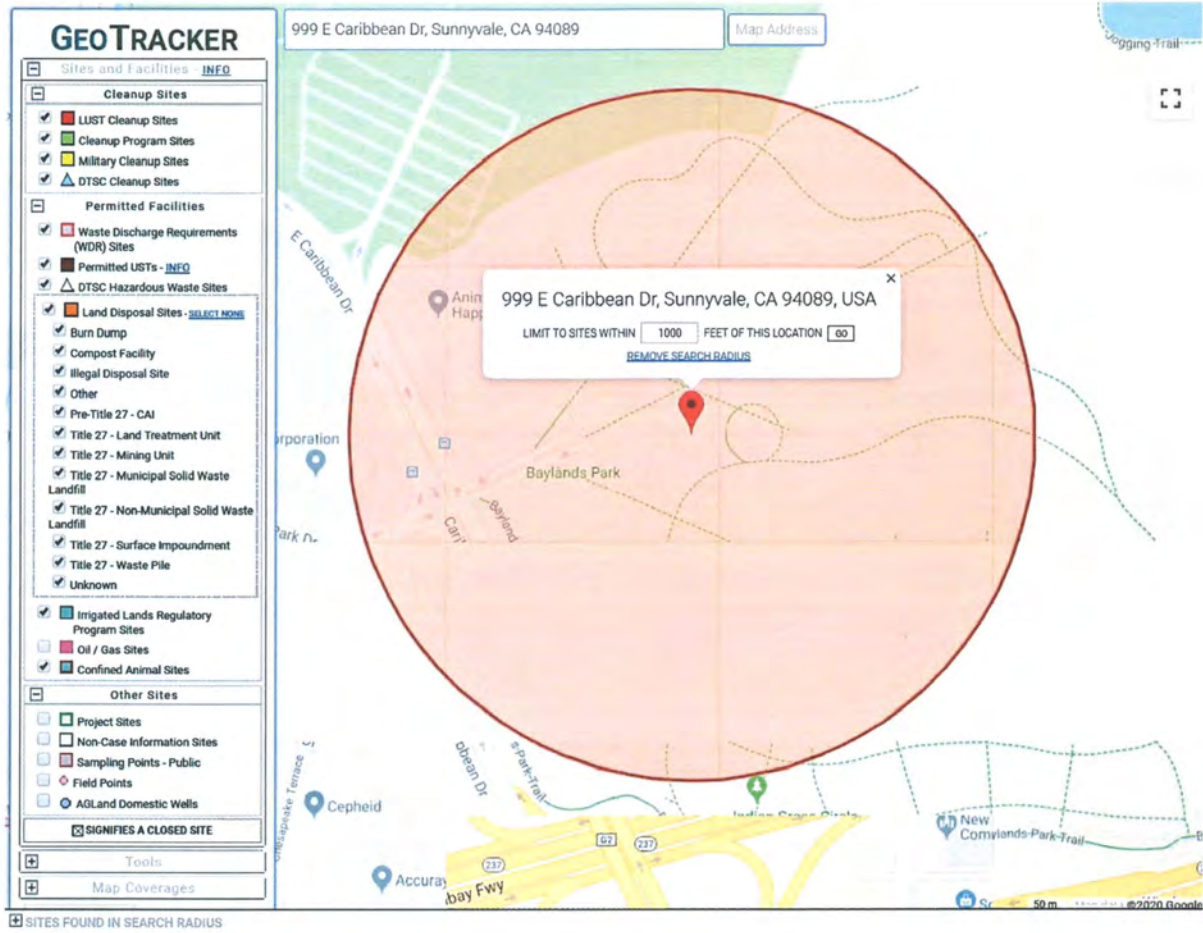


**H.T. HARVEY & ASSOCIATES**  
Ecological Consultants

**Figure 5: Biotic Constraints and Recommended AAH Location**  
Sunnyvale Baylands Park and Landfill Biological Constraints and Opportunities Analysis (3619-01)  
January 2015



## Attachment D







# HEXAGON TRANSPORTATION CONSULTANTS, INC.

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February 5, 2020

Ms. Julie Wright  
David J. Powers & Associates  
1871 The Alameda, Suite 200  
San Jose, CA 95126

**Re: *Parking Review of Potential Cricket Field in Baylands Park in Sunnyvale, California***

Dear Ms. Wright:

Hexagon Transportation Consultants, Inc. has completed a parking review for the potential cricket field to be built in Baylands Park in Sunnyvale, California. We understand that the field could host events up to 4,500 spectators. Events would occur on weekends. Baylands Park is adjacent to the Moffett Park business park. Most businesses are closed on weekends. Therefore, traffic would not be a problem for weekend events. This study focuses on parking demand and supply. Baylands Park is also adjacent to the Twin Creeks Sports Complex, which is open on weekends.

## **Project Description**

The cricket field would provide sport play for professional leagues and the surrounding community. The proposed cricket field would be 8 acres in area with approximately 500 permanent seats and grass berms to seat about 4,000 spectators. In total, the field could host events up to 4,500 spectators. It is expected that there would be about 8 major events per year with the maximum expected crowd size. Outside of host events, other local sports groups could use the facility during the weekdays. It is expected that these local events would attract no more than 100 visitors. The project proposes to build the field in the middle of the park. Figure 1 shows the site plan for the project.

## **Parking Review**

Based on counts of parking at other sporting events, Hexagon estimates that vehicle occupancy for cricket tournaments would be about 3 persons per vehicle. Therefore, an event with 4,500 attendance would need 1,500 parking spaces. According to the Sunnyvale Municipal Code, the number of parking spaces required for a recreational and athletic facility is 5 spaces per 1,000 square feet of general area. The proposed cricket field would be 8 acres (348,480 square feet) in area. Given the dimensions of the cricket field, the project would require 1,742 parking spaces, if following the City code.

Hexagon counted the number of parking spaces within and near Baylands Park. The parking lots within Baylands Park have a total of 475 parking spaces. The project would construct a new parking area with about 400 parking spaces. With the total amount of existing parking spaces within Baylands Park and the proposed new parking spaces, there would be 875 parking spaces provided for the proposed cricket field during events. Therefore, more parking spaces are required.



Cricket Field Sunnyvale

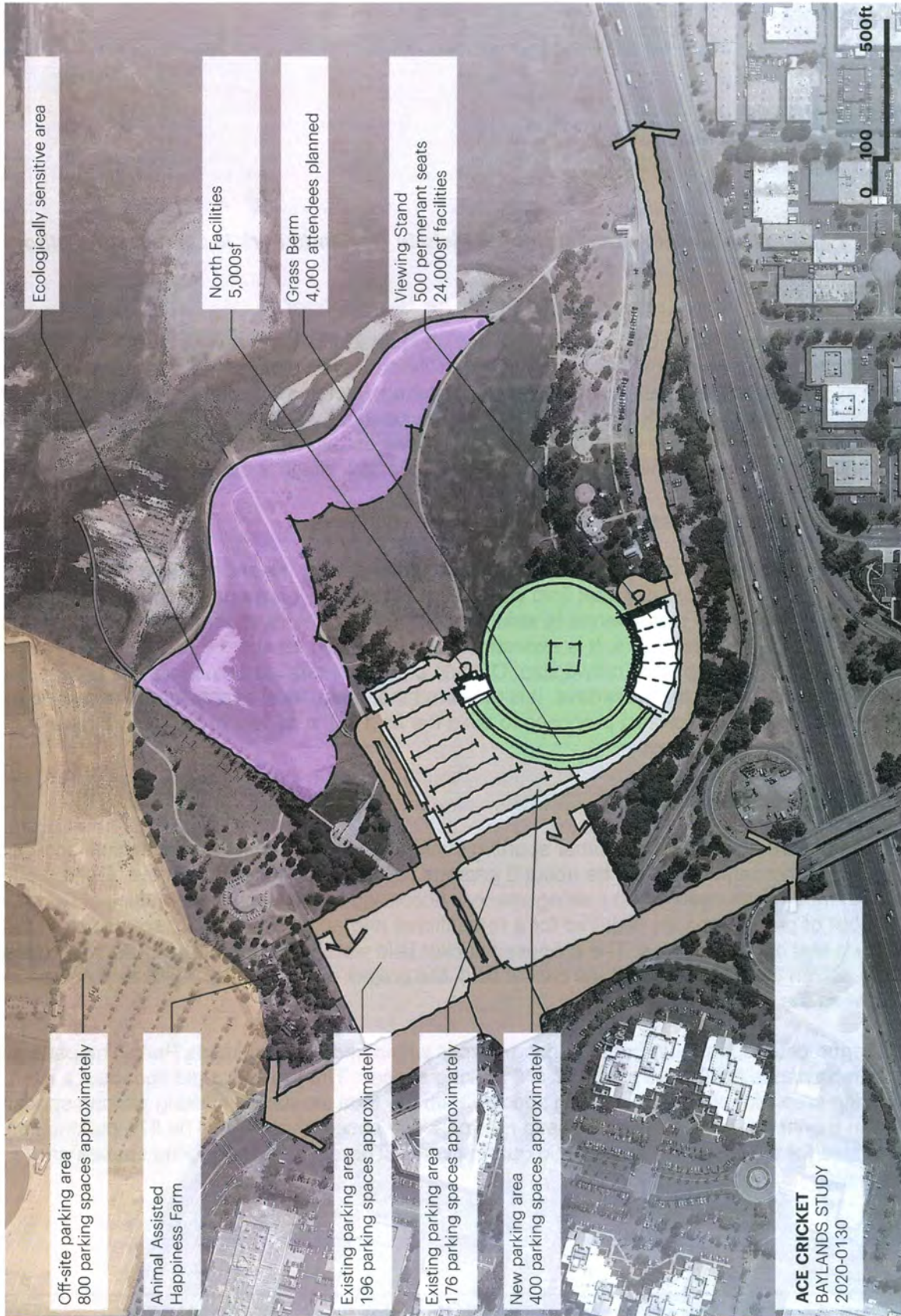


Figure 1  
Site Plan







Ms. Julie Wright  
February 5, 2020  
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The Twin Creeks Sports Complex is located north of Baylands Park. The sports complex has a parking lot with approximately 788 parking spaces, and two overflow parking lots with a total of 688 parking spaces. Thus, the total parking at the Twin Creeks Sports Complex is 1,476 spaces. According to the Twin Creeks Sports Complex, the sports complex holds events every weekend, with soccer events being the most popular type of sport. These soccer events are held once to twice per month year-round. Soccer events fully utilize the main parking lot and the overflow parking lots.

Moffett Park business park is located west of Baylands Park. Hexagon has determined that the number of parking spaces in the business park near Baylands Park is approximately 2,290 parking spaces. Some business park spaces may be able to provide parking for the cricket field during events, subject to agreements with the owners.

Table 1 shows the number of existing parking spaces in each section of the potential parking areas. Figure 2 shows a map of the potential parking areas within the business park.

**Table 1**  
**Moffett Park Parking Spaces near the Cricket Field**

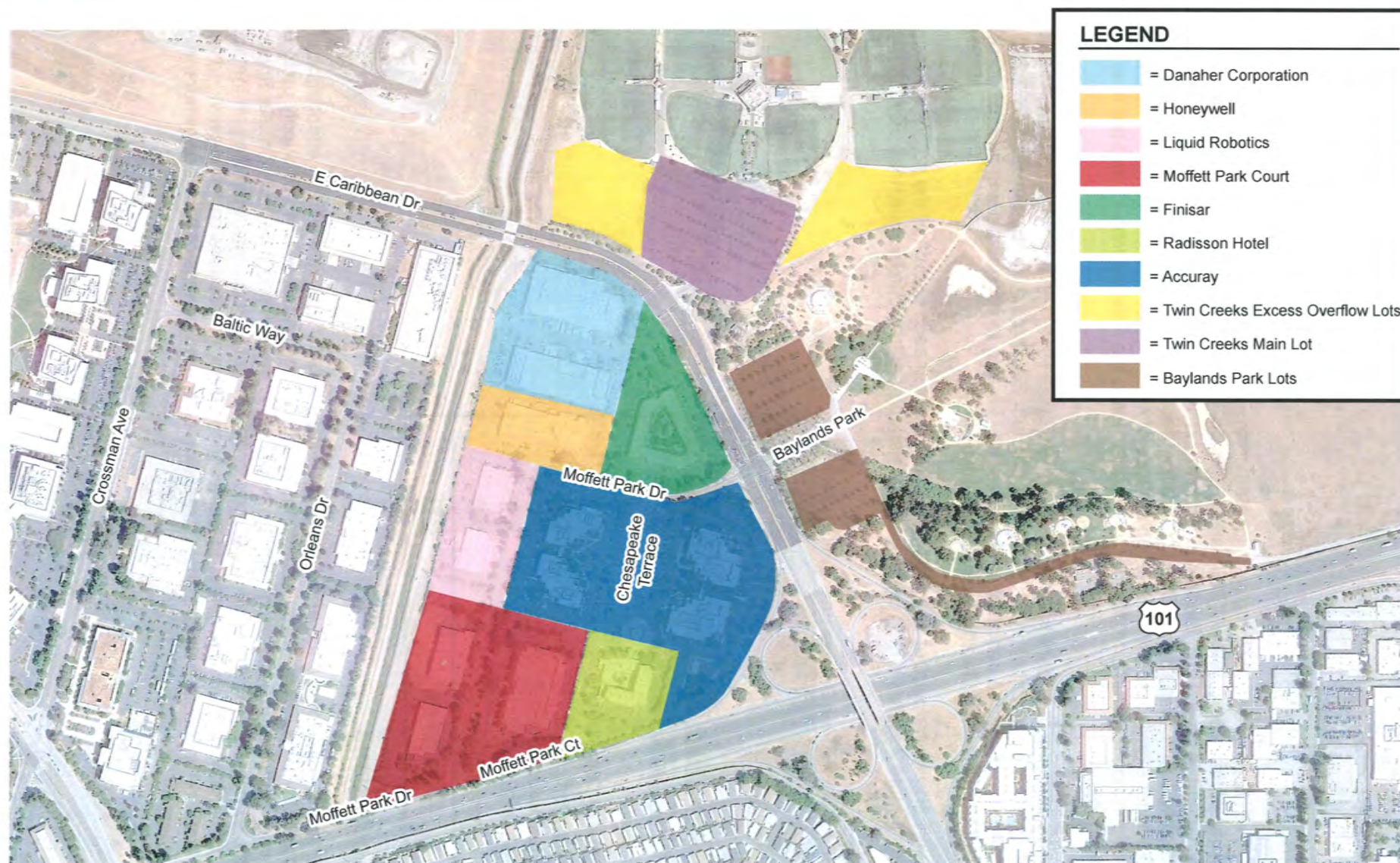
LOTS	APPROXIMATE NUMBER OF EXISTING PARKING SPACES
<b>Moffett Park Business Park</b>	
Finisar	251
Danaher Corporation	254
Honeywell	172
Liquid Robotics	170
Moffett Park Ct	524
Accuray	920
<b>Net Spaces</b>	<b>2291</b>

## Conclusions

The cricket field would need about 1,500 parking spaces for an event with an attendance of 4,500 people. Baylands Park, with extra parking provided by the cricket field, could supply up to 875 spaces. Thus, about 625 parking spaces would be needed off site. The Twin Creeks Sports Complex could provide 625 parking spaces for the cricket field events depending on the schedule and depending on their willingness to lease spaces. Also, 625 spaces could be provided within the Moffett Park business park, again depending on the willingness of business owners to offer their spaces for lease.



## Cricket Field Sunnyvale



**Figure 2**  
**Potential Parking Areas**



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We appreciate the opportunity to provide this parking review. If you have any questions, please do not hesitate to call.

Sincerely,  
**HEXAGON TRANSPORTATION CONSULTANTS, INC.**

A handwritten signature in black ink, appearing to read "Gary K. Black".

Gary K. Black, ACIP  
President

A handwritten signature in black ink, appearing to read "Jonathan Wong".

Jonathan Wong  
Engineer

2020 Study/Budget Issues Workshop  
Summary Worksheet: Study Issues Proposed for Council Consideration

Version: 2/25/2020

#	Title	Required Staff Effort	Cost of Study	Cost to Implement*	B/C Rank	Dept. Rank
ESD 17-01	Eliminate the Use of Chemical Pesticides on City Owned or Leased Property	Major	\$ 100,000	Unknown	SC-1/PRC-2	<b>1</b>
ESD 19-02	Encourage Adoption of Electric Vehicles	Moderate	\$ 100,000	Unknown	SC/PC-Drop	Drop

\*Indicates whether there will be a 1-time capital cost and/or ongoing annuals costs upon implementation.  
See Study Issue Paper for detail.



2020 Study/Budget Issues Workshop  
Summary Worksheet: Study Issues Proposed for Council Consideration

Version: 2/25/2020

#	Title	Required Staff Effort	Cost of Study	Cost to Implement*	B/C Rank	Dept. Rank
CDD 17-08	Evaluation of the Residential Single-Story Combining District Process	Moderate	\$ 30,000	Unknown	PC-3	Drop
CDD 18-02	Update and Review of the Heritage Resource Inventory	Moderate	\$ 250,000	Unknown	HPC-1	4
CDD 18-07 (formerly DPS 17-01)	Regulation of Marijuana Cultivation in the City of Sunnyvale for Research and Development	Moderate	\$ -	Unknown	PC-Drop	Drop
CDD 18-09	Require Installation of Solar Energy Systems on New Buildings	Moderate	\$ -	Minimal	SC/PC-Drop	Drop
CDD 19-03	Incentivize Construction of Accessory Dwelling Units by Reducing Development Standards	Moderate	\$ -	Unknown	PC-Drop	Drop
CDD 19-04	Update to the Historical Context Statement to Include Historical Contributions Made by Asian Americans and Other Minority Groups	Minor	\$ 25,000	Minimal	HPC-2	2
CDD 19-06	Programs to Encourage Visitation to Heritage and Landmark Resources	Minor	\$ 25,000	Unknown	HPC-3	3
CDD 19-07	Develop Citywide Guidelines or Criteria for Allowing Reduced Parking for Development Projects and for Future Conversions of Parking to Other Uses	Moderate	\$ 100,000	Unknown	BPAC/PC-Defer	Defer
CDD 19-08	Consider New Requirements or Policies to Reduce Greenhouse Gas Emissions from new Development Projects	Moderate	\$ 100,000	Unknown	SC/PC-Drop	Drop
CDD 19-09	Evaluate the Feasibility of Requiring New Non-Residential Development Projects to Meet Specific Energy Performance Measures to Reduce Greenhouse Gas Emissions	Major	\$ 125,000	Unknown	SC/PC-Drop	Drop
CDD 19-10	Adopt Personal Transportation Vehicle (PTV) Parking Standards	Major	\$ 100,000	Unknown	BPAC-3 PC-Drop	Drop
CDD 19-11	Promote Workforce Housing Opportunities for City Employees and Sunnyvale School Teachers	Moderate	\$ 60,000	Unknown	HHSC-Defer PC-Drop	Drop
CDD 20-01	Updates to the Single-Family Home Design Techniques Document	Moderate	\$ 100,000	Minimal	PC-1	1
CDD 20-02	Develop Landscape Design Standards for Development Projects	Moderate	\$ 50,000	Minimal	PC-2	Defer
CDD 20-03	Consideration of a Local Hire Ordinance for Development Projects on City Owned Land	Moderate	\$ 75,000	Unknown	HHSC-1	Drop
CDD 20-04	Encourage Decarbonization Readiness During Electrical Upgrades	Moderate	\$ -	Unknown	SC-Defer	Drop

\*Indicates whether there will be a 1-time capital cost and/or ongoing annuals costs upon implementation.  
See Study Issue Paper for detail.

# Council Summary Worksheet



2020 Proposed Budget Issues – February 27, 2020

#	Title Estimated Impact to the Budget / Funding Source / Staff Recommendation	Council Action*		
		Refer	Defer	Drop
1	<b>Bike Rack Installation Program in Commercial Areas</b> Ongoing cost: \$ - One-time cost: \$20,000 Source: General Fund Budget Stabilization Fund Staff Recommendation: Refer for consideration in Recommended Budget.			
2	<b>Add Ten New Public Safety Officer Positions to the Department of Public Safety Operating Budget to be Implemented over a Four-Year Period</b> Ongoing cost: \$3.6M One-time cost: \$4.2M Source: General Fund Staff Recommendation: Drop.			

\*Council actions: **Refer** for consideration in Recommended Budget, **defer** to future fiscal year, or **drop** budget issue.



# City of Sunnyvale

## Agenda Item

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20-0246

Agenda Date: 2/27/2020

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### BUDGET ISSUE SUMMARY FORM

#### **TITLE**

Bike Rack Installation Program in Commercial Areas

#### **BACKGROUND**

**Lead Department:** Department of Public Works

#### **Sponsor:**

Councilmembers: Klein, Fong and Smith

#### **SCOPE OF ISSUE**

##### **What are the key elements of the issue? What precipitated it?**

At the January 14, 2020 City Council meeting, Mayor Klein, Vice Mayor Smith, and Councilmember Fong sponsored a budget issue to incorporate a Bike Rack Installation Program in commercial areas to encourage existing shopping centers to upgrade their bike parking facilities. Up to a total of \$20,000 would be available for new bike racks at existing shopping centers. Staff would provide and install the bike racks for applicants based on need. Applicants would be required to maintain the bike racks within a specified period of time or reimburse the City for the bike racks obtained through the program. The program, as described by Mayor Klein, is based on a similar program developed by the City of San Jose; staff would need to further research the program to determine conditions, requirements and lessons learned from their staff prior to the implementation of the program.

##### **How does this relate to the General Plan or existing City Policy?**

This program relates to the following goals included in the General Plan, Chapter 3, *Land Use and Transportation Element*:

- **Goal LT-3: An Effective Multimodal Transportation System** - Offer the community a variety of transportation modes for local travel that are also integrated with the regional transportation system and land use pattern. Favor accommodation of alternative modes to the automobile as a means to enhance efficient transit use, bicycling, and walking and corresponding benefits to the environment, person-throughput, and qualitative improvements to the transportation system environment.
- **Goal LT-13: Protected, Maintained, and Enhanced Commercial Areas, Shopping Centers, and Business Districts** - Achieve attractive commercial centers and business districts and buildings that are maintained and allow a full spectrum of businesses that operate unencumbered.

**Is the budget issue a:** Project and Operating Issue

**If the issue is operating, specify the change in service objective(s) that would result (from what, to what). If the issue is a project, write N/A.**

The program would provide bike racks for existing commercial/retail properties where there is a lack of bike parking available and none required when the property was last redeveloped.

### **FISCAL IMPACT**

**Projected cost (list rough annual cost of budget item):**

Operating Issue (Annual Operating Costs, ongoing) . . . . .	\$	0
Capital/Project (Project Cost, one-time) . . . . .	\$	20,000
Total (Associated Annual Operating Costs) . . . . .	\$	20,000

**Recommended funding source:**

General Fund Budget Stabilization Fund

**Please describe recommended funding source:**

Funding would be provided from the General Fund, Budget Stabilization Fund, the General Fund's primary discretionary reserve.

### **STAFF RECOMMENDATION**

**Position:** Refer budget issue for consideration in Recommended Budget.

**Position Impact:** None. Staff would manage the program within existing duties.

**Explanation:** Staff recommends referral to the recommended budget. Staff would implement the program and monitor the outcome of the program to determine the need for future annual budgeting.

Reviewed By: Chip Taylor, Director, Public Works

Reviewed by: Timothy J. Kirby, Director of Finance

Approved by: Kent Steffens, Interim City Manager





# City of Sunnyvale

## Agenda Item

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20-0333

Agenda Date: 2/27/2020

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### BUDGET ISSUE SUMMARY FORM

#### **TITLE**

Add Ten New Public Safety Officer Positions to the Department of Public Safety Operating Budget to be Implemented over a Four-Year Period

#### **BACKGROUND**

**Lead Department:** Department of Public Safety

#### **Sponsor:**

Councilmembers: Melton, Goldman

#### **SCOPE OF ISSUE**

##### **What are the key elements of the issue? What precipitated it?**

This Budget Issue would fund the addition of ten Public Safety Officer positions to be added over a four-year period starting in FY 2020/21. The positions would be deployed across the Department of Public Safety as determined by the City Manager and Director of Public Safety.

##### **Cost of Adding a Full Time Public Safety Officer II**

There are two primary costs related to funding Public Safety Officer positions. First, there is the one-time cost, carried over a two-year period, of recruiting and training a public safety officer. This cost is between \$550,000 and \$700,000 per recruit depending on how many recruits are enrolled in a training cohort as there are fixed costs associated with training regardless of the number of trainees. Examples of fixed and variable costs include the recruit's salaries and benefits, the cost of recruiting and pre-employment screening, equipment, instructor time, and training class costs.

The second component of adding officers is the ongoing cost, which is comprised of officer salary and benefits (including pension), equipment, and any additional administrative overhead or equipment needed to support the officers working in the field. For example, if the additional budgeted headcount is added to patrol, its likely additional Police Interceptors would be required. Each fully equipped Interceptor costs \$63,000 with a five-year estimated life.

##### **Estimated Budgetary Impact**

In order to bring ten additional positions onto the budget over a four-year period, this Budget Issue would fund the recruitment and training budgets for the next four fiscal years to include additional trainees. As it takes two years to train a new Public Safety Officer to the point they can be deployed independently, the positions actually impact the operating budget starting in FY 2022/23. The timing would be as follows:

Fiscal Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Training	2	2	3	3		
Added to Operating Budget			2	2	3	3
Total Budgeted Positions	201	201	203	205	208	211

The following analysis on the fiscal impact of this assumes the cost for the addition of the positions as shown above, three new patrol police vehicles (two in FY 2022/23 and one in FY 2024/25), and an estimated 15 percent overhead for additional administrative support staff, vehicle maintenance costs, etc. In addition, the estimate includes costing one of the positions as a Public Safety Lieutenant, as additional supervisory capacity would be needed.

Staff estimates that this is an optimistic estimate. It is likely that additional costs would be incurred once the actual deployment of the positions is determined. For example, many of these officers would be assigned to specialty assignments, requiring additional premiums to be added to their compensation. The estimated net impact to the budget would be as follows:

Fiscal Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	6-Year Total
Training/ One-Time	\$806 K	\$806 K	\$1.34 M	\$1.21 M	\$63 K	-	\$4.2 M
Ongoing (cumulative)	-	-	\$720 K	\$1.44 M	\$2.53 M	\$3.61 M	\$8.3 M
Total Annual	\$806 K	\$806 K	2.06 M	2.65 M	\$2.59 M	\$3.61 M	\$12.5 M

Note: These estimates are uninflated.

Over the 20 Year Plan the addition of these positions is estimated to cost approximately \$76 million. As noted above, this does not include any ongoing expenses such as training and equipment.

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

Public safety services are generally provided in support of the goals and policies identified in the Safety and Noise element of the General Plan. In addition, City Council Policy Chapter 4 (Public Safety), enumerates multiple policies related to Public Safety services in Sunnyvale.

### Is the Budget Issue a: Project and Operating

**If the Issue is operating, specify the change in service objective(s) that would result (from what, to what). If the Issue is a project, write N/A.**

This Budget Issue would potentially impact multiple service areas. If approved, the City Manager and Director of Public Safety will determine the best deployment of the additional resources, adjusting service levels and performance measures to reflect the planned change, or suggesting new goals and objectives to be achieved.

**FISCAL IMPACT****Projected cost (list rough annual cost of budget item):**

Operating Issue (Annual Operating Costs, ongoing) . . . . .	\$3.61M
Capital/Project (Project Cost, one-time) . . . . .	\$4.2 M

**Recommended funding source:**

Public Safety Officers are funded by the General Fund.

**Please describe recommended funding source:**

The total cost of this addition over twenty years would be at least \$76 million. In the FY 2019/20 Budget, the General Fund reaches its low point of \$14.4 M in FY 2028/29. If approved, this Budget Issue would cost \$12.5 million (uninflated) in the first six years. This addition would unbalance the General Fund within the first ten years. Given the significant ongoing cost, the General Fund cannot absorb this expense and funding would need to be provided through a corresponding offset of increased revenues or the reduction of services in another program funded by the General Fund.

**STAFF RECOMMENDATION**

**Position:** Drop

**Explanation:** Allocating funding for positions in the Department of Public safety is not currently an issue. The primary challenge is recruiting and training enough officers to meet current funded budgeted positions.

Due to the tight labor market, and the unique challenges of recruiting and training new Public Safety Officers, in recent years the City has not been able to fully staff its current 201 sworn budgeted positions. Despite these challenges, Sunnyvale continues to enjoy very low crime rates and favorable response times to fires and medical emergencies.

Additionally, simply adding positions without policy direction creates difficulty in costing the positions. If there are specific service goals Council would like to achieve (e.g., improve police response times), Council should set the service level goal and allow staff to return to Council with a recommended staffing approach and funding mechanism to meet those improved service levels. For example, if the goal was to improve fire protection, additional fire apparatus may be needed which would change the costing assumptions and could impact the size of our fire stations.

Reviewed By: Phan Ngo, Director of Public Safety  
Reviewed by: Timothy J. Kirby, Director of Finance  
Approved by: Kent Steffens, City Manager