

11/1/2022

Item 11




**Council and Authorities
Concurrent & Special Stadium
Meeting**

Item 11, RTC 22-1256

**Action on a Written Petition Related
to the Acquisition of 1601 Civic
Center Drive for the Purpose of
Establishing a City Park**

November 1, 2022

1



**City of
Santa Clara**
The Center of What's Possible

Written Petition

- Can the City purchase the lot located at 1601 Civic Center Drive for the purpose of establishing a neighborhood park?
 - Petition submitted on behalf of four area homeowner associations
 - Staff met with neighborhood representatives to gain a better understanding of their request

2

POST MEETING MATERIAL

1



Neighborhood Input

- Impact of area-wide density and development. Parks & amenities have not kept pace with growth
- Density of project is not a good fit for neighborhood
- Desire for safe, clean, accessible community services
- Residents consider Charities Housing to be non-responsive to their concerns
- Park would serve as a community hub
- Neighborhood exploring outside sources of funding

3

3



Property Overview

- Purchased by Charities Housing (CH) in January 2020 for \$12,500,000
- Currently zoned General Office with a General Plan designation of Community Commercial
- Developed as a 28,950 sq. ft., 2-story office building, with parking
- Vacant since 2018



4

4



Charities Housing

- Charities' mission is to develop, own and manage affordable housing
 - 106 affordable family apartments & 2 units for onsite staff
- In spirit of cooperation, CH would consider selling to the City under the following terms and conditions:
 - Cost of land + 3 years of expenses = \$18,900,000
 - City to provide appropriate, alternative site
 - With necessary general plan and/or zoning designation
 - Any additional land cost above & beyond Civic Center to be paid by City

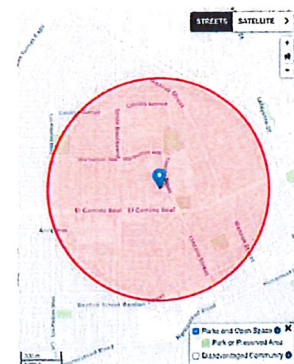
5

5



Park Acquisition

- Area does not meet City standard for park land
 - Quimby: 3 acres per 1,000 residents
 - MFA 2.6 acres per 1,000 residents. (Currently, 1.2)
- However, many areas of the City do not meet the City standard
- Parks master plan is needed to properly identify and prioritize opportunities/ investments to meet community needs



6

6



Area Parks



7

7



Funding Sources

- Potential sources for acquisition include:
 - Quimby and/or Mitigation Act Fees (\$23.3 million)
 - Unrestricted Developer contributions (\$266,000)
 - Dwelling unit tax (\$97,000)
- General Fund Land Sale Reserve (\$7.3 million)
- General Fund Budget Stabilization Reserve (\$40.4 – 15% of 2022/23 General Fund Expenditures)
- Currently, no other partner for purchase as a park

8

8



Considerations

- City has limited funding and competing priorities
 - Over the past three years, over \$50.6 million has been spent from BSR and Land Sale Reserve and more will be needed to balance going forward
- City normally conducts robust community outreach for the development of any new parkland
- While CH is a willing seller, City has limited financial resources to purchase and develop a new park. Moreover, City does not have an appropriate site for an exchange
- In the future, should a plan & funding be available for the redevelopment of the current City Hall site, any residential development would be subject⁹ to parkland dedication/in-lieu fee requirements

9



Recommendation

- Note and file report

10

10