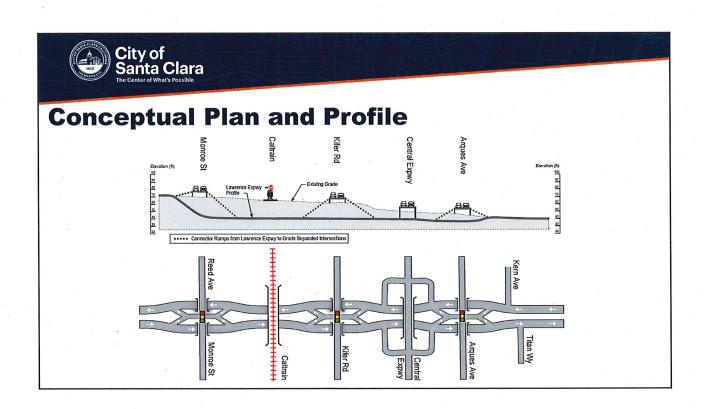






Background

- 2003 County Expressway Plan identified the grade separation of Lawrence Expressway at Monroe Street, Kifer Road and Arques Avenue.
- 2008 County Expressway Plan Update reaffirmed the improvement and identified the project as high priority with significant complexity and funding needs.
- 2008 Council Action endorsing the County Expressway Plan Update.
- In 2013, Santa Clara, Sunnyvale and County staff started working on a grade separation concept study with public outreach to identify a preferred concept.





Conceptual Rendering of Interchange





Lawrence Grade Separation Funding

- In 2013, the City started collecting fair share traffic fees and regional traffic mitigation fees from development projects that impact the Lawrence Grade Separation project intersections.
- In 2016, Santa Clara County voters approved Measure B, a 30-year halfcent sales tax to enhance transit, highways, expressways, and active transportation (bicycles, pedestrians and complete streets).
 - Measure B allocates approximately \$750 million towards County Expressway improvements such as the Lawrence Grade Separation Project.



Lawrence Station Area Plan and SummerHill Development

- In 2016, Council approved the Lawrence Station Area Plan and the SummerHill Lawrence Station development project.
 - The Conditions of Approval required the Developer to offer to sell land to the City necessary to facilitate construction of the Lawrence Grade Separation project.
 - Staff worked with SummerHill on Land Appraisal and Purchase Agreement



Budget

Funding Need:

Purchase Price:

\$4,077,200

Closing Cost:

15,000

Total:

\$4,092,200

Funding Sources:

- Fair share environmental mitigation funds from approved private developments:
 - \$3,037,265.38
- Regional Traffic Mitigation Fee:
 - \$1,054,934.62



Staff Recommendations

- Authorize City Manager:
 - Execute the Purchase Agreement for Real Property with SummerHill Lawrence Station, LLC and all documents to implement terms of the Agreement and close escrow on .72 acres for \$4,092,200.
- Approve the necessary Budget Amendment to Transfer Funds.

City of Santa Clara

City Council

Item 4. – 19-1630: Purchase Agreement of Real Property with SummerHill Lawrence Station for Lawrence Grade Separation Project

March 5, 2019

