



**MEMORANDUM**

Community Services Department

**DATE:** January 10, 2018

**TO:** Parks and Recreation Commission

**FROM:** J.P. de la Montaigne, Community Services Director

**SUBJECT:** Review Park Land Acquisition Strategies and Processes

**BACKGROUND**

The Parks and Recreation Commission (PRC) recommended a City Council goal to review the Park Land Acquisition process and explore alternatives to enhance and increase opportunities for purchasing and acquiring additional land for future park development. The City Council has made this one of their Council goals.

At the PRC meeting on September 13, 2017, the PRC approved a schedule to review the Park Land Acquisition Program. This is the fourth meeting of the approved schedule (Attachment 1).

**REVIEW**

The first part of the park land review schedule was a presentation from the Community Services Director showing the status of park projects. The PRC discussed six park projects that are currently in the City's review process, five park projects in the early stages of the planning process, and three park opportunities that the City is tracking for the future. For review, those lists are provided below.

New Parks that are in the City's review process and expected to be constructed in the next couple years are:

	<u>Park</u>	<u>Size</u>	<u>Planning Area</u>
1.	Schaefer Park (McKelvey)	0.6 acre	Miramonte
2.	Wyandotte Park	0.9 acre	Rengstorff
3.	Fayette Park	1.3 acres	San Antonio
4.	Mora-Ortega Park	0.5 acre	San Antonio
5.	South Whisman Park	2.7 acres	Whisman
6.	Evandale Park	0.27 acre	Whisman

New parks that are in the early stages of the planning process in partnership with developers or other organizations include:

	<u>Site</u>	<u>Size</u>	<u>Planning Area</u>
1.	Villa Street	0.25 acre	Central
2.	Los Altos School District	4.0 acres	San Antonio
3.	400 San Antonio Road	0.5 acre	San Antonio
4.	444 Middlefield Road	1.5 acres	Stierlin
5.	Old Flower Mart	0.7 acre	Sylvan-Dale

Lastly, future sites that staff are tracking and reviewing for park opportunities include:

	<u>Property</u>	<u>Planning Area</u>
1.	Francia	Whisman
2.	Shenandoah	Stierlin
3.	North Bayshore Precise Plan	North Bayshore

In the second part of the review schedule, Diana Pancholi, Senior Planner, presented to the PRC about the development review process for the City with a focus on Gatekeeper projects. The PRC discussed informal versus formal review processes for different types of development and the competing goals of the City regarding housing versus open space.

In the third part of the review schedule, Dennis Drennan, Real Property Program Administrator, presented to the PRC about Chapter 41 of City Code which determines how the City determines park land requirements or the amount of the in-lieu fee. For review, park land dedication is determined by the formula  $A \times B = L$ , where "A" equals the park land dedication requirement per dwelling unit (Section 41.6), "B" equals the number of new dwelling units, and "L" equals the land required for dedication. The in-lieu fee is calculated using the formula,  $A \times B \times C = F$ , where "A" equals the park land dedication requirement per dwelling unit (Section 41.6), "B" equals the number of new dwelling units, "C" equals the fair market value per acre, and "F" equals the in-lieu fee.

The Real Property Program Administrator also discussed the processes and challenges for acquiring park land, such as being a built-out urban area and generally requiring the assembly of multiple parcels from multiple owners in order to get enough space for a park. Once again, the competing goals of housing and open space were raised as a challenge.

## **DISCUSSION**

The PRC has received all of the presentations scheduled for this review of the park land policies and strategies. This item provides the PRC the opportunity to discuss all of this information comprehensively and determine if there are any questions or additional information that is needed before making a recommendation to Council. Staff will return with responses and the additional information at the March meeting.

## **NEXT STEPS**

At the March meeting, the PRC may make recommendations to improve park land acquisition policies or strategies to City Council. If the PRC believes there are no significant improvements at this time, then the PRC does not need to make a recommendation.

JPdIM/BR/7/CSD

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- Attachments:
1. Schedule for Reviewing Park Land Acquisition Program
  2. Planning Area Assessment and map from Parks & Open Space Plan
  3. Park Projects Map (CIP 10032017)