Proposed Park Property Acquisition

Schlage Lock Park Sites

Presentation to the Park, Recreation and Open Space Advisory Committee

June 3, 2014
Schlage Lock Park Sites
Potential Park Acquisition

[Map Image]

- Schlage Lock Site
- Little Hollywood Park
- Sunnydale Ave
- Leland Ave
- Visitation Ave
- Bayshore Blvd

[Scale: 0 to 0.5 Miles]
Schlage Lock Park Sites
Potential Park Acquisition

Linear Park/Leland Greenway

Square Park/Visitacion Park
Schlage Lock Park Sites
Development Design

Square Park/Visitacion Park

Linear Park/Leland Greenway
Schlage Lock Park Sites
Park Connectivity
Schlage Lock Park Sites
Park Connectivity

Leland Ave/Bayshore Connection

Visitacion Ave/Bayshore Connection
Schlage Lock Park Sites
Park Connectivity

Leland Ave Extension

Pedestrian Pathway
Schlage Lock Park Sites

Park Connectivity
Acquisition Policy Analysis
ROSE High Needs Map
Acquisition Policy Analysis
Surrounding Parks
Acquisition Policy Analysis
Surrounding Parks and Children’s Play Areas
Funding for Acquisition

• Open Space Acquisition Fund

Funding for Development

• Developer will fully fund park development

Funding for Maintenance

• Developer, through a Community Facilities District or Master Homeowners Association, will create an ongoing maintenance fund that will last for approximately 30 years
• Maintenance funding and services will be governed by an MOU
Acquisition Policy Analysis
Variety of Recreational and Open Space Uses

Passive Recreation

• Picnicking
• Seating

Active Recreation

• Children’s Play Areas
• Walking
• Bicycling
• Sports courts
Schlage Lock Park Sites
Summary of Draft Terms for Acquisition

Modifications to / Approval of Park Designs
• RPD will lead a process to finalize the designs for the two park sites with a Community Advisory Panel
• Rec Park Commission will approve final park designs

Construction of Parks
• Project Sponsor will be responsible for cost and management of park construction, subject to agreed-upon cost caps.

Operations and Maintenance of Parks
• Project Sponsor will be responsible for the operations and maintenance costs of the parks for a specified time period (yet to be determined).
• RPD will be responsible for operations and maintenance of the parks. An MOU will govern this arrangement.

Acquisition – Timing of Transfer and Payment
• Property transfer and payment for each site will occur upon final acceptance by the City of the completed park

RPD Obligation to Purchase
• RPD will be obligated to purchase the park sites, provided that the Project Sponsor completes construction of the parks according to the designs as finalized by RPD and all other items in the Term Sheet have been followed.
Purchase price will be determined shortly.

Memo from Department of Real Estate identified the following costs for the parcels:

- Parcel A or “Leland Greenway” as $4.9 million
- Parcel D or “Visitacion Park” as $3.8 million
- Price will be discounted from the initial estimates

Starting point from RPD is $2 million

Negotiations are still ongoing
## Schlage Lock Park Sites
### Open Space Acquisition Analysis – FY 2013/14 to FY 2030/31

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Questions & Comments
PROSAC Meeting 5/6/14

• Will the Schlage Lock parks be “landlocked”?  
  – Will the parks and broader development be safe?
• Why is the developer not gifting this land to the City?
• Is Developer getting impact fees for open space waived?
• Request for OEWD staff to attend next month’s meeting.
• Will there by active recreational facilities in the proposed park designs?
• What are heights of buildings on parcels surrounding the parks?
• Will there be sound (echo effect) concerns and shadow on parks?
• Encourage RPD to advocate for the community’s interest in the negotiations with the developer – aggressive term sheet.
• What will the maintenance costs be for these parks?