



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





Schlage Lock Park Sites

Potential Park Acquisition

Linear Park/Leland Greenway

Square Park/Visitation Park





Schlage Lock Park Sites

Development Design





Schlage Lock Park Sites

Park Connectivity

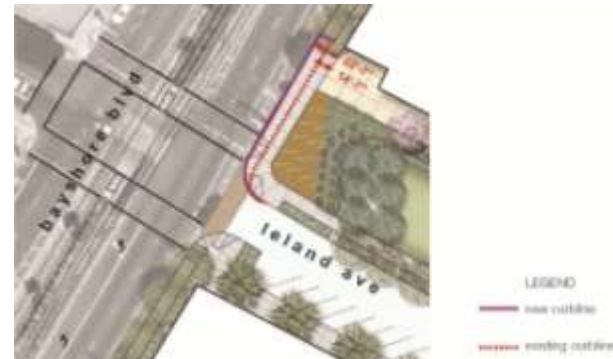




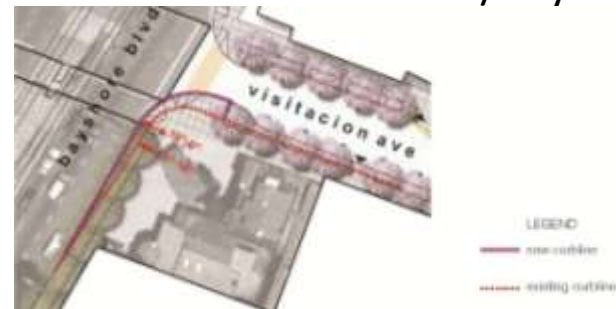
Schlage Lock Park Sites

Park Connectivity

Leland Ave/Bayshore Connection



Visitation Ave/Bayshore Connection



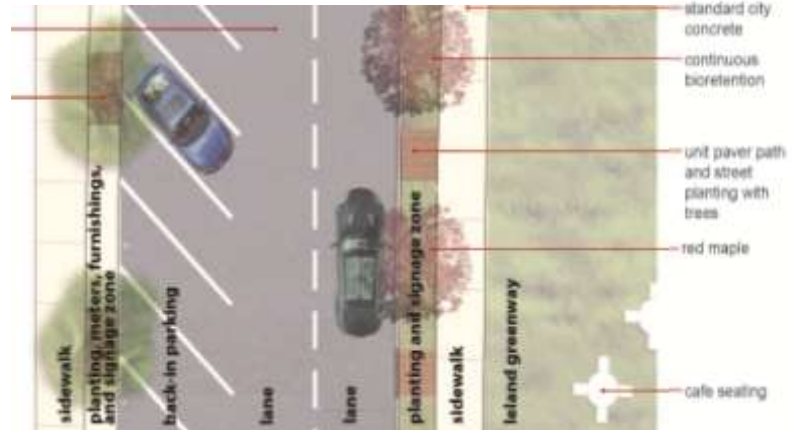


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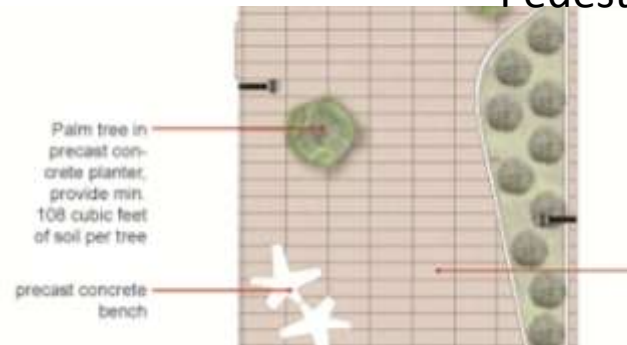
Park Connectivity



Leland Ave Extension



Pedestrian Pathway



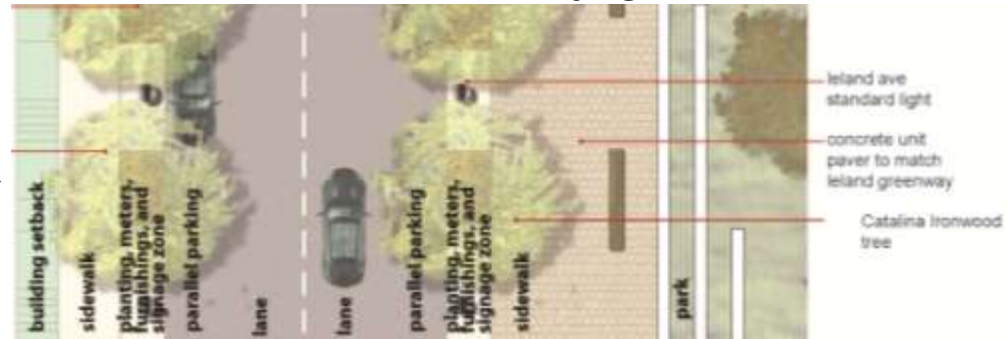


Schlage Lock Park Sites

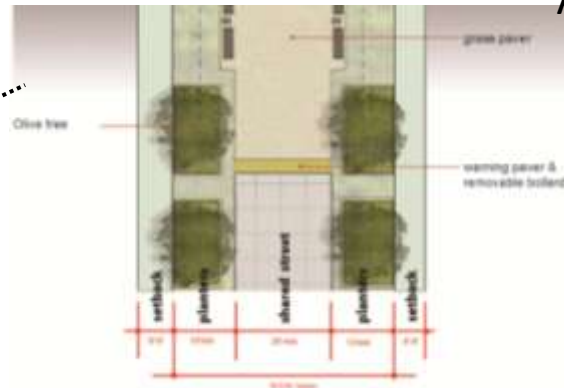
Park Connectivity



Lane B



Alley





Acquisition Policy Analysis

ROSE High Needs Map





Acquisition Policy Analysis

Surrounding Parks





Acquisition Policy Analysis

Surrounding Parks and Children's Play Areas





Acquisition Policy Analysis

Identified Funding Sources

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.**



Schlage Lock Park Sites

Purchase Price Negotiations

- 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

Open Space Acquisition Fund Analysis

2013/14 to 2030/31

	Estimated Deposits	Projected Balance (start of FY)	Francisco (Projected)	900 Innes (Estimated)	Remaining Funds (end of FY)	Balance with no acquisitions
13-14		9.149	0.208	3.890	5.051	9.149
14-15	2.149	7.200	0.295		6.905	11.298
15-16	2.246	9.151	0.293		8.858	13.544
16-17	2.342	11.200	0.519		10.681	15.886
17-18	2.435	13.116	0.544		12.572	18.320
18-19	2.508	15.079	0.540		14.540	20.828
19-20	2.583	17.123	1.030		16.093	23.411
20-21	2.660	18.753	1.050		17.703	26.071
21-22	2.740	20.443	1.100		19.343	28.812
22-23	2.822	22.166	1.614		20.552	31.634
23-24	2.907	23.459	1.668		21.791	34.541
24-25	2.994	24.785	1.810		22.976	37.535
25-26	3.084	26.060			26.060	40.619
26-27	3.177	29.236			29.236	43.796
27-28	3.272	32.508			32.508	47.068
28-29	3.370	35.878			35.878	50.438
29-30	3.471	39.350			39.350	53.909
30-31	3.575	42.925			42.925	57.485
Totals	48.336		10.670	3.890		



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 be 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?