



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Angel Rios, Jr.
Kim Walesh

SUBJECT: PIONEER HIGH SCHOOL SPORTS
FIELD PARTNERSHIP

DATE: June 12, 2017

Approved

D. DSYL

Date

6/15/17

COUNCIL DISTRICT: 10

RECOMMENDATION

Adopt a resolution:

- A. Supporting an agreement to form a partnership with the San José Unified School District and Almaden Valley Youth Soccer to support the joint public use of any existing or future sports fields at Pioneer High School; and
- B. Directing the City Manager or his designee to negotiate an agreement with the San José Unified School District (District), for review and approval by the City Council, outlining the terms for the transfer or use of a surplus City parcel to the San José Unified School District.

OUTCOME

There is an increasing demand for sports fields access throughout the City. Approval of this resolution will allow the continuation of a series of partnerships between the City of San José (City), San José Unified School District (District) and local soccer leagues to continue to provide sports fields in Council District 10.

BACKGROUND

In recognition of the shortage of citywide sports fields, the San José City Council approved a community sports field study in 2006 that supports a strong preference for the development of new sports fields through partnerships with school districts. Additionally, the study identified a gap of 127 fields citywide based on national standards (including both diamond and rectangle shaped fields).

Since that time, the City has entered into multiple partnerships for sports field development including the following projects in Council District 10:

- **Leland Artificial Turf Fields:** Completed in 2007, the City partnered with the District to develop and allow the joint use of three artificial turf soccer fields at Leland High School.
- **Patty O'Malley Sports Fields:** Completed in 2014, the City received a generous donation and partnered with the District to develop two artificial turf soccer fields at Allen at Steinbeck School.

PRNS' citywide Sports Field Reservation team tracks reservations for sport fields. Data supports that there is a strong demand for additional fields in Council District 10. The opening of the Patty O'Malley fields alleviated some of the competition for reservations at the Leland fields; however, other leagues quickly discovered the opportunity to reserve the Leland fields. The amount of Youth Soccer leagues grows each season thereby increasing the demand for additional reserveable playing fields.

ANALYSIS

As depicted in Exhibit A, the City owns property that lies between parcels owned by the District and the Santa Clara Valley Water District. The District owned property is used for Pioneer High School. The Santa Clara Valley Water District property is used as holding ponds for storm water runoff. The City owned property, which fronts on Almaden Expressway, provides access to the Guadalupe Creek Trail and Chris Hotts Park. At the rear of the park there is surplus property (Exhibit B) that is not being used and requires maintenance and weed abatement activities throughout the year. The approximate 3.71 acre site is an irregular shaped site and terminates at the tail end of Chris Hotts Park. The proposed surplus property is currently undeveloped, and is of a size, shape, and location that makes it unfeasible for independent development or use. The surplus property cannot be independently accessed from any public right-of-way. Pioneer High School is to the north, Chris Hotts Park is to the east, Santa Clara Valley Water District (SCVWD) treatment ponds and lands are to the south, and existing residential uses are to the west.

City Council Policy 7-13 provides a process for the disposition of City owned surplus property. On April 11, 2017, in accordance with this policy, staff notified entities that undertake affordable housing, parks, or school developments advising them of the potential sale of surplus City owned property as depicted on Exhibit B. The 60-day timeline for expressing interest ended on June 12, 2017. Two parties have expressed a written interest in this parcel: San Jose Unified School District and Habitat for Humanity. In accordance with Council Policy formal negotiations can continue for a period of 90 days upon approval by the City Council of the staff recommendations. Staff has had communications with both entities and their proposals are summarized below:

- **San Jose Unified School District:** The intent of their proposal is to provide a (1) "home base" for the operations for the Almaden Valley Youth Soccer league (AVYSL); (2)

increasing the quality and availability of fields for school use and (3) maintaining appropriate community wide access to site. AVYSL would like to include a portion of this City owned property in the final project to be able to develop the largest possible sports facility at Pioneer High School.

- **Habitat for Humanity:** As mentioned above, Habitat for Humanity has expressed interest in the potential for developing all or a portion of this site for affordable housing. Access to the site would require an easement or purchase of parkland, private property or a combination thereof.

Both sports fields and affordable housing are in short supply in the City and staff is appreciative of the interest shown from both the District and Habitat for Humanity. However, given the interest voiced by the community over the need for publicly available soccer fields in this area staff is recommending to pursue the partnership with San Jose Unified School District. Ultimately, the Habitat for Humanity proposal would require a loss of developed and/or undeveloped parkland which is not recommended given the City's deficit in sports fields and open space.

Additionally, this recommendation aligns with General Plan policies. The City owned property has a General Plan land use designation of Open Space, Parklands and Habitat. These lands are intended for parks and other recreational amenities open to the public. Sites with this land use designation are also considered appropriate for urban land uses such as sports fields.

Additionally, City Council Policy 7-13 states if surplus land is designated for park and recreational use in the General Plan and will be developed for that purpose, priority shall be given to a Preferred Entity that intends to use the site for a park or a recreational purpose.

Given the above information, staff recommends that the City Council support the partnership with the District and AVYSL and authorize the City Manager to begin negotiations on the sale or other use of the property.

The details of the sports complex to be developed (exact scope, funding, community use times, etc.) are still to be determined and will be part of a future formal partnership agreement between the District and AVYSL. The District and AVYSL will be responsible for any required entitlements, and environmental review. All design, construction, and ongoing operational costs of the future potential sports complex are intended to be paid for by the AVYSL. AVYSL plans to initiate private fundraising for the overall project in the fall of 2017. As part of any purchase and sale agreement, staff will include language requiring the District to provide access to the community for the use of any existing or future sports fields on the property during certain non-school hours. In addition, City Council Policy 7-13 requires that if surplus property is ever used for the development of 10 or more residential uses, then the entity must provide not less than 15% of the total number of units developed on the parcel at affordable prices for rental or for-sale property. This restriction is to run with the land for 55 years. However, exceptions for this are available in the policy. When staff returns to the City Council for the execution of the purchase and sale agreement for this project, staff will evaluate and make a recommendation on whether or

not this project should adhere to this requirement or should be exempted from this requirement as allowed for in Section D of the policy.

EVALUATION AND FOLLOW-UP

If the City Council approves the staff recommendations staff will return to the Council for final consideration and direction on declaring the property surplus to the needs of the City and the approval of a Purchase and Sales Agreement.

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the June 27, 2017, City Council Meeting.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office, the City Manager's Budget Office, Housing Department, and the Department of Planning, Building and Code Enforcement.

COMMISSION RECOMMENDATION/INPUT

No commission recommendation or input is associated with this action.

FISCAL/POLICY ALIGNMENT

The 2009 Greenprint states that the Cambrian/Pioneer planning area needs an additional 77.4 acres of neighborhood/community parkland to reach the City's General Plan service level goal of providing 3.5 acres of parkland per 1,000 residents by the year 2020. A Joint Use Agreement allowing public use of sports fields at Pioneer High School will move the City towards achieving the service level goals.

COST SUMMARY/IMPLICATIONS

There are no anticipated costs development or ongoing operations and maintenance costs to the City. All design, construction and ongoing operational impacts of the future potential sports complex are intended to be provided for in a separate agreement between the Almaden Valley Youth Soccer league and the District.

HONORABLE MAYOR AND CITY COUNCIL

May 30, 2017

Subject: Pioneer Sports Field Project

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CEQA

Exempt, File No. PP17-042, CEQA Guidelines Section 15312, Surplus Government Property Sales.

/s/
KIM WALESH
Deputy City Manager
Director of Economic Development

/s/
ANGEL RIOS, JR.
Director of Parks,
Recreation and Neighborhood Services

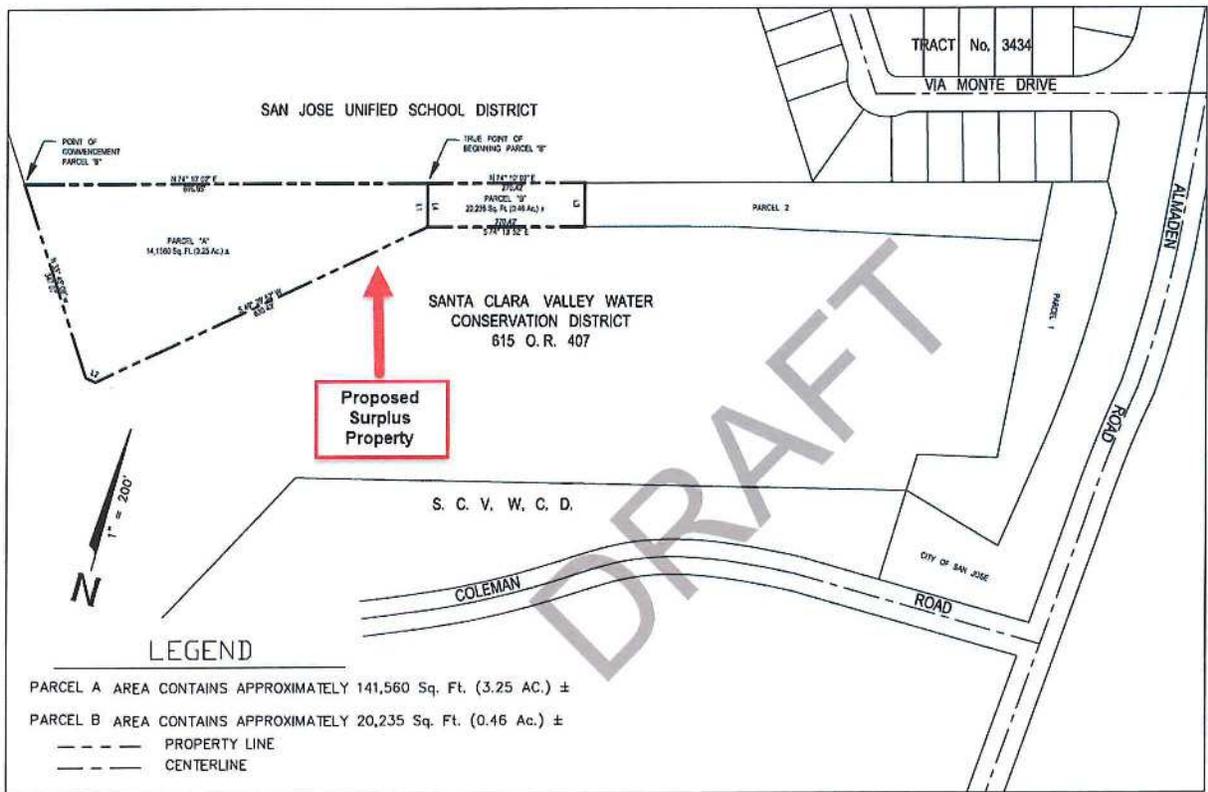
For questions, please contact Matt Cano, Assistant Director, at (408) 535-3580.

Exhibit A

Pioneer High School & City Surplus Land



EXHIBIT B Plat of Surplus Property



PCL J & PTN PCL 2.DWG

LEGAL DESCRIPTIONS FILE: 17-012
SHEET 1 OF 1

EXHIBIT "B-1"
PLAT TO ACCOMPANY
DESCRIPTION OF REAL PROPERTY

PREPARED BY
CITY OF SAN JOSE
SURVEY SECTION
APRIL 10, 2017