

CC 10-17-2023

#7

City Hall Project

Presentation

# City Hall Options

City Council • October 17, 2023



**CUPERTINO**

# Subject and Recommended Action:

## Subject

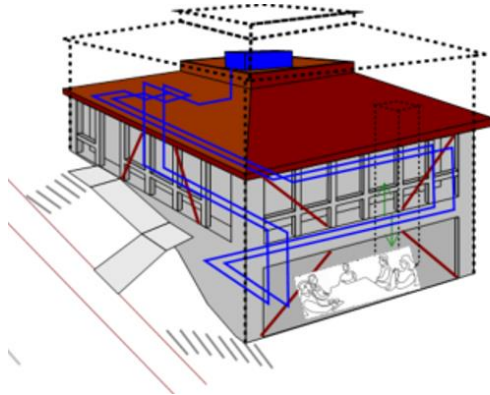
Options for construction of a City Hall facility

## Recommended Action

Direct staff to pursue conceptual development of a mixed used Public Private Partnership for City Hall and the Sports Center properties

# Cost Estimates

Previous project review has shown that a renovation project would cost approximately **\$27.5M**, while a new facility would approach a cost of **\$80M**. The revised direction from Council seeks to identify ways to deliver a new facility as opposed to renovating the existing facility.



# Funding Options

- **Bond or Loans:** compromised by a projected budget deficit
- **Future Revenue Enhancements:** Sales tax increase, and other tax options
- **Public-Private Partnerships:** requires a revenue-producing development

# Report: Go/No-Go Assessment

Which City properties are good candidates for a revenue-producing development?

- City Hall
- Sports Center

Factors: high construction costs, inclusionary housing requirements, development density, market performance



# Proposed Parameters

- Ensure existing use is replaced at a City facility.
- Address need for a City Hall.
- Incorporate programmable public event space.
- Provide for community engagement and input.

# Report: Market Demands

A strong demand for **rental housing** in Cupertino exists, driven by high home ownership costs. However, rent levels in Cupertino are just low enough where they cast doubt on the viability of a potential project.

All of this is evidenced in the private development market where **interest is strong, but actual development has difficulty taking place**, and this without the added complexity of a municipal use detracting from the bottom line.



# Additional Revenue sources



Byrne Residence:  
\$2.73M



10455 Torre Avenue:  
\$4.45M

## Next Steps

Direct staff to engage with Below Market Housing Developers to explore options for City Hall and/or Sports Center.

# Thank You

Questions?



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#8

Blackberry Farm Golf  
Course

Presentation

# Blackberry Farm Golf Course

Update on Feasibility Studies

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# Subject and Recommended Action:

## Subject:

Blackberry Farm (BBF) Golf Course Feasibility Study, considering options to complete minimal repairs and improvements to the BBF Golf Course (Option 1) or convert BBF Golf Course to a Natural Habitat (Option 3)

## Recommended Action:

Direct staff to proceed with minimal repairs to maintain the BBF Golf Course (Option 1)

# Agenda

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## Update on Feasibility Studies

1. Background & Site
2. Reports' Key Points
3. Next steps & Recommendation

# Background: Site Parameters

Stevens Creek Corridor includes

- McClellan Ranch Preserve
- Blackberry Farm Park
- Blackberry Farm Golf Course
- Stocklmeir House & Orchard
- Blesch property
- Stevens Creek Trail





# Background

- **2020:** 60-year-old irrigation system at BBF Golf Course requires improvements.
- **2021:** City Council directs Staff to study options for “Minimal Repairs” and “Convert to Natural Habitat”
- **2022:** Studies and Public Outreach completed

# Report: Minimal Repairs to Golf Course

- New irrigation system: projected to use 8.5M gal water annually over full site, reduced from 15.9M
- Replant ponds area with native plantings and biofiltration system
- Shorten hole #9 to improve safety
- Install netting between holes to improve safety
  
- \$1.97M total capital cost (2022 estimate)
- \$8.12M total O&M cost over 25 years (incl. revenues)

# Report: Convert to Natural Habitat

- Return to “Oak Savanna”
- Nature trails, outdoor seating, environmental education along with other non-field recreational opportunities
- Native habitat will include special-status plants and expect some wildlife species to reappear
- New irrigation system for 3 to 5 years to establish, then removed after 8 years
- \$1.88M total capital cost (2022 estimate)
- \$10.22M total O&M cost over 25 years (incl. revenues)

# Report: Public Outreach

- 2019 PRSMP outreach: high values to natural open space & recreational diversity
- 52% of survey respondents prefer Golf Course, but 57% of Cupertino residents prefer Natural Habitat
- Both options scored high marks when asked “would you use it often in the future?”
- Over 4000 responses to the public survey, 3 in-person events, and 2 Commissions meetings

# Next Steps

**If Council gives direction to keep the golf course,** Staff will pursue with some investigations:

- a. **Minimal Repairs:** scope and costs
- b. **Operational improvements** that improve revenue generation
- c. **Golf Course Enhancements** that improve the course and perhaps reduce the footprint
- d. Explore **Lease Options** with outside vendors to reduce costs and increase City revenues

# Recommendation

Given the high usage of the golf course and the recreational need that it meets, combined with opportunities to reduce costs through water efficiency and increased revenue through fee adjustments, **Staff recommends that the golf course be retained and that Council direct staff to proceed with Option 1.**

# Thank You

Questions?



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