

Parks and Recreation, Bicycle
Pedestrian, and Sustainability
Commissions

Special Joint Meeting

September 8, 2022

Presentations

Item 1

Consider an update on Fiscal
Year 2021-22 City Work Program
item regarding the Blackberry
Farm Golf Course Needs
Assessment

Blackberry Farm Golf Course Future Use Options

Joint Commission Meeting
September 8, 2022 | 6:30 – 8:00 pm



CUPERTINO

Introductions

City of Cupertino

- Lisa Cameli – Project Manager
- Susan Michael – Capital Improvement Program Manager
- Jenny Koverman – Recreation Supervisor

Consultants

- Jeff Danner – NGF Consulting – Golf Course Feasibility Study
- Taylor Peterson – MIG Consulting – Natural Habitat Feasibility Study
- Alicia Fennell – Cascadia Consulting Group – Engagement

Overview

- Background
- Current Issues
- Option A - Minor Repairs and Improvements Study – NGF
- Option B - Convert to Natural Habitat Study – MIG
- Comparative Cost Analysis
- Community Engagement
- Questions

Site Location

BBF Golf Course

BBF Golf Course
Total area of site = 16 acres (approx.)
Maximum total irrigated area = 12.5 acres



Stevens Creek Blvd



MONTA
VISTA

BLACKBERRY FARM
PARK

BLACKBERRY FARM
GOLF COURSE

STOCKMEIER
RANCH

THE PRESIDENT
RESTAURANT

BBF Golf Course

BBF Golf Course
Total area of site = 16 acres (approx.)
Maximum total irrigated area = 12.5 acres

Background

- Constructed in 1962
- City owned and operated since 1991
- Entire site approximately 16 Acres
- 12.5 acres are irrigated.
- Well water was used for irrigation until 2003.
- Currently, irrigation source is municipal potable water with average annual cost of \$63,000.

Background

- Adjacent to Stevens Creek and riparian corridor
 - Corridor contains special-status plants and protected wildlife species
- Golf Course is within a designated floodplain
- Average 28,000 rounds annually (pre-Covid)
 - Cupertino residents account for 39% of rounds
- Annual average subsidy is \$272,000 (pre-Covid)

Current Issues

- Irrigation System is over 60 years old
 - Frequent leaks and pipe failures which waste high quantities of water and is costly
 - Antiquated, inefficient system
 - Drought-related water restrictions may drive future water use and increase costs.
- Safety Concerns
 - Some improvements for ADA access needed.
 - Risk associated with errant balls hit outside of fairway.

Why Consider Alternative Uses?

Parks and Recreation System Master Plan

- Evaluate the benefit prior to doing a like-for-like replacement
- Avoid replacing failing amenities without reviewing current needs
- Increase ecological value along Stevens Creek Corridor

Stevens Creek Corridor Master Planning Process

- Public interest in exploring alternative uses.

Future Use Options

- **Option A** – Complete Minor Repairs and Improvements for the Golf Course - NGF
- **Option B** – Convert Golf Course to Natural Habitat - MIG

Option A
Blackberry Farm Golf Course
Minor Repairs and Improvements
NGF Feasibility Study



Minor Repairs and Improvements

- Replace all tees, greens, and convert ponds to low-land landscaping
- Address primary golf course safety issues
- Replace irrigation system

Water Use Analysis – Historic Irrigation Practices

Table 1 – Irrigation Water Use Pre-2014 and Post-2014

Year Range	Average Annual Water Use
2008 through 2013	15.9 million gallons
2014 through 2021	8.5 million gallons

Note: Water-use restrictions put in place in 2014. In 2014 City reduced total acreage being irrigated and implemented improved control system of individual sprinkler heads.

Water Use Analysis – New Irrigation System

Table 2 – Water Use Projections with New Irrigation System

Projected Irrigated Acres	Total Reduction in Irrigated Acres	Projected Annual Water Use (ETWU) (gallons)	Percentage Reduction in Water Use vs. Irrigating Full 12.5 Acres	Percentage Change from Post-2014 Average of 8.5M Gallons
12.5	0.0	8,825,050	0%	4% More
11.5	1.0	8,119,046	8%	4% Less
10.5	2.0	7,413,042	16%	13% Less
9.5	3.0	6,707,038	24%	21% Less

Note: $ETWU = (Acres * Acre-In * Eto * PF) / IE$. To calculate ETWU RDMA assumed an average Annual Evapotranspiration Rate (ETo) of 30 inches, a Plant Factor (PF) of 0.65%, and an Irrigation Efficiency (IE) of 75%.

Benefits

- Continued use of a long-standing recreational resource for the community.
- Improve playability of the course.
- Improvements to irrigation system will increase efficiency and effectiveness of watering the course.
- Maintains existing City operational workload.

Option B
Blackberry Farm Golf Course
Natural Habitat Restoration

MIG Feasibility Study



Natural Habitat Restoration

- Converts the Golf Course to native oak woodland and grassland plant communities (historic habitats)
- Riparian regeneration zone along Stevens Creek
- Bioswale Planting of existing ponds
- Habitat Islands
- Wildflower Meadows
- Existing Redwoods would remain
- Development of trails and amenities for public enjoyment
- Addition of 35-40 parking spaces to southern parking lot
- *Current report provides only a conceptual design and does not represent a proposed design direction.*

Natural Habitat Restoration

Benefits

- Integrate natural landscapes in the urban environment
- Reduce irrigation water demand to less than 10% of that used for Golf Course
- Environmental education opportunities
- Stronger connection with nature within an urban setting
- Provide essential habitat corridors to ensure the survival of native species in a human-dominated landscape

URBAN WILDLAND RESTORATION APPROACH



- Future bus turnout/dropoff
- Existing building: convert pro shop to ranger office. Restroom available for public use.
- Existing shed available for ranger storage
- Outdoor education area with log seating
- Future nature play area
- Accessible trails with benches
- Existing fairway trees to remain
- Low maintenance zone (at areas outside habitat islands and wildflower meadows)
- Future exercise par course along trail
- Expand parking area
- Existing golf maintenance building available for parks maintenance
- See separate entry proposal for roadway and path improvements by others

MAP LEGEND

- | | | |
|-----------------------------------|----------------------------|--|
| STUDY AREA | CREEK | RIPARIAN REVEGETATION ZONE |
| PARK BOUNDARY | PROPOSED PATHS | DRY POND - POTENTIAL BIOWHALE PLANTING |
| (E) EXISTING BUILDING / STRUCTURE | PROPOSED BUILT FEATURE | HABITAT ISLAND |
| (E) STEVENS CREEK TRAIL | EXISTING RIPARIAN CORRIDOR | WILDFLOWER MEADOW |
| (E) PATHS | | |
| (E) BRIDGE | | |

FEBRUARY 2022



Natural Habitat Restoration



Existing Golf Course



Oak Woodland with Trails

Habitat Islands



Existing Golf Course



Habitat Island - Immature



Wildflower Meadow



Habitat Island

Comparative Costs

25 Year Outlook



Comparative Costs

Blackberry Farm Golf Course Use Analysis				
Comparative Costs - 25 Year Outlook				
Item #	Item		Repair Golf Course	Natural Habitat
1	Capital Cost		\$1,970,000	\$1,882,825
2	Total O&M Expenditure (0-25 yr)		\$17,496,250	\$10,720,594
		O&M Expenditure Breakdown		
	2A	Irrigation Water Cost***	\$1,575,000	\$100,800
	2B	Sewer Discharge Cost	\$525,000	\$297,200
	2C	City Labor Costs	\$7,569,500	\$9,591,844
	2D	Contracted O&M Services	\$7,610,000	\$562,000
	2E	O&M Miscellaneous	\$216,750	\$168,750
3	Estimated Revenue (0-25 yrs)		\$9,378,624	\$500,000
4	O&M Expenditure minus Revenue (0-25 yrs)		\$8,117,626	\$10,220,594
5	Total Cost minus Revenue (0-25 yrs)		\$10,087,626	\$12,103,419
6	Irrigation Water Use (0-25 yrs) Gallons*		168 to 212 million Gallons	14 million Gallons
7	Grant Funding Potential**		N/A	\$600,000

Community Engagement

Overview &
Findings



Community Engagement Process

- **Ongoing:** Engage Cupertino website
- **May:** Citywide distribution of informational postcards
- **May 18:** Parks and Recreation Commission meeting
- **May 25:** Launch online survey
- **June 6:** Virtual community meeting
- **June 11 & July 11:** Open house events
- **July 7:** Pop-up event at summer concert series at Memorial Park
- **July 15:** Online survey closes

Community Engagement Process

- **July/August:** Analyzed survey results and public input
- **September:** Present findings at joint commission meeting and receive recommendations.
- **October/November:** Present findings to City Council and seek recommendations

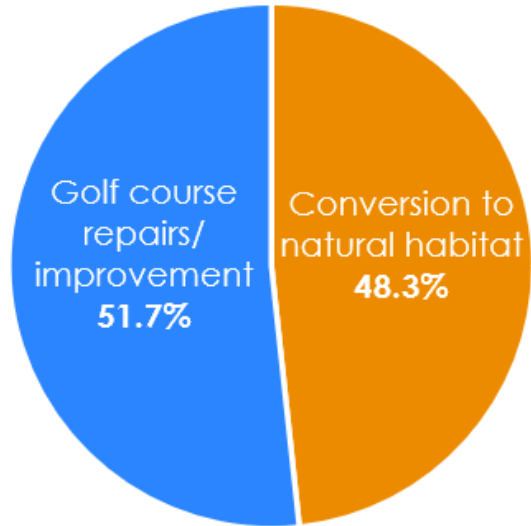


Survey Overview

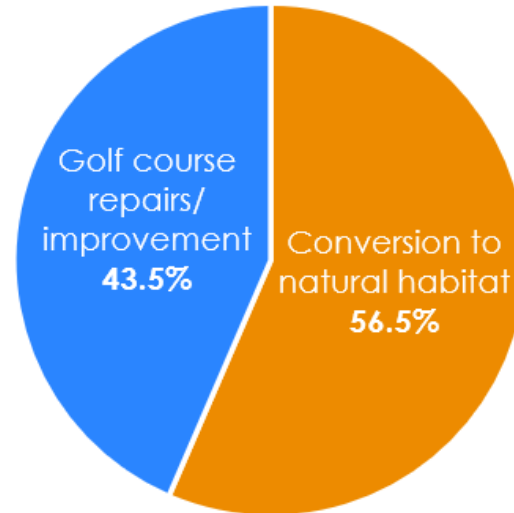
- 14 questions (9 required, 5 optional)
- 4,023 responses
 - Cupertino residents = 2,535 responses (63%)
 - Non-residents = 1,488 (37%)
- Methodology
 - Reviewed duplicate IP addresses
 - Removed 4 duplicate responses (<0.1% of total responses)

Overall Option Preference

All Respondents
(*n* = 4,023)

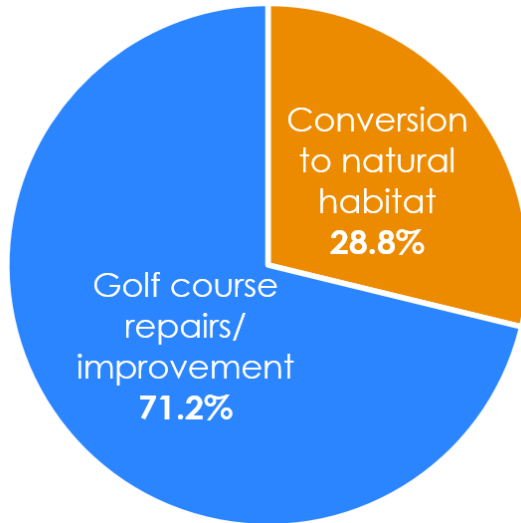


Cupertino Residents
(*n* = 2,535)

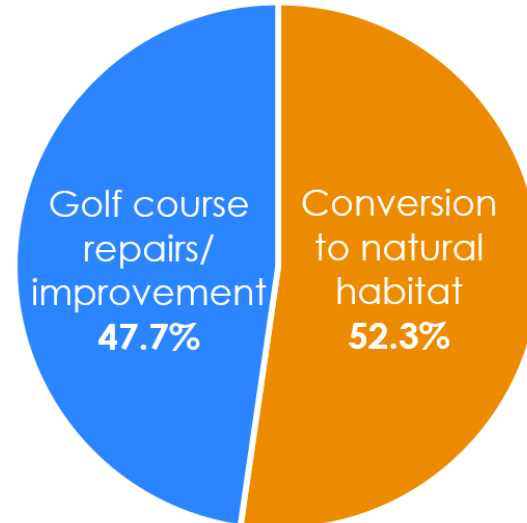


Option Preference by Distance from Site

More Than 5 Miles
(*n* = 697)

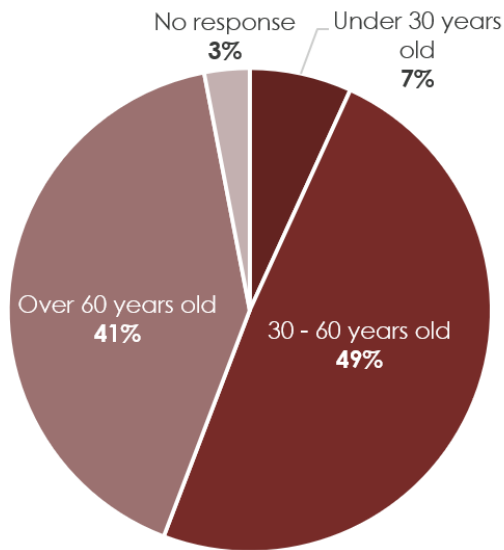


5 or Less Miles
(*n* = 3,326)

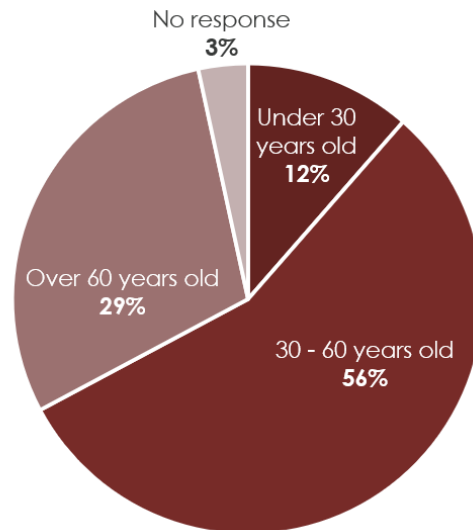


Age Group by Option Preference

Golf Course (n = 2,081)



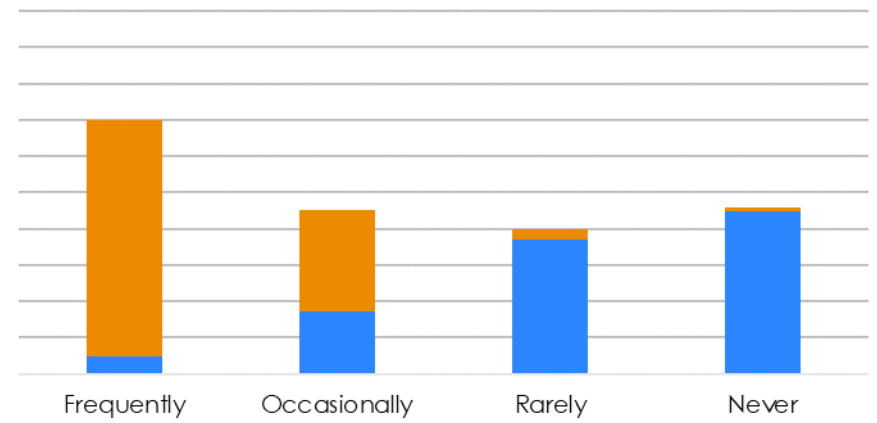
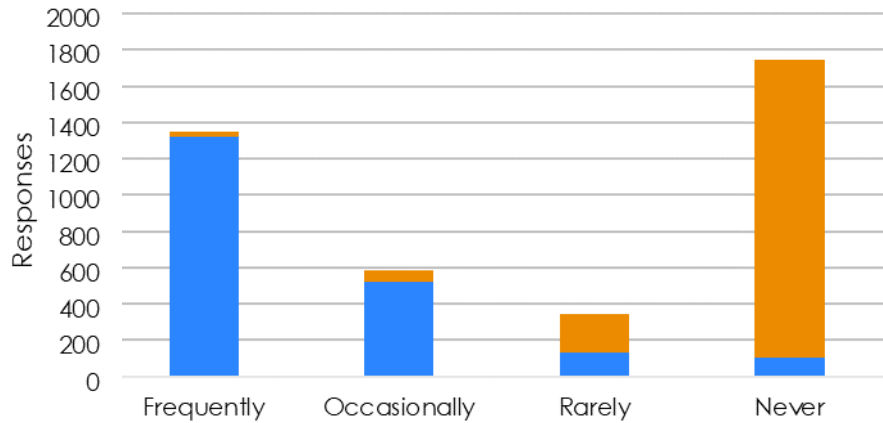
Natural Habitat (n = 1,942)



Future Use Frequency

Golf Course
(*n* = 4,023)

Natural Habitat
(*n* = 4,023)



■ Prefers Golf Course ■ Prefers Natural Habitat

THANK YOU!

QUESTIONS?