



## PUBLIC WORKS DEPARTMENT

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### CITY COUNCIL STAFF REPORT

Meeting: December 7, 2021

#### Subject

Consider authorization to execute a Design Professional Services Agreement between the City of Cupertino and MIG, Inc., for the Lawrence-Mitty Park and Trail Master Plan.

#### Recommended Action

1. Authorize the City Manager to execute a Design Professional Services Agreement between the City and MIG, Inc. (MIG) to provide design services for the Lawrence-Mitty Master Plan in the amount of \$293,784; and
2. Authorize the Director of Public Works to execute any necessary services or change orders, up to a contingency amount of \$50,000, for a total appropriation of \$343,784.

#### Background

Since 2002, the City of Cupertino has considered the acquisition, annexation, and development of a neighborhood park on several acres of land along Lawrence Expressway near Mitty Avenue (Lawrence-Mitty). The Lawrence-Mitty site consists of two parcels (APN 375-21-001 and 375-22-001) and totals about 7.83 acres. The Saratoga Creek channel runs through the site along the western boundary, reducing the developable area to approximately 5.92 acres. The eastern boundary of the site is adjacent to Lawrence Expressway. Development of the site as a park facility would provide needed open space for citizens on the eastern side of the City.

In July 2020, City Council passed Resolution 20-092, approving the purchase of the Lawrence-Mitty site from the Santa Clara County Roads and Airports Department for the sum of \$2.69 million. The site is within the jurisdiction, City limits, and urban service area of the City of San Jose. The City is in the process of gaining support for annexation from the City of San Jose and submitting all required documentation to the Local Agency Formation Commission of Santa Clara County (LAFCO) to formally annex these parcels. Annexation is anticipated to occur in spring 2022.

In anticipation of annexation, the City pre-zoned the site as a Park and Recreation Zone (Pre-PR) in 2007. Development of the site as a park and trail extension was also included in the 2020 *Park and Recreation System Master Plan* as part of the City's Master Plan Goal

#3, Equitable Access. Additionally, the site was included in the 1999 *San Tomas Aquino and Saratoga Creek Trail Master Plan* as an integral part of the trail system. Therefore, a primary element of the improvement of this site will be development of a trail.

After many years of discussions, negotiations, and planning associated with the site, the City is ready to move into the next phase of site-specific planning. The City aims to develop amenities which align with the goals of the *2020 Parks and Recreation System Master Plan* and addresses the needs of the local community. The next step in this process is to work closely with our residents, professional consultants, and jurisdictional partners to provide a feasible, conceptual design for the site.

### Discussion

At nearly six acres of developable land, the Lawrence-Mitty site has the potential to provide a wide range of open space and park amenities for the public. The site proximity to Saratoga Creek and Lawrence Expressway offers unique challenges for access and jurisdictional permitting. Concurrently, the open space adjacent to the creek offers residents an opportunity to walk, ride, learn, and play, which is critical for a healthy community. Uses of the site will be a balance of site constraints and input received from the community via an extensive public outreach process. This phase of the project will result in a conceptual design and a final Master Plan Report, which will provide the roadmap for future design development and construction.

In August, the City released a Request for Qualifications (RFQ) to solicit proposals from qualified professional design consultants to complete the Lawrence-Mitty Master Plan. Elements of the RFQ focused consultant services in five key areas:

1. Community Visioning and Outreach
2. Site-Specific Environmental Studies
3. Alternative Conceptual Designs
4. California Environmental Quality Act (CEQA) clearances
5. A Master Plan Report summarizing the preferred design alternative and site-specific findings

Progress on the development of the Master Plan will be brought to the City Council at various stages, as well as for final adoption.

In September, the City received five submissions for the RFQ from the following firms: RHAA, Callander Associates, MIG, Verde, and Gates and Associates. All firms were qualified and prepared quality submissions for consideration. The written submissions were reviewed and ranked with the firms of Gate and Associates, Callendar Associates, and MIG receiving the high ratings, and were subsequently interviewed.

Upon conclusion of the interview process, MIG stood out as the most appropriate firm to complete the work on the Master Plan. MIG's proposal included a solid sub-consultant team, a detailed understanding of the City's overall park development goals,

and creative, site-specific ideas about potential improvements and uses, and a community outreach specialist.

The Scope of Work (Attachment A) details the tasks and draft schedule and outlines the process of community engagement. The outcome of this project will be a Master Plan for Lawrence-Mitty Park and will include completion of the CEQA clearances required to proceed with development of the park.

#### Sustainability Impact

This project aligns with multiple objectives outlined in the Chapter six, Environmental Resources and Sustainability, of the City's *General Plan, Community Vision 2015-2040*. In particular, development of the Lawrence-Mitty site will emphasize elements of Goal ES-five, which is to protect the City's urban and rural ecosystems.

#### Fiscal Impact

The Capital Improvements Program Project Budget (budget unit 280-99-009) of \$8,270,994 has project expenses to date of \$2,831,628 for the acquisition and annexation of the property and other incidental work, leaving \$5,439,366 remaining and available to apply to this project. The City proposes to allocate \$343,784 of these remaining funds toward the MIG contract.

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Prepared by: Lisa Cameli, Capital Improvement Programs Project Manager

Reviewed by: Chad Mosley, Assistant Director of Public Works

Reviewed by: Dianne Thompson, Assistant City Manager

Approved by: Greg Larson, Interim City Manager

Attachments:

A - Draft Design Professional Agreement