



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Albert Balagso

SUBJECT: CINNABAR COMMONS PARK
MASTER PLAN

DATE: 01-08-07

Approved Deanna Antune Date

1/12/07

COUNCIL DISTRICT: 6

RECOMMENDATION

Approval of the master plan for the new Cinnabar Commons Park.

OUTCOME

Approval of the Cinnabar Commons Park Master Plan (attached) will enable staff to design and build the new Cinnabar Commons Park.

BACKGROUND

Cinnabar Commons Park is a proposed 0.5-acre neighborhood park in Council District 6. It is located in the northern portion of the District, at the corner of Stockton and Lenzen Avenues. The development of this park will address the park needs in this neighborhood district and will satisfy the District's long-term goal of developing neighborhood park facilities along the Guadalupe River park chain.

In order to acquire the proposed park site, staff worked with the developer of the adjacent low-income housing development (Cinnabar Commons). On August 20, 2002, Council approved an affordable housing development at a property located westerly of Stockton Avenue between Cinnabar Street and Lenzen Avenue. As part of the rezoning, a site of approximately 19,750 square feet of property, located at the southwest corner of Stockton and Lenzen Avenues, was proposed to be used as a park.

To facilitate the park site acquisition, the Developer (Seven Hills Properties) and the City entered into a Purchase Agreement and agreed on a purchase price of \$1,531,250. At the time the Purchase Agreement was entered into, the Park Impact Ordinance (PIO), Chapter 14.25 of the San Jose Municipal Code enabled the San José Redevelopment Agency to pay the park impact fees on behalf of the Developer through the Low-Income Voucher Program. The purchase price

of \$1,531,250 represented the parkland obligation under the PIO. The cost of the subject park property was based on the prevailing market rate at the time. At this time, the Purchase Agreement has been consummated and the land acquisition has been completed.

As part of the public outreach process, staff worked with affected community members and neighborhood groups in developing the concept plan for the new park. Staff initiated and held three community meetings through the summer and fall of 2006 to solicit community input and feedback regarding park concepts and ideas. At the community meeting in October 2006, the community soundly endorsed staff's recommended concept design for the park. Additionally, in spring of 2002, the housing Developer hosted two community meetings regarding the proposed housing and park development.

ANALYSIS

The new Cinnabar Commons Park will be located at the northern edge of Council District 6, and will serve the neighborhood district, bordered by Highway 880 to the north, Park Avenue to the west, and Guadalupe River to the east. A map is attached. Its development and implementation is consistent with the long-term strategies of the City's Greenprint for Parks and Community Facilities and Programs (Greenprint), which calls for the development of a chain of neighborhood parks in District 6. Other neighborhood park facilities currently being developed by staff include a new playground at the newly built Cahill Park; a new park at the corner of Scott Street and Clifton Avenue; and a new park at the corner of Newhall and Campbell Avenues. Newhall Park is at the southern edge of District 3 (just north of Highway 880), but will also serve residents of District 6. These other parks are in the planning stages and their respective master plans are scheduled for completion in the next few months.

Proposed amenities at the Cinnabar Commons Park will include a playground consisting of youth and tot play equipment, picnic areas, walkways, and open park areas. These park facilities and amenities were developed in consultation with community members through a series of general community meetings and design workshops. In addition, the new park will include historical elements that will reflect the historical background of the park site and surrounding community.

Staff is currently developing the Proposed 2007-2008 Capital Budget. As part of this process, staff will identify and prioritize projects and funding sources. Council approval of this master plan will allow staff to proceed with necessary steps to finalize the scope of the new park as well as obtain the necessary funding level to complete the project.

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**

- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- ✓ **Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Staff initiated a community outreach process that included one site meeting (July 2006) and two general community meetings (September and October 2006) to gather public input on the project. This follows the standard community outreach process for capital projects, including master plan developments. The Parks and Recreation Commission heard this item at their meetings on November 15 and December 6, 2006, and approved the Cinnabar Commons Park Master Plan. This memorandum will also be posted on the City's Internet website for the January 30, 2007 Council meeting.

COORDINATION

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

FISCAL/POLICY ALIGNMENT

This project is consistent with the Council approved Budget Strategy Economic Recovery section in that it will spur construction spending in our local economy.

CEQA

CEQA: Addendum to the Final Environmental Impact Report (EIR), PP06-203.


ALBERT BALAGSO
Director of Parks, Recreation
and Neighborhood Services

For questions please contact Julie Mark, Deputy Director, at (408) 535-3582.

Attachments