



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen
Albert Balagso

SUBJECT: SEE BELOW

DATE: 02-07-07

Approved

Katy Allen

Date

2/12/07

COUNCIL DISTRICT: 3

SNI AREA: Five Wounds/
Brookwood Terrace

SUBJECT: APPROVAL OF AN ORDINANCE ESTABLISHING A PORTION OF SELMA OLINDER PARK AS A PUBLIC WAY

RECOMMENDATION

Approval of an ordinance establishing a 104-foot-long by 27-foot-wide piece of City-owned property on the southern portion of Selma Olinder Park to accommodate the development of an emergency vehicle access route and a pedestrian/bicycle cross connection between the future Five Wounds Trail to the Coyote Creek Trail as a public way.

OUTCOME

Approval of the proposed ordinance establishing City-owned property as a public way will solidify the permanent location and alignment of one of the two requested emergency vehicle access (EVA) routes that are necessary to provide EVA to a new subdivision located adjacent to the City-owned property. The establishment of the two public ways will also permit the installation of a six-inch potable water main under the public ways to provide the required fire flow to serve the new subdivision and it will upgrade the surrounding neighborhood fire flow and water pressure. The new potable-water main loop may also eliminate the need for the City to install an irrigation pressure pump and storage tank associated with the future development of the Martin Landfill site for park purposes. The public way over the Selma Olinder Park property will also provide a paved trail connection between the Coyote Creek Trail and the Five Wounds Trail. The second public way on lands associated with the Martin Landfill site will be forthcoming after California Environmental Quality Act (CEQA) clearance is completed.

BACKGROUND

KB Home South Bay is currently constructing Tract No. 9644 (PDC03-098), which is an approved 105 single-family detached residential-unit development located on the south side of William Street west of McLaughlin Avenue on a former Union Pacific Railroad right-of-way. KB Home South Bay is constructing a new public street, South 22nd Street, as a cul-de-sac, which will extend from William Street south approximately 3,000 feet. Adjacent to part of the new street to be constructed is the beginning of the Five Wounds Trail. The extreme length of this new cul-de-sac requires the establishment of a secondary EVA route per San Jose Municipal Code Section 17.12.430 and California Fire Code 902.2.2.4 requirements in order to facilitate EVA to and from the new subdivision. In order to comply with these requirements for secondary access, KB Home South Bay and City staff have determined that two EVA routes, one at the end of the cul-de-sac connecting to Woodborough Place and the other connecting to Forestdale Avenue, will provide the greatest flexibility for the Fire Department to access and egress the new subdivision.

Additionally, San Jose Water Company and KB Home South Bay are requesting permission to install a six-inch potable-water main under the same areas of the public ways in order to loop the water service to the new subdivision. The City's Fire Department has required a minimum of 2,000 gallons per minute fire flows to the fire hydrants for the new subdivision. The installation of the water main is permitted under Chapter 15.40 of the San Jose Municipal Code and will be constructed pursuant to the City's Franchise Agreement with the San Jose Water Company.

ANALYSIS

Under the City Charter, the City Council by ordinance, without the affirmative vote of any electors, may authorize the opening, establishment and/or maintenance of streets or other public ways in or through any of the public parks, public places, or other public property of the City. Staff is requesting that the City Council approve an ordinance establishing a public way, between Woodborough Place and the proposed end of 22nd Street extension. A second public way between Forestdale Avenue and the proposed 22nd Street extension will be forthcoming when the associated environmental clearance is completed. Both public ways are shown on the attachments.

The ordinance will establish approximately 3,200 square feet of land in an area roughly 104-feet long by 27-feet wide at the southernmost part of Selma Olinder Park as a public way. The public way is necessary because the proposed 22nd Street extension is a cul-de-sac of approximately 3,000 feet in length. All cul-de-sacs greater than 1,000 feet in length shall be provided with a secondary access per San Jose Municipal Code Section 17.12.430 and California Fire Code 902.2.2.4

The Selma Olinder Park EVA route is located on property designated for use as a connection between the Coyote Creek and Five Wounds Trails and a future parking area associated with the approved Selma Olinder Dog Park Master Plan (item 5.3, November 14, 2006 Council agenda).

KB Home South Bay will be constructing the trail connection as part of the subdivision project. In addition, this public way will be used to install a six-inch potable water line that will help to achieve the required fire flows to the fire hydrants for the new subdivision.

POLICY ALTERNATIVES

Alternative #1: Not allowing City lands to be used for the EVA routes.

Pros: Limits the City's potential for establishing EVA routes over City properties and therefore placing all future EVAs on private property.

Cons: California Fire Code and City of San Jose Municipal Code requires a provision for secondary access routes when cul-de-sacs are over 1,000 feet long. KB Home would have to acquire private property from existing residences in order to provide the two EVA routes.

Reason for not recommending: The Selma Olinder EVA route and related improvements will serve as a public way for a trail connection and parking area associated with the approved Selma Olinder dog park project adjacent to Interstate 280. This public way will partially serve the needs of the Fire Department to provide secondary access in and out of the area. The looping of the water mains in the area would increase both the water flow and pressure, which may result in the elimination of the proposed irrigation booster pump and storage tank associated with the recreational development of the Martin Landfill site. The elimination of the irrigation booster pump would provide an annual electrical savings to the City.

PUBLIC OUTREACH/INTEREST

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

City Council approved the proposed subdivision for 105 single-family homes. The Selma Olinder Park Master Plan called for a future trail connection in this area of the park. No further outreach has occurred regarding the use of City property as a public way to achieve the required EVA or making the proposed trail connection.

HONORABLE MAYOR AND CITY COUNCIL

02-07-07

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COORDINATION

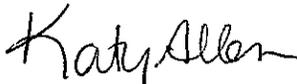
This memorandum has been coordinated with the City Attorney's Office and the Department of Planning, Building and Code Enforcement.

FISCAL/POLICY ALIGNMENT

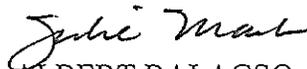
The memorandum would permit the establishment of one public way in order to enable a connection between the Coyote Creek and Five Wounds Trails and provide a secondary EVA as required for cul-de-sacs over 1,000 feet in length. The proposed public way as a connection link between the two trails and use as an EVA does not place an additional burden on park maintenance.

CEQA

CEQA: Addendum to a Negative Declaration, PP07-013.



KATY ALLEN
Director, Public Works Department



ALBERT BALAGSO
for Director, Parks, Recreation and
Neighborhood Services Department

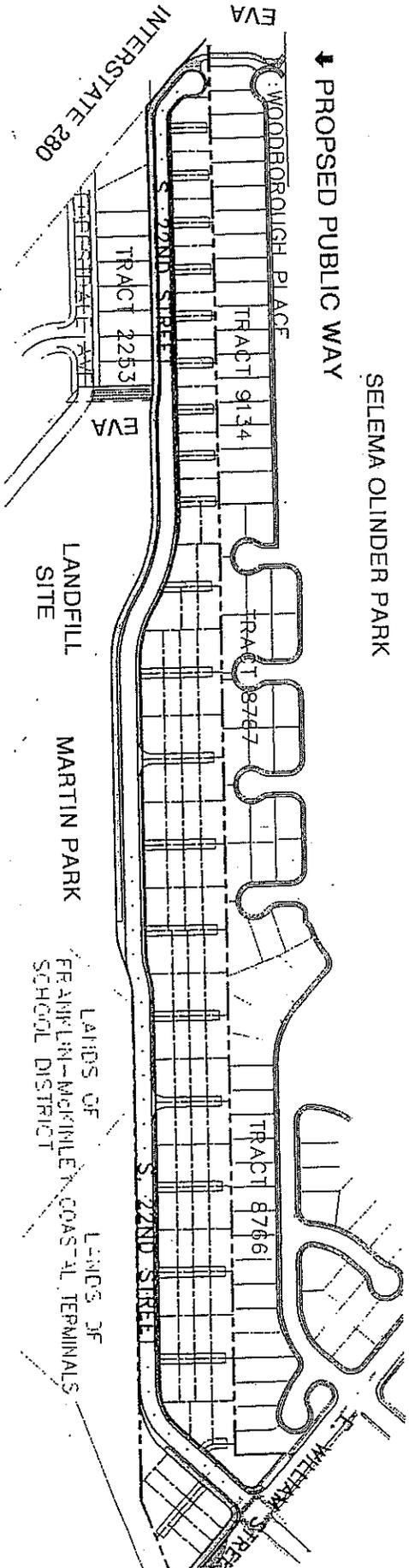
Attachments

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

TRACT 9644 SAN JOSE

SELEMA OLINDER PARK

↑ PROPOSED PUBLIC WAY



SITE PLAN

1" = 200'

SELEMA OLINDER PARK

6" PCC / 6" CLASS III
AGGREGATE BASE

FUTURE PARKING
FOR DOG PARK

27' WLE / EAE

2" CLASS 315 PVC
18" MIN DEPTH

EXISTING CONNECTION
TO CITY TRAIL SYSTEM

INSTALL 24" MODIFIED
A2 CURB & GUTTER

SEE SHEET 11
FOR IMPROVEMENTS
IN THIS AREA

S 22ND STREET

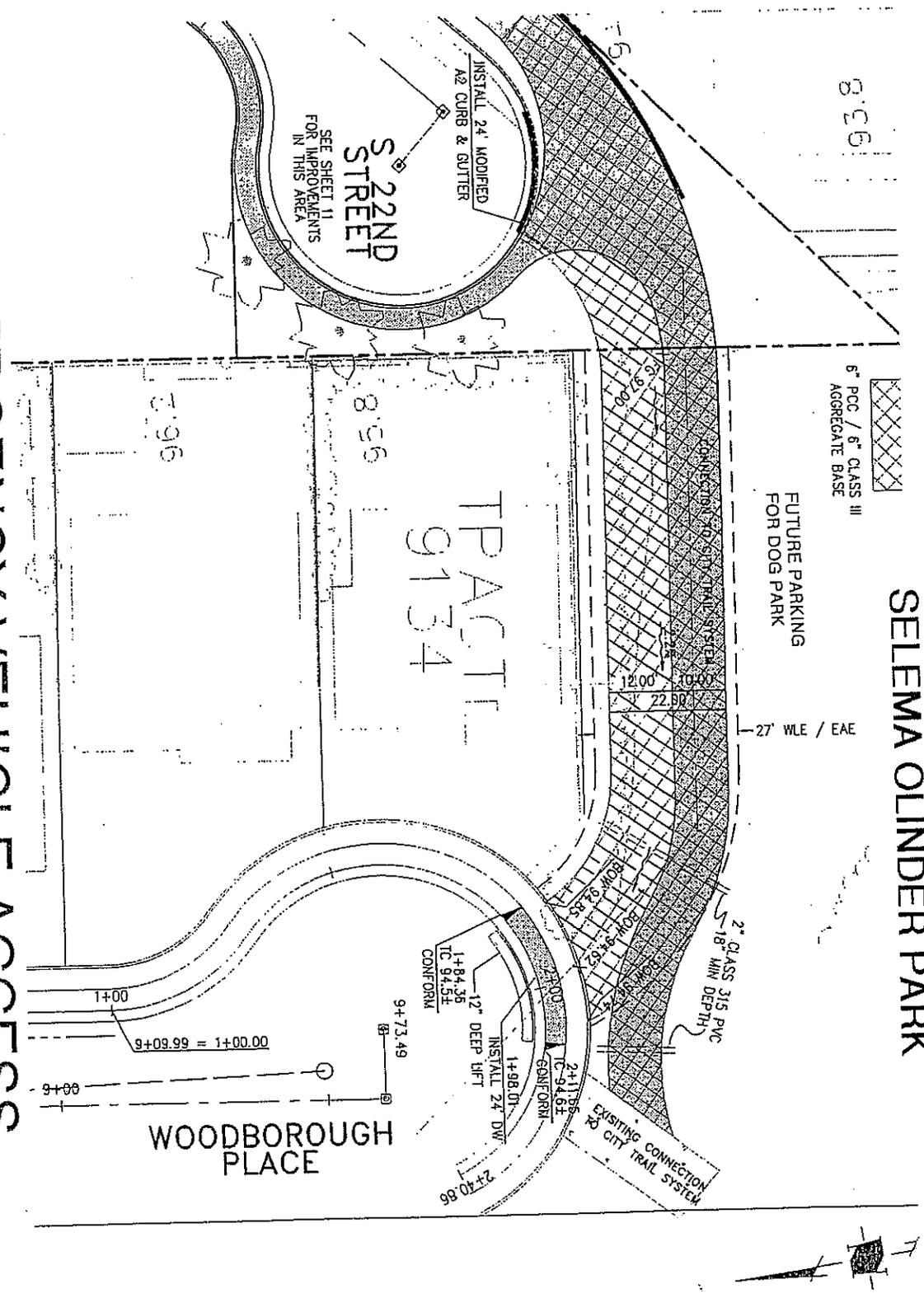
TPACT 9134

WOODBOROUGH PLACE

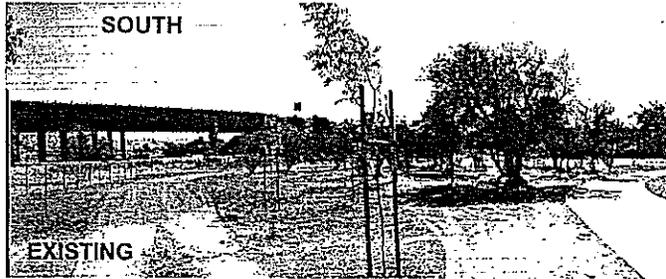
EMERGENCY VEHICLE ACCESS

S 22ND STREET - WOODBOROUGH PLACE

PROPOSED PUBLIC WAY



PUBLIC WAY IS THE SAME AREA AS THE THE PARKING AREA FOR THE DOG PARK



SELMA OLINDER DOG PARK IS PROPOSED TO BE DEVELOPED WITHIN AN UNUSED AREA AT THE SOUTHERNMOST PORTION OF SELMA OLINDER PARK, AND PRESENT OPPORTUNITIES FOR DOGS AND OWNERS TO SOCIALIZE, EXPLORE, AND PLAY.

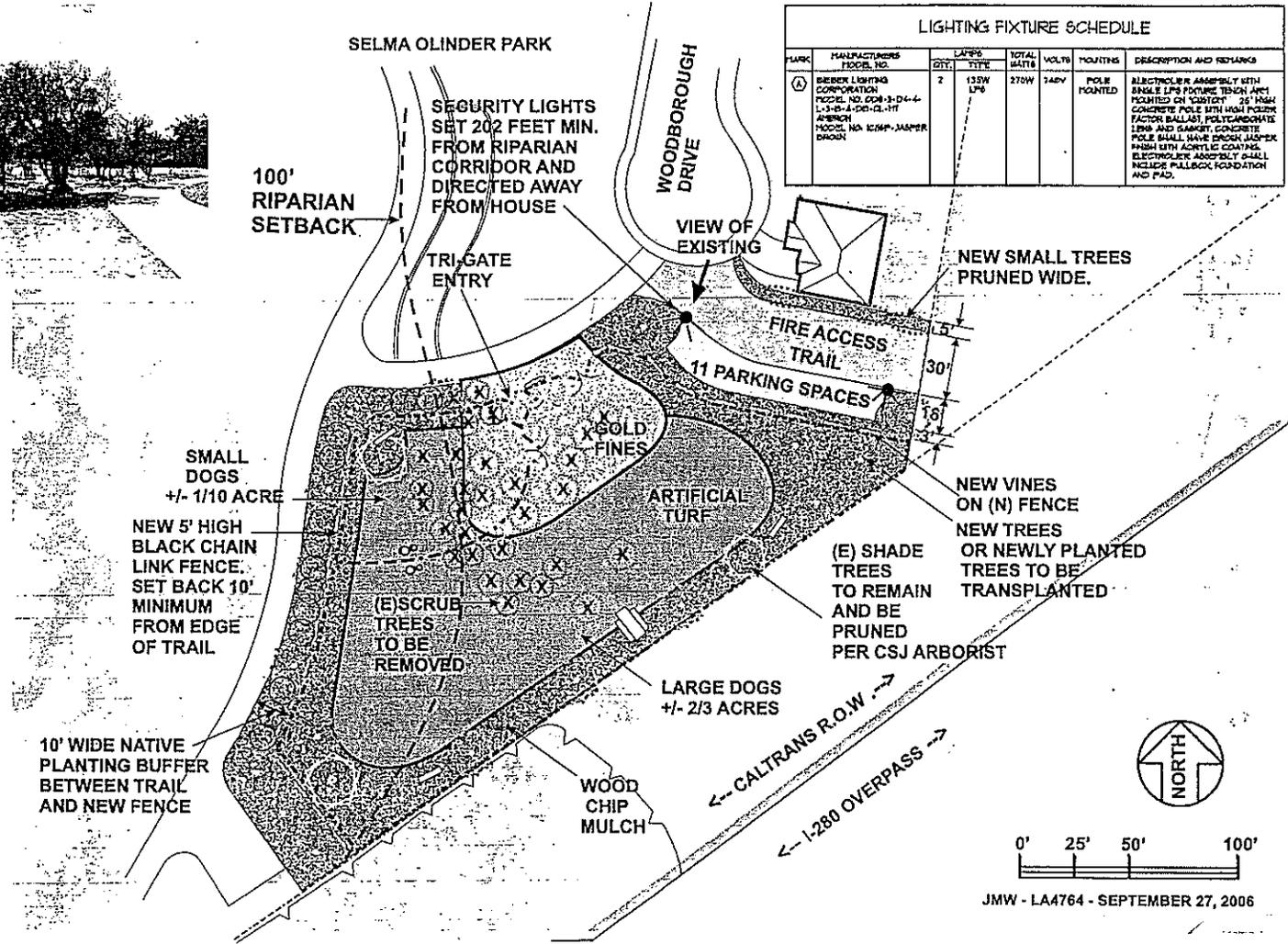
THE SITE IS BORDERED BY THE CALTRANS RIGHT OF WAY ALONG THE SOUTH EDGE, A TRAIL ALONG THE EAST, A FIRE ACCESS LANE AND SELMA OLINDER PARK TO THE NORTH.

THE SITE IS FAIRLY FLAT, YET WITH OPPORTUNITIES FOR DRAINAGE. THE REMNANTS OF AN ALMOND ORCHARD POPULATING THE SITE WOULD BE THINNED AND PRUNED. THE FIRE LANE WOULD PROVIDE ACCESS TO A COMPACTED AGGREGATE BASE PARKING AREA.

THE DOG PARK WOULD INCLUDE AN UNLEASHING AREA AT THE ENTRY, FENCING, GOLD FINES PAVING, ARTIFICIAL TURF, DRINKING FOUNTAINS, BENCHES AND TABLE, MUTT-MITT DISPENSER AND TRASH BARREL, MULCH AND IRRIGATED PLANTINGS.

THE 10 FOOT WIDE BUFFER BETWEEN THE TRAIL AND DOG PARK SHALL BE PLANTED WITH TREE AND SHRUB SPECIES NATIVE TO CENTRAL CALIFORNIA, AS PER GUIDELINE 3A IN THE RIPARIAN CORRIDOR POLICY STUDY.

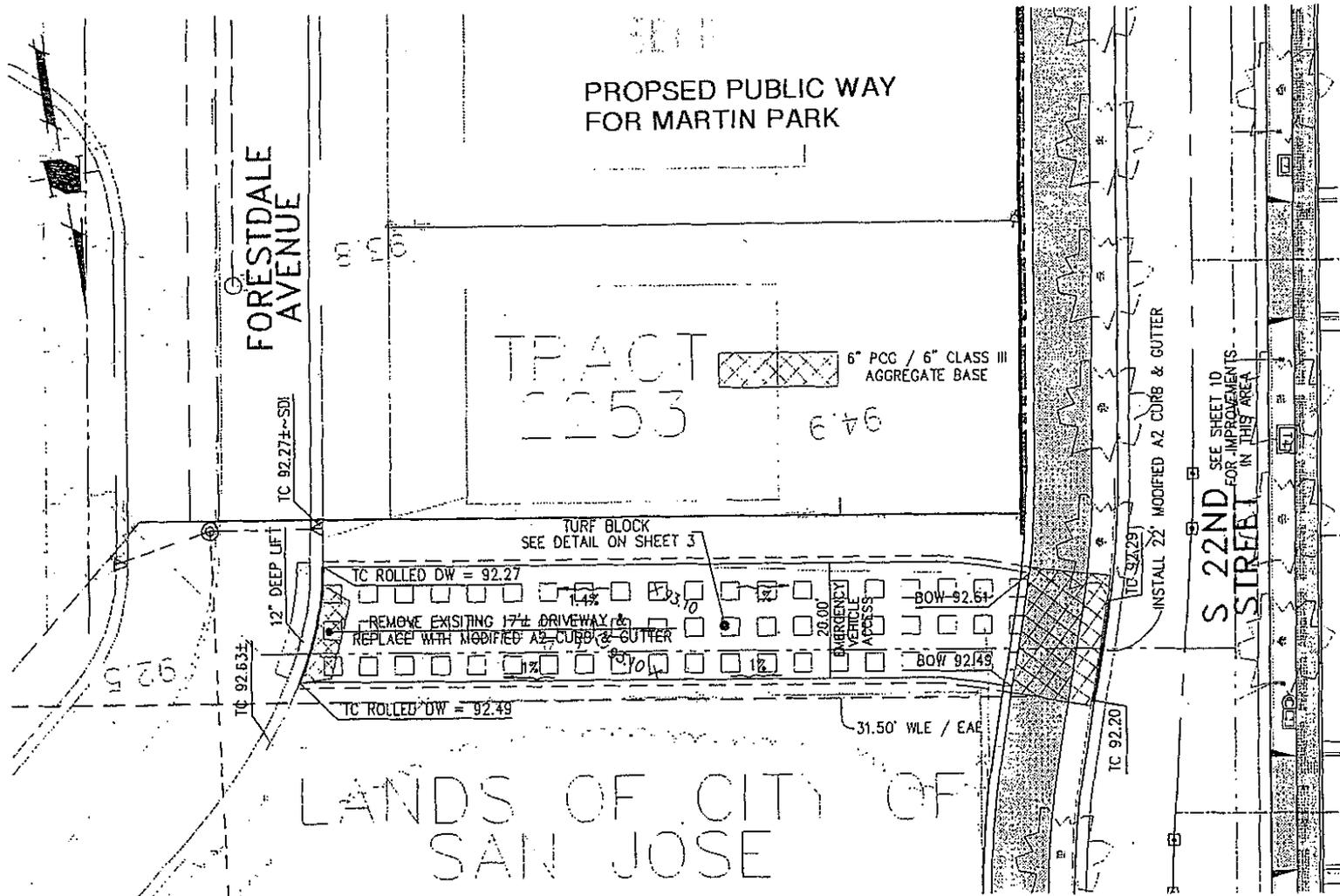
PLANTING OF NON-NATIVE SPECIES SHALL BE STRICTLY AVOIDED. NATIVE VINES SHALL BE PLANTED ALONG THE FENCE AT THE WESTERN BORDER OF THE DOG PARK TO REDUCE THE ABILITY OF THE DOGS TO SEE THE RIPARIAN CORRIDOR AND THE TRAIL USERS.



SELMA OLINDER DOG PARK CONCEPT PLAN



JMW - LA4764 - SEPTEMBER 27, 2006



LANDS OF CITY OF SAN JOSE

EMERGENCY VEHICLE ACCESS

S 22ND STREET - FORESTDALE AVENUE

PROPOSED PUBLIC WAY