



MASTER PLAN REPORT

ABORN PARK PLAY LOT

City of San José

December 2007

MASTER PLAN DOCUMENT

ABORN PARK PLAYLOT

City of San José

Amendment to Master Plan
Approved by the City of San José
Parks & Recreation Commission
January 16, 2007

Approved by the City of San José
City Council
February XX, 2007

Environmental Clearance
CEQA: Exempt
File No. PP07-265
November 20, 2007

ACKNOWLEDGEMENTS

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PROJECT BACKGROUND

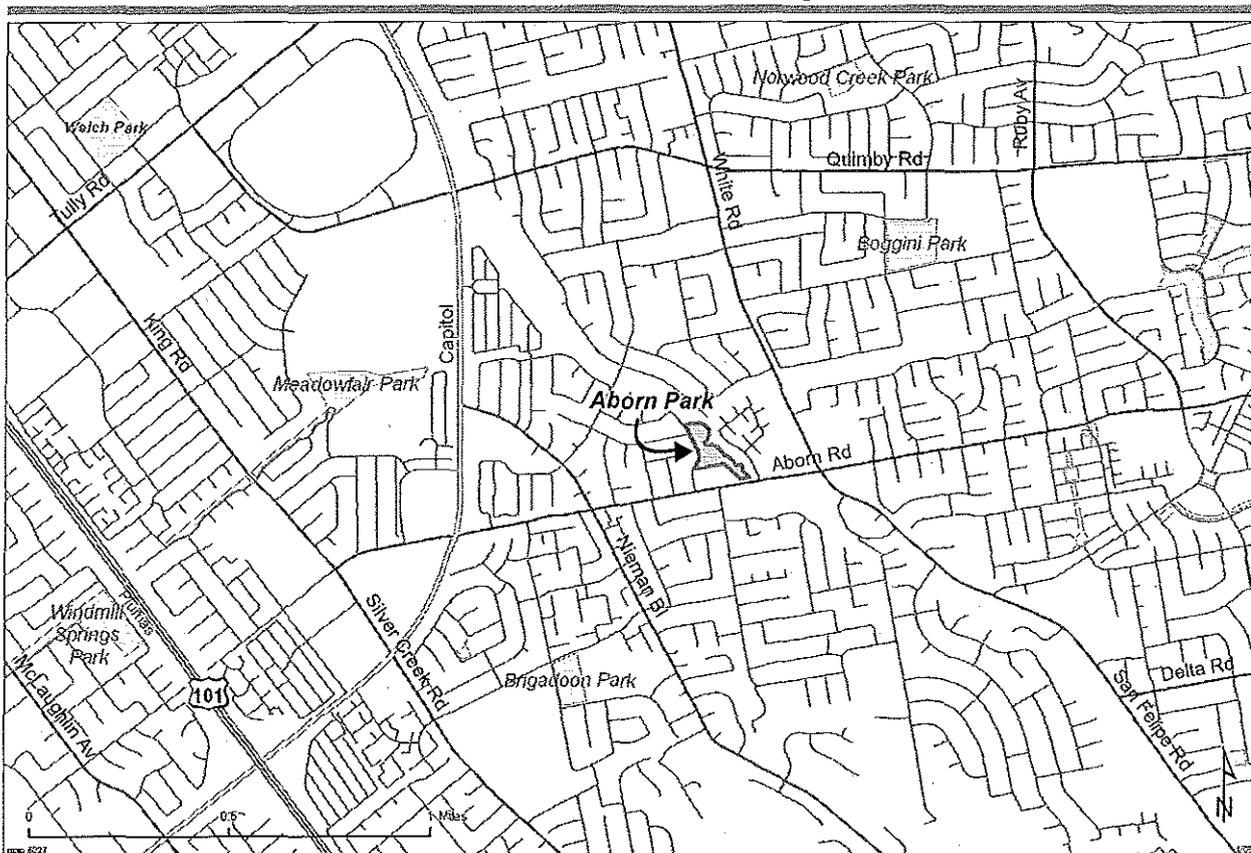


Exhibit 1: Aborn Park Location



Aborn Park Play Lot proposal

The Aborn Park Play Lot site is approximately 5,000 square feet and located in the southern portion of Aborn Park. Aborn Park itself is owned by the City and is approximately 2.75 acres in size, located along the easterly side of Renfield Way, near Aborn Road in Council District 8. The immediate neighborhood is comprised of predominately moderate density, single family detached homes to the west of Renfield Way and south of Aborn Road, with Thompson Creek running along the easterly side of the park. There are currently four neighborhood-serving parks with playlots approximately three quarter mile distant, however, a playlot centrally located at Aborn Park would be a welcome compliment to the immediate neighborhood.

Community Characteristics

The Aborn Park neighborhood is comprised of two Census Tracts (5033.15 and 5033.27) within the City of San Jose. Demographic data from the 2000 Census indicates median household income for both census tracts is \$84,279, which is higher than the citywide average of \$70,243. Average household sizes are 3.98 persons per household (pph) in tract 5033.15 and

PROJECT BACKGROUND

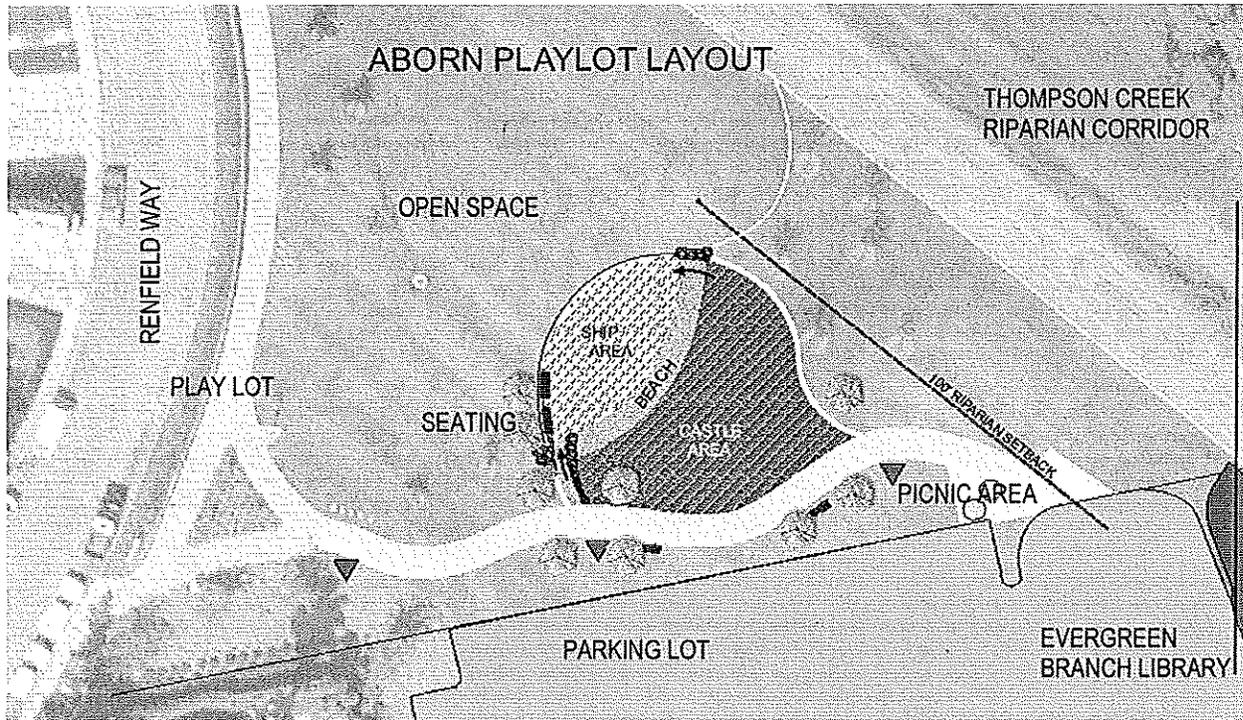
3.76 pph in tract 5033.27, compared to the citywide average household size of 3.20 pph. Just under three-quarters of residents living near Aborn Park own their homes (73.3%). The youth population (17 years and younger) makes up 28 percent of the total population, while 6.5 percent of the population are seniors 65 years and older. Although there is no ethnic/racial group majority in either census tract, the largest racial group was Asian (42%) and the second largest was white (32%) in 2000. Hispanic households comprise about 30 percent of the total population in the adjacent neighborhoods.

COMMUNITY OUTREACH

The first community meeting was held on August 14, 2007 at the Evergreen Branch Library and staff presented the site location within Aborn Park, surrounding area park amenities, discussion of elements the community would or would not like to see in the new playlot. Park elements were prioritized by the community and documented for the record.

The second community meeting was held on October 9th, 2007 at the Evergreen Branch Library. The purpose of this meeting was to present the community 2 draft conceptual plans and a visual shopping list of themed play structures and obtain consensus. The community voted overwhelmingly for a terraced version of the two conceptual plans, along with desired play structures.

AMENDMENT to MASTER PLAN



MASTER PLAN

This Amendment to the Master Plan creates a new playlot to serve the Aborn Park neighborhood. The plan reflects ideas generated by community meetings and includes participation by :

- Council District 8 staff
- City Staff
- Aborn Park neighbors.

The Parks and Recreation Commission reviewed the master plan progress in December 2007. The Master Plan is shown above and further described on the following pages.

General Goals

- Provide a focal point along the connection from the existing neighborhood through the existing park to the new Evergreen Branch Library.
- Provide a park playlot experience that takes advantage of the unique character of the site in the City of San José.
- Provide a park playlot that provides the elements that are important to the community .
- Create active recreation experiences for youth.
- Develop a park that can be maintained and served by City staff and facilities in an efficient, sustainable and cost effective manner.

MASTER PLAN

Preferred Character of Park

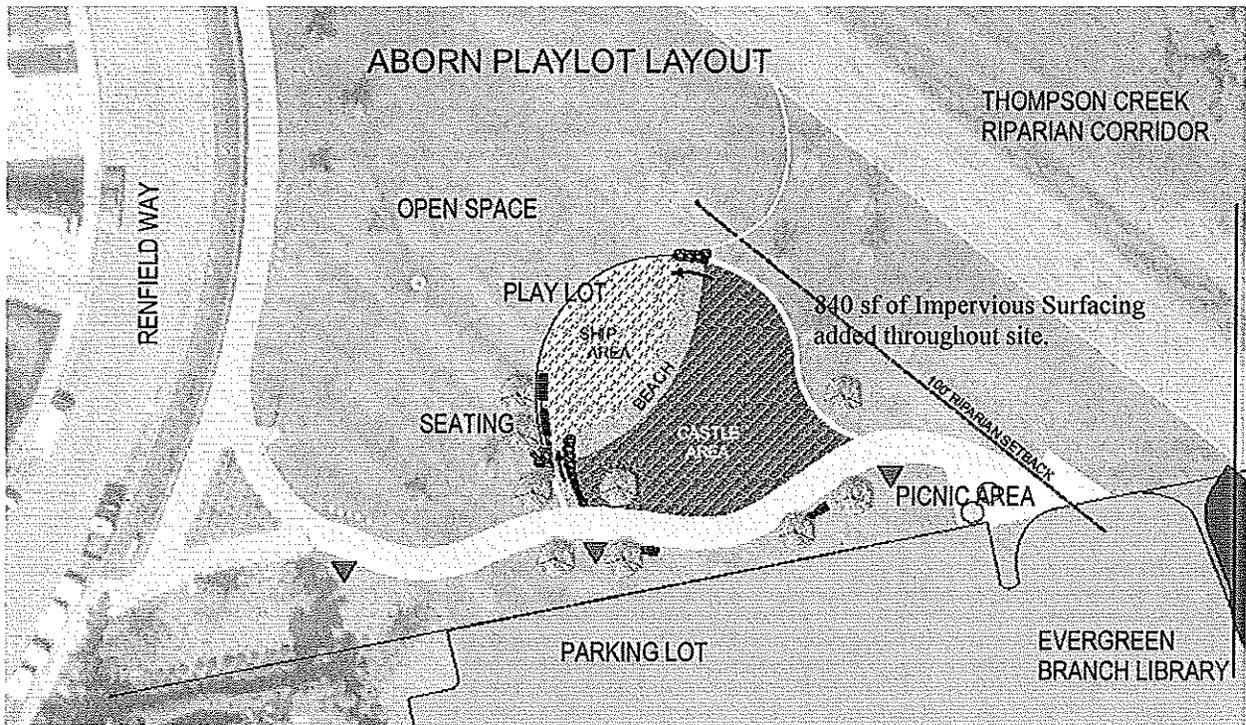
- Focal point of existing park
- Visually blends with the site.
- Passive and active areas.
- Sensitive to the surrounding neighbors.
- Sunny and shady areas.

Preferred Park Elements

- Ornamental fence surrounding the perimeter of the park playlot with self closing gates.
- Play structure for tots and youth.
- Covered space for shade.
- ADA Accessible Play lot. Because of space constraints, swing is not included.
- Open space in remainder of park.
- Seating Areas..

In addition to the preferred park elements, the community offered support as to the style and characteristics of the park. The community favored "pipeline" type construction. Ornamental fence should be no more than 4' in height. Furnishings will be complementary to the park elements and in style and character. The preferred surface material for the play area is artificial turf because of the attractive texture and color. Minor adjustments to the suggested plan were raised and have been incorporated into the final plan.

STORM WATER MANAGEMENT



STORM WATER MANAGEMENT CONCEPT

The overall pervious cover of the site of approximately 5,000 square feet and will remain at approximately 4,160 square feet because of the use of pervious artificial turf. Approximately 840 square feet of impervious poured in place rubber surfacing will be used. Impervious areas will drain to landscape areas.

The Project will comply with City Stormwater Policy 6-29 created on Feb 3, 1998, modified on August 15, 2005. Stormwater will be treated to the maximum extent practicable.

All storm drain inlets will be stenciled to communicate the accepted message specifying that no dumping is allowed into storm inlets as they feed directly to the bay.

A Stormwater Control Plan will be produced during design stage that will show drainage areas, runoff created, sizing methodology and maintenance schedule to ensure safety and conveyance of the site.

ENVIRONMENTAL CLEARANCE

File No. PP07-265

Date: November 20, 2007

Under the provisions of Section 15304 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

15304(a) Grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a waterway, in any wetland, in an officially designated (by federal, state or local government action) scenic area, or in officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake fault Zone or within an official Seismic Hazard Zone, as delineated by the State Geologist.