



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Albert Balagso

**SUBJECT: APPROVAL OF NISICH PARK  
MASTER PLAN**

**DATE:** 07-23-07

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Approved Deane Antina Date 7/28/07

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**COUNCIL DISTRICT:** 7  
**SNI AREA:** Tully/Senter

## **RECOMMENDATION**

Approval of the master plan for the new Nisich Park.

## **OUTCOME**

Approval of the Nisich Park Master Plan will enable staff to design and build the new Nisich Park.

## **BACKGROUND**

On April 19, 2005, City Council approved an agreement in the amount of \$1,600,000 with the Nisich family for the purchase of real property located at 1484 Suzay Court and 1487 Nisich Drive (APN: 477-55-106 & 106) (the "Property"), on the corner of Nisich Drive and Suzay Court.

The acquisition of land for a neighborhood park on Nisich Drive is the number three priority in the Tully/Senter Neighborhood Improvement Plan under the Strong Neighborhoods Initiative. The community recognized the rare opportunity to acquire and develop this parcel as a park site during the planning process as this neighborhood had the greatest deficiencies in close-to-home park and/or recreational lands within the Strong Neighborhoods area. Creating a park will help meet the park and recreation needs of the community, and is consistent with the long-term strategies of the City's Greenprint for Parks and Community Facilities and Programs.

## **ANALYSIS**

Park facilities and amenities were developed in consultation with community members through a series of general community meetings and design workshops held on April 27, 2006, May 27, 2006, October 4, 2006, and February 28, 2007. Meetings were coordinated with the Tully/Senter Strong Neighborhoods Coalition, and attendance ranged from 11 to 25 residents. The nearby

community facilities, site location, context, character, vision, park program elements, funding and timeline were discussed. These preferred park elements were incorporated into an initial conceptual design for Nisich Park.

Proposed amenities at Nisich Park include a youth playground, picnic/social areas, small exercise area, walkways, a multi-use sports court and half-basketball court, fencing, low shrubbery, bocce ball court, open turf areas, and a small central flower bed to be maintained by the community. Following the February 28, 2007 meeting, the community unanimously supported the Nisich Park Master Plan contained within the attached Nisich Master Plan Report. The design meets Parks, Recreation and Neighborhood Services guidelines for sustainability and accessibility. The play lot will include four swings (Americans with Disabilities Act [ADA] seat, tot seat, and two belt seats), and a play structure that provides enhanced playability and access for wheelchairs. The multi-use sports court will be fenced and provide the opportunity for paddle tennis, badminton, or volleyball play. The half-court basketball area is a safety priority because many homes have portable basketball hoops set up in their driveways, and balls do roll into the streets. Standard park furnishings such as a drinking fountain, bike rack, trash cans and benches are not shown but will be included. Benches will be located under trees near the play area and the trellis over the picnic area will provide immediate shade.

The project will help eliminate blight by removing the existing structures that have attracted vandalism, graffiti, and dumping of trash.

### **EVALUATION AND FOLLOW-UP**

Approval of the Nisich Park Master Plan will enable staff to design and build the new Nisich Park. Funding in the amount of \$1.5 million is included in the capital budget from a variety of sources including a State of California Proposition 40 grant, the San José Redevelopment Agency and the Council District 7 Construction and Conveyance Tax Fund. If not approved, staff will address Council comments and directives and report back to Council.

### **POLICY ALTERNATIVES**

*Alternative #1:* Prepare another master plan design.

**Pros:** Possible cost reduction.

**Cons:** This alternative would cause a schedule delay, require two community meetings, and a loss of public credibility, as funds are currently available.

**Reason for not recommending:** This alternative would cause a schedule delay, require two community meetings, and a loss of public credibility.

### **PUBLIC OUTREACH/INTEREST**

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

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- 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)**

Community meetings were held on April 27, 2006, May 27, 2006, October 4, 2006, and February 28, 2007, with neighborhood residents to discuss the design of the park. Meetings were coordinated with the Tully/Senter Strong Neighborhoods Coalition. This follows the standard community outreach process for capital projects, including master plan developments. The Parks and Recreation Commission heard this item on March 21, 2007, and approved the Nisich Park Master Plan on April 4, 2007. This memorandum will also be posted on the City's Internet website for the August 14, 2007 Council meeting.

### **COORDINATION**

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

### **CEQA**

CEQA: Exempt, PP06-164.

  
ALBERT BALAGSO  
Director of Parks, Recreation  
and Neighborhood Services

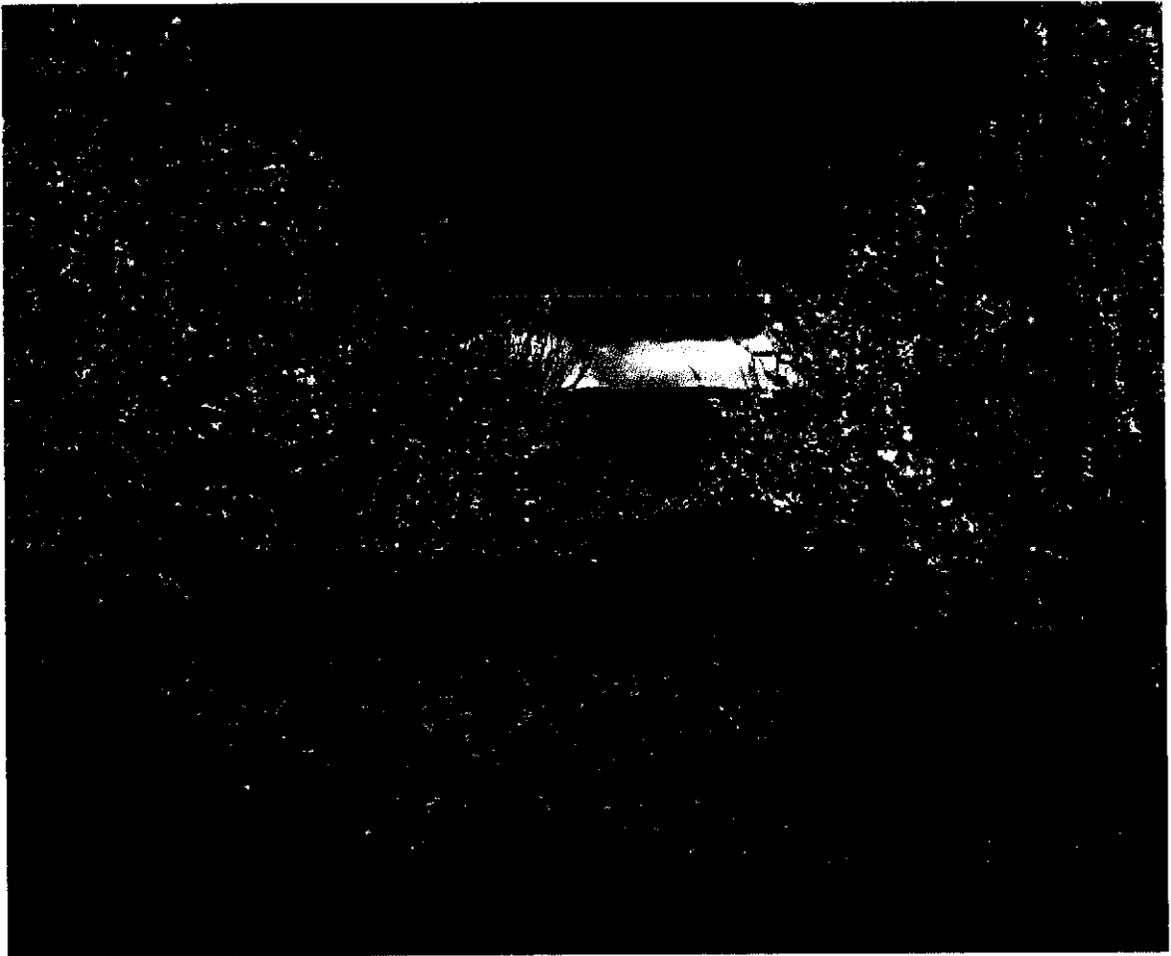
Attachment:  
Nisich Park Master Plan Report

For questions please contact Matt Cano, Division Manager, at (408) 535-3580

**DRAFT**

# NISICH PARK MASTER PLAN REPORT

APRIL 2007



## **Master Plan Report**

# **NISICH PARK**

**City of San José**

### Master Plan

Approved by the City of San José  
Parks & Recreation Commission  
April 4, 2007

Approved by the City of San José  
City Council  
XXXX, 2007

### Environmental Clearance

CEQA: Exempt  
File No. PP06-164

Prepared for:  
City of San José  
Department of Parks, Recreation and Neighborhood Services  
Community Facilities Development Division

## **ACKNOWLEDGEMENTS**

### **MAYOR & CITY COUNCIL**

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Albert Balagso, Director  
Matt Cano, Division Manager  
Marybeth Carter, Associate Landscape Architect  
Brian Hartsell, Parks Manager  
Cindy Ho, Neighborhood Team Manager  
Julie Mark, Deputy Director  
Andre Morrow, Maintenance Supervisor  
Patricia Ramos, Community Coordinator  
Evelyn Velez-Rosario, Parks Manager  
Michael Wharton, Assistant Landscape Architect, Project Designer

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# INTRODUCTION

## Background

Nisich Park is a proposed 1.3 acre neighborhood park in Council District 7. It is located in the eastern portion of the district, at the corner of Suzay Court and Nisich Drive. It will serve the neighborhood district, bordered by Turtlerock Drive to the north, McLaughlin Ave to the west, and Highway 101 to the east, per map below.

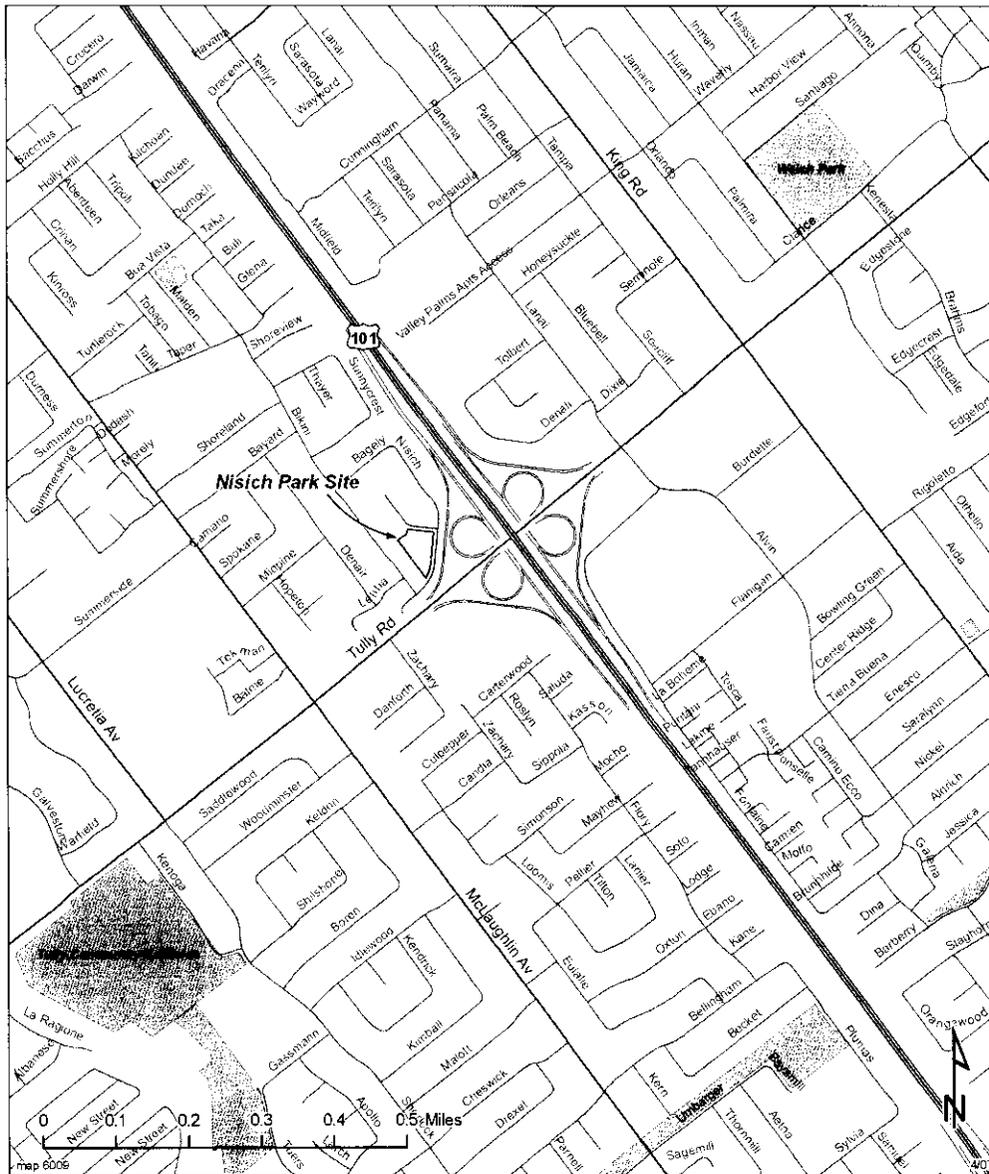


Exhibit 1: Nisich Park Location

Development and implementation of the park 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 7. Other nearby neighborhood park facilities currently developed include the Fair Swim Center, Turtle Rock Park, Tully Road Ballfields, Stonegate Park, Windmill Springs, Meadowfair, and Welch Parks. The development of this park will address the existing park needs of this neighborhood district and will satisfy the City's long term goal of developing neighborhood park facilities.

On April 19, 2005, City Council approved an agreement in the amount of \$1,600,000 with the Nisich Family for the purchase of real property located at 1484 Suzay Court and 1487 Nisich Drive (APN: 477-55-106 & 106) (the "Property").

The acquisition of land for a neighborhood park on Nisich Drive is the number three priority in the Tully/Senter Neighborhood Improvement Plan under the Strong Neighborhoods Initiative. The community recognized the rare opportunity to acquire and develop this parcel as a park site during the planning process as this neighborhood had the greatest deficiencies in close-to-home park and/or recreational lands within the Strong Neighborhood area. Creating a park will help meet the park and recreation needs of the community.

### **Environmental Conditions (onsite)**

The Property measures approximately 1.2 acres and is currently improved with an older, single-family home, garage, shed and fencing. The project will help eliminate blight by removing the existing structures that have attracted vandalism, graffiti, and dumping of trash. A Phase 1 environmental assessment did not reveal any significant evidence of environmental concerns related to past or present on-site activities or conditions and it was concluded that the Property has not been impacted with known environmental concerns.

### **Setting (offsite)**

Residential buildings border the north, west, and east sides of the site and a sound wall along the south. The site is open and flat, conforming to the adjacent sidewalks and on-street parking. The west side is currently delineated by a soundwall and a fence which shall be obscured or replaced. The eastern and southern edges are street, lined with mature trees.

The surrounding neighborhood is mostly single family homes. They are contemporary in architectural details and style. The site is fronted on two sides by street. Soundwalls and fences clearly define edges and limit views.

## PUBLIC INPUT PROCESS

Community meetings were held on April 27, 2006, May 27, 2006, October 4, 2006, and February 28, 2007 with neighborhood residents to discuss the design of the park. Meetings were coordinated with the Tully/Senter Strong Neighborhoods Coalition. Attendance ranged from 11 to 25 residents. In the first meeting the nearby community facilities, site location, context, character, vision, park program elements, funding and timeline were discussed. Three possible layouts were shown. The general goals and desired character and elements for the park were discussed at the public meeting.

### General Goals

- Provide a park experience that takes advantage of the unique character of the site in the City of San José
- Provide a park that provides the elements that are important to a diverse community and blend in with the architectural style and character of the neighborhood
- Create passive and active recreation experiences for all community users
- Develop a park that can be maintained and served by City staff and facilities in an efficient, sustainable and cost effective manner

### Preferred Character of Park

- Sense of community
- Something for everyone
- Visually blends with the community
- Passive and active areas
- Sensitive to the surrounding neighbors
- Sunny and shady areas
- Low impact on surrounding community

Attendees were asked to indicate three park elements they most favored and one element they least favored. As shown below, the picnic area, walking path, youth lot, and multi-purpose sports court received the highest ratings:

<u>ELEMENT</u>	<u>YES</u>	<u>NO</u>
Exercise equipment	2	1
Picnic area	<b>13</b>	0
Walking path	<b>6</b>	0
Game tables	1	1
Half-court basketball	4	0
Horseshoe pitching court	0	1
Open space	2	1
Bocce court	3	0
Totlot for 2-5 year olds	8	6
Youth lot for 6-12 year olds	<b>14</b>	1
Seating areas	7	1
Multi-purpose court	<b>8</b>	0
Tennis court	7	13
Volleyball/badminton space	3	0

Proposed amenities at Nisich Park include a youth play ground, picnic/social areas, small exercise area, walkways, a multi-use sports court and half basketball court, fencing, low shrubbery, bocce ball court, open turf areas, and a small central flower bed to be maintained by the community. These park facilities and amenities were developed in consultation with community members through a series of general community meetings and design workshops.

For the next community meeting, these preferred park elements were incorporated into an initial conceptual design for Nisich Park. A dramatic whirling walkway became the focus of the design, around which the preferred elements were arranged.

## **MASTER PLAN**

### **Proposed Facilities and Programs**

Following the February 28, 2007 meeting, the community unanimously supported the attached Nisich Park masterplan. The design meets PRNS guidelines for sustainability and accessibility. The play lot will include four swings (ADA seat, tot seat, and 2 belt seats), and a play structure that provides enhanced playability and access for wheelchairs.

The multi-use sports court will be fenced and provide the opportunity for paddle tennis, badminton, or volleyball play. After discussions, it was decided that the half-court basketball area is a safety priority because many homes have portable basketball hoops set up in their driveways, and balls do roll into streets. Standard park furnishings such as a drinking fountain, bike rack, trash cans and benches are not shown but will be included. Benches will be located under trees near the play area and the trellis over the picnic area will provide immediate shade.

The following are descriptions of proposed elements and their character.

#### Open Space

Open space will be available as turf extends across the park for passive and light active use. The community present at the public meetings expressed concerns regarding impacts and it was noted the park was too small for larger recreation uses

#### Picnic Area

Five picnic tables will be available for use within the park under the trellis. There will be concrete benches and tables keeping with the style and character of the neighborhood.

#### Play Lot

The play structure shown in the concept plan is strictly for purposes of showing the scale of the play area and is not the actual product that will be used. The youth oriented play lot will contain an ADA compliant swing, tot swing, and two belt swings. The play structure will provide enhanced playability and accessibility for children of all abilities.

### Seating Areas

A seat wall will extend along the western side of the park and provide a viewing perch of the active recreation areas. A raised circular flower bed at the confluence of paths will provide seating for contemplative and social activities. The main seating area under the trellis will provide opportunities for informal gatherings.

### Fence and site edge

In keeping with neighborhood details, a 4' high tubular metal fence is proposed to surround the site on two street sides. A portion of the western side is existing soundwall. The west and north sides will be fenced with slatted chainlink to protect the privacy of the neighboring residents.

### Landscaping

A profusion of trees will be planted throughout the site, along with some low shrubs as relief. Low shrubs along the fence line will form a buffer. All plants selected for the buffer shall take into consideration their ease of maintenance and hardiness for that specific use. Mulch will cover all the non-paved areas.

Minor adjustments to the suggested plan were raised and have been incorporated into the final plan. The final plan was presented to the Parks and Recreation Commission (PRC) on March 21, 2007 at an informational meeting. The final master plan was approved by the PRC on April 4, 2007.

### **Park Name**

A provision of the sale of this property was to name the park after the prior owner, Mr. Nisich. The City Council formally adopted the name "Nisich Park" on April 19, 2005 as part of the land acquisition.

**PHASING AND COST ESTIMATE**

**Phasing**

With the exception of the bocce ball court, the project is fully funded through a State grant, the Tully/Senter SNI, and Council District 7. In order to initially develop the park site and include as many park amenities as possible within the current available funding the park elements have been separated into phases.

The construction phases for park development are as follows:

<u>Phase One.....</u>	<u>\$1,485,000</u>
Utility connections	
Demolition and grading	
Retaining walls	
Irrigation	
Planting	
Pathways	
Seating/picnic areas	
Site furnishings	
Trellis	
Lighting	
Multi-use sports courts	
Youth playlot	
Fencing	
<u>Phase Two.....</u>	<u>\$220,000</u>
Bocce ball court	

APPENDICES

**Polices and Issues**

Santa Clara Valley Urban Runoff Pollution Prevention Program

This program calls for the reduction of point source pollution and requires that measures be developed so that post development pollutant loads are reduced to the maximum extent practicable. The final landscape and drainage plans for Nisich Park shall include characteristics, where feasible, which maximize infiltration, provide on-site retention or detention, slow runoff and minimize impervious surfaces.