COUNCIL AGENDA: 08-14-07
ITEM: 4.3

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Lee Price, MMC
City Clerk

SUBJECT: **DEL MONTE PARK MASTER PLAN**

DATE: July 2, 2007

RECOMMENDATION

As recommended by the Rules and Open Government Committee on June 20, 2007 direct staff to implement a restroom and "dog run" in Phase I of the 2.2 acre Del Monte project when sufficient funds are made available as outlined in the attached memo previously submitted to and approved by the Rules & Open Government Committee.

RULES COMMITTEE: 06-20-07
ITEM: G2

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: City Council **FROM: Councilmember Pierluigi Oliverio**

SUBJECT: Del Monte Park Master Plan **DATE: June 6, 2007**

Approved: Date: 6/6/07

RECEIVED
San Jose City Clerk
2007 JUN -8 A 11:36

RECOMMENDATION

I respectfully ask that the San Jose City Council direct staff to implement a restroom and "dog run" in Phase I of the 2.2 acre Del Monte Park project when sufficient funds are made available for Phase I and that staff immediately adopt and include the concept for a Del Monte Park restroom and "dog run" with the outreach materials and communication with the community, residents and all other interested parties.

In addition, I respectfully ask that the San Jose City council direct staff to return during the Fall Cleanup process with an appropriation action to establish a reserve towards the development of the Del Monte parksite.

BACKGROUND

For the past few years, the Buena Vista, Sherman Oaks, Willow Glen, and Shasta Hanchett Neighborhood Associations and the Burbank/Del Monte Neighborhood Advisory Committees (NAC) have worked very hard to locate more park space for their respective neighborhoods. The neighborhood organizations have also been very diligent in working with park staff and developers to ensure that new parks meet the needs of the surrounding/existing neighborhood communities.

A few years ago, numerous neighborhood meetings were held regarding the amenities for Cahill and O'Connor Park; both of which reside in District 6. The meetings included input from the community, developers and city staff. The purpose of the meetings was for the community to work collaboratively with city staff and the developers regarding what facilities the two new parks should have for the community.

The consensus from these meetings was that bathroom facilities should be located at both parks. However, after the housing developments adjacent to the parks were completed and new residents moved in, the new residents did not want bathrooms at Cahill and O'Connor Parks. This disagreement within the community left the Parks, Recreation and Neighborhood Services Department in an uncomfortable position which resulted with the City not proceeding with bathroom facilities at either park.

In an attempt to bypass any confusion for new residents from the Del Monte development, I propose that the City Council take action now to direct staff to include bathroom facilities in Phase I of the park development at the Del Monte Park. This action will solidify the needs of the community and ensure that new neighbors are aware ahead of time that the Master Plan and Phase I construction for Del Monte Park will include a bathroom facility.

In addition to bathroom facilities, many residents in District 6 would also like to have a "dog run" at a nearby park. At this time, District 6 does not have a "dog run" or a "dog park" within the district. At previous community meeting, many residents shared that they like the idea of a "dog park" or "run," but do not want it at

an existing park, but prefer a dog run to be part of the Master Plan for Del Monte Park. In order to meet the needs of the District 6 residents, I am requesting that a "dog run" be approved at this time at Del Monte Park.

The funding for both of these facilities will come from District 6 funds and from pending project applications in the area that will pay into the park fee account. These projects will not cause any additional expenses to the General Fund, nor will they interfere with any other projects.

Del Monte Park will cover at least 2.2 acres between Auzerais and Los Gatos Creek to begin with. The goal is to expand the park to at least four to five acres in the future. This park should be accessible to everyone in San Jose and have the amenities to provide for all neighbors. Please see the Burbank/Del Monte SNI goals/plan below for parks.

www.strongneighborhoods.org

Text from Page 179 -180
A major issue facing San José's older neighborhoods is the lack of public open space and parkland. In the Burbank/Del Monte neighborhood, there are few vacant lots available for developing parks. Purchasing existing homes and relocating residents for development of new neighborhood parks is very costly, difficult to implement, and complicated because of social impacts.

DISCUSSION
As a major neighborhood improvement concept, residents envision a pedestrian-oriented axis with a series of pocket parks along Scott Street/Auzerais Avenue connecting residential neighborhoods to the Los Gatos Creek and the city-wide regional trails network. There is a site potentially available for park development in the Del Monte industrial area in the east part of the Burbank/Del Monte area adjacent to the Los Gatos Creek. This underutilized industrial site offers about 4-5 acres, bordered on the west by Sunol Street, on the east by the creek, and north and south by Auzerais Avenue and W. Home Street, respectively. If a residential project were to locate in this area in the future, a park dedication likely would be required. A community planning process for design and development of this potential neighborhood park to serve the public would be held as part of the required City park design process.

Any park plans, including General Plan amendments, should ensure: Signage designating the park as a City park open to the public; A strong connection to the Los Gatos Creek and trail; A link to the Scott/Auzerais east-west pedestrian spine; North-south pedestrian access from W. San Carlos, the future light rail station and the VTA site/potential mix use development; Good visibility and access from public streets (bordered by at least two public streets); A variety of neighborhood park amenities, such as ball fields, play equipment, seating areas, and public restrooms; and Preservation of the historic Del Monte water tower. As an alternative, the Valley Transportation Authority (VTA) also owns a large vacant parcel in the industrial area immediately off W. San Carlos Street, just west of Sunol Street and northwest of the abandoned Southern Pacific rail spur. If VTA decided to sell this parcel, the City could consider purchasing it with an ultimate goal of offering it to the Del Monte property owners in exchange for the Del Monte site adjacent to the creek. This would require coordination and negotiations on the part of VTA, the City of San José, the Redevelopment Agency, and Del Monte property owners. Such a scenario would allow the City to develop the park near the creek, possibly in connection with a neighborhood center, while allowing Del Monte property owners to redevelop the VTA parcel.