



COUNCIL AGENDA: 08-29-06

ITEM: 5.2

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Albert Balagso

SUBJECT: MAYFAIR COMMUNITY CENTER AND PARK MASTER PLAN PROJECT **DATE: 08-09-06**

Approved

Deanna Santana

Date

8/15/07

COUNCIL DISTRICT: 5

SNI AREA: Mayfair

RECOMMENDATION

Adoption of a resolution approving the Mayfair Community Center and Park Master Plan and incorporating environmental mitigation measures as set forth in the Mitigation Monitoring and Reporting Program for the project.

CEQA: Mitigated Negative Declaration, PP06-024.

OUTCOME

Approval of the Mayfair Community Center and Park Master Plan, will allow the Department of Public Works to finalize construction documentation for the community center and swimming pool and complete the project as scheduled.

BACKGROUND

The existing Mayfair Park encompasses approximately 8.5 acres and is located within the Mayfair Strong Neighborhoods Initiative (SNI) area in Council District 5. It is bounded by Kammerer Avenue to the south, lower Silver Creek to the east, Our Lady of Guadalupe Church and residential units to the north, and Sunset Avenue to the west.

Original development of the site, including construction of a 5,000 square foot community center, occurred in the early 1970's. Site amenities include a swim center that was closed to the public in summer 2005 due to mechanical failure.

There is no master plan for Mayfair Park on record. The attached Mayfair Community Center and Park Master Plan is the result of an intensive community-driven design process between 2001 and 2005. On June 5, 2002, staff presented a draft master plan to the Parks and Recreation Commission. The Commission rejected this draft master plan because the design took away plots of land from the adjacent community gardens. In 2004 and 2005, a program for the community center and priorities for park development were established with community input and the attached master plan was finalized. Existing development of the park includes a swimming pool, pool support building, community gardens, play area, turfing open space, a picnic area and walking paths.

Over \$14 million in funding is available for construction of the new community and swim center from a variety of sources including the Safe Neighborhood Parks and Recreation Bond, San José Redevelopment Agency, and District 5 Construction and Conveyance Tax Fund. The Master Plan will be implemented according to priorities established during the community outreach process.

ANALYSIS

The Master Plan incorporates these features:

- Demolition of the existing community center, swimming pool, and pool support building;
- Construction of a new community center of up to 22,000 square feet;
- A new 75-foot swimming pool located near the new community center shares support facilities;
- A new water spray play area located near the pool area;
- A new 8,000 square foot skate park facility located in an unused plot of land near the community gardens;
- 99 parking spaces, some signed for drop-off usage only;
- Relocation and renovation of the group picnic area;
- Tree thinning and new fencing for greater visibility; and
- Retaining the existing community gardens.

The community center program includes a lobby, banquet hall with divider, restrooms, staff offices and cubicles, a conference room, reading area, classroom/activity rooms and a children's classroom wing adjacent to outdoor play areas. A fitness room, swim center office, mechanical room and changing rooms are located near the swimming pool.

Parking available to serve the project includes 64 spaces provided at Lee Mathson Middle School through a shared use agreement with the Alum Rock Union School District. The master plan recommends pedestrian improvements along Kammerer Road, which requires City staff to negotiate an agreement for those improvements with the School District. A future trail

alignment along Lower Silver Creek will connect Mayfair Park to Lake Cunningham Park via the existing pedestrian bridge at Kammerer Road.

Phase I construction is scheduled for completion in Winter 2008 and consists of the community building, a swimming pool, required mitigation planting and associated site work. Other site amenities will be designed as additive alternates to the bid contract in this priority: play lot renovation, water-spray play area, group picnic area, skate park, and landscape improvements.

The masterplan is attached in CD form. A hard copy has been placed in the City Clerk's Office for public access.

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)**

The item meets 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. A series of community meetings, focus group meetings, and a community survey were conducted between 2001 and 2005 to establish priorities and finalize design of the community center and park. The Mayfair Neighborhood Advisory Committee (NAC) participated in a hands-on design workshop and ongoing review of design work.

Community and NAC meetings were held in June, October, November, and December 2005. The Park and Recreation Commission reviewed the master plan in February 2006 and recommended approval on August 2, 2006.

Public outreach was primarily through mailed flyers, communication with the Neighborhood Action Committee of the SNI, and by notices posted at local community facilities.

This memorandum is also posted on the City's website for the August 29, 2006 Council Agenda.

COORDINATION

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

CEQA

CEQA: Mitigated Negative Declaration, PP06-024, attached.


ALBERT BALAGSO
Acting Director of Parks, Recreation
and Neighborhood Services

For questions please contact Julie Mark, Acting Assistant Director, at (408) 793-5553.

Attachments