



MASTER PLAN REPORT

FLEMING PARK

City of San José

October 2007

MASTER PLAN DOCUMENT

FLEMINGPARK

City of San José

Master Plan

Approved by the City of San José

Parks & Recreation Commission

November 7, 2007

Approved by the City of San José

City Council

December 4, 2007

Environmental Clearance

CEQA:

File No. PP07237

October 30, 2007

ACKNOWLEDGEMENTS

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Albert Balagso, Director
Julie Edmonds-Mares, Assistant Director
Julie Mark, Deputy Director
Matt Cano, Division Manager
Evelyn Velez-Rosario, Parks Manager
Marybeth Carter, Senior Landscape Architect
Jason Condit, Landscape Architect II
Brad Brown, Planner II

PLANNING, BUILDING AND CODE ENFORCEMENT

Michael Rhoades, Senior Planner
Dipa Chundur, Planner II

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PROJECT BACKGROUND



LOCATION MAP

Fleming Neighborhood Park proposal

The Fleming Avenue park site is an approximate 0.46 acre site, located on the southerly side of Fleming Avenue, southeast of Alum Rock Avenue in Council District 5. The immediate neighborhood is bounded by Alum Rock Avenue to the northwest, Mt. Hamilton Road to the northeast, and East Hills Drive to the southeast. The area is comprised of predominately moderate density, single family detached homes to the south of Fleming Avenue and lower density residential homes to the north of Fleming Avenue toward the foothills. There are currently no neighborhood-serving parks within the immediate neighborhood. Alum Rock Park, a regional-serving facility, is located approximately two miles to the north. Two neighborhood parks, Mount Pleasant Park (5.4 acres) and Cimarron Park (7.2 acres), are located within a mile and a-half to the north and south of the Fleming Avenue site. Each of these parks is beyond a reasonable walking distance of three quarter mile from the Fleming Avenue site.

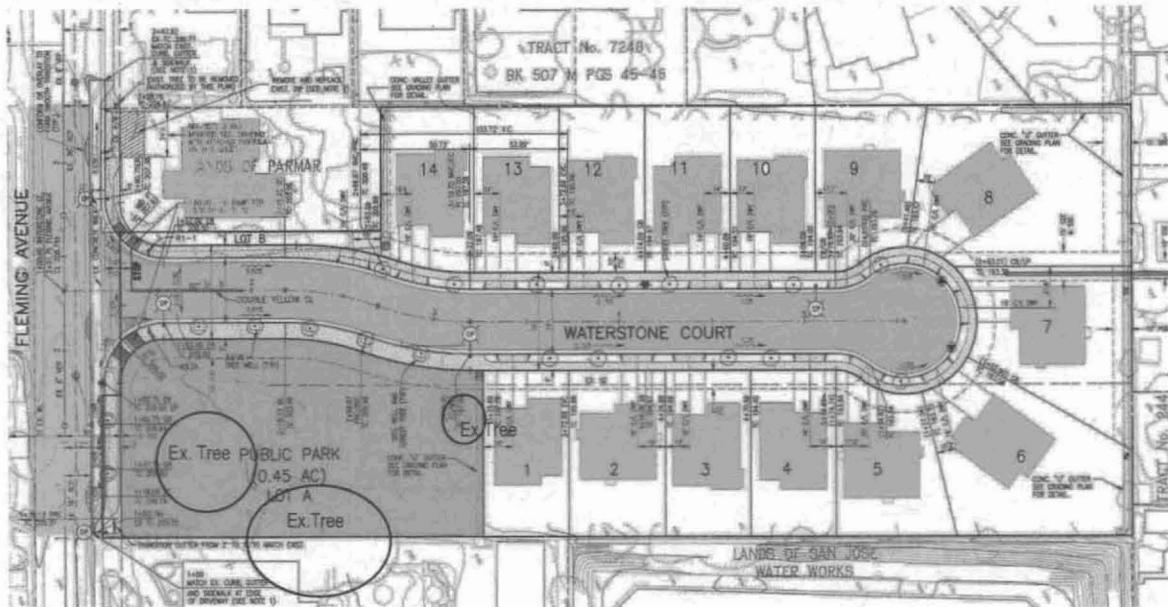
The Fleming Avenue park site will be dedicated to the City through the City's Parkland Dedication Ordinance requirements for residential developments. As a condition of approvals for a 14 single-family detached unit subdivision located at former 139/145 Fleming Avenue addresses, the developer, Brad-dock and Logan, has been required to dedicate the 0.46 acre site for future park development. The City will fund the improvements for the park from other City funding sources, possibly including park fees collected from adjacent neighborhoods.

PROJECT BACKGROUND

Community Characteristics

The Fleming Avenue neighborhood is comprised of two Census Tracts (5041.01 and 5042.01) within the City of San Jose. Demographic data from the 2000 Census indicates average household incomes for both census tracts is \$69,236, slightly less than the citywide average of \$70,243. Average household sizes are 4.86 persons per household (pph) in tract 5041.01 and 2.36 pph in tract 5042.01, compared to the citywide average household size of 3.20 pph. Just over half the residents in the Fleming Avenue neighborhood own their homes (55.2%). The youth population (17 years and younger) makes up 24 percent of the total population, while 5 percent of the population are seniors 65 years and older. Although there is no ethnic/racial group majority in the neighborhood, the largest racial group is white (36%) and the second largest is Asian (28%). Hispanic households comprise about 33 percent of the total population in the neighborhood.

EXISTING CONDITIONS



EXISTING CONDITIONS MAP

Use

The site is a former Korean Baptist Church. A development of 14 detached homes is currently under construction.

Vegetation

There are 3 existing trees spread evenly throughout the site. The first tree is an Italian Stone Pine that is 34" in diameter and 50' in height. The second tree is Coast Live Oak that is 45" in diameter and 50' in height. The third tree is a Pear Tree that is 20" in diameter and 20' in height. The trees are in good condition and will remain as part of the Master Plan.

Views

There are views into the park from the surrounding housing development on Waterstone Court and from Fleming Ave. There are views from the park out into the surrounding neighborhood.

Circulation

Sidewalks border the site and will enhance the circulation and provide access to the site. A walkway through the park will provide additional circulation to the site.

Grading

The site has a slight slope of 5% , sloping from east to west.

Surrounding Uses

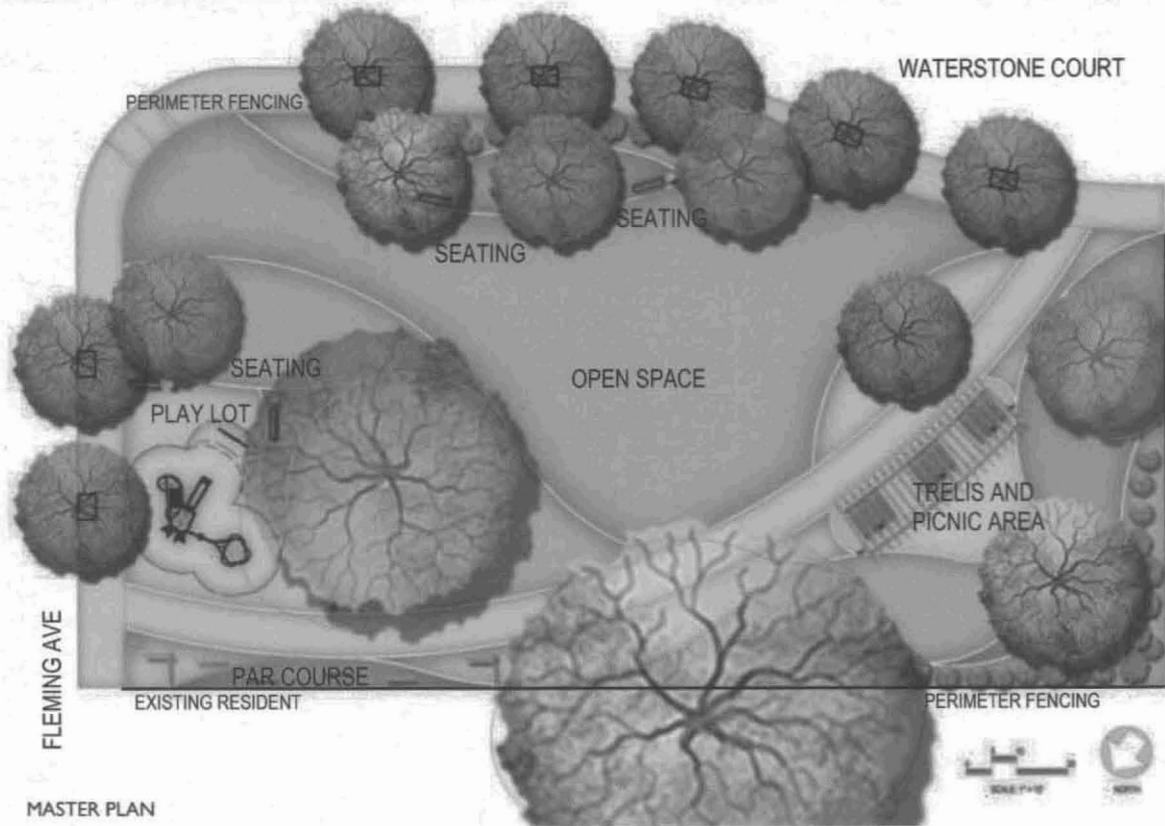
The surrounding uses are residential.

COMMUNITY OUTREACH

A community meeting was held on May 7, 2007 at the Berryessa Community Center and staff presented the location of Fleming Park, surrounding area park amenities, neighborhood architectural styles and character, size of elements with relations to the size of the park, discussion of elements the community would or would not like to see in the park. Park elements were prioritized by the community and documented for the record.

The second community meeting was held on September 17, 2007 at the Dr. Roberto Cruz Alum Rock Branch Library. The purpose of this meeting was to present the community 3 draft conceptual plans and obtain consensus on one plan. The community voted overwhelmingly and endorsed a combination of two conceptual plans.

MASTER PLAN



MASTER PLAN

The Master Plan creates a new park to serve the Fleming neighborhood. The plan reflects ideas generated by community meetings and includes participation by :

- Council District 5 staff
- City Staff
- Fleming community members.

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

General Goals

- Provide a focal point and a connection from the existing neighborhood to the new residential development surrounding the park.
- 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 the community and blend in with the architectural style and character of the neighborhood.
- Create passive and moderately 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.

MASTER PLAN

Preferred Character of Park

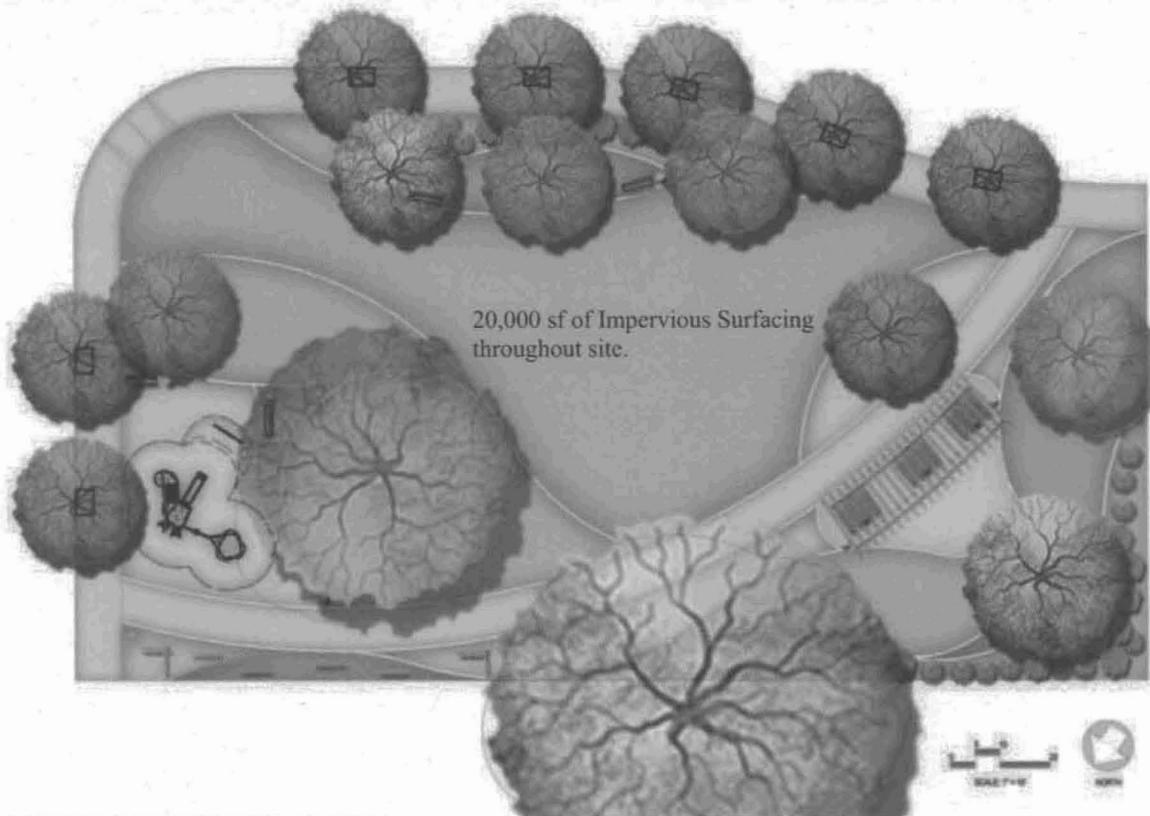
- Focal point of community.
- Shaded gathering point for community members.
- Visually blends with the community.
- Passive and active areas.
- Sensitive to the surrounding neighbors.
- Sunny and shady areas.

Preferred Park Elements

- Ornamental fence surrounding the perimeter of the park with self closing gates.
- Fitness system.
- Covered space for gathering (Trellis).
- ADA Accessible Play lot. Because of space constraints, swing is not included.
- Open space.
- Seating Areas.
- Attractive Gateway Entrance.
- Game Tables.

In addition to the preferred park elements, the community offered support as to the style and characteristics of the park. The community favored a craftsman style or wooded style for park elements including the trellis, the play lot and the par course. 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 Fibar because of the play lots proximity to the existing trees. Pervious paving materials shall be used in the interior of the site with consideration given to the existing trees. Minor adjustments to the suggested plan were raised and have been incorporated into the final plan.

STORM WATER MANAGEMENT



The overall impervious cover of the site approximately 21,000 square feet and will remain at approximately 20,000 square feet because of the use of pervious paving materials and ground covers. In addition the Master Plan proposes to filter storm water in compliance with current City Policy.

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. All walkways will be impervious and also drain to landscape areas.

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. PP07237

Date: October 30, 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. Minor Alterations to Land

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.