



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Albert Balagso

**SUBJECT:** DEL MONTE PARK MASTER PLAN DATE: 08-18-08

Approved

Date

8-25-08

**COUNCIL DISTRICT:** 6

**SNI AREA:** Burbank/Del  
Monte

## RECOMMENDATION

Approval of the Master Plan for the new Del Monte Park.

## OUTCOME

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

## BACKGROUND

The Del Monte Park site is located in Council District 6, within the Burbank/Del Monte Neighborhood Improvement Plan area that extends between Highway 17 and Los Gatos Creek. West San Carlos is a major commercial corridor along the northern edge and Fruitdale Avenue and Interstate 280 form the southern boundary ("Park Site"). Members of several neighborhood associations within the Burbank/Del Monte Strong Neighborhood Initiative area have been particularly active in the master planning process for this Park Site. The primary goal of this community is to develop parks and open space to serve the surrounding neighborhoods. While a number of park sites exist within a ¼ mile radius of the proposed Park Site, the necessity to cross major arterial roads creates the perception that park space is inaccessible.

The 1.7-acre Park Site was dedicated to the City by KB Home South Bay, Inc. ("KB Home") to satisfy KB Home's Park Impact Obligation (Chapter 14.25 of the San Jose Municipal Code) for the nearby Cannery Square development. The Park Site is bounded by Auzerais Avenue to the north; West Home Street to the south; a portion of Los Gatos Creek Trail to the east; and Southern Pacific rail lines to the west. The development of this Park Site will address the park needs of this neighborhood and will satisfy the City's long-term goal of developing neighborhood parks to serve this residential area. Proposed park improvements include a playground, restroom, dog park, picnic areas, walkways and open green space. In addition, the

new park will include historical elements that will reflect the historical background of the former Del Monte Cannery that was located near the Park Site. Staff included the restroom and dog park in the Master Plan as directed by Council. Specifically, on August 14, 2007, Council approved a recommendation from Councilmember Pierluigi Oliverio to include a restroom and "dog run" in the proposed Master Plan for the Park Site.

## ANALYSIS

The development of Del Monte Park is consistent with the long-term strategies of the City's Greenprint for Parks and Community Facilities and Programs, which calls for the development of a chain of neighborhood park facilities in District 6.

The following points for inclusion in the Master Plan were validated and developed through public meetings.

### 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 incorporates the elements that are important to the community and blends 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

### Preferred Character of Park

- Focal point of community
- Gathering point for community members
- Visually blends with neighborhood character
- Passive and active areas
- Sensitive to the surrounding neighbors
- Sunny and shady areas

### Preferred Park Elements

- Open green space and trees
- Dog park
- Picnic area
- Play lot
- Seating areas
- Restroom

These park amenities were developed in consultation with community members through a series of general community meetings and design workshops. At the community meeting held in February 2008, the community soundly endorsed staff's recommended concept design for the Park Site.

### EVALUATION AND FOLLOW-UP

Approval of the Del Monte Park Master Plan will enable staff to proceed with the design and construction of the new Del Monte Park. Once the Master Plan is approved, a project budget, funding plan and associated operating and budget impacts will be developed and recommended to the City Council at a later date for approval. Staff will provide a supplemental memorandum with a bid summary and analysis after bids for the construction contract are received. If the Master Plan is not approved, staff will address Council comments and directives and report back to Council at a later date.

### PUBLIC OUTREACH/INTEREST

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

This project does not meet any of the above criteria. This memorandum will be posted on the City's Internet website for the August 26, 2008 Council meeting.

Staff initiated a public outreach process and worked with affected community members and neighborhood groups in developing the concept plan for the new park. Staff held community meetings on October 10, 2007 and on February 12, 2008 to solicit community input and feedback regarding design concepts and ideas. In addition, on January 16, 2008 staff held a focus group meeting with Del Monte Park Historical Elements Subcommittee, which is composed of core community members. At the community meeting in February 2008, the community soundly endorsed staff's recommended concept design for the park.

This follows the standard community outreach process for capital projects, including master plan developments. The Parks and Recreation Commission heard this item on May 21, 2008 and approved the Del Monte Park Master Plan on June 18, 2008.

HONORABLE MAYOR AND CITY COUNCIL

08-18-08

**Subject: Del Monte Park Master Plan**

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**COORDINATION**

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

**FISCAL/POLICY ALIGNMENT**

This project is consistent with the Council-approved Budget Strategy Economic Recovery section in that it will spur construction spending in our local economy. The increased annual operations and maintenance costs for this project are estimated to be \$58,000. The additional operations and maintenance funding will be requested in future operating budget process.

**CEQA**

CEQA: Exempt, PP08-094



ALBERT BALAGSO  
Director of Parks, Recreation  
and Neighborhood Services

Attachment: Del Monte Park Master Plan Report

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



MASTER PLAN REPORT  
**DEL MONTE PARK**  
City of San Jose  
May 2008



# MASTER PLAN DOCUMENT

## **DEL MONTE PARK**

### **City of San Jose**

#### **Master Plan**

Approved by the City of San Jose  
Parks & Recreation Commission  
May 21, 2008

Approved by the City of San Jose  
City Council  
DATE

Environmental Clearance  
Statement of Exemption  
File No. PP08-094  
May 22, 2008

## **ACKNOWLEDGEMENTS**

### **MAYOR AND CITY COUNCIL**

Mayor Chuck Reed

Vice Mayor David D. Cortese, District 8

Pete Constant, District 1

Forrest Williams, District 2

Sam Liccardo, District 3

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Nora Campos, District 5

Pierluigi Oliverio, District 6

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Judy Chirco, District 9

Nancy Pyle, District 10

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Mary Ann Ruiz, Vice Chair

Mike Flaughner

Leslee Hamilton

G.M. Harding

James Kim

Julie Matsushima

Erik Karstan Smith

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Jason Condit, Landscape Architect II

Brad Brown, Planner II

# **ACKNOWLEDGEMENTS**

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Robert Solis

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## EXHIBITS

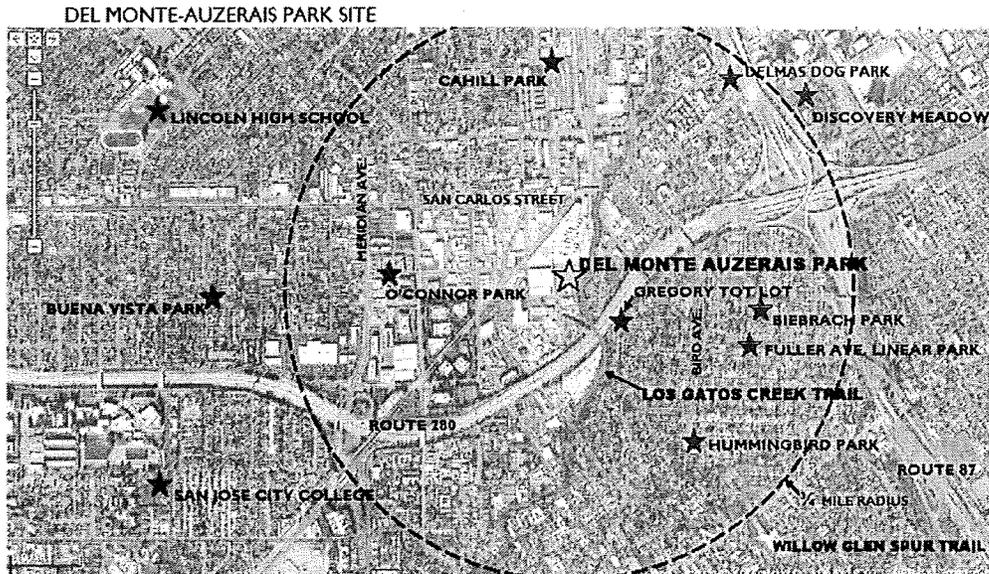
Location Map showing nearby park facilities  
Aerial Photograph showing Existing Conditions  
Photographs of Existing Conditions  
Master Plan  
    Park Diagram Plan  
    Restroom Architecture Concept  
    Play Area Theme  
    Narrative Station and Signage Concept  
Storm Water Management Concept

# PROJECT BACKGROUND

## Neighborhood Character

The Del Monte Park site is located within the Burbank/Del Monte Neighborhood Improvement Plan area which extends between Highway 17 and Los Gatos Creek. West San Carlos Street is a major commercial corridor along the northern edge of the planning area. Fruitdale Avenue, and Interstate 280 form the southern boundary. Members of neighborhood associations within the Burbank/Del Monte Strong Neighborhood Initiative area have been particularly active in the Master Planning process for the Del Monte Park site.

The primary goal of this community is to develop parks and open space. While a number of park sites exist within a 3/4 mile radius of the proposed Del Monte Park site (see map below), the necessity to cross major arterial roads create the perception that park space is inaccessible.



## Del Monte Park Site

The Del Monte Park site was acquired by the City of San Jose from KB Home South Bay as part of KB Home's Cannery Square development project. The site is approximately 1.7 acres, located in Council District 6. It is bounded by Auzerias Avenue to the north, West Home Street to the south, a portion of the Los Gatos Creek Trail to the east, and Southern Pacific rail lines to the west.

Council District 6 and the Burbank/Del Monte NAC view the proposed Del Monte Park site as an important opportunity to create much needed park space within Council District 6 and the Burbank/Del Monte Neighborhood Improvement Plan area.



## EXISTING CONDITIONS

### Use

- The proposed Del Monte Park site is currently being used as a parking and staging area for construction of the KB Home project.

### Vegetation

- There is no significant existing vegetation on site. New existing trees are located along the Los Gatos Creek trail and on Auzerias Avenue. Mature trees exist on the San Jose Water Company property that adjoins the east end of the proposed park site..

### Views

- The views from the site are into the Los Gatos Creek Trail and into the common area of the KB Home development. The Del Monte water tower is visible from the site.

### Circulation

- The project is bounded by Auzerais Avenue, West Home Street, a portion of the Los Gatos Creek Trail, and Southern Pacific rail spur.

### Grading

- The site is relatively flat with a slight sloping toward Los Gatos Creek.

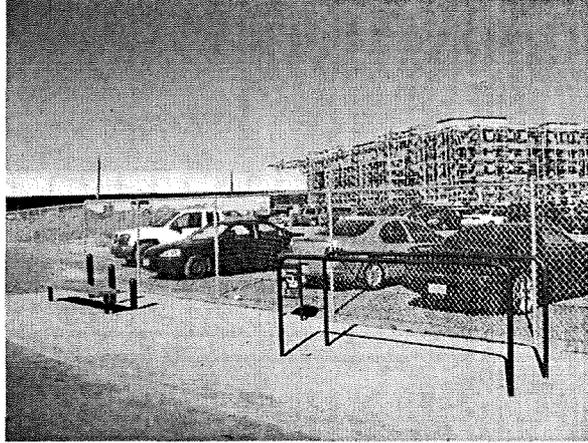


Existing planting along Los Gatos Creek Trail.

## EXISTING CONDITIONS

### Surrounding Uses

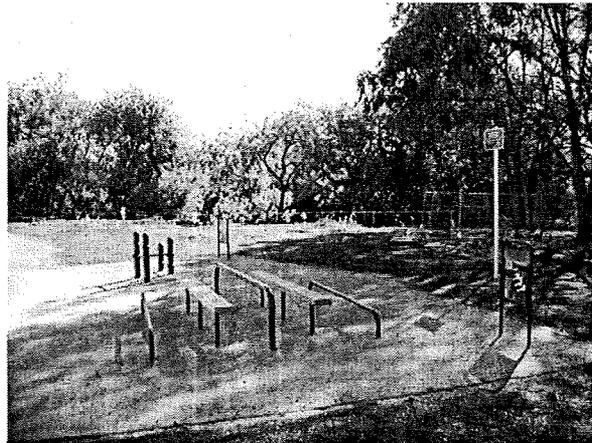
- New residential is located to the north and industrial to the west and south. The Los Gatos Creek trail is located to the east and directly adjacent to the proposed Del Monte Park. The park design will be coordinated with the amenities of the Los Gatos Creek trail such as the trail and fitness equipment.



New residential to the North



Los Gatos Creek Trail stencil.



Fitness Equipment along Los Gatos Creek Trail.

## COMMUNITY OUTREACH

The first community meeting was held on October 10, 2007 at the Fire Training Center Facility. Councilmember Oliverio and City staff introduced attendees to the project. Dillon Design Associates presented information on the site to the community such as location, existing conditions, opportunities and constraints to development, potential park elements, and park concept options. At this meeting, community members were asked to vote for their preferred park elements by using the "Dot Exercise".

A Historical Elements Subcommittee meeting was held January 16, 2008 at City Hall. The purpose of this meeting was to discuss how the Del Monte Cannery historic elements would be incorporated into the park project. The subcommittee agreed that interpretive stations describing the Del Monte historic period should be located in the park. Del Monte logos/labels and fruit packing boxes could be utilized in these interpretive stations. In addition, the subcommittee discussed that the play area should have a Del Monte cannery theme with the play structure resembling the buildings of that period. Custom design independent play pieces such as peaches, pears, grapes, cherries could be incorporated into the play area.

The second community meeting was held on February 12, 2008 at the Fire Training Center Facility. The purpose of this meeting was to present and discuss results of the park elements voting exercise performed at Community Meeting #1, present a draft conceptual plan which incorporated the community preferred park elements, and obtain community input and consensus on the plan. At this meeting, the community voted to approve Staff's recommended conceptual plan and to move forward with development of the Master Plan.

# MASTER PLAN

The Master Plan creates a new park to serve the Burbank/Del Monte community. The final conceptual plan was presented to and approved by the community at a meeting on February 12, 2008. The plan reflects ideas generated at community meetings and through participation of:

- Council District 6 Staff
- City Parks, Recreation & Neighborhood Services Staff
- Burbank/Del Monte NAC
- Historic Elements Subcommittee
- Parks and Recreation Commission (reviewed on May 21, 2008).

The Master Plan reflects the following goals, character, and elements:

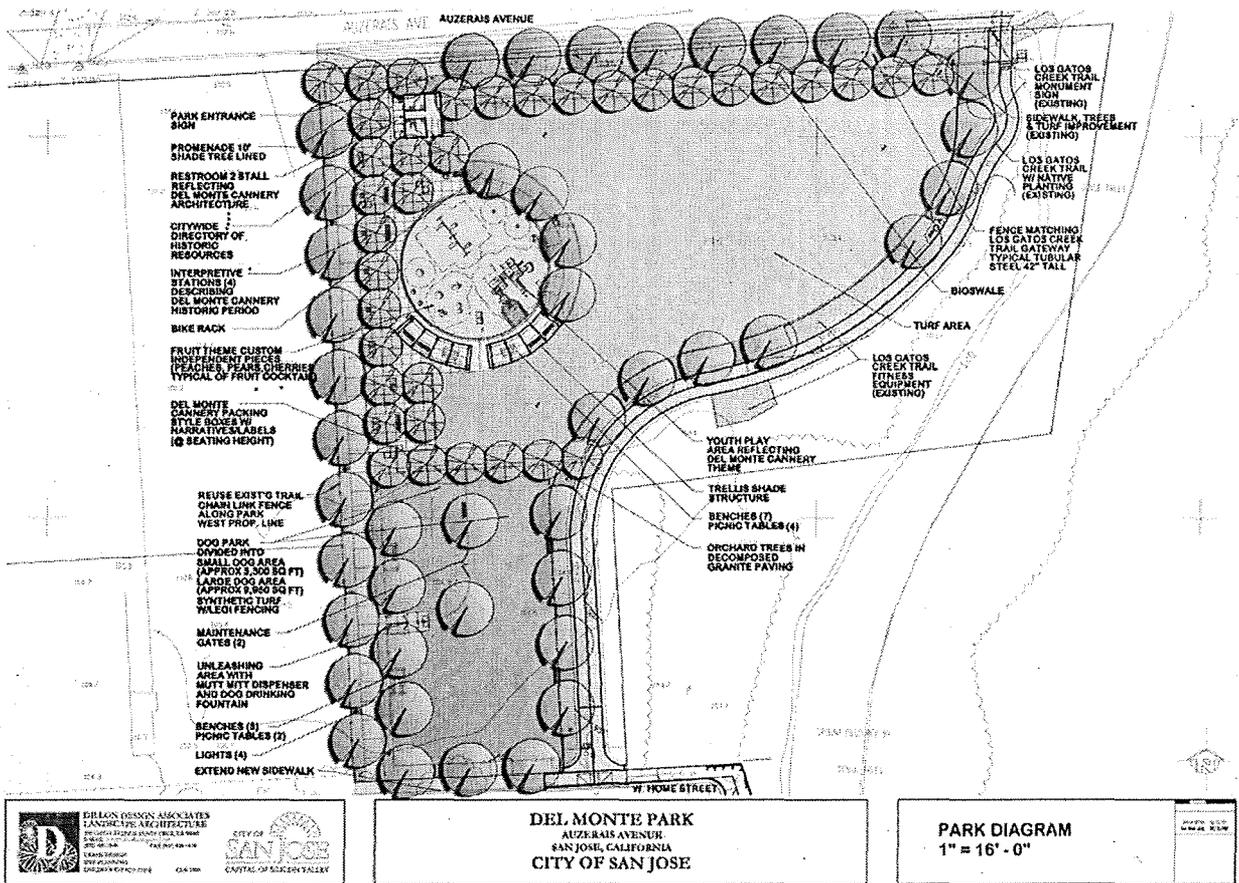
## Park Development Goals

- Respect adjacent residents
- Develop park with elements preferred by the community (listed below)
- Incorporate a Dog Park and Restroom into the Master Plan, as directed by Council
- Coordinate Los Gatos Creek trail amenities with new park facilities
- Integrate native creek planting with new park planting
- Incorporate historic elements of the Del Monte Cannery period into the park facilities.

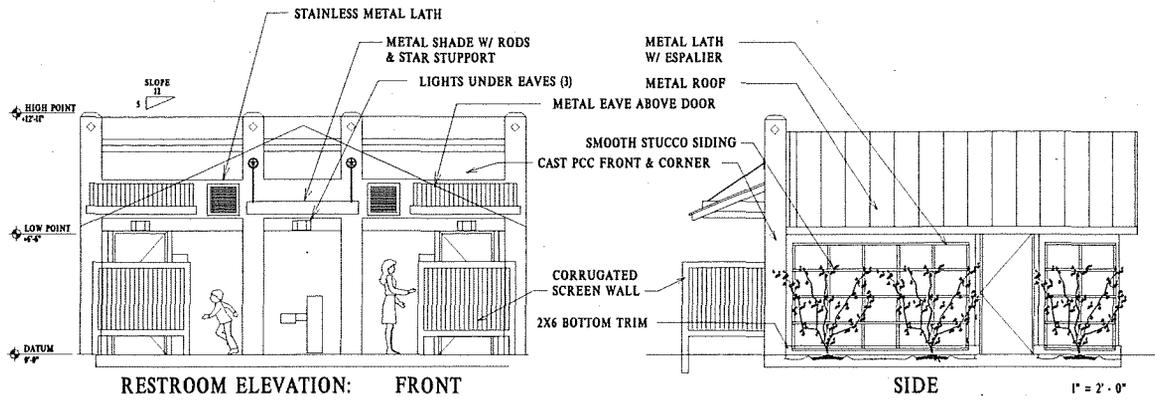
## Community Preferred Park Elements

- Off leash dog park (medium size)
- Restroom
- Play Area
- Open Space/Turf play area
- Shade structure/Trellis
- Benches and picnic tables
- Park theme reflecting Del Monte Cannery historic period including:
  - Restroom architecture to reflect Cannery building architecture
  - Play area theme to incorporate Cannery elements
  - Narrative stations and signage to detail Cannery history

# MASTER PLAN



# MASTER PLAN

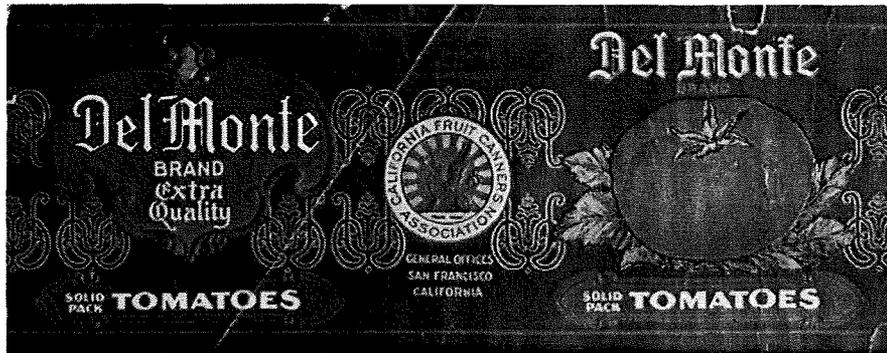
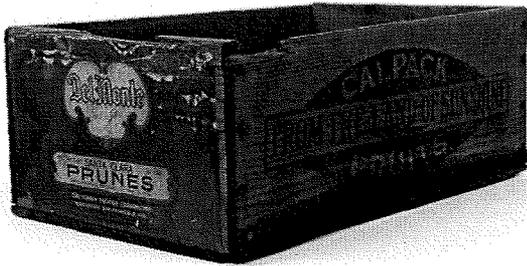


**Restroom Architecture to reflect  
Cannery Building architecture**



**Play Area theme to incorporate  
Cannery elements**

# MASTER PLAN



Narrative Stations and Signage  
to detail Cannery history

# STORM WATER MANAGEMENT

The project will comply with City Stormwater policy 6-29 created on February 3, 1998 and modified on August 15, 2005. A Stormwater control policy will be produced during the design stage that will show drainage areas, runoff created, sizing methodology and maintenance schedule to ensure safety and conveyance of the site.

In sum, the approach is as follows:

- The approximate impervious surface of the site is 13,500 square feet (or 18% of the total park site).
- All walkways will drain to landscape areas.
- Bioswales will be located in the mulch/planting areas as need, which will be connected to the storm drain system on Auzerais Avenue.
- 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.

