MASTER PLAN REPORT

BUENA VISTA PARK EXPANSION

City of San José

October 2008

BUENA VISTA PARK EXPANSION

City of San José

Master Plan
Approved by the City of San José
Parks & Recreation Commission
xx xx, 2008

Approved by the City of San José
City Council
xxxx, 2008

Environmental Clearance
CEQA:
File No. PP08xxx
January xx, 2008

ACKNOWLEDGEMENTS

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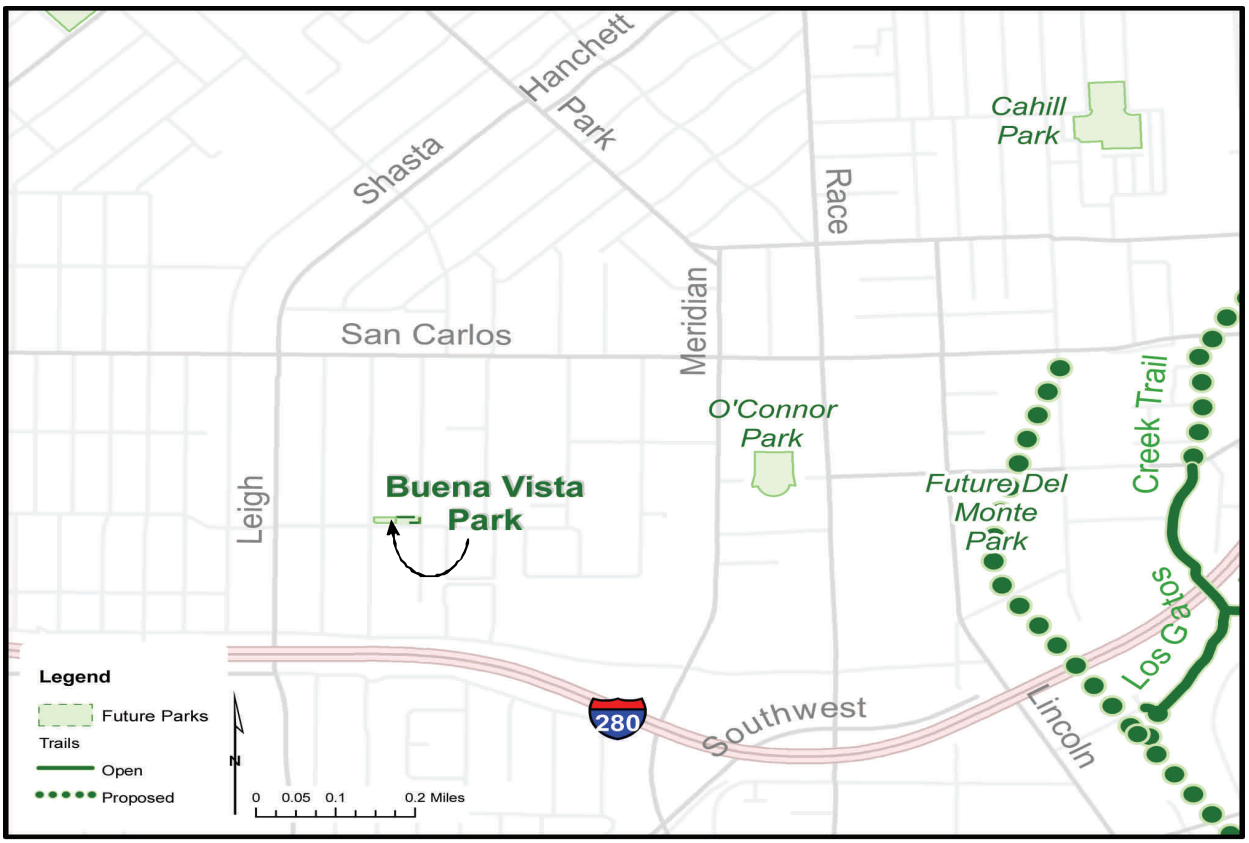


LOCATION MAP

Buena Vista Park Expansion proposal

The Buena Vista Park Expansion park site is an approximate 1/6 acre site, located on the north west corner of Mayellen Avenue and Scott Street, in Council District 6. The immediate neighborhood is bounded by West San Carlos Street to the north, Highway 280 to the south, Bascom Avenue to the east, and Meridian Avenue to the west. The area is comprised of predominately single family homes, moderate to high density apartments and commercial/retail uses along a major arterial, San Carlos Street (east-west). There is currently two neighborhood-serving parks within three quarter miles: O'Connor, and the original Buena Vista Park. Sherman Oaks Community Center is located approximately three quarter miles to the south.

Community Characteristics

For purposes of this analysis, the Buena Vista park site's neighborhood is defined by two Census Tracts (CT 5020.01 and 5020.02) bounded by Forest Avenue and San Carlos Street to the north, Route 17 to the west, Route 280 to the south and Meridian Avenue to the east. Most of the land uses in this area are comprised of residential uses with a mixture of strip commer-

cial/retail uses along San Carlos Street and Bascom Avenue. Neighborhoods to the north and south of San Carlos Street are predominately older single family homes in CT 5020.01; residential uses immediately surrounding the project site (CT 5020.02) are a mixture older single family homes and higher density, apartment or condominium uses. More than 50 percent of the units in the census tracts are multi-family units, which is nearly double the citywide average for similar units.

Demographic data from the 2000 Census indicates average household incomes for the census tracts average $36,430, which is only slightly more than half the citywide average of $70,243. The average household size within the census tracts is 2.61 persons per household (pph), compared to the citywide average household size of 3.20 pph. Over three-quarters of the residents in the neighborhood are renters (77.7%), while 22.3 percent own their homes. The youth population (17 years and younger) makes up 27 percent of the total population, while nearly 10 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 (48%) with the second largest group reporting as "other race" (31%). Asians comprise the next largest racial group in the census tracts at nearly eight percent; African-American populations make up almost 5 percent of the neighborhood's population. Hispanic* households comprise nearly 55 percent of the total population in the neighborhood.

The project site is located near the Midtown Specific Plan area to the east and is within the Del Monte-Burbank Strong Neighborhoods Initiative area.

* "Hispanic" is an indication of ethnicity and culture, and is not included in the racial categories; persons who consider themselves of Hispanic background may be of various races.

EXISTING CONDITIONS

Use

The site was formerly residential, and is now cleared. A new residence has been constructed to the north. The existing park is to the west. Streets border the east and south edges.

Vegetation

An existing pepper tree approximately 32" in diameter and 30' in height overhangs the new site in the northwest corner. A large cactus is in the southeast corner. The remainder of the site is covered in dry grass.

Views

There are views into the park from the second story of the house to the north, from the streets to the east and south. The fence on the west side of the site will be removed, giving a clear line of sight through to the existing park. There will be views from the new park out into the surrounding neighborhood.

Circulation

Sidewalks along Scott Street and Mayellen Road border the site on the south and east sides respectively, and will enhance the circulation and provide access to the site. A decorative steel fence, matching the one along the existing park, will separate the new park from the sidewalk. Walkways within the park will provide additional circulation through the site. The existing fence between the new expansion area and the existing park will be removed.

Grading

The site is flat. Dry grass and rubble onsite will necessitate the removal of some existing soil and the addition of a layer of topsoil.

COMMUNITY OUTREACH AND MASTER PLAN

A **community meeting** was held on site on August 6th, 2008 where staff and community committee members observed the location of Buena Vista Park expansion site, neighboring park amenities, and discussed potential design elements of the park expansion, neighborhood character, and size of elements with relations to the size of the park,. A second neighborhood community meeting took place on September 30th, 2008, at the Sherman Oaks Community Center, 1800 Fruitdale Avenue in San Jose. City staff presented three possible park expansion plan options to the 18 citizens attending the meeting. Option 1, intended to keep construction costs to a minimum, simply included turf from the back fence to the edge of sidewalk, and shrubbery around the telephone pole and guy wire, and maintenance driveway. Existing street lights provide security lighting, the lot being only 50 feet wide. Option 2 added tubular steel fencing, and gates, at the edge of sidewalk and a five foot wide stone fines walkway behind. Option 3 added even more, in the form of a wider stone fines path, street trees, benches, a picnic table, and fencing with vines at the back of the lot to protect the neighbor's wooden fence. The tubular steel fence at the edge of sidewalk will be set back 2 feet to allow a decorative planting strip. The approved master plan option is shown on the next page.

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

- Council District 6 staff
- City Staff
- Burbank community members.
-

The Parks and Recreation Commission reviewed the master plan progress in December 2008. The Master Plan is shown on the next page and further described below.

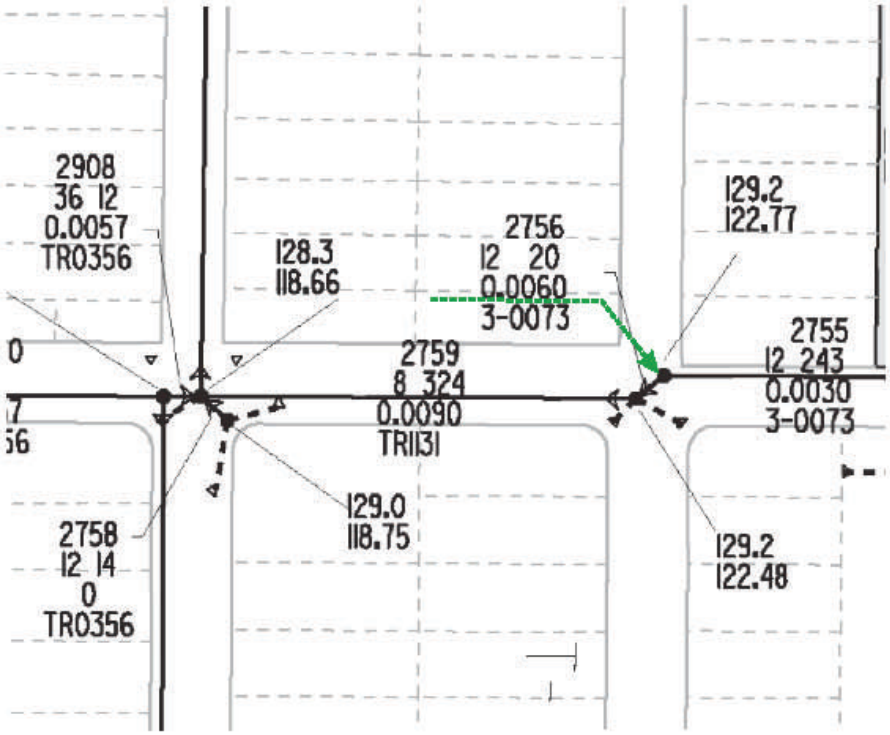
General goal is to create a sustainable park, providing a variety of activities, while respecting the immediate neighbors.

Specific Goals

1. Provide entries and connections from the public right of way into the new park.
2. Provide shaded seating.
3. Provide a central open turfed space for a variety of uses, with surrounding path.
4. Provide perimeter fencing to keep in balls and children.
5. Provide maintenance accessibility.
6. Preserve utility poles.

In addition to the preferred park elements, the community offered support as to the style and characteristics of the park. Ornamental fence should match the existing in height and character along the south and east sides, serving to prevent balls from rolling into the street. Chainlink fence with vines would be placed along the north side to protect the neighbor's wooden fence. Furnishings will be complementary to the park elements and in style and character. Pervious stone fines paving materials shall be used in the interior of the site with consideration given to the existing trees. The open space is natural turf, surrounded by a mowband. Only this mowband, the maintenance entry and park strip will be impervious . Minor adjustments to the suggested plan were raised and have been incorporated into the final plan.

LEGEND
TURF
DG PATH
MULCH
SHRUBBERY
CONCRETE PAVING
(E) POWER POLE & GUY WIRES
4' TUBULAR STEEL FENCE
CONCRETE HEADER
6' CHAINLINK FENCE
CONCRETE BENCH
CONCRETE PICNIC TABLE
(N) SHADE TREE
NATURAL TURF
DG PATH
MAYELLEN AVE.
SCOTT STREET
NORTH
JMW - LA 4764
0
20'
40'
BUENA VISTA PARK EXPANSION
OCTOBER, 2008
CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY



STORM WATER MANAGEMENT CONCEPT

The overall pervious cover of the site is approximately 7748 square feet. This area will be covered with pervious stone fines and landscaping. Approximately 460 square feet, including the concrete headers, driveway and park strip will be new impervious surfaces. Because the impervious cover is less than 10,000 square feet, the project will be exempt from C-3 storm water requirements.

The Project will comply with City Stormwater Policy 6-29 created on February 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. In addition, the Master Plan proposes to filter storm water in compliance with current City Policy.

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. PP08xxx
Date: January xx, 2008

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.