



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Albert Balagso

**SUBJECT:** CAHILL PARK PLAY LOT  
MASTER PLAN

**DATE:** 05-14-07

Approved

*Deanna Ash*

Date

5/21/07

**COUNCIL DISTRICT:** 6

**SNI AREA:** Burbank/Del Monte

## RECOMMENDATION

Approval of the master plan for the new Cahill Park play lot.

## OUTCOME

Approval of the Cahill Park play lot master plan (attached) will enable staff to design and build the new play lot at Cahill Park.

## BACKGROUND

Cahill Park is a newly built 3.7-acre turnkey park in Council District 6. It is located in the West Cahill Neighborhood, west of downtown, between The Alameda, West San Fernando Street, Bush Street and Wilson Street. The development of this park addresses the park needs of this neighborhood district and satisfies the district's long term goal of developing neighborhood park facilities at the Midtown planned residential area. Avalon Bay Communities, Inc., the developer of the surrounding multi-family dwelling units, developed and dedicated the park to the City to satisfy its obligations under the Park Impact Ordinance (PIO), Chapter 14.25 of the San José Municipal Code. The park was opened for public use in 2005.

Park amenities that were built by the developer include concrete walkways, benches, half-basketball court, landscaping, and open green spaces. However, as the surrounding residential homes were occupied by new residents, community members, who are primarily young families with children, requested that a play lot be built as an added amenity. The construction of a play lot was not included in the parkland agreement with Avalon Bay because its PIO obligations were already satisfied by the other park amenities.

Staff initiated a public outreach process and worked with effected community members and neighborhood groups in developing the concept plan for the new play lot. Staff held community meetings in November 2006 and February 2007 to solicit community input and feedback regarding design concepts and ideas. At the community meeting in February 2007, the community soundly endorsed staff's recommended concept design for the play lot.

### **ANALYSIS**

Cahill Park, located at the northern edge of Council District 6, serves the Midtown neighborhood district, bordered by Highway 880 to the north, Park Avenue to the east, and Los Gatos Creek to the west. The development of a new playground at Cahill Park is consistent with the long-term strategies of the City's Greenprint for Parks and Community Facilities and Programs (Greenprint), which calls for the development of a chain of neighborhood park facilities in District 6. Other neighborhood park facilities currently being developed by staff include a new park at the corner of Stockton and Lenzen Avenues; a new park at the corner of Scott Street and Clifton Avenue; and a new park at the corner of Newhall and Campbell Avenues. The new park site at Newhall and Campbell Avenues will be at the southern edge of District 3 (just north of Highway 880), but will also serve residents of District 6.

The addition of the new playground will enhance the use of the park, increase the recreation service level and address the community's request for play equipment. The new playground will consist of youth and tot play equipment, low perimeter fencing, resilient surfacing and other related amenities. These playground amenities were developed in consultation with community members through a series of general community meetings and design workshops.

As part of the proposed 2007-2008 Capital Budget Process, staff has identified funding to construct the playground. Council approval of this master plan will allow staff to proceed with the necessary steps to finalize the scope of the new playground as well as obtain the necessary funding level to complete the project.

### **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

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**Community group that requires special outreach. (Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

As a component of the public outreach process, staff consulted with affected community members and neighborhood groups in developing the concept plan for the new play lot. Staff held community meetings in November 2006 and February 2007 to solicit community input and feedback regarding design concepts and ideas. At the community meeting in February 2007, the community soundly endorsed staff's recommended concept design for the play lot. This follows the standard community outreach process for capital projects, including master plan development. The Parks and Recreation Commission heard this item at their meetings on March 21 and April 4, 2007, and approved the master plan for the play lot. This memorandum will also be posted on the City's Internet website for the June 5, 2007 Council meeting.

### **COORDINATION**

This memorandum has been coordinated with the City Attorney's Office, the City Manager's Budget Office, Council District 6 and 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.

### **CEQA**

CEQA: Statement of Exemption, PP07-056.

  
ALBERT BALAGSO  
Director of Parks, Recreation  
and Neighborhood Services

Attachment

For questions, please contact Julie Mark, Acting Assistant Director, at (408) 535-3582.



6-S-07  
S.S.



**Cahill Park Play Lot Master plan**