



Agenda Report

23-184

Agenda Date: 2/21/2023

REPORT TO PARKS & RECREATION COMMISSION

SUBJECT

Initiate the Formal Community Input Process on the Proposed Schematic Design of a New Public Neighborhood Park at 3005 Democracy Way (Kylli)

COUNCIL PILLAR

Enhance Community Sports, Recreational and Arts Assets
Deliver and Enhance High Quality Efficient Services and Infrastructure
Sustainability

BACKGROUND

The Santa Clara City Code [Chapter 17.35 <http://www.codepublishing.com/CA/SantaClara/>](http://www.codepublishing.com/CA/SantaClara/) Park and Recreational Land requires new residential developments to provide developed parkland and recreational amenities pursuant to the California Quimby Act (Quimby) and/or the Mitigation Fee Act (MFA), and/or pay a fee in-lieu thereof. The City has received a development application from Mission Point by Kylli (Project). The Project proposes the development of a 46-acre site that will have 3,000,000 +/- square feet of commercial office/lab space, 100,000 +/- square feet of neighborhood retail, 1,800 new multi-family residential units, a childcare facility, indoor and outdoor community spaces, a neighborhood park, and a trail.

The Project application is pending City review and will include an amendment to the General Plan to change the zoning from High-Intensity Office/Research to allow a high-intensity mix of office, commercial, and residential uses. During the formal application process, plans are submitted to City staff for review and analysis. Various community meetings and public hearings are then held to gather input and feedback from stakeholders. The City Council has the ultimate authority to approve an application during public hearings. For this project, this will take place at a future date.

The Mission Point project site is located along the Tasman Drive Corridor. It is bounded by Tasman Drive to the north, Old Ironsides Drive to the east, Patrick Henry Drive to the west, and the Hetch Hetchy Right-of-Way (San Francisco Public Utilities Commission) and the Patrick Henry Drive Specific Plan area to the south.

DISCUSSION

The Project intends to meet its parkland dedication requirement primarily through the dedication of public parkland and recreational amenities. At the February 2023 Regular Meeting, the Parks & Recreation Commission will receive a presentation (Attachment 1) by Kylli of the initial schematic design and potential amenities for the 10-acre Neighborhood Park to be located at 3005 Democracy Way. The initial park proposal includes a natural grass field, children's play areas, outdoor fitness areas, quiet seating areas, family gathering and picnic areas, a 3000 square foot community room/restroom facilities, an off-leash dog area, informal recreation areas, a community garden, and

landscaping. The Commission will receive public comment and provide input. Further opportunities for public input will be shared with the Commission, including an online survey posted on the City website. Once sufficient public comment has been received, the developer will provide a final schematic design for the Neighborhood Park at a future meeting of the Parks & Recreation Commission for a possible recommendation to the City Council for approval. Residents can opt in to receive information about the Project and can check on the City's website park project page to keep informed.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment. The activity covered by this residential development project falls within the scope of the project analyzed under the Environmental Impact Report (EIR), which includes the construction of parks, and which is ongoing. The Mission Point project and EIR will be presented to City Council at a later date for review and approval pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.).

FISCAL IMPACT

There is no fiscal impact to the General Fund for the outreach, design and construction of the new Neighborhood Park. The developer will design and construct the Neighborhood Park to City standards. Park Maintenance costs and responsibility will be established at a later date and ongoing funding obligation to possibly be reflected in the Master Declaration of Covenants, Conditions and Restrictions (CC&Rs). If the quantity of public parkland and recreation amenities to be dedicated meets and fully satisfies the requirements of City Code 17.35, then there are no fees anticipated to be due in lieu of the parkland dedication.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Parks & Recreation Commission agenda on the City's official -notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<<mailto:clerk@santaclaraca.gov>>>.

RECOMMENDATION

Initiate community outreach and provide input on the initial Schematic Design for a new Neighborhood Park to be located at 3005 Democracy Way.

Prepared by: Gina Saporito, Staff Analyst

Approved by: James Teixeira, Director of Parks & Recreation

ATTACHMENTS

1. Presentation - 3005 Democracy Way Park Master Plan & Schematic Design