



Legislation Details (With Text)

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Title:	Recommend Park Master Plan-Schematic Design for the New Public Mini-Park at 5150 Calle Del Sol & 2350 Calle De Luna (Related - Tasman East Focus Area)				
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Attachments:	1. 5150 Calle Del Sol & 2350 Calle De Luna Mini Park Schematic Design, 2. 5150 Calle Del Sol & 2350 Calle De Luna Mini Park Schematic Design Presentation				

Date	Ver.	Action By	Action	Result
1/18/2022	1	Parks & Recreation Commission	recommended for approval	Pass

REPORT TO PARKS & RECREATION COMMISSION

SUBJECT

Recommend Park Master Plan-Schematic Design for the New Public Mini-Park at 5150 Calle Del Sol & 2350 Calle De Luna (Related - Tasman East Focus Area)

COUNCIL PILLAR

Enhance Community Sports, Recreational and Arts Assets

BACKGROUND

On November 13, 2018 the Santa Clara City Council adopted the Tasman East Specific Plan (TESP) which provides guidelines for future projects proposed within the 45-acre specific plan area boundaries. The TESP provides a framework for the improvements to streets, the construction of greenways, and the dedication of parkland to support a high-density neighborhood near transit.

On December 4, 2019, the City Architectural Review Committee approved the Related development (Project). The Project encompasses approximately 5.52 acres and is bounded by Calle De Luna to the north, Calle Del Sol to the east, and Tasman Drive to the south. The Project site is within the Bridge District of the TESP. The Project is approved to construct two residential towers, one 20-story Home for the Ambulatory Aged, and one 22-story rental housing tower.

The Project will meet its parkland dedication requirements (SCCC 17.35) through a half-acre public mini park (Mini Park), eligible private on-site recreational amenities, and payment of City Mitigation Fee Act (MFA) fees due in-lieu of parkland dedication in compliance with City Code 17.35. The Mini Park will be designed and constructed by the developer, dedicated to the City in fee title, and will be maintained in perpetuity by the developer after dedication.

A schematic design for the half-acre Mini Park parcel was developed by Surfacedesign, Inc.

landscape architects. The schematic design proposes: a small natural grass area, an enclosed off-leash dog area, play apparatus for children ages 2-5 and 6-12, benches, pathways, trees, and landscaping (Attachment 1). The park and its amenities meet the Parks & Recreation Department's public park design requirements: an inclusive, age-friendly, sustainable design; playgrounds for ages 2-5 and 6-12, that contain all developmentally appropriate elements of play; provision of safe accessible routes to and through the park, and connectivity to adjacent uses with public access from public right of way.

On November 16, 2021, the Parks & Recreation Commission reviewed the Developer's presentation of the proposed Park Schematic Design/Master Plan. The Commission provided comment and initiated the public input process on the park design and master plan.

Community Input.

The Parks & Recreation Department hosted the online community survey from November 30, 2021 through December 14, 2021. There were 181 attendees who provided 152 responses which represents 7.6 hours of public comment. The park features favored for use were the loop walk (57%), quiet seating areas and playground (38%), and the off-leash dog area (32%). Less than a third of respondents thought any changes should be made to the design of the off-leash dog area (32%) and the playground (25%). The most important landscape element to respondents was shade trees (63%). The respondents primarily would access the park by driving (60%), which is consistent with the newness of the residential neighborhood and 54% of respondents living outside of the 95054 area. Given the size (less than one acre), location of this mini park (Tasman East area), and intended users (residents of adjacent housing), 62% of the respondents indicate visiting this park more than once a month. It is expected that the majority of park users will access the park in the afternoon and evening (75%), which would be addressed by the park lighting plan and intended use through 10:00 p.m. as a lit park facility.

Based on the feedback received, additional lighting has been incorporated into the design to acknowledge that the park will be open through 10:00 p.m. Shade was carefully considered by the design team. Given that the Mini Park is located on the North side of the proposed 7 story building, the need for additional shade trees in this location is limited. The park could accommodate three (3) additional shade trees without negatively impacting the growth and health of the trees, which have been added. It is also noted that the exact color schema of the playground surfacing and equipment may change over time based on what is available in the market.

DISCUSSION

New public parks are designed to meet the needs of the new residents in the immediate vicinity to reduce potential impacts on the City park system. The private on-site amenities complement the public park program. The Parks & Recreation Commission will receive a presentation (Attachment 2) by Related California for the Mini Park schematic design at 5150 Calle Del Sol & 2350 Calle De Luna, receive final public comment, and make a recommendation to the City Council for approval of the Master Plan-Schematic Design.

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 is consistent with the Tasman East Specific Plan EIR.

FISCAL IMPACT

There is no fiscal impact to the General Fund for the current action. The developer will design the Mini Park to City standards, construct the public park improvements to code, and maintain the park in perpetuity, at no cost to the City.

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>](mailto:clerk@santaclaraca.gov).

RECOMMENDATION

Recommend that Council approve the Master Plan-Schematic Design for the New Public Mini Park located at 5150 Calle Del Sol & 2350 Calle De Luna.

Reviewed by: Kim Castro, Recreation Manager

Approved by: James Teixeira, Director of Parks & Recreation

ATTACHMENTS

1. 5150 Calle Del Sol & 2350 Calle De Luna Mini Park Schematic Design
2. 5150 Calle Del Sol & 2350 Calle De Luna Mini Park Schematic Design Presentation