



Agenda Report

21-1245

Agenda Date: 1/12/2021

REPORT TO COUNCIL

SUBJECT

Action on the Schematic Design of the New Public Neighborhood Park Located at 1205 Coleman Avenue (Gateway Crossings)

COUNCIL PILLAR

Enhance Community Sports, Recreational and Arts Assets

BACKGROUND

On July 9, 2019, the Santa Clara City Council approved the Hunter Storm Gateway Crossings mixed-use development (Project) located at 1205 Coleman Avenue. The Project encompasses approximately 21.4 acres and is bounded by Brokaw Road to the north, Coleman Avenue to the east, a parking lot and undeveloped land to the south, and a storage area and railroad tracks to the west. Most of the Project site is in the City of Santa Clara and is part of a larger 244-acre Santa Clara Station Focus Area in the City's General Plan. The Santa Clara Station Focus Area will serve as a gateway into the City with office, hotel, retail, and high-density residential uses that maximizes the use of existing and planned transit and provides for improved pedestrian, bicycle, and transit connections.

The Project is approved to construct 1,565 apartment units and will meet its parkland dedication requirements (SCCC 17.35) through an 87,725sf (2.01 acres) public neighborhood park (Phase I) and a 22,972sf mini park (Phase II) as well as private on-site recreational amenities and fees in-lieu of parkland dedication in compliance with City Code 17.35 (Attachment 1). Both public parks will be designed and constructed by the developer and dedicated to the City in fee title and will be maintained by the developer after dedication.

The Schematic Design for the Public Neighborhood Park (Attachment 2) is for an 87,725sf (2.01 acres) parcel that features a natural grass play field, a basketball court, an enclosed off-leash dog area, play apparatus for children ages 2-5 and 6-12, benches, fitness stations, family picnic area with tables and BBQs, pathways, trees, and landscaping. The proposed Schematic Design for the park was reviewed by the Parks & Recreation Department as part of the City's project application process. The park and its amenities as configured meet the Department's requirements for public park design: 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 routes to and through the park and connectivity to adjacent uses with public access from public right of way; off street parking; an adjacent restroom; place-making & art features; natural habitat value; use of an approved plant palette; support a diverse/active recreation program for the immediate neighborhood needs and addresses efficient operation and lifecycle maintenance considerations. The project will also complement the Santa Clara Police Activities League (SCPAL) programs to be housed across from the Park.

On October 15, 2019, the Parks & Recreation Commission reviewed and recommended Council approve the Schematic Design that will be constructed by the developer to Building Code and the City's design criteria and specifications.

DISCUSSION

Council will consider the Parks & Recreation Commission recommendation to approve the Schematic Design for the Public Neighborhood Park at 1205 Coleman Avenue. The Schematic Design was found to be in conformance with the Development Agreement section 4.12, the Landscape sheets L1.1 and L1.2, and Project Conditions of Approval PR1-PR7 as well as meet the Department's park design criteria state above. The accepted cost per acre to develop/construct a Park with standard amenities is approximately \$1.335M (based on Council approved valuation in 2018).

New neighborhood public parks are designed to meet the needs of the new residents in the immediate vicinity to reduce potential impacts upon other parks in the City system. The private on-site amenities complement the public park program. For clarity, the private on-site recreational amenities and the Phase II mini park Schematic Design are not part of this action.

In November 2020, it came to the City's attention that a resident of the Old Quad Neighborhood had contacted the new Project developer (Holland) and requested changes to the park's design, in particular the playground. In December 2020, the City communicated with the Project developer and the resident that the park's schematic design elements, including the Tavern on the Green, had been zoned in and had already been reviewed and recommended for Council approval by the Parks & Recreation Commission. While modifying the schematic design elements at this point would require a rezoning, limited additional community input could be received from the public in the form of an online survey to be conducted by the Parks & Recreation Department in collaboration with the Developer to refine the playground area consistent with the existing park approvals and the City's park playground design standards. This additional survey and refinement is anticipated to be completed sometime in 2021. In addition, the Phase II mini park does not have a proposed or approved schematic design and will, therefore, go through a community input and design process at a later date according to the approved Project's phasing plan.

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 FEIR that the City certified on December 4, 2018 (after January 1, 1980).

FISCAL IMPACT

There is no fiscal impact to the General Fund for the current action. The developer will construct the public park improvements, provide a park sign, and maintain the park in perpetuity, all to City standards and 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 Council 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, e-mail clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>>

RECOMMENDATION

Approve the Schematic Design for the New Public Neighborhood Park located at 1205 Coleman Avenue.

Reviewed by: James Teixeira, Director of Parks & Recreation

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Development Application Parkland & Private Recreational Facilities
2. 1205 Coleman Avenue Neighborhood Park Schematic Design