



Agenda Report

21-477

Agenda Date: 7/20/2021

REPORT TO PARKS & RECREATION COMMISSION

SUBJECT

Consideration of the proposed Schematic Design for the New Public Neighborhood Park located at 3905 Freedom Circle (Greystar Development)

BACKGROUND

The Santa Clara City Code 17.35 requires new residential development to dedicate parkland and/or the payment of in lieu fees. Greystar Real Estate Partners submitted an application to the City for a General Plan Amendment from High-Intensity Office/R&D to High Intensity Mixed-Use and Planned Development (PD) rezoning to allow for a new residential mixed-use development (Project). The Project area includes 13.3 acres comprising two parcels (APNs: 104-40-021 & 104-40-036) that are bounded by Freedom Circle, Mission College Boulevard, Highway 101, and San Tomas Aquino Creek. The Project site is also part of the proposed General Plan - Freedom Circle Focus Area under a separate development process by the City that encompasses 108 acres in northern Santa Clara.

The Project proposes to construct 1,075 apartment units and will meet its parkland dedication requirements through an 87,728 square foot (2.014 acres) public neighborhood park with connection to the San Tomas Creek Trail. The public park will be dedicated to the City in fee title. Public park improvements will be constructed by the developer to the City's design criteria and specifications and will be maintained by the developer after dedication.

DISCUSSION

The proposed Schematic Design for the public neighborhood park (Attachment 1) features: a ½-acre natural grass field, landscaped and furnished park-like quiet area, playground for children ages 2-5 and 6-12, a basketball court, a family picnic area with tables, barbeques, and a bocce court, an enclosed off-leash dog area with separate areas for small and large dogs, pathways, trees, landscaping, and connection to the San Tomas Creek Trail. Twenty off-street parking stalls for park visitors are proposed to be provided in Buildings B and C. The proposed Schematic Design has been reviewed by the Parks & Recreation Department and as configured meets the Department's research based best practices and requirements for public park design such as: inclusive, age-friendly, sustainable design elements; supports an active recreation program; playgrounds contain all elements of play; public access from public right of way provides safe routes & pathway connectivity to and through the park; off street parking; adjacent restroom; place-making; natural habitat value; approved plant palette; considers efficient and effective operation and lifecycle maintenance.

There will be a presentation by Manuela King, President of RHAA Landscape Architecture and Planning (the developer) to the Parks & Recreation Commission (Attachment 2) that more fully illustrates and describes the proposed neighborhood park Schematic Design elements. The Commission will review the Schematic Design for the Park, provide feedback, and make a recommendation to City Council for approval.

ENVIRONMENTAL REVIEW

The review of the schematic design of a new public neighborhood park 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 impacts of the Greystar General Plan Amendment, development proposal and Freedom Circle Focus Area will be described in an Environmental Impact Report provided to the Planning Commission and City Council in their consideration of the approval of the project.

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>> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Recommend that City Council approve the proposed Schematic Design for the New Public Neighborhood Park located at 3905 Freedom Circle.

Reviewed by: Dale Seale, Deputy Director of Parks & Recreation

Approved by: James Teixeira, Director of Parks & Recreation

ATTACHMENTS

1. 3905 Freedom Circle Neighborhood Park Schematic Design
2. 3905 Freedom Circle Neighborhood Park Schematic Design Presentation