



Agenda Report

21-981

Agenda Date: 7/20/2021

REPORT TO PARKS & RECREATION COMMISSION

SUBJECT

Additional Community Input 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 located at 1205 Coleman Avenue (Project). 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 Mitigation Fee Act fees due in-lieu of parkland dedication in compliance with City Code 17.35. 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. (Attachment 1 - Development Application)

A schematic design for the 2-acre public neighborhood park parcel was developed by The Guzzardo Partnership, Inc. landscape architects (Attachment 2). This initial schematic design proposed: a natural grass play field, an enclosed off-leash dog area, play apparatus for children ages 2-5 and 6-12, benches, basketball court, fitness area, family picnic area with tables and BBQs, pathways, trees, and landscaping. The park design was reviewed by the Parks & Recreation Department as part of the City's project application process. The park and its amenities as configured met the 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 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 address efficient operation and lifecycle maintenance considerations.

On October 15, 2019, the Parks & Recreation Commission reviewed the entitled park elements and

the developer's entitled schematic design. The 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 and meets the Department's park design criteria. The Commission recommended Council approval of the proposed schematic design as presented without a basketball court.

On January 15, 2021, Council deferred the Commission recommendation to allow for further community outreach with the Old Quad on the schematic design of the Neighborhood Park (Attachment 3). The new project developer, Holland Partner Group, hired Petersen Studios to conduct additional community outreach and to develop a new schematic design. The new design would incorporate expanded community input and address the existing project entitlements, site constraints, and City park design standards.

On July 7, 2021, the Holland Partner Group and Petersen Studios held a community meeting via a remote meeting platform. The meeting was advertised on the City website, through communication channels, and public notices were sent to Old Quad, interested parties, and to identified properties within 1000 feet from the project location. There were over 30 attendees and panelists. The meeting included a presentation (Attachment 4) and opportunities for questions and clarification. A community input survey was also announced and posted on the City website July 8, 2021 to remain open through July 23, 2021.

DISCUSSION

New neighborhood public parks are designed to meet the needs of the new residents in the immediate vicinity to reduce potential impacts upon the City parks system. The private on-site amenities complement the public park program. The Parks & Recreation Commission will receive a presentation (Attachment 5) by the Holland Partner Group related to developing an alternative Schematic Design for the Neighborhood Park at 1205 Coleman Avenue, receive public comment and provide Commission input.

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 develop the alternative design 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 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

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

Reviewed by: Kimberly Castro, Recreation Manager

Approved by: James Teixeira, Director of Parks & Recreation

ATTACHMENTS

1. 1205 Coleman Avenue Neighborhood Park Entitlement Schematic Design
2. Development Application Parkland & Private Recreation Facilities
3. eComments January 21, 2021
4. Community Presentation July 7, 2021
5. Commission Presentation July 20, 2021