



Agenda Report

20-1060

Agenda Date: 1/21/2020

REPORT TO PARKS & RECREATION COMMISSION

SUBJECT

Consideration of the Schematic Design for a New Public Park and Park Plaza proposed to be located at 5123 Calle Del Sol (Ensemble Residential Project)

BACKGROUND

On November 13, 2018, the Santa Clara City Council adopted the Tasman East Specific Plan (TESP). The TESP area is an existing 45-acre industrial neighborhood bounded by Tasman Drive to the south, the Guadalupe River to the East, the closed Santa Clara Golf and Tennis Club to the north, and Lafayette Street to the west. The TESP creates the framework for the development of a high-density transit-oriented residential neighborhood along with supportive retail services. The TESP provides allowed uses, densities, height limits, design criteria, connections to the existing Guadalupe River trail, locations for parkland (Attachment 1), and strategies for better access to transit.

On July 17, 2019, the City Architectural Committee approved the Ensemble Residential Project located at 5123 Calle Del Sol to construct 311 apartment units on Parcel 19 and 192 apartment units on Parcel 29. The developer has proposed to meet its parkland dedication requirements (SCCC17.35) and the TESP through a 4,466sf (0.1025 acres) public park dedicated to the City in fee title, and a 950sf public park plaza dedicated to the City as an easement. Public park improvements will be constructed by the developer to the City's design criteria and specifications and will be maintained by the developer in perpetuity after dedication.

DISCUSSION

The public park schematic design (Attachment 2) is 4,466sf (0.1025 acres) in size and includes concrete game tables, ping pong tables, concrete corn hole games, lawn area, interactive play/Memo Activity Zone, seating, pathways, trees, and landscaping. As part of initial park design development, the features proposed by the developer have been reviewed by the Parks & Recreation Department and are found to be appropriate for the space.

The schematic design for the public park plaza (Attachment 3) is 950sf (0.0218 acres) and features a performance stage, seating, landscaping, and lighting.

The Commission will review the parks and open space guidelines from the TESP, the schematic design for the public park and public park plaza, provide feedback, and make a recommendation to the City Council.

ENVIRONMENTAL REVIEW

The CEQA determination for this project will be a statutory exemption pursuant to Government Code Section 65457. The activity covered by this residential development project is consistent with the TESP FEIR that the City certified on November 13, 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 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 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, e-mail 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 Park and Park Plaza located at 5123 Calle Del Sol (Ensemble Residential Project).

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

Approved by: James Teixeira, Director of Parks & Recreation

ATTACHMENTS

1. Tasman East Specific Plan Excerpts
2. Mini Park Schematic Design
3. Public Park Plaza Schematic Design