



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Jon Cicirelli

**SUBJECT:** See Below

**DATE:** March 25, 2025

Approved

Date:

4/15/25

**COUNCIL DISTRICT: 4**

**SUBJECT: Adoption of a Park Master Plan, Approval of a Turnkey Parkland Agreement, and Adoption of an Official Park Name within the 0 Seely Avenue Mixed Use Project**

## **RECOMMENDATION**

- (a) Approve a master plan for an approximate 2.5-acre public park located along the northeast side of Seely Avenue, approximately 500 feet northwest of Montague Expressway.
- (b) Approve a Turnkey Parkland Agreement between the City of San José and SummerHill Epic Way LLC, Seely Development Partners, LLC, and Trimble Building A Holdings LLC to satisfy the requirements of the City's Park Impact Ordinance (San José Municipal Code Section 14.25) and Parkland Dedication Ordinance (San José Municipal Code Chapter 19.38) which include:
  - (1) Dedication of a 2.506 gross acre site to the City;
  - (2) Design, construction, and dedication of park improvements on this site;
  - (3) Payment of City Design and Review Fees; and
  - (4) Payment of Parkland Fees.
- (c) Direct the City Clerk to record a certified copy of the Turnkey Parkland Agreement, including the exhibits hereto, with the Office of the Recorder for the County of Santa Clara.
- (d) Adopt "Eiichi Edward Sakauye Park" as the official name for the park as recommended by staff and the Parks and Recreation Commission and as a result of a public outreach process.

## **SUMMARY AND OUTCOME**

Approval of the Park Master Plan, Turnkey Parkland Agreement, and adoption of the park name will facilitate the design, construction, future acceptance, and official naming of a new chartered public park and the payment of Parkland Fees.

## **BACKGROUND**

On August 13, 2024, the City Council<sup>1</sup> approved a private development project (Development) that allows 1,472 residential units (154 townhomes and 1,318 apartment units in four multi-family buildings), ground-floor retail space, a domestic water well, and a public park to be constructed on a 22-acre site located on the northeasterly corner of Montague Expressway and Seely Avenue (0 Seely Avenue; APNs: 097-15-033, 097-15-034, and 097-66-004) in North San José in Council District 4. The Development will be constructed in several phases over time. The 2.5 gross acre park site is located along the northeast side of Seely Avenue, approximately 500 feet northwest of Montague Expressway (Attachment A – Location Map).

Existing recreational facilities near the site include:

- Iris Chang Park is approximately 0.33 miles northwest of the Development site. It provides passive recreation features such as gardens, public art, and walking paths.
- The Coyote Creek Trail is approximately 0.11 miles to the northeast and provides access to the Coyote Creek Trail from a staircase within Iris Chang Park. The Development site does not include any direct trail access due to lack of support from outside agencies to construct new staircases near the levy. Aside from the trail, this linear park chain does not offer any other active recreational amenities.
- River Oaks Park is approximately one mile to the northwest of the development site. It has active recreational elements that include: a basketball court, tennis courts, public restrooms, playgrounds, picnic areas, and a large lawn.

The property where the Development will occur is an existing historic farm associated with the Sakauye family, who for two generations farmed and owned the land. Notably, Yuwakichi and Tamee Sakauye and their children, including Eiichi Edward Sakauye, Kenji, Kimiko, Ayako, and Isao Sakauye, lived and managed the orchard farm until they were among the many Santa Clara County residents of Japanese descent interned during World War II (1942 to 1945). At that time, it was the policy of the U.S.

---

<sup>1</sup> August 13, 2024 City Council Agenda with Actions:

<https://sanjose.legistar.com/View.ashx?M=M&ID=1213452&GUID=F3D520DC-7EF3-43EF-A0A4-DEEEFADC2BD> related to Resolution Nos. RES2024-297; RES2024-298, RES2024-299, and Ordinance No. 31115.

government to incarcerate people of Japanese descent, including U.S. citizens, in camps in reaction to the Pearl Harbor attacks. Eiichi Edward Sakauye (and his family) were among the people interned in a camp located at Heart Mountain, Wyoming. Mr. Sakauye wrote *Heart Mountain: A Memoir of the Japanese American Incarceration* which tells the story of being interned at the Heart Mountain Relocation Center in Wyoming. In the book, Mr. Sakauye reflects on the challenges and hardships faced by him and his family during that period, providing a powerful and personal account of the injustices they experienced. It's an important contribution to the understanding of the Japanese American internment during World War II. He also wrote *Japanese American History: An A-to-Z Reference from 1868 to the Present* which is an extensive guide that covers key events, people, places, and themes related to the history of Japanese Americans.

During Mr. Sakauye's internment, the neighboring farm owner, Edward Seely, cared for and protected the farm from being seized or ravaged. Mr. Seely did this because he wanted to repay the Sakaueys for caring for his mother and the Seely farm while Seely was deployed during World War I. This act enabled Mr. Sakauye to regain his land and business after his release from the internment camp. The Sakauye family continued to work the land until Mr. Sakauye's death in 2005.

The existing project site including seven structures and the associated landscape including fruit trees, planted rows of vegetables, and dirt roads, is eligible for listing on the California Register of Historic Resources as a historic district and the San José Historic Resources Inventory as a Candidate City Landmark District due to the association with Japanese farming in Santa Clara Valley from ca. 1907 to 1941, association with farming in the Santa Clara Valley from ca. 1900 to 1940, and the association with Eiichi “Ed” Sakauye. The existing 1920 “Sakauye house” is individually eligible for listing on the California Register of Historic Resources and a Candidate City Landmark due to its association with Eiichi “Ed” Sakauye and Spanish Colonial Revival architectural style.

On June 5, 2024, the Parks and Recreation Commission<sup>2</sup> recommended naming the park site “Eiichi Edward Sakauye Park” and asked for historical design elements to be included in the park. During the August 13, 2024<sup>3</sup>, City Council meeting, the City Council directed staff to continue discussions regarding design of the park to potentially preserve part of or all the “Sakauye House” on the existing site or relocating the structure to History Park in San José. It was later determined that History Park is the preferred location to safeguard the structure and to avoid potential neglect due to the costs associated with maintaining a historic building in a public park (discussed again in

---

<sup>2</sup> June 5, 2024, the Parks and Recreation Commission Agenda:

<https://www.sanjoseca.gov/home/showpublisheddocument/112516/638530256797430000>

<sup>3</sup> August 13, 2024<sup>3</sup>, City Council Agenda: <https://sanjose.legistar.com/MeetingDetail.aspx?ID=1213452&GUID=F3D520DC-7EF3-43EF-A0A4-DEEEFADC2BD&Search=>

the Analysis section below). The park design will include interpretive elements to communicate and reference the site history.

## **ANALYSIS**

### **Turnkey Parkland Agreement**

The Development is subject to the Park Impact Ordinance (San José Municipal Code Section 14.25) and Parkland Dedication Ordinance (San José Municipal Code Section 19.38). Under these ordinances, residential developers are obligated to either dedicate land to the City, construct recreational improvements on public facilities, pay in-lieu impact fees (parks fees), or a combination thereof. Per these ordinances, the overall development is obligated to dedicate 10.76 acres of parkland to the City (parkland obligation).

The Turnkey Parkland Agreement is between the City of San José, SummerHill Epic Way LLC (Townhome Developer), and Seely Development Partners, LLC and Trimble Building A Holdings LLC (Apartment Developer a.k.a. the Hanover Company), a Delaware limited liability company. The 2.5-acre park site is currently owned by the Apartment Developer (Hanover Company), who will design, construct, and dedicate the completed park site to the City.

Since the Development will be constructed in phases over time, the Turnkey Parkland Agreement outlines how the overall development, and each phase of development, will meet its parkland obligation which is to dedicate 10.76 acres of land to the City or pay \$38,842,000 in parkland in lieu fees. The Development will meet its parkland obligation by: 1) designing, constructing, and dedicating the fully improved 2.5-acre public park site to the City (worth \$19,910,309 in park fees); and 2) paying remaining park fees (\$11,145,136 in two installments).

The overall development will receive a total parkland credit of \$19,910,309 (Turnkey Park Credits) for the design, construction, and dedication of the completed park site to the City. The Turnkey Park Credits consist of \$8,410,309 for land dedication and \$11,500,000 for the design and construction of park improvements. As each phase of the Development requests building permits, the City will review the parkland obligation for that particular phase and deduct the parkland obligation from the Turnkey Park Credits. Once the Turnkey Park Credits are exhausted, parkland fees must be paid to the City before the City will issue building permits. The payment of those fees will not occur until the last phases of construction and is expected to be issued to the City in two separate payments with the last two phases of construction, likely not until the year 2029 (or later).

Additionally, each individual phase of development is eligible to receive credits that lower its parkland obligation to the City (Phase Credits). This includes credits for two existing single-family structures, providing onsite deed restricted affordable housing apartment units (178 low-income units and 57 moderate income units), and providing privately owned and accessed on-site amenities (a.k.a. Private Recreation Credits<sup>4</sup>). The total dollar value of the credits applied equal \$7,786,554. Table 1 summarizes how the overall parkland obligation is converted to an in-lieu park impact fee, how these fees are adjusted after consideration of individual Phase Credits and Turnkey Park Credits are applied, and the remaining park fees that will eventually be paid to the City.

**Table 1. Parkland Obligation, Summary of Park Fees and Credits**

<b>Parkland Obligation 10.76 acres of land Converted to a Gross Parkland Impact In-Lieu Fee</b>	<b>\$38,842,000</b>
Credits applied for Affordable Housing units (50% Fee Reduction for 235 units: 178 low income & 57 moderate)	- \$2,655,500
<b>Adjusted Parkland Impact In-Lieu Fee</b>	<b>\$36,186,500</b>
Credits applied for two existing housing units	- \$117,600
Land dedication credit (2.5 acres of land)	- \$8,410,309
Private Recreation Credit (65,067 square feet of private amenity spaces)	- \$5,013,455
<b>Net Parkland Impact In-Lieu Fee*</b>	<b>* \$22,645,136</b>
Credit for the Park Design and Development Budget	- \$11,500,000
<b>Amount of Park Fees Due (in two installments) *</b>	<b>* \$11,145,136</b>

\*Rounded up to the nearest dollar

After three years of negotiations, the Department and Hanover Company reached an agreement to provide Turnkey Park fee credits up to \$11,500,000 for the design and build of the park (approximately \$4.6M per acre). The total cost to design and build the park is estimated at \$12,995,164. The Hanover Company will pay for the \$1,498,164 overage without receiving any Turnkey Park Credits for that amount. The total cost also includes a \$1,598,544 payment to the City which qualifies for Turnkey Park Credits as part of the overall cost. This money will pay for the City administrative and staffing costs needed to complete the review and construction oversight needed to design and build the park within the five-year time frame. This park would not have been possible without the support of the park fee program. Table 2 summarizes the total costs for designing and building the park.

<sup>4</sup> Private Recreation Credits are credits granted to developers or property owners for providing private recreational facilities as part of a development project. These credits can offset the requirement to pay into the city's Park Trust Fund and/or provide equivalent public parkland, depending on the development type and negotiations between the developer and the City. These credits reduce contributions to the public park system. The goal is to ensure that new developments maintain a balance between private and public recreational spaces while also benefiting the broader community by improving access to a variety of recreational opportunities

**Table 2. Total Park Design and Build Costs**

Total Construction Hard Costs	\$9,052,472.00
Project Contingency	\$905,247.00
Inflation/Escalation	\$896,195.00
General Contractor Fee	\$542,696.00
City Park Design and Review Fees	\$1,598,554.00
<b>Total All Costs</b>	<b>\$12,995,164.00</b>

The Turnkey Park addresses the need for a park within the Development and nearby neighborhood. It offers active recreational amenities that are not offered in Iris Chang Park or River Oaks Park. The fully improved park site shall be completed and dedicated to the City within five years of the date of issuance of the first residential building permit for the first phase of Development. For example, if the first building permit is issued on January 1, 2026, the park must be fully constructed and dedicated to the City before January 1, 2031. The park is anticipated to be fully open to the public by 2030. The Turnkey Parkland Agreement also includes a provision that allows the Townhome Developer to pay any remaining parkland fees owed by the townhomes to the City to cure any default. Staff agreed to this provision since the Apartment Developer (Hanover Company) is responsible for the design, construction, and dedication of the completed park site to the City, and there were concerns from the Townhome Developer that it would not be able to move forward with its phase of the development in the event the Apartment Developer (Hanover Company) fails to deliver the park under the five-year deadline in the agreement.

The payment of the remaining park fees (approximately \$11,145,136 in two separate installments) is anticipated to be designated to support the design and development of a regional park on the Agnews Developmental Center site, which is approximately 1.7 miles northwest from the project site. On June 30, 2014, the Santa Clara Unified School District and the City closed escrow on the former Agnews Developmental Center site, of which the City acquired approximately 21.6 acres of the 81-acre site.<sup>5</sup> Existing buildings on the site need to be demolished and soil remediation needs to occur to clear the site for the future development of a park. Until funding is available, the site will remain secured and be managed as a land banked property.

---

<sup>5</sup> California Department of General Services 2014 Surplus Real Property Annual Report to the State Legislature, Asset Management Branch Real Estate Services Division, December 2016: <https://www.dgs.ca.gov/-/media/Divisions/DGS/LegReports/Accessible-Reports/2014/2014-Surplus-Property-Report-Issued-121814.pdf>

## **Park Master Plan**

City staff worked with the developer to determine if the historic Sakauye House could be preserved within the park. It was determined that History Park in San José is the preferred location to safeguard the structure and to avoid potential neglect due to the costs associated with maintaining a historic building in a public park. History Park<sup>6</sup> is operated by History San José<sup>7</sup>. This nonprofit organization is dedicated to preserving, interpreting, and sharing the history of San José and the Santa Clara Valley. History Park is one of the key properties managed by History San José. History Park is an outdoor museum featuring a collection of historic buildings, artifacts, and exhibits that tell the story of the City's past, particularly the late 19th and early 20th centuries. The City Manager's Office of Economic Development and Cultural Affairs oversees the contracts with History San José to help manage some of the City's Cultural Facilities<sup>8</sup>. This approach balances the desire to preserve the historic structure with practical considerations for its ongoing care. History Park houses several Migrant Worker Houses from the Sakauye Farm that Mr. Sakauye supported<sup>9</sup>. Relocating the Sakauye House to History Park provides a more controlled setting where conservation efforts can be applied consistently, and the public can engage with its history in context with the worker houses in a more accessible, integrated and educational setting.

After it was determined that the Sakauye House could not be accepted into the new park, the Hanover Company committed to temporarily relocating the Sakauye House out of the path of development to facilitate future relocation of the Sakauye House to History Park. History San José pledged a \$200,000 contribution and is working with the developer, the Preservation Action Council of San José, and the community to raise additional funds to support the relocation and rehabilitation of the Sakauye House to History Park. Outside efforts are being made to privately raise additional funds to support this effort independently of this agreement. Moving and paying for the Sakauye House to be relocated to History Park requires a separate agreement between the City and History Park. The City Manager's Office of Economic Development and Cultural Affairs is working with other City departments on seeking City Council approval for the move of the Sakauye House. Future City Council action items, including any budget-related action items, will be determined once the funds needed are raised and the appropriate mechanism to move the house is determined.

The conceptual Master Plan (Attachment B – Conceptual Park Master Plan) was developed with community input and coordination efforts between the developer, the Parks, Recreation and Neighborhood Services Department, and the City Facilities Architectural Service Division in the Public Works Department. The standalone park will

---

<sup>6</sup> History Park Visitor Information: <https://historysanjose.org/plan-your-visit/history-park/>

<sup>7</sup> History San José webpage: <https://historysanjose.org/>

<sup>8</sup> City of San José Cultural Facilities: <https://www.sanjoseca.gov/your-government/departments-offices/cultural-affairs/cultural-facilities>

<sup>9</sup> History San José , History Park – Migrant Worker Houses: <https://historysanjose.org/plan-your-visit/history-park/migrant-worker-cabins/>

not be next to any residential uses and is surrounded by neighborhood streets and vehicular parking spaces.

At a minimum, the fully improved park will include: 1) a large turf lawn area; 2) children play areas, including elements appropriate for 2-5 years of age and 5-12 years of age; 3) a dog park with separate areas for large dogs and small dogs; 4) a public plaza; 5) pollinator gardens; 6) sports courts; 7) pedestrian and bike paths; 8) outdoor fitness area; 9) a historic interpretative plaza; and 10) thematic design and interpretive elements that reflect the history of the site and that highlight Eiichi Edward Sakauye and the Japanese farming history of the property.

The developer submitted 35% construction drawings to the City which show the location of park design elements that will reflect the history of the site and honor Mr. Sakauye. Staff will coordinate with the Japanese American Museum, the Sakauye and Seely families, and History San José to develop the content for the design elements and to properly tell the story of the site and highlight Mr. Sakauye.

### **Park Naming**

City Council Policy 7-5 (Policy 7-5), Naming of City-Owned Land and Facilities, establishes guidelines and procedures regarding naming City-owned land and facilities that are not public streets. Per the policy, the official names must be reflective of one of the following criteria:

- Geographic location;
- Prominent geographic feature or local reference point;
- Adjoining subdivision/community;
- Historical event;
- An individual who has made significant contributions to San José, the State, the Nation, or the World and who has been deceased for at least five years;
- An individual via a donation or sponsorship agreement; and/or
- A group via a donation or sponsorship agreement.

Policy 7-5 encourages names that reflect the City's ethnic and cultural diversity. Staff recommends names that speak to the cultural significance of the historic farm, as well as names that align with the City's Racial Equity commitment to recognize and highlight residents from all backgrounds and identities to create connection, understanding, and belonging across communities. Attachment C – Online Survey Results, documents the outcome of all public outreach efforts to name the park and also includes other potentially qualifying park names that can be considered.

The proposed park name, “Eiichi Edward Sakauye Park” meets the Policy 7-5 in that it reflects the name of a historically and culturally significant individual who made substantial contributions to San José. In addition to his advocacy for awareness about

March 25, 2025

**Subject: Adoption of a Park Master Plan, Approve a Turnkey Parkland Agreement, and Adoption of an Official Park Name within the “0 Seely Ave Mixed Use Project”**

Page 9

the Word War II internment, and progressive farming techniques, Mr. Sakauye was actively involved in various local organizations, including the Japanese American Citizen League, the California Pioneers, the Milpitas Historical Museum, and the Santa Clara County Pear Association.



Photograph: Eiichi Sakauye, prominent San José pear grower back on his San José ranch from Heart Mountain  
Date: 1945-07-09 Contributing Institution: UC Berkeley, Bancroft Library  
<http://www.oac.cdlib.org/ark:/13030/ft9d5nb5vx/?order=2>

## Policy Alternatives

**Alternative #1: City Council could reject the Parkland Agreement and/or any of its current terms.**

**Pros:** Redrafting the Agreement and Master Plans could result in an alternative design or other method to comply with the Parkland Dedication and Park Impact ordinances.

**Cons:** The Agreement is the result of a three-year negotiation between the developer and the City. If not approved, this could negatively impact financing to construct the overall development. Additionally, the planned park reflects input from the community and a collaborative design process between the developer

and City staff. The dedication of land, the construction of a new park, and the entire development project would be delayed or jeopardized.

**Reason for not recommending:** The proposed turnkey improvements are consistent with the Planned Development Re-zoning and approved Planned Development permit the City Council adopted, the Master Plan and Park Name the Parks and Recreation Commission and the community support. The improvements create a quality park with public amenities designed to support the development and the greater community.

**Alternative #2: *City Council could select an alternative park name from the list of eligible names generated through the public outreach process.***

**Pros:** The City Council could adopt a different name from the list of qualifying names received through a public survey process and from the community.

**Cons:** The City Council would be selecting a name other than the one recommended by the Parks and Recreation Commission.

**Reason for not recommending:** Members of the Sakauye family support the name “Eiichi Edward Sakauye Park.” It is consistent with public input and the Parks and Recreation Commission’s recommendation.

## **Racial Equity Impact Analysis**

The name, “Eiichi Edward Sakauye Park,” would be the first park site in San José to be named after an *individual* Japanese American. There are two existing City facilities named in recognition of the City’s Japanese American heritage: the Japanese Friendship Garden in Kelley Park and the Shirakawa Community Center, named for former Councilmember George Shirakawa Senior. Naming this park site “Eiichi Edward Sakauye Park” would mark the first time an entire park site is named for a Japanese American.

## **EVALUATION AND FOLLOW-UP**

Approval of the Turnkey Parkland Agreement by the City Council will authorize City staff to continue to work with the developer to the oversee the design, development, and construction of the turnkey park improvements and accept all improvements after final inspections have been completed. Public Works Department staff, in coordination with Parks, Recreation and Neighborhood Services Department staff, will review and approve the project construction documents and will work with the developer to refine the design to meet all City construction standards and to be in conformance with the 35% construction drawings currently on file with the City.

March 25, 2025

**Subject: Adoption of a Park Master Plan, Approve a Turnkey Parkland Agreement, and Adoption of an Official Park Name within the “0 Seely Ave Mixed Use Project”**

Page 11

## **COORDINATION**

This item has been coordinated with the City Attorney, City Manager’s Office of Economic Development and Cultural Affairs, Planning, Building and Code Enforcement Department (Planning Division), and Public Works Department.

## **PUBLIC OUTREACH**

An online community meeting and two online public surveys were conducted to engage the community in the master planning and park naming.

The community was notified of the community meeting via:

- Mailed post cards to residents and property owners within 1,000 feet of the site; and
- Electronic notices provided via Council District 4 Office, surrounding neighborhood associations, social media, including Facebook and Nextdoor.com, Parks, Recreation, and Neighborhood Services webpages, and the Park Advocates and the Parks Foundation social media platforms.

The first online public survey (January 19, 2023 to February 5, 2023) consisted of a master plan component and a park name suggestion component. For the master plan, participants were offered the opportunity to provide input on the conceptual design options and to provide name suggestions through ranked choice voting.

The community voiced interest in active and passive recreational amenities. The Master Plan is consistent with community input in that the park will include a large open lawn area, a walking loop, sports courts, fitness equipment, playgrounds, garden areas, seating elements, and plaza spaces that can be activated with events.

A majority (68.6%) of community members who participated in online public surveys expressed a preference to name this park “Sakaue Family Park” in reference to the Sakaue family and historic farm.

This memorandum will be posted on the City’s website for the April 15, 2025 City Council meeting.

## **COMMISSION RECOMMENDATION AND INPUT**

The Parks and Recreation Commission considered the Park Master Plan and staff recommended name, “Sakaue Family Park” during the June 5, 2024, meeting<sup>10</sup>. Members of the Sakaue family, the Preservation Action Council of San José, and other community members submitted public comment letters and spoke during the meeting. The commenters asked to have the Sakaue House preserved on site and to specifically name the park “Eiichi Edward Sakaue Park” (instead of “Sakaue Family Park”).

Staff explained that the request to retain the Sakaue House in the park was not supported due to the cost and complications associated with owning and maintaining a historic building in a public park. Staff did not have any concerns with naming the park after Mr. Sakaue. After much discussion, the Parks and Recreation Commission recommended the City Council adopt the Park Master Plan with the understanding that design elements highlighting Mr. Sakaue, and the history of the farming site, will be included in the park and to not retain the historic house as part of the park design.

Commissioner Woolfe motioned to recommend the official park name to be the full name the “Eiichi Edward Sakaue Park”, which was seconded by Commissioner Brennan. The motion carried (9-0-2, Campbell and Morrow absent).

Commissioner Woolfe then motioned to accept the Montague and Seely Park Master Plan with the recommendation that the plan be revised to include meaningful historical elements and references throughout the site, which was seconded by Commissioner Villarreal. The motion carried<sup>11</sup>. The motion carried (8-0-2-1; Campbell and Morrow absent; and Nguyen abstain)

## **CEQA**

Environmental Impact Report for the 0 Seely Avenue Mixed Use Project File No. ER21-284 (Resolution No. RES2024-297), and File Nos. PDC21-035 (Ordinance No. 31115); PD22-002 (Resolution No. RES2024-299) and PT22-003 (Resolution No. RES2024-298).

---

<sup>10</sup> Parks and Recreation Commission Agendas and Minutes: <https://www.sanjoseca.gov/your-government/departments-offices/parks-recreation-neighborhood-services/get-involved/boards-commissions/parks-recreation-commission>

<sup>11</sup> June 5, 2024 Parks and Recreation Commission Minutes: <https://www.sanjoseca.gov/home/showpublisheddocument/115714/638658002780400000>

HONORABLE MAYOR AND CITY COUNCIL

March 25, 2025

**Subject: Adoption of a Park Master Plan, Approve a Turnkey Parkland Agreement, and Adoption of an Official Park Name within the “0 Seely Ave Mixed Use Project”**

Page 13

## **PUBLIC SUBSIDY REPORTING**

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City’s Open Government Resolution.

/s/

Jon Cicirelli

Director, Department of Parks,  
Recreation, and Neighborhood Services

The principal author of this memorandum is Rebekah Ross, Supervising Planner IV, Parks, Recreation and Neighborhood Services. For questions, please contact by email [rebekah.ross@sanjoseca.gov](mailto:rebekah.ross@sanjoseca.gov) or by phone (408) 535-3828.

## **ATTACHMENT**

- A. Location Map
- B. Conceptual Park Master Plan
- C. Online Survey Results
  - 1. Staff Analysis of Name Suggestions
  - 2. Name Nomination Forms Received

## Attachment A: Location Map



## Attachment B – Conceptual Park Master Plan

**Minimum Fully Improved Park Elements:**

- Large Turf Lawn
- Children's Play Areas (Elements for Ages 3-5 & 5-12)
- Dog Park With Separate Large and Small Dog Spaces
- A Public Plaza
- Pollinator Garden
- Sport Courts
- Pedestrian Paths
- Outdoor Fitness Area
- Historical Interpretive Plaza
- Thematic Design Elements that reflect the history of the Site and Highlight Eishi Edvard Saksage and the Japanese Farming History of the Property

HISTORICAL ELEMENTS LEGEND	
	INFORMATION BOARDS
	MEDALION WALK
	THEMED PLAY
	HISTORICALLY SIGNIFICANT TREE SPECIES



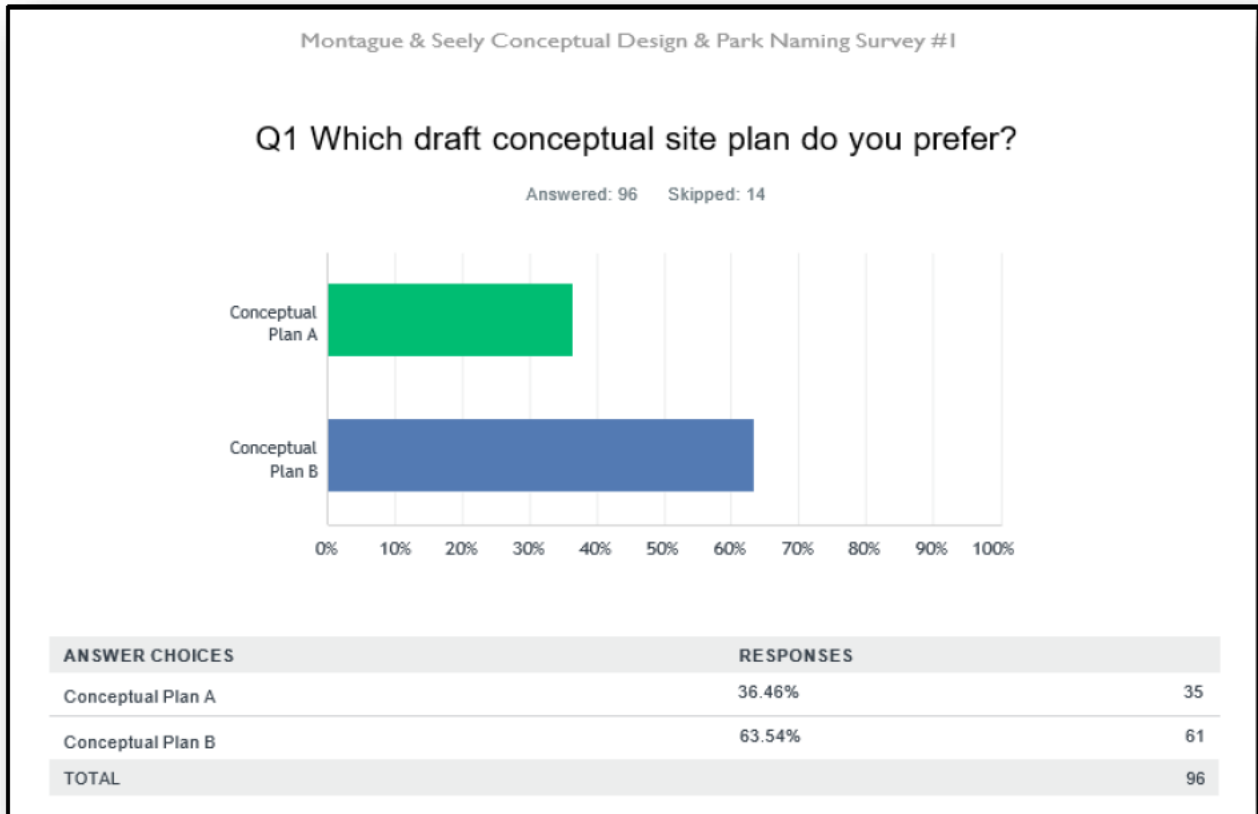
**PARK MASTER PLAN**  
SAN JOSE, CA | FEB-2024



**HANOVER**  
LANDSCAPE ARCHITECTURE  
1000 S. FOUNTAIN VALLEY AVENUE, SUITE 100 • SAN JOSE, CA 95128 • WWW.HANOVERLANDSCAPE.COM

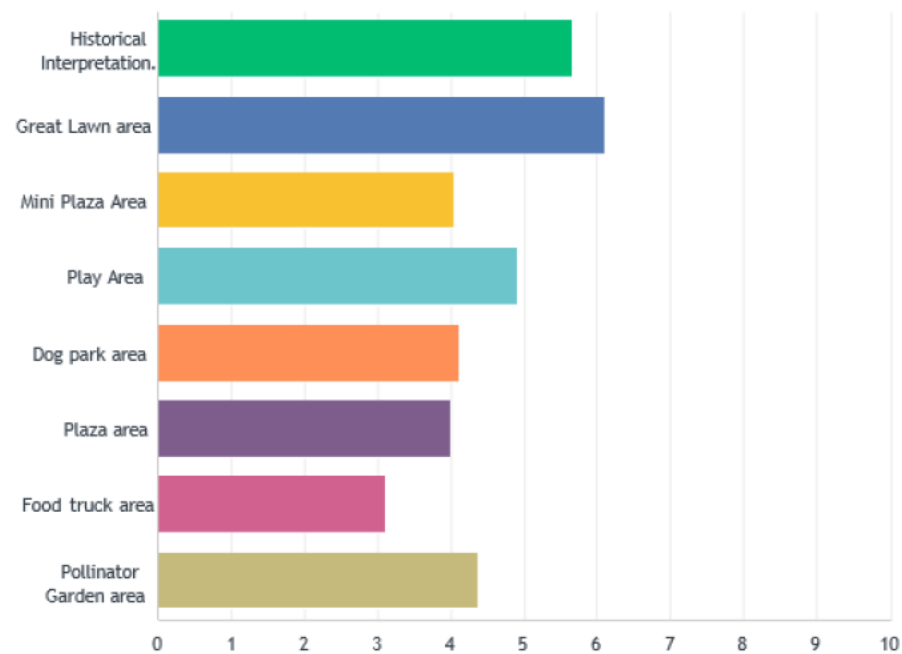
## Attachment C – Online Survey Results

### SURVEY 1 – Name Suggestion Survey and Master Plan



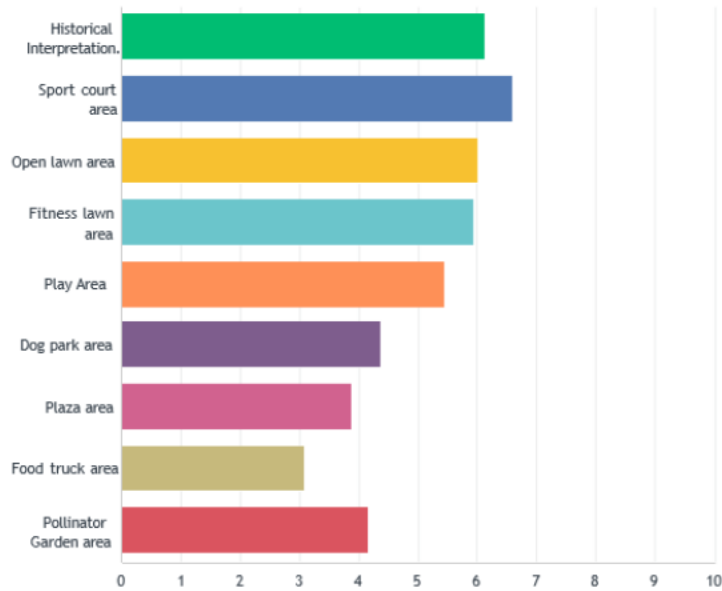
Q2 For the draft conceptual site plan A, please rank the park areas you liked best.

Answered: 94 Skipped: 16



Q3 For the draft conceptual site plan B, please rank the park areas you liked best.

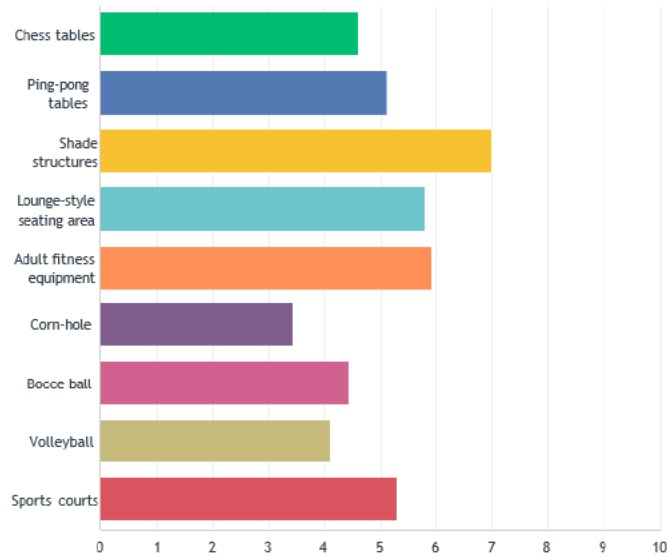
Answered: 97 Skipped: 13



	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Historical Interpretation area	29.21% 26	10.11% 9	12.36% 11	5.62% 5	15.73% 14	10.11% 9	5.62% 5	3.37% 3	7.87% 7	89	6.15
Sport court area	21.98% 20	25.27% 23	15.38% 14	12.09% 11	8.79% 8	3.30% 3	3.30% 3	4.40% 4	5.49% 5	91	6.62
Open lawn area	13.48% 12	12.36% 11	23.60% 21	15.73% 14	13.48% 12	4.49% 4	6.74% 6	6.74% 6	3.37% 3	89	6.02
Fitness lawn area	12.50% 11	18.18% 16	10.23% 9	19.32% 17	14.77% 13	9.09% 8	9.09% 8	4.55% 4	2.27% 2	88	5.94
Play Area	5.62% 5	11.24% 10	15.73% 14	14.61% 13	20.22% 18	14.61% 13	12.36% 11	4.49% 4	1.12% 1	89	5.45
Dog park area	12.09% 11	5.49% 5	8.79% 8	5.49% 5	4.40% 4	25.27% 23	8.79% 8	12.09% 11	17.58% 16	91	4.38
Plaza area	2.30% 2	3.45% 3	5.75% 5	12.64% 11	6.90% 6	12.64% 11	32.18% 28	18.39% 16	5.75% 5	87	3.89
Food truck area	2.33% 2	8.14% 7	2.33% 2	2.33% 2	6.98% 6	9.30% 8	11.63% 10	30.23% 26	26.74% 23	86	3.10
Pollinator Garden area	9.09% 8	7.95% 7	5.68% 5	11.36% 10	9.09% 8	10.23% 9	9.09% 8	13.64% 12	23.86% 21	88	4.18

Q4 For the draft conceptual site plans, please rank the park elements you liked best.

Answered: 94 Skipped: 16



	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Chess tables	6.10% 5	6.10% 5	14.63% 12	15.85% 13	8.54% 7	12.20% 10	9.76% 8	10.98% 9	15.85% 13	82	4.60
Ping-pong tables	8.14% 7	17.44% 15	10.47% 9	6.98% 6	18.60% 16	9.30% 8	10.47% 9	5.81% 5	12.79% 11	86	5.14
Shade structures	30.77% 28	17.58% 16	18.68% 17	10.99% 10	9.89% 9	6.59% 6	1.10% 1	3.30% 3	1.10% 1	91	7.01
Lounge-style seating area	10.34% 9	19.54% 17	18.39% 16	14.94% 13	5.75% 5	10.34% 9	9.20% 8	4.60% 4	6.90% 6	87	5.82
Adult fitness equipment	19.77% 17	17.44% 15	10.47% 9	12.79% 11	10.47% 9	9.30% 8	4.65% 4	6.98% 6	8.14% 7	86	5.93
Corn-hole	0.00% 0	2.47% 2	4.94% 4	8.64% 7	8.64% 7	18.52% 15	23.46% 19	16.05% 13	17.28% 14	81	3.43
Bocce ball	3.61% 3	8.43% 7	8.43% 7	12.05% 10	14.46% 12	13.25% 11	13.25% 11	22.89% 19	3.61% 3	83	4.46
Volleyball	7.14% 6	4.76% 4	5.95% 5	11.90% 10	10.71% 9	10.71% 9	16.67% 14	16.67% 14	15.48% 13	84	4.11
Sports courts	19.32% 17	12.50% 11	10.23% 9	7.95% 7	11.36% 10	5.68% 5	7.95% 7	9.09% 8	15.91% 14	88	5.31

## Q5 What park name are you suggesting? (Optional Question)

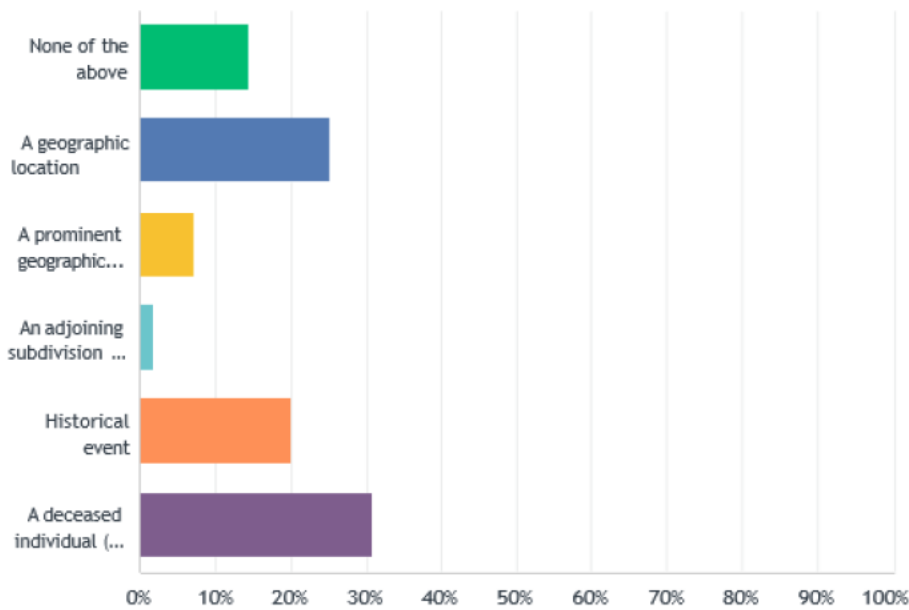
Answered: 32 Skipped: 78

Montague & Seely Conceptual Design & Park Naming Survey #1	
	Column1
What park name are you suggesting? (Optional Question)	
Answered	32
Skipped	78

Name Suggestion	Count of Response Date
Aulintac	1
Edward Seely Park	1
Eiichi Edward Sakauye	1
Eiichi Edward Sakauye Park	9
Eiichi Park	2
Green Oaks Park	1
Mahatma Gandhi Park (Gandhi was a beacon of peace in the world))	1
N/A	1
Persimmon Park	1
River Oaks Park	1
Sakauye & Seely	1
sakauye & seely park	2
Sakauye (as listed above) is fine	1
Sakauye Park	3
Sakauye Seely Friendship Park	1
Save bumble bees park	1
Seely	1
Seely Park	1
Unity Park	2
Grand Total	32

## Q6 Select how the name aligns with the City's Naming Policy.

Answered: 55 Skipped: 55



ANSWER CHOICES ▼	RESPONSES ▼	
▼ None of the above	14.55%	8
▼ A geographic location near the park site	25.45%	14
▼ A prominent geographic feature or local reference point near the park site	7.27%	4
▼ An adjoining subdivision or community	1.82%	1
▼ A historical event	20.00%	11
▼ A deceased individual (to be eligible, an individual must have been deceased for at least five years and have made significant contributions to San Jose, the State, the Nation, or to the World)	30.91%	17
<b>TOTAL</b>		<b>55</b>

Q7 Why is this a good name for the park? If you are suggesting the name of an individual, provide a brief biography including any significant contributions to the community and how long that person has been deceased. Please include any relevant sources.

Answered: 24   Skipped: 86

(NOTE: Refer to **Staff Analysis of Name Suggestions** for a list of survey respondent's reasonings for each name suggestion)

Q8 What is your zip code?

Answered: 72   Skipped: 38

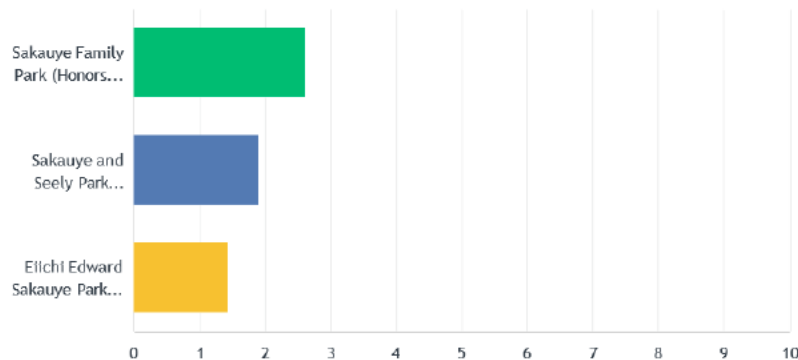
Q9 What is your email address? (We'll notify you when the second survey opens and when names are considered by the Parks and Recreation Commission and the City Council.)

Answered: 64   Skipped: 46

## SURVEY 2 – Ranked Choice Voting (Park Naming)

Q1 Rank the three (3) names listed below in the order of your preference. Rank your favorite choice #1 by moving it to the top position, your second choice #2 by moving it to the middle position, and your third choice #3 by moving it to the bottom position. When you hover over each name suggestion, you will see the "move" tool. To learn more about the name suggestions and history of the park site, click here.

Answered: 121 Skipped: 14



	1	2	3	TOTAL	SCORE
▼ Sakauye Family Park (Honors the Sakauye family that farmed the site for two generations, including Eilichi Edward Sakauye (1912-2005) and his father Yuwakichi Sakauye (1874-1956), who purchased the site in 1907 and helped other Japanese American farmers obtain access to land during a period of anti-Asian discrimination that significantly limited their access to property and citizen rights.)	68.60% 83	24.79% 30	6.61% 8	121	2.62
▼ Sakauye and Seely Park (Honors the enduring friendship of Eilichi Edward Sakauye (1912-2005) and Edward M. Seely (1896-Unknown), who helped each other during times of hardship and anti-Asian sentiments. Both individuals were former landowners of the park site.)	19.01% 23	53.72% 65	27.27% 33	121	1.92
▼ Eilichi Edward Sakauye Park (Honors Eilichi Edward Sakauye (1912-2005), a Japanese American activist that documented life in an internment camp, helped found the Japanese American Museum of San Jose (JAMSJ), and farmed the land on which the park now sits.)	12.40% 15	21.49% 26	66.12% 80	121	1.46

Q2 What is your email address? We'll notify you when the names are considered by the Parks and Recreation Commission and the City Council.

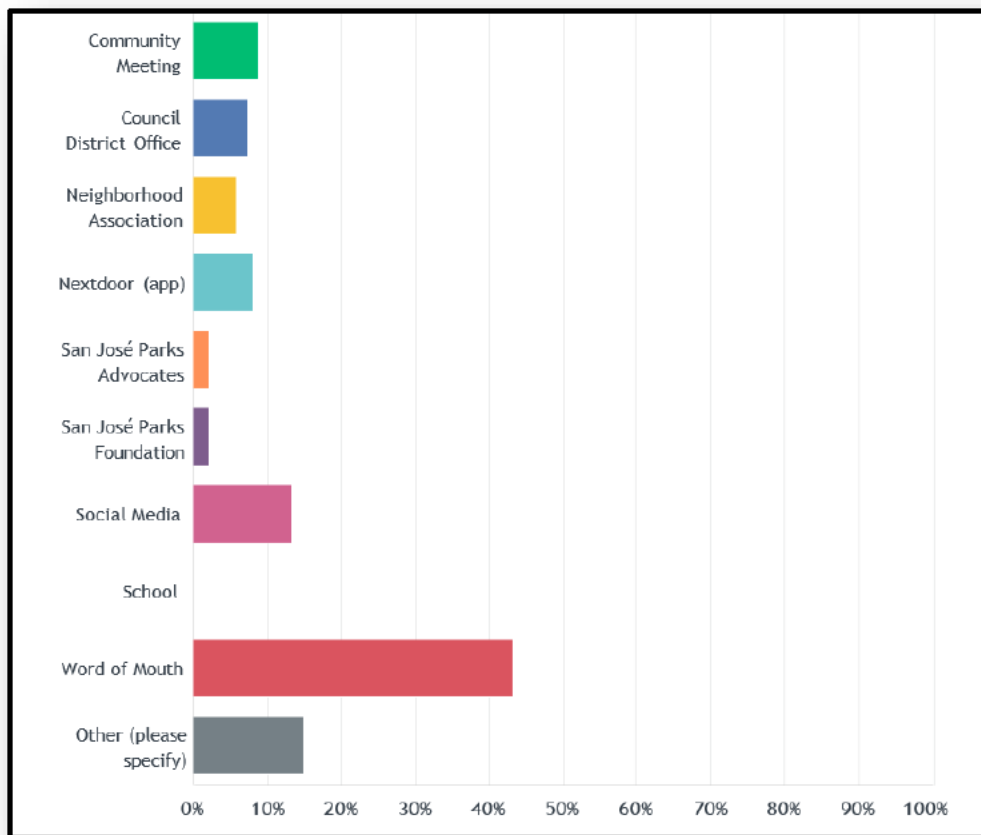
Answered: 116 Skipped: 19

Q3 What is your zip code?

Answered: 135 Skipped: 0

Q4 How did you hear about this survey?

Answered: 134 Skipped: 1



ANSWER CHOICES	RESPONSES	
Community Meeting	8.96%	12
Council District Office	7.46%	10
Neighborhood Association	5.97%	8
Nextdoor (app)	8.21%	11
San José Parks Advocates	2.24%	3
San José Parks Foundation	2.24%	3
Social Media	13.43%	18
School	0.00%	0
Word of Mouth	43.26%	58
Other (please specify)	14.93%	20
Total Respondents: 134		


## **Attachment C.1 – Staff Analysis of Name Suggestions**

### **1. Staff Suggested Potential Names (From Survey#1)**

These names were included in the survey document. Based on the research that was conducted, staff came up with these name suggestions for the park site. Each of these names meet the naming criteria defined in [Council Policy 7-5, Naming of City-Owned Land Facilities](#). Survey respondents had the opportunity to offer additional name suggestions.

<b>Name Suggestion</b>	<b>Reasoning/Background for the Name Suggestion</b>
<b>Eiichi Edward Sakauye Park</b>	Honors Eiichi Edward Sakauye, a Japanese American activist who documented life in a Japanese American internment camp, helped found the Japanese American Museum of San José (JAMSJ), and farmed the land on which the park site will sit.
<b>Sakauye Park</b>	Honors the Sakauye family that farmed the site for two generations, including Eiichi Edward Sakauye and his father Yuwakichi Sakauye, who purchased the site in 1907 and helped other Japanese American farmers obtain access to land during a period of anti-Asian discrimination that significantly limited their access to property and citizen rights.
<b>Eiichi Park</b>	Honors Eiichi Edward Sakauye, a Japanese American activist who documented life in a Japanese American internment camp, helped found the JAMSJ, and farmed the land on which the park site will sit.
<b>Sakauye &amp; Seely Park</b>	Honors the enduring friendship of Eiichi Edward Sakauye and Edward Seely, who helped each other during times of hardship and anti-Asian sentiments. Both individuals were former landowners of the park site.

## 2. Staff Analysis of Name Suggestions from Survey #1

<b>Name Suggestion Survey (Survey #1) Results and Analysis</b> <i>(Staff reviewed the name suggestions for compliance with the <a href="#">City's Naming Policy</a>)</i>			
<b>Table Legend</b>			
Name complies with the <a href="#">City's Naming Policy</a> (Green row)			
Name does NOT comply with the <a href="#">City's Naming Policy</a> (Red row)			
*Similar names that were consolidated/combined (Green row with *)			
Multiple name submissions by same respondent (Yellow row)			
#	Proposed Name <i>(As submitted by respondent)</i>	Reasoning <i>(As submitted by respondent)</i>	Does Name Comply with the <a href="#">City's Naming Policy</a> ? <i>(Staff analysis)</i>
1.	<b>Eiichi Edward Sakauye Park*</b>	Sakauye Family farmed this land >100 yrs. Elected to Santa Clara Unified School District Board of Education, County Agricultural Commission. Santa Clara Pear Association. President of Japanese American Citizens League. One of founders of the Japanese American Museum of San José. Deceased 2005	<p>Yes, because the individual referenced (Eiichi Edward Sakauye) has been deceased for at least 5 years (1912 - 2005) and was born and raised in San José. Eiichi Edward Sakauye was a Japanese American activist that documented life in a Japanese American internment camp thereby increasing awareness of the Japanese American experience during World War II. He also helped found the Japanese American Museum of San José, farmed the land on which the park site will sit, and was a life-long resident of San José.</p>  <p>Pictured: Eiichi Edward Sakauye</p> <p>Source 1: <a href="#">JAMSJ Blog</a>  Source 2: <a href="#">California Pioneers</a>  Source 3: <a href="#">Japanese American National Museum</a></p>

			Source 4: <a href="#">Densho Encyclopedia</a>
2.	<b>Eiichi Edward Sakauye Park*</b>	The Sakauye Family has farmed on this property for over 100 years. Eiichi has contributed to the community in many areas as an educator who was elected and served on the Jefferson School Board of Education and the Santa Clara Unified School Board for several terms. He served on the Santa Clara County Historical Commission, worked with various local and state agricultural agencies and committees, and active with Santa Clara Fairground agricultural committees setting up agricultural displays at the Santa Clara County Fair. While relocated at Heart Mountain Relocation Camp, Eiichi served in many leadership positions including Assistant Superintendent of Agriculture in charge of all food production for the camp and recently had the only remaining Root Cellar dedicated in his name. Eiichi has given many lectures with his personal film footage of the camp life to school children and university students regarding his experiences in the Heart Mountain Relocation Camp. Many of his other contributions are listed in the Historical Context of the Park Site.	Yes, see staff analysis for name suggestion #1
3.	<b>Eiichi Edward Sakauye*</b>	Deceased 2005 Santa Clara Historical Heritage Commission, one of founders Japanese American Museum of San José, Santa Clara Valley School District Board, County Agricultural Commission.	Yes, see staff analysis for name suggestion #1
4.	<b>Sakauye &amp; Seely Park*</b>	<i>No response provided by respondent.</i>	Yes, because it references the enduring friendship of Eiichi Edward Sakauye (1912 - 2005) and Edward Seely (1896 -Unknown). The Sakauye family watched over Edward Seely's farm and cared for his ailing mother while Seely was away serving in World War I. During World War II, Edward Seely returned

			<p>the favor by watching over the Sakauye farm while the Sakauye family was interned at Heart Mountain Relocation Center during World War II.</p> <p>Source 1: <a href="#">California Pioneers</a> Source 2: <a href="#">JAMSJ Blog</a></p>
5.	<b>Edward Seely Park*</b>	The family owned the land originally	<p>Yes, because the individual referenced (Edward Seely) has been deceased for at least 5 years (1896 - Unknown). Edward Seely inherited the farm site from his father, Charles Seely, for whom Seely Avenue is named for. Edward farmed the site until selling the property and moving to Lewis R. Dorn Ranch in Upper Lake, in 1953. During the Japanese American internment of World War II, Edward Seely watched over and protected the Sakauye farm while the Sakauye family was interned at the Heart Mountain Relocation Center in Wyoming.</p> <p>Source 1: <a href="#">California Pioneers</a> Source 2: <a href="#">School of Adaptive Agriculture, Seely Farm Stand</a></p>
6.	<b>Aulintac</b>	We need more Indigenous names	<p>Could not verify the relevance to the San José area nor whether the local tribes support/recognize this name suggestion. Tribal Chair representatives for the Tamien and Mutsun Band of Costanoan tribes were contacted via email, inquiring whether they would support including the name in a ranked choice voting survey and whether it is a name the tribes see as appropriate and</p>

			<p>representative of the San José area. No response was received from the tribe. Staff also contacted the individual that suggested the name. The individual stated they suggested the name because they had searched for an indigenous name that “had a good ring to it” and seemed to be “linked to the area on the maps.” When asked, they acknowledged they did not have any input from the local tribes when suggesting the name.</p> <p>Aulintac is primarily associated with the Santa Cruz area and may have been the indigenous name for the village that became Santa Cruz. There seems to be some association with an Aulintac village along Coyote Creek and the Evergreen area of San José, however very little information and sources were available to verify the connection.</p> <p>Source 1: <a href="#">Aulintac, Santa Cruz</a>  Source 2: <a href="#">Auntak village</a>  Source 3: <a href="#">Aulintac, Asawas village (Santa Cruz)</a>  Source 4: <a href="#">Aulintac on Coyote/Evergreen</a> (Blog with no source information)  Source 5: <a href="#">Santa Clara Tribes and villages</a></p>
7.	<b>Sakauye Park*</b>	I am putting my vote behind "Sakauye Park" as it promotes the ethnic diversity of the city, and never forget that we interned Japanese citizens.	<p>Yes, because it references Eiichi Edward Sakauye (1912 - 2005) and his father, Yuwakichi Sakauye (1874 - 1956). Both have been deceased for at least 5 years. Yuwakichi purchased the site</p>

in 1907 and helped other Japanese American farmers obtain access to land during a period of anti-Asian discrimination that significantly limited their access to property and citizen rights. Eiichi Edward Sakauye was a Japanese American activist that documented life in a Japanese American internment camp thereby increasing awareness of the Japanese American experience during World War II. He also helped found the Japanese American Museum of San José, farmed the land on which the park site will sit, and was a life-long resident of San José.



Pictured: Yuwakichi Sakauye



Pictured: Eiichi Edward Sakauye

Source 1: [JAMSJ Blog](#)

Source 2: [California Pioneers](#)

Source 3: [Japanese American National Museum](#)

Source 4: [Densho Encyclopedia](#)

8.	<b>Save bumble bees park</b>	save bees plant more trees	No, because the name does not align with the applicable criteria.
9.	<b>Eiichi Edward Sakauye Park*</b>	Because of his contribution to the area and the community at large	Yes, see staff analysis for name suggestion #1
10.	<b>Eiichi Edward Sakauye Park*</b>	The land the park will be situated in part was the property of Eiichi E. Sakauye who was a very important member of our City. He was active in the local history and historic preservation community. He was also an important advocate for educating our local community about the agricultural legacy of the area through his work as a farmer and orchardist.	Yes, see staff analysis for name suggestion #1
11.	<b>Eiichi Edward Sakauye Park*</b>	Eiichi was a San José city resident who played a prominent role in the preservation of Japanese American agricultural history, which, along with Chinese and Filipino agricultural history a real touchstone for the Valley of Heart's Delight.	Yes, see staff analysis for name suggestion #1
12.	<b>Eiichi Edward Sakauye Park*</b>	Founder of JAMSJ	Yes, see staff analysis for name suggestion #1
13.	<b>Eiichi Edward Sakauye Park*</b>	Eiichi both farmed the land the park will be on but was also an important leader in the San José community.	Yes, see staff analysis for name suggestion #1
14.	<b>Eiichi Edward Sakauye Park*</b>	Eichi Sakauye was a visionary and worked hard to preserve Japanese American history in our area	Yes, see staff analysis for name suggestion #1
15.	<b>Mahatma Gandhi Park (Gandhi was a beacon of peace in the world)</b>	<i>No response provided by respondent.</i>	This name is not specific to San José.
16.	<b>Eiichi Edward Sakauye Park*</b>	Remembrance of a prominent Japanese American who also was a founder of the Japanese American Museum of San José.	Yes, see staff analysis for name suggestion #1
17.	<b>Unity Park</b>	<i>No response provided by respondent.</i>	No, because the name does not align with the applicable criteria.
18.	<b>Sakauye Seely Friendship Park*</b>	It reflect the friendship and caring that preserved the land during two world wars.	Yes, see staff analysis for name suggestion #4
19.	<b>Green Oaks Park</b>	<i>No response provided by respondent.</i>	No, because the name does not align with the applicable criteria. Additionally, this name is too similar to the name of River Oaks Park nearby.

20.	<b>Eiichi park*</b>	<i>No response provided by respondent.</i>	Yes, see staff analysis for name suggestion #1
21.	<b>Eiichi park*</b>	Simple and elegant	Yes, see staff analysis for name suggestion #1
22.	<b>Unity Park</b>	<i>No response provided by respondent.</i>	No, because the name does not align with the applicable criteria.
23.	<b>N/A</b>	<i>No response provided by respondent.</i>	N/A. No name provided.
24.	<b>Sakaue Park*</b>	Sakaue Park honors the original family.	Yes, see staff analysis for name suggestion #8
25.	<b>Sakaue &amp; Seely Park*</b>	<i>No response provided by respondent.</i>	Yes, see staff analysis for name suggestion #4
26.	<b>Seely Park*</b>	Resonates with Seely, which is well known right of way for the residents in that area.	Yes, see staff analysis for name suggestion #5
27.	<b>Sakaue Park*</b>	<i>No response provided by respondent.</i>	Yes, see staff analysis for name suggestion #8
28.	<b>River Oaks Park</b>	River Oaks park	No, because a park with this name already exists. River Oaks Park is located less than a mile from the new park site.
29.	<b>Seely*</b>	<i>No response provided by respondent.</i>	Yes, see staff analysis for name suggestion #5
30.	<b>Persimmon Park</b>	Trees at site	Unable to verify whether persimmons were part of the farm.
31.	<b>Sakaue &amp; Seely*</b>	Because it's along Seely Ave. and the Sakaue property.	Yes, see staff analysis for name suggestion #5
32.	<b>Sakaue (as listed above) is fine*</b>	<i>No response provided by respondent.</i>	Yes, see staff analysis for name suggestion #8

## Attachment C.2 – Name Nomination Forms Received



### CITY OF SAN JOSÉ Naming of City-Owned Facilities NOMINATION FORM

Person Submitting Nomination: \_\_\_\_\_

Address: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Name Proposed for Facility: Eichi Park

Location of Facility: Montague Expy and Seely Ave  
(Include street address, cross street)

Nature of Facility to be Named: (Describe use, clientele and any special geographic or historic characteristics)  
Mixed use park. I suggest dedicating a portion as a sustainable agricultural garden and native CA plant garden.

Is this site/structure of potential historic significance? Yes ☒ No ☐

If yes, please submit parcel number and a summary of bibliographical resources.

This is a historic Japanese American farm and an adjacent German family farm. During WWI

Appropriateness of Name to Facility: (Briefly characterize the nominated individual, group, event or feature. Describe why naming would be appropriate. If the facility is proposed to be named after an individual, attach no more than one page outlining a brief biography and significant contributions to the community.)

The remaining farmer who shared the history of these two farms before his death was Eichi. He was beloved of all the Japanese community and many others in the area for his integrity, reverence for history and the legacy of farming techniques and farm maintenance he demonstrated. His book documenting farming techniques developed while interned during WWII

Submit Nomination to: City Clerk, San José City Hall, 200 E. Santa Clara Street, San José, CA 95113

#### FOR CITY CLERK'S USE ONLY

Referred to the following Commission or Committee:

Airport ☐ Arts ☐ Child Care ☐ Disability Advisory ☐ Historic Landmarks ☐

Library ☐ Parking Advisory ☐ Parks & Recreation ☐ Senior Citizens ☐ Youth ☐

Other \_\_\_\_\_

10/05

[Print This Form](#)

For your protection and privacy, please press the Clear  
This Form button after you have printed the form.

[Clear This Form](#)