

FW: iINCLUDE COUNCIL AGENDA:10/27/20 - File 20- 1282 - item 7.1

City Clerk

Mon 10/26/2020 5:35 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>;

Thank you!

Best Regards,
Pawandeep Kaur
CITY OF SAN JOSE|OFFICE OF THE CITY CLERK
200 East Santa Clara St.
San Jose , CA 95113
408-535-1254

-----Original Message-----

From: Nena Piumarta [REDACTED]
Sent: Monday, October 26, 2020 4:21 PM
To: District1 <district1@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; mayor@sanjosece.gov
Subject: iINCLUDE COUNCIL AGENDA:10/27/20 - File 20- 1282 - item 7.1

[External Email]

Regarding Master Plan for park at 3257 Payne Ave

Our household supports each of the concerns stated by District 1 Leadership Group.

We think you should vote to delay any decision on the Master Plan stated above .

In particular we are concerned that it is being considered before there is available money. If this is done and there is some time between demolition and rebuild it would mean junk open space = weeds = trash = loitering. You'd have to spend money just to mow weeds,etc. It would become an eyesore and opportunity for mischief in our neighborhood.

And remember these actions determine votes.

Thank you for your service to our community. Dr. Nena Piumarta



October 26th, 2020

Mayor and Council
City of San Jose
San Jose, CA

RE: DELAY VOTE on PRNS Plan for park at 3257 Payne Avenue - 10/27/20, FILE: 20-1282, ITEM: 7.1e – the Majority want Open Space, Augment the Sharks' Playground, Deliver Community Services Today

Honorable Mayor and Councilmembers,

Regarding the September 2nd, 2020 Parks Commission meeting, Item VII-A, the park at 3257 Payne and the subsequent recommendation to City Council, WNAC data suggests a different conclusion than what PRNS suggested. The WNAC has been deeply involved with the community on this property and it is in the heart of the WNAC area.

Recommendation/Request:

Reinforcing our earlier correspondence this week, we continue to ask that the Council DELAY a vote on PRNS's plan for the park at 3257 Payne Avenue. We ask for the reasons given then, along with the data and analysis presented herein. Simply our data consistently suggests that the majority want **open space, augmentation of the Sharks' Playground, and delivery of community services today.**

Background

On the other hand, at the September 2nd Parks Commission Meeting, PRNS's Jason Condit suggests that,

"The Community Center was actually the number one priority for the community and a close second was to not lose all the parking that's available now."¹

Further, Condit suggests that the majority were OK with the removal of the Sharks' Playground.

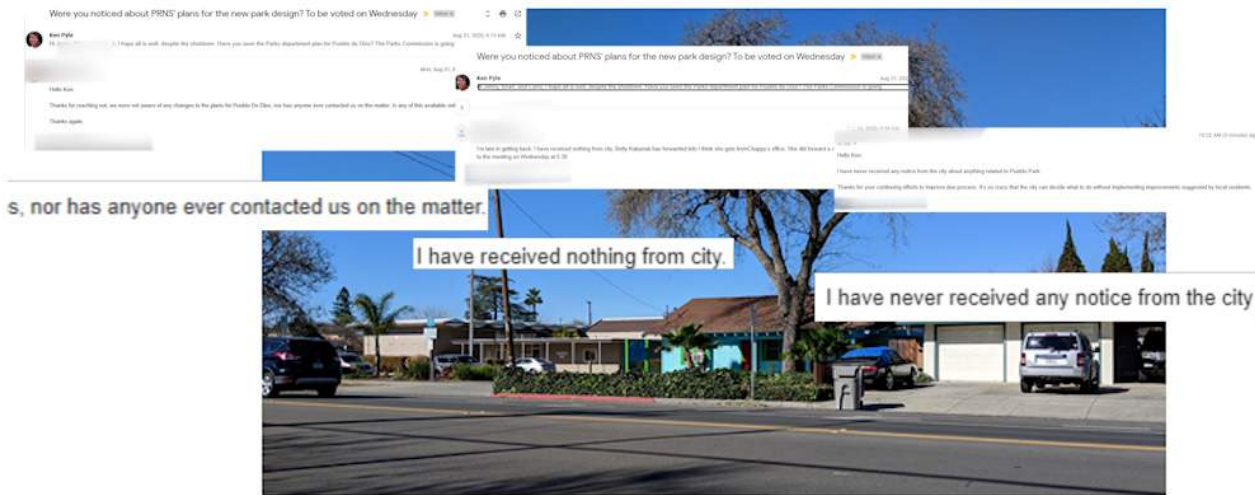
"Again, this is something that we didn't take lightly. We did speak to the community about this and the community and the majority of the folks were on board with the removal of the playground knowing that we would be replacing that playground and providing a larger play area that's also inclusive."

¹ Please see <https://puebloplay.wordpress.com/2020/10/23/why-not-reuse-the-sharks-playground-excerpt-from-9-2-20-parks-commission-meeting/>

We continue to ask where is the data that the majority are OK with removing the Sharks' playground?²

There were no surveys, and the sample size of the PRNS-led meetings was small and did not represent the entire service area radius of this new neighborhood park.

Neighbors Adjacent to the Park Report They Never Saw Fliers to Any PRNS-Led Meeting



PRNS estimates it reached out to **165+ “attendees”** over the course of five events from March 2019 to July 2020, according to Table 3 on page 6 of October 13th memo. We question the accuracy of those numbers.³ For instance, and as noted by Barbara Morrey in her submission to the city council, only 7 community members attended the April 29th, 2020 meeting, not 15+ as stated in 20-1282.⁴

² It is important to note that there are inclusive features on the Shark’s Playground and that it could be augmented with additional inclusive features.

³ See <https://puebloplay.wordpress.com/2020/10/23/those-are-brown-mms-in-my-candy-bowl/>

⁴ See Appendix B for meeting minutes

WNAC Placemaking Activities

The WNAC has received feedback from **250+ participants** since 2017 on the topic of the park at 3257 Payne Avenue, as summarized in Table 1.⁵ It is important to note, that the WNAC’s outreach includes in-person and on-site, website and electronic surveys, whereas PRNS’s meetings were held off-site. Not included in the table below are some of the meetings that took place with the Vice Mayor’s office.

Table 1, WNAC Outreach Efforts

Activity	Description	Date	Participants
Website	Comments made on posts & some comments made on Nextdoor	To present	20+
Placemaking	Community day at the future park. PRNS, through the D1 Council office supplied some placemaking materials.	July 8 th , 2017	64
Meeting	WNAC meeting. One of the agenda items was the park and the possibility of public-private partnerships. Included speakers from SJPF and AMI Preschool.	May 1 st , 2019	20+
Placemaking	Community day at the park with food, fun for kids and placemaking.	October 19 th , 2019	30+
Survey	A survey directed at people in the neighborhoods within the active walking distance of the park	October 12 th , 2020	111
WNAC	Virtual Meeting to discuss playground	October 15 th , 2020	8+

Placemaking activities began before the WNAC’s involvement with the 2014 design and build of the Sharks’ Playground. This is important as the members of the Pueblo de Dios Church along with community members blanketed the area with flyers announcing and asking for feedback on the new Sharks playground, held multiple fundraising events, and successfully jumped through various hoops to get to Build Day. Build Day featured hundreds of volunteers from all the surrounding neighborhoods, particularly the Cadillac Winchester neighborhood, where co-chair of the Sharks’ Playground Build, Maria Veliz resides.

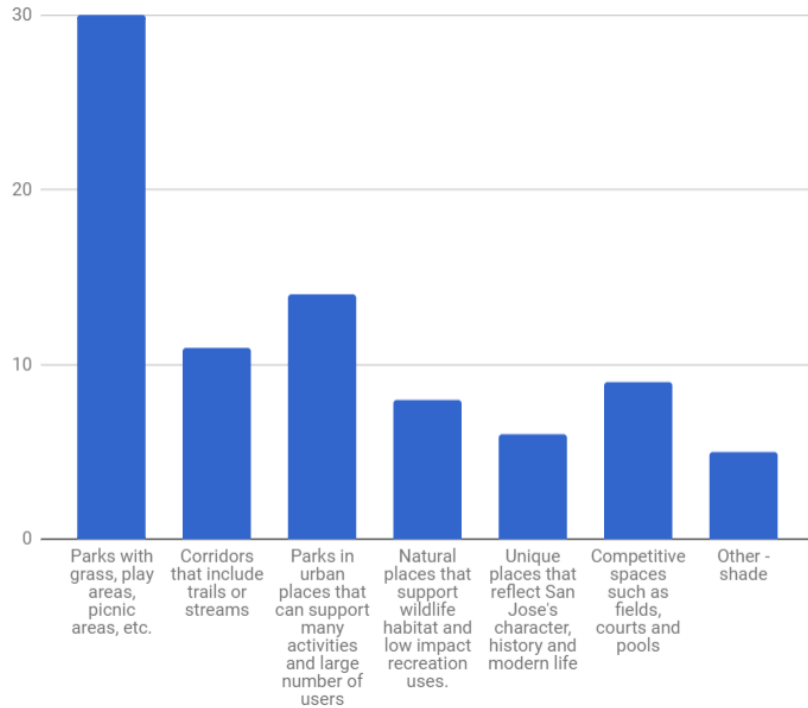


Survey Says

⁵ Some people attended multiple events, so both the 165+ and 250+ numbers do not reflect the number of individuals who responded. At best, these numbers represent less than 2% of the approximately 8,400 people who live in the neighborhoods directly surrounding the new park. See 20 seconds into the video associated with this post <https://wp.me/p4bE8v-4RH>

The July 8th, 2017 placemaking event was held in conjunction with the Prince of Peace & Pueblo de Dios Community Day. Organized by the WNAC with some of the materials supplied by PRNS through the D1 Council Office.

The complete report is in Appendix E. The following graph from that report summarizes the answer to PRNS’s question, “What type of park settings would you like to see more of?”



With 49 of 83 dots on the categories like “Parks with grass, play areas, picnic areas, etc.,” it is clear most respondents at this event desired open space, which is counter to PRNS’s assertions at the September 2nd, 2020 Parks Commission Meeting.

On October 12th, 2020, a survey was launched to try to reach those who had not been reached through either PRNS or WNAC efforts. The intent was also to answer the question of what do people want to see in this new park? At the October 15th, 2020 WNAC meeting, Parks Chair Wolfe encouraged the WNAC to put together a Spanish-language version, which was launched on October 16th.

The survey was promoted with colored flyers at local businesses and at the park. Additionally, flyers were passed out and it was promoted on Nextdoor and some the neighborhood email blasts.

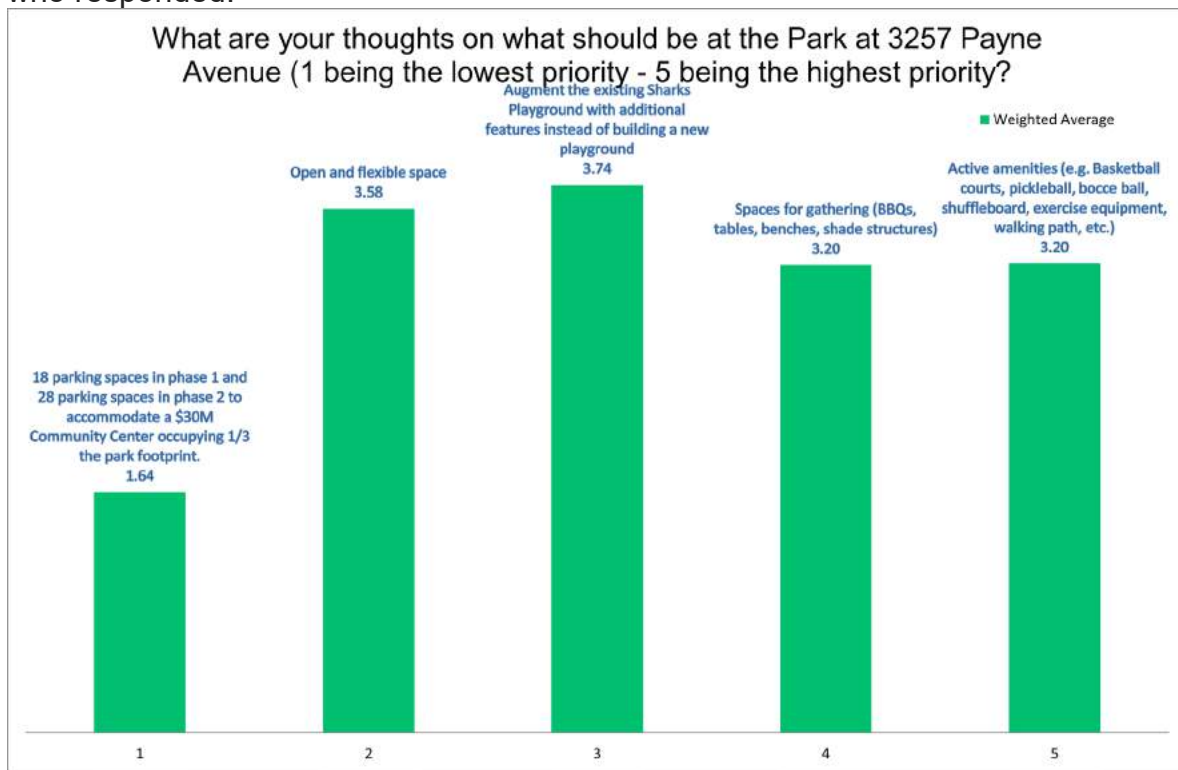


There are seven questions total and the full results are in Appendix C. Let's focus on the results to this question.

What are your thoughts on what should be at the Park at 3257 Payne Avenue (1 being the highest priority - 9 being the lowest priority)?

The Shark's Playground and Open and Flexible Space were the number one and number two priorities with weighted averages of 3.74 and 3.58, respectively. Active amenities and Spaces for gathering were tied for third at 3.20, respectively. The \$30M Community Center with its 28-parking spaces was the least important, measuring only 1.64.

Clearly, the Sharks' Playground and Open and Flexible Space are priorities for those who responded.



There were 17 written responses to this question as well, which are provided in Appendix C. This word cloud image provides a visual of what was said in the English-language version of the survey.

Q6 What are your thoughts on what should be at the Park at 3257 Payne Avenue (1 being the highest priority - 9 being the lowest priority?)

area Dog park space parking open space community
green need playground

Moving Forward

Echoing our October 19, 2020 letter, we request that Council DELAY the VOTE on this item and request the PRNS work with the community to address the gaps that we and others have identified.

To be clear, projects like this do not come along every day. We encourage the kind of on-site, hands-on placemaking that is inclusive, embraces the lighter, cheaper, quicker approach the WNAC and others have been advocating for years.

In Community and on behalf of the WNAC,



Kirk Vartan

President, WNAC

www.wnac.com

www.puebloplay.wordpress.com

www.wnacommunity.wordpress.com/

The Winchester Neighborhood Action Coalition (WNAC) is a group of neighborhood associations, bounded by Pruneridge Ave to the North, I-880/17 to the East, San Tomas Expressway to the West, and Hamilton Ave to the South. It includes parts of San Jose, Santa Clara, and Campbell.

cc:

San Jose: Parks Commissioners, City Manager, City Clerk

Santa Clara: Mayor, Council, City Manager, City Clerk

Campbell: Mayor, Council, City Manager, City Clerk

Cupertino: Mayor, Council, City Manager, City Clerk

County Supervisor: Ellenberg - District 4

Assemblymember: Low (D-28), Chu (D-25)

Senator: Beall (D-15), Wieckowski (D-10)

Appendix A

October 2020 Survey Results Regarding the Park at 3257 Payne Avenue

10/25/20, 9:47 PM

Ken Pyle

Note, this survey was launched on October 12th, 2020. We were expecting PRNS to send a survey, such as this one, as part of its fact-finding process. It never happened.

After listening to the recording of the Parks Commission for the third or fourth time and hearing the answer that the majority of the people [wanted a \\$30M Community Center with 28 parking spots](#), I was finally motivated to create a survey to answer that question.

It probably could use refining (although SurveyMonkey gave it a “Perfect”) and the results are probably directional. Some of the most valuable input is from the respondents who added their comments to the given questions.

I did not think it would be taken seriously and was surprised when it was suggested by Parks Commission Chair, Daphna Wolfe, that a Spanish-language version should be created. Unfortunately, the SurveyMonkey package did not allow for one a common set of Spanish-language and English-language questions with a common backend. So, what follows are the results from the two surveys.

At the date of publication, there were 102 and 9 people who responded in some way to the survey¹. Not everyone completed the survey, however. Hence, that is why not all the numbers on each question add to 111.

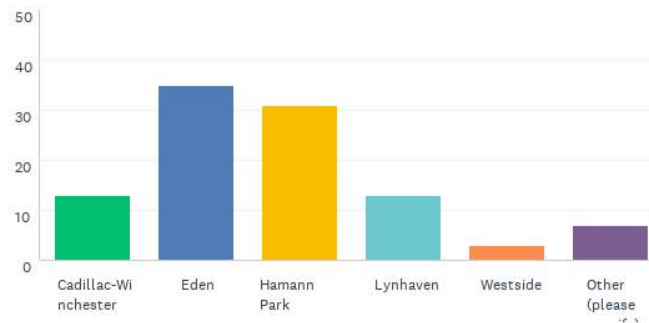
What follows are graphics created by SurveyMonkey for each question followed by respondent comments and then commentary from this author. Note, the seventh question asked if the respondent wanted to share contact information, so the results to that question are not included in this report.

¹ This author did not respond to the survey.

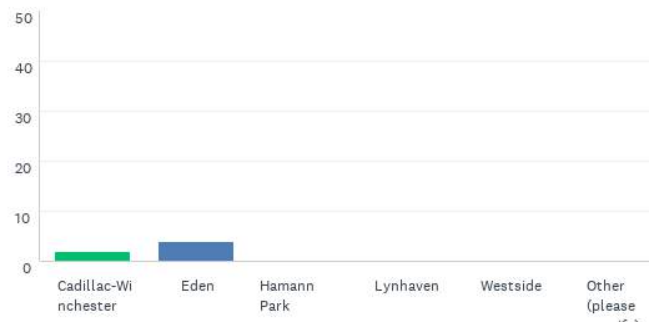
Q1 English-Language Survey/Q2 Spanish-Language Survey

Note, this was the first question on the English-language version of the survey. It was swapped in the Spanish-language survey, as a map was added to clarify the boundaries of the neighborhoods. 96 and 5 people responded to this question in the English and Spanish-language surveys, respectively.

Q1 Where do you live and/or work?



Q2 Where do you live and/or work?



In the English-language version, the “Other” category included two responses which are in the Cadillac-Winchester neighborhood (Loma Verde and Lexington). The others were Winchester Orchard, Winchester Blvd, Cory, and Forest-Pruneridge. One person said they were “part of the planning committee.”

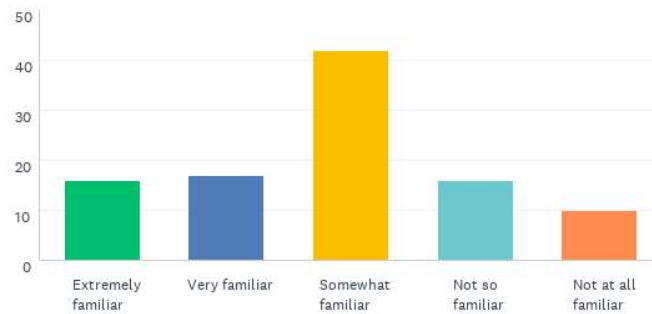
Comments

Westside, which is opposite of the park was probably the most under-represented, followed by Cadillac-Winchester. The Spanish-language version of the survey included a map to indicate neighborhood boundaries. It is clear there was some confusion as indicated by the fact that people sometimes responded with street addresses. Again, whether 100 out of 8,400 people is representative is a question for the statisticians. Regardless, this is the best survey we have on the park.

Q1 Spanish-Language Survey /Q2 English-Language Survey - Are you aware of PRNS's plan for the new park at 3257 Payne Avenue?

Again, the questions were swapped, so this was the first question of the Spanish-language and the second question of the English-language survey, respectively. 95 and 6 people responded to this question in the English and Spanish-language surveys, respectively.

Q2 Are you aware of PRNS's plan for the new park at 3257 Payne Avenue?



Q1 ¿Conoce el plan de PRNS para el nuevo parque en 3257 Payne Avenue?



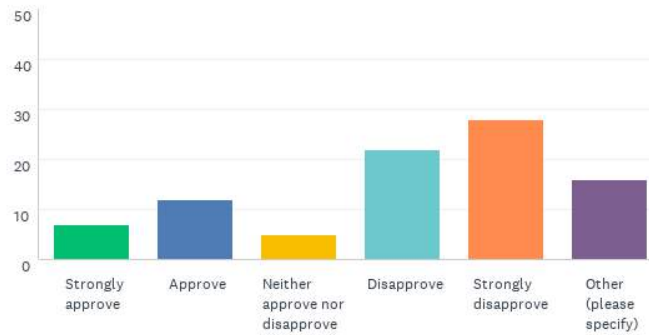
Comments:

The eight people who responded in the Spanish-language survey seemed to be less familiar with the plan than the people responding to the English-language version. Again, it is difficult to draw absolute conclusions, given the relatively small sample size of the Spanish-language version.

Q3 What are your initial thoughts on this plan?

90 and 5 people responded to this question in the English and Spanish-language surveys, respectively.

Q3 What are your initial thoughts on this plan?



Q3 ¿Cuáles son sus pensamientos iniciales sobre este plan?



Written Responses from Respondents

1. Me gustaría el centro comunitario y que dejen el arque que ya esta esta bonito solo nesesita unos arreglos . (I would like the community center and that they leave the arch, which is already beautiful, it just needs some repairs.)
2. Please don't destroy Pueblo Park aka Sharks Playground.
3. Strongly approve of phase 1. Disapprove of phase 2.
4. Approve Phase 1, not convinced on Phase 2.
5. Approve plan and disapprove parts of design
6. Feel like I need more information.
7. disapprove of phase 2
8. do not approve of the demolition of the Shark Park.
9. seems to be an exorbitant price for a Community Center in that neighborhood.
10. I think there should have been more involvement by the surrounding neighbors.
11. I approve of most of it except the community center taking precedent over the exercise portion, sports courts, and open space.

12. Approve phase 1 but not phase 2
13. I really like the park plan but don't understand why they would do that only to demolish it soon after to create a community center? Also, why take away the Sharks playground. It's a really nice place.
14. Phase 1 sounds great, except for the demolition of the Sharks playground; leave that alone. What message would this send to the Sharks foundation and kids who helped build it? Also a \$30MM community center sounds like something that will lie mostly empty. Do you really think those old apartments will still be there in 25 years? No, there will be a huge new apartment building built and it will include its own community center. The pandemic has shown the importance of parks which are healthy spaces and packed full. Outdoor spaces only please.
15. Some of ideas are nice, but seems like a big waste of money to build something just to tear it out a few years later.
16. This could be good with modifications to preserve the community-built playground, and here from adjacent neighbors.
17. Do not feel phase 2 is necessary an question some of phase 1 demolition.

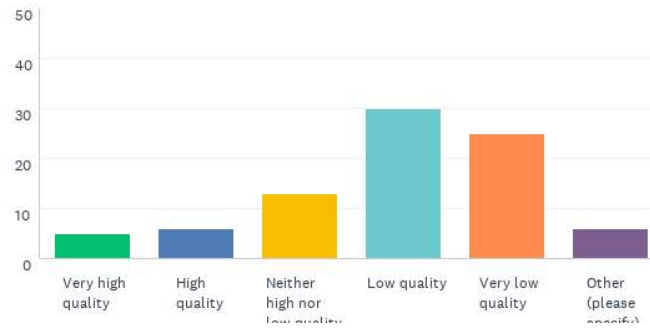
Comments:

A clear majority disapprove of the plan, particularly phase 2.

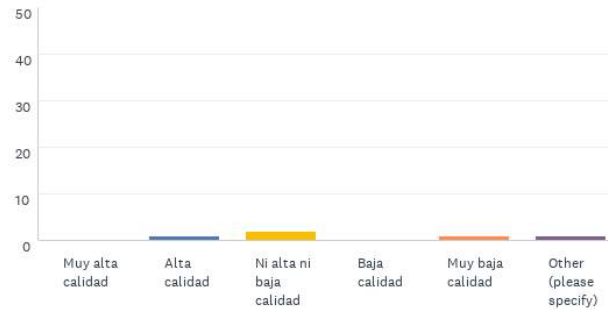
Q4 - What are your thoughts on PRNS' process for determining the plan for the park?

85 and 5 people responded to this question in the English and Spanish-language surveys, respectively.

Q4 What are your thoughts on PRNS' process for determining the plan for the park?



Q4 ¿Cuáles son ¿Cuál es su opinión sobre el proceso de PRNS para determinar el plan del parque



Written Responses from Respondents

1. me parece que es mejor el centro comunitario y dejar el que esta y seria mejor agregar baño - I think that the community center is better and leave the one that is and it would be better to add a bathroom
2. (Note, this response was from the English-language survey) Necesitamos un centro comunitario para tener recursos a nuestra comunidad. La encuesta debió ser también en español y no todo cuentan con internet para tener información y contestar la encuesta - We need a community center to provide resources to our community. The survey should also have been in Spanish and not all have internet to have information and answer the survey.
3. Not sure as I wasn't aware of the planning process.
4. I think the author is incorrect in their analysis of the process done by the city. I felt included and felt they reached out to my community.
5. Should have better involved the community but is still a good plan.

6. Wasteful. Building areas only to demolish them seems idiotic. Plan outlines items that are not budgeted for and lacks any budget for maintenance and supervision. San Jose cannot service the parks that they currently have.
7. Confusing. Doesn't make sense to do one thing and then demolish it to do another so soon. Seems like poor financial planning and that money will just be thrown away.

Comments:

With 50+ responses, most respondents feel the process was low-to-very low quality. Still there are those who believe the planning process was adequate. The response listed in bullet #1 is interesting, as it implies that a Community Center is already onsite. This is pure speculation, but it could be that what is being suggested is that the city look at refurbishing, say the Social Hall, which was built in 1989, to meet the needs of the Community.



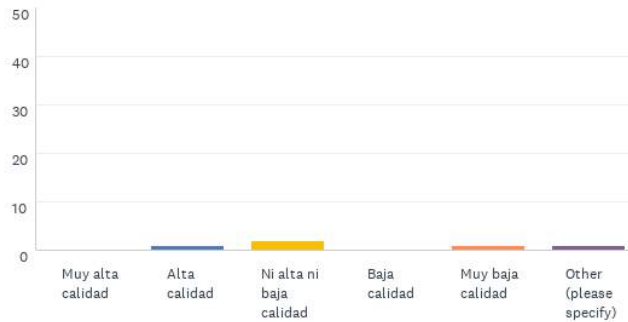
Q 5 - What are your thoughts on the need for a Community Center?

79 and 5 people responded to this question in the English and Spanish-language surveys, respectively.

Q5 What are your thoughts on the need for a Community Center?



Q4 ¿Cuáles son ¿Cuál es su opinión sobre el proceso de PRNS para determinar el plan del parque



Written Responses from Respondents

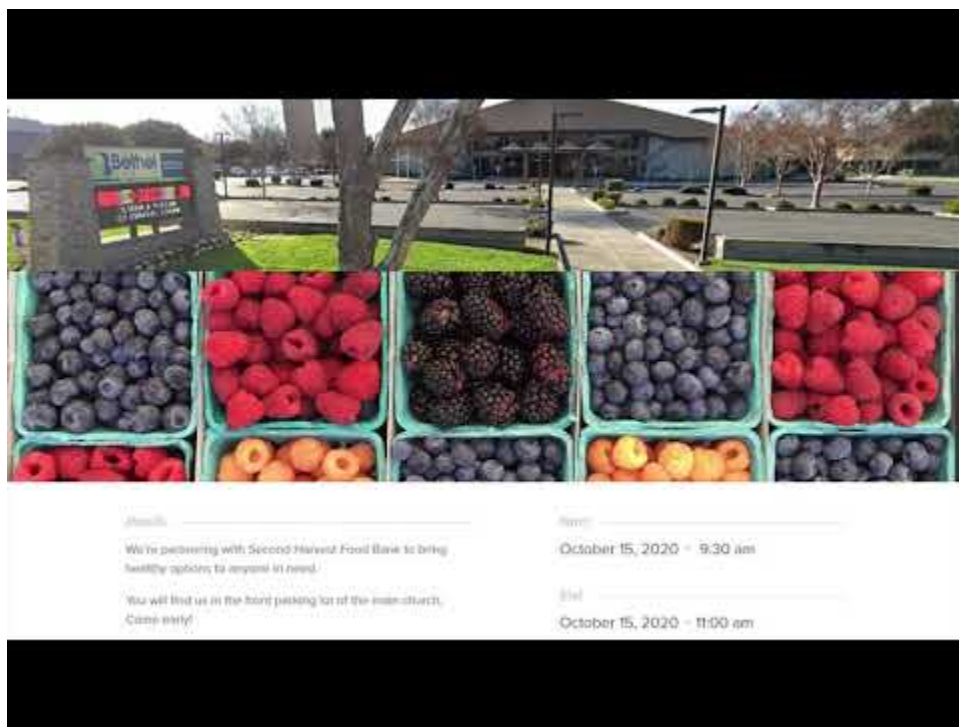
1. Please, no more "community centers" that end up being leased out to third party businesses, so that the original "community center" can no longer be used to provide community services. Plus, where in the heck is San Jose going to get \$30 million when it is constantly having to cut back on the community services it currently provides due to lack of funding?
2. There appears to be absolutely no need for a community center 25 years from now. There does appear to be a desire to help down and out folks, and this is best done NOW at the Campbell Community Center, Campbell schools, and mobile services. I live in Campbell and I support a good-Samaritan project to help these troubled people. 25 years from now that neighborhood will be probably be redeveloped and none of this will be needed then... it is needed now apparently. Do not demolish a playground that community has built for One Another!

3. LET'S IMPROVE EXISTING SERVICES AT EXISTING FACILITIES & IF A COMMUNITY CENTER IS DESIRED SUGGEST USING THE PROPERTY ON WINCHESTER AVENUE AT 2120 S WINCHESTER INSTEAD OF CURRENT PROPOSAL.
4. A park or any kind of open space is more important for the neighborhood than another building.

Comments

The prevailing sentiment appears to be about delivering better services, today, rather than having to wait for a new community center.

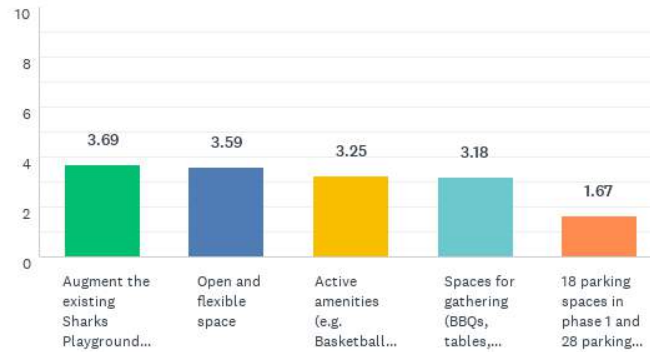
This video asks that same question. This video can be found on a beta website, www.WNACommunity.com that has the the aim of “connecting people with services in the WNAC area; specifically starting around the Cadillac-Winchester neighborhood.



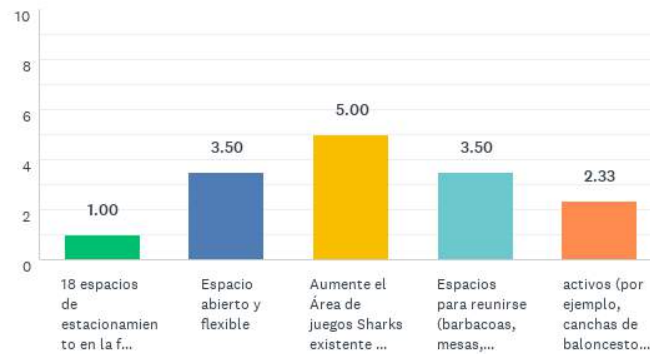
Q6 - What are your thoughts on what should be at the Park at 3257 Payne Avenue (1 being the highest priority - 9 being the lowest priority)?

66 answered the English-language question and 3 answered the Spanish-language question.

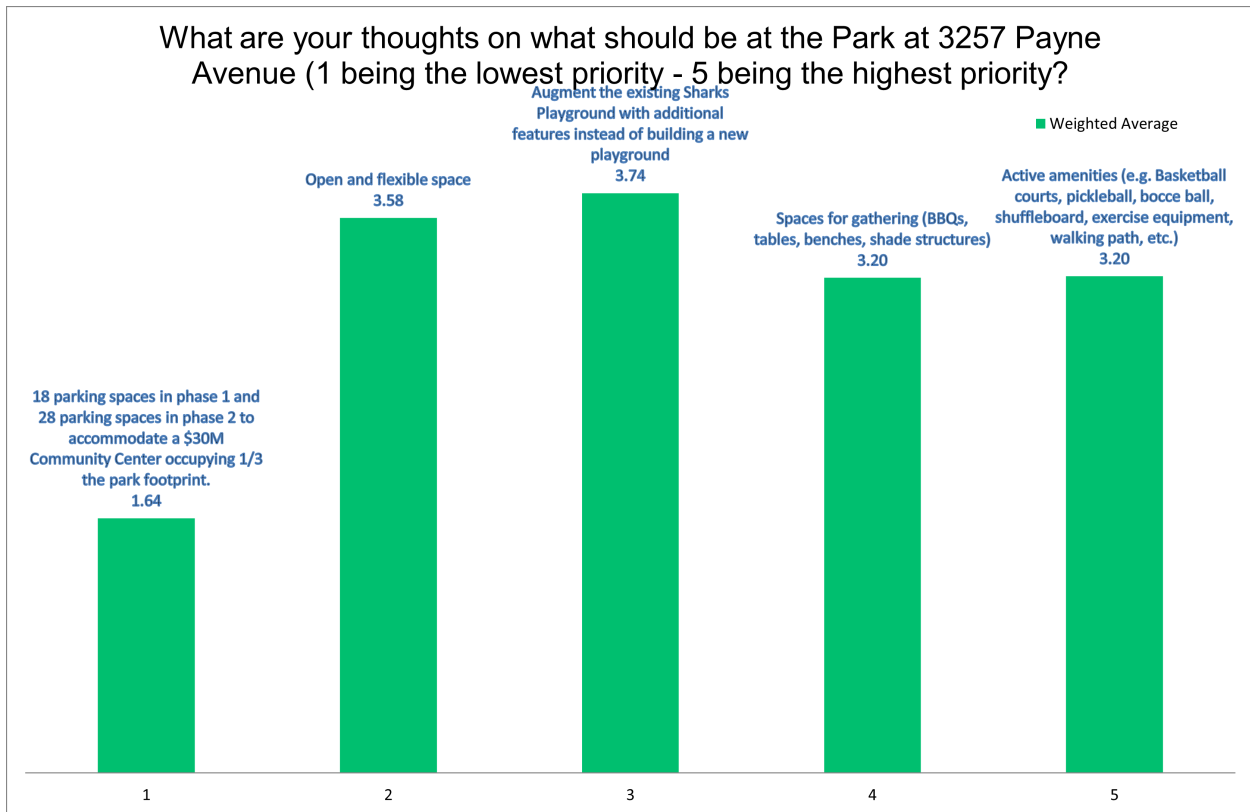
Q6 What are your thoughts on what should be at the Park at 3257 Payne Avenue (1 being the highest priority - 9 being the lowest priority)?



Q6 ¿Qué piensas sobre lo que debería haber en el Parque en 3257 Payne Avenue (1 es la prioridad más alta - 9 es la prioridad más baja -



Note: SurveyMonkey did not use the same color scheme/ordering of the questions in the results, which was initially confusing to this author. The data from both surveys was combined in Excel and the resulting chart is below.



Written Responses from Respondents

1. Hacer algunas mejoras a los juegos ya existentes y arreglar el edificio (si lo requiere) y proporcionarlo a algún grupo religioso como lo estaba en el pasado. El grupo religioso que estaba en el pasado estaba logrando un impacto en la comunidad. En el cual personalmente estuve involucrado muy de cerca - Make some improvements to the existing games and fix the building (if required) and provide it to some religious group as it was in the past. The religious group that was in the past was making an impact in the community. In which I was personally involved very closely.
2. Un centro comunitario como prioridad .y dejar el parque que ya existe y solo agregar baños. A community center as a priority and leave the park that already exists and just add bathrooms.
3. Expand the gardening. An indoor space for dance class or exercise. Why not keep been multicultural and keep the Preschool.
4. Accessible playground for all abilities
5. Make it a Community Friendly Open Space, including a Playground and Community Garden - take care that is does not become a parking lot for nearby tenants, and protected from Homeless encampments.
6. drive community engagement
7. Open air activities and green areas should be the focus. People need places to be outdoors

8. Community gardens do not serve everyone. More open spaces or play structures or sports courts.
9. Open space with a designated walking path
10. As much open space as possible. The last thing San Jose needs is another building. We need green space to get outside.
11. Access to electrical outlet hubs is important for people to be able to charge their battered devices and work and play outdoors. Sunken umbrella holes and umbrella shade rentals would be fun, colorful, and practical. Space for a regular food truck would make for a very nice place to spend the day, work and play outdoors. Individual bathrooms and a paid bathroom/park attendant to clean and stock. It is very important to continue to have the play area enclosed to protect children from cars etc.
12. Green open space, as a Park is offering.
13. Dog park
14. The existing playground is too close to the busy street (Payne). Either the play area should be properly fenced off or, preferably moved to another location less close to the street.
15. Dog park. There are no community dog parks walkable in the surrounding area.
16. green spaces and walking path.

Comments:

There are many good comments. Saving the Sharks' Playground and preserving as much open space as possible was the clear preference with a combined response of 3.74 and 3.58 for those options. The least preferred option was the 18 to 28 parking space and \$30M phase 2 Community Center option.

Appendix B
04/29/20 Meeting Minutes

**04-29-20 PRNS PAYNE AVENUE PARK
Collaboration Meeting Notes**

Date: April 29, 2020

Time: 3:00 PM

Location: Via Zoom Meeting

Attendees:

PRNS: Nicolle Burnham, Jason Condit, Yves Zsutty

Community: Kelsey Bassanini, Betty Kabanek, Roma Dawson, Tracey Huang, Doris Livezey, Barbara Morrey, Ken Pyle, Daphna Wolfe

Summary:

PRNS and some of the community leaders from District 1 as well as the neighborhoods surrounding the park at Payne met virtually to discuss PRNS' latest thinking regarding the buildout of said park.

Note 1: There were technical difficulties at the beginning of this virtual meeting that took a while to solve. At least one person was unable to talk on the call because of the technical difficulties

Note 2: In addition to the community meetings listed in PRNS agenda, the community also had a July 2017 placemaking meeting at the park on Payne. Additionally, it was noted that all of the PRNS outreach meetings had been held in Campbell and that residents in the Eden Park (literally adjacent to the park) and Westside Neighborhood (across the street) had not been notified directly from the City of San Jose.

Note 3: The drawings for the new proposed plan have not been modified yet, so we were looking at earlier plans. PRNS needs to work with the consultant to revise the plans. The capital budget for phase 1 of the park at Payne is already allocated, so phase 1 shouldn't be impacted by future city budget cuts.

Note 4: During the meeting, Ken shared this [Google Slides document](#), which is referenced in the meeting notes below as "Brainstorming Document".

Note 5: An underlying assumption is that the park at Payne will be a neighborhood park and serve the neighborhood within a 10-minute walk.

Note 6: The plan is to bring this item to the Parks Commission at its August 2020 meeting.

Agenda (from PRNS document)

Meeting Goals

- Leverage and honor community-based park development effort
- Convey to PRC and Council collaboration and support for the plan

Data Gathering

Community-lead	PRNS-lead
Pueblo Play meeting (Oct 2019)	Community Meeting #1 (March 2019)
Eden Neighborhood Meeting (Nov 2019)	Community Meeting #2 (May 2019)
Mr. Pyle's recommendations (Feb 2020)	Community Meeting #3 (January 2020)

Conversation

- Proposals included in the Master Plan
 - Sustain playground and add all-inclusive playgrounds
 - Create a community space (3,000sf plaza, shade and tables)
 - Recognize park's identity with custom signage
 - Remove parking spaces
 - Provide ½-acre of open turf surrounded by an oval walking path
 - Fitness equipment
- Proposals carefully considered
 - Public restroom
 - Skate Park
 - Crosswalks
 - Truck Access / Community Garden

- Revenue generation
- Joint Use (Existing Building)
- On-Site Housing

Meeting Notes:

:

The following notes attempt to summarize the meeting. Comments in red text are from the participants and are not necessarily attributed to any specific person.

1. The “Proposals Included in the Master Plan” portion of the agenda was discussed. Note, these were suggestions that PRNS heard from community input.
 - a. PRNS will build around the existing Sharks’ playground.
 - i. This is great news. Thank you.
 - b. The size of the parking lot will be reduced to 10 spaces (confirm). PRNS explained that some parking is required for the gardeners. It was mentioned that the garden is in a good location as that triangular area of land would be difficult for PRNS to maintain.
 - i. There were concerns about the expanded size of the garden, how spaces are allocated and the opportunity cost of effectively privatizing this area
 - ii. Are garden spots allocated on a local neighbor-first approach (e.g. since this will be a neighborhood park)?
 - iii. Do parking spots encourage more of a regional use?
 - iv. Apparently, some of the parking lot is currently being made available as off-street parking
 - c. An inclusive playground (e.g. like the Rotary Garden, except smaller) is planned for the area behind the existing preschool building, which abuts the fence on the east side of the park.
 - i. Concerns were expressed that the proposed location of this new playground is next to houses and could be a noise concern.
 - ii. Although this wasn’t expressed in the meeting, would an inclusive playground of the size being proposed (it looks to be double the space of the existing Sharks playground), draw people from outside the neighborhood, effectively making this a regional park?
 - iii. It was stated that it couldn’t be built next to the Sharks playground as it would be too close to Payne. Could it be designed to be on the north side and integrated with the existing Sharks playground?
 - d. Regarding naming, we didn’t talk much about this topic.
 - i. Temporary signage might be a good idea since, in the WNAC-led community meetings, we found that some people were not aware that the playground was open to the public or that there is a community garden on the property.
 - ii. PRNS mentioned that there would be an initiative to name the park.

- e. There will be ½-acre of open turf, plus a continuous walk path sprinkled with outdoor fitness activities/equipment.
 - i. This was generally well-received. It will provide an alternative to the Campbell Community Center, which is the closest center with the equivalent equipment/path.
 - ii. One person mentioned the walking path would be a good alternative to Starbird Park as she doesn't feel safe walking there..
- 2. The "Proposals carefully considered" portion of the agenda was discussed
 - a. A public restroom is not justified for this size park but would most likely be added in a phase 2 development that includes a community center. For similar reasons, a skatepark wasn't justified.
 - i. Not having a restroom is consistent with the practice for a neighborhood park. It would be interesting to see the data on how a restroom impacts park attendance, dwell time and general use versus the upfront capital and ongoing maintenance costs.
 - b. PRNS discussed with the San Jose Department of Transportation the idea of adding a crosswalk at Lexington and the upshot was that DoT felt this would be more of a safety issue, given the proximity to Eden and that drivers wouldn't be expecting a crosswalk 300+ feet from the traffic light.. DoT felt it better to have pedestrians walk the extra 600 to 1,000 feet
 - i. Will pedestrians walk an extra 600 to 1,000 feet to cross at the Eden crosswalk? Or, will they simply cross where there is no crosswalk out of expediency?
 - ii. The arguments for and against and even the type of crosswalk are not clear cut, as outlined in Lesson 15 of a publication from the Federal Highway Administration titled, Pedestrian Accommodations at Intersections.
https://safety.fhwa.dot.gov/ped_bike/univcourse/pdf/swless15.pdf
 - iii. At a minimum, it seems like there should be a formal traffic study to study the need, based on the future traffic demands generated by the park.

- iv. Here is an example of a crosswalk on Eden that is 277' from the Eden/Hamilton streetlight.¹



- c. It was explained that truck access is possible on the dual-use path between the open space and the proposed location for the inclusive playground.
- d. The City of San Jose Public Works suggested that the cost to refurbish the preschool building to bring it up to city standard for joint-use or for revenue-generation would be \$1 million, so keeping that building is not part of the long-term plan.
 - i. The question that was never asked is whether there is a way to phase the removal of this building, so that AMI preschool can stay in place for a longer period of time.
 - ii. Unlike other PRNS tenants, AMI
 - 1. Pays rent to the city
 - 2. Maintains and pays utilities.
 - iii. AMI is an anchor tenant of the current incarnation of the park, a great asset for the community, and we should be figuring out how to design around AMI to ensure a smooth transition for AMI and, potentially continue to house AMI through the various phases of the park development.
 - iv. Working with AMI and other private partners, such as the San Jose Parks Foundation and the San Jose Sharks, is consistent with policy 7-8 provides for renting out parts of parks to commercial entities for up to 3-years ([slide 14 of this document](#)).
- e. On-site housing will not be considered, as is done at some county parks, as the concern is that it would take away limited green space.

¹ See [Appendix B](#) for other examples of crosswalks near traffic lights.

- i. It was mentioned that nefarious activity is occurring after-hours at the property. Again, part of the motivation for having some sort of housing for a city or public worker (e.g. police officer, park ranger, teacher, etc.) was to have eyes and ears at the location during off-hours, as it used to be when the property housed a Church.
- ii. If the housing was installed over the parking spaces, then it wouldn't remove green space. Here is a rough sketch of an Arc Space modular unit built over parking spaces (better images are in the works).



- 3. Although not explicitly on the agenda, Phase 2, which is still somewhat speculative, was briefly discussed.
 - a. There is no timeline for when Phase 2 might be implemented as it is a question of funding.
 - i. Yet, Phase 2, which could happen 10 year or longer from now, is influencing the design of phase 1 (e.g. the location of the proposed community center)
 - b. As shown, the plan calls for what looks to be a 2-story, 20,000 square foot building with a footprint covering between 1/3 to 1/2-acre). This would remove open space and walking path with exercise stations that were part of phase 1.
 - i. There are several concerns with this size building at this location:
 - 1. Could the city of San Jose provide services or find a service partner, as, for example, the Starbird Community Center currently sits empty with no service provider?
 - 2. Rosemary School, which is closer to Cadillac Drive than the Park at Payne currently offers after school care, infant, toddler and preschool programs, and some parent education classes. Would it be possible to work with the Campbell Union School District to achieve the same goals as this proposed community center?
 - 3. Could a building of this size be justified solely on services delivered to a neighborhood-serving park? That is, would it

effectively need a larger catchment area to justify its size, effectively making this a regional destination?

4. Although it was said that there could be more than one building of this size in D1, the size and cost make this seem like an anchor center. If that's the case, then shouldn't its location be more in the center of the district, so that it is accessible to more of the San Jose population?
- c. It was mentioned that a business plan would be required before proceeding with a detailed plan for Phase 2.
 - i. The business plan is great. There should also be created prior to phase 1 and include the market (e.g. population, demographics), competition (e.g. city of Campbell, school facilities,) and anticipated usage (as a proxy for revenue) and ongoing expense. It's not clear that there is one, but there should be some sort of Return on Investment metric so as to compare different approaches.
 - d. The community, through the WNAC, offered to help PRNS with more outreach, although it was said enough outreach has been done.
 - i. Again, we respectfully disagree on whether there could be additional benefit from community outreach.

Appendix A - Other Comments

From Doris Livezey

“Seeing in writing that there would need to be \$1 million in repairs to the little pre-school building, I am seriously wondering how the building at Rainbow Park in West San Jose on Johnson Avenue is still functioning without \$1 million in upgrades. It was a private home over 50 years ago, then was used as a Tiny Tots program center before it was empty for awhile and is used by Ethiopian Community Services . Is the age comparable and the upgrades comparable? I believe someone should address this before the money for the little school is denied.”

From Ramona Snyder

“I have mentioned before. No parking spaces. No restroom, No community center. It's a neighborhood park and should be kept that way. A community center on such a small piece of land is silly to me. The goal is to have more green space and a community center would eat up green space and require more parking. Why don't they invest in doing stuff at Starbird?”

Appendix B, Other Examples Crosswalks Near Intersections



[Crosswalk at Hadley and Naglee which is approximately 350 feet from the stoplight at Dana and Naglee.](#)



[Crosswalk at Bellerose Dr. and Naglee which is approximately 324 feet from the stoplight at DiSalvo and Naglee.](#)

Appendix C

10/19/20 Community Day Summary

A much cleaner format of this document is available at

<https://puebloplay.wordpress.com/2019/10/19/october-2019-community-day-discussions-of-the-near-long-term-future-for-the-new-park/>

The Pueblo Play Playground

- An Opportunity to Build Community -



COMMUNITY EVENT, NEWS, PLACEMAKING

October 2019 Community Day – Discussions of the Near & Long Term Future for the New Park

October 19, 2019 November 23, 2019 Ken Pyle

October 2019 Community Day - Discussions ...



Over 30 people attended community day at the park at 3257 Payne Avenue (aka Pueblo Play or the Sharks' Park). The Winchester Neighborhood Action Coalition led this effort. A big shout out to AMI preschool for food donations and for organizing activities for the kids (as well as letting some

of the little ones use the preschool's restrooms).

And the AMI preschool, along with the Sharks-themed, community-built, playground and the community garden are the great assets to begin building a new park. Visions and ideas were discussed and documented during the 2+ hour event.

Summary of Ideas from 10/19 Meeting

- Community Lending/trading Library
- Have a building for a permanent Park Ranger or Police presence
- Keep the Community Garden and expand it
- Keep the existing playground and improve it
- Lots of swings to share
- Climbing walls
- Obstacle course
- Birthday Parties/Receptions/Community Center
- Dog bath and park
- Monkey bars
- Magical Playground (in progress at other San Jose parks)
- Signage to show it is a public park
- Signage to direct people to the Stanford Blood Bank on Hamilton Ave.
- Community bulletin board
- Lighted Crosswalk at Antonio (across from the park) similar to the one at Phelps
- Public Restrooms
- Accommodate ages 0 to 100
- Community services (City of San Jose)
- Fewer parking spaces (the plan shows ~28 spaces)

And another idea from the 11/12/19 meeting at the Eden Neighborhood Association

- Skate park
- Open play areas. I believe it is critical that parks contain a place where people can get a little exercise throwing a football or Frisbee.
- There were more, but I can't find my notes to record what they were.

To see the images presented at the 10/19 meeting, check out this link:

https://docs.google.com/presentation/d/1YYL3qpEivpeY6s5cDSQ196lv02UnGS_WsejOCdOo9kI/edit?usp=sharin
(https://docs.google.com/presentation/d/1YYL3qpEivpeY6s5cDSQ196lv02UnGS_WsejOCdOo9kI/edit?usp=sharin)g

To join our mail list to stay up-to-date as this project moves forward, please sign up here:

<https://mailchi.mp/8cd7dbba25a6/puebloplay> (<https://mailchi.mp/8cd7dbba25a6/puebloplay>).

P.S. Thank you Kit, Charlie, Natalie, Tracy, & Kelsy making made this day a reality! And thank you Vice Mayor Jones and Parks Commission Chair Wolfe for participating in today's fun.

Tagged [community event](#), [Future](#), [park](#), [Placemaking](#), [Plans](#)

Published by Ken Pyle

Managing Editor of the Viodi View and Producer of ViodiTV. Publications focused on the convergence of independent telecommunications carriers and their efforts to bring various forms of media and broadband applications to their communities. Father to two great boys and husband to a wonderful wife. [View all posts by Ken Pyle](#)



3 thoughts on “October 2019 Community Day – Discussions of the Near & Long Term Future for the New Park”

1. [KEN PYLE](#) says:
[October 19, 2019 at 7:19 pm](#) [Edit](#)
Here was great insight from a Nextdoor post on this event “Doesn’t look like a park. Looks like a church. Private property, no admittance……I drive by frequently and never knew it was a park.”

2. [Reply →](#)
[KEN PYLE](#) says:
[October 20, 2019 at 12:33 pm](#) [Edit](#)
And more insight from this same Nextdoor thread https://nextdoor.com/news_feed/?post=127157024

“Why does the City’s plan call for moving the park to a different area on the same lot? Is there something to this that we should understand? I am happy to support keeping the existing park. It was a great labor of love by all involved seems silly to reinvent the wheel.”

1. [Reply →](#)
[KEN PYLE](#) says:
[October 20, 2019 at 12:34 pm](#) [Edit](#)

I don't know why they want to move it. In Phase 1, their plan indicates that they will upgrade the existing playground to existing "city standards" (not certain what needs to be upgraded). In Phase 2, which they show as 2021, they build the new playground behind the current preschool (which is converted to a community center). I will ask PRNS your question when I send them our summary of today's event. Thanks for the support.

[Reply →](#)

[BLOG AT WORDPRESS.COM.](#)

Appendix D

10/24/17 Meeting with PRNS Regarding the Future of the Park at 3257
Payne Avenue

A much cleaner version of this is available at

<https://puebloplay.wordpress.com/2018/02/03/10-24-17-meeting-with-prns-regarding-future-of-pueblo-play/>

The Pueblo Play Playground

- An Opportunity to Build Community -



NEWS

10/24/17 Meeting with PRNS Regarding Future of Pueblo Play

February 3, 2018 February 27, 2018 Ken Pyle

[Update: At the January, 2018 D1 Leadership Group meeting it was reported that it looks like the buildings aren't usable for park/public gathering purposes and will have to be removed. A task force to determine a long-term plan for the new park will be formed, but it has been delayed because of flood recovery efforts.]

[Note: These are Ken Pyle's notes from the meeting that were provided to the attendees.]

Attendees

Greg Cajina

David Gomez

Justin Long

Mario Maciel

Ken Pyle

James Reber

Angel Rios

Neil Ruffino

Meeting Notes:

1. Ken provided an overview of the building of the playground <https://goo.gl/ZXPMuT> (<https://goo.gl/ZXPMuT>).

1. The website has a brief history of the build process at <https://puebloplay.wordpress.com/home/about-2/> (<https://puebloplay.wordpress.com/home/about-2/>).

2. The written summary of the July 2017 placemaking activity is here <https://goo.gl/9Xd5Xe> (<https://goo.gl/9Xd5Xe>).
 3. And the 59 second video overview of the July 2017 placemaking activity is here <https://goo.gl/mPuWe6> (<https://goo.gl/mPuWe6>).
 4. And the overview of the BeautifySJ grant for cleaning up the park strip in front of Pueblo Play <http://winchesternac.com/2017/10/18/park-strip-beautification-at-pueblo-play-help-needed/> (<http://winchesternac.com/2017/10/18/park-strip-beautification-at-pueblo-play-help-needed/>).
2. Angel explained that there are two paths going forward that may be somewhat related:
1. An interim short-term activation plan that will have only minimal funding. In the short-term, Public Works needs to indicate to PRNS what is the minimum possible investment (e.g. ensure accessibility, ADA compliance) that is needed to use the buildings and the rest of the property in the short-term. This could be a big factor as far the type of short-term activation that is possible.
 2. The longer-term end game for what the park can look like in the future, that will require significant funding. It is important that the interim plan doesn't take so much funding as to jeopardize the long-term plan. Having said that, the short-term activation could help inform the types of things that could be in the long-term plan.
3. Discussion points
1. It will be important for the community members and organizations, that are using the facility in the short-term, understand that this will be a finite period, which might be shorter or longer than a given timeframe (e.g. if funding comes from an unexpected source or surrounding developments take longer than expected to create a funding pool).
 2. Along the lines of funding, it will take some time to build a pool of money for the long-term plan and that pool will come from developments within a 3-mile nexus of Pueblo Play.
 3. Having said that, PRNS is interested in private partnerships. David Gomez of the District 1 office mentioned one company he is working with that might have an interest. Ken mentioned that he has been staying in contact with the Sharks Foundation, the original investors in the playground and expressed confidence that they would be interested in helping going forward.
 4. It was brought up that the surrounding neighborhood associations might be able to pool BeautifySJ grants and other money to create short-term improvements.
 5. Similarly, Jim Reber mentioned the Kaboom continuing grants.
4. Next Steps
1. Justin is going to find out from the capital group and public works what can be done on the property.
 2. With that information in mind, we will collectively drive a community meeting to build on the July 2017 placemaking activity and begin to build a short-term plan (our next WNAC meeting is November 15th and we would gladly put this as an agenda item and would move to Pueblo Play, if possible).
 3. Ken will socialize the next steps with the surrounding neighborhood associations.
 4. Jim and Ken to follow-up on Kaboom opportunity.

Lastly, regarding the suggestion about letting a police office set up a trailer on-site, there is a shower and even kitchen facilities. The WNAC has been looking at permanent modular housing as solutions to better utilizing in-fill and air-rights above parking lots for awhile now and this could

be an interesting location to provide a couple low-cost housing options for city employees, such as a park ranger:

<http://winchesternac.com/2017/08/15/building-block-housing-faster-quality-lower-cost-blokable/>
(<http://winchesternac.com/2017/08/15/building-block-housing-faster-quality-lower-cost-blokable/>)
<http://winchesternac.com/2016/08/16/car-free-micro-dna-and-modular-part-1/>
(<http://winchesternac.com/2016/08/16/car-free-micro-dna-and-modular-part-1/>)
<http://winchesternac.com/2016/08/16/10000-homes-in-a-year-on-underutilized-land-part-2/>
(<http://winchesternac.com/2016/08/16/10000-homes-in-a-year-on-underutilized-land-part-2/>)
Tagged [Future](#), [Meeting](#), [Notes](#), [PRNS](#)

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Appendix E

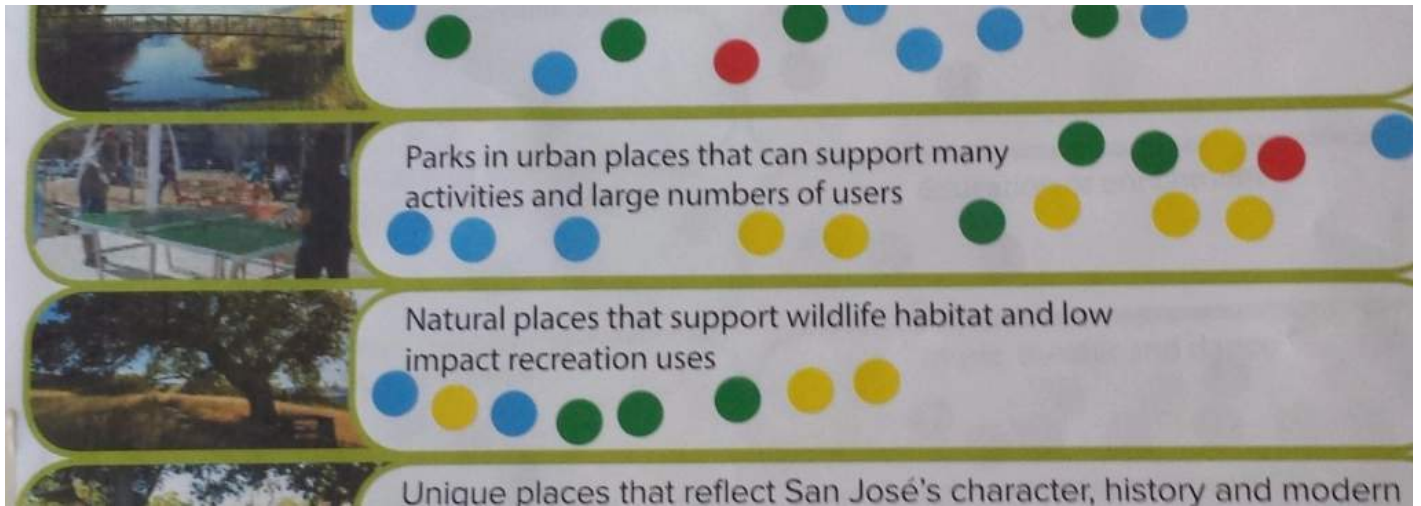
07/08/17 Placemaking Summary

A much cleaner format of this document is available at

<https://puebloplay.wordpress.com/2017/07/17/july-8th-2017-placemaking-results/>

The Pueblo Play Playground

- An Opportunity to Build Community -



COMMUNITY EVENT, PLACEMAKING

July 8th 2017 Placemaking Results

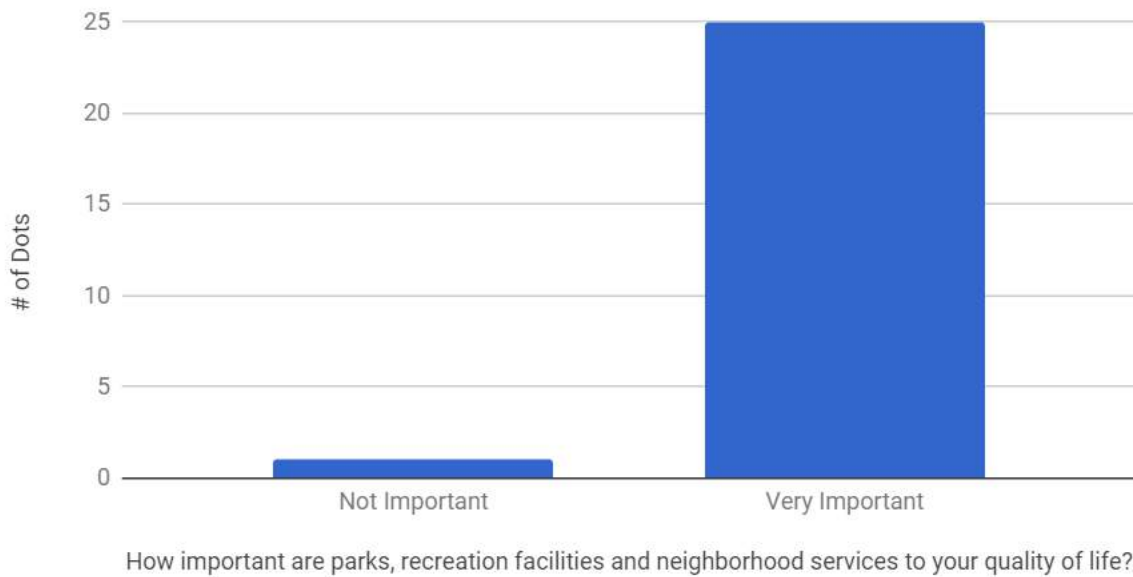
July 17, 2017 February 27, 2018 Tom Pyle

These are the results from the July 8th, 2017 Community Day.

(<https://puebloplay.wordpress.com/2017/07/09/july-8th-2017-community-day-just-the-beginning-for-san-joses-newest-public-space/>). The survey questions were provided by the San Jose Parks and Recreation Services. Approximately 64 people provided feedback at this event. To provide additional feedback, comment below.

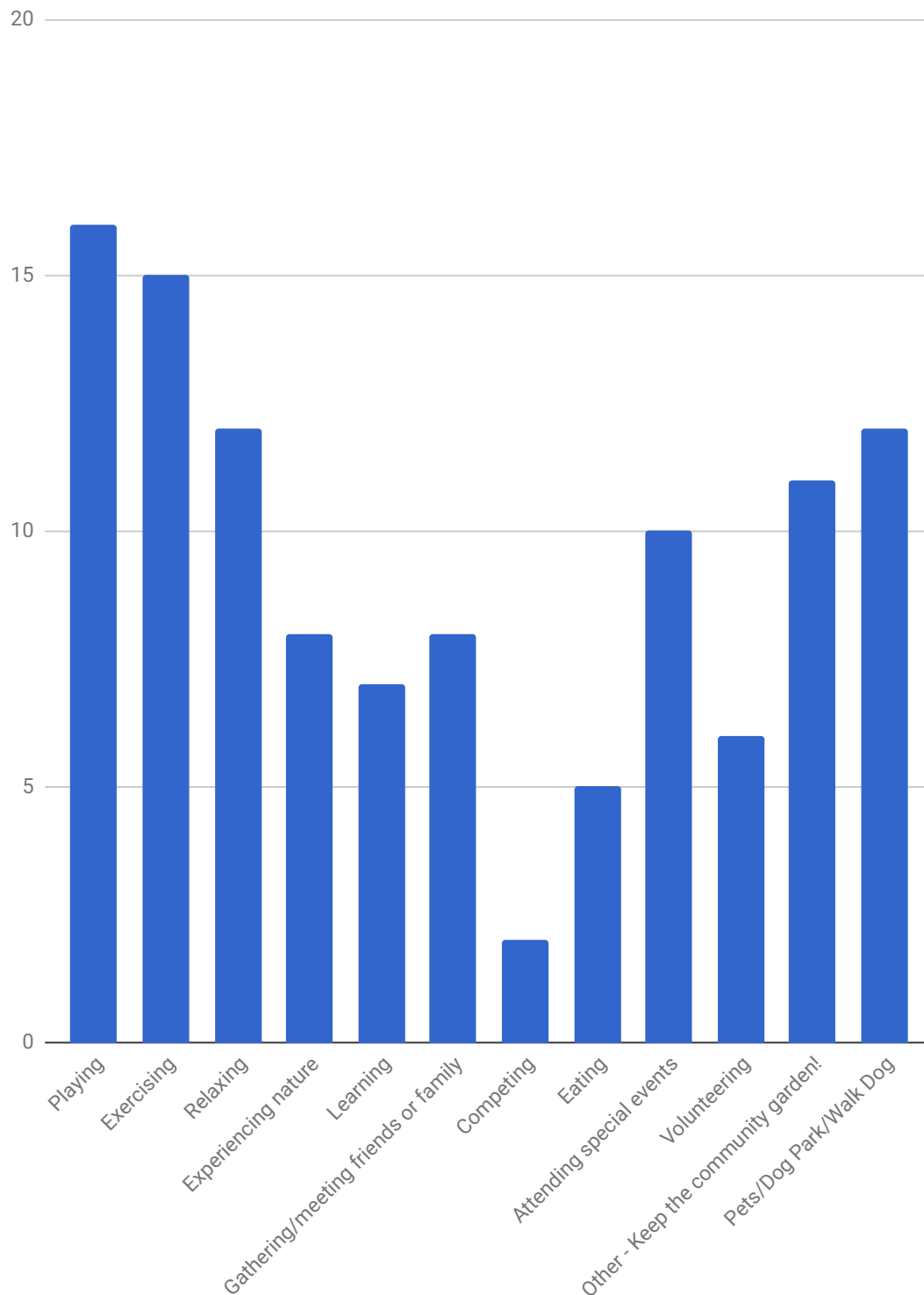
How important are parks, recreation facilities and neighborhood services to your quality of life?

of Dots vs. How important are parks, recreation facilities and neighborhood services to your quality of life?



To the question “How important are parks, recreation facilities and neighborhood services to your quality of life?”, nearly 100% of the responses were placed in the “Very important” category while only one person said parks and recreation facilities are not important to him/her. In other words, parks are very important to nearly everyone who answered the question.

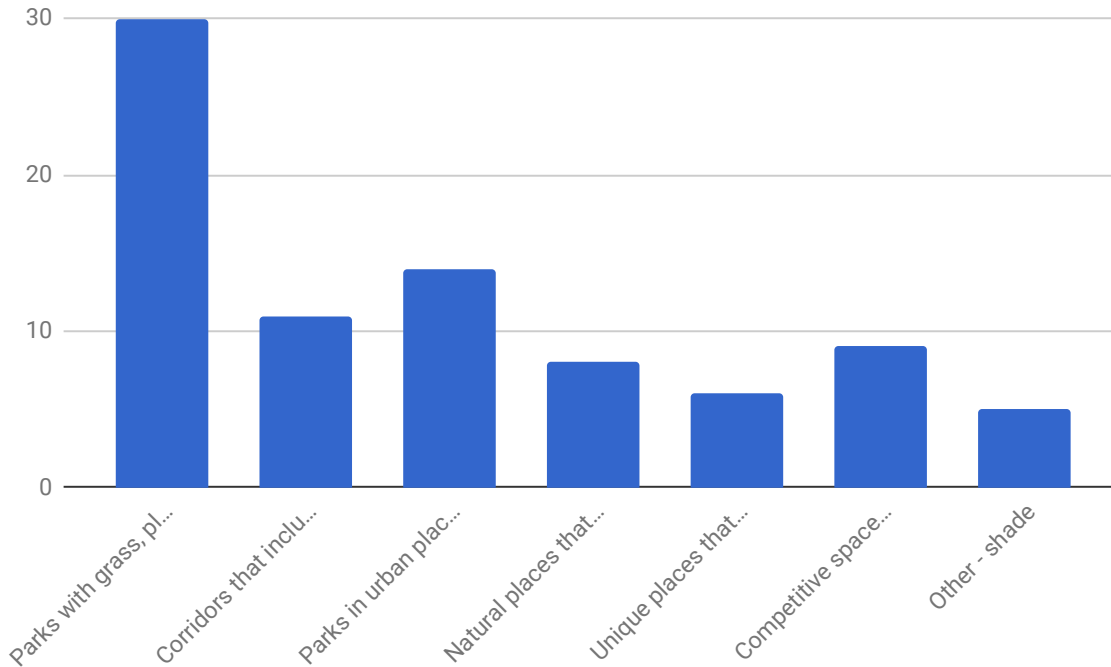
In general, why do you visit park facilities or access neighborhood services?



Nearly half of the people who responded to the question said they go to parks to exercise and/or play. To satisfy them, it's a good idea to put in a track with exercise equipment in the outside areas with a grass field in the middle which would be a good area to play. The park can also be appealing to the 20 people who said they go to parks to relax and/or experience nature if benches are installed in the community garden area. Not only do the benches need to be installed, but the

garden should be kept so there's an area to experience nature. Not only will these additions satisfy those who want to play and relax, but it should allow nearly everyone else to be satisfied as those who go to parks to eat can do so with the new benches, or those who like to compete can do so in the grass area inside the track.

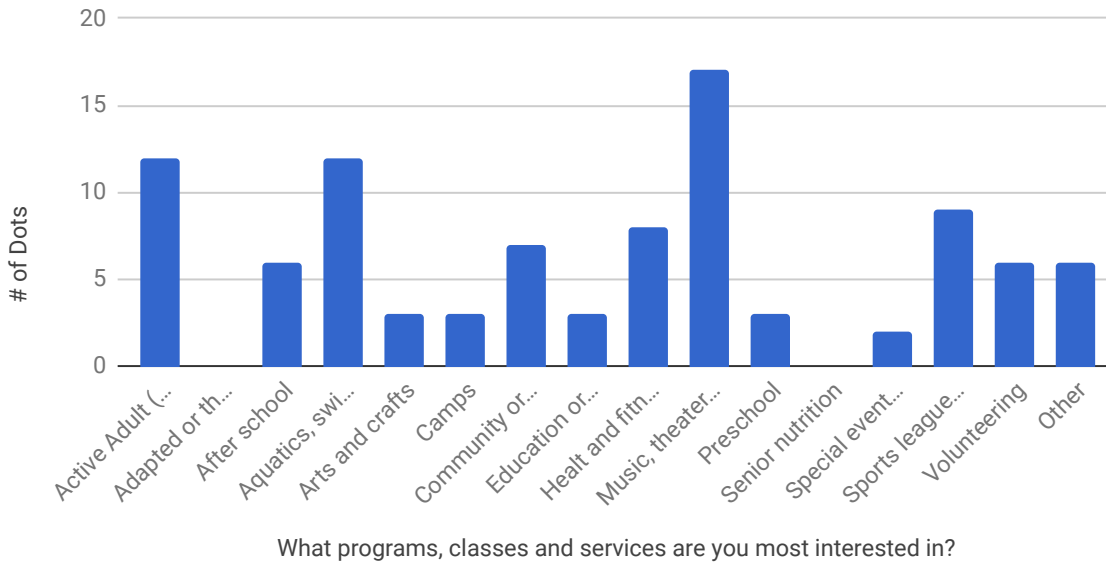
What type of park settings would you like to see more of?



This question is very similar to the previous one, as it asks what you'd like to see more in a park setting. With 30 people wanting to see more grass and play areas, it makes sense to keep the playground and put in picnic tables in the area. There were also 14 people who said they want to see a park that can support many activities and a large number of people. In order to satisfy that need, it's important to not waste any space on the park property. A good example of using your space wisely is the way the [Asser Levy Recreation Center in New York City is designed](https://puebloplay.wordpress.com/2017/06/15/pueblo-play-community-day-july-8th-envisioning-the-future/) (<https://puebloplay.wordpress.com/2017/06/15/pueblo-play-community-day-july-8th-envisioning-the-future/>). In their space of 2.4 acres, the park is able to fit a pool, basketball court, playground, and miniature track with grass space in the middle as well as park benches. If this park wants to satisfy the suggestion of those 14 people, it's a good idea to use the Asser Levy Recreation Center as an inspiration. The high density could also allow for competitive spaces, unique landmarks about San Jose, and just about any other suggestions mentioned above.

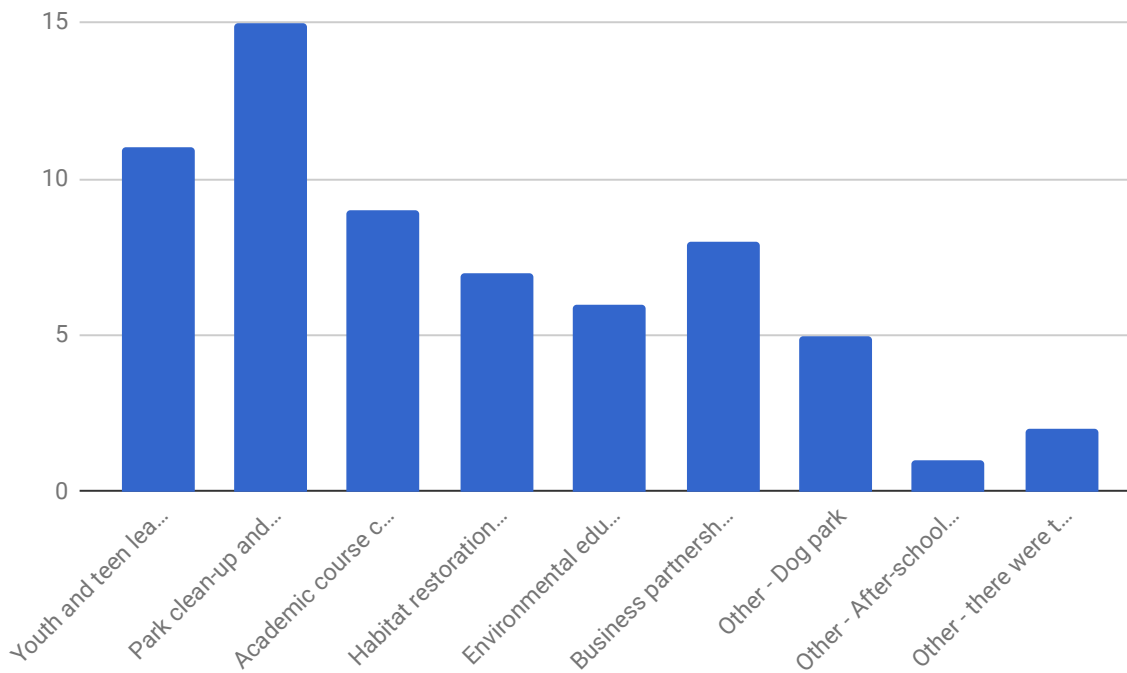
What programs, classes and services are you most interested in?

of Dots vs. What programs, classes and services are you most interested in?



As shown above, the majority who took the survey (17 people) said they are most interested in music, theater and dance. With the exception of Active Adults and Aquatics getting 12 suggestions, the rest of the votes are distributed somewhat evenly. The majority of the programs like preschool or community meetings would fit best in an indoor setting. In order to satisfy these suggestions, it's a good idea to keep at least some of the church structure so there's an indoor facility. Also, a pool would be a good idea as it would allow for an aquatics club and water activities.

What would encourage you to help out, get involved and become stewards with San Jose's parks and recreation system?



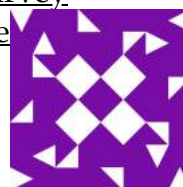
What's interesting about these responses is 8 of them are placed in the other category. This includes 5 encouraging a dog park, 1 person suggesting for an after school program, and 2 other responses that weren't marked. The rest of the responses are distributed somewhat evenly with park and maintenance programs slightly ahead.

This sums it up for the survey questions and answers. Here are some additional suggestions and/or comments people included on sticky notes;

- "Shade – In the summer the play equipment (in Section 10; the playground area) is too hot to use! If some shade could be put in the children's play area, that would be great"
- "In the playground area (section 10), I'd like to have more shade. Right now, it's way too hot to let my kids play there from May-Oct. To maximize the great assets we already have, a little shade can go a long way."
- "In the neighborhood garden (5), it will be great to have meet-ups so newbies can learn what's good to plant in this area in their own yard. I don't need space from the garden, but would love to exchange ideas with seasoned gardeners on what to plant in my own garden."
- "Organize meet-ups, such as toddler meet-ups, new parent meet-ups, etc."
- "Indoor golfing! 18 holes with residents getting first priority."
- "I forgot to put up a post-it about one of my wishes for the park. It would be wonderful to see it as a true community center. My hope is that it can provide a food pantry/clothes closet for local communities so in need."
- "This space must be turned into a green park for the community to enjoy. No apartments, no housing."
- "I've been visiting a lot of parks around the area with my kid and I think the [Stojanovich Family Park](http://www.ci.campbell.ca.us/Facilities/Facility/Details/Stojanovich-Family-Park-31) (<http://www.ci.campbell.ca.us/Facilities/Facility/Details/Stojanovich-Family-Park-31>) in Campbell off Union Ave is a great example of what the City can do with the Pueblo property. It has activities, playgrounds, shade, and natural landscapes all in a lot that was once a building"

Tagged [community event](#), [Feedback](#), [Placemaking](#), [pueblo play](#), [Survey](#)

[View all posts by Tom Pyle](#)



Published by Tom Pyle

3 thoughts on “July 8th 2017 Placemaking Results”

1. **JEANINE** says:
[August 19, 2017 at 6:30 pm](#) [Edit](#)
As a children’s party entertainer, I hear from a lot of parents that they often have a difficult time finding a venue for their celebrations. With all the apartments and townhouses going up, people have very small, or non existent yards, and not much room to have a gathering of friends and family. I would love to see a community center with a room, or rooms, that can be rented out for parties and events. This could also generate some income for the park center.
2. [Reply →](#)
TALEEN NAZARIAN says:
[October 9, 2019 at 1:04 pm](#) [Edit](#)
This passed me by, and I hope it’s not too late for suggestions. I think tennis courts would be a great idea, with the flexibility of lights that allow for playing tennis after dark. That said, I think other areas of the park should close at a specific time, to discourage overnight guests. The courts can be used for lessons — maybe an extension of the school district or through the YMCA? Motion detector lights should be placed throughout the park, in addition to the standard lights. And it would be good to have a visible blue call box for emergencies.
3. [Reply →](#)
KEN PYLE says:
[October 10, 2019 at 12:33 pm](#) [Edit](#)
How about looking into one of these systems for Pueblo Play to provide pure drinking water without having to build pipeline infrastructure?

https://www.zeromasswater.com/na/wp-content/uploads/sites/1/2018/07/MASDAR-Park_Case-Study.pdf

[Reply →](#)

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