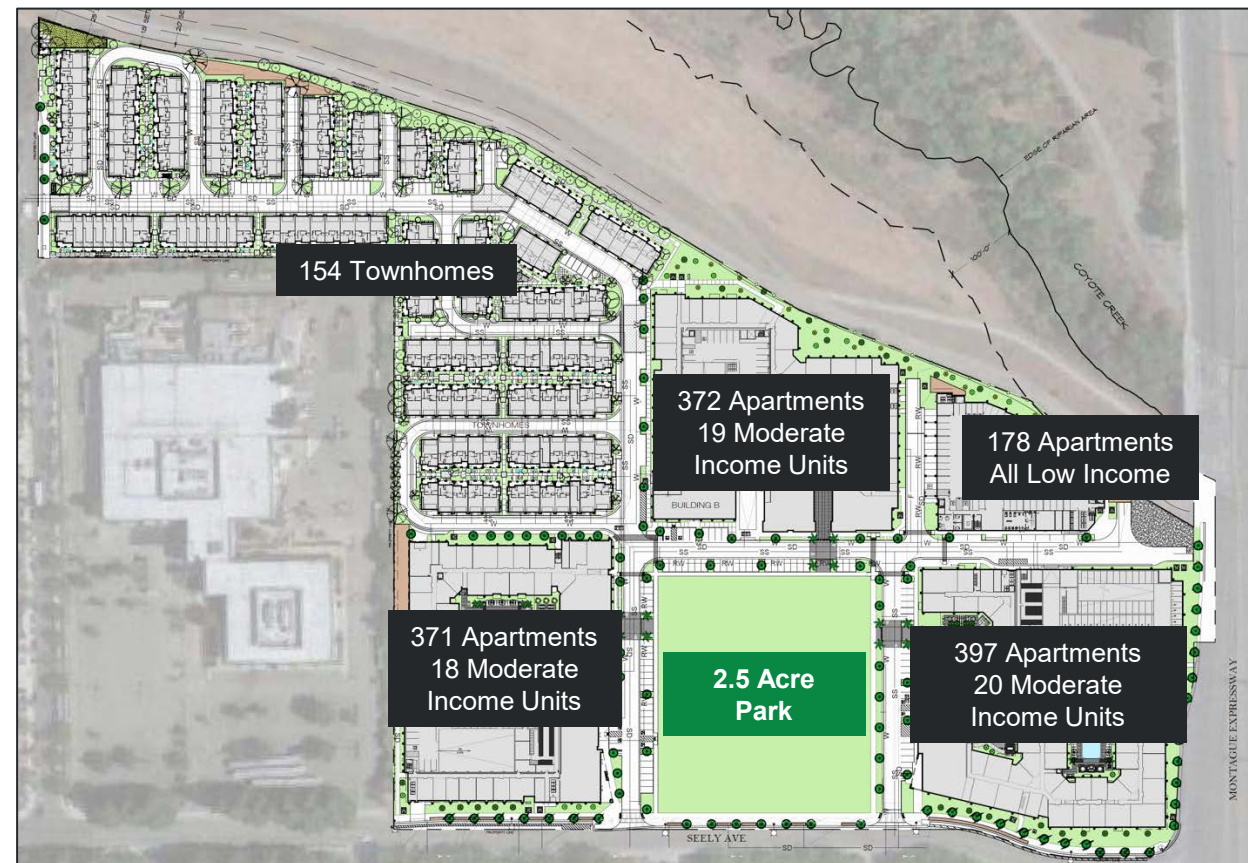
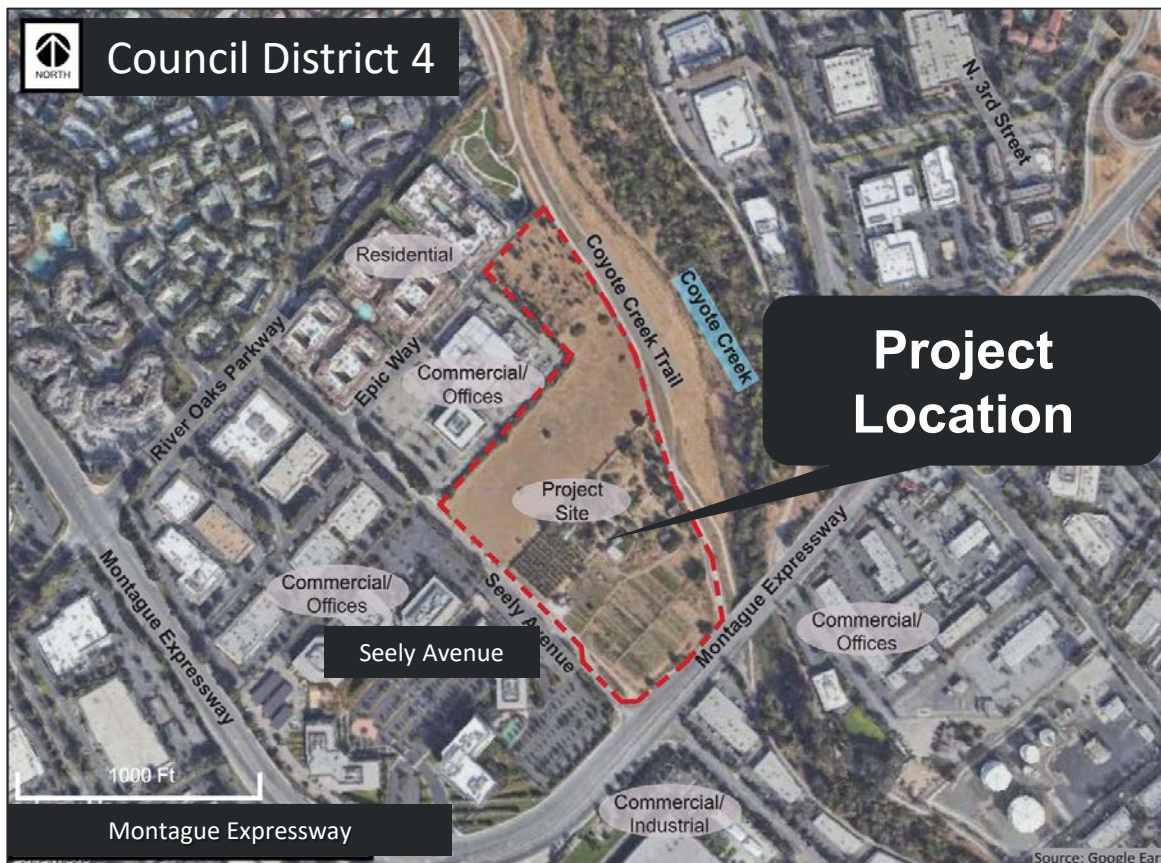




Adoption of a Park Master Plan, Approval of a Turnkey Parkland Agreement, Recordation of the Agreement, and Adoption of an Official Park Name within the “0 Seely Ave Mixed Use Project”
City Council
April 29, 2025

Presented by
Parks, Recreation and Neighborhood Services
Jon Cicirelli, Director
Rebekah Ross, Supervising Planner IV
Marybeth Bowman, Planner

Location Map



Parkland Obligation

- Parkland obligation requirement for 1,472 residential units: dedicate 10.76 acres of land to the City or pay \$38,842,000 in gross park impact in-lieu fees

The development will meet its parkland obligation by

- 1) Designing, constructing, and dedicating a fully improved 2.5-acre public park site to the City; (worth \$19,910,309 in park fees); and
- 2) Paying remaining park fees (\$11,164,630 in two installments)

Turnkey Parkland Agreement

Each phase will *receive* Phase Credits that *lower* its parkland obligation:

- Affordable Housing Units (50% per unit/235 units total)
- Existing Housing Units (two units)
- Private Recreation Credits (65,067 square feet)

The development will *meet* its adjusted parkland obligation by:

- 1) Designing, constructing, and dedicating a fully improved 2.5-acre new public park site to the City, and
- 2) Paying remaining park fees

This is memorialized in a Turnkey Parkland Agreement.

Turnkey Parkland Agreement

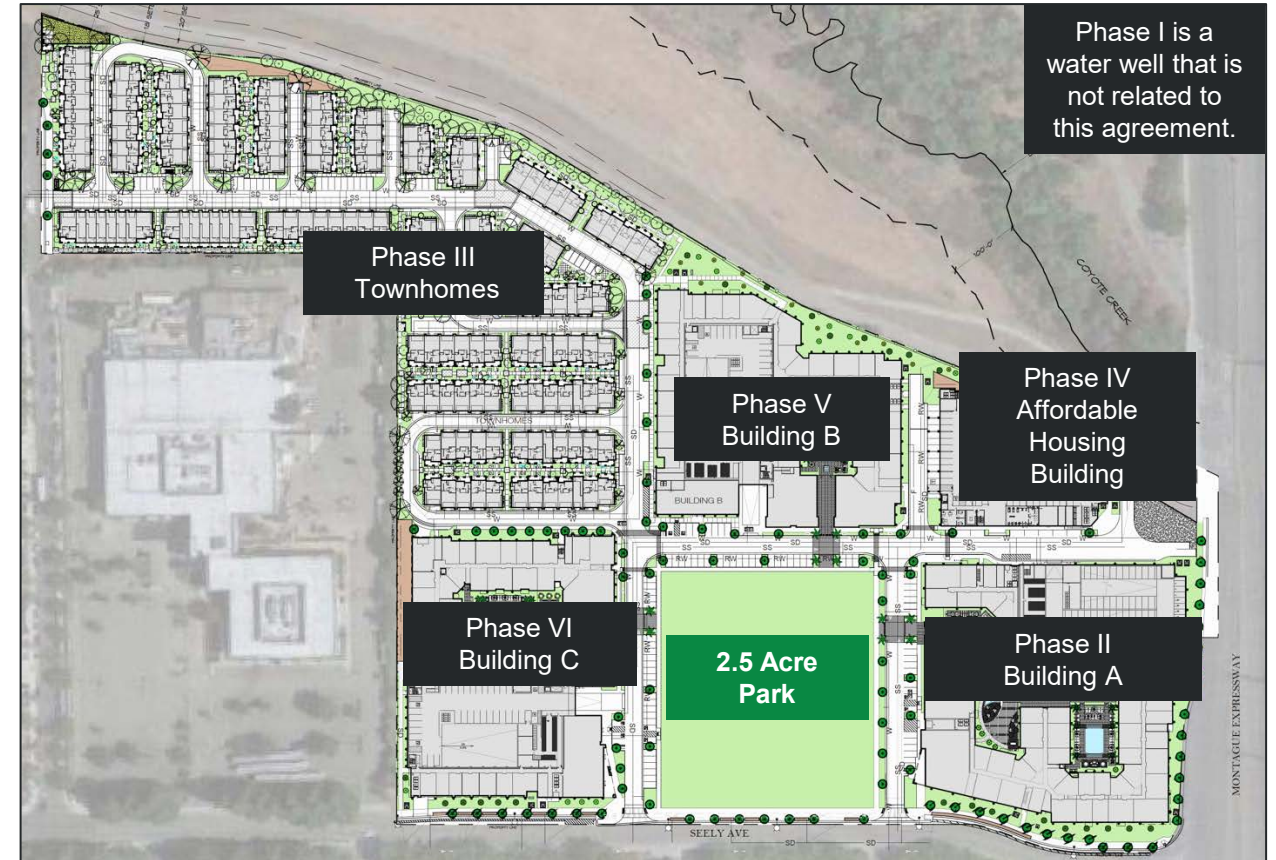
The overall development will receive \$19,910,309 in Turnkey Park Credits for providing the park.

- \$8,410,309 for land dedication
- \$11,500,000 for the design and construction

The City will review each phase of construction and deduct Turnkey Park Credits prior to the issuance of building permits.

Once the Turnkey Park Credits are exhausted, the remaining parkland fees will be paid.

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, likely not until 2029 (or later).



Eiichi Edward Sakaue

The Sakaue Family owned & farmed the site for two generations.

Sakaue family was interned during WWII. Edward Seely protected the property and returned it to the Sakaue family when they were released from internment.

Eiichi Edward Sakaue devoted his life to public education about his internment and that of 120,000 Japanese Americans.

Eiichi Edward Sakaue was an accomplished farmer, community leader, and a founder of San José's Japanese American Museum.



Park Naming - Eiichi Edward Sakaue Park



Photos source: <https://densho.org/catalyst/eiichi-edward-sakaue-impact-of-alien/>

- The proposed park name, “Eiichi Edward Sakaue Park” meets City Council Policy 7-5
 - Reflects the name of a historically and culturally significant individual who made substantial contributions to San Jose
- Recommend by the Parks and Recreation Commission
- Consistent with community ranked choice Sakaue Family Park

Sakauye House







Sakauye House



Sakauye Farm Migrant Worker Cabins

Park Master Plan

- Historic Plaza
- Historic design elements
- Great lawn
- Children's Playground
- Dog park
- Public plaza
- Pollinator garden
- Two pickleball courts
- Pedestrian paths
- Outdoor fitness

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



Anticipated to be open to the public in 2030.

Staff Recommendation

- (a) Approve a master plan for a 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 LLCs 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 2.50 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) (ii) 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 an official name for the park based on the following options:
 - (1) "Eiichi Edward Sakauye Park" as recommended by staff and the Parks and Recreation Commission and because of the public outreach process; or,
 - (2) Select an alternative park name from the list of eligible names generated through the public outreach process and that was considered in a public forum.



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