



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Angel Rios, Jr.

SUBJECT: SEE BELOW

DATE: May 29, 2018

Approved

D. D. Sy L

Date

6/8/18

COUNCIL DISTRICT: 4

SUBJECT: APPROVAL OF THE ALVISO MASTER PLAN UPDATE

RECOMMENDATION

- a. Adopt a resolution accepting the Mitigated Negative Declaration for the Alviso Park Master Plan Update (File No. PP16-132), for which an Initial Study was prepared, all in accordance with the California Environmental Quality Act, as amended, and adopt a related Mitigation Monitoring and Reporting Program; and
- b. Approve the Alviso Park Master Plan Update regarding 23.55 acres of City of San José lands adjacent to Wilson Way in Alviso (APN 15-43-002, 15-43-020, and 15-44-013).

OUTCOME

Approval will provide a master plan update for Alviso Park and the vacant City-owned land in Alviso for park purposes adjacent to Wilson Way. The Alviso Park Master Plan Update provides a “grant ready” document to support future funding opportunities for design and construction of park elements in Alviso Park and the adjacent City-owned land, totaling 23.55 acres.

BACKGROUND

The City owns several park and recreation facilities in Alviso including Alviso Park, the Alviso Pool, and a former community gardens site. In addition, the Alviso Youth Center is operated by the City and located on property owned by the Santa Clara Unified School District. The Alviso Library, Fire Station #25, and George Mayne Elementary School are also located in or near Alviso Park.

In 2000, the City received a 3.3-acre site dedicated by the Irvine Company as part of its parkland obligation for its North Park Project. In 2004, Cisco donated 15.25 acres (Resolution Number 71999 and 72214) to satisfy its parkland obligation in anticipation of development of a future residential project that was never approved (GP03-04-03 and PDC03-086). Fire Station #25 was built on 2.5 of the 18.55 acres, leaving 16.05 acres of land for potential development, adjacent to the 7.5-acre Alviso Park for a combined total of 23.55 acres for park purposes. (Refer to the attached Alviso Park, Expansion Lands and Neighborhood Context Map.)

George Mayne Elementary School, operated by the Santa Clara Unified School District (SCUSD), is adjacent to Alviso Park, and there is an existing agreement between the City and the SCUSD that allows for joint use of a soccer field and Alviso Youth Center (gym). The soccer field is located on both SCUSD and City property; the gym is located on SCUSD property. The agreement expires in 2021, and the City can renew the agreement for up to three successive five-year terms.

On June 2, 2015, the City Council approved the recommendation to prepare a master plan update for Alviso Park and the adjacent City-owned lands. Potential funding of \$272,000, plus an additional \$60,000 per year for 20 years for maintenance may be available from the Santa Visits Alviso Foundation (SVAF), and was one of the driving factors for the master plan update. Staff will explore the funding availability with SVAF.

The City has approximately \$450,000 budgeted for capital improvements which is insufficient to address the design, construction, and maintenance of the envisioned Alviso Park Master Plan Update.

ANALYSIS

The primary purpose of the Alviso Park Master Plan Update (Plan) is to identify areas of growth and redevelopment for recreation, as well as the community's changing needs in the park and its facilities. The Plan explores the community's vision for the park, trails, and undeveloped lands, and describes strategies for meeting current and future community needs.

The Plan recommends recommitting to the goal of creating a vision for a neighborhood park that celebrates Alviso—past, present, and future. This vision of the park will provide the community with a beautiful place to gather, play, and relax. The vision incorporates respect for resources by using sustainable programming and maintenance and speaks to future plans that can respond to development from surrounding areas.

The Plan celebrates Alviso by:

- Providing for the retention of existing recreational facilities such as the soccer and baseball fields, playgrounds, group picnic areas, and an expanded pool recreation area;

- Identifying opportunities for joint school and public usage of existing land, flooding and drainage planning, PG&E transmission lines, development of the new Bay Trail connections, and revised treatments for the Wilson Way corridor; and
- Presenting opportunities for new community facilities, infrastructure improvements, and other community enhancements, such as walking or jogging paths with outdoor fitness equipment, shade structures, and park signage.

The Plan establishes the location, intensity, and character of community-determined land usage and ways to implement improvements. The Plan discusses enhanced circulation patterns and provisions for necessary infrastructure upgrades to support and continue development of the park. It establishes new configurations for the park area, playgrounds, and community facilities within the park, as well as guiding the implementation of actions required to realize the Plan Update's objectives.

The preferred character of the park includes a focal point of community; a gathering point for community members; a visual blend with the community; active and passive areas; sensitivity to the surrounding neighbors; and sunny and shady areas. (Refer to the attached Master Plan Map for specific park elements.)

Park goals, character, and elements were developed in consultation with community members through community meetings.

EVALUATION AND FOLLOW-UP

Approval of the Plan will enable staff to pursue grants and other funding opportunities for the development of Alviso Park. Currently, minimal funding is identified in the Capital Improvement Program for Alviso Park. However, in the future, when funding is identified, staff will return to Council for approval of the bid awards for future construction projects.

PUBLIC OUTREACH

Staff conducted considerable outreach to the community to ensure public desires were solicited and incorporated into the Plan. Community outreach consisted of Community Advisory Committee meetings and communication, stakeholder discussions, three community workshops held on October 7, 2015, November 4, 2015, and January 20, 2016, an online survey that was available October 6 through December 3, 2015, and follow up discussions over potential closure of Wilson Way.

The City conducted additional review regarding Wilson Way including numerous calls, emails, and meetings with City departments and stakeholders to explore closing or abandoning Wilson Way. An additional traffic study was conducted to review potential impacts and concerns. Parks, Recreation, and Neighborhood Services (PRNS) is in favor of removal of the street for

contiguous parkland. However, for the public safety response, it was determined that Wilson Way will remain as-is for now. However, one-way traffic or emergency vehicles only with automated bollards should be explored in the near future to limit the traffic through the park. If conditions change, such as the fire station relocation and/or service area change, the removal of Wilson Way should be explored to ultimately provide contiguous parkland.

At the community meeting in January 2016, the community endorsed staff's recommended Master Plan Update for the park.

This memorandum will be posted on the City's Council Agenda website for the June 19, 2018 Council Agenda. A notice will be mailed to residents within 1,000 feet of the proposed project site. A display ad in the Mercury News will run on June 10, 2018 and June 17, 2018, along with a notice on Nextdoor.com, and on the Parks, Recreation, and Neighborhood Services Department's webpage.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office, the City Manager's Budget Office, and the Planning, Building and Code Enforcement Department.

COMMISSION RECOMMENDATION/INPUT

The Parks and Recreation Commission heard this item on February 7, 2018 and voted and approved the recommendation to accept the Alviso Master Plan Update and advise City Council to approve the Alviso Master Plan Update.

COST SUMMARY/IMPLICATIONS

There are no costs associated with the approval of the master plan update.

CEQA

The environmental impacts of this project are addressed in an Initial Study/Mitigated Negative Declaration (IS/MND) entitled, "Alviso Park Master Plan Update" (File No. PP16-132). The IS/MND was completed in compliance with the California Environmental Quality Act (CEQA) and reflects the City's independent judgment and analysis. The Initial Study identified potentially significant environmental impacts on burrowing owls and their habitat, protected wetlands, protected trees, nesting birds, and hazardous materials. Mitigation measures have been included in these areas to reduce impacts to less than significant levels.

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The Draft IS/MND was circulated for public review from June 30, 2017 to July 31, 2017, a 30-day public circulation period. Four public comments were received during the Draft IS/MND circulation period. The first comment was from a community member, Jean Dresden, regarding the burrowing owl mitigation measure. The second comment was from the Native American Heritage Commission requesting more information on tribal notification and tribal cultural resources. The third comment was from Santa Clara Valley Transportation Authority regarding pedestrian accommodation and access to transit, bicycle accommodations, and bus service. Finally, the last comment was from the County of Santa Clara Parks and Recreation Department in support of the project. Responses to comments can be found on the City's website as listed below.

The Director of Planning, Building and Code Enforcement, pursuant to the requirements of Title 21 of the San José Municipal Code, reported that there is no substantial evidence in the public record received to date that the project will have a significant effect on the environment with the identified mitigation measures included in the project. The Draft IS/MND, associated appendices, and responses to public comments are available for review on the City's Negative Declaration/Initial Study website at: <http://www.sanjoseca.gov/index.aspx?nid=5601>.

/s/

ANGEL RIOS, JR.

Director, Parks Recreation, and
Neighborhood Services

For questions, please contact Nicolle Burnham, Deputy Director, at (408) 794-6519.

Attachment:

Alviso Park, Expansion Lands, and Neighborhood Context Map

Alviso Park Master Plan Map

Alviso Park Master Plan Update at: <http://www.sanjoseca.gov/DocumentCenter/View/74518>

Attachment: Aviso Park, Expansion Lands and Neighborhood Context



Attachment: Master Plan Map

