



Communications Hill Phase III & IV

Turnkey Agreement, Park Master Plan & Naming

City Council

May 5, 2026

Presented by:

Raymond Costantino, Deputy Director

Leonel Tapia, Planner III

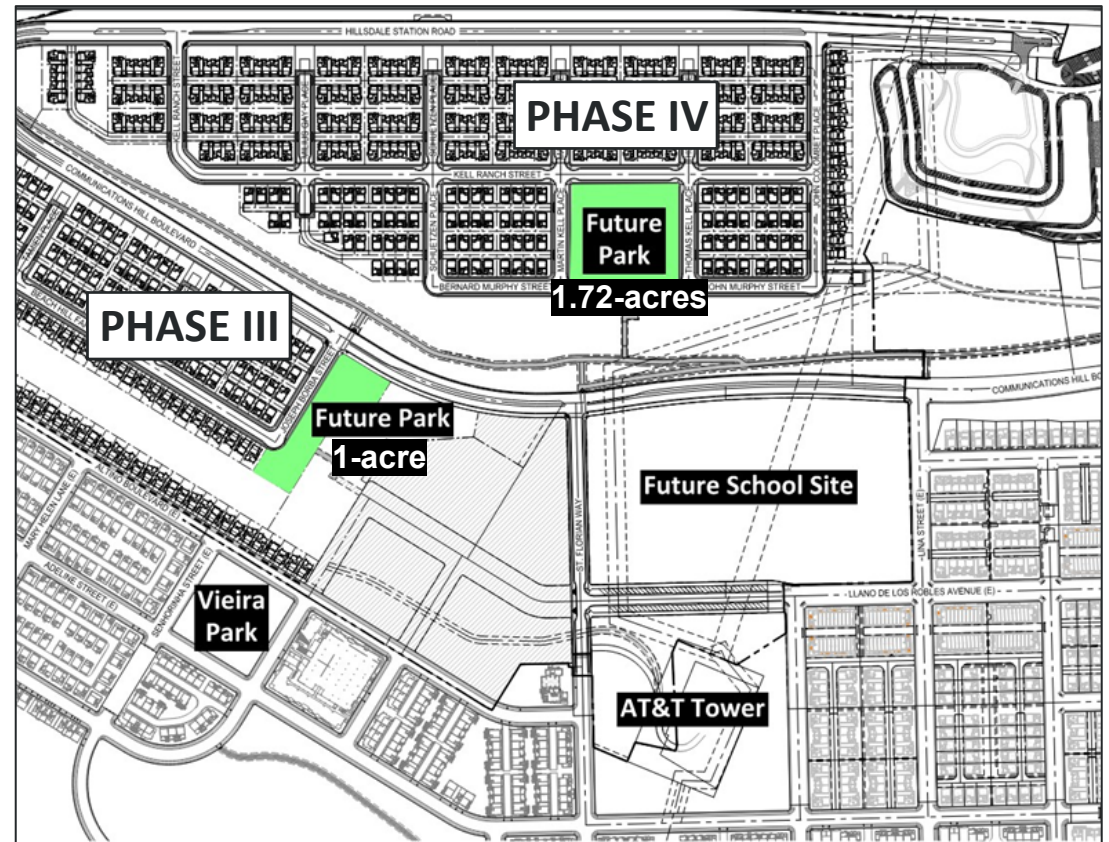
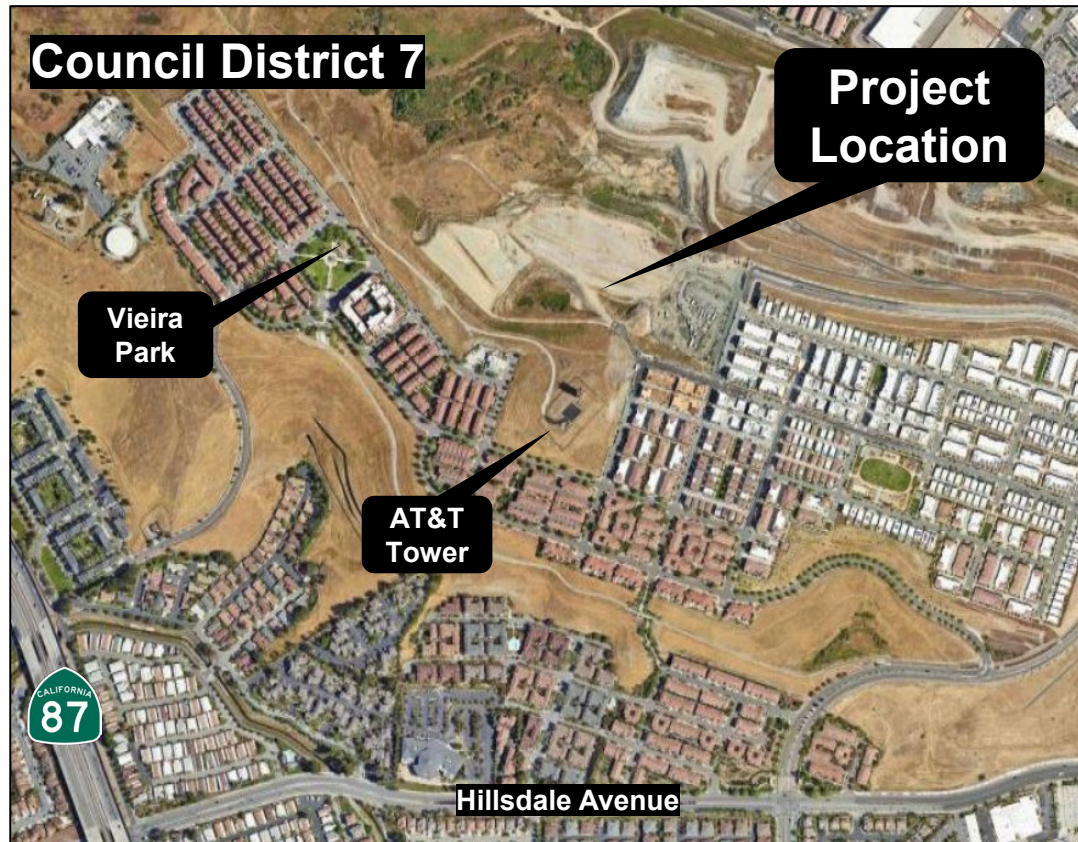
Marybeth Bowman, Planner



SAN JOSE
**PARKS, RECREATION &
NEIGHBORHOOD SERVICES**

CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

Park Location Map



Parkland Obligation Overview

- 799 units must dedicate 6.76 acres of parkland or pay \$9.0 million in gross parkland fees
- Developer entered into First Parkland Agreement for first 58 units and paid parkland fees
- Developer and City amending First Parkland Agreement to satisfy overall obligation
- Amended Turnkey Agreement includes:
 - Dedication and turnkey construction of a one-acre park site (“Phase III park”), and
 - Dedication and turnkey construction of a 1.72-acre park site (“Phase IV park”)
- Phase III park: completion and dedication by June 30, 2028
- Phase IV park: completion and dedication by December 31, 2029

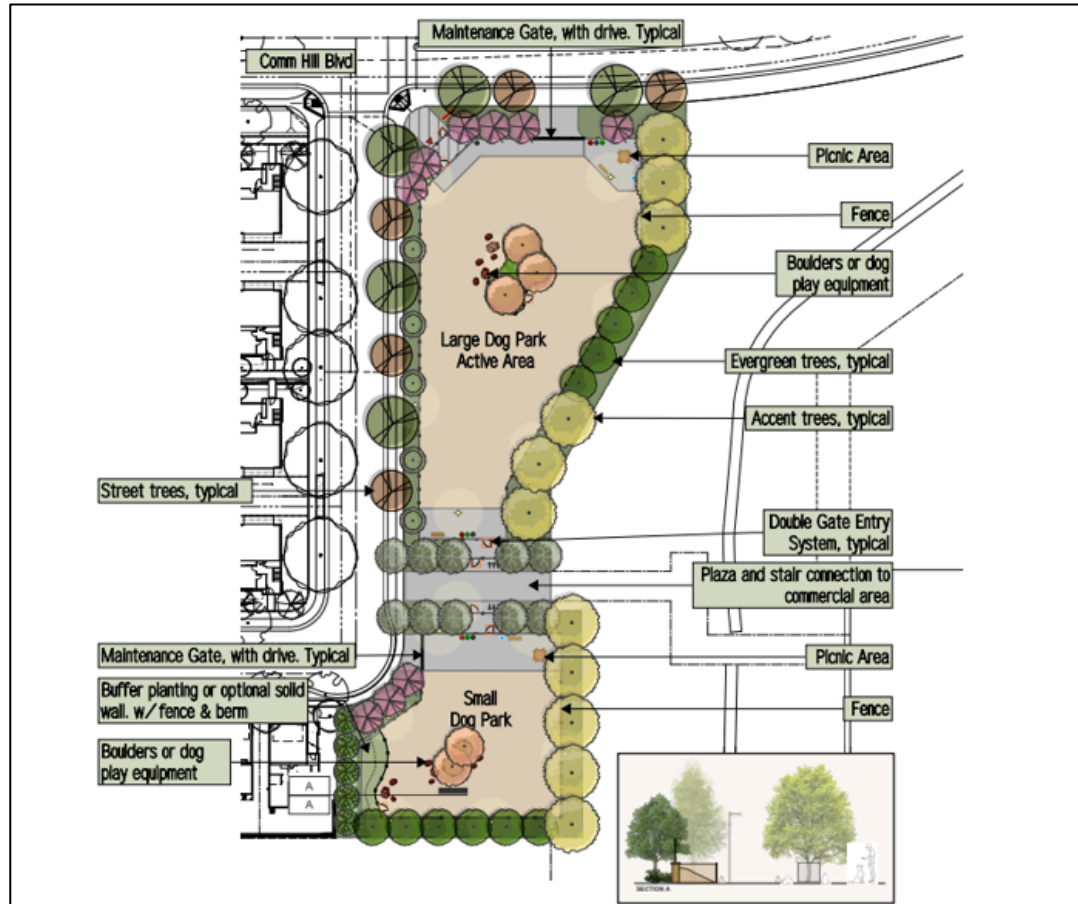
Public Outreach

#	Topic	Dates	Results
1	Community Meeting #1	9/5/24	13 participants
2	Survey #1: Park Master Plan Amenity Ranking and Name Suggestions	9/5/24 – 9/15/24	156 responses
3	Community Meeting #2	10/3/24	9 participants
4	Survey #2: Park Naming Ranking	10/3/24 – 10/13/24	106 responses

Note: Survey #1 provided in English & Spanish. Survey #2 provided in English, Spanish, Vietnamese & Traditional Chinese.

Park Master Plans

Phase III Park



Phase IV Park



Phase III Park Name: Communications Hill Dog Park

- Conforms with City Council Policy 7-5, Naming of City-owned Land and Facilities
- Reflects the geographic location of the park
- References the telecommunications role of the hill
- Reflects future street names and hill's namesake
- One of highest ranked survey names



AT&T Tower, constructed 1972

Phase IV Park Name: Azevedo Park

- Conforms with City Council Policy 7-5, Naming of City-owned Land and Facilities
- Honors the Azevedo family and Portuguese American dairy traditions
- Manuel T. Azevedo took over the American Dairy Company which led to the “Dairy Hill” namesake
- Manuel T. Azevedo was known for being generous with his employees
- One of highest ranked survey names



1915 Portrait of Manuel T. Azevedo

Staff Recommendation Part 1

- a) Approve two Park Master Plans for two future City chartered parks: a one-acre site (“Phase III park”) and a 1.72-acre site (“Phase IV park”)
- b) Pursuant to City’s Parkland Dedication Ordinance, approve an Amended Turnkey Parkland Agreement between Developer and City which includes:
 - 1. Dedication and turnkey construction of a one-acre park site (“Phase III park”);
 - 2. Dedication and turnkey construction of a 1.72-acre park site (“Phase IV park”); and
 - 3. Payment of City Design and Review Fees, and City to return \$8,046 in previously paid Parkland Fees
- c) Pursuant to City Council Policy 7-5, adopt “Communications Hill Dog Park” for the Phase III park as recommended by staff and as a result of the public outreach process

Staff Recommendation Part 2

- d) Pursuant to City Council Policy 7-5, adopt “Azevedo Park” as the official park name for the Phase IV park as recommended by staff, the Parks and Recreation Commission, and as a result of the public outreach process.
- e) Adopt the following 2025-2026 Appropriation Ordinance amendments in the Subdivision Park Trust Fund:
 - 1. Establish the Communications Hill Phase III appropriation to the PRNS Department in the amount of \$263,000;
 - 2. Establish the Communications Hill Phase IV appropriation to the PRNS Department in the amount of \$359,000;
 - 3. Establish the Developer Refund appropriation to the PRNS Department in the amount of \$8,046; and
 - 4. Decrease the Future Parkland Development (PDO)/ Park Impact Ordinance (PIO) Projects Reserve by \$630,046



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