RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE CONDITIONALLY VACATING AN APPROXIMATELY 13,204 SQUARE FOOT PORTION OF PARK AVENUE LOCATED AT THE SOUTHEAST CORNER OF PARK AVENUE AND ALMADEN BOULEVARD

WHEREAS, Chapter 4 of Part 3 of Division 9 of the Streets and Highways Code of the State of California authorizes the City Council to summarily vacate a public street if the City Council determines that it has been superseded by relocation, and there are no in-place public utility facilities that are in use and would be affected by the vacation; and

WHEREAS, the City Council intends to, after the satisfaction of the condition set forth in Section 3 of this Resolution, summarily vacate an approximately 13,204 square foot portion of Park Avenue between Almaden Avenue and Almaden Boulevard located along the frontage of 200 Park Avenue ("Subject Property") constituting all that real property situated in the City of San José, County of Santa Clara, State of California, more particularly described as:

THAT PORTION OF PARK AVENUE SITUATE IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MARCH 28, 2018 IN BOOK 912 OF MAPS AT PAGE 15, SANTA CLARA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL ONE OF THAT CERTAIN QUITCLAIM DEED RECORDED DECEMBER 12, 2008 AS DOCUMENT NO. 20067445, AND AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL ONE THE

FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 57°29'00" WEST, 203.49 FEET;
2. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 91 °28' 43" FOR AN ARC DISTANCE OF 79.83 FEET TO A POINT OF CUSP ON THE NORTHEASTERLY LINE OF ALMADEN BOULEVARD AS SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1725.00 FEET WHOSE CENTER POINT BEARS SOUTH 56°00'29" WEST, THROUGH A CENTRAL ANGLE OF 01°43'25" FOR AN ARC DISTANCE OF 51.89 FEET TO A POINT OF COMPOUND CURVATURE;
2. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 91°32' 58" FOR AN ARC DISTANCE OF 79.89 FEET;
3. NORTH 59°16'52" EAST, 90.23 FEET;
4. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 215.50 FEET, THROUGH A CENTRAL ANGLE OF 14°41'10" FOR AN ARC DISTANCE OF 55.24 FEET;
5. NORTH 44°35'42" EAST, 61.18 FEET TO A POINT ON THE NORTHWESTERLY PROLONGATION OF THE NORTHEAST LINE OF SAID PARCEL ONE ALSO BEING THE SOUTHWESTERLY LINE OF ALMADEN AVENUE;

THENCE ALONG SAID PROLONGATION, SOUTH 30°37'25" EAST, 66.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,204 ± SQUARE FEET.

WHEREAS, attached to this Resolution as Exhibit "A" and incorporated herein is a map approved by the Director of the Department of Public Works on October 3, 2019 entitled "MAP SHOWING THE SUMMARY VACATION OF A PORTION OF PARK AVENUE ALONG THE 200 PARK AVENUE FRONTAGE" showing the Subject Property; and

WHEREAS, attached to this Resolution as Exhibit "B" and incorporated herein is a copy of the report, dated November 8, 2019 that was submitted to the City Council setting forth the facts justifying the conditional summary vacation of the Subject Property (hereinafter "Report");

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

SECTION 1. The City Council hereby adopts the Report and, based upon the Report and all other evidence submitted, makes the following findings:

A. The Subject Property has been superseded by relocation and the vacation of the Subject Property would not cut off all access to a person's property which, prior to the relocation, adjoined the street; and

B. Government Code Section 65402 does not apply to this vacation; and

C. The proposed vacation is consistent with the City's General Plan; and

D. The Subject Property is unnecessary for nonmotorized transportation as bordering rights-of-way are available and more suitable for such transportation; and

E. There are no in-place public utility facilities located within the Subject Property that would be affected by the proposed vacation; and

F. The public convenience and necessity does not require the reservation of a public service easement; and

G. The Subject Property is not needed for, nor adaptable to, municipal purposes, and the public interest would be served by the sale of such surplus real property.

SECTION 2. Based upon the findings made in Section 1 of this Resolution and the provisions of Chapter 4 of Part 3 of Division 9 of the Streets and Highways Code of the State of California, the City Council does hereby summarily vacate and declare surplus to the needs of the City, subject to the condition stated in Section 3 below, the Subject Property.

SECTION 3. The vacation of the Subject Property shall be conditioned on, and shall not occur until, the property owner of 200 Park Avenue executes a City-Private Developer Agreement and provide bonds as required therein, which agreement guarantees, among other things, that: (i) public improvements will be constructed to conform the Subject Property to the Park Avenue Reconfiguration Plan, as said plan is described in the Report; and (ii) all existing public utility facilities within the Subject Property will be relocated within the new Park Avenue right-of-way contemplated by the Park Avenue Reconfiguration Plan.

SECTION 4. After receiving written confirmation from both the Director of Public Works and the Office of the City Attorney that the condition in Section 3 has been satisfied, the City Clerk is hereby directed to record a certified copy of this Resolution, including the exhibits hereto, with the Office of the Recorder for the County of Santa Clara.

SECTION 5. From and after the date this Resolution is recorded, the Subject Property will no longer constitute a public street.

ADOPTED this _____ day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

_____
SAM LICCARDO
Mayor

ATTEST:

_____
TONI J. TABER, CMC
City Clerk

Exhibit A

MAP

SHOWING THE SUMMARY VACATION OF A PORTION OF
PARK AVENUE ALONG THE 200 PARK AVENUE FRONTAGE

AREA TO BE VACATED

FILED WITH THE CITY COUNCIL OF THE CITY OF SAN JOSE THIS _____ DAY OF _____, AND APPROVED BY SAID CITY COUNCIL THIS _____ DAY OF _____ BY RESOLUTION NUMBER_____

_____
CITY CLERK, CITY OF SAN JOSE

RYAN DO APPROVED THIS 3RD DAY OF OCTOBER 2019
for MATTHEW CANO
DIRECTOR OF PUBLIC WORKS,
CITY OF SAN JOSE

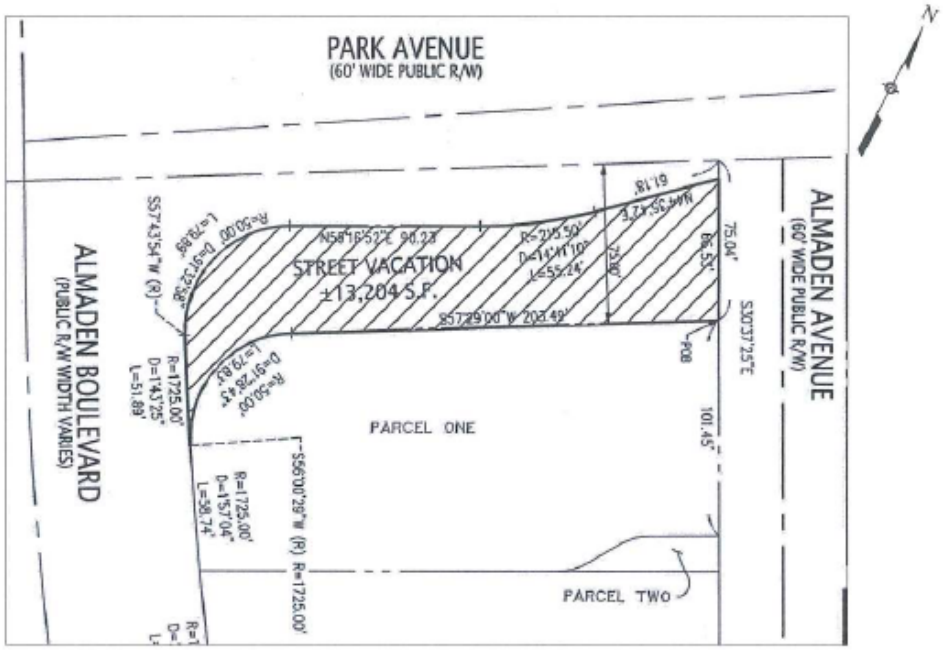


Exhibit A

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

REVISED – Administrative changes made 11-19-19 after original posting.

Exhibit B

[Exhibit follows on next page.]

Exhibit B

COUNCIL AGENDA: 11/19/19
FILE: 19-1080
ITEM: 4.2

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Kim Walesh
Matt Cano

SUBJECT: SEE BELOW

DATE: November 8, 2019

Approved D. DSyC

Date 11/8/19

COUNCIL DISTRICT: 3

SUBJECT: CONDITIONAL SUMMARY VACATION AND SALE OF A PORTION OF PARK AVENUE ALONG THE 200 PARK AVENUE FRONTAGE

RECOMMENDATION

(a) Conduct a Public Hearing and Adopt a Resolution:
  (1) Approving the report of the Director of Public Works setting forth the facts justifying the conditional summary vacation of a portion of Park Avenue along the 200 Park Avenue frontage (Subject Portion);
  (2) Conditionally vacating the Subject Portion, which after the satisfaction of the condition, will be superseded by relocation;
  (3) After satisfaction of the condition, directing the City Clerk to record a certified copy of the resolution of vacation with the Office of the Recorder, County of Santa Clara;
  (4) Declaring the Subject Portion consisting of approximately 13,204 square feet of conditionally vacated portion of Park Avenue between Almaden Avenue and Almaden Boulevard surplus to the needs of the City;

(b) Approve a Purchase and Sale Agreement with SJ Park Almaden LLC, a Delaware limited liability company for the sale of approximately 13,204 square feet of conditionally vacated City-owned surplus property on a portion of Park Avenue, along the 200 Park Avenue frontage, in the amount of $4,750,000; and

(c) Adopt a resolution authorizing the City Manager or his designee to execute the quitclaim deed and all other documents necessary to complete the transaction.

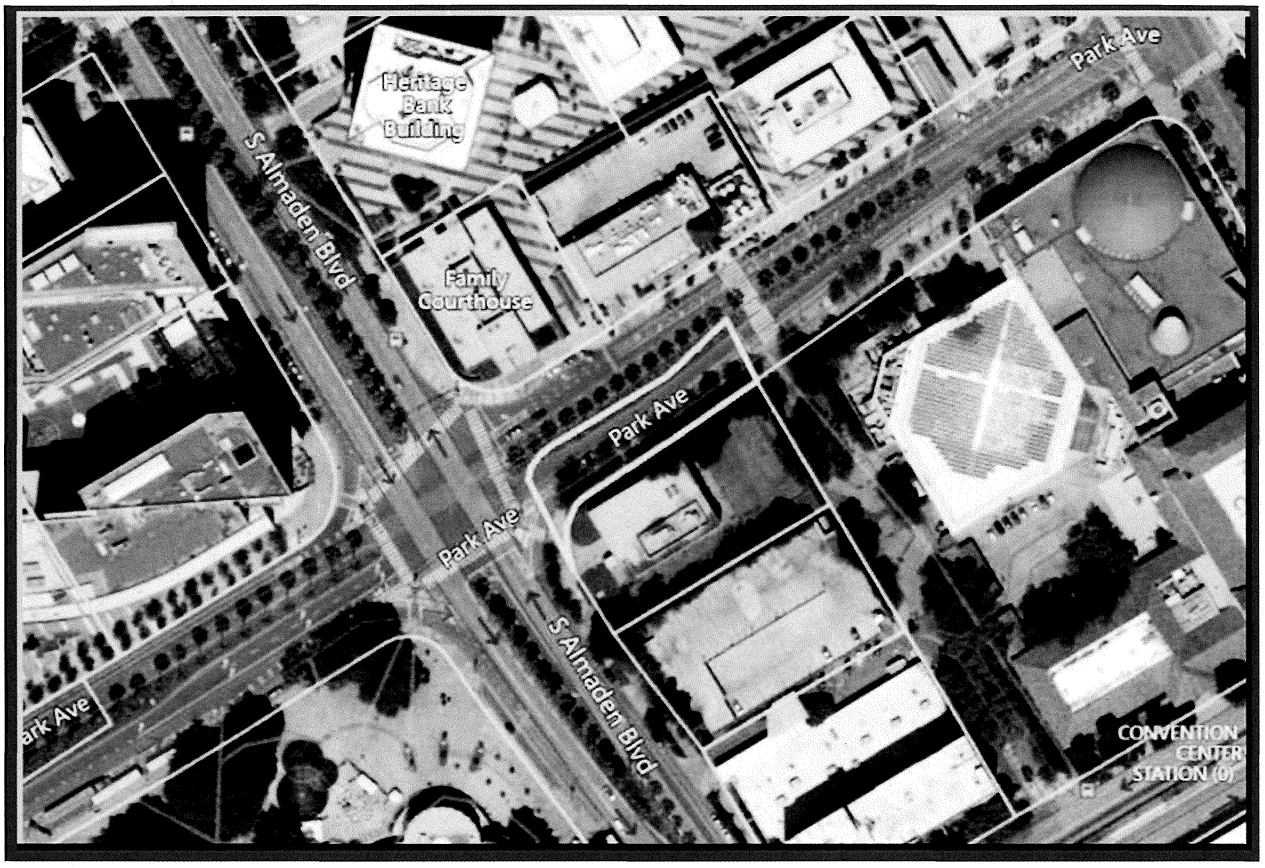
OUTCOME

Upon recordation of the resolution of vacation, the Subject Portion will be abandoned as public street, thereby allowing the 13,204 square feet of City-owned surplus property on a portion of Park Avenue to be sold to SJ Park Almaden LLC for $4,750,000, which will in turn enhance the development proposed at 200 Park Avenue. The proceeds of the sale will be deposited into the General Fund.

BACKGROUND

Property Overview

SJ Park Almaden LLC, a Delaware limited liability company, property owner of 200 & 282 Park Avenue (Developer), has submitted an application to vacate the Subject Portion of Park Avenue abutting their property, as shown below and in Attachment A.



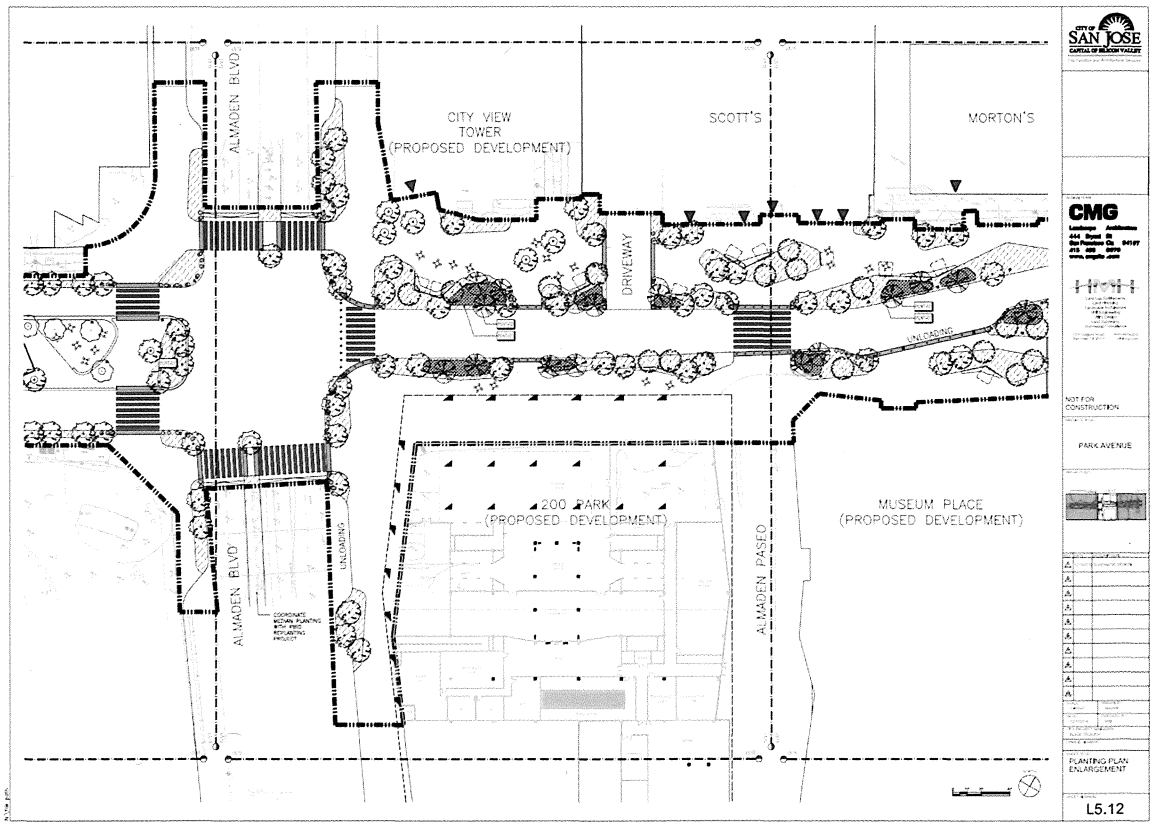
The Subject Portion proposed for the conditional summary vacation and subsequent sale is approximately 13,204 square feet and currently utilized as a public street and sidewalk. On November 21, 1967, the Subject Portion was acquired in fee by the City of San José from the Redevelopment Agency by Grant Deed (Instrument No. 3324671) as recorded in Book 7936, Page 685 of Official Reports, Office of the Recorder, County of Santa Clara.

Proposed Development

In 2018, DiNapoli, a development company, purchased 200 Park Avenue and also entered into contract for 282 Park Avenue with the Redevelopment Agency. They worked with the City of San Jose to propose a 19-story office building on these two properties. During the time of the discussion, City staff informed DiNapoli that the vacation of a portion of public right-of-way on Park Avenue could be possible. DiNapoli expanded their design for the office building into the Subject Portion.

In June 2019, the Developer purchased 200 Park Avenue and 282 Park Avenue from DiNapoli. On September 3, 2019, the City approved a Determination of Consistency with the Downtown Strategy 2040 Final Environmental Impact Report (SCH # 2003042127) and Statement of Exemption for the realignment of Park Avenue (Park Avenue Reconfiguration Plan).

Under the Park Avenue Reconfiguration Plan (included as Attachment B), the street alignment along Park Avenue from Almaden Boulevard to Market Street, which includes the 200 Park Avenue frontage, will shift north, the median island removed, and the curbline to curbline width reduced from 94 feet to 34 feet in order to maximize the area for pedestrians. The illustration below shows the reconfigured Park Avenue near 200 Park Avenue.



The City approved Site Development Permit (H18-045) on October 9, 2019, to allow the construction of up to 1,337,800 square feet of office tower at 200 Park Avenue. Located at the southeast corner of Park Avenue and Almaden Boulevard, the Subject Portion is proposed to be included with the project.

In order to accomplish the land use plan as approved under H18-045, the City Council must approve both the vacation of the Subject Portion and a Purchase and Sale Agreement with the Developer for it to acquire the Subject Portion from the City. Public Works and OED - Real Estate staff have been coordinating to concurrently bring to Council the vacation and the Purchase and Sale Agreement for consideration.

ANALYSIS

Street Vacation

Per Sections 8330(a) of the California Streets and Highway Code, the City may summarily vacate a street or highway that has been superseded by relocation if there are no in-use public facilities located within the vacated area that would be affected by the vacation. With the implementation of the Park Avenue Reconfiguration Plan, staff has determined that the Subject Portion will be superseded by relocation. As part of the conditions of approval for H18-045, the Developer is required to construct frontage improvements in accordance with the Park Avenue Reconfiguration Plan.

City staff has been meeting with the Developer to discuss the 200 Park Avenue construction schedule. In consideration of the development timelines, staff is recommending that Council condition the proposed vacation on the Developer's execution of a City-Private Developer Construction Agreement that guarantees the completion of the public improvements and realignment of Park Avenue along the Developer's frontage to the satisfaction of the Director of Public Works.

There is an existing 21-inch diameter public storm drain, an 8-inch diameter public sanitary sewer, and other public utilities in-use located within the Subject Portion, all of which will require relocation. All concerned utility companies have been contacted in writing and have no objections to the proposed vacation provided that their respective utilities are relocated within the proposed public right-of-way limits. Because all utilities will be relocated by the Developer, they will not be affected by this vacation.

The vacation of the Subject Portion was found to be in conformance with the adopted San José 2040 General Plan during the October 9, 2019, Planning Director's Hearing to approve H18-045 and the City's September 3, 2019, approval of the Determination of Consistency with the Downtown Strategy 2040 Final Environmental Impact Report (SCH # 2003042127) and Statement of Exemption for the Park Avenue Reconfiguration Plan.

In compliance with Section 892 of the Streets and Highways Code, staff determined that the Subject Portion is not useful as a non-motorized transportation facility, as these uses (i.e. bike lanes) will be accommodated within the proposed right-of-way under the Park Avenue Reconfiguration Plan.

Mass excavation is anticipated to begin as early as November 2019; however, the work is contingent on the Developer's vacation and acquisition of the Subject Portion.

Staff's Recommendation to Sell the Property

Municipal Code Chapter 4.20 permits the sale of City-owned surplus property upon Council finding and determination that the property is not needed for, nor adaptable to, municipal purposes. Further, while such sales are generally required to be undertaken on a competitive basis, Municipal Code Section 4.20.070 authorizes the sale of surplus property through direct negotiation at fair market value, and upon such other terms and conditions as Council may direct, to the owner of property adjacent to such surplus property. The property has been determined not to be independently developable.

The subject property is irregularly-shaped and contains a total of 13,204 square feet. The Developer proposed to acquire a rectangular sub-portion of the subject property containing approximately 11,259 square feet, which is the size and configuration that allows for the proposed development at 200 Park Avenue. However, it is in the interest of the City to vacate and sell the entire Subject Portion of Park Avenue in order to remain consistent with the Park Avenue Reconfiguration Plan and avoid retaining remnants of property that will need to be maintained into the future.

City Real Estate staff negotiated the sale of the property with the adjacent property owner (Developer) in accordance with Section 4.20.070 of the San Jose Municipal Code. An appraisal performed by Smith & Associates, completed on September 5, 2019, determined that the highest and best use of the subject property is to adjoin the adjacent parcel to maximize its development potential, and that fair market value of the land is $413 per square foot. This price is based upon recent land sales in Downtown, and is heavily weighted by the developer's recent acquisition of 200 Park Ave at exactly $413 per square foot.

The $4,750,000 proposed sale price reflects a rate $413 per square foot for the 11,259 square-foot rectangular portion that allows for the proposed development and a discounted rate of $50 per square foot for the undesired portions creating the irregular shape.

Staff recommends that the City Council declare the property surplus to the needs of the City upon the vacation of this portion of the street and approve an exemption to the surplus sale process under Policy 7-13 (Policy for the Sale of Surplus property with Provisions Relating to Affordable Housing). Policy 7-13 provides the process by which the city designates property as surplus, including providing "preferred entities" notice of the sale of property so that they may

offer proposals for the property prioritizing affordable housing. The exemption in subsection 7-13(D)(4), gives the City Council broad discretion in granting exemptions from the surplus sales process to prioritize "the sale of surplus property for parks, schools, or *other reasons such as economic development.*". Given the above-mentioned economic development, the inability to independently develop this property as housing, and highest and best use of the property by the adjacent property owner, staff recommends that the City Council grant an exemption under (D)(4) and declare the property surplus without providing notice to the "preferred entities". Upon declaring the property surplus to the needs of the city, staff recommends that the City Council approve the sale of the subject property to the adjacent property owner SJ Park Almaden LLC according to the terms contained in the Purchase and Sale Agreement.

Main terms of the proposed Purchase and Sale Agreement include:

1. SELLER:	City of San Jose
2. BUYER:	SJ Park Almaden LLC
3. PROPERTY:	Approximately 13,204 square feet of Park Avenue, more particularly described in Attachment A
4. PRICE:	$4,750,000.00
5. DEPOSIT:	$475,000; May be retained by City as liquidated damages should Buyer default
6. FEES:	Title insurances, escrow fees, recording fees, transfer taxes, Broker fees and any other fee or cost to be paid by Buyer
7. Due Diligence:	Buyer shall have 30 days from the execution of the Agreement to investigate the Property
8. AS-IS:	Buyer accepts the property "As is, where is, with all faults"
9. Indemnity:	Buyer agrees to protect, defend, indemnify, and hold harmless City from and against all claims

CONCLUSION

The City approved Site Development Permit (H18-045) on October 9, 2019, to allow the construction of up to 1,337,800 square feet of office tower at 200 Park Avenue, which includes

the Subject Portion that is located at the southeast corner of Park Avenue and Almaden Boulevard. City staff have been meeting with the Developer to discuss and determine the construction schedule.

In order to accomplish the land use plan as approved under H18-045, the City Council must approve both the vacation of the Subject Portion and a Purchase and Sale Agreement with the Developer for it to acquire the Subject Portion from the City. Public Works and Real Estate staff have been coordinating to concurrently bring to Council the vacation and the Purchase and Sale Agreement for consideration.

Staff recommends that the City Council approve the proposed vacation and sale to enhance the adjacent property and proposed development.

EVALUATION AND FOLLOW-UP

If Council adopts the resolution summarily vacating the Subject Portion, no further action by Council will be required for the vacation. After receiving written confirmation from the Director of Public Works and the Office of the City Attorney that the conditions to the vacation have been satisfied, the City Clerk will record the resolution of vacation at which time the vacation will be complete.

Prior to the Developer commencing any work in the Subject Portion, the Developer will need to acquire the fee interest in the Subject Portion from the City, which requires the Council's approval of the Purchase and Sale Agreement.

Dependent upon the satisfaction of the street vacation conditions, the sale of the subject property is anticipated to be completed within 60 days of the effective date of the Purchase and Sale Agreement.

CLIMATE SMART SAN JOSE

The recommendation in this memo aligns with one or more Climate Smart San José energy, water, or mobility goals.

COORDINATION

This memorandum has been coordinated with the Department of Planning, Building and Code Enforcement, Department of Transportation, Office of Economic Development, Fire Department, and the City Manager's Budget Office. The vacation and required resolution have been reviewed by the City Attorney's Office.

COMMISSION RECOMMENDATION/INPUT

No commission recommendation or input is associated with this action.

FISCAL/POLICY ALIGNMENT

Vacating the Subject Portion is in alignment with the Council-approved Budget Strategy Expenditure Control section by eliminating a City maintenance obligation and liability.

COST SUMMARY/IMPLICATIONS

The Public Works Department collected cost-recovery fees during fiscal year 2018-2019 of $7,308 to process the subject vacation. These fees were deposited to the Public Works Development Fee Program in the General Fund.

The proceeds from the sale of this property will be recognized in the General Fund.

CEQA

Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (Resolution No. 78942) for 200 Park Avenue, File No. H18-045.

Determination of Consistency with the Downtown Strategy 2040 Final Environmental Impact Report and Statement of Exemption, File No. PP19-071, Park Avenue Reconfiguration Plan.

/s/
KIM WALESH
Deputy City Manager
Director of Economic Development

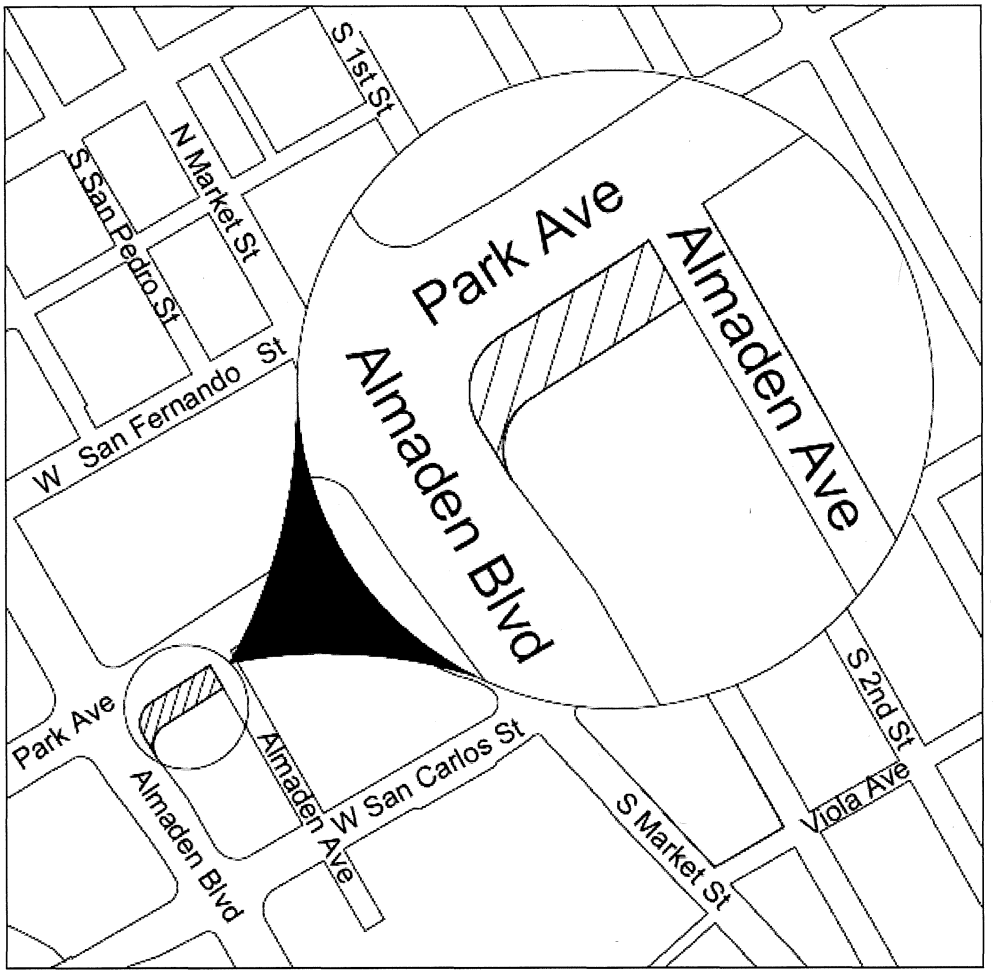
/s/
MATT CANO
Director of Public Works

For questions, please contact Nanci Klein, Assistant Director of Economic Development, at (408) 535-8184 and Matt Loesch, Assistant Director of Public Works, at (408) 975-7381.

ATTACHMENT A

LOCATION MAP

SHOWING THE SUMMARY VACATION OF A PORTION OF
PARK AVENUE ALONG THE 200 PARK AVENUE FRONTAGE



AREA TO BE VACATED (±13,204 SQ. FT.)

ATTACHMENT A (CONTINUED)
LEGAL DESCRIPTION
FOR: PARK AVENUE - STREET VACATION

That portion of Park Avenue situate in the City of San Jose, County of Santa Clara, State of California, as shown on that certain Record of Survey filed for record on March 28, 2018 in Book 912 of Maps at Page 15, Santa Clara County Records, more particularly described as follows:

Beginning at the most northerly corner of Parcel One of that certain Quitclaim Deed recorded December 12, 2008 as Document No. 20067445, and as shown on said Record of Survey;

Thence along the northwesterly line of said Parcel One the following two (2) courses and distances:

1. South 57°29'00" West, 203.49 feet;
2. Along a curve to the left having a radius of 50.00 feet, through a central angle of 91°28'43" for an arc distance of 79.83 feet to a point of cusp on the northeasterly line of Almaden Boulevard as shown on said Record of Survey;

Thence along the following five (5) courses and distances:

1. Along the arc of a non-tangent curve to the right having a radius of 1725.00 feet whose center point bears South 56°00'29" West, through a central angle of 01°43'25" for an arc distance of 51.89 feet to a point of compound curvature;
2. Along a curve to the right having a radius of 50.00 feet, through a central angle of 91°32'58" for an arc distance of 79.89 feet;
3. North 59°16'52" East, 90.23 feet;
4. Along a curve to the left having a radius of 215.50 feet, through a central angle of 14°41'10" for an arc distance of 55.24 feet;
5. North 44°35'42" East, 61.18 feet to a point on the northwesterly prolongation of the northeast line of said Parcel One also being the southwesterly line of Almaden Avenue;

Thence along said prolongation, South 30°37'25" East, 66.53 feet to the Point of Beginning.

Containing 13,204 ± square feet.

As shown on Exhibit B" attached hereto and by this reference made a part hereof.

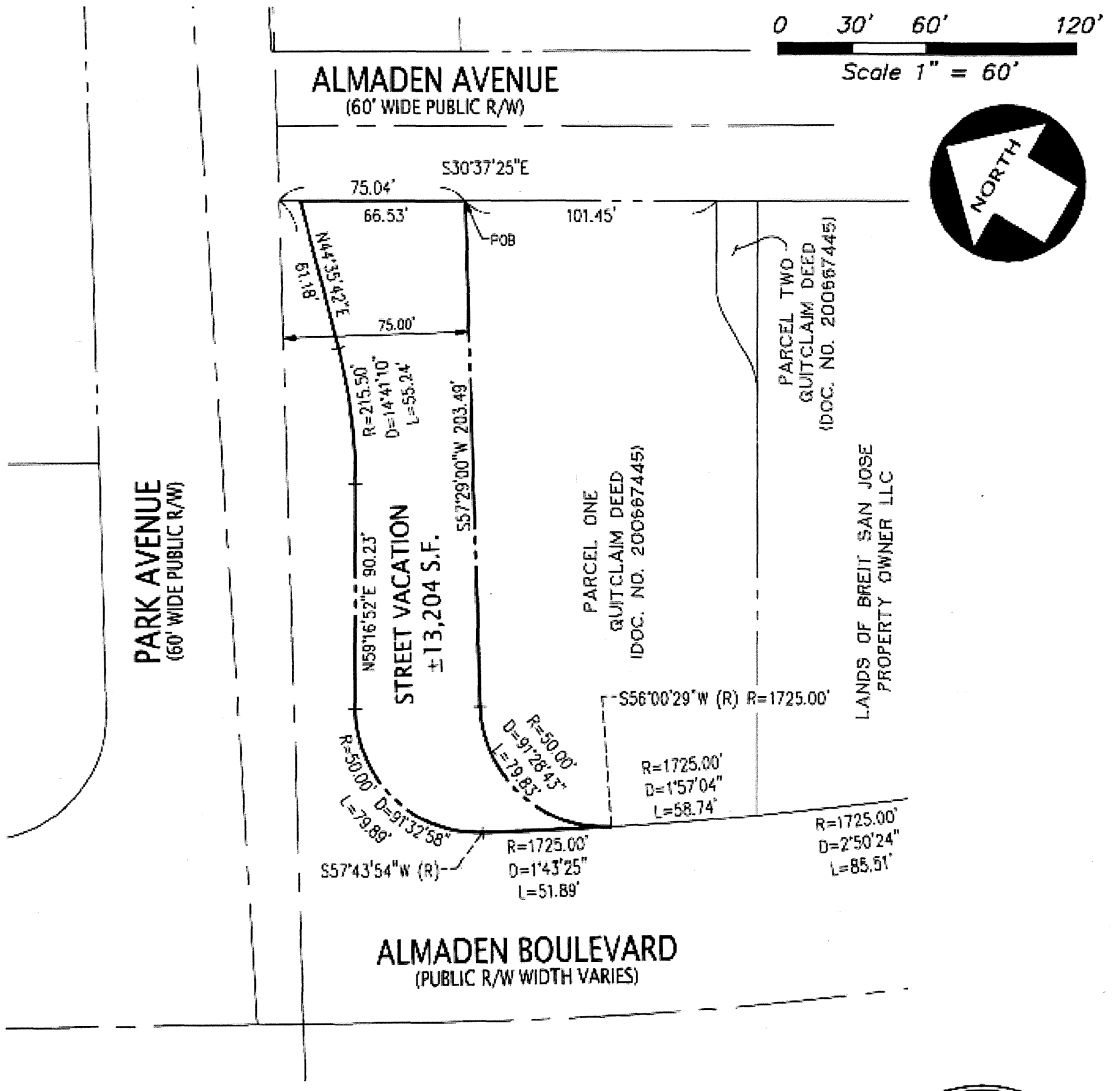
Legal Description prepared by Kier & Wright Civil Engineers and Surveyors, Inc.

7/10/19
Date

Rodney A Stewart II, L.S. 9225

PROFESSIONAL LAND SURVEYOR
RODNEY A. STEWART II
No. 9225
STATE OF CALIFORNIA

ATTACHMENT A (CONTINUED)



ABBREVIATIONS

POB	POINT OF BEGINNING
(T)	TOTAL
(R)	RADIAL BEARING
R/W	RIGHT OF WAY
S.F.	SQUARE FEET

LEGEND

- CENTER/MONUMENT LINE
- ADJACENT PROPERTY LINE
- STREET DEDICATION LINE
- RADIAL LINE

LICENSED LAND SURVEYOR
RODNEY A. STEWART II
No. 9225
STATE OF CALIFORNIA

7/10/19

KIER+WRIGHT

3350 Scott Boulevard, Building 22
Santa Clara, California 95054

Phone (408) 727-6665
www.kierwright.com

EXHIBIT "B"
PARK AVENUE
STREET VACATION

SAN JOSE, CALIFORNIA

DATE	JULY, 2019
SCALE	1" = 60'
BY	TWL/CCB
JOB NO.	A17144
SHEET	1 OF 1

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement
ROSALYNN HUGHEY, DIRECTOR

DETERMINATION OF CONSISTENCY WITH THE DOWNTOWN STRATEGY 2040 FINAL ENVIRONMENTAL IMPACT REPORT (SCH # 2003042127) AND STATEMENT OF EXEMPTION

Pursuant to Section 15168(c)(2) of the CEQA Guidelines, the City of San José has prepared a Determination of Consistency to the Downtown Strategy 2040 Final Environmental Impact Report (Downtown Strategy 2040 FEIR). The City of San José has determined that this activity is within the scope of the earlier approved Downtown Strategy 2040 FEIR, which adequately describes the activity for purposes of CEQA. The project does not involve new significant effects beyond those analyzed in the Downtown Strategy 2040 FEIR. Therefore, the City of San José may take action on the project as being within the scope of both the Downtown Strategy 2040 FEIR.

PP19-071 – Park Avenue Reconfiguration Plan. The proposed plan will reconfigure the Park Avenue right-of-way to reduce area for vehicular circulation, maximizes the area for pedestrians, and integrate the street with adjacent open space on private property. The plan includes the following elements:

Changes to travel lanes, sidewalks, and bicycle lanes

The proposed plan includes the removal of the existing median on Park Avenue between Almaden Boulevard and Market Street, reduction of the curb to curb width (travel lanes remain at two lanes, one in each direction) within a new shared use zone to accommodate bicycles and cars in the same lanes, and a new turn lane on Park Avenue at Almaden Boulevard to allow for traffic light sequencing at this intersection to remain the same as current conditions. The alignment of the travel lanes/shared-use zone will shift northward midblock and enter intersection at Market Street at the location of the current eastbound travel lanes. In addition, the project will include raised table-top intersections at Park Avenue/Market Street and Park Avenue/Almaden Boulevard. The shift in alignment and installation of table-top intersections will reduce traffic speeds and create improved pedestrian areas along Park Avenue. Wide pedestrian crossings at the shared use zone will be identified with tactile paving and crosswalk markings.

The travel lanes on the western block of Park Avenue between Almaden Boulevard and Woz Way/Highway 87 will be reduced to one-lane each direction with a left-turn lane at Almaden Boulevard and Park Avenue in the eastbound lane. Bicycles will have a dedicated class II bike lane along this block of Park Avenue. This reduction allows for an expansion of the existing median to 55 feet in width to create a median public space with programmed zones.

Removal and replacement of trees and vegetation

As part of the improvement plans existing vegetation and approximately 126 trees will be removed (potentially more depending on the health of trees proposed to remain). This includes the removal of all trees and vegetation in the median, which is currently planted with palms trees and turf. The existing trees along the Park Avenue sidewalks will be assessed by an arborist. Where feasible, the plan will preserve, protect, and incorporate trees of good health and value into the plan. The proposed plan will greatly increase the area of planting and number of trees. Planting and trees will be used to create a consistent identity of Park avenue through canopy and species as well as provide shade. The tree and plant species will be selected based on City standards for streetscape plantings, plantings that create (or complimentary to existing) habitat, native species, and low water use plantings. Storm water flow-through planters are proposed. Climate appropriate plant species suitable for inundation in storm events will be specified.

Utility relocation
The Park Avenue Reconfiguration Plan will require the relocation and/or consolidation of existing wet and dry utility systems within the public right-of-way. In addition, storm water flow-through planters will be added to the public right-of-way.

Depth of any excavations (i.e. for utility relocation, plantings, etc.).
Existing paving and sub-base will be removed and the street regraded to achieve a flush curb with new paving, and planting. Exact depth of all excavations have not yet been determined. However, the anticipated typical excavations for pedestrian and vehicle paving would be between 8" – 12" deep, 24" – 36" deep at planting areas, and up to 48" deep at tree planting wells. Utility relocations may require excavation up to 15' within the public right-of-way.

Public amenities
There are no plans to remove existing public amenities. New amenities will include new trees and planting areas, lighting, seating, shade canopies, street rooms, paving areas for movable tables and chairs, paving areas for special events, median park with new amenities to be determined, and potential areas for art/tech installations. In addition, new decorative pavers and/or colored concrete will be used for the vehicle travel lanes and sidewalk to define the space. Altogether these amenities will provide a cohesive identity for Park Avenue.

Green infrastructure
The newly reconfigured Park Avenue will include new biotreatment areas within the public right-of-way to treat stormwater runoff.

Vacation of public right-of-way
The project will also include the vacation of portions of Park Avenue right-of-way along the northern and southern frontages of Park Avenue between Market Street and Almaden Boulevard.

Location: Park Avenue, from Market Street to Woz Way/Highway 87.

Assessor's Parcel Numbers: **Council District:** 3.

The environmental impacts of this project were addressed by the Downtown Strategy 2040 Final Environmental Impact Report adopted by City Council Resolution No. 78942 on December 18. The following impacts were reviewed and found to be adequately considered by the EIR cited above:

☒Aesthetics	☒Agriculture Resources	☒Air Quality
☒Biological Resources	☒Cultural Resources	☒Geology and Soils
☒Greenhouse Gas Emissions	☒ Hazardous Materials	☒Hydrology & Water Quality
☒Land Use	☒Mineral Resources	☒Noise
☒Population and Housing	☒Public Services	☒Recreation
☒Transportation/Traffic	☒Utilities & Service Systems	☒Energy
☒Growth Inducing	☒Cumulative Impacts	☒Mandatory Findings of Sig.

ANALYSIS

Consistency with the Downtown Strategy 2040 FEIR
In December 2018, the City Council certified the Downtown Strategy 2040 FEIR and adopted the Downtown Strategy 2040 which provides a vision for future housing, office, commercial, and hotel development within the downtown area. The Downtown Strategy 2040 has a development capacity of 14,360 residential units, 14.2 million square feet of office uses, 1.4 million square feet of retail uses, and 3,600 hotel rooms. The Downtown Strategy 2040 FEIR also including the following objectives related to the Park Avenue Reconfiguration Plan:

- Continue to implement the Downtown Strategy 2000 strategies and actions for the six main urban systems within Downtown: Public Realm, Urban Form and Buildings, Transportation and Access, Historic Resources, Economic Projections, and Human Services.
- Continue to create a highly active and lively pedestrian and bicycle friendly environment with excellent connectivity to downtown destinations and regional transit.

The Downtown Strategy 2040 FEIR covers future actions that implement the Downtown Strategy, including the following that pertain to the Park Avenue Reconfiguration Plan:

- Issuance of entitlements such as Site Development Permits, Planned Development (PD) Permits, Special or Conditional Use Permits, encroachment permits (minor and major), Historic Preservation Permits, and Demolition Permits.
- Issuance of Stormwater Pollution Prevention, Grading, and Tree Removal Permits.
- Approval of Vesting Tentative Maps for the subdivision of parcels or the combining of parcels to accommodate intended intensity of development.
- Rehabilitation, alteration, modernizations, and other improvements to existing structures

The proposed plan fits within the types of public infrastructure projects anticipated to improve the pedestrian environment in Downtown and encourage walking, biking, and transit use. The plan will also advance goals to improve the public realm by creating plazas, planting street trees, and creating a unique identity for the area. All of these actions are within the scope of the overall Downtown development anticipated within the Downtown Strategy 2040 FEIR. As the proposed plan will facilitate improvements within existing public right-of-way in previously disturbed areas, and no work proposed in sensitive habitats, implementation of the plan will not result in any new nor the increase in the severity of any of the previously identified impacts in the Downtown Strategy 2040 FEIR.

Cultural Resources

Like most of Downtown, the project is located in an archeologically-sensitive area. However, due to past excavation for utilities and improvements within the right-of-way, it is not anticipated that archeological resources will be uncovered during construction of improvements related to the plan. If archeological resources are disturbed, the following measures from the Downtown Strategy 2040 FEIR will apply:

Unanticipated archeological finds: If buried cultural deposits are encountered during project activities, all work within 50 feet of the find should be halted and redirected. A qualified archaeologist shall: (1) evaluate the find to determine if it meets the CEQA definition of a historical or archaeological resource; and (2) provide project-specific recommendations for data recovery and evaluation. The results of any archaeological investigation will be submitted to the North West Information Center at Sonoma State University (NWIC). The results of the archaeological investigation may:

- Result in findings that the resource does not meet the definition of a historical or archaeological resource, then no further study or protection is necessary prior to project implementation; or
- Result in findings that the resource meets the definition of a historical or archaeological resource. In which case avoidance and preservation of the resources in place shall be examined. Avoidance may be accomplished through redesign, conservation easements, or site capping.
- When an archaeological site meets the CEQA definition of a historical or archaeological resource and will be impacted by the proposed project, make reasonable efforts to feasibly avoid project impacts (e.g., project redesign, conservation easements, or site capping). Review the project elements to determine ways to protect the cultural and natural context of the resources or to incorporate the resources with culturally appropriate protection and management criteria based on California Public Resources Code Section 21084.3.
- When avoidance is not feasible, adverse effects to such resources shall be mitigated in accordance with the recommendations of the evaluating archaeologist. Upon completion of the archaeological evaluation, a report documenting the methods, results, and recommendations of the archaeologist shall be prepared and submitted to the NWIC.
- To mitigate potential impacts to the buried resources, a data recovery program or a Tribal Cultural

- Resources Treatment Plan should be prepared by an approved archaeologist for review by the City. The data recovery shall involve implementation of surface collection and curation/repatriation of artifacts to prevent looting. All archaeological materials recovered during the data recovery efforts shall be cleaned, sorted, catalogued, and analyzed following standard archaeological procedures, and shall be documented in a report submitted to the Director of Planning, Building and Code Enforcement and the NWIC.
- In the event of the discovery of human remains during ground disturbance activities, all activities within a 50-foot radius of the find shall be stopped. Pursuant to Health and Safety Code § 7050.5 and Public Resources Code § 5097.94 of the State of California, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains.
    - The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American origin or whether an investigation into the cause of death is required.
    - If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of the identification. The NAHC shall identify the descendants of the deceased Native American, also known and designated as the most likely descendent (MLD).
    - The MLD will inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. The archaeologist should recover scientifically valuable information, as appropriate and in accordance with the recommendations of the Native Americans in accordance with CEQA Guidelines Section 15064.5 (e).
    - The archaeologist shall recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD. A report of findings documenting data recovery, methodologies, and results shall be submitted to Director of Planning, Building and Code Enforcement and the NWIC.
    - If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner/project applicant shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.
    - As required under PRC Section 21084.3, protect the confidentiality of the resources. The Tribal Cultural Resources Treatment Plan Report and all pertinent data and results shall be subject to the confidentiality as an exception to the Public Resources Act and will not be available for public review or distribution. The site of any reburial of Native American human remains shall be kept confidential and not be disclosed pursuant to the California Public Records Act, California Government Code §§ 6254.10, 6254(r). The County Medical Examiner shall also withhold public disclosure of information related to such reburials pursuant to the exemption set forth in California Government Code §6254.5(e).

Exemption for Existing Facilities

In addition to being within the scope of the Downtown Strategy 2040 FEIR, the project would be considered exempt under the provisions of Sections 15301(c) of the State Guidelines for Implementation of CEQA.

15301 Existing Facilities: Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use:

> c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety), and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities, and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes.

The proposed plan will facilitate changes to Park Avenue that will occur completely within existing right-of-way that is already developed with travel lanes, sidewalks, and landscaping. The proposed alterations will improve pedestrian and bicycle circulation and will not create additional automobile lanes.

Exceptions:
CEQA Guidelines Section 15300.2 provides exceptions to the use of Categorical Exemptions where the use of a Categorical Exemption is prohibited under certain circumstances. The City has considered the projects applicability to all of the exceptions under Section 15300.2. An analysis of each of these exceptions in reference to this specific project is provided below.

(a) Location. Class 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. Section 15300.2(a) started that a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Section 15300.2(a) does not apply to the Class Category 1 of exemptions.

(b) Cumulative Impact. The project proposes to alter the vehicle travel lanes, sidewalks, and landscaping within the existing Park Avenue right-of-way. Development projects are proposed on private property to the north and south of Park Avenue between Market Street and Almaden Boulevard, including: an office building at 200 Park Avenue, the Museum Place office project at the existing location of Parkside Hall (180 Park Avenue), and the City View Plaza office project to the north of Park Avenue. However, this project will not contribute to a significant cumulative impact because it will not result in an increase in vehicle trips nor will it result in an intensification of use beyond public activities typical of an urban downtown street. Furthermore, construction activities will not be cumulatively significant as the reconfiguration of Park Avenue will not involve significant grading and work will be coordinated with construction work for adjacent projects to minimize disruptions.

(c) Significant Effect. The project would not result in any significant effects on the environment due to unusual circumstances. The proposed project site does not have any unusual circumstances that would negatively impact the environment because the site is a public right-of-way with existing hardscape and landscaping typical of streets downtown.

(d) Scenic Highways. This project site is not located within a view of a highway officially designated as a state scenic highway. Therefore the project is not subject to 15300.2(d).

(e) Hazardous Waste Sites. The project site is a public right-of-way which is not included on any list complied pursuant to Section 65962.5 of the Government Code. Therefore, the project is not subject to 15300.2(e).

(f) Historical Resources. There are no historic resources within the public right-of-way, therefore, Section 15300.2(f) does not apply. There is a candidate City Landmark at the NE corner of Almaden Boulevard and Park Avenue (at 170 Park Avenue) on private property. However, this site is not included as part of the proposed plan and is part of a private development application for the City View Plaza redevelopment project.

David Keyon
Environmental Project Manager

9/3/19
Date

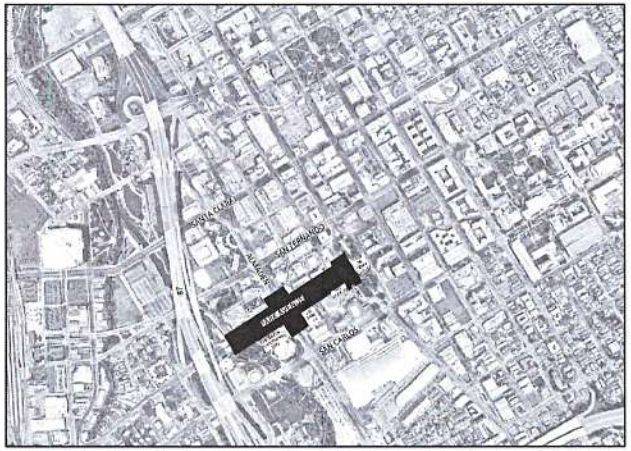
Rosalynn Hughey, Director
Planning, Building and Code Enforcement

Deputy

Attachment: Schematic Design Plans for Park Avenue, dated December 10, 2018.

SAN JOSE

PARK AVENUE



PROJECT VICINITY MAP: DOWNTOWN SAN JOSE

PROJECT RENDERING: INTERSECTION OF ALMADEN BLVD AND PARK AVE

CLIENT

OFFICE OF ECONOMIC DEVELOPMENT

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY
City Facilities and Architectural Services

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PARK AVENUE: SHEET LIST				
Sheet/No	Sheet Name	Scale	Shared	100% SD
LANDSCAPE GENERAL NOTES AND ABBREVIATIONS				
G0.	COVER			
G0.00	COVER SHEET	NTS		1
G0.01	NOTES AND ABBREVIATIONS	NTS		1
G1.10	OVERALL EXISTING CONDITIONS	1"=50'-0"		1
G1.11	EXISTING CONDITIONS ENLARGEMENT	1"=20'-0"		1
G1.12	EXISTING CONDITIONS ENLARGEMENT	1"=20'-0"		1
G1.13	EXISTING CONDITIONS ENLARGEMENT	1"=20'-0"		1
G2.10	TREE REMOVAL PLAN	1"=50'-0"		1
LANDSCAPE PLANS				
L1.0	General			
L1.10	SITE PLAN	1"=50'-0"		1
L1.1	MATERIALS			
L1.10	OVERALL MATERIALS PLAN	1"=50'-0"		1
L1.11	MATERIALS PLAN ENLARGEMENT	1"=20'-0"		1
L1.12	MATERIALS PLAN ENLARGEMENT	1"=20'-0"		1
L1.13	MATERIALS PLAN ENLARGEMENT	1"=20'-0"		1
L5.1	PLANTING			
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L5.12	PLANTING PLAN ENLARGEMENT	1"=20'-0"		1
L5.13	PLANTING PLAN ENLARGEMENT	1"=20'-0"		1
SECTIONS, VIEWS				
L7.	SITE SECTIONS			
L7.10	VIEWS	1/8"=1'-0"		1
L7.11	SECTIONS	1/8"=1'-0"		1
DETAILS				
L8.1	DETAILS			
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CONSULTANT DRAWINGS				
C.	CIVIL			
C1.1	PRELIMINARY GRADING AND DRAINAGE PLAN	1"=40'-0"		1
C1.2	PRELIMINARY UTILITY PLAN	1"=40'-0"		1
C1.3	PRELIMINARY STRIPING PLAN	1"=40'-0"		1
	TOTAL SHEETS IN ISSUANCE			22

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PROJECT TITLE:
PARK AVENUE

PROJECT NO:

NO.	DATE	DESCRIPTION
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DATE: 12/19/2018
CHECKED BY: WM
CITY PROJECT MANAGER: BLAGE ZELALICH
CMG'S ID NUMBER:

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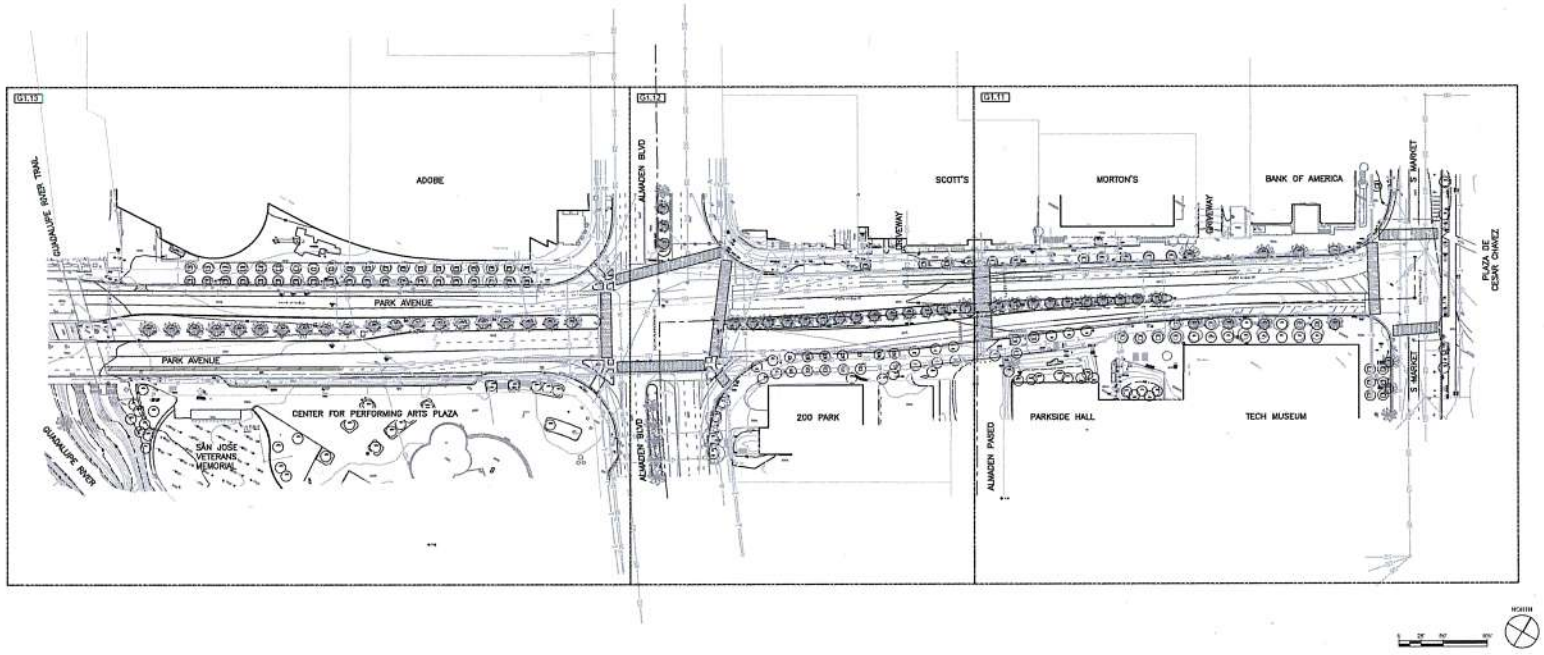

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San Jose, CA 95131 hmhengineer

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PROJECT TITLE:

PARK AVENUE

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CITY PROJECT MANAGER: BLAGE ZIZAKIEN

CPMS ID NUMBER:

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OVERALL EXISTING CONDITIONS

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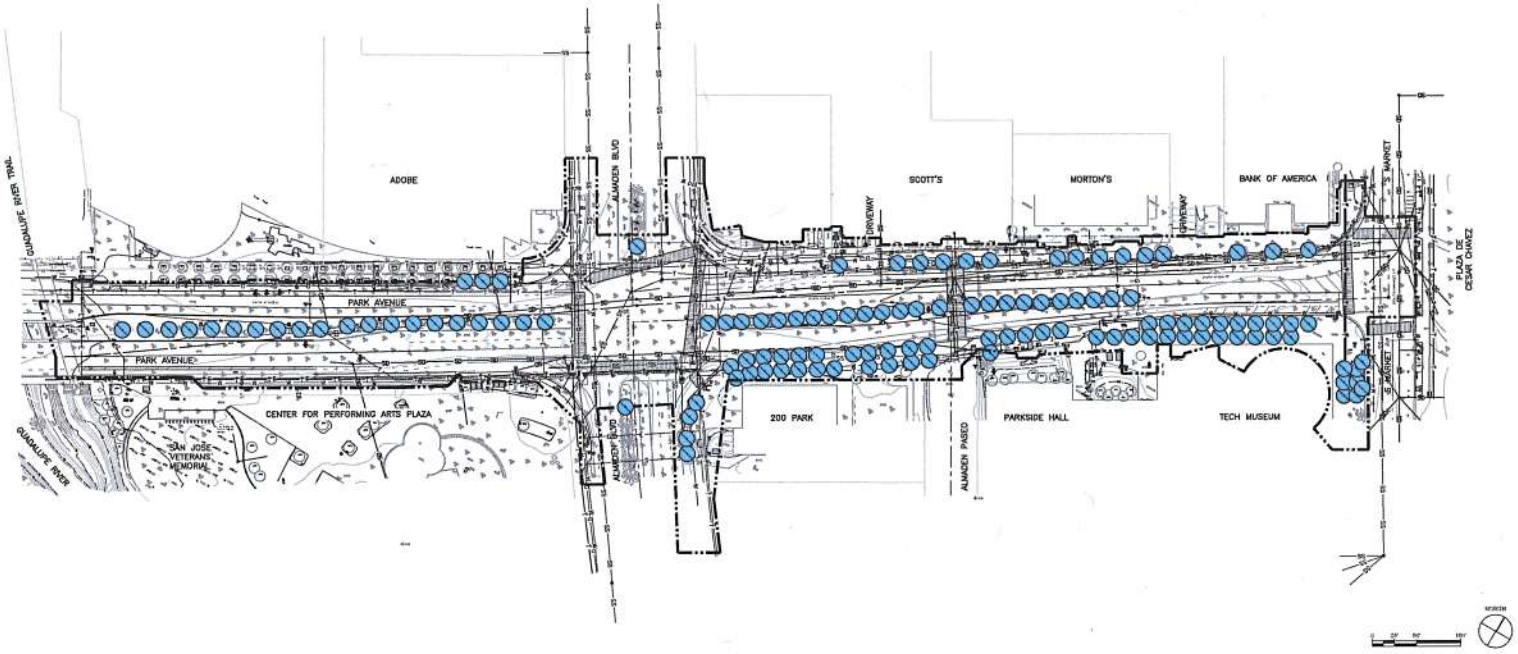

NOTES:

TREE TO BE REMOVED
QUANTITY: 126

1. CITY STAFF TO DETERMINE IF AN ARBORIST REPORT IS REQUIRED FOR PERMITTING.

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5170 Oakland Road (408) 467-2208
San Jose, CA 95111 hmhpacific

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PROJECT TITLE:
PARK AVENUE

PROJECT KEY:

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DATE: 12/19/2016
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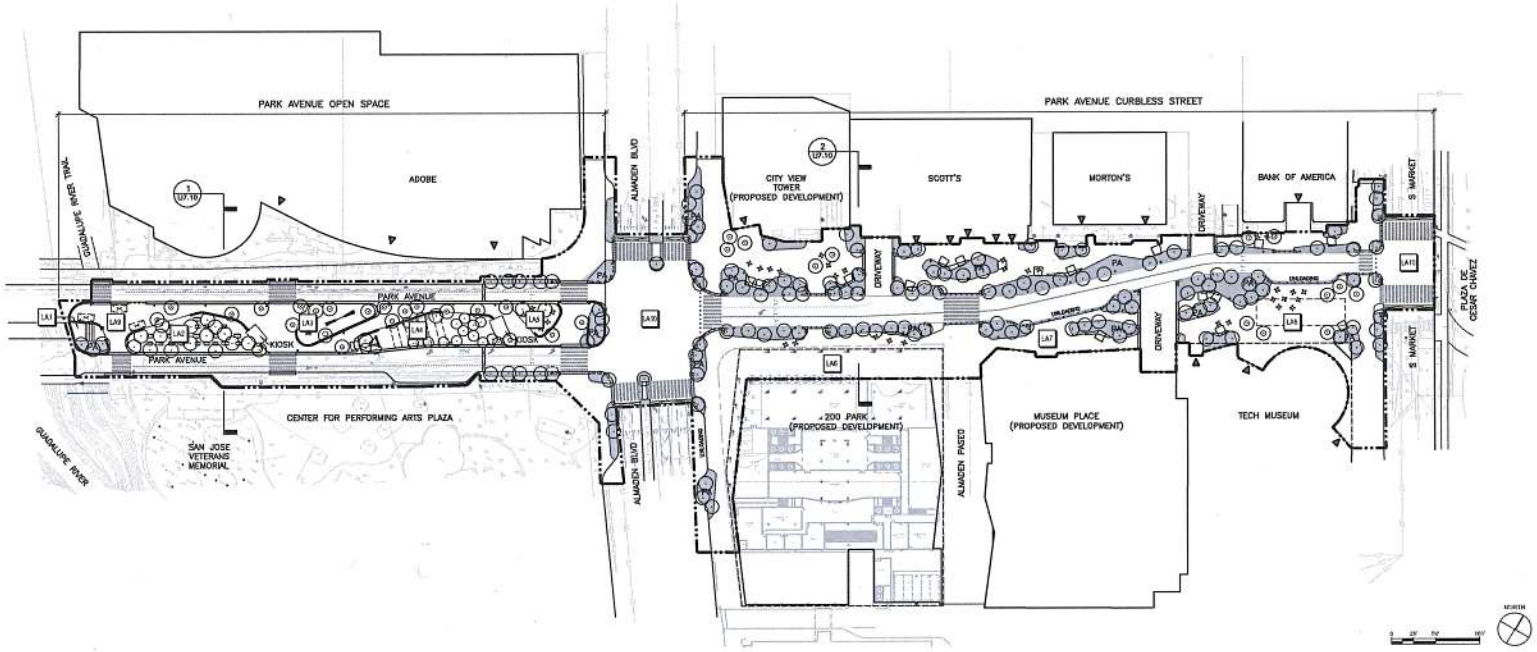

SITE AREAS

TAG	AREA	DESCRIPTION
LA1	OVERLOOK	OVERLOOK CONC PLATFORM AND BLEACHER STEPS, OVERLOOKING GUADALUPE RIVER THROUGH OPENING N BRIDGE
LA2	PICNIC GROVE	SEATING AREA FOR FOOD TRUCKS. PICNIC TABLES AMONGST GROVE OF TREES, DECOMPOSED GRANITE PAVING, AND CONCRETE SEAT WALLS.
LA3	EXERCISE YARD	RUBBERIZED PLAY SURFACE AREA WITH EXERCISE EQUIPMENT.
LA4	OUTDOOR THEATER	MOVIE PROJECTION SCREEN WITH ROLLING TURF MOUNDS FOR SEATING.
LA5	CAFE SEATING	FLEXIBLE SEATING AMONGST GROVE OF TREES, DECOMPOSED GRANITE PAVING, AND CONCRETE SEAT WALLS. SEATING FOR ADJACENT PROPOSED KIOSK CONCESSION
LA6	200 PARK PLAZA	FLEXIBLE PLAZA WITH MOVEABLE TABLES AND CHAIRS. TO BE COORDINATED WITH 200 PARK AVE DEVELOPERS
LA7	MUSEUM PLACE PLAZA	FLEXIBLE PLAZA WITH MOVEABLE TABLES AND CHAIRS. TO BE COORDINATED WITH MUSEUM PLACE DEVELOPERS

TAG	AREA	DESCRIPTION
LA8	TECH MUSEUM PLAZA	EVENT AND EXHIBIT SPACE. FLEXIBLE PLAZA WITH MOVEABLE TABLES AND CHAIRS. DESIGNATED SPACE FOR EMERGENCY VEHICLE STAGING.
LA9	FOOD TRUCK PARKING	DESIGNATED SPACES FOR FOOD TRUCK PARKING IN PARK AVENUE OPEN SPACE. BOLLED CURBS PROVIDE ACCESS. ELECTRICAL OUTLETS PROVIDED.
LA10	RAISED INTERSECTION	RAISED TABLE AT INTERSECTION.

▼ BUILDING ENTRY

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Stormwater Compliance

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PROJECT TITLE:
PARK AVENUE

PROJECT NO:

REV	DATE	DESCRIPTION
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DATE: 12/20/2018
CHECKED BY: VW
CITY PROJECT MANAGER: BLAKE ZIMLICH
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SHEET TITLE:
SITE PLAN PLAN

SHEET NUMBER:
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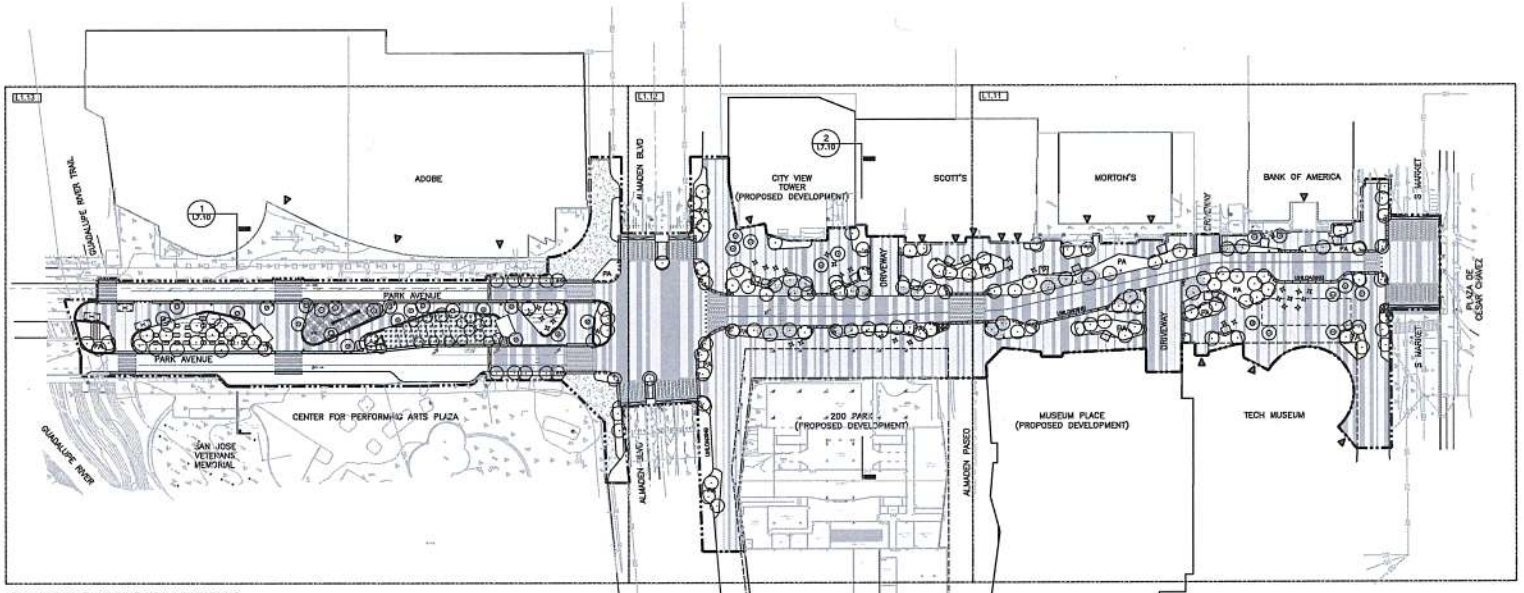

SEE ENLARGEMENTS FOR KEYNOTES

MATERIALS SCHEDULE

FURNITURE

TAG	SYMBOL	NAME	DETAIL	FINISH/NOTES
F01		CAFE TABLES AND CHAIRS	-	MMCITE BISTROT TABLE AND CHAIR. OR EQUAL
F02		PICNIC TABLE	-	MMCITE TABLY TABLE WITH RADIUM PARK BENCHES, POWDER COATED STEEL. EMBED OR EQUAL
F03		ACCESSIBLE PICNIC TABLE	-	MMCITE TABLY TABLE WITH RADIUM PARK BENCHES, POWDER COATED STEEL. EMBED. OR EQUAL
F04		BOLLARD	-	PADLOCK OPERATED REMOVABLE BOLLARD. STANDARD 32" TALL
F05		RETRACTABLE BOLLARD	-	HYDRAULICALLY OPERATED REMOVABLE BOLLARD. STANDARD 32" TALL
F06		EXERCISE EQUIPMENT	-	1 - MAGNETIC BELLS. SUSPENSION TRAINER & MULTI NET LINK FAZ20101 1 - PARALLEL BARS FSW20100

LIGHTING SCHEDULE

TAG	SYMBOL	NAME	DETAIL	FINISH/NOTES
L01		POLE LIGHT, TYPE JA - STREETSCAPE	--	18' TALL LED POLE LIGHT. LANDSCAPE FORM OR EQUAL

ELEMENTS

TAG	SYMBOL	NAME	DETAIL	FINISH/NOTES
E01		CUSTOM CONCRETE BENCH	-	18" TALL, 36" WIDE CIP WITH WOOD INSERT ON STEEL FRAME. SEE PLAN FOR LENGTHS
E02		CUSTOM SHADE CANOPY	2/L8.10	CUSTOM STEEL AND FABRIC OPERABLE CANOPY. LANDSCAPE FORMS STUDIO 431 OR EQUAL. SEE DETAIL FOR DIMENSIONS.
E03		CUSTOM SEAT WALL	-	18"-24" TALL, 30" WIDE. PRECAST CONCRETE UNITS -5 DIFFERENT MODULES
E04		MOVIE SCREEN	-	TEMPORARY MOVIE SCREEN TO BE STORED IN CONCESSIONS BUILDING
E05		CONCESSION KIOSK	-	400 SF CMU BUILDING WITH PLUMBING AND POWER. NO HVAC SYSTEM.
E06		SEATING MOUNDS	-	12"-24" TALL, 35'-48" WIDE UNDULATING MOUNDS IN ARTIFICIAL TURF. SHOTCRETE SUBSLAB
E07		BOULDERS	-	36" DIA MINIMUM BOULDERS. BURY 1/3 OF BOULDER IN GRAVEL SETTING BED
E08		OVERLOOK	-	CIP CONC STAIR/BLEACHER WITH PERFORATED STEEL FLOOR. 42" GUARDRAIL AT EDGE

PAVING

TAG	HATCH	NAME	DETAIL	FINISH/NOTES
P01		CONCRETE PAVING - DARK	--	CIP VEH CONC. 6.5" CONC /9" CLASS 2 AB. INTEGRAL COLOR, WATER WASH FINISH
P02		CONCRETE PAVING - LIGHT	--	CIP VEH CONC. 5" CONC /4" CLASS 2 AB. STANDARD COLOR, WATER WASH FINISH
P03		ARTIFICIAL TURF	--	SYNPLAY SYNLAWN ARTIFICIAL GRASS WITH SHOTCRETE SUBSLAB AT TOPOGRAPHIC MOUNDS
P04		RUBBER PLAY SURFACE	--	TOTTURF SUPREME POURED IN PLACE RUBBERIZED PLAY SURFACING FOR EXERCISE EQUIPMENT
P05		STABILIZED CRUSHED STONE	--	PED NATURALPAVE XL 3" SCSP/ 4" CLASS 2 AB. GOLD PATH FINES. TAMPED EDGES
P06		SIDEWALK	--	CIP PED CONC PAVING, STANDARD. BROOM FINISH
P07		DETECTABLE WARNING	--	PRECAST CONC PAVER, MORTAR SET ON CONC SUB-BASE. VEH, 36"X36" GREY
P08		ROCK MULCH	--	3" ROCK MULCH AT TREE BASINS
P09		GRAVEL DRIVE BAND	--	3" GRAVEL OVER 6" COMPACTED CLASS II AGGREGATE TO ACCOMMODATE FIRE TURNING RADIUS INTO PASEO

NOTES:
1. PATCH (E) ASPHALT AT OPEN SPACE AT SOUTH CURB REALIGNMENT

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PROJECT TITLE:
PARK AVENUE

PROJECT KEY:

REV.	DATE	DESCRIPTION
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DATE: 02/19/2018 | CHECKED BY: MM
CITY PROJECT MANAGER: MARTA ZIVLAKER
CMG ID NUMBER:

SHEET TITLE:
OVERALL MATERIALS PLAN

SHEET NUMBER:
L1.10

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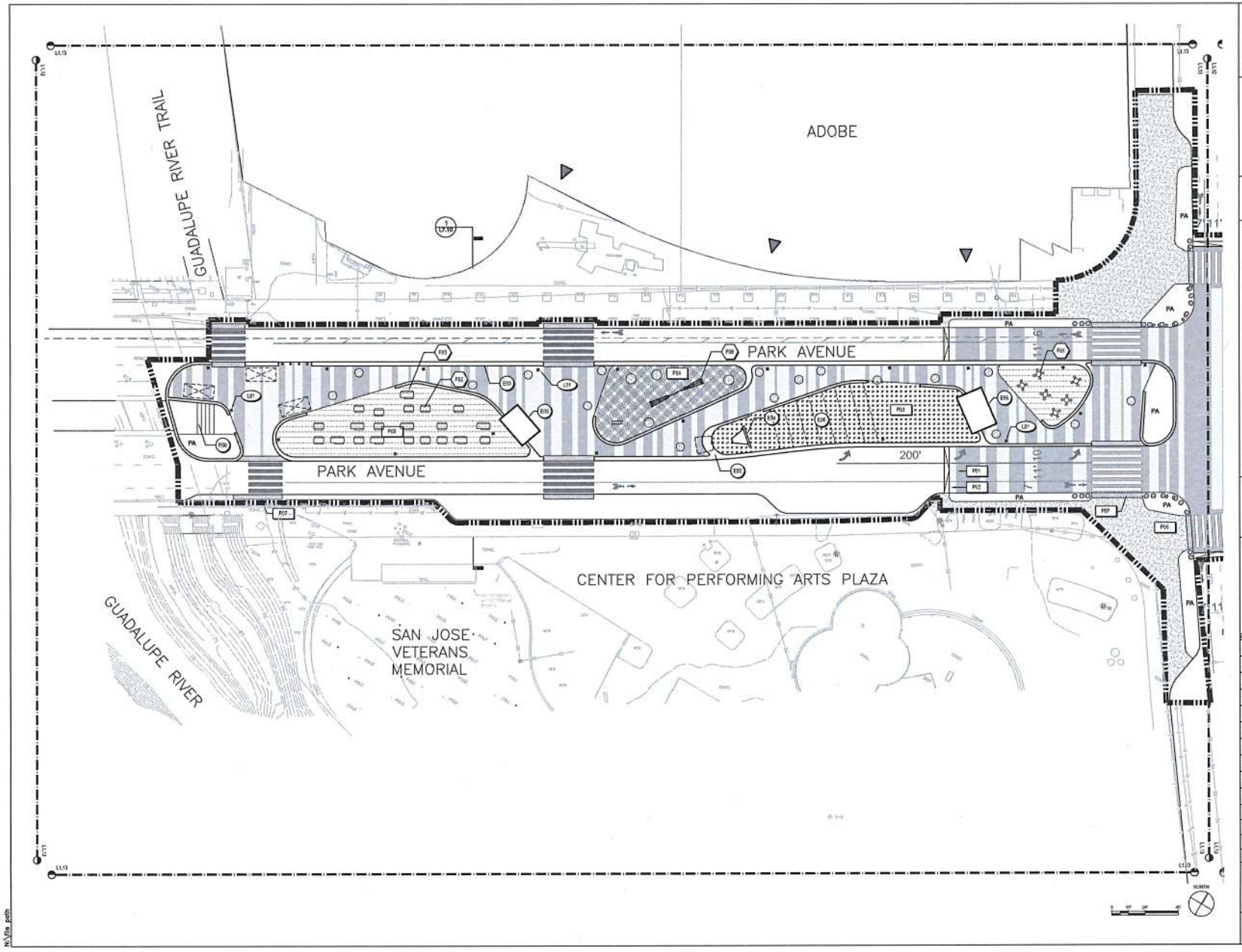

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PROJECT TITLE:
PARK AVENUE

PROJECT KEY:

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DRAWN BY: MM/VW
DATE: 12/19/2014
CHECKED BY: VW
CITY PROJECT MANAGER: BLAGE ZULAUFKA
CMGS ID NUMBER:

SHEET TITLE:
MATERIALS PLAN ENLARGEMENT

SHEET NUMBER:
L1.11

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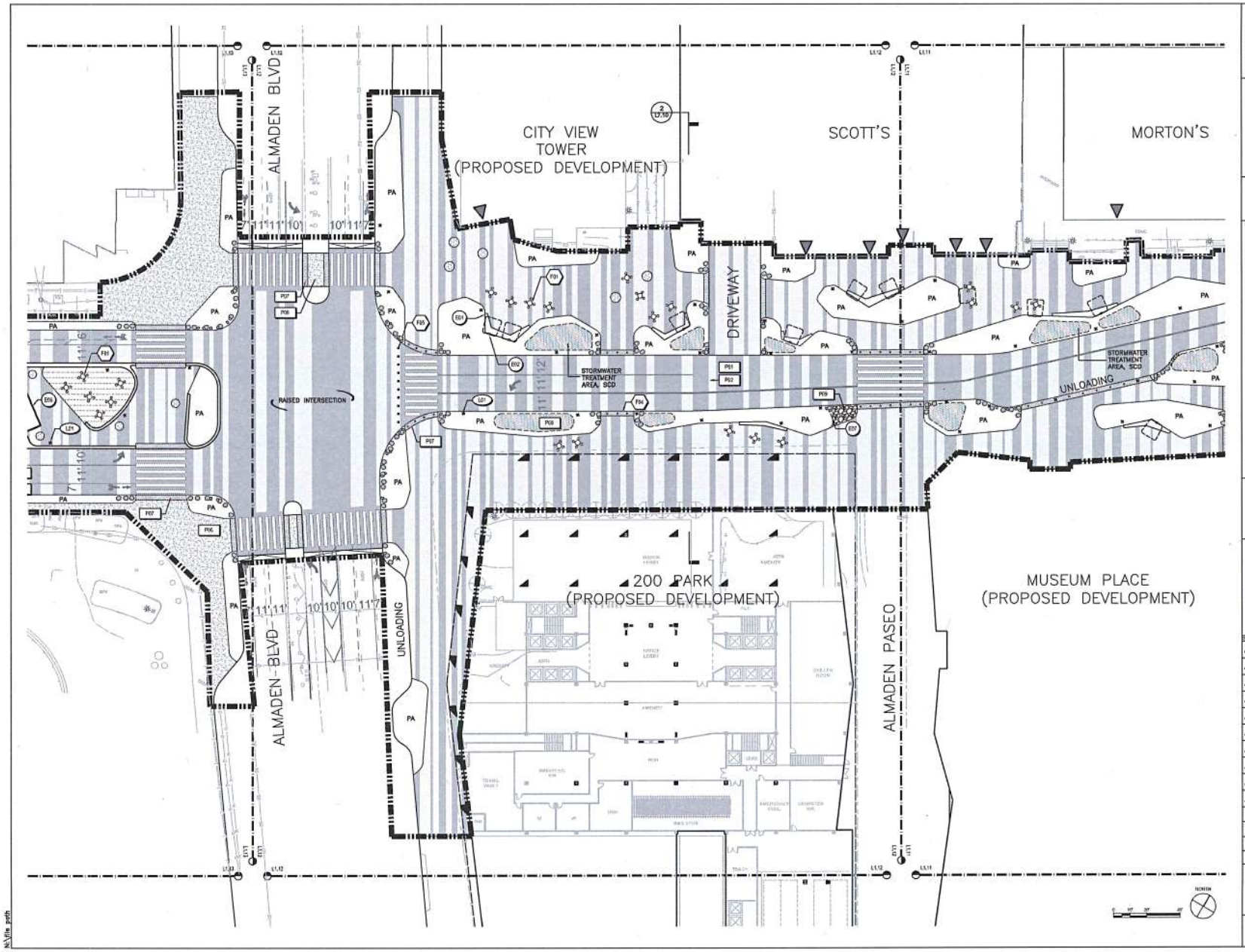

CITY OF SAN JOSE
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City Facilities and Architectural Services

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Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

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PROJECT TITLE:
PARK AVENUE

PROJECT MAP:

REV	DATE	DESCRIPTION
A	03/19/2018	SCHEMATIC DESIGN
A		
A		
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A		

SCALE: 1"=20'-0"
DRAWN BY: MA/NW
DATE: 12/20/2018
CHECKED BY: WM
CITY PROJECT MANAGER: BLAKE ZOLMEN
CMG SHEET NUMBER:

SHEET TITLE:
MATERIALS PLAN
ENLARGEMENT

SHEET NUMBER:
L1.12

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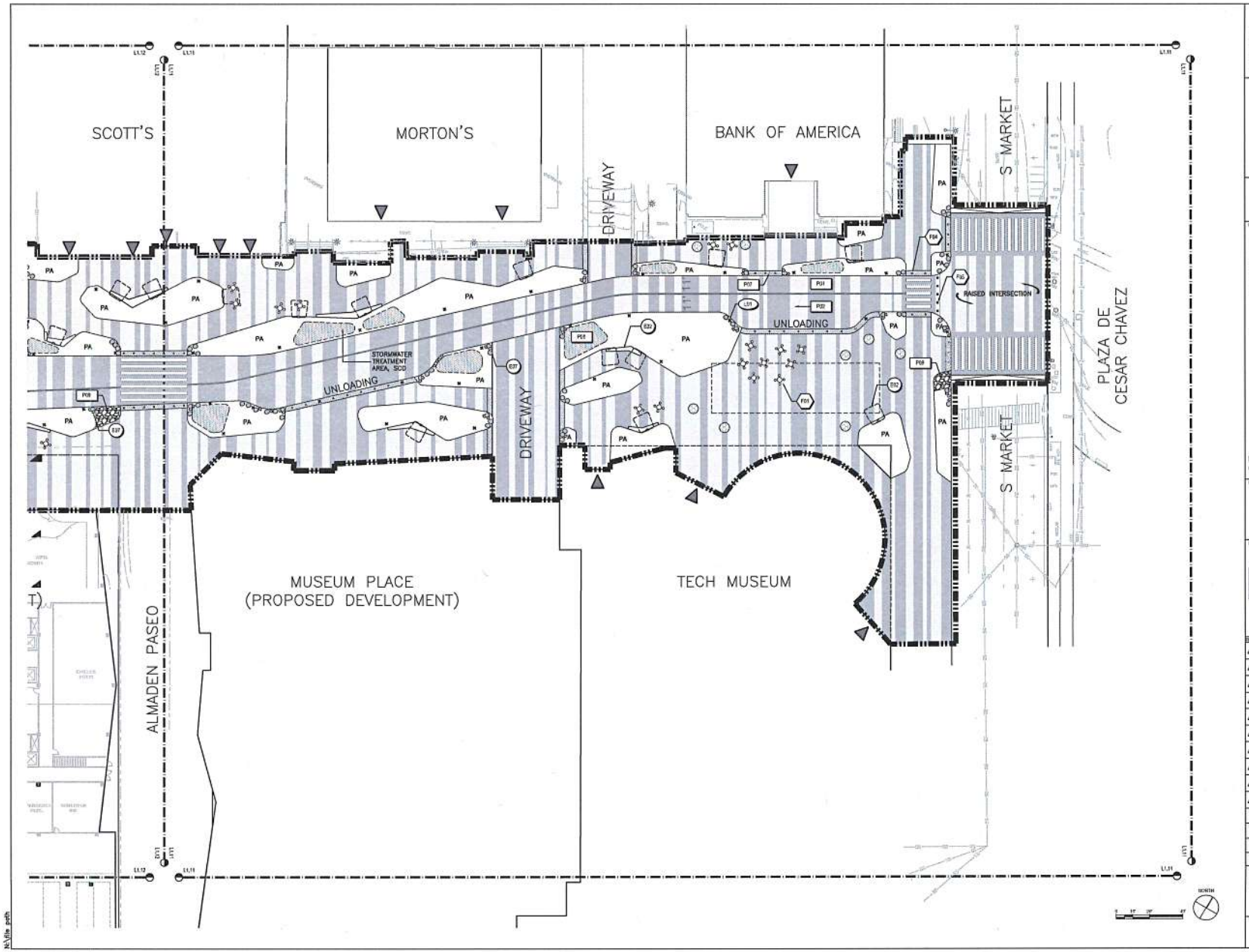

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PROJECT TITLE:

PARK AVENUE

PROJECT MAP:

REV	DATE	DESCRIPTION
A	03/09/2010	SCHEMATIC DESIGN
B		
C		
D		
E		
F		
G		
H		
I		

SCALE: 1"=20'-0"
DRAWN BY: EMA/AW
DATE: 12/10/2010
CHECKED BY: MM

CITY PROJECT DESIGNATE: ELMCE-2010,0030

CMG SET NUMBER:

SHEET TITLE:

MATERIALS PLAN ENLARGEMENT

SHEET NUMBER:

L1.13

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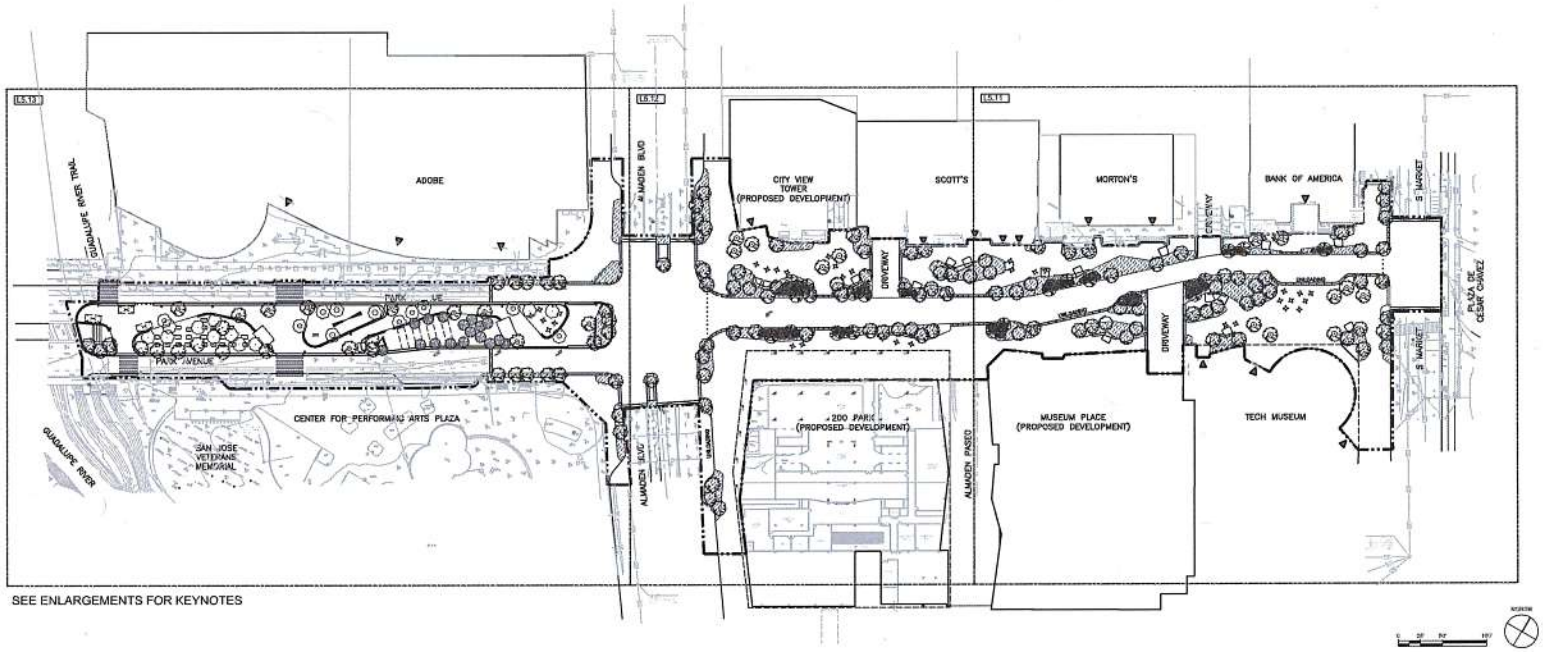

SEE ENLARGEMENTS FOR KEYNOTES

PLANTING SCHEDULE

TREE PLANTING SCHEDULE

SYMBOL	TYPE	LATIN NAME	COMMON NAME
	OAKS		
		QUERCUS AGRIFOLIA	COAST LIVE OAK
		QUERCUS ILEX	HOLLY OAK
	GROVE		
		PISTACIA CHINESIS	CHINESE PISTACHE
	FLOWERING ACCENT		
		JACARANDA MIMOSIFOLIA	JACARANDA
	EVERGREEN GROVE		
		MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
	STORMWATER		
		PLATANUS RACEMOSA 'ROBERTS'	ROBERT'S WESTERN SYCAMORE

NOTES:
1. ALL TREES TO BE A MINIMUM OF 5'-0" FROM ALL UTILITIES. ROOT BARRIERS MAY BE USED IF NECESSARY AS ADVISED BY AN ARBORIST.

UNDERSTORY PLANTING SCHEDULE

SYMBOL	TAG	LATIN NAME	COMMON NAME	SIZE	SPACING	WUCOLS
PLNT-01	STREETSCAPE PLANTING					
	SHRUBS					
		ARCTOSTAPHYLOS 'SUNSET'	HYBRID SUNSET MANZANITA	5 GAL	48"	L
		CEANOTHUS 'JOYCE COULTER'	JOYCE COULTER CEANOTHUS	5 GAL	48"	L
		CEANOTHUS 'SKYLARK'	SKYLARK CEANOTHUS	5 GAL	48"	L
		OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL	48"	L
	PERENNIALS AND GRASSES					
		ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	1 GAL	24"	M
		ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	1 GAL	24"	L
		EPILOIUM CANUM 'GHOSTLY RED'	CALIFORNIA FUSCHIA	1 GAL	24"	L
		ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL	24"	VL
		LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL	24"	L
		MUHLENBERGIA CAPILLARIS	PURPLE MUHLY GRASS	1 GAL	24"	VL
		PENSTEMON 'MARGARITA BOP'	FOOTHILL PENSTEMON	1 GAL	24"	L
		PHORMIUM COOKIANUM	NEW ZEALAND FLAX	1 GAL	24"	L
	GROUND COVER AND PLANTING					
		ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	36"	L
		CEANOTHUS G H. 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL	36"	L
		ROSMARINUS 'LOCKWOOD DE FOREST'	TRAILING ROSEMARY	1 GAL	36"	L
		SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREPPER	1 GAL	36"	L

NOTES:
1. PLANTING LISTS ARE PALETTES TO CHOOSE PLANS FROM. IT IS NOT INTENDED TO USE ALL OF THE PLANTS LISTED.

UNDERSTORY PLANTING SCHEDULE

	TAG	LATIN NAME	COMMON NAME	SIZE	SPACING	WUCOLS
PLNT-02	STORWATER TREATMENT PLANTING					
	SHRUBS					
		CORNUS STOLONIFERA	RED TWIG DOGWOOD	5 GAL	48"	H
	PERENNIALS AND GRASSES					
		ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	18"	M
		CAREX TUMULICOLA	FOOTHILL SAGE	1 GAL	24"	M
		HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	18"	M
		IRIS 'CANYON SNOW'	CANYON SNOW IRIS	1 GAL	18"	M
		JUNCUS EFFUSUS	COMMON RUSH	1 GAL	24"	M
		MIMULUS 'JELLY BEAN SCARLET'	HYBRID MONKEY FLOWER	1 GAL	24"	M
		SISYRINCHIUM BELLUM ' ARROYO DE LA CRUZ	BLUE EYE GRASS	1 GAL	18"	L

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1570 Oakland Road San Jose, CA 95131 (408) 467-9200 info@kcai.com

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PROJECT TITLE
PARK AVENUE

PROJECT KEY

REV	DATE	DESCRIPTION
1	10/19/2018	SCHEMATIC DESIGN
2		
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SCALE: 1"=60'-0"
DRAWN BY: MM/HW
DATE: 10/19/2018
CHECKED BY: MM
CITY PROJECT MANAGER: BLAZE ZULAUF
CMGS NO MUNIS#:

SHEET TITLE:
OVERALL PLANTING PLAN

SHEET NUMBER
L5.10

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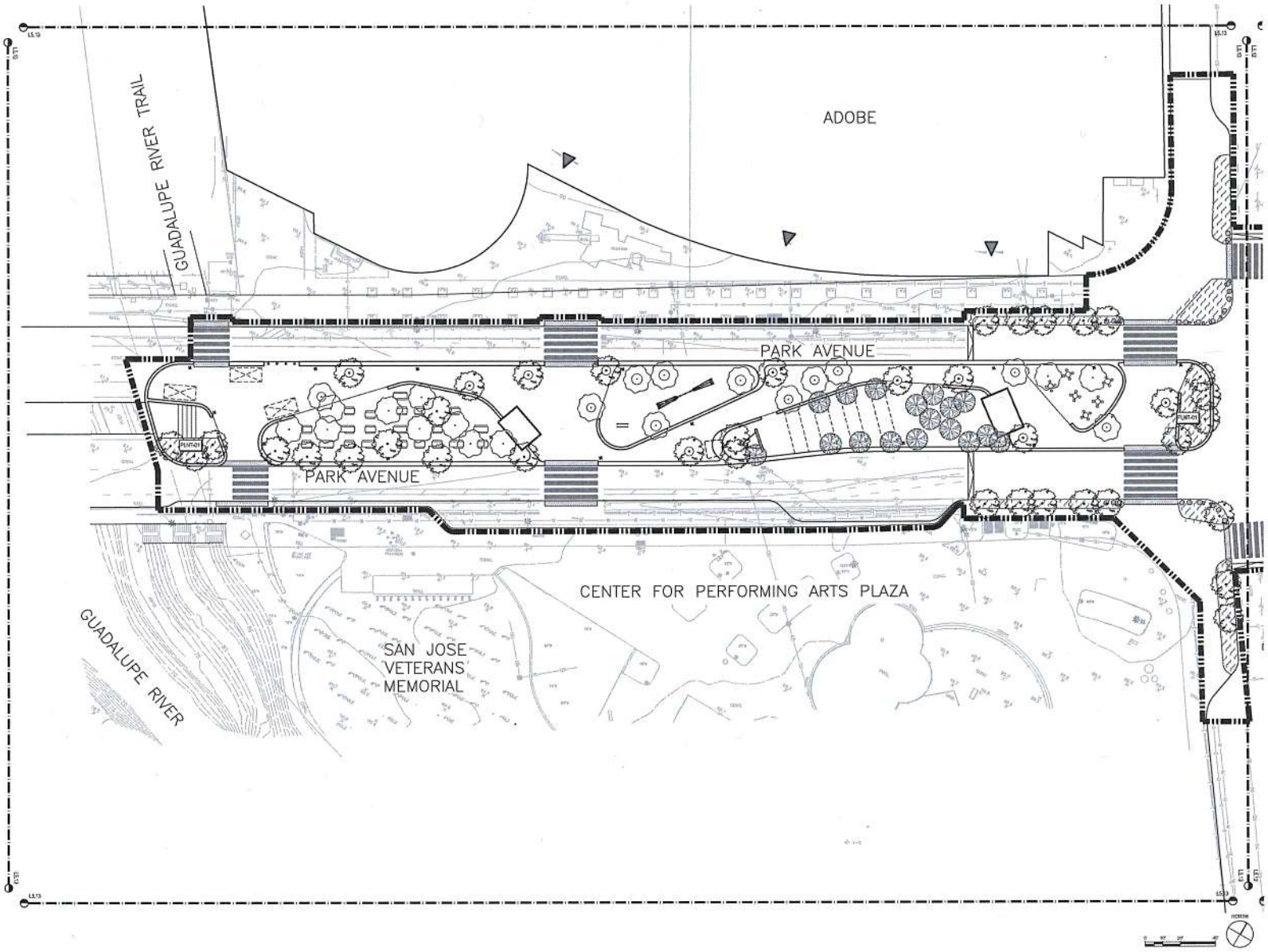

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PROJECT TITLE
PARK AVENUE

PROJECT KEY

REV	DATE	DESCRIPTION
1	03/30/2012	SCHEMATIC DESIGN
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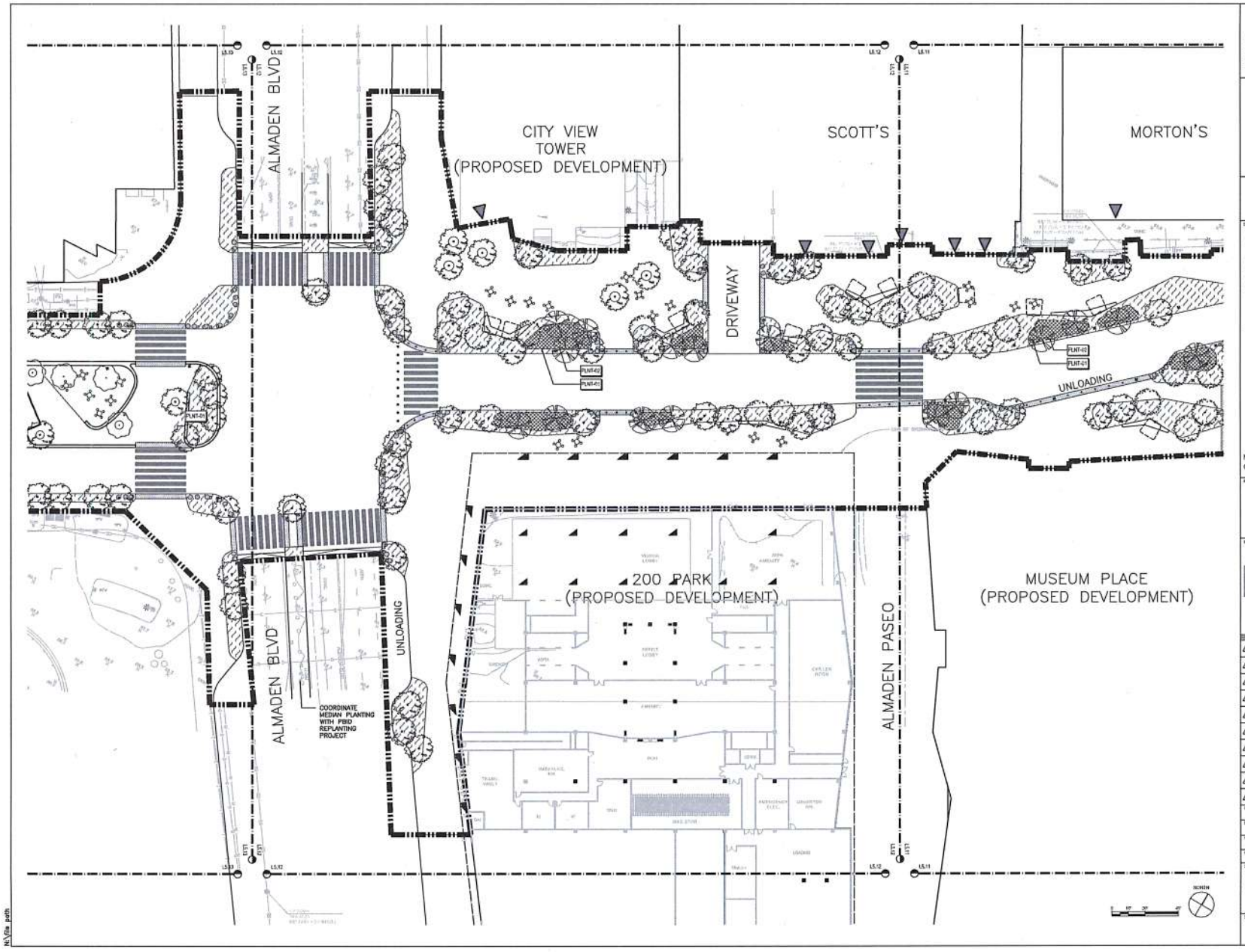
SCALE: 1"=20'-0"
DRAWN BY: MM/NM
DATE: 12/10/2012
CHECKED BY: WM
CITY PROJECT MANAGER: BLAGE ZULAICH
CIVIL ENGINEER:

SHEET TITLE
PLANTING PLAN ENLARGEMENT

SHEET NUMBER
L5.11



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1078 Oakland Road San Jose, CA 95131 (408) 437-3259 info@cjp.com

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PROJECT TITLE:
PARK AVENUE

PROJECT KEY:

REV	DATE	DESCRIPTION
1	02/19/2016	SCHEMATIC DESIGN
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SCALE: 1"=20'-0"
DRAWN BY: WM/KW
DATE: 02/19/2016
CHECKED BY: WM
CITY PROJECT MANAGER: BLAKE ZIMMER
CMG PROJ NUMBER:

SHEET TITLE:
PLANTING PLAN ENLARGEMENT

SHEET NUMBER:
L5.12

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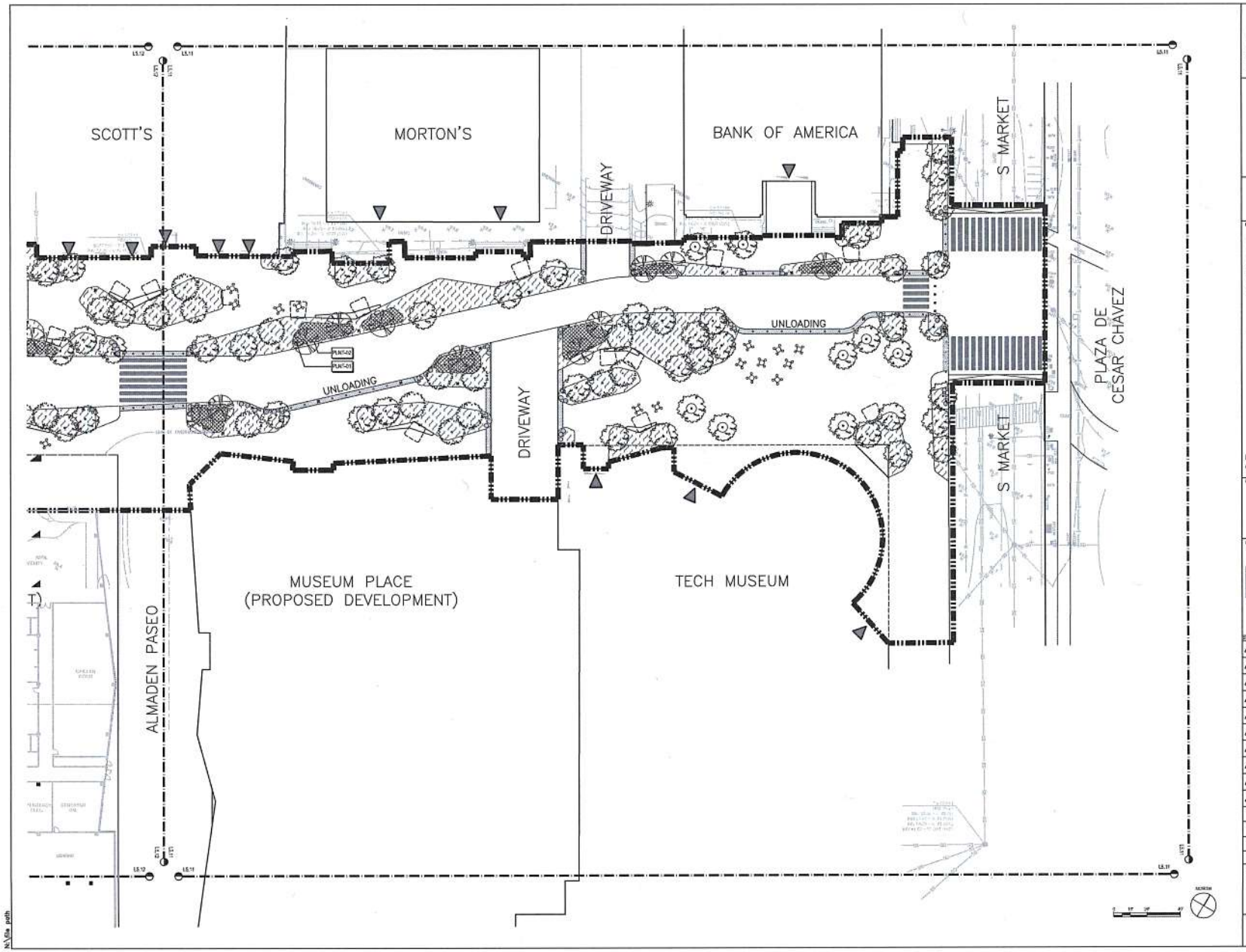

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PROJECT TITLE:
PARK AVENUE

PROJECT KEY:

REV	DATE	DESCRIPTION
1	03/19/2018	SCHEMATIC DESIGN
2		
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SCALE: 1"=20'-0"
DRAWN BY: MA/HW
DATE: 03/19/2018
CHECKED BY: HW
CITY PROJECT MANAGER: BLAKE JULIAN
CPMS ID NUMBER:

SHEET TITLE:
PLANTING PLAN ENLARGEMENT

SHEET NUMBER
L5.13

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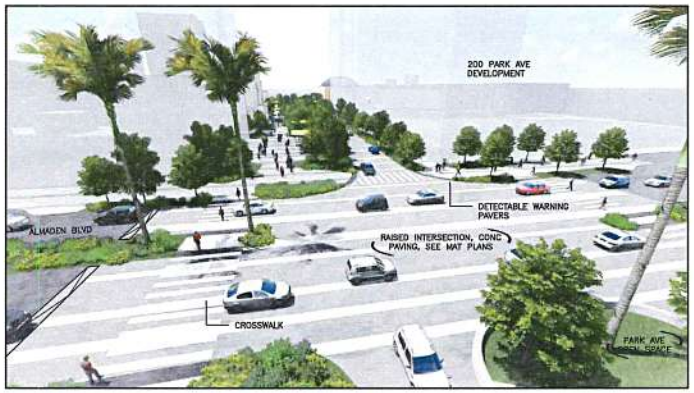
4	PARK AVE LOOKING EAST	SCALE: NTS

2	PARK AVE PEDESTRIAN EXPERIENCE	SCALE: NTS



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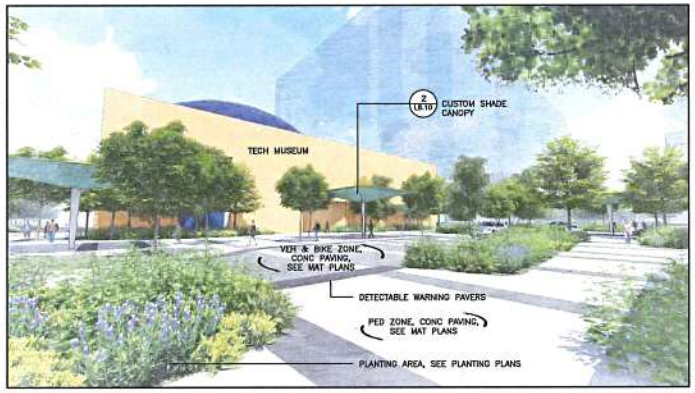

1	TECH MUSUEM PLAZA	SCALE: NTS

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PROJECT TITLE:
PARK AVENUE

PROJECT MAP:

REV.	DATE	DESCRIPTION
1	03/14/2019	SCHEMATIC DESIGN
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SCALE: NTS
DRAWN BY: MMAW
DATE: 12/19/2018
CHECKED BY: MM
CITY PROJECT NUMBER: H18CR-JHALB030
CFWS ID NUMBER:

SHEET TITLE:
SITE PLAN VIEWS

SHEET NUMBER:
L7.10

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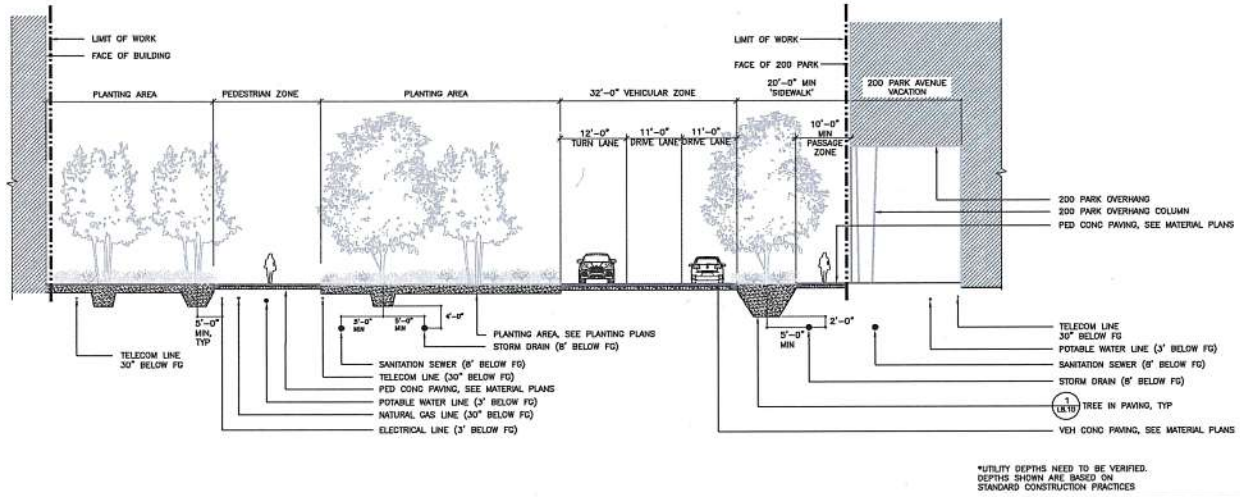
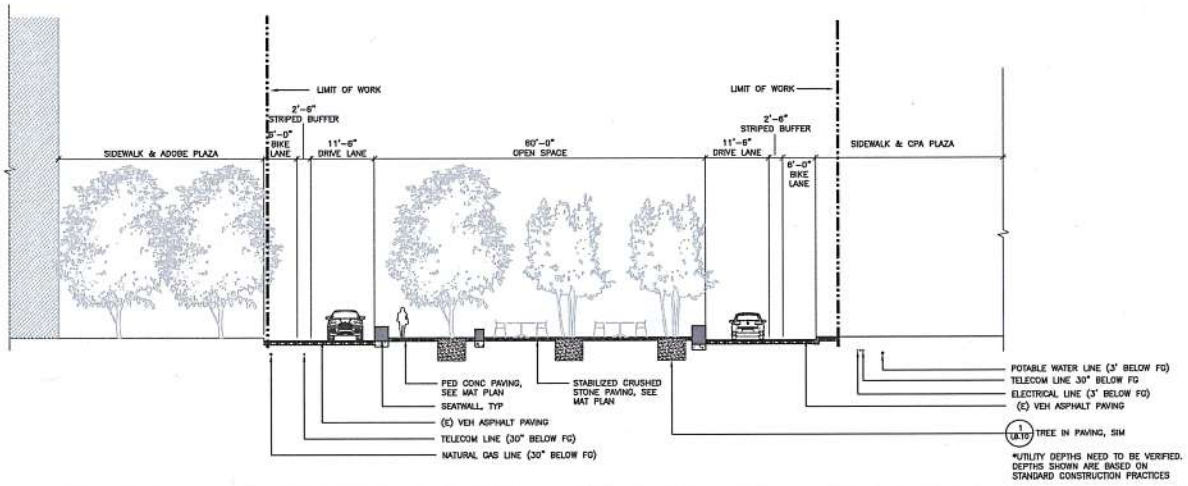


1 SECTION AT OPEN SPACE



1 SECTION AT OPEN SPACE

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PROJECT TITLE:
PARK AVENUE

PROJECT KEY:

REV	DATE	DESCRIPTION
1	12/19/2018	SCHEMATIC DESIGN
2		
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SCALE: 1/8"=1'-0"
DRAWN BY: MW
DATE: 12/19/2018
CHECKED BY: MW
CITY PROJECT MANAGER: BLAGA JOLAKOSKI
CPMS ID NUMBER:

SHEET TITLE:
SECTIONS

SHEET NUMBER:
L7.11

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