



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jon Cicirelli

SUBJECT: NEWBURY PARK MASTER PLAN

DATE: May 17, 2020

Approved

Date

5/21/20

COUNCIL DISTRICT: 3

RECOMMENDATION

- (a) Approve the Newbury Park Master Plan regarding one acre of City of San José property, Assessor Parcel Number 254-04-107; and
- (b) Adopt a resolution accepting the Newbury Park Master Plan Project Addendum to the King and Dobbin Transit Village and US 101-Oakland/Mabury Transportation Development Policy Final Environmental Impact Report (File No. PP19-055), all in accordance with the California Environmental Quality Act.

OUTCOME

Approval will provide a Master Plan for Newbury Park which will guide future design of this one-acre facility within City Council District 3. Development of the site will provide recreational opportunities, build community, and improve public health.

BACKGROUND

The subject park site is a one-acre rectangular parcel (Assessor Parcel Number 254-04-107) at 1700 Newbury Park Drive. The parcel is in northeast San José, and generally southeast of the Mabury Road and King Road intersection.

The project site will meet the neighborhood recreational needs of the residential community. The planned park site is in a transitioning area; shifting from industrial/commercial uses to high-density residential. The site is framed as follows:

- West: Residential development with a retail component. (LINQ Apartments)
- North: Affordable senior housing along Newbury Park Drive (Belovida at Newbury Park), high density affordable family housing project (King's Crossing), and Family

Supportive Housing.

- East: High density residential development (King and Dobbin Transit Village).
- South: Light industrial uses along Dobbin Drive.

Regional-serving resources nearby include the Berryessa BART Station (scheduled operation in 2020) which is $\frac{3}{4}$ miles (15-minute walk) from the park site and the Master Planned Lower Silver Creek Trail (not yet developed) which is $\frac{1}{2}$ mile (10-minute walk) from the park site.

Three neighborhood-serving City of San José parks are located within a 3/4-mile radius, offering a wide range of public amenities, including: open space and passive recreation opportunities, a running track, baseball fields, soccer fields, basketball courts, tennis courts, bocce courts, walking paths, youth and tot lots, restrooms, and community rooms.

The City Council appropriated \$185,000 as part of the 2016-17 Adopted Capital Budget for Master Planning of the Newbury park.

The Parks and Recreation Commission approved naming of Newbury Park at its August 25, 2008 meeting. Per that commission memo, the name Newbury Park is derived from a nomination received at the June 12, 2008 community meeting.

ANALYSIS

The development of this park will support the recreational needs of this emerging neighborhood consistent with the City's General Plan for this neighborhood.

Parks, Recreation and Neighborhood Services (the Department) engages the community in planning for future parks and typically uses a three-step process via three meetings. The process includes: 1) Identifying Opportunities & Constraints; 2) Developing and Identifying Options, Refinement, and Input; and 3) Defining and Securing Design Details and Buy-in.

Community meetings were held to solicit input on the park program. Residents within 1,500 feet received mailers for each community meeting. The notices provided the meeting date and intent of each meeting. To supplement this outreach, staff notified the City Council Office and posted flyers on social media (including NextDoor and Facebook) and notifications on the Department's web page.

Staff conducted the meetings with visual presentations (maps, graphics, renderings) to build an understanding of site conditions. Staff proposed plans and encouraged feedback through questions and answers, followed by providing time to meet with community members one on one. Throughout this process, staff captured input on boards. The following points were gathered via the public input process and resolved by the project team to define the future park's content, character, circulation, and utility. Tables 1 and 2 memorialize this information.

Table 1 – General Goals and Character of the Park

| Community Input | Planned Approach |
|--|--|
| Focal point and community space for the existing neighborhood | The park's paths align with the community's sidewalks and access points. Park design includes a design feature to function as a focal point. |
| Park that provides the elements that are important to the community and blend in with the architectural style and character of the neighborhood. | The design reflects the modern architecture surrounding the site. Park design accommodates the high density residential community by providing a mixture of passive and active spaces throughout the site. |
| Passive and moderately-active recreation experiences for all community users | The design provides passive and active recreation for residents of all ages, including playgrounds, open turf for informal play, picnic tables for gatherings and game tables for seniors. |
| City-maintained in an efficient, sustainable and cost-effective manner | The design will include native plantings for low water use and shade tolerance. The park elements and materials will be high quality, aesthetically designed and durable. |
| Sunny and shady areas | The layout of the design takes advantage of the shade from the buildings and the midday sun through the careful location of the site elements. Trees are strategically located to provide midday shade. |

Table 2 – Preferred Park Elements

| Community Input | Planned Approach |
|---|---|
| Playgrounds | The design includes both a tot lot (2-5 years) and a youth lot (5-12 years). The playgrounds will include swings, climbing options, slides, four square and other play elements. |
| Passive open space | The open turf area is configured to support passive enjoyment (sitting, picnics) and active play (informal games). |
| Walkways | The walkways provide access and circulation throughout the site and allow the user to meander through the site or walk directly to park elements. The walkways also provide a loop around the park. |
| Benches, seating areas, and game tables | The design provides furniture for a variety of uses, including benches, tables, and seating areas. |
| Landscaping, fencing and low-level lighting (security lighting) | The fence surrounding the park will direct access through the walkways and security lighting will provide illumination at night without being intrusive to residents. |

Community Comments

Community input helped to guide and shape this final draft Master Plan. Table 3 shows key objectives raised by the community:

Table 3 – Modifications Requested by Community

| Comment / Objective | Response |
|---|---|
| Increase turf area | The turf area increased 50% from the initial concept shared at Community Meeting No. 1. |
| Reduce hardscape around central tree | Hardscape is reduced by 50% from the initial concept shared at Community Meeting No. 1. |
| Change mounded turf area to picnic area | New picnic area as shown on the plan |
| Include four-square play area | Four square play included and shown on the plan |
| Include swings, climbing options and slides | Swing, climbing play included and shown on the plan |
| Include perimeter fence and site lighting | Perimeter fence included/low level site lighting to be included in final construction drawings. |

There is strong community support for the Master Plan. Statements of support at the community meetings and in the online survey responses documented positive feedback.

CONCLUSION

Approval of the Master Plan will guide future design and development of a new park subject to appropriation of funds.

EVALUATION AND FOLLOW-UP

Approval of the Plan will enable staff to design and construct the future park. Staff will return to Council for the approval of bid and awards for the future construction project.

CLIMATE SMART SAN JOSE

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

PUBLIC OUTREACH

Staff initiated a public outreach process and held community meetings on June 12, 2008 and May 21, 2019, at 6:30 p.m., at the Educational Park Branch Library. An online survey was

conducted from May 22 to June 5, 2019. Thirty-three people participated in the community meetings and/or took the online survey.

On November 6, 2019 the Parks and Recreation Commission accepted the report on the Master Plan for a new park located on Newbury Park Drive and recommended that the City Council approve the Master Plan.

COORDINATION

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

COMMISSION RECOMMENDATION/INPUT

The Parks and Recreation Commission heard this item on November 6, 2019. The Commission moved to accept the report and recommended approval by City Council for the Master Plan.

COST SUMMARY/IMPLICATIONS

Approval of the Master Plan will have no cost implications. The funding in the amount of \$1.71 million is available in the Subdivision Park Trust Fund (375) for design and construction of Newbury Park. This facility is anticipated to have an annual operating and maintenance costs of \$18,000 assuming the facility opens in December 2021, as scheduled. The Operating and maintenance costs will be reviewed and updated as part of the 2022-2026 Five-Year Forecast.

CEQA

As part of the Master Plan development, the King and Dobbin FEIR was amended to reflect the proposed park development. This was coordinated with and approved by the Department of Planning, Building and Code Enforcement. Newbury Park Master Plan Project Addendum (File No. PP19-055).

/s/
Jon Cicirelli
Director of Parks,
Recreation and Neighborhood Services

For questions, please contact Nicolle Burnham, Deputy Director, at (408) 793-5814.

Attachment: Draft Master Plan Report

NEWBURY PARK

MASTER PLAN REPORT

NOVEMBER 2019



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



MASTER PLAN REPORT

NEWBURY PARK **City of San José**

Master Plan

Accepted by the City of José
Parks and Recreation Commission
November 6, 2019

Approved by the City of San José
City Council
Item No. ____
June 2, 2020

Environmental Clearance
City Council Resolution No. 77407
File No. PP14-057
June 2, 2020

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Aerial of Project Site

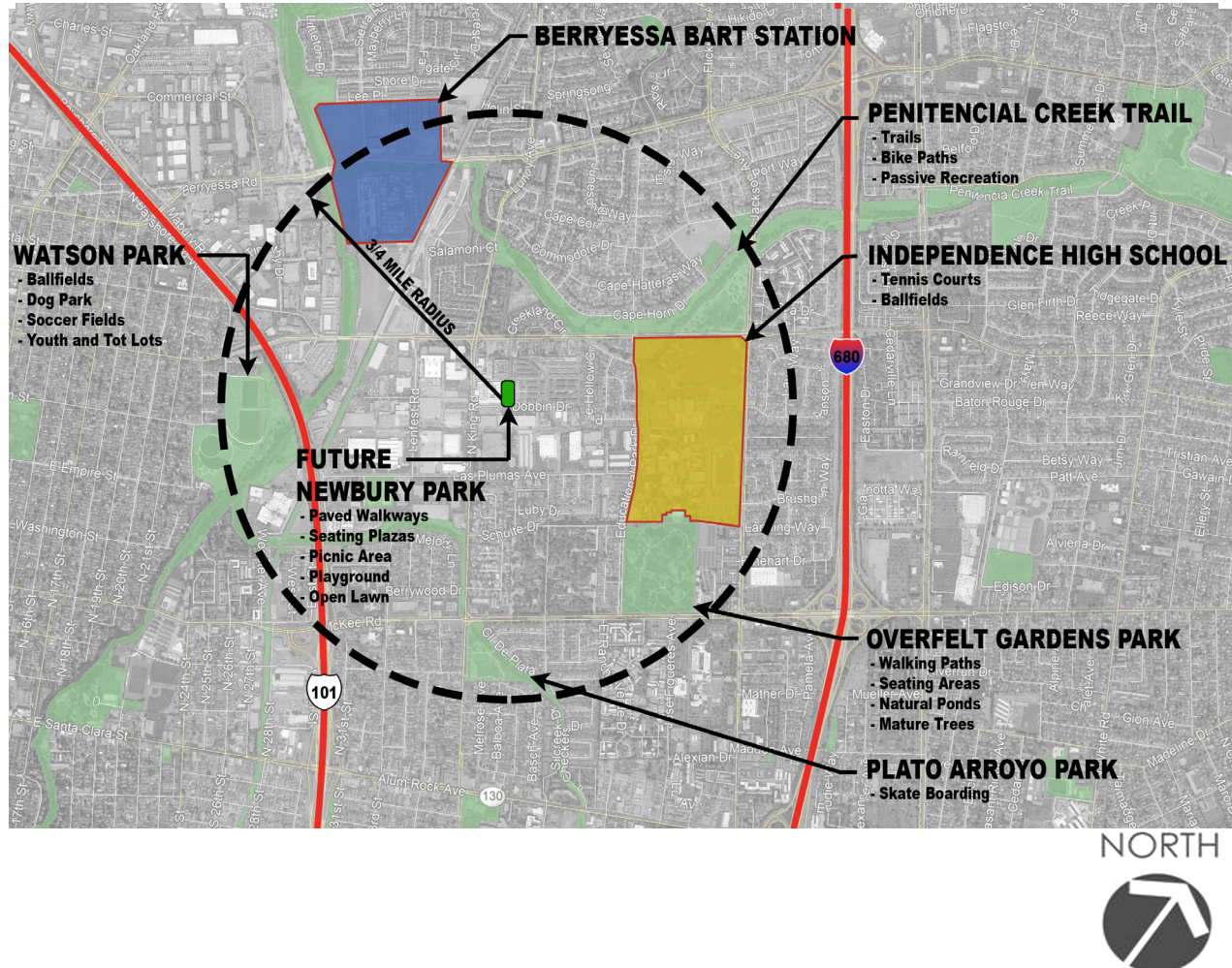
FIGURE 1

The proposed 1-acre park site is located within an industrial site consisting of large buildings, streets and parking lots. For a more detailed site context, see the ***Neighborhood Context Plan*** on page 5.

PROJECT GOAL

The project goal is to create a one acre public park as envisioned in the King and Dobbin Transit Village Planned Development Project. The design of the park included an extensive public input process. The park includes an open turf area that can accommodate passive open space use, a tot lot and play area for children age 5-12, benches, picnic tables, chess tables, landscaping and other items related to the design. The park will be owned, maintained and operated by the City of San José, Department of Parks, Recreation and Neighborhood Services (PRNS).

REGIONAL CONTEXT



Regional Context Map

FIGURE 2

PROJECT BACKGROUND

The 1-acre project site for the future Newbury Park is located within the Newbury Park mixed-use residential and retail development area. The development area is located at the northeast corner of the North King Road and Dobbin Drive intersection. The areas to the south and west of the development are comprised of various light industrial uses, and the areas to the north and east of the development are comprised of single family homes.

Within the development area, the Newbury Public Park site is bordered on the west by a high density residential development with a retail component. To the north of the project site is Newbury Park Drive, and a high density affordable senior housing project (Belovida at Newbury Park), a high density affordable family housing project (King's Crossing), and a new facility for Family Supportive Housing's family shelter. The property east of the Park site is a new high density residential development. To the south is Dobbin Drive and various light industrial uses.

Newbury Park is ideally situated, 3/4-miles (a 15 minute walk) from the future Berryessa Bart Station, scheduled to begin service in 2020. In addition three city parks are located within this 3/4-mile radius, offering a wide range of public amenities, including: Open Space and passive recreation opportunities, a running track, baseball fields, soccer fields, basketball courts, tennis courts, bocce courts, walking paths, youth and tot Lots, and such facilities as restrooms and a community rooms. See ***Regional Context Plan***, page 2, for park locations and a full list of amenities available to the public.

EXISTING CONDITIONS



View North from Dobbin Drive

FIGURE 3



View South from Newbury Drive

FIGURE 4

NEIGHBORHOOD CONTEXT

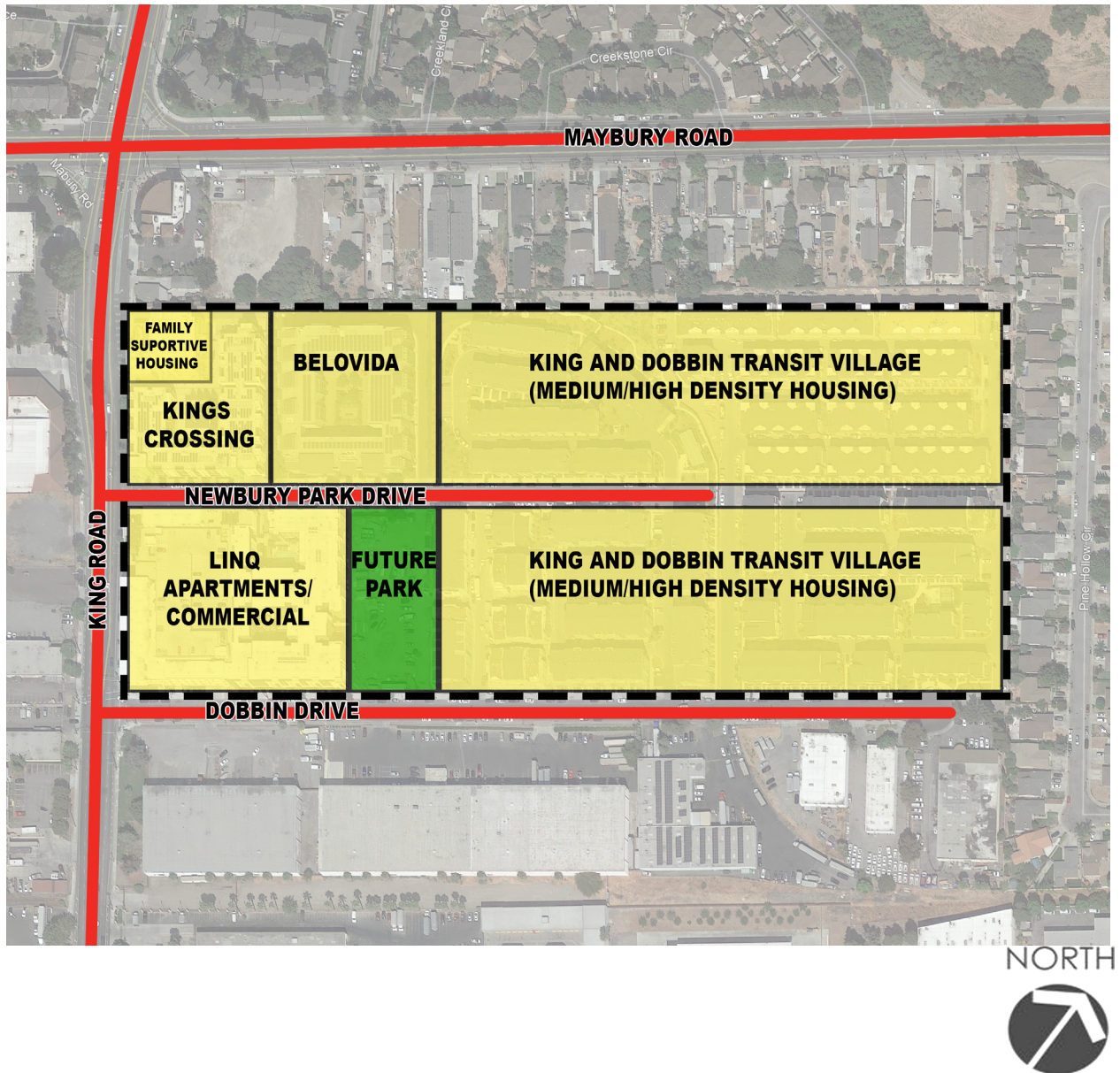


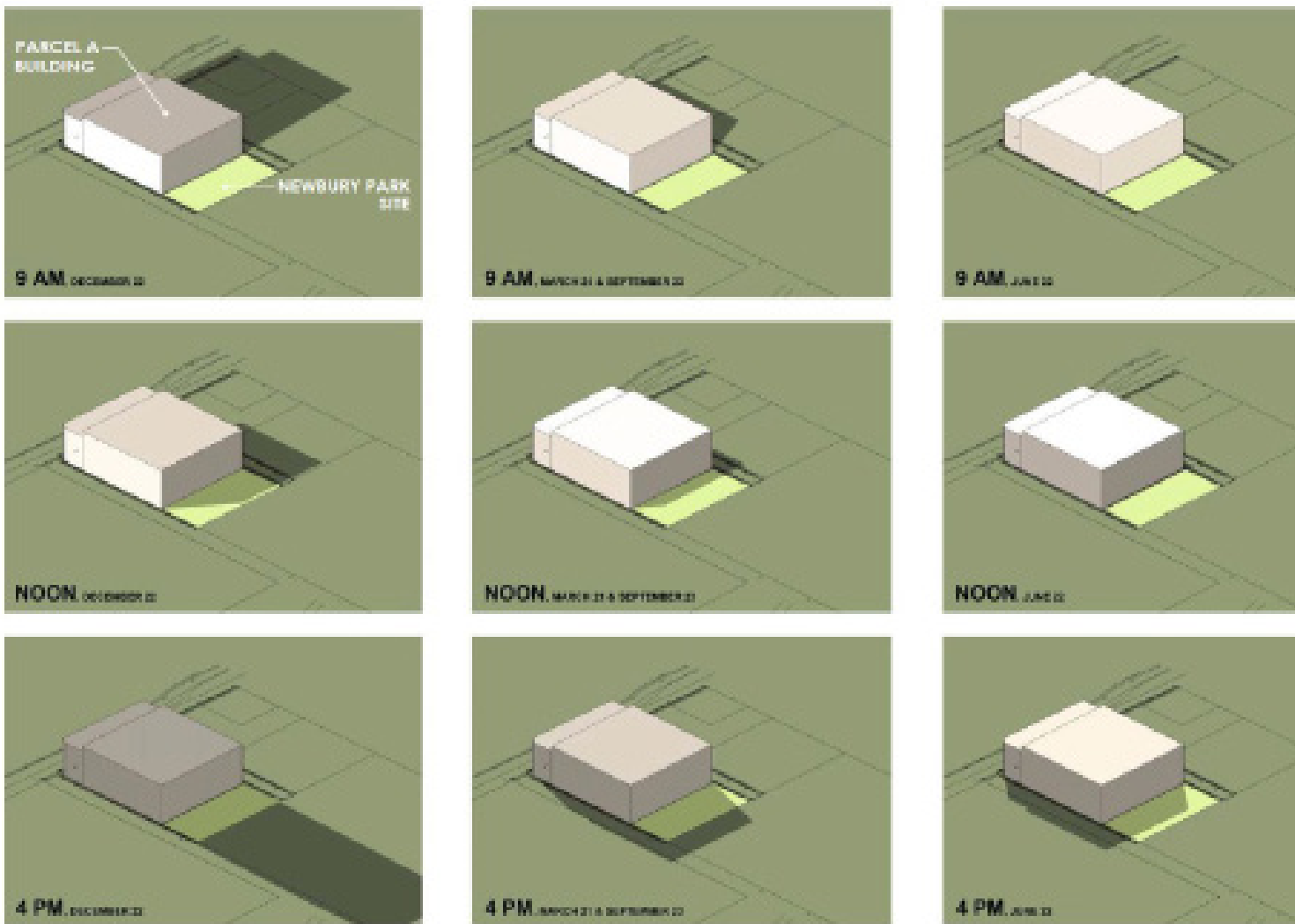
FIGURE 5

SHADOW IMPACT STUDY

Shadow Impact Studies were undertaken in order to understand the shadow impact on the future Newbury Park site. Parcel A, bordering the site to the west, was considered to have the highest potential shadow impact on the park. The potential shadow-impact is visually represented by diagrams on page 7.

The Shadow Impact Study Diagrams reflect the varying impacts during different periods of the year; December 22, March 21, and June 22nd. Additionally each day has been evaluated for three significant times of the day: 9:00 a.m., Noon, and 4:00 p.m.

By assuming the maximum allowable building envelope on Parcel A, these diagrams represent the worst case scenario shadow impact. The resulting studies define opportunities and constraints related to planting design as well as locating public amenities.



SHADOW IMPACT STUDY DIAGRAMS: MAXIMUM ALLOWABLE BUILDING ENVELOPE ON PARCEL A

FIGURE 6

COMMUNITY OUTREACH

Three public meetings were held to represent the project to the community and receive their input and comment.

PUBLIC MEETING 1

The first public meeting in 2007 presented the overall Newbury Park Development Area. Comment from the public included questions about the project as a whole as well as the 1-acre park.

PUBLIC MEETING 2

At the second public meeting, held on June 12, 2008, City staff, the Landscape Architect, RHAA and the developer on the project, San Jose Transit Village Partners, LLC, met with the community to gain further input.

Two alternatives for the park design were presented to the public for comment. Alternative 1 (see page 9), titled Center Walk Alternative, and Alternative 2 (See page 10), referred to as the Oval Walk Alternative, proposed two different schemes of organization for Newbury Park. Park elements for both included tot and play areas, community garden beds, plazas, Decomposed Granite walks, concrete walks, picnic tables, and benches.

Input from the community led to the selection of Alternative 2 as the preferred alternative at that time. The resulting, updated design included play features for both school-age children, and a tot lot for toddlers, and the inclusion of garden beds and walk.

PUBLIC MEETING 3

The third public meeting was held on May 21, 2019, after the project had been placed on hold for eleven years. The City presented a new alternative (see page 12) that had been developed by staff with angular lines juxtaposed with curvilinear spaces. The public was happy with the new design but asked that the turf area be enlarged and the large paved gathering area be reduced in size. Those modifications led to the final preferred alternative which is shown on page 12 of this document.

Comments by members of the community at Public Meeting 3 led to the following responses by the City Design Team;

| Comment | Response |
|---|---|
| Increase turf area | Turf area increased 50% |
| Reduce hardscape around central tree | Hardscape area reduced 50% |
| Change mounded turf area to picnic area | New picnic area as shown on plan |
| Include 4-square play area | 4-square play included and shown on plan |
| Include swings, climbing options & slides | Swings, climbing play included and shown on plan |
| Include perimeter fence and site lighting | Perimeter fence included/low level site lighting to be included in final construction drawings. |

ALTERNATIVE 1

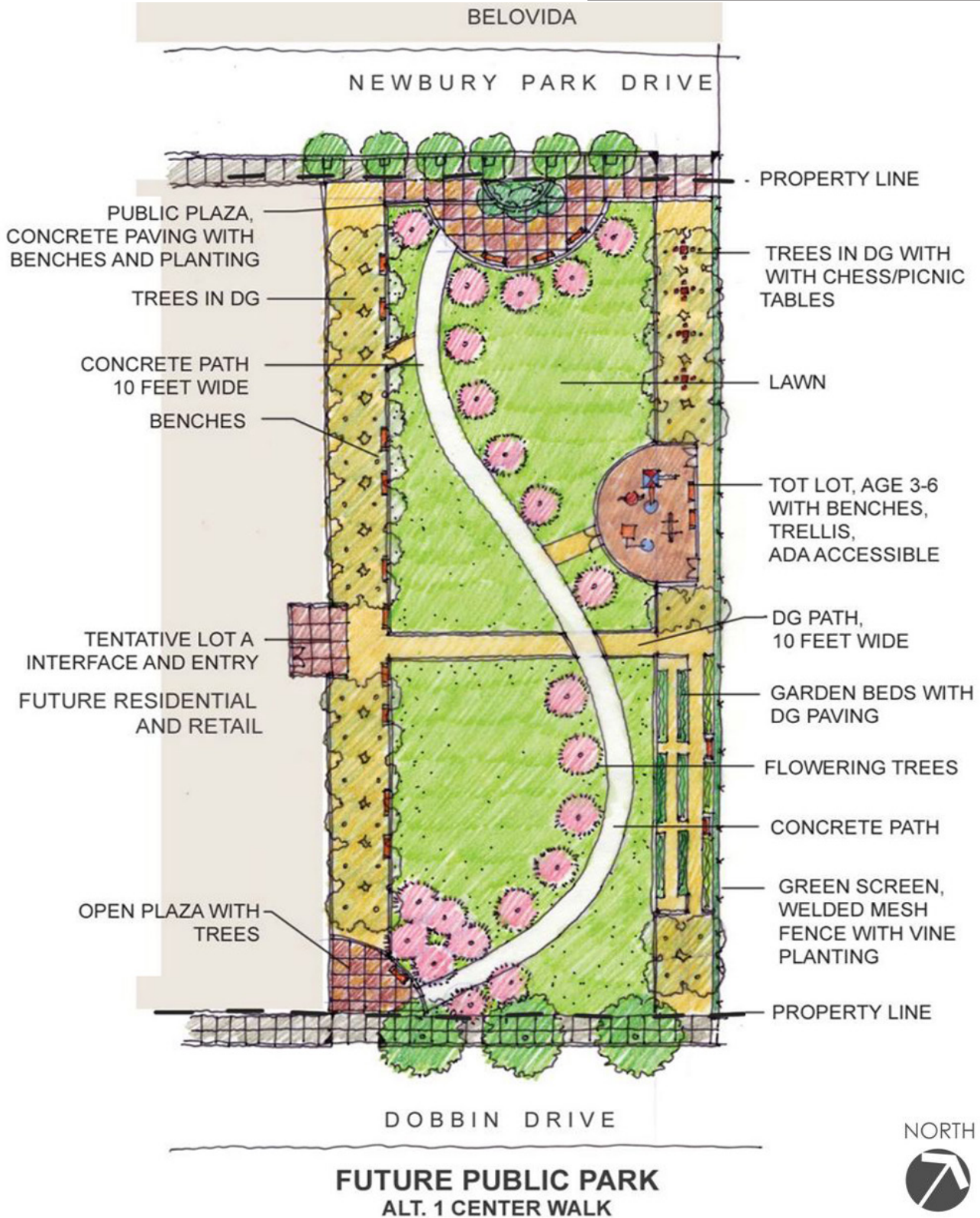


FIGURE 7

ALTERNATIVE 2

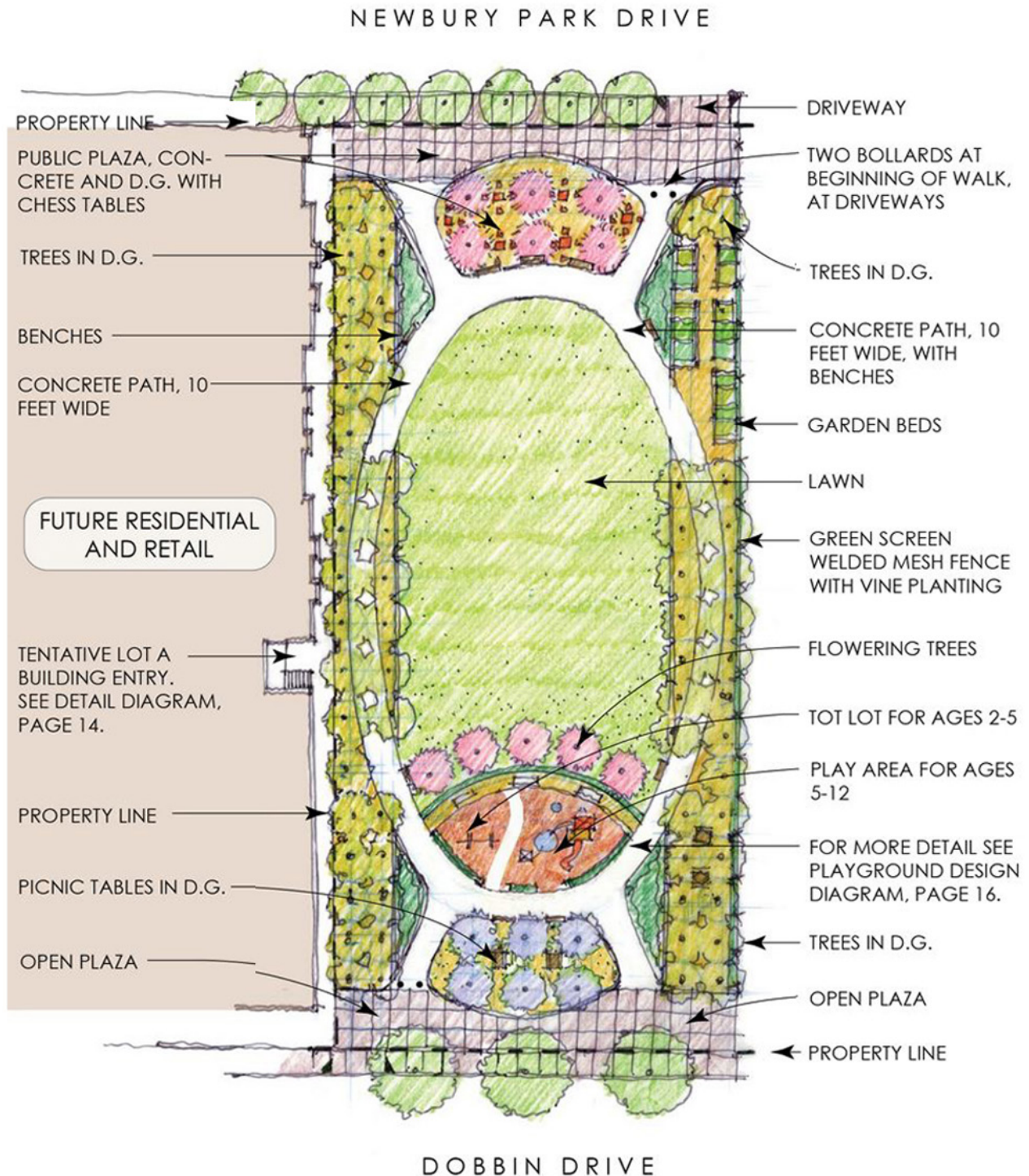
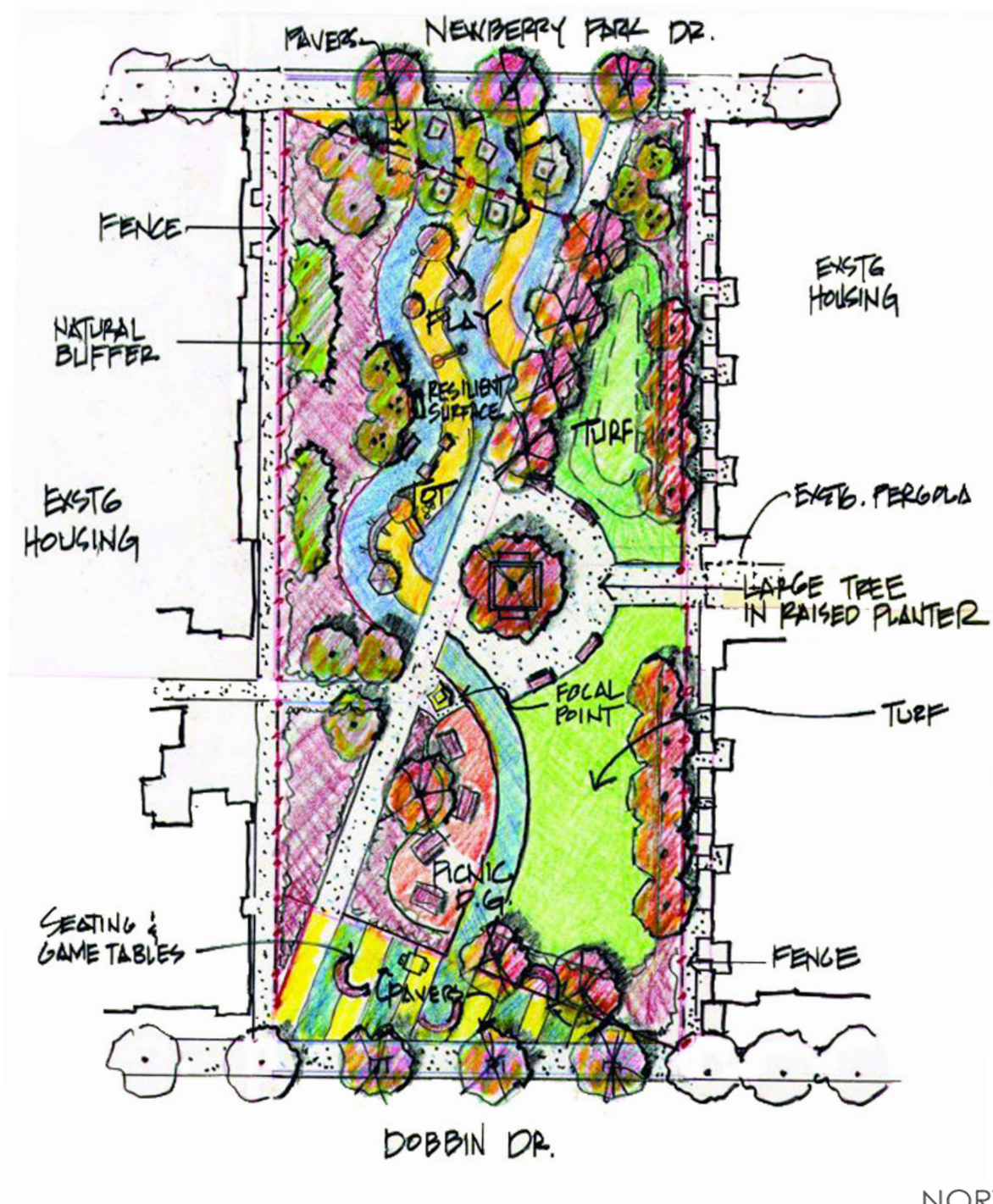


FIGURE 8

ALTERNATIVE 3



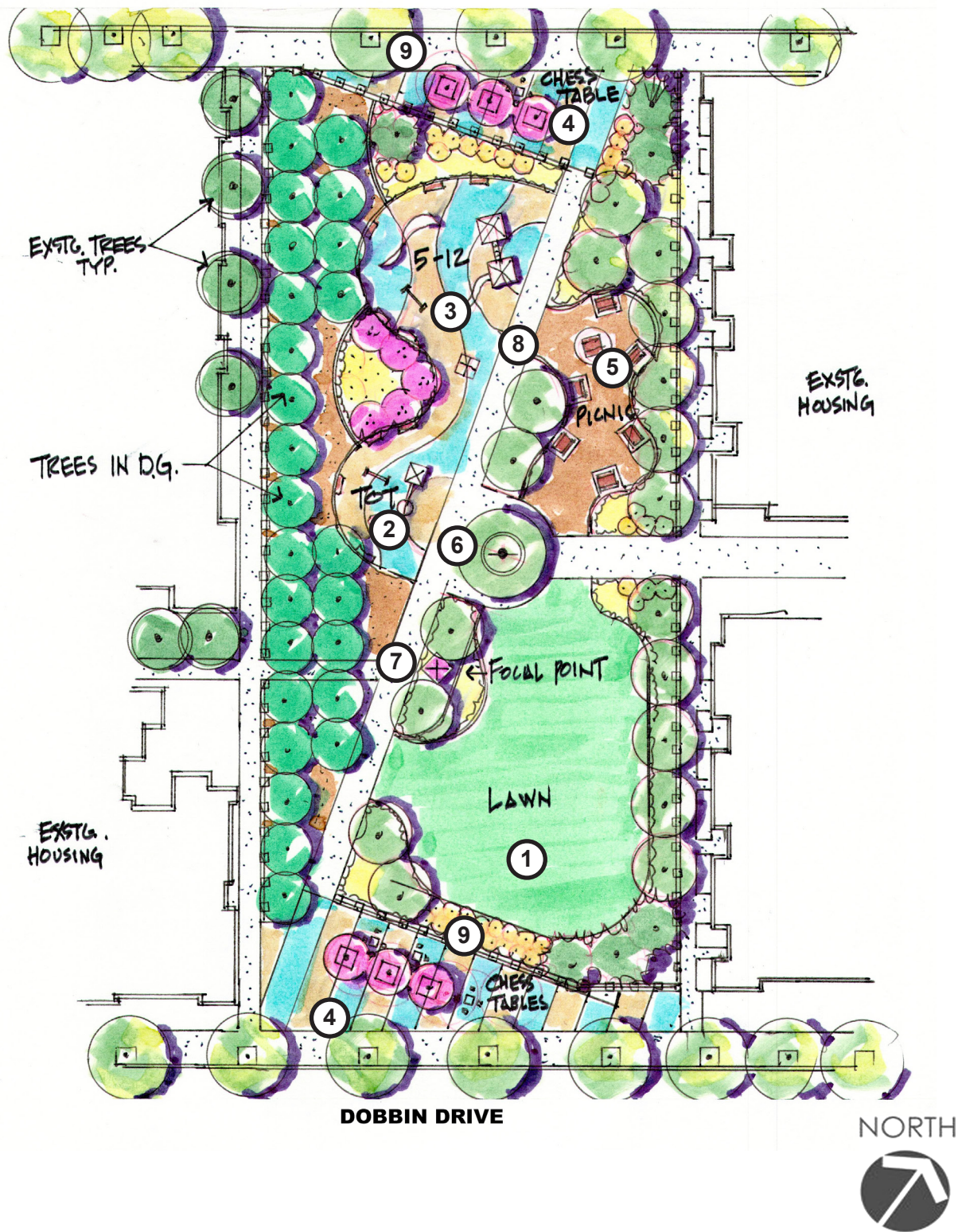
NORTH



FIGURE 9

PREFERRED ALTERNATIVE

NEWBURY PARK DRIVE



NORTH

FIGURE 10

The plan for Newbury Park sets out to provide recreational facilities for the surrounding neighborhood. Both the senior residents of the Belovida Senior Housing development and the families of neighboring residential areas have been considered in developing this plan. The objective was achieved with the inclusion of a tot lot, youth lot, picnic and group gathering areas provided with both turf and hardscape surfacing. A strong connection to both Newbury Park Drive and Dobbin Drive is created with open plazas accented by flowering trees at either end of the park, directly adjacent to these streets. At the North end, at Newbury Park Drive, an area of colored paving with chess tables in the shade of flowering trees is designed to attract residents of the adjacent Belovida Housing Community. At the opposite, southern end, the similarly shaped plaza also contains tables and flowering trees.

The area along the west edge of the park will be framed by an allee of trees in decomposed granite surfacing. This area is considered too shaded to support turf or shrubs based on the Shadow Impact Study on pages 6 and 7, but, along with strategically placed benches, will provide a quiet passive space for park users to enjoy.

There are two pedestrian connecting points to the park from the housing developments to the East and West of the park site. The entrance from the East is framed by an existing wood pergola and will have a large specimen tree in a raised planter as the backdrop. From the West, the park entrance will be marked by a focal point or sculpture in the landscape that will provide aesthetic appeal.

A strong connection to both Newbury Park Drive and Dobbin Drive is created with open plazas accented by flowering trees at either end of the park, directly adjacent to these streets. At the North end, along Newbury Park Drive, an area of colored paving with chess tables in the shade of flowering trees is designed to attract residents of the adjacent Belovida Housing Community. At the opposite, southern end, along Dobbin Drive, the similarly shaped plaza also contains tables and shade trees.

The area along the west edge of the park is framed by an allee of trees in decomposed granite surfacing. This area is considered too shaded to support turf or shrubs based on the Shadow Impact Study on pages 6 and 7, but, along with strategically placed benches, will provide a quiet passive space for park users to enjoy. The industrial nature of the adjoining neighborhood on the south side of the park requires some mitigation. In response to this, a medium height green screen consisting of a welded mesh fence with vine planting will occur along that edge of the site.

This final conceptual layout plan reflects the ideas generated at the various community meetings. This plan consist of these major park elements:

- | | |
|-----------------------------------|--------------------------------|
| 1) Multi-Use Turf Area | 6) Hardscape Gathering Area |
| 2) Tot Lot Play Area | 7) Sculptural Focal Point |
| 3) Youth Lot (age 5-12) | 8) Paved Walkways |
| 4) Plazas with Benches and Tables | 9) Perimeter Fences with Vines |
| 5) Picnic Facilities | |

ENVIRONMENTAL CLEARANCE

The City is the Lead Agency for the necessary environmental review under the California Environmental Quality Act (CEQA) for this project to develop the proposed Newbury Park site (APN 254-04-108). All discretionary actions that would commit the City to develop this park must be taken by formal action of the San José City Council. Any actions taken by the City's Parks and Recreation Commission are advisory to the City Council.

On behalf of the City, Denise Duffy & Associates, Inc. prepared the Addendum to the King and Dobbin Transit Village and US 101-Oakland/Mabury Transportation Policy Final Environmental Impact Report (FEIR, November 2007), which was reviewed by the Department of Planning, Building, and Code Enforcement. The EIR Addendum evaluates the nature and extent of any adverse effects on the environment that could occur if this project is approved and implemented. Based on information in the EIR Addendum, the Newbury Park (PP19-055) would not result in any new significant impacts of substantially greater severity of any impacts identified in the King and Dobbin Transit Village FEIR. No changes in circumstance in the project area have occurred that would result in new significant environmental impacts or substantially more severe impacts, and no new information has come to light that would indicate the potential for new significant impacts or substantially more severe impacts than were discussed in the FEIR. Therefore, no further evaluation is required and no Subsequent EIR is needed pursuant to State CEQA Guidelines Section 15162.

The EIR Addendum was prepared pursuant to State CEQA Guidelines Section 15164. Pursuant to CEQA Guidelines Section 15164(c), this Addendum need not be circulated for public review, but will be included in the public record file for the King and Dobbin Transit Village and US 101-Oakland/Mabury Transportation Development Policy Final EIR.

OPERATIONAL COSTS

The costs to operate and maintain this one acre park annually is estimated at \$18,000.

ACKNOWLEDGMENTS

MAYOR AND CITY COUNCIL

Mayor Sam Liccardo
Vice Mayor Charles “Chappie” Jones, District 1
Charles “Chapple” Jones, District 1
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Lan Diep, District 4
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