



MASTER PLAN REPORT
DEL MONTE PARK
City of San Jose
May 2008



MASTER PLAN DOCUMENT

DEL MONTE PARK **City of San Jose**

Master Plan

Approved by the City of San Jose
Parks & Recreation Commission
May 21, 2008

Approved by the City of San Jose
City Council
DATE

Environmental Clearance
Statement of Exemption
File No. PP08-094
May 22, 2008

ACKNOWLEDGEMENTS

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EXHIBITS

Location Map showing nearby park facilities
Aerial Photograph showing Existing Conditions
Photographs of Existing Conditions
Master Plan
 Park Diagram Plan
 Restroom Architecture Concept
 Play Area Theme
 Narrative Station and Signage Concept
Storm Water Management Concept

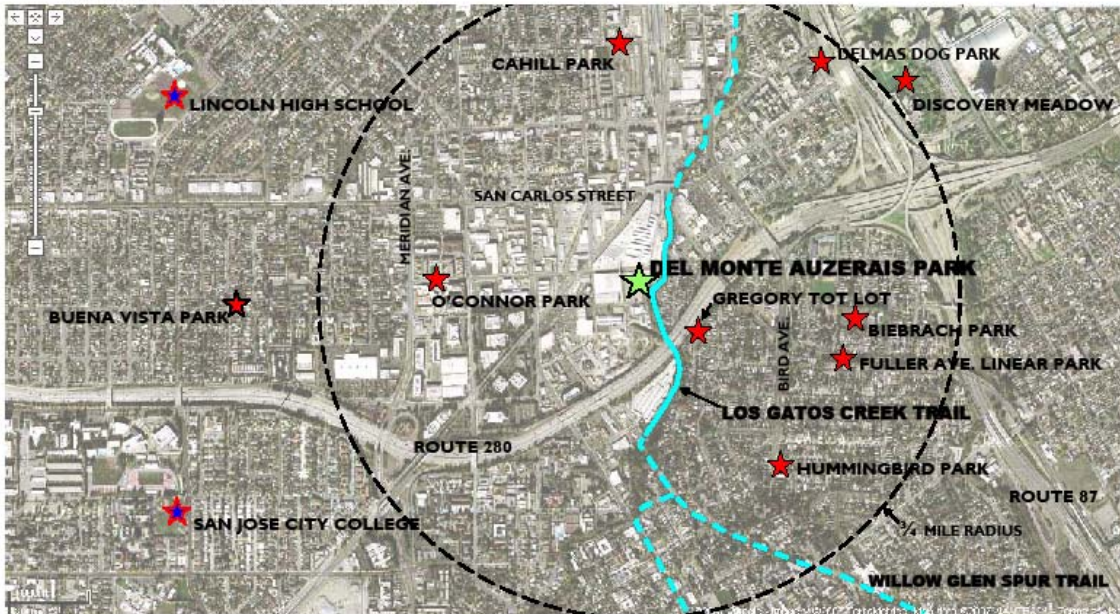
PROJECT BACKGROUND

Neighborhood Character

The Del Monte Park site is located within the Burbank/Del Monte Neighborhood Improvement Plan area which extends between Highway 17 and Los Gatos Creek. West San Carlos Street is a major commercial corridor along the northern edge of the planning area. Fruitdale Avenue, and Interstate 280 form the southern boundary. Members of neighborhood associations within the Burbank/Del Monte Strong Neighborhood Initiative area have been particularly active in the Master Planning process for the Del Monte Park site.

The primary goal of this community is to develop parks and open space. While a number of park sites exist within a ¾ mile radius of the proposed Del Monte Park site (see map below), the necessity to cross major arterial roads create the perception that park space is inaccessible.

DEL MONTE-AUZERAIS PARK SITE



Del Monte Park Site

The Del Monte Park site was acquired by the City of San Jose from KB Home South Bay as part of KB Home's Cannery Square development project. The site is approximately 1.7 acres, located in Council District 6. It is bounded by Auzerias Avenue to the north, West Home Street to the south, a portion of the Los Gatos Creek Trail to the east, and Southern Pacific rail lines to the west.

Council District 6 and the Burbank/Del Monte NAC view the proposed Del Monte Park site as an important opportunity to create much needed park space within Council District 6 and the Burbank/Del Monte Neighborhood Improvement Plan area.



EXISTING CONDITIONS

Use

- The proposed Del Monte Park site is currently being used as a parking and staging area for construction of the KB Home project.

Vegetation

- There is no significant existing vegetation on site. New existing trees are located along the Los Gatos Creek trail and on Auzerias Avenue. Mature trees exist on the San Jose Water Company property that adjoins the east end of the proposed park site..

Views

- The views from the site are into the Los Gatos Creek Trail and into the common area of the KB Home development. The Del Monte water tower is visible from the site.

Circulation

- The project is bounded by Auzerais Avenue, West Home Street, a portion of the Los Gatos Greek Trail, and Southern Pacific rail spur.

Grading

- The site is relatively flat with a slight sloping toward Los Gatos Creek.



Existing planting along Los Gatos Creek Trail.

EXISTING CONDITIONS

Surrounding Uses

- New residential is located to the north and industrial to the west and south. The Los Gatos Creek trail is located to the east and directly adjacent to the proposed Del Monte Park. The park design will be coordinated with the amenities of the Los Gatos Creek trail such as the trail and fitness equipment.



New residential to the North



Los Gatos Creek Trail stencil.



Fitness Equipment along Los Gatos Creek Trail.

COMMUNITY OUTREACH

The first community meeting was held on October 10, 2007 at the Fire Training Center Facility. Councilmember Oliverio and City staff introduced attendees to the project. Dillon Design Associates presented information on the site to the community such as location, existing conditions, opportunities and constraints to development, potential park elements, and park concept options. At this meeting, community members were asked to vote for their preferred park elements by using the “Dot Exercise”.

A Historical Elements Subcommittee meeting was held January 16, 2008 at City Hall. The purpose of this meeting was to discuss how the Del Monte Cannery historic elements would be incorporated into the park project. The subcommittee agreed that interpretive stations describing the Del Monte historic period should be located in the park. Del Monte logos/labels and fruit packing boxes could be utilized in these interpretive stations. In addition, the subcommittee discussed that the play area should have a Del Monte cannery theme with the play structure resembling the buildings of that period. Custom design independent play pieces such as peaches, pears, grapes, cherries could be incorporated into the play area.

The second community meeting was held on February 12, 2008 at the Fire Training Center Facility. The purpose of this meeting was to present and discuss results of the park elements voting exercise performed at Community Meeting #1, present a draft conceptual plan which incorporated the community preferred park elements, and obtain community input and consensus on the plan. At this meeting, the community voted to approve Staff’s recommended conceptual plan and to move forward with development of the Master Plan.

MASTER PLAN

The Master Plan creates a new park to serve the Burbank/Del Monte community. The final conceptual plan was presented to and approved by the community at a meeting on February 12, 2008. The plan reflects ideas generated at community meetings and through participation of:

- Council District 6 Staff
- City Parks, Recreation & Neighborhood Services Staff
- Burbank/Del Monte NAC
- Historic Elements Subcommittee
- Parks and Recreation Commission (reviewed on May 21, 2008).

The Master Plan reflects the following goals, character, and elements:

Park Development Goals

- Respect adjacent residents
- Develop park with elements preferred by the community (listed below)
- Incorporate a Dog Park and Restroom into the Master Plan, as directed by Council
- Coordinate Los Gatos Creek trail amenities with new park facilities
- Integrate native creek planting with new park planting
- Incorporate historic elements of the Del Monte Cannery period into the park facilities.

Community Preferred Park Elements

- Off leash dog park (medium size)
 - Restroom
 - Play Area
 - Open Space/Turf play area
 - Shade structure/Trellis
 - Benches and picnic tables
 - Park theme reflecting Del Monte Cannery historic period including:
 - Restroom architecture to reflect Cannery building architecture
 - Play area theme to incorporate Cannery elements
 - Narrative stations and signage to detail Cannery history
-

MASTER PLAN



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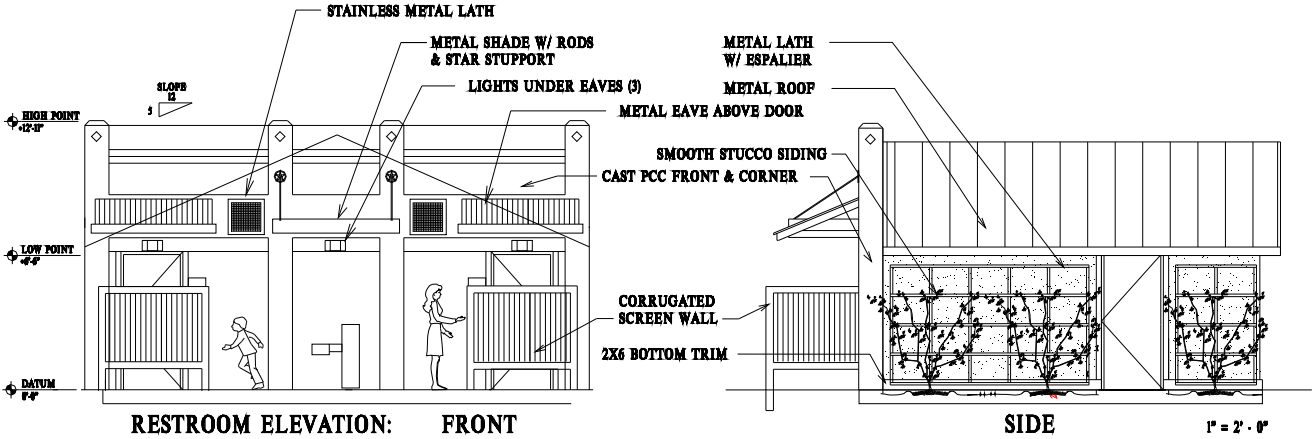
CITY OF SAN JOSE
 CAPITAL OF SILICON VALLEY

DEL MONTE PARK
 AUZERAIS AVENUE
 SAN JOSE, CALIFORNIA
 CITY OF SAN JOSE

PARK DIAGRAM
 1" = 16' - 0"

DRAWN: SLOTT
 02.19.19

MASTER PLAN



Restroom Architecture to reflect Cannery Building architecture



Play Area theme to incorporate Cannery elements

MASTER PLAN



**Narrative Stations and Signage
to detail Cannery history**

STORM WATER MANAGEMENT

The project will comply with City Stormwater policy 6-29 created on February 3, 1998 and modified on August 15, 2005. A Stormwater control policy will be produced during the design stage that will show drainage areas, runoff created, sizing methodology and maintenance schedule to ensure safety and conveyance of the site.

In sum, the approach is as follows:

- The approximate impervious surface of the site is 13,500 square feet (or 18% of the total park site).
- All walkways will drain to landscape areas.
- Bioswales will be located in the mulch/planting areas as need, which will be connected to the storm drain system on Auzerais Avenue.
- All storm drain inlets will be stenciled to communicate the accepted message specifying that no dumping is allowed into storm inlets as they feed directly to the Bay.

