



Memorandum

TO: COYOTE VALLEY SPECIFIC
PLAN TASK FORCE

FROM: Sal Yakubu

SUBJECT: SUMMARY OF TECHNICAL
ADVISORY COMMITTEE
MEETING HELD ON 5/17/05

DATE: June 6, 2005

Approved

Date

Technical Advisory Committee Members Present:

Tedd Faraone (Coyote Valley Alliance for Smart Planning), Mike Griffis (County Roads), Mary Hughes (Habitat for Humanity), Libby Lucas (California Native Plant Society), Jane Mark (Santa Clara County Parks), Dennis Martin (Home Builders Association), Dunia Noel (LAFCO), Melanie Richardson (SCVWD), Tim Steele (Sobrato), Vincent Stephens (SCWVD), Mike Tasosa (VTA) and Kerry Williams (Coyote Housing Group).

City and Other Public Agency Staff Present:

Sal Yakubu (PBCE), Susan Walsh (PBCE), Mike Mena (PBCE), Sylvia Do (PBCE), Scott Reese (PRNS) and Dave Mitchell (PRNS).

Consultants and Members of the Public:

Roger Shanks (Dahlin Group), Jodi Starbird (Powers & Associates) and Eileen Goodwin (Apex Strategies).

1. Welcome and Introductions

The Technical Advisory Committee (TAC) meeting convened at 3:00 p.m. with introductions around the room. Susan Walsh, Senior Planner with the Planning, Building and Code Enforcement (PBCE) Department, provided an overview of the agenda. The purpose of the meeting was to discuss the Coyote Valley Specific Plan (CVSP) parks strategy.

2. Update on CVSP and EIR

A show of hands indicated that four TAC members attended the May 9, 2005 Task Force meeting. Susan indicated that Mayor Ron Gonzales and Councilmember Forrest Williams presented a memorandum at the May 9, 2005 Task Force meeting which focused on draft phasing objectives and logistical requirements associated with the timing of CVSP development. The Task Force reviewed four out of the nine discussion points and will resume discussion of the remaining five points at the June Task Force meeting.

The Task Force discussed phasing requirements, the jobs-to-housing ratio, financing for Greenbelt acquisition, and affordable housing. The Task Force also requested that staff and the consultants present some alternative financing and phasing strategies in the future.

Joe Horwedel, Deputy Director of the PBCE Department, presented an update of the Environmental Impact Report (EIR) process. A draft Notice of Preparation (NOP) will be e-mailed to the TAC members at the end of May for preliminary review. The NOP will be released for a 30-day public review in early June. NOP Scoping meetings will be on June 21, 2005 (at the TAC meeting) from 3:00 to 5:00 p.m. in City Hall, Room 106E and on June 22, 2005, from 7:00 to 9:00 p.m. at the Coyote Creek Golf Club. Staff is also expected to present the EIR project alternatives to the City Council in June.

The TAC asked the following questions:

- How can we submit comments on the memorandum that was considered at the last Task Force meeting? *Susan stated that anyone interested in commenting on the memorandum may submit a letter to the Task Force or can make public comments at the next Task Force meeting.*
- How was it determined that residential units with less than 40 DU/AC (dwelling units per acre) must provide for the acquisition of the Greenbelt? Why is it 40 DU/AC and not a different figure? *Sal Yakubu, Principal Planner with the PBCE Department, indicated that this approach was selected to encourage higher density and not burden it with additional exactions.*

3. Discussion of the CVSP Parks Strategy

Roger Shanks, with Dahlin Group, presented information regarding the CVSP's proposed blue and green infrastructure. Blue infrastructure refers to hydrology and stormwater management, and includes approximately 600 acres. Green infrastructure refers to parks, open space and recreational issues, and includes about 220 acres.

Scott Reese, Deputy Director of the City's Department of Parks, Recreation and Neighborhood Services (PRNS), presented numerous ideas and thoughts on the future of park development. The

CVSP will need to engage a new paradigm approach to parks planning, thereby going beyond the capacity driven model to provide a multi-purpose parks system that is sustainable over the long term. The idea is to optimize the capacity of each park and the land use efficiency. Parks should be flexible and have different uses on different days or times to represent the needs of the community today and in the future. There is more pressure for recreational uses that have not been considered in the past, such as bocce ball and cricket. Scott suggested that TAC members help come up with a creative name for the park system, such as Emerald Necklace, which is the name of a park system in the Boston metropolis.

The TAC provided the following questions and comments:

General

- Impressed with the philosophical approach presented by Scott.
- How will regional park needs be addressed since regional parks are not included in the Plan? Concerned about the regional impacts on the Coyote Creek Parkway.
- What types of wildlife would use the wildlife corridor?
- How would property be acquired for the wildlife corridor? *Roger said that property could be acquired via a variety of strategies including a Community Facilities District (CFD).*
- Indication that CFDs do not have the authority to determine the location of the wildlife corridor and how property would be acquired for it.
- Suggested that the EIR could examine where the best location is for a wildlife corridor. *Jodi Starbird, with David J. Powers and Associates, EIR consultants for the CVSP, indicated that their preliminary analysis has not identified any problems with the proposed location of the wildlife corridor in the Greenbelt.*

Park Location

- Concerned that roadways would surround the proposed park staging area across Monterey Road to the east of the proposed Central Commons Park.
- How will the Greenbelt be incorporated into the Plan? How will the Greenbelt be used and preserved? If the Greenbelt is considered as necessary, it should be included in the Plan and credited to the Plan as open space.
- Would the 15-minute walk to a park only be for residents? *Roger explained that the 15-minute walk pertains to everyone, not only residents.*
- Need to provide spaces for small children to play that are close to home.
- Need places close to home for picnics and barbeques.
- Recommended setting active recreational uses away from creeks (e.g. softball, tennis courts, etc.). Passive recreational uses along riparian corridors are acceptable.
- Parks could benefit from transit if they are located on an established transit line.
- There is flexibility in the Laguna Seca area for sports fields in terms of size and area.
- Recommended connecting bicycle routes to VTA bus routes.
- Indication that VTA's bicycle and pedestrian trail map is outdated. VTA has a new bicycle and pedestrian program coordinator, Michelle de Roberts. The City has a new bicycle and

pedestrian program coordinator, John Brazil. *Susan indicated that staff and the consultants would contact them.*

Park Uses

- What is an example of multipurpose park space? *Scott explained that on a 10-acre size park, for example, 5 acres could be used for base level improvements (e.g. tennis and basketball courts) and 5 acres could remain flexible to accommodate lacrosse, cricket, etc.*
- Will the proposed trail on the west side of Coyote Creek be parallel to the existing Coyote Creek Parkway trail? *Mark Frederick, with County Parks, explained that the County is creating a Master Plan for the Coyote Creek Parkway and will determine where the best location is for a trail.*
- Indication that the Santa Clara Valley Water District (SCVWD) prefers to have a trail and maintenance road only on one side of Coyote Creek.
- Linear parks such as Guadalupe and Los Gatos Creek Trails should be considered since they provide creative uses and efficient use of land. Linear parks allow acreage to be spread out throughout the community.
- Need to provide wildlife value for Fisher Creek, similar to Coyote Creek.
- Need wild, more natural types of parks (e.g. in the western hill area).
- Recommended providing places where cars are completely eliminated during special events, but still provide easy access (e.g. Sonoma Square). Suggested having this in the Core area.
- Suggested joint use of recharge areas.
- It is important to have tranquil spaces for people in park areas. *Mark explained that County parks, such as the Coyote Creek Parkway, are designed for passive recreational use.*

Park Sizes

- Should address the size of the park versus quality of the facilities.
- There is a current demand for open turf areas, but this may change over time.
- County parks within the City should be included in the infrastructure. Should look at how County parks will be used by the community.

Park Amenities

- There are never enough sports practice fields.
- The number one recreational activity is walking.
- Recommended including dog parks and dog water parks. Suggested including areas for bocce ball, lawn bowling, cricket, short-toss horseshoes, beach volleyball and indoor volleyball.
- How will permanent facilities such as bleachers, dugouts, etc. be accommodated in mixed-use recreational areas? *Scott explained that fence panels could be used to change park uses. Artificial surfaces, such as lighting, can also be used.*
- Suggested having bus drivers knowledgeable about the parks.
- There should be more private open space provided for higher density residential units. *Sal explained that the CVSP Design Guidelines would require a specific amount of private and/or common open space per unit.*

Funding

- Concern regarding the financial feasibility of improving and maintaining parks. *Susan explained that this would be studied as a part of the financing strategy.*
- Concerned that high cost of parks would affect the ability to provide affordable housing.
- VTA has a livable community grant.
- State funding programs are available for trails.
- Funds are potentially available if parks have joint use with water supply facilities.

4. Open Forum/Other Issues

- Recommended using open space for agricultural uses. Recommended contacting the Farm Bureau and Greenbelt property owners. *Susan stated that Sibella Kraus, with SAGE (Sustainable Agriculture Education), an agricultural viability consultant, has also provided information regarding FarmLink, an organization that connects property owners with small farmers.*
- When will Sibella's Greenbelt report be available? *Susan stated that the report would be available in a few weeks.*

5. Adjourn

Susan indicated that the next TAC meeting would be held on June 21, 2005. TAC members may submit written comments on the parks strategy by May 31, 2005. There will be a community meeting on May 26, 2005 at the Coyote Creek Golf Club. The next Task Force meeting is on June 20, 2005.

The meeting was adjourned at 4:50 p.m.