

REDEVELOPMENT AGENCY



COUNTY OF SANTA CRUZ

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April 22, 1998

Agenda: May 5, 1998

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

JOSE AVENUE PARK DRAFT MASTER PLAN

Dear Members of the Board:

The Redevelopment Agency and the Department of Parks, Open Space and Cultural Services are presenting the Jose Avenue Park Draft Master Plan at this time for your Board's consideration (attachment 1). This master plan has been prepared by the Redevelopment Agency staff and reflects community input received during a series of three design workshops in the spring of 1997. The Parks and Recreation Commission recently held a public hearing on the draft master plan at which time they unanimously voted to approve the plan and to forward it to your Board for consideration.

Background

The Jose Avenue Park site is located in a residential neighborhood at the end of Jose Avenue, south of Capitola Road in the Live Oak area. In May of 1994, the Redevelopment Agency purchased for the County a portion of a parcel on Jose Avenue (APN 026-I 73-06) for the purpose of planning and constructing a park in combination with a parcel previously offered for dedication to the County (APN 026-181-36). These two parcels make up the Jose Avenue Park site. The majority of the site is flat and open with about 3.8 acres of developable area.

In addition to the park site, an easement at the end of Harper Court east of the park site was offered and accepted for dedication to the county for the purpose of constructing a pedestrian bridge and pathway linking the park site with the neighborhoods to the east. Since then, the Redevelopment Agency has budgeted funds for the development of the park site and the pedestrian bridge, and has proceeded with the park master plan design process with the intention of constructing both projects next year.

Community Workshops

A large number of residents live in the area surrounding the park site and were well represented during a series of three community workshops conducted in the spring of 1997. Prior to these workshops Redevelopment Agency staff also worked with a group of fifth graders at Green Acres Elementary School to better understand the recreational desires of this age group.

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The size of the Jose Avenue park site provides the opportunity to incorporate a variety of recreational facilities to serve the various needs of area residents. This opportunity and others, were recognized and supported by the community during the workshops. Through the workshop process four goals were developed to guide the park design. The four goals for the park are to:

- Develop opportunities for active recreation in an informal setting, accessible to all.
- Develop a park that is compatible with surrounding residential neighborhoods.
- Protect creek vegetation and wildlife
- Incorporate an open, rustic character into the park design.

These goals, and the design objectives for each goal, are explained further in the draft master plan report. Using these goals and objectives as a framework, workshop participants worked in groups to prepare their own site plans for the park. Staff then took these plans and generated a Preliminary Master Plan which was presented and discussed at the final workshop. The workshop process concluded with general community support for the preliminary master plan.

Preliminary Master Plan

The preliminary master plan for Jose Avenue Park clearly responds to the goals by incorporating a wide variety of recreational opportunities while locating those uses in a manner which is compatible with the surrounding neighborhood and protects the creek vegetation and wildlife. The park is designed to provide a wide range of activities from informal passive uses such as walking, picnicking and a gazebo for general outdoor enjoyment, to more active uses such as play areas, sand volleyball, half court basketball and skateboarding. The skate feature is intended to be an element in the park designed for youth in the surrounding community and is thus proposed to be geared towards beginning and intermediate level skaters and skateboarders.

Good access to the park will help ensure its use and enjoyment by all of the residents within walking distance. The southern portion of the park is designed to be open and accessible to Eddy Lane which connects to Seventh Avenue. To improve access to the park from the north, improvements on Jose Avenue (a half street in this location), are recommended. Redevelopment Agency staff will be exploring ways to improve the pedestrian crossing on Capitola Road at Jose Avenue as well. A pathway connection to Harbor Oaks condominiums was also requested by those residents and is included in the plan. A pedestrian bridge linking the El Dorado Avenue and Harper Street area residents to the park is also recommended. The purpose of the bridge is to make the park more accessible to these neighborhoods that would otherwise be required to walk or drive some distance using Capitola Road, or Brommer Street and Seventh Avenue. Considering the limited funds available for the purchase and development of additional park sites this large and for the maintenance of such new park facilities, your Board earlier allocated funding for construction of a pedestrian bridge which would connect the park to the El Dorado Avenue/Harper Street neighborhood. The master plan report also includes design criteria for the bridge. Finally, the plans include the construction of a parking lot at the end of Jose

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Avenue to accommodate residents who may drive to the park.

The Parks and Recreation Commission conducted a public hearing on the draft master plan at their meeting on April 13, 1998. Residents attending the hearing spoke in support of the plan and the Commission voted to approve the plan and to forward it to your Board for acceptance.

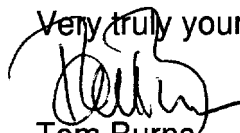
Next Steps

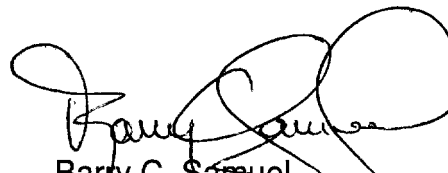
Consistent with the Percent for the Arts Policy, the plan and opportunities for an art project will be discussed with the Arts Commission at their meeting in June 1998. Recommendations for the art project concept and a contract with the selected artist will then come to your Board for consideration sometime in the fall of 1998.

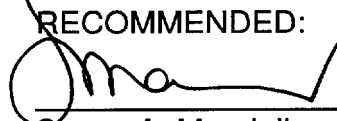
Once the draft master plan is accepted by your Board, detailed plans will be prepared and submitted to the Planning Department for development permits which will require environmental review and Planning Commission approval. We anticipate returning to your Board in early 1999 for approval of the final construction documents and authorization to bid the project. Construction will begin following award of the project by your Board, in the spring of 1999.

In consideration of the above, it is therefore RECOMMENDED that your Board:

1. Conduct a public hearing on the Draft Master Plan for Jose Avenue Park;
2. Accept the Draft Master Plan for Jose Avenue Park;
3. Direct Redevelopment Agency staff to prepare detailed plans for the park and pedestrian bridge necessary for environmental review and development permits and to return to the Board of Supervisors for approval of final plans and authorization to bid after completion of the permit process.

Very truly yours,

 Tom Burns
 Redevelopment Agency Administrator


 Barry C. Samuel
 Director of Parks, Open Space and Cultural Services

RECOMMENDED:


 Susan A. Mauriello
 County Administrative Officer

cc: RDA, Parks
 Attachment- Jose Avenue Park Draft Master Plan Report, on file with the Clerk