



Dell Avenue ^{Area} _{Plan}

Parks & Recreation Commission

November 5, 2014

MEETING PURPOSE

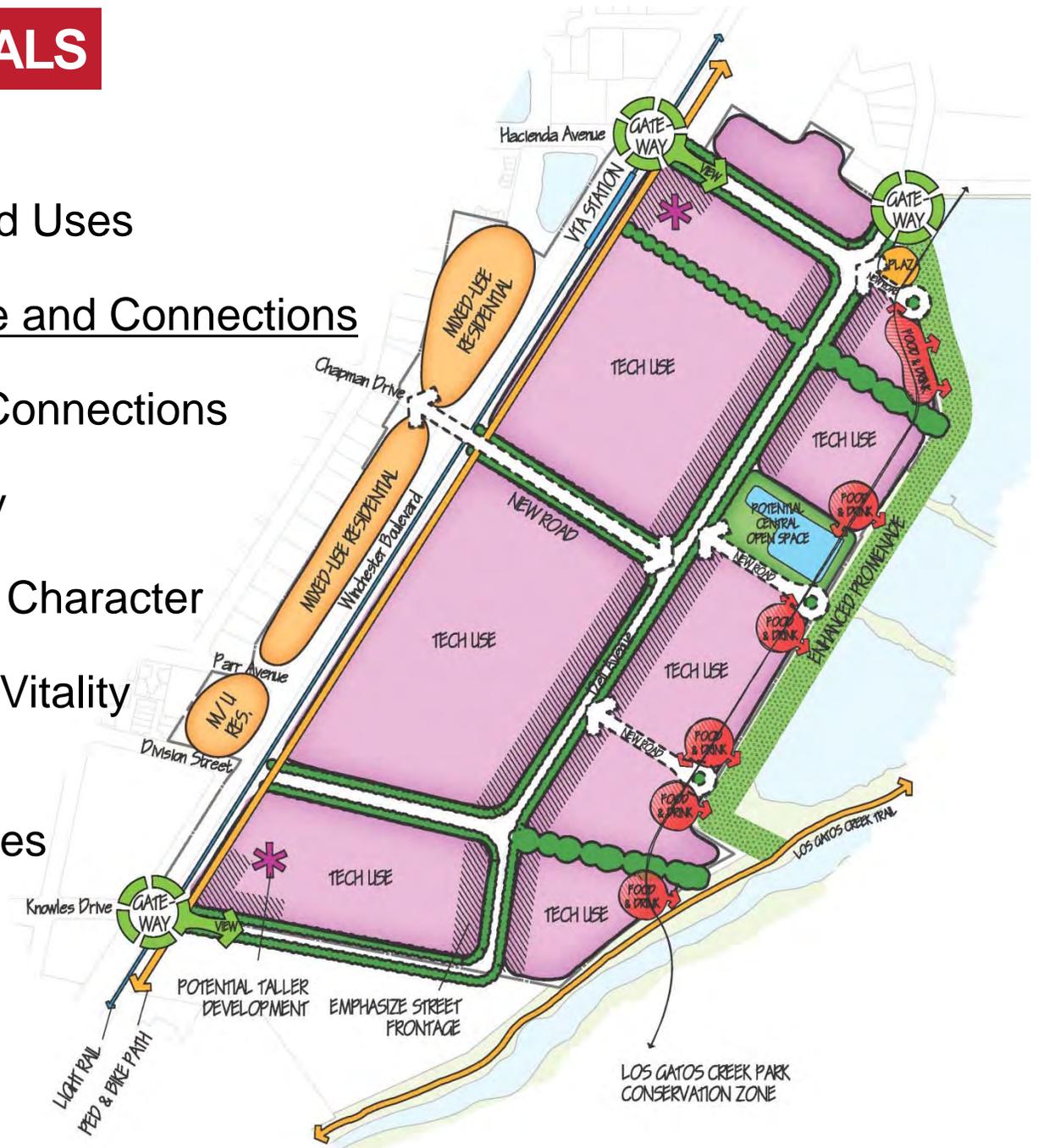
To provide an informational discussion of how the proposed Dell Avenue Area Plan (DAAP) is envisioned to address open space and recreational opportunities.

DELL AVENUE AREA PLAN - PLAN AREA



DAAP VISION AND GOALS

1. Create Supportive Land Uses
2. Enhanced Open Space and Connections
3. Integrate Multi-modal Connections
4. Focus on Sustainability
5. Improve Urban Design Character
6. Enhance Lifestyle and Vitality
7. Create Mixed Use Residential Opportunities
8. Attract Investment



LAND USE Districts

- 1. DAAP-Waterfront
- 2. DAAP-Central
- 3. DAAP West



- DAAP-Waterfront
- DAAP-Central
- DAAP-West

LAND USE

DAAP - Waterfront & Central Districts

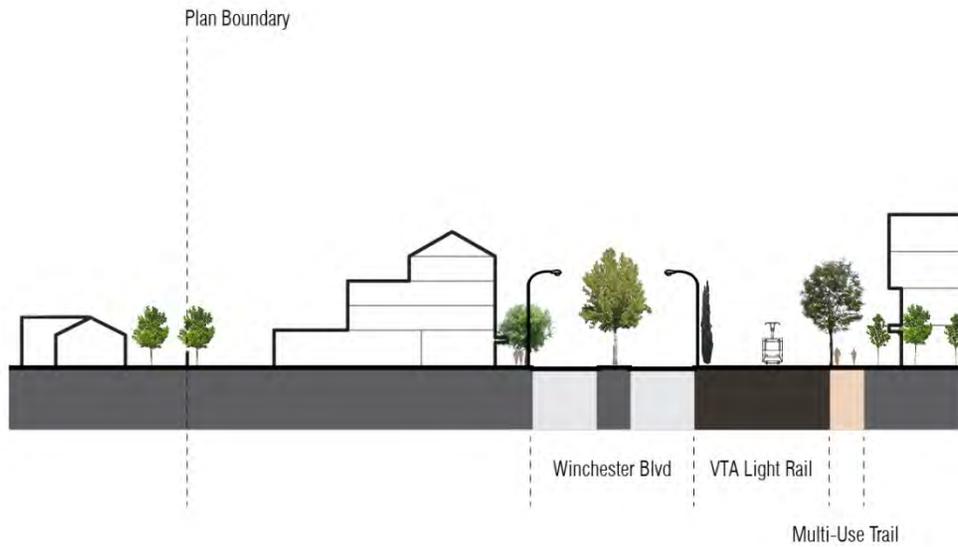
- **Prioritize Core Tech Uses**
- **Limit Core Tech Complementary Uses**
- **Allow Service and Support Uses as Ancillary to Core Tech Uses**
- **Encourage Waterfront Activating Uses**



LAND USE

DAAP – West District

- Allow residential use for parcels fronting Winchester
- Provide neighborhood protections on height

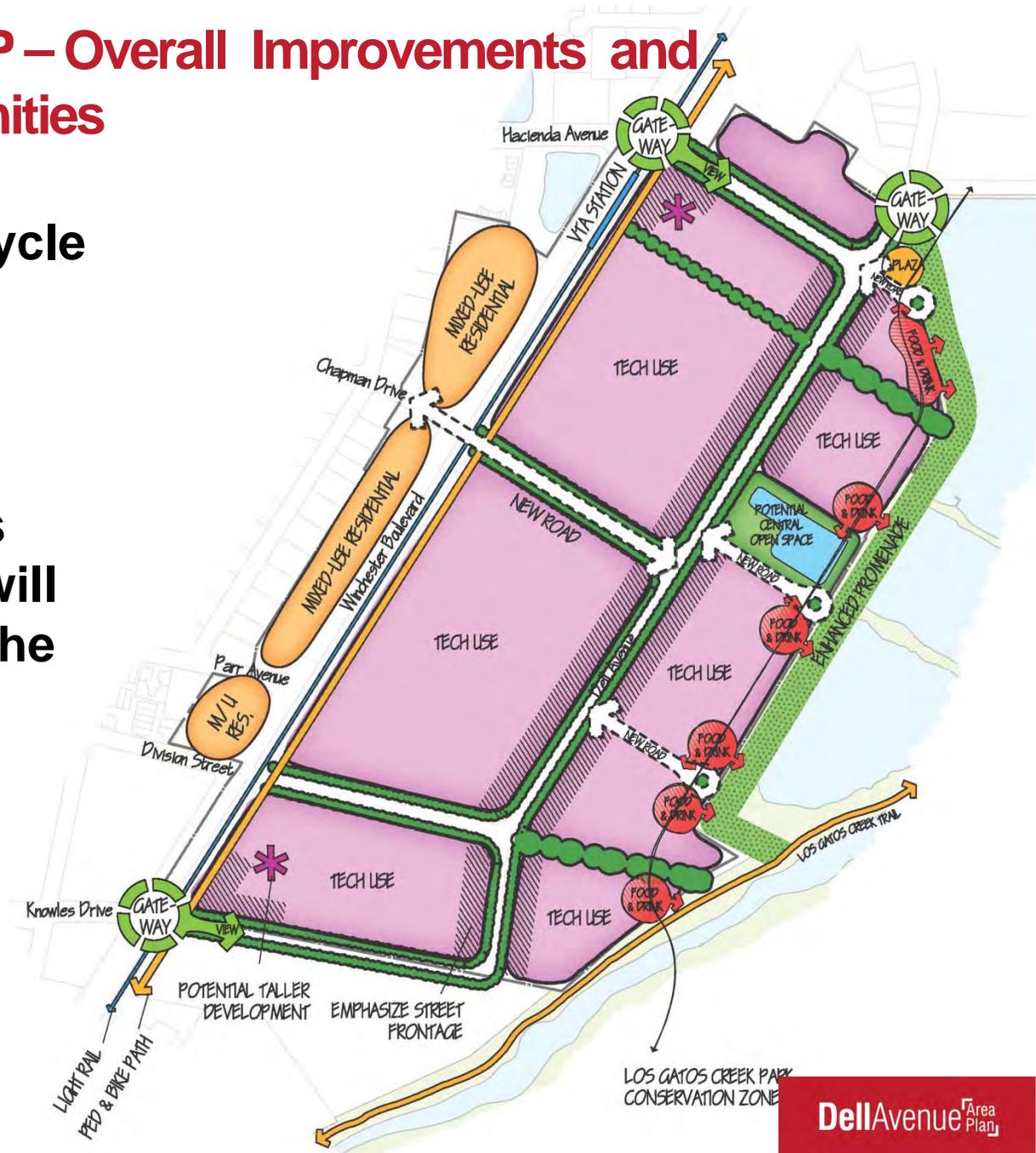


- DAAP-Waterfront
- DAAP-Central
- DAAP-West

LAND USE

DAAP – Overall Improvements and Amenities

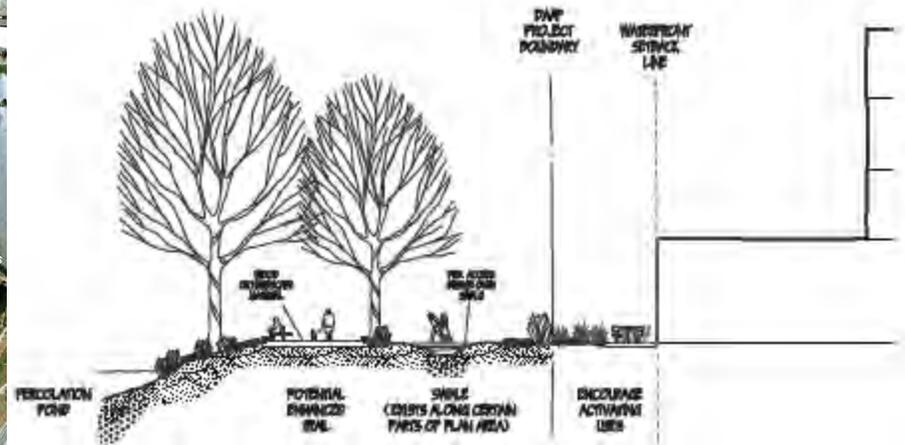
- Improvements in pedestrian and bicycle facilities will be required of new development
- Capitalizing on Los Gatos Creek Park will be a major part of the plan



LAND USE

Enhanced Open Space

- Orient and emphasize development to interact with existing ponds and creekside natural areas at Los Gatos Creek Park.
- Enhance existing trails between new development and the ponds, and prioritize them as key connections to new buildings, walking paths, and resting areas.
- Transition building height to be scaled back as development approaches the waterfront.



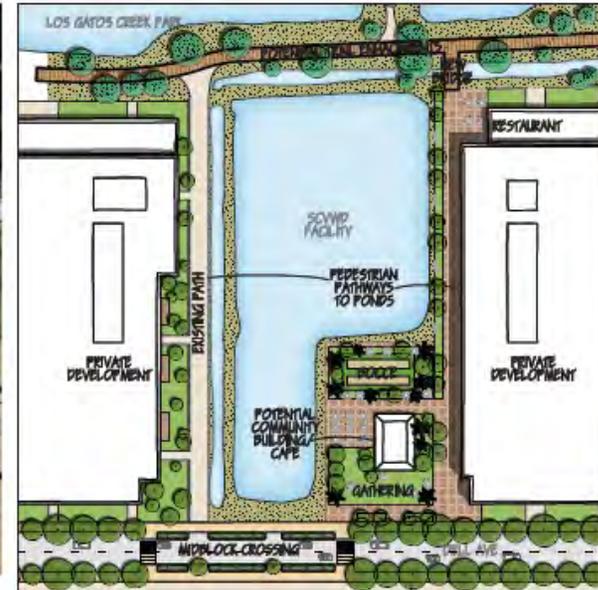
LAND USE

Enhanced Open Space

- Create a central public space around the existing water recharge facility, pending study and coordination with the Santa Clara Valley Water District.
- Infuse the Plan Area with smaller, functional open spaces in new development that provide places to rest, recreate, and gather.



Well-Designed and Useable Open Space



CIRCULATION

Improved Open Space Access

- Program new open spaces as direct connections to the ponds and creek, and as a means to preserve views and encourage waterfront-facing development to create plazas, restaurant seating, and other open spaces along the edge.
- Improve the physical transition between the natural and built environment.



CIRCULATION

Improved Open Space Access

- Introduce waterfront uses, specifically food establishments, that are encouraged for buildings fronting the Los Gatos Creek Park to achieve an active waterfront edge populated with employees and visitors.



Waterfront cafes uniquely would promote Dell Avenue as a destination



Waterfront active uses help to transition buildings to natural areas

CIRCULATION

Improved Open Space Access

- Enhance existing roadways with sidewalks and create new pedestrian and bicycle facilities to improve connectivity to open space and park land.



CIRCULATION

Improved Open Space Access

- Create Class I bicycle paths – Fully-dedicated, off-street
- Create Class II bicycle paths – Striped lanes within roadways
- Create Class III bicycle paths – Shared routes with vehicles



A Class I multi-use path along a railroad right of way (source: Marin County Bicycle Coalition)

- Main Area
- Existing Class I Paved Bicycle Path
- Proposed Class I Paved Bicycle Path
- Proposed Class II Bicycle Lanes
- Proposed Class III Bicycle Route
- Proposed Pedestrian Pathways

CIRCULATION

Improved Open Space Access

- Wider and complete sidewalks
- Railway multi-use path
- Pedestrian pathways
- Improved crossings
- Signage/Wayfinding
- Pedestrian landscaping and street trees

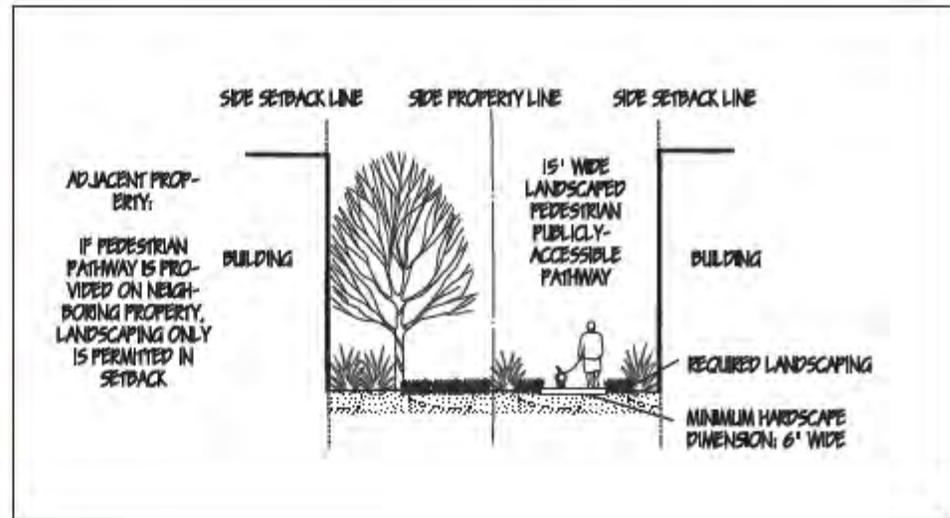


IMPLEMENTATION

Required East-West Paths

- New development must provide pedestrian paths between Dell Avenue and the Los Gatos Creek Park if located within the required pathway zone.

FIGURE 3-3 REQUIRED PATHWAY ZONE



DESIGN GUIDELINES

Open Space and Landscape Design

Urban plazas should be designed to be publicly accessible to help develop a well-connected network of pedestrian passageways and public open space.

Active and flexible open space should consider integrating a variety of usable recreational spaces.

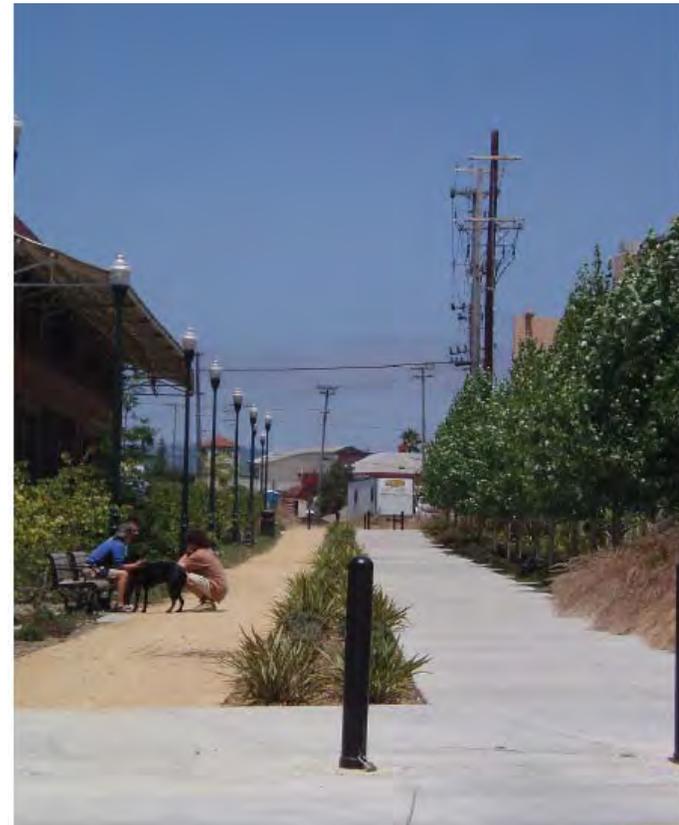


Open spaces should include active areas for recreation opportunities

DESIGN GUIDELINES

Open Space and Landscape Design

Private open spaces should be designed to physically and visually connect to public open spaces



COORDINATION

- **Santa Clara County Parks & Recreation Department**
 - The County adopted a Master Plan in Year 2002 which proposes various improvements to the County Park, which includes trails, picnic tables and other forms of passive/active recreation along the eastern edge of the Plan Area.

- **Santa Clara Valley Water District**
 - The Santa Clara Valley Water District is the water resources agency responsible for balancing flood protection needs with protection of natural water courses and habitat in the area. The District review projects to ensure that the proposed storm drain and wastewater disposal systems will not adversely impact water quality.

NEXT STEPS

- **Staff and Consultants still working on the Administrative Draft Area Plan.**
- **It is anticipated that the Draft Plan and EIR will be available for public review towards the end of December.**
- **These documents will be made available for public comment.**
- **It is anticipated that the Draft Plan and EIR will be reviewed at the Planning Commission in March or April 2015. It is unknown how many meetings the Commission will conduct prior to forwarding their recommendation to the City Council**



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