

PARKS AND RECREATION COMMISSION QUESTIONS
November 9, 2022 MEETING

5.1. Evelyn Park Conceptual Review and Recommendation, Project 21-60

1. Is this park being developed under POPA definitions and guidelines?

The park land is being dedicated to the City by the developer of the 525 East Evelyn Avenue development project per Ch. 41 of City code. This park site will be owned and maintained by the City and does not fall under POPA guidelines.

2. How many units (with number of bedrooms breakdown if possible) are being developed in the 525 East Evelyn development project?

The 525 East Evelyn development will include 471 residential dwelling units. The breakdown for # of bedrooms is shown below:

# Bedrooms	# Units
Studio	12
1BR	262
2BR	168
3BR	29
Total	471

3. Since only three people attended the second community meeting, can you share the other two conceptual plans that were presented at that meeting (as well as highlight a few of their differing characteristics).

Attachments 1 and 2 illustrate the other two conceptual plans (Concepts B and C) that were presented at the second community meeting.

4. With regards to future parking, the staff report states "...anticipated at the end of 2024, park visitor parking will be available at the development site." Can you point out where that parking will be?

Please refer to Attachment 3 for Garage Plan layout. Guests of the development and park user parking is highlighted in yellow. The garage is underground and park users will need to use the stairway and/or elevator to get back to the street level and access the park.

5. Could staff add a visual to the presentation to put the park in context? In other words, could we have a photo/planning visual to show what the building frontage looks like?

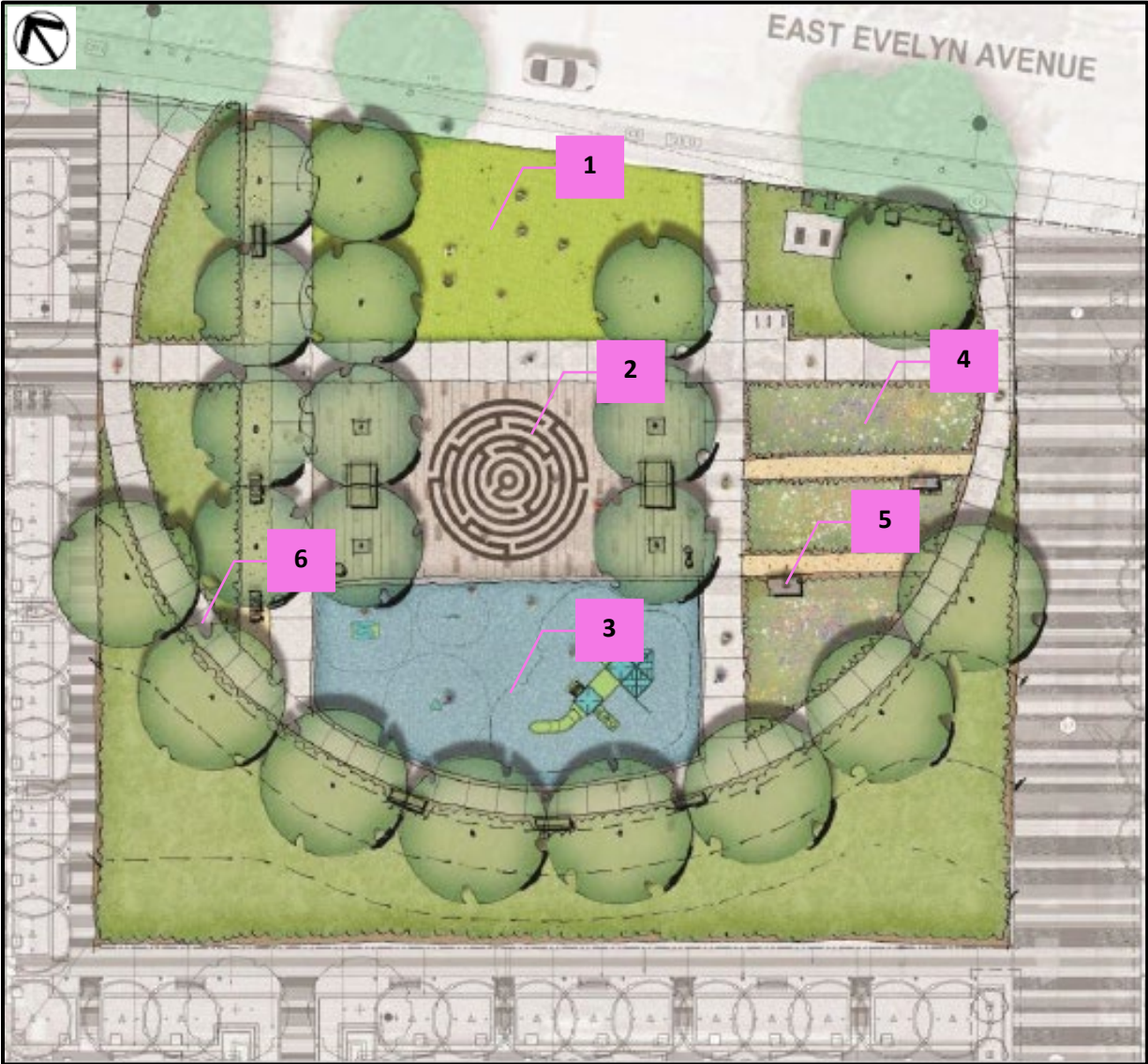
Yes, staff will include a visual in the presentation that adds this context.

6. What specific design elements were chosen to respond to the site characteristics (many lanes of traffic, Caltrain and VTA lines)?

With regards to the impacts of vehicular traffic and the presence of Caltrain and VTA lines, a significant portion of the frontage has a planted buffer between the plaza and the sidewalk, including a line of continuous shade trees that provide a vertical break from the street. Also, the proposed play area is fenced and set back into the center of the site.

7. What are the main differences between the first iteration of the park design and the current proposed design?

The entry plaza's paved connections to the sidewalk were increased in number, from two to three, and expanded in width as well. Banding in the pavement was added to the plaza to reinforce circulation paths and denote the plaza as an important gathering space. A fence was added around the play area. The community also expressed that tree shade was preferred to shade structures, so more shade trees were added in the plaza area.



Concept B

- 1. Passive Lawn Area
- 2. Labyrinth
- 3. Play Area
- 4. Native Flower Garden
- 5. Granite Seat Blocks
- 6. Loop Trail



Concept C

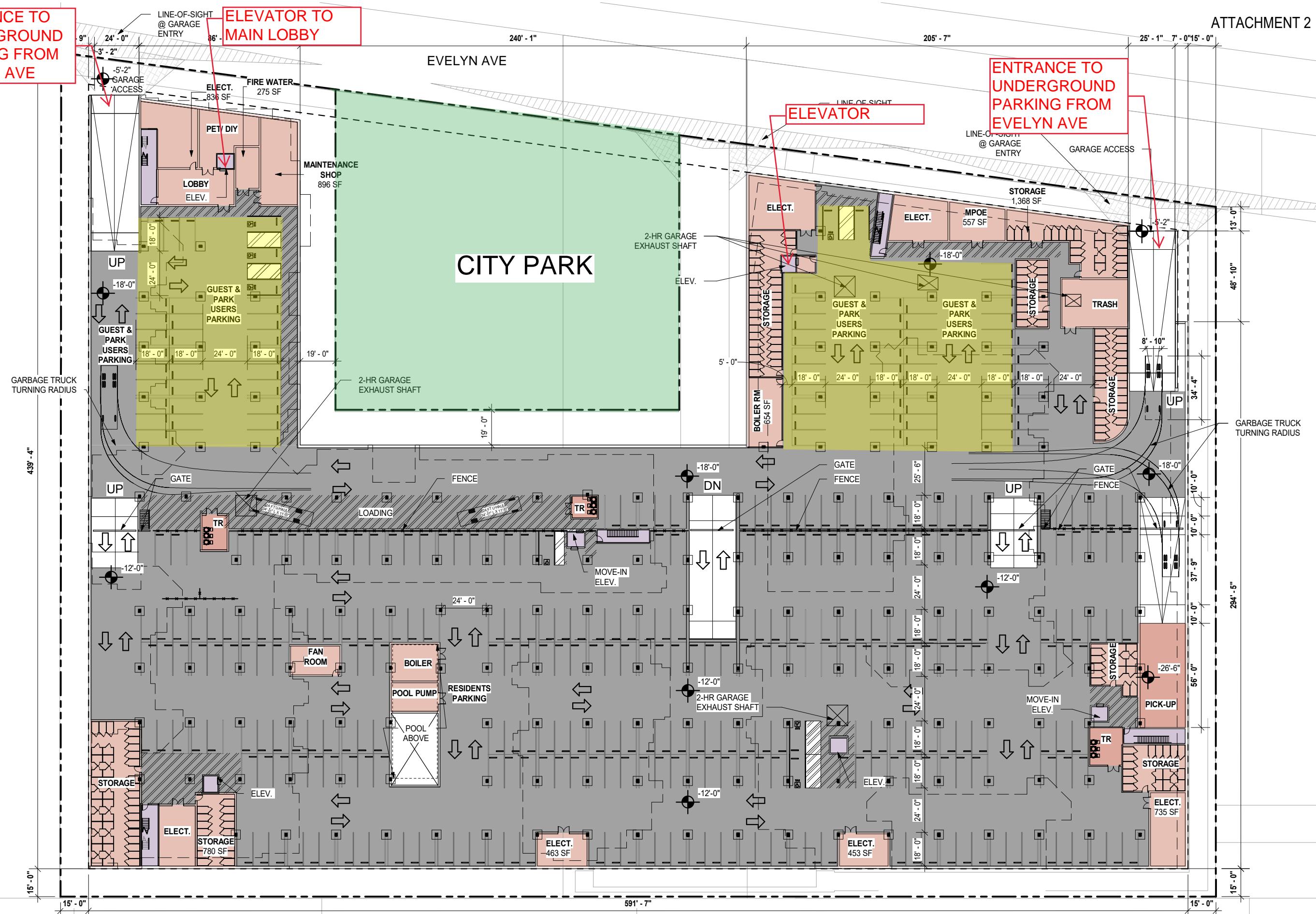
- 1. Pavers
- 2. Flexible Use Plaza
- 3. Shade Structure
- 4. Passive Lawn Area
- 5. Habitat Garden
- 6. Game Table

ENTRANCE TO UNDERGROUND PARKING FROM EVELYN AVE

ELEVATOR TO MAIN LOBBY

ENTRANCE TO UNDERGROUND PARKING FROM EVELYN AVE

ELEVATOR



BUILDING PLAN- BASEMENT B1