

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING A PARK LAND DEDICATION CREDIT FOR UP TO 2.87 ACRES
OF PRIVATELY OWNED, PUBLICLY ACCESSIBLE OPEN SPACE
IN THE MIDDLEFIELD PARK MASTER PLAN AREA
LOCATED AT THE NORTHEAST CORNER OF ELLIS STREET AND EAST MIDDLEFIELD ROAD
AND NORTH OF WEST MAUDE AVENUE, BETWEEN LOGUE AVENUE AND CLYDE AVENUE

WHEREAS, an application was received from Google LLC (applicant) for a 40-acre Middlefield Park Master Plan located at the northeast corner of Ellis Street and East Middlefield Road and north of West Maude Avenue, between Logue Avenue and Clyde Avenue, in the P(41) East Whisman Precise Plan area, that includes the creation of up to 1,900 residential units (Project); and

WHEREAS, the Project generates a park land dedication requirement per Chapter 41 of the City Code, and the applicant has submitted a request for a credit against the Project's park land dedication requirement for 75% of the value of a 2.87-acre privately owned, publicly accessible (POPA) open space area as an Alternate Proposal over one acre in size, per Section 41.11 of the City Code, and the exhibits in support of said request are attached hereto as Exhibit A; and

WHEREAS, the applicant requests to design and construct the POPA open space over multiple phases as part of subsequent zoning permit entitlements required under the Master Plan, as shown and described in Appendix A of the Middlefield Park Implementation Plan (Application No. PL-2020-149); and

WHEREAS, the applicant has submitted the information and materials required by Section 41.11.d of the City Code for a park land dedication credit request as demonstrated in Exhibits B and C; and

WHEREAS, the 2.87-acre POPA open space proposal was reviewed by City staff for compliance with Section 41.11.a of the City Code, the Development Review Committee for design input, and the community at meetings held on the design concepts on July 14, 2021 and July 17, 2021; and

WHEREAS, the 2.87-acre POPA open space is required to be publicly accessible in perpetuity, in accordance with an executed public access covenant and agreement between the City and the applicant, whereby the applicant is responsible to design, construct, and maintain the open space and the City can include the acreage toward Citywide park acreage serving the Mountain View community; and

WHEREAS, on October 19 2022, the Environmental Planning Commission held a duly noticed public hearing on the Project, including the park land credit request, and recommended the City Council approve the request for a 75% park land credit for a 2.87-acre POPA open space within the 40-acre mixed-use Middlefield Park Master Plan, subject to the associated conditions of approval; and

WHEREAS, on _____ 2022, the City Council held a duly noticed public hearing on the Project, including the request for a 75% park land credit for a 2.87-acre POPA open space within the 40-acre mixed-use Middlefield Park Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mountain View hereby finds that the POPA open space Alternate Proposal:

1. Is a unique, high-quality open space proposal that may not otherwise be achieved through the general POPA open space requirements per Section 41.11.a. Specifically, the POPA open space is consistent with the Central Park identified in the East Whisman Precise Plan as it is highly visible from Ellis Street and East Middlefield Road; it will be the first public open space along the VTA light rail line directly accessible at a station, further encouraging transit use; it includes retail and outdoor dining opportunities fronting onto the POPA open space from adjacent mixed-use buildings; encourages entertainment uses to generate lively pedestrian activity throughout the day and evening with a mix of active and passive elements (e.g., a food/beverage kiosk, demonstration garden, playgrounds, and landscaped reprieves); and it is designed to accommodate community gatherings and events, provide seating, site furnishings, and public art unique to this location in the City;

2. Serves a diverse park user population as it includes elements which serve populations of all ages, which do not currently reside in the project area, but will be introduced to the area with the implementation of the Middlefield Park Master Plan; and

3. Provides design benefits greater than the general requirements set forth in Section 41.11.a.2 of the City Code as the POPA open space is larger than one acre in size, as minimally required for the Central Park in the East Whisman Precise Plan; conforms to the provisions of the Parks, Open Space, and Community Facilities Chapter of the General Plan and Parks and Open Space Plan as outlined in Exhibit C; provides frontage on Middlefield Road with pedestrian and bicycle connectivity from Ellis Street; the majority of the POPA open space is 100' or greater in width, with a portion at a width of 97'; the open space will provide hydration stations and access to a public restroom; will include all necessary public signage and multiple recreational elements; and the applicant has requested an alternate element to include a demonstration garden where the community can engage with a garden operator to grow food, learn gardening techniques and skills, and other educational opportunities. This alternate element is an activity similar to the "maintained natural habitat space" in Table 41.11 in the City Code as it provides educational opportunities, in this case on food production and sourcing, that all residents and visitors can enjoy.

BE IT FURTHER RESOLVED that the City Council of the City of Mountain View hereby approves the POPA open space Alternate Proposal for a 75% park land credit for a 2.87-acre POPA open space within the 40-acre mixed-use Middlefield Park Master Plan. The park land credit shall be 75% of the final acreage of said POPA open space.

TIME FOR JUDICIAL REVIEW

The time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6, as established by Resolution No. 13850, adopted by the City Council on August 9, 1983.

LH/6/RESO
823-05-27-22r-1

- Exhibits:
- A. Written Request from Google LLC (includes Location and Conceptual Design)
 - B. Chapter 6.11 of Middlefield Park Master Plan
 - C. Appendix C from Middlefield Park Implementation Plan



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Mountain View, CA
94043

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Google.com

September 16th, 2022

Lindsay Hagan
City of Mountain View
500 Castro Street
Mountain View, CA 94041

RE: Google Middlefield Park Master Plan Ellis Park Privately Owned/Publicly Accessible (POPA) Credit

Dear Lindsay,

Pursuant to City Code Chapter 41, Section 41.11, Google LLC is formally requesting a park land credit for the Ellis Park POPA within our Middlefield Park Master Plan (Master Plan) in East Whisman. Our request is for a seventy-five percent (75%) credit (against the otherwise required park land dedication or in-lieu fee requirements) of the value of land that will be devoted to the POPA area (Attachment 1).

The proposed POPA is roughly 2.87 acres. Thus, we are requesting a credit equal to the value of 2.15 acres, to be confirmed upon the final acreage of the POPA at the time of construction completion. The POPA is composed of Ellis Plaza and Ellis Walk. Ellis Plaza contains a flexible hardscape area with enhanced pavement, along with bike parking, a dog run or lawn, a cafe terrace, an interactive art feature, and native gardens. Ellis Walk contains a playground, exercise area, game courts, a community room with restrooms, and a demonstration garden. Shade trees and a central promenade tie the Plaza and Walk together. These elements are depicted in Attachment 2.

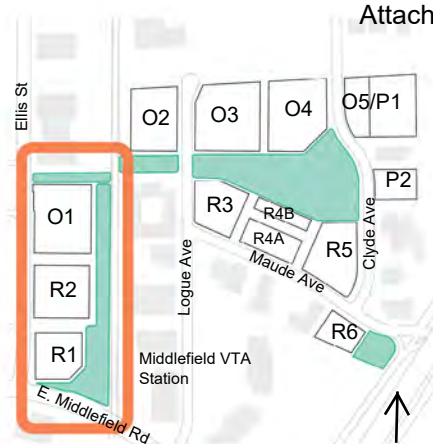
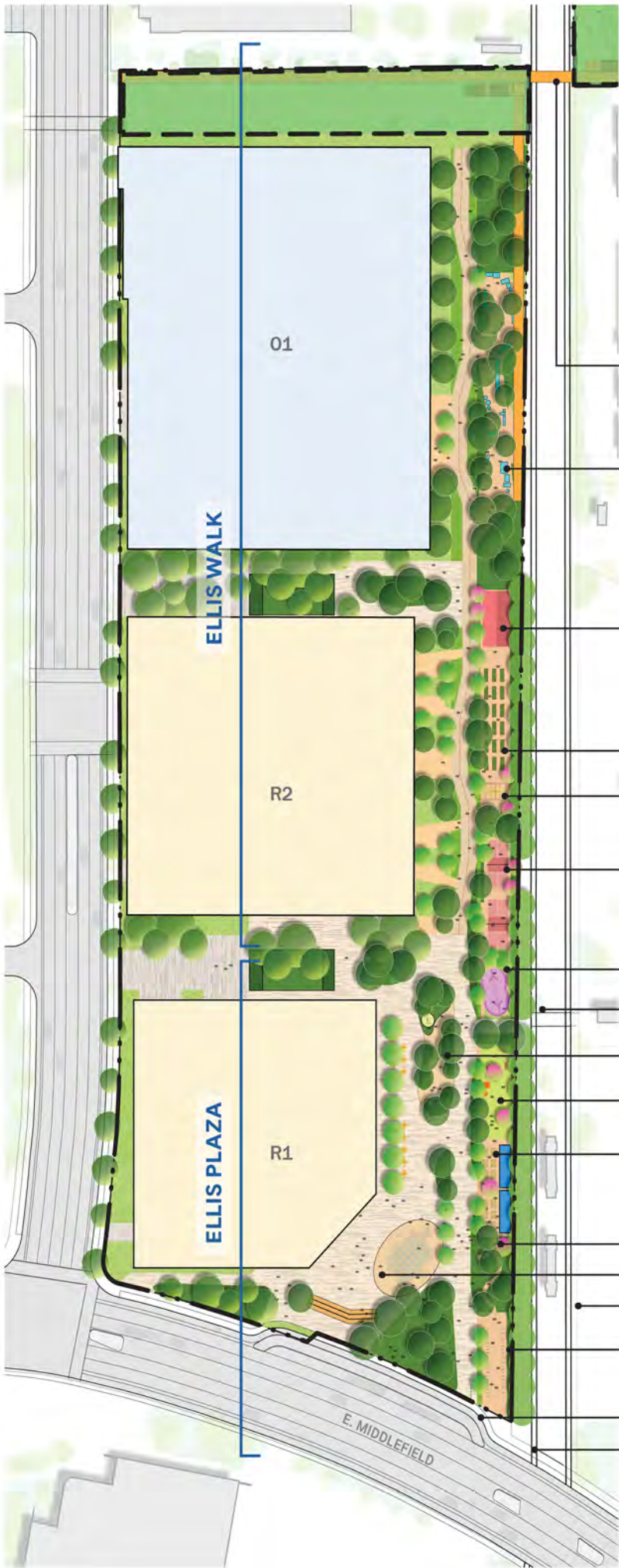
The proposed POPA is an alternate proposal under City Code Section 41.11(2)(b) and through its offering of a varied program of uses, as described above, it will serve a diverse park user population. As described further in the Middlefield Park Implementation Plan, Section C, it also provides design benefits far greater than the "general requirements" of City Code Section 41.11(2)(A) that would otherwise apply if it were not an alternate proposal. As such, this POPA is eligible for a seventy-five percent (75%) credit under Section 41.11(a)(1) of the City Code.

Not only is this POPA credit request consistent with the City Code, as discussed above, it is also consistent with City and community feedback gathered throughout our community engagement process. Please let us know if you have any questions.

Sincerely,

Michael Tymoff
District Director, Mountain View

Attachment 1 - Location and Concept Plan



Future bridge – by others
 Note: Ellis Park may include an additional north-south connection to future City bridge.

Exercise area

Fairchild Barn and restrooms

Educational/demonstration garden

Picnic pavilion

Game courts

Playground – tot

North VTA station entrance

Playground – youth

Multi-use lawn/dog run

Cafe terrace

Station garden

Interactive art

Existing VTA Station

Bike parking

Existing VTA bus stop (to be modified)

South VTA station entrance

OPEN SPACE



6.11 Introduction to Ellis Park

A new model of open space

Ellis Park runs along the existing VTA corridor to take advantage of light and views unobstructed by buildings. The open space will have an urban character with a high intensity of active uses at the neighborhood square – Ellis Plaza (Precise Plan’s “Central Park”) – as well as the extension of a variety of ground floor and open space activities and amenities along a promenade – Ellis Walk. The entirety of Ellis Park – Ellis Walk and Ellis Plaza together – will be designed, delivered and maintained as a privately owned, publicly accessible space (POPA).

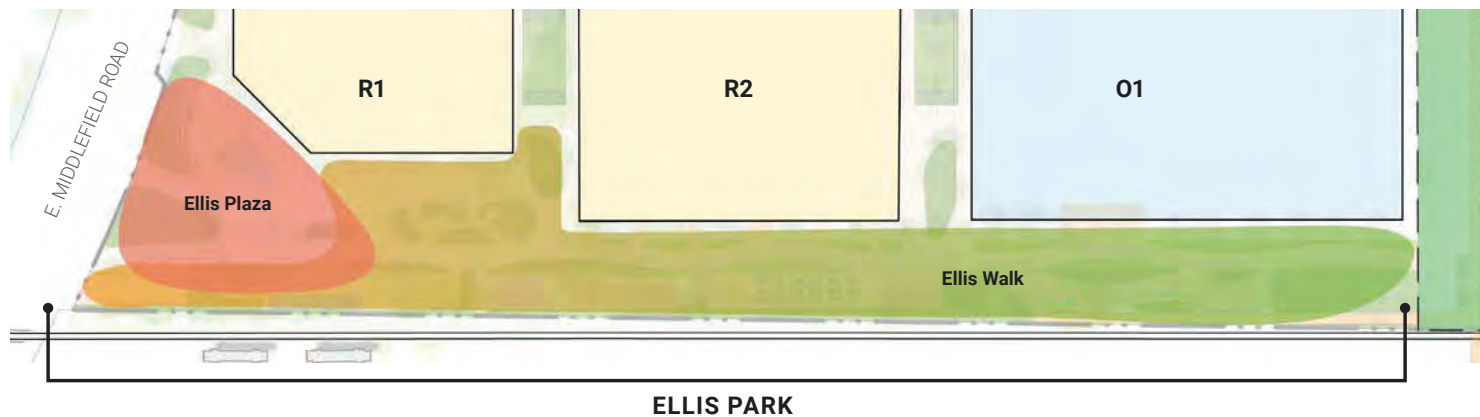


Figure 6.11.1 Ellis Plaza + Ellis Walk = Ellis Park

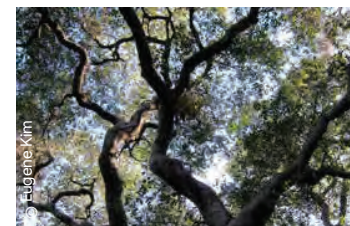


Figure 6.11.2 Character gradient from vivid arrival to immersive garden



Figure 6.11.3 Complementing nearby parks and park elements

OPEN SPACE

Ellis Park demographic context

While it is not possible to predict the exact residents of the East Whisman Master Plan area, the demographics, mirroring Mountain View as a whole, are expected to be quite diverse. The project is designed to welcome residents of all ages, from young families and working professionals to empty nesters and retirees and the project’s open spaces will be designed to serve these diverse populations. A large portion of the population will likely be internationally born and will speak a diversity of languages.

The socio-economics will be similarly diverse with the project expected to provide housing for individuals and families earning anywhere from 30 percent to over 100 percent of the area median income. Household sizes may be slightly smaller than the Citywide averages due to the fact that









multifamily units tend to have fewer bedrooms on average than the single-family homes that currently make up a large portion of the City’s housing units. Demographics may also vary over time as the project, City and surrounding areas continue to grow and change.

Ellis Park’s programming is designed to serve employees, residents and visitors alike. While the East Whisman Precise Plan area includes no residents today, the Precise Plan EIR studied up to 10,570 new residents for the area in the future, accounting for approximately 12 percent of the City’s future residential population.¹ Nearby residents in the South Whisman Precise Plan area, totaling approximately 1,200 residents, will also benefit from Ellis Park. As the East Whisman Precise Plan is realized, the area will grow in jobs, retail services, and homes, accounting for nearly 18 percent of Mountain View’s service population.

The park’s proposed programming ranges from tot lots to educational/ demonstration gardens to picnic areas in an effort to meet the needs of families, residents, visitors, and workers. This range in programming – active and passive, for children and for adults, for commuters and residents – allows Ellis Park to serve both today’s population as well as the area’s increasingly diverse population in years to come. Adjacent to the VTA Middlefield Light Rail Station, Ellis Park is primed to serve a growing workforce, as well as an aging population that can benefit from walkable, car light lifestyles.

The design of Ellis Park considers the needs of today’s nearby residents and adjacent employees, as well as the robust community of employee, residents, and visitors provisioned for in the East Whisman Precise Plan.

Table 6.11.4 City of Mountain View Demographics¹

 City Population	82,739
 Median Household Income	\$139,720
 Age Distribution	
0 - 5: 6%	45 - 54: 12%
5 - 17: 13%	55 - 59: 5%
18 - 24: 7%	60 - 64: 5%
25 - 34: 24%	65 - 74: 6%
35 - 44: 17%	75 + : 5%
	34.8 (median)
 Foreign Born	42.2%
 White alone, not Hispanic or Latino	43.9%
Asian alone	31.8%
Hispanic or Latino	18.3%
Two or more races	1.6%
Black alone	4.6%
American Indian/Alaskan Native alone	0.4%
Native Hawaiian/Pacific Islander alone	0.3%
 High School Degree	92.9%
Bachelor’s Degree or Higher	69.5%
 Avg Commute Time	24 mins
69.1% drive alone	
 Poverty Rate	6.7%

¹ Sources: US Census Bureau QuickFacts (July 2019); 2019 American Community Survey 5-Year Estimates

1 EWPP Integrated Final Environmental Impact Report, January 2020

Community outreach

Over 40 community meetings were conducted during the creation of the Middlefield Park Master Plan, with the involvement of numerous organizations (see Table 6.11.5 for a complete list of participating organizations). During this outreach process, the community was most focused on building community, expanding the ecology, providing recreation, and integrating amenities.

Ellis Park proposed program

Community can be fostered with spaces for gathering and sharing; built elements such as amphitheaters, communal dining areas and community gardens all bring people and cultures together of all ages.

Ecology can be expanded with focus on tree canopy, use of native plant species that are resilient to climate change, and support migration paths.

Recreation can be provided by playgrounds for varying physical abilities, spaces for pickleball, or other small court sports, skating, and exercise for pets at a dog park.

Amenities desired to be integrated ranged from drinking fountains and restrooms to public art and a plaza. Community feedback fell into six broad categories and is summarized here:

General feedback

- Retain flexibility in public space uses to allow for change over time;
- Pair commercial uses with park amenities;
- Fitness;
- Food uses.

Site amenities

- Outdoor seating (benches); outdoor dining (tables and chairs);

- Mix of shade and sun;
- Native ecology, tree canopy, pollinators;
- Bike and pedestrian connections;
- Drinking fountains;
- Public restrooms;
- Waste receptacles (discreet);
- Bike parking;
- Flex-use areas for community events (performances, farmers market);
- Space for food truck parking.

Community uses

- Small food and beverage kiosk (coffee, beer garden);
- Sport court(s) (pickleball);
- Community garden;
- Play area for younger kids (tot lot);
- Play area for older kids (adventure/nature play);
- Dog park;

- Barbecue and picnic area;
- Outdoor fitness area.

Public art

- Interactive art;
- Interesting for kids and adults alike;
- Doesn't have to be 'giant,' can be discoverable;
- Showcase tech, new media, global connectivity;
- Include a water element – stream, pond, bird bath;
- Possible rotating art to showcase local artists;
- Feature local student work.

Ecology and sustainability

- Native plants and pollinator species;
- Reduce hardscape and maximize shade;
- Trees and umbrellas;

- "Dark sky" lighting to minimize wildlife disturbance;
- Protect and enhance ecological corridors;
- Compost and recycling, water conservation.

Mobility and access

- Direct and easy walking and biking routes through and to/from district;
- Bike repair station;
- "Bike garden" to teach kids to ride;
- Desire to underground VTA tracks.

OPEN SPACE

Table 6.11.5 Outreach organizations	
Bay Area Council	Livable MV
Cafecito	MV Chamber of Commerce
California Native Plant Society	MV Coalition for Sustainable Planning
California Station Neighborhood Association	MV YIMBY
Canopy	North Whisman Neighborhood Association
Carbon Free MV	Santa Clara Valley Audubon Society
Community Services Agency	Santiago Villa Neighborhood Association
Costa Mesa Terrace HOA (Sunnyvale)	Sierra Club Loma Prieta Chapter
Day Worker Center of MV	Silicon Valley at Home
Friends of MV Parks	Silicon Valley Bicycle Coalition
Friends of Stevens Creek Trail	Silicon Valley Leadership Group
Graduates of Chinese Civic Leadership Academy	Slater Neighborhood Association
Great Streets MV	Spanish Civic Leadership Academy
Greenbelt Alliance	Wagon Wheel Neighborhood Association
GreenSpaces MV	Whisman Station Neighborhood resident
League of Women Voters	

Table 6.11.6 Proposed program areas*	
Bike parking	2,000 sf
Station garden	1,000 sf
Interactive public art	250-750 sf
Cafe terrace	Interior - 250 sf Exterior - 1,750 sf
Multi-purpose lawn or dog run	2,000 sf
Playground - youth	2,500 sf
Playground - tot	2,500 sf
Game courts**	2,500 sf
Picnic pavilion	750 sf
Community room and restrooms (In Ellis Park or R1/R2)	1,000 sf
Educational/demonstration garden	3,500 sf
Exercise area	1,000 sf

* Program elements and sizes may be adjusted through the permit entitlement process and will comply with the minimum requirements per City Code.

** Proposed game courts will align with the industry-standard size for the proposed sport.

C.1 POPA Municipal Code Requirements

Table C.1.1 Alternate Proposal Compliance with POPA eligibility requirements	
REQUIREMENT per Sec. 41.11.a.2.b	COMPLIANCE
Open space provided is greater than one acre of single, contiguous land;	Ellis Park exceeds the 1 acre requirement with approximately 2.87 acres of contiguous land.
Open Space serves a diverse park user population;	<p>Ellis Park offers something for everyone with the potential to include:</p> <p>Kids: Tot Lot, Nature Play All ages: Plaza, Station Garden, Barn, Educational/Demonstration Garden, Picnicking, Multi-use Trail, Dog Park Young and Older Adults: Courts, Educational/Demonstration Garden Families: Tot lot, Interactive Fountain, bleachers, Seniors: Station garden, Educational/Demonstration Garden</p> <p>Special attention will be given to the design for people of all abilities and special needs.</p>
Open space provides design benefits greater than the General Requirements set forth in subsection (a).	Ellis Park provides design benefits greater than the General Requirements and provides park elements including those prescribed by the City, and others, for a park experience greater than its individual parts. See tables on following pages.

POPA COMPLIANCE

Table C.1.2 POPA General Requirements	
Requirement per Sec. 41.11.a.2.a	COMPLIANCE
A minimum size of 0.4 acre or, if the residential development is located within a precise plan or master plan with identified open space, the minimum size of the identified open space in the precise plan or master plan.	Ellis Park exceeds 0.4 acres with approximately 2.87 acres of contiguous land. In addition, Ellis Park complies with the minimum 1 acre "Central Park" identified on pg. 83 of the EWPP, referred to as Ellis Plaza in the Master Plan.
The space shall conform with the provisions of the parks, open space and community facilities chapter of the general plan and provisions of the parks and open space plan.	Ellis Park conforms with the provisions of the general plan and parks and open space plan. See Section C.2.
The POPA open space shall be located with frontage of a public street(s) or with a prominent and highly visible entrance and, in all cases, have minimum dimensions of one hundred (100) feet on all sides.	Ellis Park is located on the public Middlefield Road frontage with a highly visible entrance and the park is highly visible from the VTA Middlefield station. In addition, Ellis Park has dimensions of >100', except along O1 office building where the width is 97', and it is 1,163 feet long. Given that the overall size of the open space is over 2.5 times the required minimum, the portion less than 100' wide was determined to have a negligible effect on the user experience.
The POPA open space complies with the city's guidelines for hydration stations and restroom buildings in city parks.	Ellis Park shall include hydration stations and restrooms, consistent with City guidelines.

Requirement per Sec. 41.11.a.2.a	COMPLIANCE
The POPA open space will include a sign(s) with notification of the area as public open space and posted hours, name and contact information for maintenance. The sign shall be reviewed and approved through a sign permit pursuant to Chapter 36 of the city code.	Ellis Park shall conform. Separate application for sign permits will be filed at the appropriate time.
Required elements. Include not less than 1 element, meeting minimum requirements as defined in table 41.11	Ellis Park includes more than one required element. See list of elements in Section C.3.

C.2 2030 General Plan Goals & Policies - Parks and Open Space Chapter

Table C.2.1 Parks and Open Space	
Goal POS-1: An expanded and enhanced park and open space system	Ellis Park Parkland Credit Application
POS 1.1: Additional parkland. Expand park and open space resource to meet current City standards for open space acreage and population in each neighborhood.	Ellis Park proposes approximately 2.87 acres of publicly accessible open space. The proposed open space will be delivered in an area of Mountain View that lacks publicly accessible open space within a 15 minute walking radius. See the Master Plan, Table 6.5.4 and Figure 6.11.3.
POS 1.2: Recreation facilities in new residential developments. Require new development to provide park and recreation facilities.	Recreational facilities and amenities of various types for a diversity of users are proposed in the open space. See POPA General Requirements Open Space Credit Elements - Ellis Park Elements listed in C.3.
Goal POS-2: Parks and public facilities equitably distributed throughout the community and accessible to residents and employees	Middlefield Park Master Plan Application
POS 2.2: Connectivity and transit access. Improve connectivity and transit accessibility to park	The bicycle facilities, as a part of multi-use trails, are the primary circulation through the proposed open space, and connect to the VTA station and bus stop at Ellis Park and Middlefield Road.
POS 2.3: Pedestrian and bicycle access. Improve pedestrian and bicycle access to parks, and create new connections to parks to minimize pedestrian and bicycle travel distances.	The multi-use trails of Ellis Park constitute essential sections of the city's bike network, and provide connections north-south, and east-west once a grade-separated crossing can be provided at the VTA tracks.
POS 2.4: Access to Bay and natural areas. Promote safe access to San Francisco bay,creeks, scenic features and other natural resources in the city and surrounding region.	The proposed addition to the city's bike network and facilitates in combination with public transit at Ellis Park make the Mountain View shoreline and other natural resource in the city more accessible.
POS 2.6: Diverse park amenities. Design parks to address a range of activities for diverse populations.	Ellis Park open space is to provide something for everyone. The design concept included in the master plan suggests a variety of activities indicative of making a place for all ages and abilities.

POPA COMPLIANCE

Table C.2.2 Parks and Open Space	
Goal POS-4: Parks and public facilities that are well designed and integrated with the surrounding neighborhood.	Ellis Park Parkland Credit Application
POS 4.1: Community involvement. Involve and empower the community in planning and carrying out open space programs.	Ellis Park, a part of Middlefield Park Master Plan, has integrated community meetings in the planning and design process. Two community meetings about the Ellis Park POPA were held in July 2021.
POS 4.2: Park design. Implement high-quality park amenities and design.	The ambition for Ellis Park is to create a unique and memorable open space experience based on the quality and diversity of amenities and ease of access.
Table C.2.3 Trails	
Goal POS-6: An integrated system of multi-use trails connecting to key local and regional destinations and amenities.	Ellis Park Parkland Credit Application
POS 6.1: Citywide network of pathways. Develop a citywide network of pedestrian and bicycle pathways to connect neighborhoods, employment centers, open space resources and major destinations within the city.	The proposed addition to the city's bike network and facilitates at Ellis Park combine with the public transit and residents on site to have easy access to employment centers, open space and destinations, not only in Middlefield Park but also throughout the city.

Table C.2.4 Programs and Services	
Goal POS-7: A broad range of recreational and cultural programs and services that meet diverse community needs.	Ellis Park Parkland Credit Application
POS 7.1: Diverse needs. Ensure that programs and services meet the diverse needs in the community for users such as senior, other non-English speaking groups and special-needs groups.	Ellis Park open space is to provide something for everyone. The design concept included in the master plan suggests a variety of possible activities indicative of making a place for all ages and abilities that includes young children, youth, families and seniors. Universal access and programming that accommodate special-needs groups will be included.
POS 7.2: Programming partnerships. Strengthen partnerships and outreach with the non-profit, public and private sectors to enhance recreational and educational programming.	Proposed possible amenities and open space can be a venue for different programs and partnerships, including the potential Educational/Demonstration Gardens and multi-purpose plaza with seating.
POS 7.3: Balanced individual and organized sports. Balance programming for individual users and organized sports uses.	With a diversity of users as a primary goal for Ellis Park, possible programming and amenities for groups and individuals, places for social engagement, active use, organized sport uses, as well as solitude, are proposed.

POPA COMPLIANCE

Table C.2.5 Community facilities	
Goal POS-9: High-quality, accessible, flexible, well-maintained and environmentally sustainable public facilities	Ellis Park Parkland Credit Application
POS 9.1: Sustainable design. Promote sustainable building materials, energy-efficient and water efficient designs, permeable paving and other low impact features in new public buildings.	Sustainable design goals for Ellis Park include using sustainable materials, keeping and treating stormwater on-site, and the development of functional ecologically sound planting areas and robust urban forest using climate appropriate species. Improvement of active transportation facilities and circulation is a primary goal of the open space.
POS 9.2: Changing needs. Design new facilities with the flexibility to accommodate changing community needs.	Ellis Park can include multi-purpose spaces such as plaza and lawns to accommodate various uses and desires of a growing and changing community. In addition, the proposed linear organization of specific open space amenities along Ellis Walk means that one or another could be changed to accommodate different uses in the future.
POS 9.3: Maintenance. Provide adequate maintenance and upgrades for all city facilities.	Applicant will maintain the Ellis Park POPA, including the upgraded open space and bicycle facilities that are proposed as part of the Ellis Park POPA improvements.
POS 9.4: Americans with Disability Act. Implement accessibility improvements at public facilities as required by the Americans with Disabilities Act and Uniform Building Code.	Access and circulation for the proposed Ellis Park improvements shall be as required by the American with Disabilities Act and Mountain View Building Code. The project goal of serving a diversity of users ensures that universal access is a fundamental ambition of the proposed open space.

Table C.2.6 Arts	
Goal POS-10: A thriving performing arts community through programming, services and facilities.	Ellis Park Parkland Credit Application
POS 10.1: Performing arts space. Ensure that performers and artists have a variety of performance spaces and venues.	The Ellis Park multi-purpose plaza and lawn both provide possible venues for performance. Specifically, elevated seating could be proposed to frame one side of the plaza to establish infrastructure and define a venue for performance and events.
Goal POS-11: Commitment to the visual arts that contributes to a lasting cultural legacy for the community.	Ellis Park Parkland Credit Application
POS 11.1: Diverse and accessible visual arts. Encourage visual arts that celebrate the diversity and aspirations of the city and are accessible to the entire community.	Ellis Park provides an open space framework that could accommodate a variety of public art, sculpture and performance.

POPA COMPLIANCE

Table C.2.7 Trees, gardens and landscaping	
Goal POS-12: A healthy urban forest and sustainable landscaping throughout the city.	Ellis Park Parkland Credit Application
POS 12.1: Heritage trees. Protect trees as an ecological and biological resource.	Heritage trees shall be protected in place where feasible. Any heritage trees removed shall be replaced per City ordinance.
POS 12.2: Urban tree canopy. Increase tree canopy coverage to expand shaded areas, enhance aesthetics and help reduce greenhouse gases.	Providing a connected canopy and urban forest is a primary goal of the proposed open space.
POS 12.3: Planter strip. Require tree planter strips to be wide enough to support healthy trees and well maintained public infrastructure.	Planter strips to support healthy trees as a part of the proposed urban forest shall be provided.
POS 12.4: Drought tolerant landscaping. Increase water efficient, drought tolerant and native landscaping where appropriate on public and private property.	Water efficient native and climate appropriate species are proposed to be used in Ellis Park. In addition, reclaimed water will be used to irrigate the planting as necessary and available.
POS 12.5: Salt tolerant vegetation. Promote use of salt tolerant vegetation that can use recycled water.	Plant species shall be selected to accommodate reclaimed water when feasible.
Goal POS-13: Edible landscaping that provides food for people, foraging opportunities for wildlife and community gardens for the health and enjoyment of the community.	Ellis Park Parkland Credit Application
POS 13.1: Community gardens. Encourage urban agriculture and community gardens.	The proposed Ellis Park open space can include Educational/Demonstration Gardens.
POS 13.3: Edible landscaping. Encourage edible landscaping for public and private developments.	The proposed Ellis Park open space can include species with edible fruit, exclusive of potential Educational/Demonstration Gardens.

C.3 Open Space Credit Elements - Ellis Park Elements

Table C.3.1 Open Space Credit Elements - Ellis Park Elements		
Required Element: Include not less than 1	Minimum Requirements (from Table 41.11 of Municipal Code)	Ellis Park Design Concept may Include any Combination of the Following Elements:
Game Courts	Must contain at least one (1) full game court that meets the standards of the professional association for the type of activity proposed.	One (1) full game court, potentially pickleball.
Playgrounds	Must have at least two (2) structures (climbable apparatus): one (1) for tots (ages two (2) to five (5)) and one (1) for youth (ages five (5) to twelve (12)) populations	2 play structures, one for tots and one for youth.
Picnic Area	Must be able to sit at least fifteen (15) individuals and have one (1) barbecue for every two (2) tables. Must be distinguishable from other elements in the open space.	A picnic area to sit at least 15 people with at least 1 barbecue.
Exercise Area	Must be able to support ten (10) people using equipment at the same time and include ADA-accessible equipment.	An exercise area that supports at least 10 people using equipment at the same time and includes ADA-accessible equipment.
Park Trail	Designated multi-use class 1 trail as listed in Caltrans Highway Design Manual. Must connect public facilities; expand or allows for future expansion of trail network;	Reconstruct and expand a Class I multi-use trail from the VTA Station to future extension of the Whisman TOD Trail
Alternate Elements	An applicant may submit a request to include one (1) alternate element in the POPA open space not listed in this Table 41.11. Must similarly serve the public as the elements set forth in this Table 41.11.	Ellis Park may include the following Alternative Element: Demonstration/education garden; an area for educational and demonstration garden that portrays food production, California native plant communities, gardening techniques or other similar ideas that connect to the open space principles of the MPMP and the EWPP.