



VEP Community Association

Representing More Than 2000 Families in the Blossom Valley Area of South San Jose Since 1969

Martial Cottle Park Wish-List

January 2008

1. VEP endorses Walter Lester's vision for the development of an agricultural park.
2. The scope of facilities and amenities under consideration should not be reduced prior to completion of the public input process. For example, a train used for park transportation should not be ruled out prematurely for financial reasons. (Our preference is first to optimize park design irrespective of financial considerations, then aggressively pursue public funding and/or private grants to cover any revenue shortfalls.)
3. Encourage the ongoing presence of indigenous wildlife in the park.
4. Create water features (lake, streams) that will attract native species and be integrated with Canoas Creek as part of an overall flood control plan.
5. Security
 - a. Design to maximize park and neighborhood security, especially at night. Consider installing locking automobile/pedestrian gates that would prevent access when the park is closed, especially at the neighborhood entrances. Provide adequate patrols and appropriate law enforcement to ensure safety of the park, the agriculture, and the community.
 - b. Consider using horse-mounted law enforcement units for daytime park security.
 - c. To facilitate security and privacy, provide a patrol-able buffer zone where the park abuts residences. Keep trails, train tracks, and other user facilities a minimum of 50 yards for low-impact use and 100 yards for high-impact use away from homes on Barron Park Drive, Wellington Park Drive, Birmingham Drive, and Colony Field Drive. Agriculture would be acceptable within the buffer zone.
 - d. Do not allow public access along the Santa Clara County Water District easement along Canoas Creek between Martial Cottle Park and City of San Jose's Vista Park on Hyde Park Drive.
6. Consider dust mitigation in the park design and operational stipulations/contracts.
7. In the perimeter design, consider the strong desire of pedestrians, motorists, and homeowners to have largely unobstructed views into the park and to the mountains beyond. Carefully consider the placement, size and selection of items that will obstruct these views, such as berms and trees. Berms, if used, should be well into the interior of the park, and no taller than absolutely necessary to meet their objectives.
8. Traffic/Parking Concerns
 - a. Minimize traffic and parking impacts on neighborhood streets. Avoid entrances that would route motorists onto Branham Lane. As part of the park master plan, include a traffic/parking plan that encourages regional patrons to arrive via Route 85, LRT, and local arterial roads such as Blossom Hill Road and Snell Avenue.
 - b. Plan for sufficient onsite, unpaved overflow parking for major events from the onset of park design.



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- c. We strongly desire free public parking to encourage people to park onsite instead of in the neighborhoods.
- d. Divide Chynoweth Avenue (on the east side of the park), using the northern half right-of-way as the main entrance to the park, and the southern half as a two lane street giving access to/from the neighborhood.
- e. Alternatively, consider a main entrance utilizing the existing (currently unused) Vista Park/Cahalan connection under Route 85.
- f. Provide neighborhood pedestrian and bike access via neighborhood streets without causing major traffic, parking or security issues. Do not locate high-use activity areas near neighborhood entrances.
- g. We do not want vehicular access other than emergency vehicles at Vistapark Drive, Gaundabert Lane, Wellington Park Drive, and Branham Lane. No public through-traffic should ever be allowed between the two segments of Chynoweth Avenue. Gated access for park vehicles would be acceptable on Chynoweth Avenue, provided no park vehicles are ever stored in residential portions of Chynoweth.

Park Features

9. Trails/Transportation

- a. Provide trail access for pedestrians, wheel chairs, dogs on leash, bikes, roller skates, and rollerblades. Pedestrian trail should be suitable for all-weather walking and not hard on knees.
- b. Provide quiet, non-polluting interior transportation consistent with Mr. Lester's design intent and the park's historical agricultural vision. On-site transportation is an essential element for access by people of all ages, to all areas of this large park, and should connect parking areas and VTA Light Rail with other major park destinations. Mr. Lester's original concept of a miniature train is our preference. Other historically compatible forms of transportation may also be acceptable such as a tram pulled by a tractor (the Maui Plantation tram in Hawaii is a good example of this).
- c. Minimize the use of asphalt and concrete in order to preserve the historic farm ambiance. Where hard paving is needed, run conduits underneath to accommodate future infrastructure needs.

10. Farming/Landscaping

- a. Consider planting trees early in the process (possibly fast-track before the EIR), both oak trees interior of the park, and perimeter trees. In siting and selecting perimeter trees, consider Item 7 above, and coordinate efforts with the City of *San Jose* and VEP Community Association in conjunction with the Branham and Snell widening projects
- b. Consider setting aside a nursery/tree storage area for Our City Forest - appropriately sited and with sufficient space for a potential future educational facility.
- c. Minimize the use of pesticides and get certified organic.
- d. Plant more orchards consistent with the history of our valley.
- e. Set aside a portion of the land for community gardens.



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- f. Involve other agricultural groups such as FFA, 4H, and the UC Extension Agricultural Program.
- g. Include demonstration facilities for small and medium scale composting.
- h. Set aside a portion of the land for a farmers market.

11. Equestrian Facility

- a. Limit equestrian facilities to programs consistent with the historical objectives of the park, and for security.
- b. Feature horses that can demonstrate how they were used to work the land.
- c. Do not use the park for large scale equestrian events such as rodeos or horse racing.
- d. Consider providing facilities for regional horse-mounted law enforcement units (SJPD, Sheriff, Park Ranger)
- e. Do not provide stables for public boarding.
- f. Considering prevailing winds, plan facilities to minimize equestrian-related smell, dust, and flies on adjacent residences. Building a berm around the equestrian facility would help.

12. The building designated as a "community center" should instead be designated as an "educational center". It should be limited to providing historic agriculture education. It should be built in the style of the existing farm buildings and could, for example, be or include a barn. It should not be designed or used as a general purpose community center.

13. Infrastructure

- a. Install underground utilities in the beginning, so no rework is necessary in the future.
- b. Install wireless access points, so the internet could be accessed throughout the park for educational purposes.
- c. Consider a solar energy use demonstration area. Potentially use solar energy to provide the electric needs of the entire park.
- d. Use windmills to generate power and/or to pump water.
- e. Go "Green" and aggressively pursue grants for required funds.
- f. Encourage and aggressively pursue public/private partnerships for funding, operating, and maintaining onsite amenities and facilities (e.g., the rail/train, equestrian facilities, educational facilities)

14. If an off-leash dog park is included in the design, consider its historical appropriateness and the desire to maintain wildlife in the park.



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Park Rules and Regulations

15. Management should ensure that concurrent events at the park should be limited to available onsite parking consistent with minimizing neighborhood impacts (see item #8 "Traffic/Parking Concerns" above) Management should ensure that attendance from cumulative park facilities bookings do not exceed available on-site parking capacity. Facilities use contracts should include appropriate restrictions to manage park attendance.
16. Events held at the park should be consistent with Mr. Lester's vision and be permissible only if they fit within usage limitations.
17. Amplified sound must be consistent with city/county noise standards and prohibited without a permit.
18. General use camping should not be allowed. However, overnight stays associated with historical agricultural education may be acceptable so long as evening activities and sleeping facilities/locations are far enough away from neighboring residences to minimize noise, light and security issues.
19. Prohibit consumption of alcoholic beverages without a permit.

Education Use Guidelines

20. Provide picnic area and restroom facilities for student use, close to parking lot.