



COYOTE MEADOWS REDEVELOPMENT CONCEPT PLAN

Coyote Meadows Coalition
San José, California
March, 2018

Introduction

In the heart of the City of San José, California, Coyote Meadows occupies a strategic creek-side location with the potential to connect surrounding communities to several neighborhood and regional trails. The site is the former Story Road Landfill, owned by the City of San José. Community members seek to activate the site as a natural park, offering a 360° panoramic vista of the Santa Clara Valley, downtown San José, the Diablo Range, the Santa Cruz Mountains and the Coyote Valley to the south. Coyote Meadows presents an opportunity to turn underutilized space into a community asset in partnership with the City of San José. However, a community vision is needed to inform future use and the required landfill closure plan.

In the spring of 2016, Keep Coyote Creek Beautiful formed the Coyote Meadows Coalition to plan and advocate for the activation of the site. With funding awarded from the Santa Clara Valley Open Space Authority in December 2016, the Coalition launched a community planning process in the fall of 2016 to gather community goals and open space concepts to inform future use decisions by the City of San José. This concept plan summarizes the outcome of this process, including site analysis, the community outreach process, community vision and goals, identification of site challenges and constraints through engagement of a Technical Advisory Committee, related planning initiatives, stewardship options and implementation considerations.

Vision and Goals

Over a 17-month period, the Coalition engaged a broad range of stakeholders including community members, public agencies, decision-makers, schools and neighborhood associations. Through this extensive engagement process, the Coalition developed the following vision and goals.

Vision Statement

The Coalition developed the following vision statement:

“Coyote Meadows is conveniently located to serve Downtown San Jose and nearby diverse neighborhoods as a natural, vibrant, multi-layered parkland inviting residents to enjoy panoramic views, nature, history and fitness activities. Coyote Meadows connects parks, trails, and people.”

Goals

The Coalition identified four major goals to guide redevelopment concepts for Coyote Meadows.

- A. **Habitat protection:** Protect and restore habitat and maintain flood control benefits to neighborhoods, especially around the creek corridor and other areas of the site as compatible with other uses.
- B. **Connectivity:** Provide safe pedestrian and bike routes to and across the site to connect adjacent neighborhoods and regional trails.
- C. **Health:** Improve community health by providing age-inclusive and family-oriented amenities for restorative and active recreation, education and stewardship for people of all abilities.
- D. **Public Art and Education:** Provide opportunities to draw visitors into the site’s rich history and ecology through public art and education.

Table of Contents

- Welcome.....1
- Site Overview.....3
- Leveraging Opportunities.....5
- Community Voice.....7
- Reuse Zones.....9
- Program Areas.....11
- Case Studies.....15
- Implementation and Stewardship.....17
- Phasing and Next Steps.....19

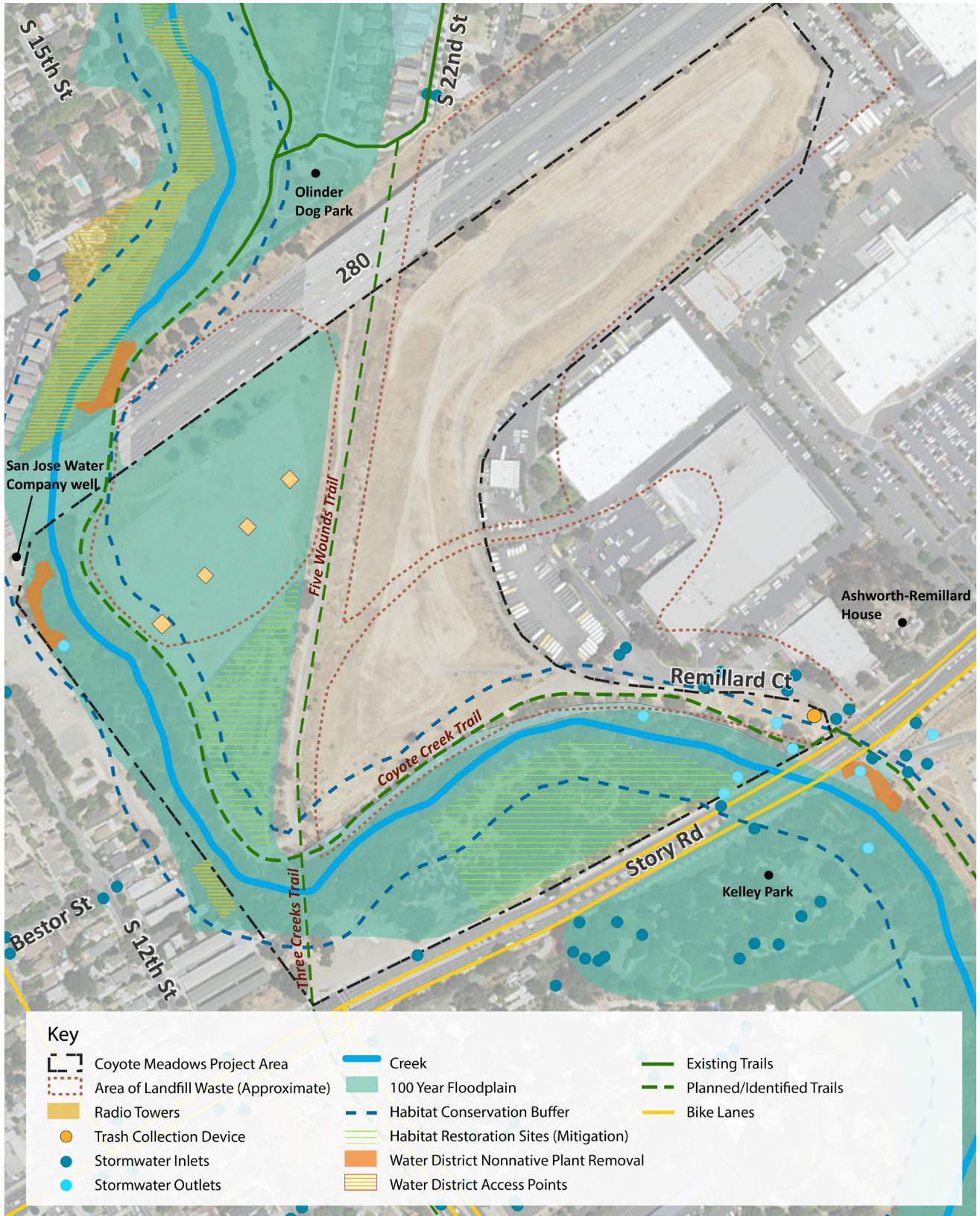


View of the City skyline from the site

Coyote Meadows Coalition

Keep Coyote Creek Beautiful; Save Our Trails; Friends of Five Wounds Trail; CommUniverCity; Happy Hollow Foundation; Five Wounds/Brookwood Terrace; Neighborhood Action Coalition; San José City Councilmember Tam Nguyen; San José City Councilmember Raul Peralez; Santa Clara Valley Water District Director Tony Estremera; Santa Clara Valley Water District Director Barbara Keegan; Bay Area Ridge Trail; Sierra Club – Loma Prieta Chapter – Guadalupe Regional Group; San José Parks Foundation; San José Conservation Corps; Spartan Keyes Neighborhood; Ashworth-Remillard House; Brookwood Terrace South; Spartan Keyes Neighborhood Action Coalition; California Native Plant Society; Alie & Bruce Victorine; Bob & Mary Van Cleef; Larry Ames; Dick Silva.

For more info: CoyoteMeadowsSJ.org



Coyote Meadows Site Map



Site Overview

The site covers 50 acres, all owned by the City of San José, and is comprised of the Story Road Landfill, a section of the Coyote Creek riparian corridor with habitats and adjacent floodplains, the grade of the former Western Pacific Railroad (including a 260 foot-long trestle over the Coyote Creek) and a developable parcel near the intersection of Story Road and Senter Road. The San José Water Company operates a municipal drinking water well field directly across Coyote Creek at the northwest corner of the project boundary.

Site Considerations

Access

- The site is not currently accessible to the public without an escort from the City of San José until a landfill closure plan is in place to ensure public health and safety. Access currently is available at Remillard Court, with two unauthorized access points north of Interstate 280 (I-280), including the Coyote Creek Trail.
- Access from Spartan/Keyes via Martha Street and 12th Street is restricted by the General Plan.
- Permanent access is not currently permitted at 22nd Street and under I-280.
- The community strongly supports retention of the historic trestle as a grand entrance from Senter Road to Coyote Meadows. The city is currently evaluating the stability and cost of maintaining the trestle and does not presently condone pedestrian use.

Trail Networks

The Coyote Creek Trail is planned and designed to run along the western and southern edge of the site adjacent the eastern and northern bank, with expectations that construction will begin in 2018. The Five Wounds Trail is identified as a future trail alignment that would run through the center of the site along the former railway alignment and a short connector to Coyote Creek Trail. The Three Creeks Trail, could connect to the other two trails at Coyote Meadows, but is in the concept stage and would require a feasibility study and Master Plan¹. Coyote Meadows is located at a current gap in the regional Bay Area Ridge Trail and could connect people to bus and bike lanes and future BART stations. The Five Wounds Trail would lead directly to the 28th Street BART station.

Landfill Remedial Components

The Story Road Landfill is bounded by Coyote Creek to the west, Story Road to the south, Remillard Court Business Park to the east and Interstate 280 to the north. The landfill contains several features that will need to be considered during future use including a stormwater drain at the center of the site, groundwater treatment, methane systems and a storm-water trash collector system at the corner of Remillard Court. An approved post-closure plan is needed before site activities could

occur. Landfill use is typically restricted to prevent structures or trees from penetrating the soil cap. A more detailed evaluation of the mound and slope is required to document the variation in soil depth to waste.

Habitat Mitigation Sites and Habitat Conservation Buffer

The project area includes two habitat mitigation (restoration) sites that were required to replace habitat lost elsewhere in San José. The site also includes parts of the Habitat Conservation Buffer designated by the Santa Clara Valley Habitat Agency. The sites include several native species of trees and plants and a creek-side wetland. However, a former homeless encampment led to illegal dumping and fires, damaging much of this habitat. Any remedial or development actions in these zones would need to be approved by the City or County.

Radio Towers

Land for the four towers on the site is currently leased from the City of San José, and the lease is up for renewal in 2018. The radio towers are in an area that is flood prone. Guy wires currently limit activities, but if the wires are removed, it would provide space for recreation and/or habitat.

Flooding and Topography

The landfill includes steep slopes at approximately 25% along the eastern edge limiting vehicular access. The portion of Coyote Meadows along Coyote Creek sits in the 100-year floodplain and experienced extensive flooding in February 2017.

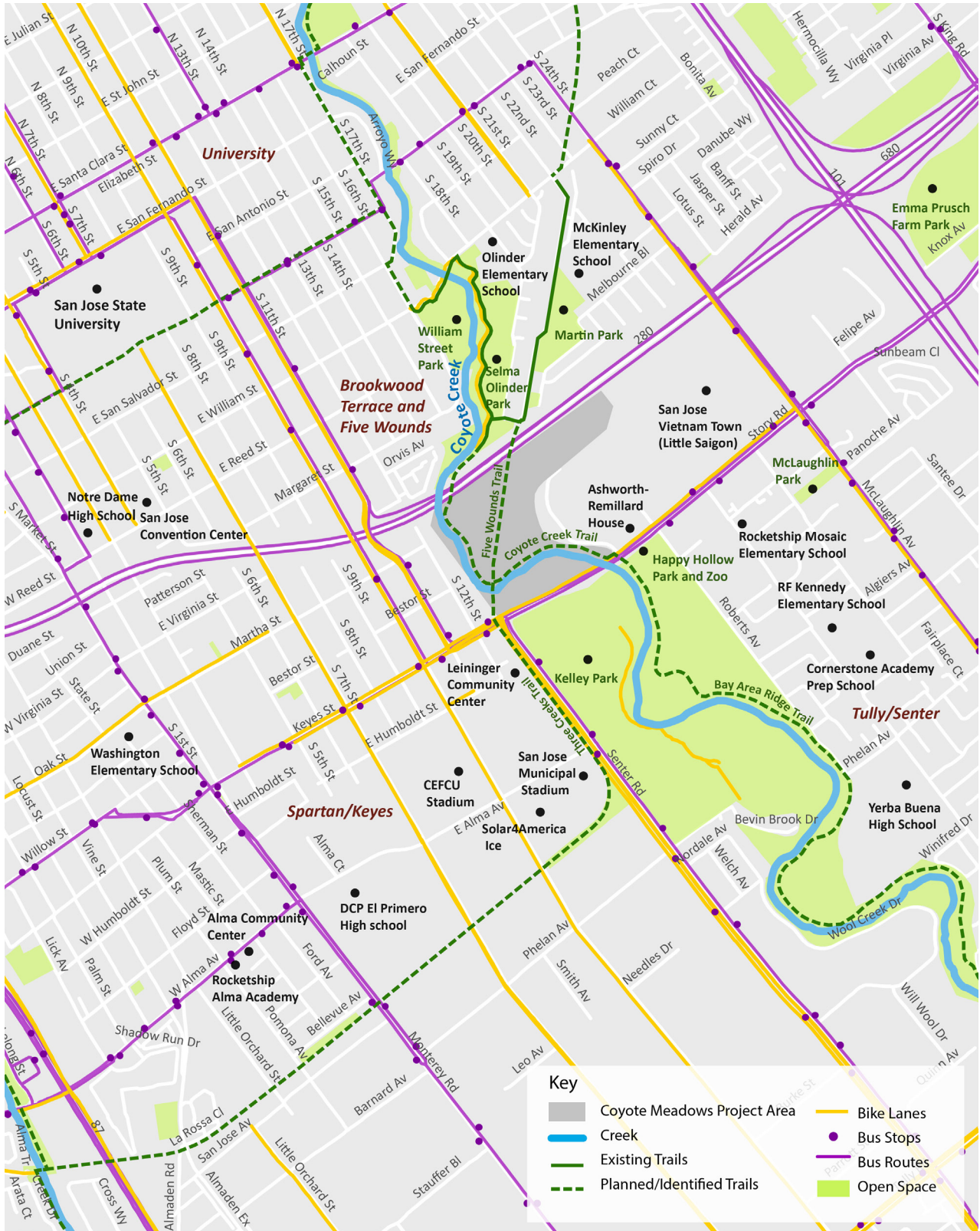


Clockwise from top left: Inundation on site during 2017 floods; access from under I-280; radio towers on site; and railroad trestle over Coyote Creek

“After seeing the trestle withstand the forces of a once-in-a-century flood without a trace of a bend or sag, one doesn’t have to be a rocket scientist to know that bridge is sturdy!”

Dr. Larry Ames, Neighborhood Activist

¹ “Save Our Trails” accessed from <http://www.saveourtrails-scc.org/trails/three-creeks-trail/>; Skylane Trail Vision Study, 2015 retrieved from <https://sanjoseca.gov/DocumentCenter/View/58152>



Neighborhood Context Map



Local and Regional Planning Efforts

Former planning initiatives around Coyote Meadows include the 1972 Coyote Creek Master Plan² and the 1990 Coyote Creek Long-Range Land Utilization Task Force Report³. The plans define a broader vision for the site and surrounding area to achieve improved connectivity, safety and quality of life by developing a greenbelt along Coyote Creek. The outcome from these studies supports the establishment of trails and open space. The separate but related planning initiatives below provide opportunities for coordination and collaboration between planning agencies and community stakeholders in developing Coyote Meadows as a community amenity and destination.

Strong Neighborhoods Initiative

The Strong Neighborhoods Initiative⁴ (SNI) was a partnership between the City of San José, the Redevelopment Agency (RDA) and San José residents and business owners to revitalize the city's neighborhoods. Neighborhoods around Coyote Meadows included Spartan Keyes, Tully Senter and University. SNI community goals in these neighborhoods related to Coyote Meadows include enhancing neighborhood connections and community use of Coyote Creek open space and trails, considering active and low impact recreation areas for the site, developing a multi-purpose trail along Coyote Creek and improving conditions beneath and adjacent to freeways to create a pedestrian-friendly environment.

Trail Master Plans

In 2003, the Santa Clara Parks Department completed a Department-wide Strategic Plan that called for integrated recreation and resource management planning for all County Parks. During outreach by the City of San José, the community expressed goals for the Coyote Creek Trail and Five Wounds Trail and Three Creeks Eastern Alignment that include improving trail accessibility, creek experiences and neighborhood connections through better design, providing amenities, increasing safety, adding signage and providing opportunities for public art. The City will complete the Greenprint update in 2018, a 20-year plan for parks and trails⁵.

Transportation Plans and Studies

Santa Clara Valley Transportation Authority planning initiatives adjacent to Coyote Meadows provide opportunities for active use of the site by numerous visitors. Initiatives focus on studies conducted by VTA to implement a Complete Streets plan for Story Road (Story-Keyes Complete Streets Study⁶) and a strategic plan for the 22-mile portion of I-280 corridor (I-280 Corridor Study⁷). The Complete Street study includes plans for major transit, cycling and pedestrian improvements, street trees and a separated bikeway. The goal of the study for I-280 corridor was to identify

transportation improvement projects along the corridor that promote mobility and connectivity, enhance safety and security, address pedestrian and bicycle issues, support economic vitality and sustainability with sensitivity to the environment and community values along and across I-280. San Francisco Bay Area Rapid Transit District (BART) system is expanding into Silicon Valley with a 16-mile extension.

Story Road Landfill Solar Site Evaluation

The U.S. Department of Energy conducted an evaluation⁸ and determined that Coyote Meadows is well-suited for fixed, south-facing solar arrays or single- or double-axis tracking systems. However, the February 2017 flood showed that sections of the proposed solar array would be underwater.

Martin Park Expansion (former landfill)

Martin Park⁹ was used as a landfill for construction debris until 1974. The site is immediately north of Coyote Meadows across I-280. Reuse of the site included landfill closure work as well as construction of a natural turf soccer field, turf area, small group picnic area, walkways and concrete retaining/seat walls. The \$3.2 million redevelopment provides a nearby model for transforming a landfill into a community park, while enhancing connectivity to Coyote Meadows

Did You Know?

Story Road Landfill History

The Coyote Creek area was once used by Ohlone Indians. From the early 1900's until the 1960's, much of the Santa Clara Valley was predominately covered in fruit and nut orchards. In the 1960's and 1970's, the orchards were slowly replaced by high tech office parks and new housing. From 1891 to 1968 the Remillard-Dandini Brick Company mined clay along Coyote Creek on the Coyote Meadows site.

The clay pit was then used for waste disposal from 1957 to 1961 and condemned by the City in 1961. The City of San José operated the site as a landfill from 1961 to 1969. The landfill was closed and covered with soil in 1970. Some of the land was developed into the Remillard Court Business Park in the mid-1970s.

For more info: <http://keepcoyotecreekbeautiful.org/>,
<https://calbricks.netfirms.com/brick.remillardsanjose.html>

2 The Early Plan for Coyote Creek Parkway accessed from <https://www.sccgov.org/sites/parks/PlansProjects/Pages/coyote-creek-plan.aspx>

3 Long Range Utilization Report For The Coyote Creek Park Chain, 1990, retrieved from http://www.calsj.org/Coyote_1990/report.pdf

4 Strong Neighborhoods Initiative accessed Jan, 2018 from <http://www.sanjoseca.gov/index.aspx?nid=1745>

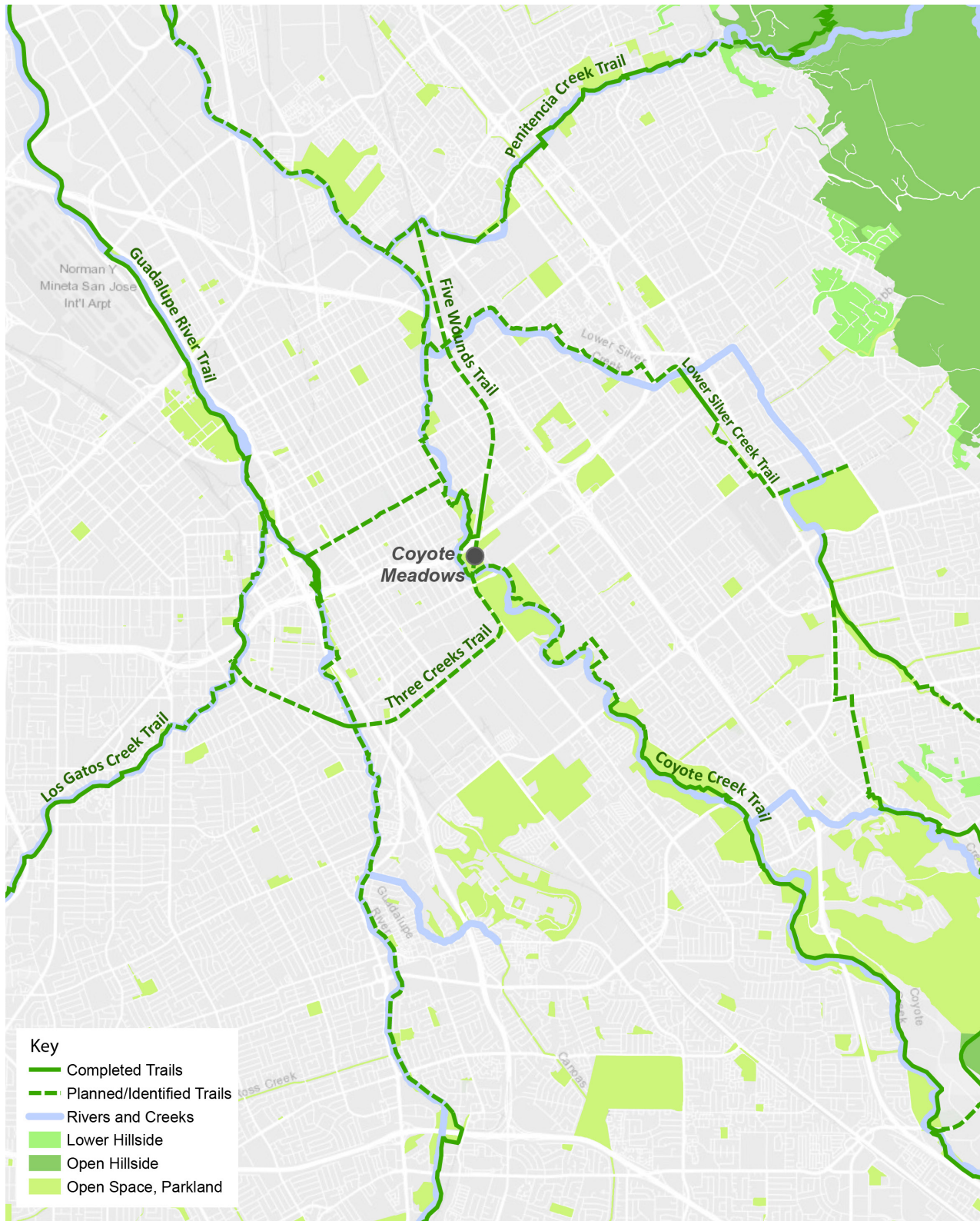
5 Greenprint accessed, Jan, 2018 from <http://www.sanjoseca.gov/index.aspx?NID=560>

6 Story-Keyes Complete Streets Study, 2016, retrieved from <http://www.vta.org/Projects-and-Programs/Planning/Story-Keyes-Complete-Streets-Study>

7 I-280 Corridor Study accessed Jan, 2018 from <http://www.vta.org/projects-and-programs/highway/i280-corridor-study>

8 U.S. Department of Energy 2007 Solar America Showcase City of San Jose, California Story Road Landfill Solar Site Evaluation, Final Report 2008

9 Memorandum dated 08/26/14 on construction contract for Martin Park Expansion retrieved from <http://sanjoseca.gov/DocumentCenter/View/33963>



Regional Context Map



Overview

During the Coyote Meadows planning process, the Coalition guided and conducted the community engagement process. By leveraging existing networks, the Coalition engaged a broad range of stakeholders through multiple avenues to spread awareness about the site as a public green open space, assess its reuse potential and gather ideas for future use, implementation and stewardship. The stakeholders were engaged in shared problem solving and discussion around opportunities through engagement activities that ranged from site walking tours to community workshops and surveys. The table on next page summarizes the types of engagement activities, number of events and attendance.

Community Concerns

The community identified and considered a range of challenges for both the neighborhood and site in developing reuse goals and ideas for Coyote Meadows.

- Access to the site is currently restricted from surrounding neighborhoods.
- Limited pedestrian and bike routes are available to access amenities in the neighborhood.
- Recurring homeless encampments around the site cause damage to habitat and are a safety concern for the community.
- Areas around the site are often used for illegal dumping.
- Community perception that the park is not safe to use.
- There are not enough parks that offer a connection to nature and active recreation for the neighboring communities.
- The portion of Coyote Meadows along Coyote Creek sits in an active floodplain making any potential development in this zone at risk of flooding.

“As an Olinder teacher, this project can mean walking field trips to Kelley/History Park...It can become a link to the 400 families.”

Denise Marx, a teacher at Olinder School

“The 360° view from the top of Coyote Meadows inspires a contemplation of the wonderful mix of nature and industry , solitude and multitude, past and future that makes San José such a vibrant place to live. It’s a poem waiting to be written.”

Alie Victorine, Neighborhood Activist



Walking tours of Coyote Meadows



Community outreach during National Night Out



BioBlitz allowed community members to observe natural diversity of Coyote Meadows

Engagement Activities

Event Category	Number of Events	Attendance
Walking Tours Guided walking tours allowed community members, decision-makers and other stakeholders to experience the site's potential as a public open space.	4	151
Community Outreach and Presentations The Coalition represented the Coyote Meadows project and engaged community members at a number of events.	18	744
BioBlitz In partnership with Santa Clara Valley Audubon Society, the Coalition organized an event to identify 122 species with over 300 observations. This event attracted nearly 50 people from all over Santa Clara County who had not previously viewed the area for its existing natural diversity.	1	50
Mini Workshops A number of mini-workshops were facilitated by Coalition members to gather ideas from the community on potential uses within the site.	2	35
Community Workshop A public workshop was held to engage the community in discussions around potential uses, implementation and stewardship.	1	22
Public Comment Public comments were submitted at various meetings to share ideas for revitalization related to the site.	3	80
Elected Officials Meeting Coalition members met with elected officials (Assembly and Senate) and staff from the City of San José, Santa Clara Valley Water District, County of Santa Clara County, and the Santa Clara Valley Open Space Authority.	3	12
Message of Support Community signed postcards to pledge their support to the project.		225
Community Surveys Community feedback was solicited through community surveys at various events.		
Total	32	1319



Engagement through community workshops



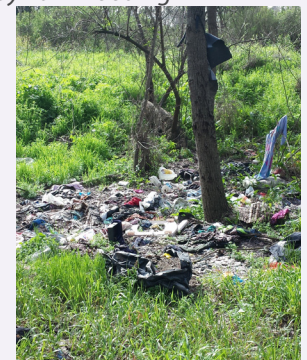
Informal access from surrounding neighborhoods



Coyote Meadows impacted by 2017 flooding



Trestle during floods

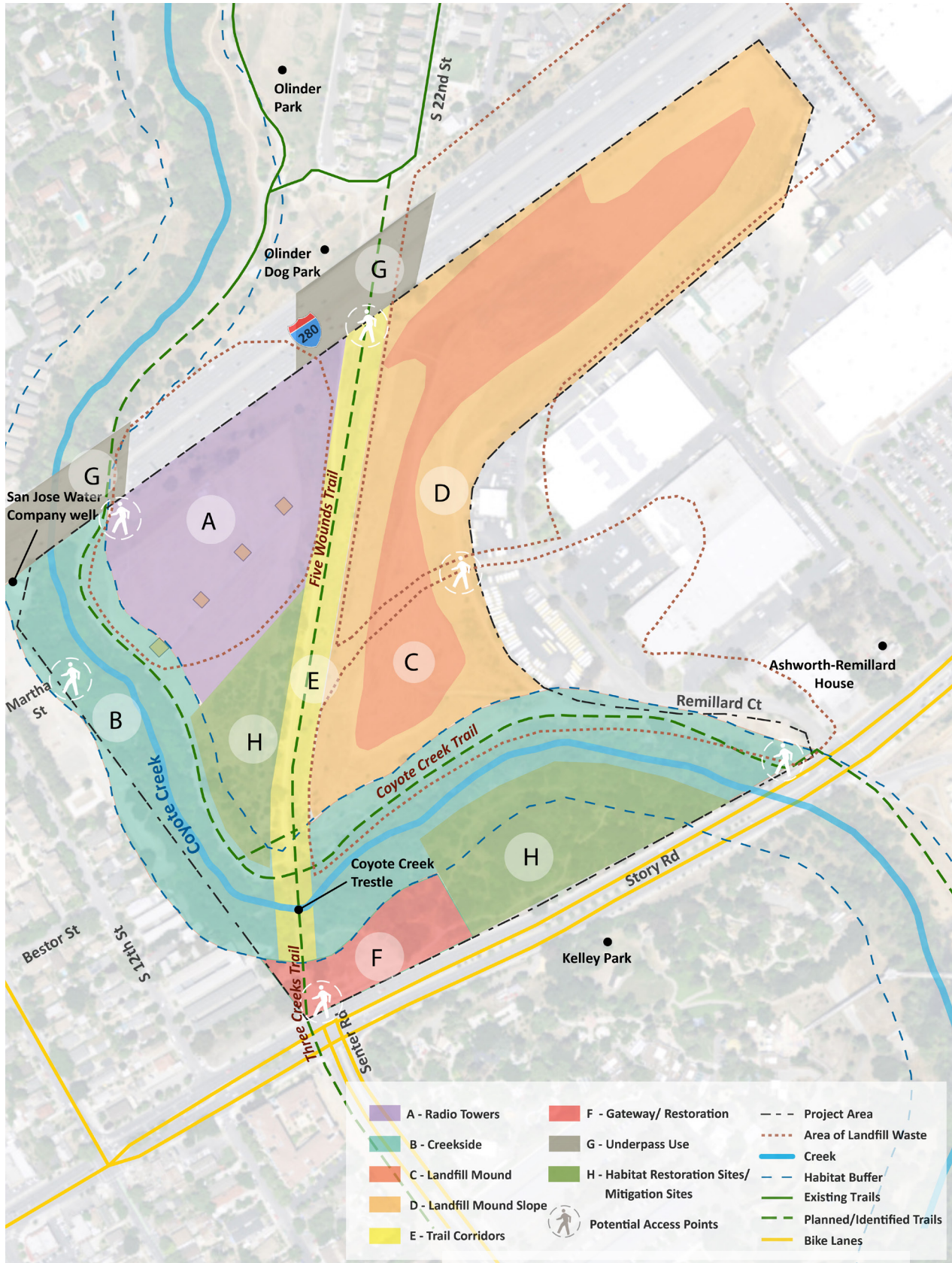


Illegal dumping on site

REUSE ZONES

Overview

The map below outlines reuse zones based on the site characteristics such as location of landfill mounds, slopes, riparian corridors and mitigation wetlands.



Reuse Zones Map

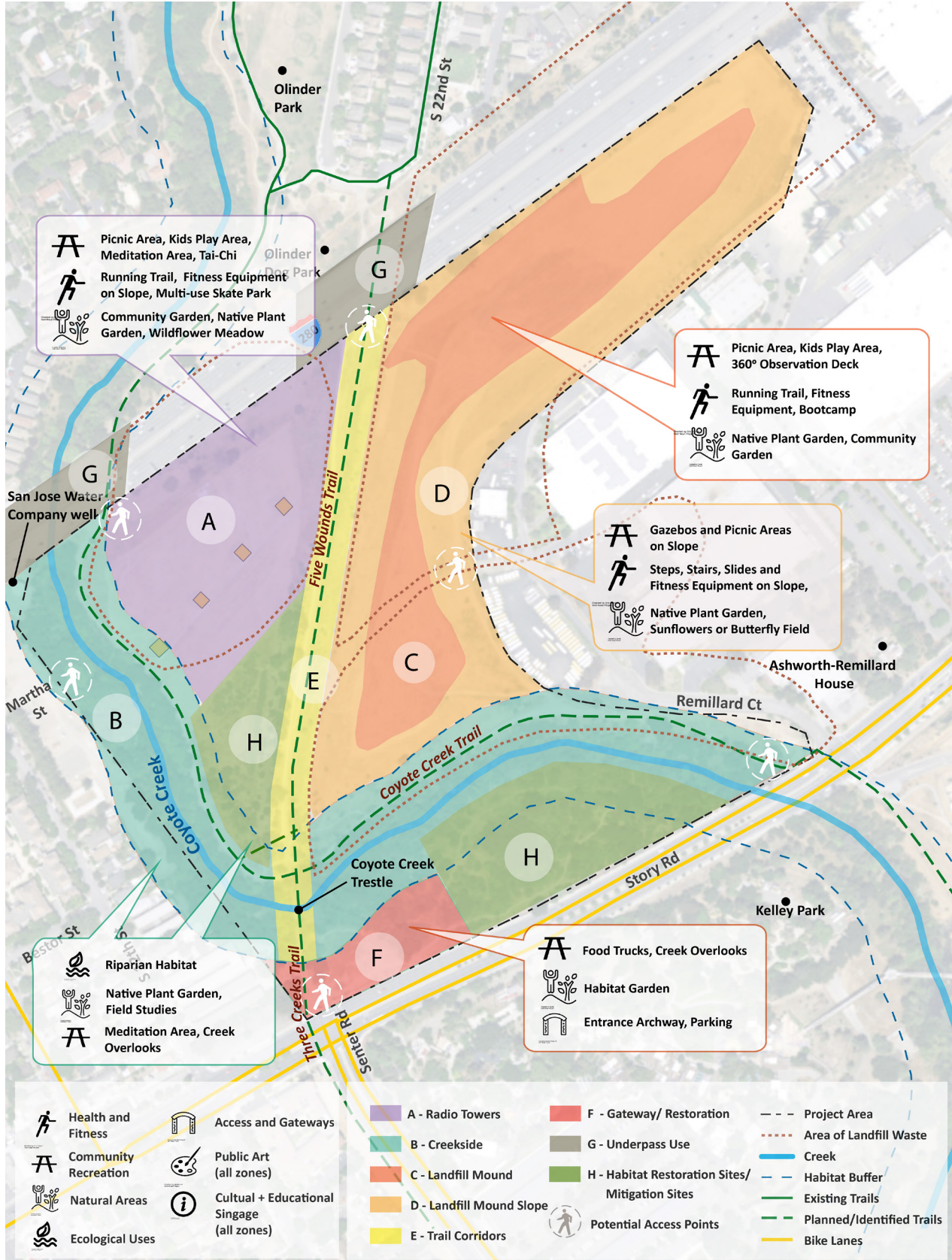


Zone	Features and Considerations	Future Use Opportunities
Zone A – Radio Towers	<p>Slight landfill mound area adjacent to I-280 containing radio towers with guywires.</p> <p>Creekside and flood prone area along future Coyote Creek trail and Five Wounds trail with landfill constraints.</p>	<p>Provides access to the creek, the Coyote Creek Trail, the Five Wounds Trail and the large landfill mound. Due to potential flooding, this zone could support flood-adapted uses such as community gardens, picnic areas, and multi-use activity areas, along with habitat and nature-oriented uses such as pollinator and bird gardens. Activities assume that the guy-wired radio towers will be replaced by flagpole towers.</p>
Zone B – Creekside	<p>Area bounded by Habitat Conservation Buffer along Coyote Creek. It is adjacent to Coyote Creek Trail and the railroad trestle.</p> <p>Flood-prone, riparian buffer. Any development would require permissions from City and County including Santa Clara Valley Water District (SCVWD) and the California Department of Fish and Wildlife (CDFW).</p>	<p>Coyote Creek serves as a significant part of the Coyote Meadows landscape. Providing opportunities to engage safely and responsibly with the creek habitat helps build community awareness and stewardship. Amenities such as bird watching areas, overlooks and educational signage could be incorporated to encourage respectful creek engagement and appreciation. In addition, the Coalition and partners could hold events, including trash cleanups, riparian habitat restoration and environmental education programs to build stewardship.</p>
Zones C and D – Landfill Mound and Slope	<p>High visibility from I-280 and sweeping views of San José, adjacent to Five Wounds Trail and potential access to the Remillard Business Park.</p> <p>Constraints include restrictions on tree planting, structures and other features that would penetrate the ground.</p>	<p>Zone C provides an elevated flat area and a peripheral slope with views that could support low impact recreation and fitness activities including a high school cross-country track, a fitness bootcamp, public art, sculpture gardens and educational signage. Additionally, Zone D can provide access to the Remillard Court businesses. Zone D is steeper, and could include stairs, long slides and play structures, trails and a dirt-bike path winding around the perimeter. Artistic solar panels could provide shade, aesthetics and potential income for the site.</p>
Zone E – Trail Connections	<p>Five Wounds Trail, Three Creeks Trail, and Coyote Creek Trail.</p> <p>Activities would need to fit with the City’s existing trail plans. The trestle crossing over Coyote Creek would need to be adapted to meet safety standards.</p>	<p>Could support safe trail connections to neighborhoods to activate the site and support multi-use activities such as walking, biking and horse riding with educational signage interpreting the history and natural assets of the site. Could include a short connector-trail between the Coyote Creek and the Five Wounds Trails. Planning for the Five Wounds Trail is required, including an assessment of Arsenic in the soil from the former rail line.</p>
Zone F – Gateway/ Restoration	<p>Vacant land along Story Road.</p>	<p>Provides the southern gateway into the site with the Three Creeks Trail serving as a connector to bus routes, Kelley Park and Happy Hollow Park and the Zoo. Park amenities such as restrooms and handicap parking/access are possibilities. This zone with limited constraints offers opportunities to support gateway architecture, attractive landscaping and amenities to activate the gateway. It also provides a view into Zone H and B.</p>
Zone G – Underpass Use	<p>I-280 Underpass, Five Wounds Trail (and via Coyote Creek Trail).</p>	<p>The underpass includes the Five Wounds Trail and serves as a connector to Olinder Park to the north and to regional trail networks. This zone could be activated by public art and creating a multi-use play area with a skate park or remote-control vehicle racing.</p>
Zone H – Habitat Restoration Sites/ Mitigation Sites	<p>Habitat restoration.</p> <p>Any development would require permissions from City and County including SCVWD and CDFW.</p>	<p>This zone supports habitat restoration and could include educational activities, habitat expansion, a living classroom for students and signage supporting environmental education and history of site.</p>

PROGRAM AREAS

Overview

The map below outlines potential programmatic areas for each reuse zone.



Programmatic Map



Access and Gateways

Coyote Meadows has six potential access points or gateways from surrounding neighborhoods. Four of these are along existing or proposed trails. Potential activities could connect to and complement those available at Selma Olinder and Kelley Parks. The access points and gateway areas could provide an inviting space supported by welcoming signs, attractive landscaping and other amenities where possible. A sense of safety could be reinforced through design along site edges, gateways and access points. The crossing at Story Road could be enhanced to provide safe access from Happy Hollow Park and Zoo. The section of Story Road along Coyote Meadows could be used to highlight Coyote Meadows with art and wayfinding signage to direct people to the gateway entrance.

The Five Wounds Trail entry near 22nd Street and through the I-280 underpass is currently used informally by neighbors and would require consultation with residents and City of San José to create a formal access point. The access along Remillard Street parking lot is the only vehicle-accessible point for the main part of Coyote Meadows and can provide vehicular access for maintenance to Zone C. However, maintenance and emergency vehicles can also access zone A from Woodborough Drive via the Coyote Creek Trail. The Martha Street access is the only access point from Spartan Keyes and would require working with the San José Water Company and City of San José.

To make the park accessible to all user groups, the trails where possible could be both bike and walk friendly. These may be supported by amenities such as emergency phones, environmentally sensitive lighting, benches, restrooms and informational or educational signage.

Health and Fitness

The health and fitness-based program areas could provide active recreation opportunities for people of all abilities and ages. A nature-based design would support environmental education and blend in with the character of Coyote Meadows. The design could be part of a comprehensive fitness and boot camp program.

The programming could take advantage of the site's topography – landfill mounds and slopes – as well as trails to create an array of fitness levels. For example, slopes on the site could support steps, slides, rope climbing and playground equipment suitable for slopes. The flat areas on top of the landfill mounds could support fitness-based activities with play structures, exercise circuit and equipment, soccer fields, jogging loops, rock scrambling courses and multi-use activity areas for BMX bike and skate park use. Further, the trails on site can support walking, biking and running and could be an integral part of the fitness program. An approximately one-mile loop trail could be developed where Coyote Creek, Five Wounds and Three Creeks Trails connect.

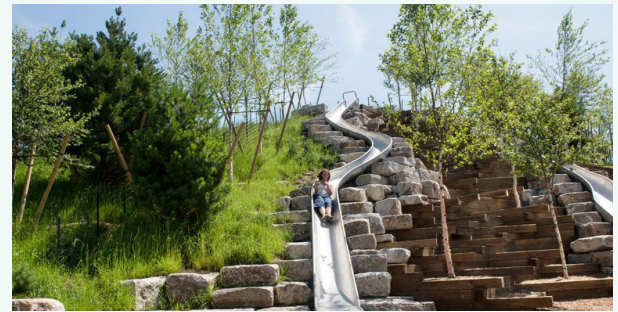
Events that could complement these areas and provide opportunity for revenue generation include a fitness boot camp, organized runs or marathons, pop-up parks, concerts, plays and theater and restrooms. Local businesses could develop or take advantage of health and wellness programs, particularly those along Remillard Court.



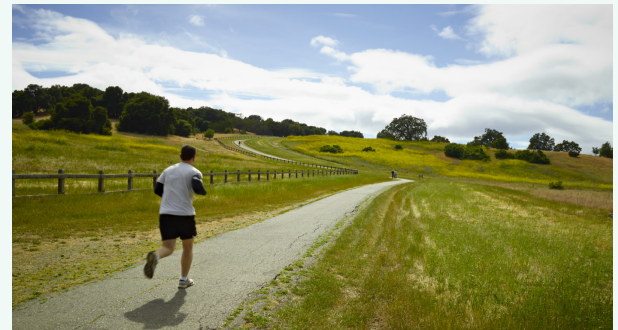
Rotary Playground, San José entrance inspired by nature



Bike gate arch and plaza links network of trails and bike lanes from Shelby Farms Park to Downtown Memphis



Governors Island in NY, scrambling course



Running trails among native bird habitat at Stanford Dish



Play area along slopes at Rotary playground, San José

Community Recreation

The community recreation program areas offer spaces for low impact recreation and small group activities such as community gardening, picnic areas, meditation and tai-chi, seating on the slope and kids play areas featuring artistic and natural equipment for children of all abilities.

These areas can be located throughout the zones with amenities such as benches and gazebos as well as creek lookouts. Events such as youth and adult education programs on environmental and historical issues, storytelling, native plant restoration, creek cleanups and exercise programs can complement these areas.

Public Art

Public art can be integrated throughout all zones, reflecting the plants and wildlife in the region or stand-alone sculpture gardens and historical murals. Public art on the site could represent historical and ecological characteristics of the area while also serving functions such as benches, shading and screening. Sculpture gardens on top of the landfill and along the trail could be whimsical, supporting the glowing nature of the creek and the wind at the site. Attractive signs could serve as a landmark visible from I-280.

Some examples include artistic solar panels that also provide shade and murals inspired by the site's history or creek. Art showing the rise and fall of the creek, such as an interactive boat sculpture could be used to indicate the changes in flood levels at the site.

Cultural and Educational Signage

Coyote Meadows could support cultural and educational signage that shares information about history, habitat, wildlife, views and park areas. The Ashworth-Remillard House could be restored as a History Museum and serve as a key fixture to showcase historical and cultural heritage. The owner and manager of the site has agreed the site could be considered as part of the park.

The signage could be fixed, an interactive video-based installation or as part of a smartphone app. It could be placed throughout the park at relevant locations. Some examples of interactive signage include a cross-section of the landfill showing the type of waste at each depth, history of Ohlone tribes, the former railroad, the homeless encampment, 2017 flood level signage and directional signage to indicate city views.

Natural Areas

The natural areas on the site could be enhanced by removing invasive species and planting native trees along the creek, butterfly and bird habitat, wildflower meadows, native bird habitat and potentially forested habitat into the flood prone areas along Coyote Creek. Visitors to the site could learn more



Picnic and play areas in Hellyer Park, San José



Examples of Informative and nature inspired public art in parks



Educational signage in Kings Park, New York



Interactive signage in Brazos Bend State Park, Texas

about the ecosystem by bird watching and meditating at creek overlooks and bird bump-outs and following interpretive signage about plants and animals that live or once lived in the area. Additionally, future BioBlitzes would help to identify seasonal variations in the species that use the area.

Ecological Uses

The western portion of Coyote Meadows offers a diverse array of habitat types that could be enhanced by removing invasive trees and planting with native trees, supporting bird and pollinator habitat, enhancing existing habitat, floodplain and wetlands.

To engage people of all ages, nature-based play structures, meditation areas, treehouses and signage could be placed along the trails. Signage could include tree and animal identification and the history of the creek. To encourage visitors to engage with the creek and wildlife, quiet birding bump-outs and creek overlooks could be built.

An art and history walk could engage visitors in what the site previously looked like and how floodplains work. This could be supported by murals and historical renditions of Ohlone culture. To activate this part of the site, schools and partners could create a “Watershed-in-a-Box” with activities for field study and exploration and support BioBlitzes (intensive community plant and wildlife surveys) on the weekends. The natural area could be used as a living laboratory for children and students at nearby schools and for people visiting Happy Hollow Park and Zoo and Kelley Park.



Nature-based play areas



Wildflower meadow and wildlife in Rancho San Antonio, Cupertino, California

Did You Know?

Why Are Floodplains Important?

Improved Water Quality: Act as natural filters, removing excess sediment and nutrients which can degrade water quality.

Recharged Aquifers: Allows water flow to slow to give it more time to seep into the ground where it can replenish underground water sources.

Improved Wildlife Habitat: Supports some of the most biologically rich habitats on Earth.

Carbon Sequestration: Carbon sequestration is supported by high biodiversity in floodplains.

Source: The Nature Conservancy
<https://www.nature.org/ourinitiatives/habitats/riverslakes/benefits-of-healthy-floodplains.xml>

East Third Avenue Landfill, San Mateo, California

The recreational and public use opportunities at Seal Point Park were coordinated closely with the landfill closure constraints at East Third Avenue Landfill. The park has a three acre off-leash dog park and walking and biking paths that meander through natural and restored habitats. The park also has a natural stairway as well as kayak and wind-surf launch areas. The City of San Mateo will be monitoring the site until 2030.

For more information: http://scc.ca.gov/webmaster/ftp/pdf/sccbb/2005/0510/0510Board12A_SF_Bay_Trail_Access_Project_Ex1.pdf

Armstrong World Industries, Macon, Georgia

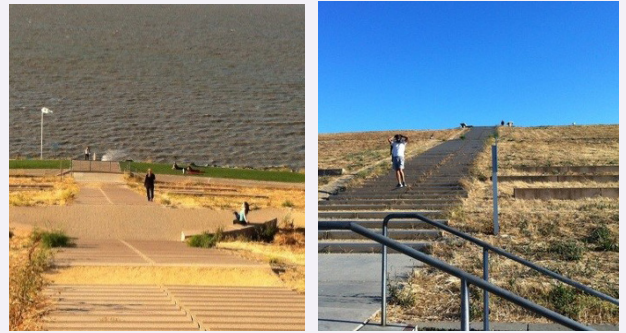
The Armstrong World Industries site, located in Macon, Georgia, includes ecological restoration as part of the remedy for the wastewater treatment plant (WWTP) portion of site. Ecological revitalization restores native habitat for wildlife, migratory birds and pollinators. The 4-acre meadow is home to about 50 species of plants and wildflowers and includes a bee garden, a general butterfly garden, a hummingbird garden and a Monarch butterfly garden. The meadow is a sustainable, cost-effective alternative to mowing the cap several times a year, thereby reducing carbon emissions. Native vegetation also conserves resources with the use of less water and fertilizer, while effectively preventing erosion of the engineered cap's soil cover.

For more information: <https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0410033>

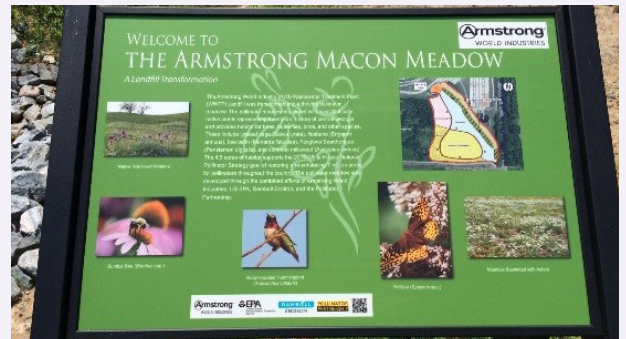
Chemical Commodities, Inc., Olathe, Kansas

Former chemical handling activities at the Chemical Commodities Inc. (CCI) in Olathe, Kansas led to soil and groundwater contamination. The site's remedy included the construction of a cap over the site to prevent future exposure. The Citizens Advisory Group began working with Monarch Watch and the Pollinator Partnership to prepare plans for a walk-through educational habitat at the site. Today, the site supports pollinator gardens for bees, butterflies and birds; native plants and trees; an area for tagging migrating monarch butterflies; and a walking trail with educational signs.

For more information: <https://semsub.epa.gov/work/07/30244586.pdf>



Former East Third Ave Landfill now provides walking and biking paths among restored habitats



Meadow over capped Armstrong World Industries site supports native vegetation and wildlife



Pollinator Prairie at capped Chemical Commodities site

Oeser Co. Site, Bellingham, Washington

The 26-acre Oeser Company Superfund site is located in a mixed-use residential and industrial area of Bellingham, Washington. The site includes the Oeser facility and the Little Squalicum Park (LSP) area, which spans approximately 21 acres of the site. Effective collaboration on cleanup work resulted in restoration of creeks and wetland habitats, as well as enhancement of recreational park trails in the LSP area of the site.

For more information: <https://semspub.epa.gov/work/10/501000089.pdf>

Palo Alto Landfill, Palo Alto, California

The Palo Alto Landfill was converted to parkland, augmenting the original Byxbee Park Hills with additional hiking trails and spectacular views of the Palo Alto Baylands and foothills. The City closed the landfill to incoming waste in July 2011. Landfill capping was completed in 2015 and the expanded “Byxbee Hills Park” was opened as parkland with walking trails. In 2016, more features were added as part of the Byxbee Park Interim Plan - a compass design at the ridge, benches throughout the park, and vegetative islands complete with a small irrigation system using recycled water. In total, over 43 new acres of parkland were opened, more than doubling the acreage of the original Byxbee Park Hills.

For more information: <https://www.cityofpaloalto.org/gov/depts/pwd/zerowaste/about/timeline.asp>

Davie Landfill, Broward County, Florida

Davie Landfill serves as a key model for reuse of the Story Road Landfill. Where improper disposal practices once threatened the health of nearby residents, the Davie Landfill Superfund site in Davie, Florida, is now a valuable recreation resource for Broward County residents and visitors.

Cooperation among U.S. EPA, state and local regulatory agencies, public officials, area residents, and public interest groups facilitated the development of the 272-acre Vista View Park. The site’s cleanup and transformation spurred the development of adjacent land for residential use, increasing real estate values and generating tax revenues. The closed Davie Landfill opened in 2003 as Vista View Park - amenities included 2 picnic shelters, a fishing dock, paved trails, horse trails, restrooms, an airstrip for model planes and paraglider pilots and lookout areas at the top of landfill.

For more information: <https://semspub.epa.gov/work/04/11121288.pdf>



Habitat and trails at capped Oeser Co. site



Former Palo Alto Landfill is now a parkland with hiking trails and viewpoints



Former Davie Landfill is now a vibrant community park

Implementation Considerations

The following considerations are outlined to support project implementation.

Pilot projects: Pilot projects could be considered for low impact activities that do not penetrate the soil. Pilot projects could be considered first along the Coyote Creek trail corridor where land has already been assessed for contamination. Any actions in Habitat Conservation Buffer and on Habitat Mitigation sites would need to be approved by the City or County.

Longer term projects: Open fields, landscaping and trails that do not penetrate the surface are typically suitable for former landfill sites. Permanent structures would require a post-closure landfill analysis. Depending on the project, a CEQA analysis and permits would need to be in place prior to any construction.

What would be needed prior to sitewide reuse?

Prior to public use or construction projects at the landfill site, a Post-Closure Land Use Plan is required by CalRecycle, State of California. The City of San José would be responsible for facilitating this plan, that includes:

- Human and ecological health risk assessment
- Post Landfill Closure Plan addressing grading, cover design, final gas collection and control system, proposed site improvements, monitoring, and post-closure maintenance plans
- Health and Safety Plan
- Funding and implementation of the Closure Plan

Stewardship

Stewardship Activities for Open Spaces

Community members and organizations can play a vital role in open space stewardship to improve community services, increase funding and enhance site conditions. Community stewards can provide site support for the following activities:

- Fundraising from a diversity of sources and working with third-party vendors.
- Providing and guiding volunteer services.
- Assisting with resource management and preservation.
- Developing specific projects such as flower and vegetable gardens, pocket parks, playing fields, tree nurseries, and rainwater collection.
- Publicizing important issues and serving as a voice for the community or locality.
- Developing programming based on arts, youth, cultural and educational resources.
- Collaborating with like-minded or neighboring parks and groups.

Stewardship Recommendations

The City of San José has outlined recommendations to increase safety and stewardship of public open spaces, some of which include:

- Develop a management plan that outlines required maintenance tasks and frequency.
- Provide park concern hotline information.
- Promote the Adopt-a-Trail and Adopt-a-Creek Programs.
- Promote special events to encourage greater usage.
- Provide dog waste dispensers and signs.
- Post rules and hours of operation.
- Maintain lines of sight for safety.
- Changing No Trespassing signs to No Overnight Camping.



Ashworth-Remillard House

The Ashworth-Remillard House, the namesake of the former owners of the site and brickmakers, could serve as a cultural and environmental hub and access point for Coyote Meadows. Attracting visitors to the site through the house could be mutually beneficial to nearby businesses, house and site.

The house is currently used for archeology studies of native American history and is a key piece of history for the site. Currently, the house is managed by a non-profit called Ashworth Remillard Historic Site who would like to restore it. The community is interested in partnering with the manager so that the house would serve as a gateway and education tool for Coyote Meadows. The backyard is used for beekeeping and includes an original fountain. The parking lot next to the site is part of Walmart, but according to community input, is underutilized.

For more information: <http://ashworth-remillard.org/>

Types of Stewardship Models

The types of stewardship models¹⁰ include:

- **Event-based models** are driven by groups seeking to attract people to activate a site.
- **Grassroots models** are led by small, sometimes volunteer-led community groups responsible for site management, improvement and stewardship.
- **Special Assessment Districts** are areas where neighborhood property owners pay a special assessment fee to support community amenities such as parks.
- **Maintenance or Technical Assistance Partnerships** are approaches where organizations partner to provide services in coordination with a local agency.
- **Public/private models** rely on partnerships with government agencies and private companies, and can include community-based organizations.

Grass Roots Stewardship Model Examples

Pennsylvania Horticultural Society (PHS) Pop-up Spaces

Since 2011, PHS has activated vacant spaces with pop-up garden¹¹ installations. During the 2014 season, PHS pop ups attracted over 52,000 people. Recent pop-ups included beer gardens with temporary landscaping, cafe-style seating, and beverages and food for sale. Each beer garden also featured space for food trucks and other mobile vendors. PHS implemented the beer gardens in partnership with local bars and mobile food vendors. Maintenance of the garden spaces is a collaborative effort. PHS volunteers and interns provide daily upkeep services for each garden, while restaurant and bar staff assist with cleanup of food and beverage areas. In 2014, Philadelphia's local business associations stated that the pop-up beer gardens inspired by PHS's work generated a substantial economic boost for nearby restaurants, bars and shops.



Forterra Green City Partnerships

Forterra Green City Partnerships¹² Green Cities, began in 2004, when staff at Forterra and the City of Seattle committed to restoring and maintaining Seattle's 2,500 acres of forested parkland over a 20-year period. Building on the success of the Green Seattle Partnership, Forterra has partnered with eight more cities in the Puget Sound region, expanding the Green Cities Network to include Kirkland, Tacoma, Redmond, Kent, Everett, Puyallup, Snoqualmie and Tukwila. The partnership works with local non-profits, community groups, city agencies, neighborhood leaders and local businesses. Forterra provides templates for community organizations to use for their open space resources. These materials include the Steward Annual Plan Workbook, a roadmap for stewardship activities, and the Forest Steward Field Guide, a guide to creating a shared vision for city and community stewards.



"It's been exciting to see the wonder and amazement of people who've come to walk Coyote Meadows with us as they see the potential of the area for a grand central park for San Jose."

"Friends of Five Wounds Trail have been energized by the enthusiasm of our new-found allies and the possibility of linking all the trails that cross the valley, north to south and east to west--with Coyote Meadows as the linchpin."

- Terry Christensen, Executive Director of Five Wounds Trail and Naglee Park resident

¹⁰ 2016 *Public Space Stewardship Guide*, San Francisco Department of Planning.

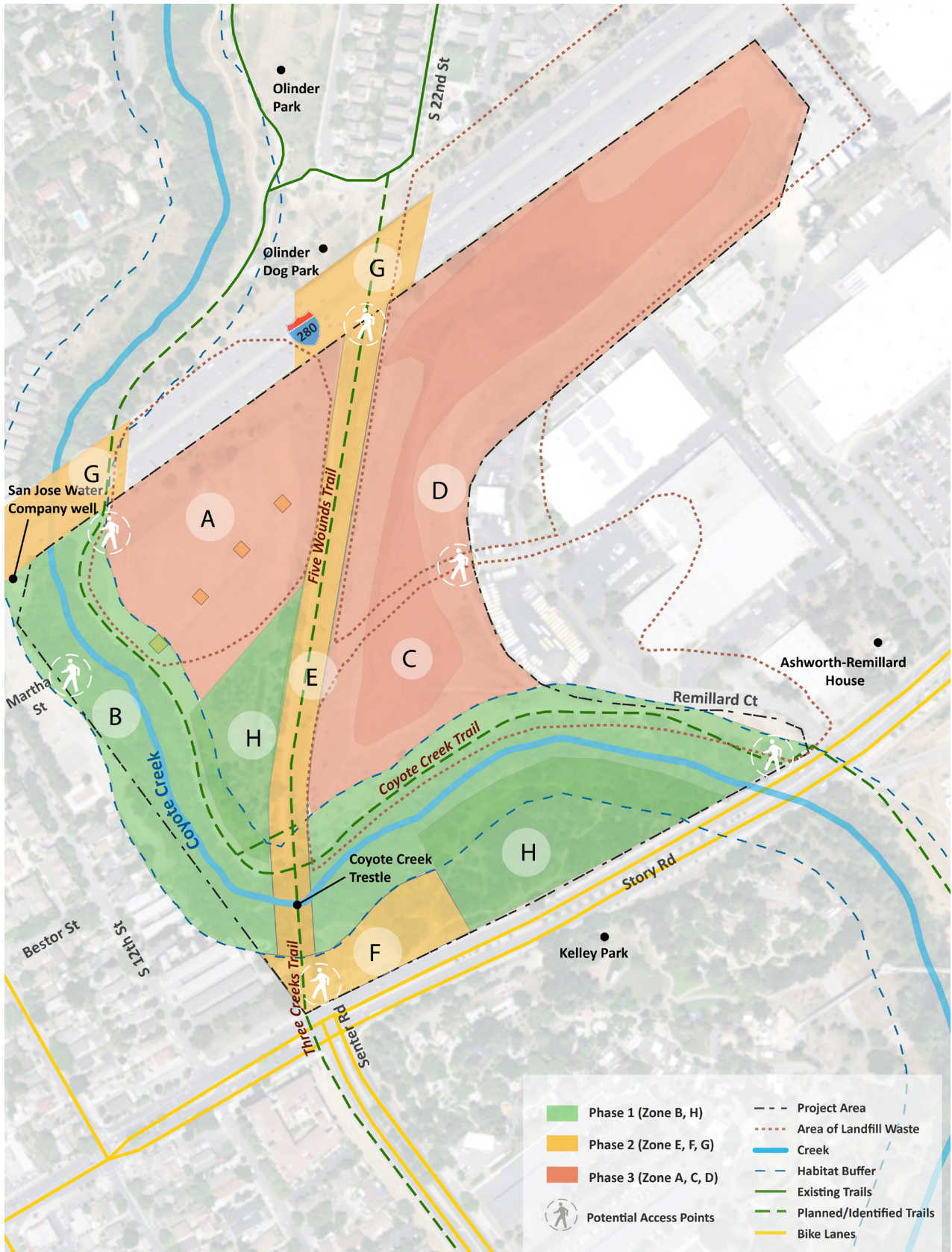
¹¹ Pennsylvania Horticultural Society (PHS) Pop-up Spaces webpage at <https://phsonline.org/popups>

¹² Forterra Green City Partnership webpage at <https://greencitypartnerships.wordpress.com/>

PHASING AND NEXT STEPS

The steps outlined in this plan represent a vision developed by the community. Implementing the vision for Coyote Meadows could provide a ripple effect in terms of the benefits to the surrounding community as the vacant space is transformed into an amenity. Phases may need to occur in parallel. The Coalition can use this plan to advocate for activities supporting the development of Coyote Meadows through conversations with the city and water district, council members and members of the community. Many funding sources (listed in Appendix A) are available to help make this park come to fruition. Since the site is owned by the City of San José, the city will ultimately be responsible for approving any actions at the site.

Phase	Goal	Potential Partners
Phase 1 Zones B and H (riparian buffer and wetland mitigation considerations)	Activate riparian zones with amenities and ecological restoration supporting the near-term development of Coyote Creek Trail.	<ul style="list-style-type: none"> • Santa Clara Valley Habitat Agency • Neighboring parks – Kelley Park, Happy Hollow Park and Zoo and Olinder Park • San José High School, Olinder Elementary School and Yerba Buena High School for student field activities such as a field station and development of “Watershed-in-a-Box” • SJSU Environmental Studies program for habitat and water quality monitoring and West Valley College (Natural Resources program) • De Anza College Environmental Studies program • San José Department of Parks, Recreation and Neighborhood Services to access grants • Santa Clara Valley Water District to partner on their run-off program • EPA to seek funds for water quality and habitat • San José Conservation Corps for restoration. The Conservation Corps serves as a Coalition partner and could provide training on habitat restoration to local youth • Our City Forest and California Native Plant Society for re-forestry and planting as needed • Sierra Club
Phase 2 Zones G, E, F (minimal constraints)	Establish gateway and trail connections through the site.	<ul style="list-style-type: none"> • City of San José and Santa Clara County to develop trail connections • Food vendors • Neighboring businesses and institutions • Trail and neighborhood organizations • Bay Area Ridge Trail for advocacy and funding • Friends of Five Wounds Trail collaborated with VTA to store railroad crossing signs which could be used along the trails at Coyote Meadows
Phase 3 Zones A, C, D (landfill constraints)	Advocate for a landfill closure plan and preparation for site activities. Advocacy for the closure plan will need to occur early on, but the plan itself will take time and resources. Develop landfill mound areas and slopes for community use and recreation.	<ul style="list-style-type: none"> • Veggielution and Garden to Table as partners for community gardens. • The Health Trust as a funding source • San José Conservation Corps for job training • CommUniverCity and San José State University for student related fitness and urban planning projects • Neighboring businesses and institutions • City of San José to contract or rent out space for running events, picnic grounds and boot camp



Phasing Map





Vision for transformation of Coyote Meadows

Did You Know?

Economic Benefits of Parks, Open Spaces and Natural Habitat

Direct and Indirect Economic Benefits

Investment in parks, open spaces and natural habitat brings a number of direct and indirect economic benefits to the city and region. Some key benefits include¹³:

1. Reducing flooding damage and costs
2. Protecting public health: preventing disease and promoting healthy lifestyle
 - Protecting public health via clean air and water and mitigating heat waves.
 - Providing recreation opportunities and enhanced quality of life
3. Protecting environmental health
 - Reducing urban heat island impact
 - Mitigating air and water pollution
4. Protecting local economies: creating desirable communities to live, work and play.

Summary of Estimated Annual Benefits of Parks and Trails for San José¹⁴

Enhanced property value: \$1,012,100,000
Stormwater retention value: \$6,430,000
Air pollution removal value: \$1,180,000
Park tourism value: \$124,930,000
Direct recreational use value: \$51,200,000
Human health value: \$28,300,000
Community cohesion: \$6,140,000

“Open space conservation is not an expense but an investment that produces important economic benefits.”

Will Rogers, President, Trust for Public Land¹⁵

¹³ *Banking on Green*, American Rivers, Water Environment Federation, American Society of Landscape Architects and ECONorthwest, 2012

¹⁴ *The Economic Benefits of the Park & Recreation System in San José, California*, The Trust for Public Land, 2016

¹⁵ *The Economic Benefits of Parks and Open Space*, Trust for Public Land

Image Sources

Note: All images provided by Keep Coyote Creek Beautiful unless otherwise noted.

Program Areas

Rotary Playground, San Jose' entrance inspired by nature
<http://svtoddler.blogspot.com/2015/05/playground-preview-rotary-playgarden.html>

Bike gate arch and plaza, Memphis links network of trails and bike lanes from Shelby Farms Park to Downtown
<http://www.overtontopark.org/bikegate>

Governors Island in NY, scrambling course
<https://govisland.com/hills>

Running trails among native bird habitat at Stanford Dish
http://www.instartupland.com/?attachment_id=85

Play area along slopes in Rotary playground, San Jose'
<http://svtoddler.blogspot.com/2015/05/playground-preview-rotary-playgarden.html>

Picnic and play areas in the Hellyer Park, San Jose'
<https://hellyeroaks.com/amenities/>
<http://www.mercurynews.com/2017/09/26/pizarro-take-a-look-at-hellyer-parks-new-playground/>

Examples of informative and nature inspired public art in parks
<https://pixabay.com/en/canada-ottawa-spider-modern-art-893530/>

Educational signage in Kings Park, New York
https://www.gardensonline.com.au/Inspiration/GardensOfTheWorld/Show_23.aspx

Interactive signage in Brazos Bend State Park, Texas
<https://travellingwithana.wordpress.com/tag/creekfield-lake-nature-trail/>

Nature based play areas
<http://maxpixel.freegreatpicture.com/Camp-Nature-Camping-Path-Finder-World-Jamboree-803549>
<http://www.lakenheath.af.mil/News/Photos/igphoto/2000380146/mediaid/333633/>
<http://www.tcrocks.org/boulderpark/>
https://commons.wikimedia.org/wiki/File:Taunus_Wunderland_R%C3%B6hrenrutschen.JPG

Wildflower meadow and wildlife in Rancho San Antonio, Cupertino, California
<https://www.openspace.org/preserves/rancho-san-antonio>

Case Studies

Former East Third Ave Landfill now provides walking and biking paths among restored habitats
<https://stairwayfreedom.weebly.com/san-francisco-stairways/category/seal%20point%20park>

Meadow over capped Armstrong World Industries site supports native vegetation and wildlife
U.S. Environmental Protection Agency

Habitat and trails at capped Oeser Co. site
City of Bellingham, Washington

Former Palo Alto Landfill is now a parkland with hiking trails and viewpoints
<http://www.rhorii.com/PABaylands/PABHT/HiTide.html>

Implementation and Stewardship

Pennsylvania Horticultural Society (PHS) Pop-up Spaces
<https://phsonline.org/popups>

Forterra Green City Partnerships
<https://greencitypartnerships.wordpress.com/>

Acknowledgments

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Learn More About Coyote Meadows



Videos

Ashworth-Remillard House History, Larry Ames (Dec, 2017)

https://youtu.be/e_2IU2TYVDw

Coyote Meadows Overview, Larry Ames, Robert Braunstein and Pat Pizzo (Nov, 2017)

<https://youtu.be/O-E0BOzpzIU>

Keep Coyote Creek Beautiful and Coyote Meadows Coalition, Insights and Perspectives by the League of Women Voters (CreaTV, Oct, 2017)

<http://www.creatvsj.org/207-2/?showid=30406&channel=6>

Recalling the Remillard-Dandini Company Brickyard, Michael LaRocca and Larry Ames (Sept, 2017)

<https://youtu.be/7wPoiRDNQh4>

Virtual Walking Tour

360° Virtual Tour of Coyote Meadows, created by San Jose State University students

<http://coyotemeadowssj.org/360-virtual-tour/>

Subscribe to our Newsletter

<http://coyotemeadowssj.org/contact/>

Find out more and share your thoughts at:

CoyoteMeadowsSJ.org

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