

POPS!

Final Draft Overview – POPS Program

Fee Study Task Force Meeting
November 17, 2022
Leonel Tapia, Planner II

*Towers at 2nd Basketball Court (San Jose, CA)
(Approx. 1,800 sq. ft.)*

SAN JOSE
PARKS, RECREATION &
NEIGHBORHOOD SERVICES

CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

What is a “POPS”?

A “Privately Owned Park Space (POPS)” is an outdoor recreational ground floor public space that is privately owned and maintained and features public recreation amenities that are publicly accessible to residents and visitors from a public street year-round.



*Hart's Dog Park (San Jose, CA)
(Approx. 1,500 sq. ft.)*

POPS Goals

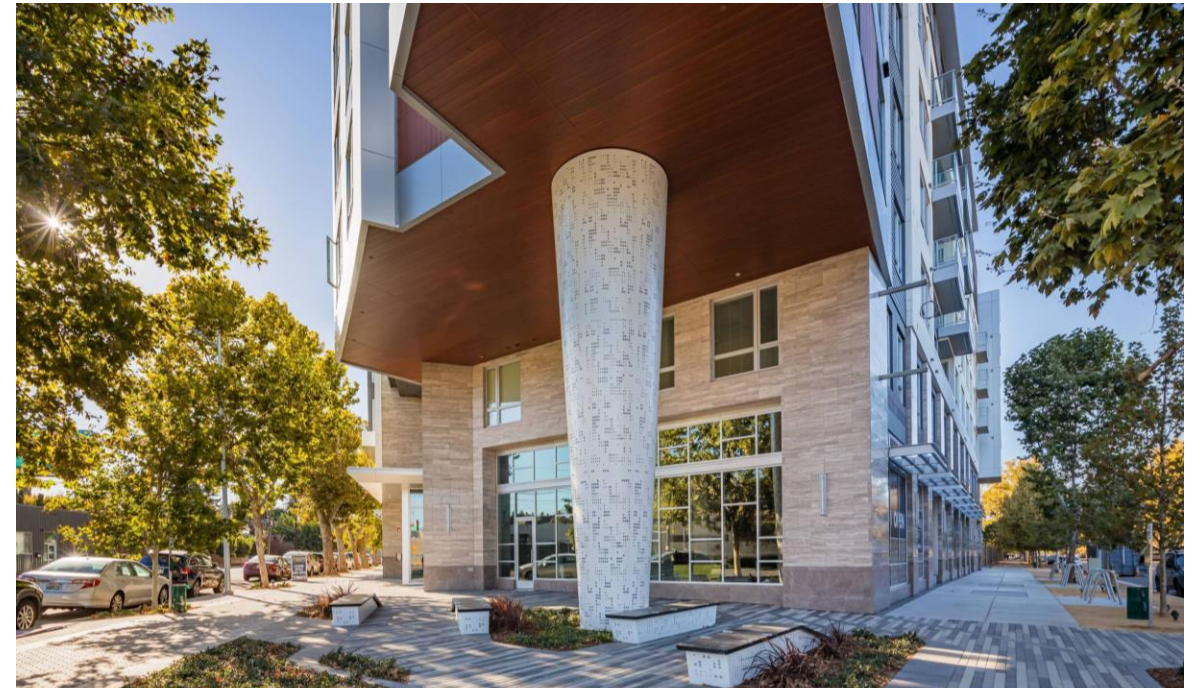


*Garfield Fitness Park (Santa Ana, CA)
(Approx. 3,800 sq. ft.)*

- Create publicly accessible recreational destinations
- Prioritize “Active” over “Passive” amenities
- Address gaps in the 10-minute walk or roll to a park
- Incentivize the development of publicly accessible recreational amenities in all housing projects
- Provide flexibility for developers to create unique recreational spaces

POPS Development Standards

- Minimum size of 2,000 square feet
- Located on the ground floor and adjacent to a public street
- Public access during standard City park hours
- Contain entry signage indicating public access
- At least 75% of the space must be dedicated to “active” amenities with remainder for “passive” amenities
- Building overhang or cantilevers are permitted over POPS but must have vertical clearance of at least three stories or 30 feet
- Provide water fountain and trash and recycling receptacles



Hanover Diridon Plaza (San Jose, CA)
Example of a building overhang that would be permitted above a POPS
(Approx. 1,700 sq. ft.)

Qualifying “Active” Amenities



Ridge Hill Playground (Yonkers, NY)
(Approx. 2,800 sq. ft.)

- Playground equipment
- Hard or soft game court (e.g., basketball, pickleball, etc.)
- Fitness equipment
- Gaming tables (e.g., chess/checkers, table tennis, etc.)
- Dog parks
- Interactive water features (e.g., splash pads)
- Participatory art elements
- Other recreational amenities, as deemed appropriate by PRNS

Qualifying “Passive” Amenities

- Picnic areas
- Garden areas
- Recreational lounge areas
- Other recreational amenities, as deemed appropriate by PRNS



Waterfall Garden Park (Seattle, WA)
(Approx. 4,800 sq. ft.)

POPS Credit



*Triangle Plaza (Denver, CO)
(Approx. 1,000 sq. ft.)*

- Credit provided for the total square footage of the POPS, excluding any non-recreational space
- Credit provided for the POPS cost of improvement
 - Based on a standard cost per square foot for construction
 - For the total square footage of the POPS
- Credit for the square footage and cost of improvement will not exceed the 50% maximum credit limit

Exclusions & Prohibitions

- Private yards
- Commercial patios
- Garage entrances, mechanical equipment, trash storage
- Elevated or sunken areas
- Opaque fencing or barriers



*Pershing Square (Los Angeles, CA)
Example of a street interface we don't want to see in POPS
(Approx. 5 acres)*

Sample Project in Japantown - 1



7th & Empire St. Project
Mid-Density Example
(97 market rate units with 15,235 SF of amenities)

	Existing Program (Interior & Exterior Amenities)	Proposed Program (Exterior Amenities Only)
Parkland Dedication Requirement	0.681 acres	0.681 acres
Fee Per Unit (Downtown Multi-Family Rate)	\$22,600	\$22,600
Gross Parkland Impact In-lieu Fee	\$2,192,200	\$2,192,200
Amenities Square Footage	15,235 (Interior = 5,674 Exterior = 9,561)	9,561
Private Recreation Credit (Interior & Exterior - 15,235 SF)	\$1,096,100	-
POPS Credit (Exterior Only - 9,561 SF)	-	\$706,621
POPS Improvement Cost Credit (\$160 per SF)	-	\$1,529,760
Total Credits	\$1,096,100	\$2,236,381
50% Maximum Credit Limit for Private Recreation/POPS (after existing and affordable housing credit is applied)	\$1,096,100	\$1,096,100
Adjusted POPS Improvement Cost Credit (to comply with 50% Maximum Credit Limit)	-	\$389,479
Net Parkland Impact In-lieu Fee	\$1,096,100	\$1,096,100

Additional Credits That May Lower Fees

- Existing Housing Credit
 - Any existing residential units that will be demolished or retained qualify for a credit based on the applicable housing type and fee rate
- Affordable Housing Credit
 - Projects that provide deed restricted affordable units (low and moderate income) to meet the Inclusionary Housing Ordinance (IHO) receive a 50% per unit credit



Sample Project in Japantown - 2



Mid-Density Example
(97 market rate units with 15 affordable units and 2,000 SF of exterior amenities)

	Existing Program (Interior & Exterior Amenities)	Proposed Program (Exterior Amenities Only)
Parkland Dedication Requirement	0.681 acres	0.681 acres
Fee Per Unit (Downtown Multi-Family Rate)	\$22,600	\$22,600
Gross Parkland Impact In-lieu Fee	\$2,192,200	\$2,192,200
Affordable Housing Credit (50% Credit for 15 units)	\$169,500	\$169,500
Amenities Square Footage	2,000	2,000
Private Recreation Credit (2,000 SF)	\$136,384	-
POPS Credit (2,000 SF)	-	\$136,384
POPS Improvement Cost Credit (\$160 per SF)	-	\$320,000
Total Credits	\$305,884	\$625,884
50% Maximum Credit Limit for Private Recreation/POPS (after existing and affordable housing credit is applied)	\$1,011,350	\$1,011,350
Net Parkland Impact In-lieu Fee	\$1,886,316	\$1,566,316

Next Steps

- Task Force to review the Draft Resolution Language for POPS and provide feedback to staff by December 15, 2022
- For any questions or comments, contact Leonel Tapia, Planner II, at leonel.tapia@sanjoseca.gov



Mary Bartelme Park (Chicago, IL)
(Approx. 4,700 sq. ft.)