



PUBLIC WORKS DEPARTMENT

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PARKS AND RECREATION COMMISSION STAFF REPORT

Date: May 7, 2026

Subject

A Presentation on the Proposed Public Open Space Conceptual Design for The Rise Development Project (formerly Vallco Town Center)

Recommended Action

Receive the presentation and provide input on the Proposed Public Open Space Conceptual Design for The Rise Development Project (formerly Vallco Town Center)

Background

As part of the project approvals for *The Rise* development, and pursuant to the terms of a settlement agreement, the property owner is required to provide publicly accessible open space areas within the project site. These “park” areas are intended to function as usable open space for the general public, while remaining under private ownership.

Under the proposed model:

- The open space areas will remain owned and maintained by the property owner/developer.
- The general public will be granted access to the designated open space areas.
- The City will have the ability to utilize and program the spaces, consistent with terms to be established in a future ‘Park Use Agreement’ between the City and the property owner.

This approach allows for the provision of accessible park and open space amenities without adding ongoing maintenance costs to the City, while still supporting public recreation needs and City programming opportunities.

Reasons for Recommendation and Available Options

The property owner has retained OLIN Landscape Architects to prepare plans for the publicly accessible open space areas within *The Rise* project. At the request of City staff, the developer and design team were requested to review the City’s Parks and Recreation Master Plan and develop a conceptual design that is generally consistent with its goals, policies, and design principles.

The submitted conceptual layout (Attachment A) and presentation identify the locations, layouts, and general character of the proposed publicly accessible open space areas. Staff has reviewed the submittal and notes that:

- The design reflects key themes and typologies identified in the Parks and Recreation Master Plan.
- Proposed open space areas appear intended to support a range of passive and active recreational uses.
- The design emphasizes accessibility, connectivity, and usable open space consistent with City park objectives.

The plans being presented at this time are conceptual in nature and do not represent final design approval.

The purpose of this item is to solicit Parks and Recreation Commission input on the conceptual design of the publicly accessible open space areas. Commission comments received at this meeting will be provided to the property owner and design team for consideration as the project advances toward final design.

No formal action is requested on the conceptual design at this time, and no binding recommendations are being asked of the Commission. The Commission's role for this item is advisory.

Sustainability Impact

No sustainability impact.

Fiscal Impact

No fiscal impact.

City Work Program (CWP) Item/Description

None

Council Goal:

Quality of Life

California Environmental Quality Act

No California Environmental Quality Act impact.

Prepared by: Jennifer Chu, Senior Civil Engineer

Reviewed by: Chad Mosley, Director of Public Works

Approved for Submission by: Rachelle Sander, Director of Parks and Recreation

Attachments:

A - Proposed Public Open Space Conceptual Layout – The Rise Project