

9/18/18

STUDY SESSION

City of Santa Clara

City Council Meeting – September 18, 2018

Study Session: Tasman East Specific Plan Update

Study Session



**City of
Santa Clara**
The Center of What's Possible

Tasman East Specific Plan

Study Session Objectives

- 1) Project Status Update
- 2) Follow-up to June 26, 2018
City Council Study Session
- 3) Provide Update and Additional
Details on:
 - Open Space Strategy
 - Multimodal Connectivity
 - Community Amenities
 - Density Incentives



POST MEETING MATERIAL





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EIR Circulation Completed September 13, 2018

Comments received from:

- City of San Jose
- City of Sunnyvale
- SC Valley Transportation Agency
- City of San Jose Airports
- Santa Clara Valley Water District
- California Public Utilities Commission, Rail Crossings and Engineering
- County of Santa Clara LEA
- San Joaquin Regional Rail Commission
- Santa Clara Unified School District
- Lozeau, Drury LLP
- Linda Williams



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Project Schedule

- | | |
|--|------------------------------|
| • Analysis & Outreach | January 2017 – July 2017 |
| • Plan Development | July 2017 – June 2018 |
| • Council Study Session (Placemaking) | April 11, 2017 |
| • Council Study Session (Open Space / Streets) | June 6, 2017 |
| • Council Study Session (Open Space Strategy) | February 6, 2018 |
| • EIR Circulation | July 30 – September 13, 2018 |
| • City Council Study Session | September 18, 2018 |
| • Planning Commission Hearing | October 24, 2018 |
| • City Council Hearing | November 13, 2018 |



Tasman East Specific Plan

Greenways

- Link Parks and Open Spaces
- Mid-Block Connections
- Minimum 30 Foot Width



Tasman East Specific Plan

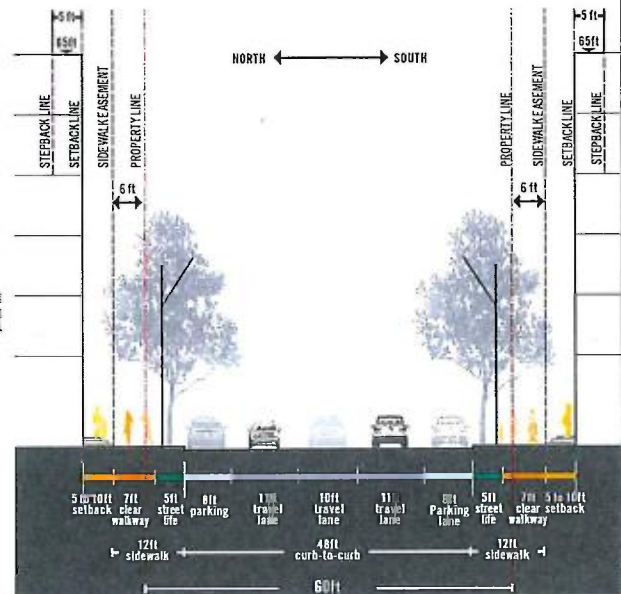
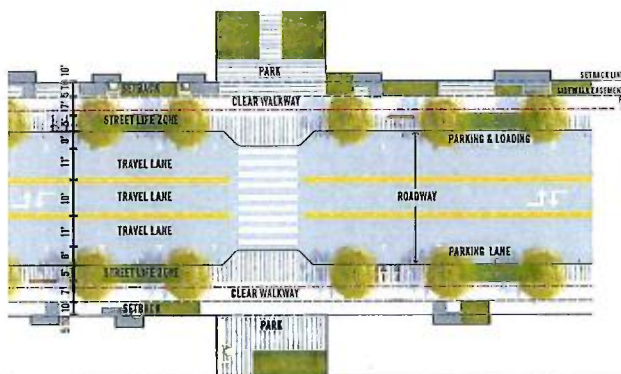
Greenways



Tasman East Specific Plan

Calle del Luna

- Primary East-West Connection
- Residential Character



Tasman East Specific Plan

Calle del Luna



Tasman East Specific Plan

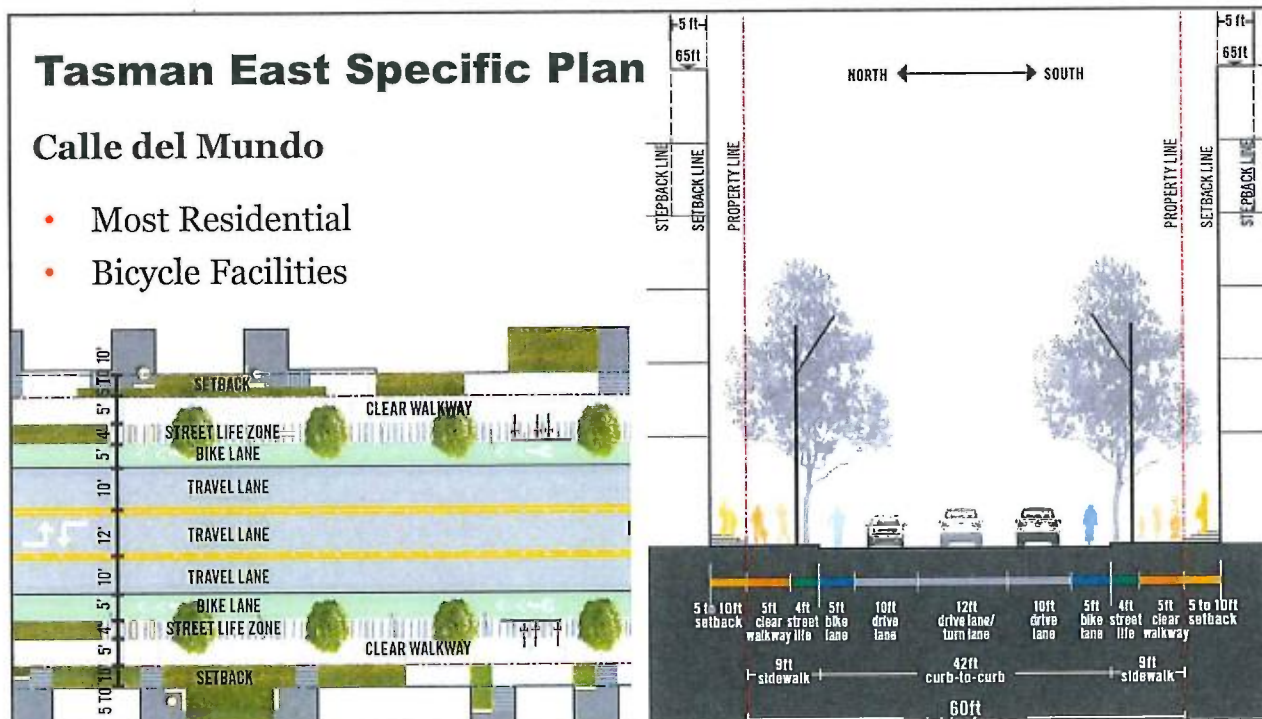
Calle del Luna



Tasman East Specific Plan

Calle del Luna with Adjacent Greenway





Tasman East Specific Plan

Lick Mill Boulevard

- Regional North-South Connector
- Dedicated Bike Lanes



Tasman East Specific Plan

Lick Mill Boulevard





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Community Amenities – Public Meeting Space

- 2,000 sq. ft. of ground floor space, accessible from public sidewalk/open space; Proximity to space for bookmobile
- Hours: 5:00 PM – 10:00 PM, Monday-Thursday; 8:00 AM – 1:00 PM Saturday
- Available for City, School District, non-profits, community service organizations, civic associations, neighborhood groups & youth organizations
- Tables, chairs, TV/presentation screen, restroom, ADA accessible
- Fee/security deposit consistent with other community rooms



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Community Amenities – Resident's Meeting Spaces

- Community space provided in each development
- Available to residents of that particular development





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Community Amenities – Library Spaces

- Free book share incorporated into commercial space
- Bookmobile landing space in public plaza



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Proposed Density Incentive

- Overall Plan Goals require a mix of construction types
- Various construction types provide visual differentiation
- Construction costs increase significantly for high-rise (Type 1)
- City can provide an off-set to higher construction costs through reduced fees and/or requirements



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Proposed Density Incentive (Affordable Housing)

Density Range	Required % Inclusionary Units (100% AMI) Phase 1 Project	Required % Inclusionary Units (100% AMI) Phase 2 Project
Up to 120 DU/AC	10%	15%
120-140 DU/AC	8% (For units over 120 DU/AC)	12% (For units over 120 DU/AC)
140+ DU/AC	5% (For units over 140 DU/AC)	10% (For units over 140 DU/AC)



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Proposed Density Incentive (Example)

Project Density	Total Units (1 Acre Site)	Affordable Units (100% AMI) Phase 1 Project	Affordable Units (100% AMI) Phase 2 Project
120 DU/AC	120	12	18
140 DU/AC (with incentive)	140	13	20
160 DU/AC (with incentive)	160	14	22



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Project Benefits

- Transit-Oriented Development provides housing near transit facilities and employment
- Focus on Placemaking
- 10 Acres of well designed, useable open space
- Community Room and library services available for public use
- Shared Infrastructure Financing for relocation of lift station, etc.



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Council Discussion

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