



Item 2 RTC 22-1058
Tasman East
Specific Plan

Parks Strategy

December 6, 2022

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City of Santa Clara
The Center of What's Possible

Tasman East Specific Plan

Background

- Adopted November 2018
- Supports 4,500 units and 106,000 SF commercial uses
- Applications for 4,484 units on approximately 2/3 of land area
- Proposed Amendment adds 1,500 residential units
- Council direction to add parkland



TASMAN EAST
FOCUS AREA SPECIFIC PLAN
02/22/19



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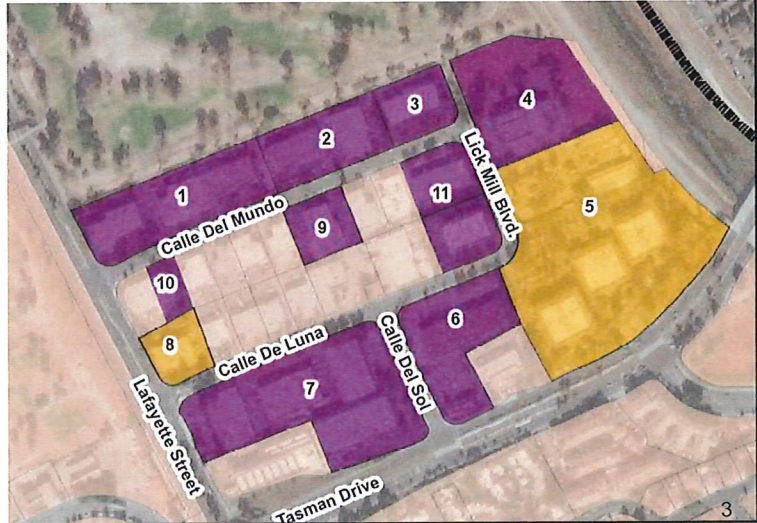
Tasman East Specific Plan

Tasman East Projects

■ Planning Applications Approved

■ Planning Applications on File

1. 2343 Calle Del Mundo (SummerHill)
2. 2263 Calle Del Mundo (Ensemble)
3. 2233 Calle Del Mundo (St. Anton)
4. 2200 Calle De Luna (Holland)
5. 2101 Tasman Drive (Related)
6. 5123 Calle Del Sol (Ensemble)
7. 2300 Calle De Luna (Related)
8. 5185 Lafayette Street (Ensemble)
9. 2302 Calle Del Mundo (Ensemble)
10. 2354 Calle Del Mundo (Ensemble)
11. 2225 Calle de Luna &
2232 Calle Del Mundo (Greystar)



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Tasman East Specific Plan

Parkland Framework

- 5 acres dedicated parkland
- 5 acres open space
- 3.78 acres of dedicated parkland from projects on file
- 0.22 acres waived for 100% affordable housing project
- 1 acre park planned in the Center District



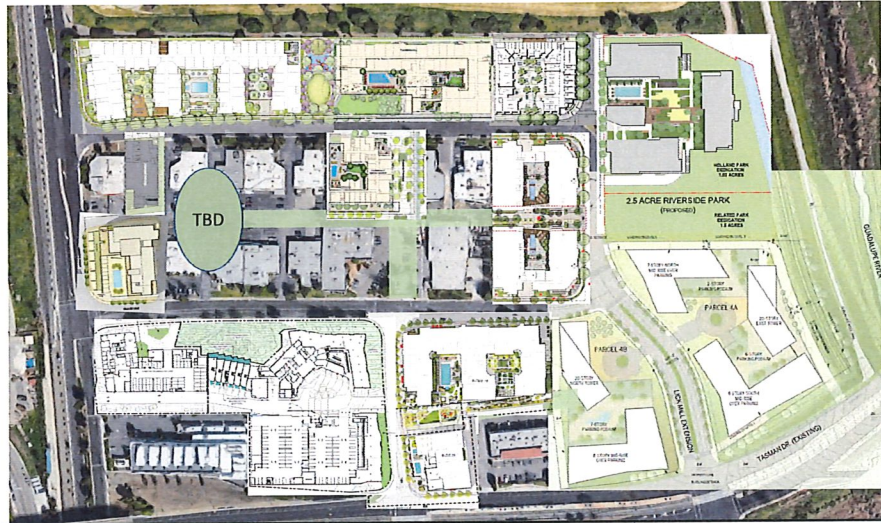
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El Camino Real Specific Plan

Parkland & Open Space

Overlay of projects on file and Plan



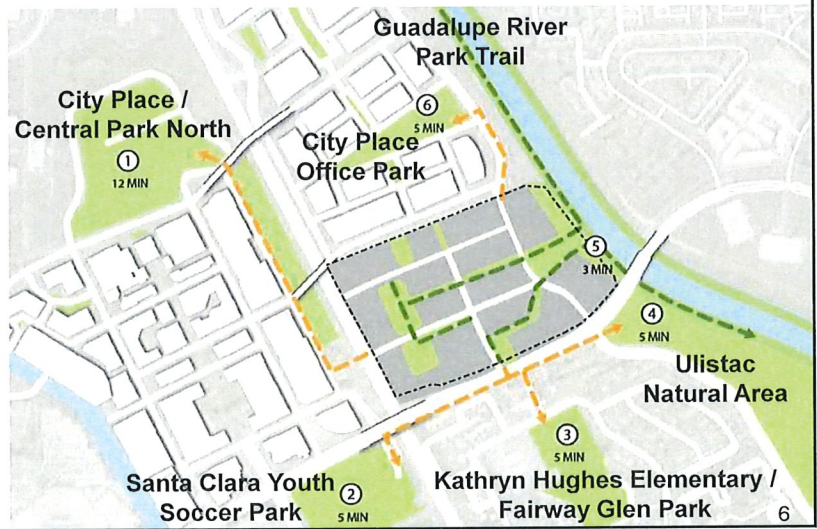
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Tasman East Specific Plan

Regional Connectivity – Open Space



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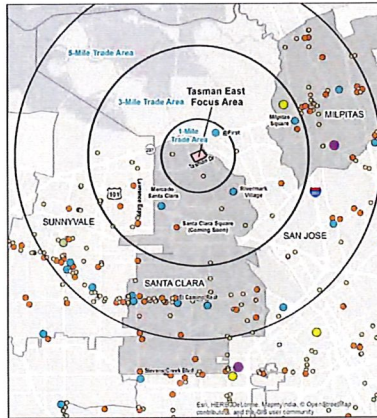
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Tasman East Specific Plan

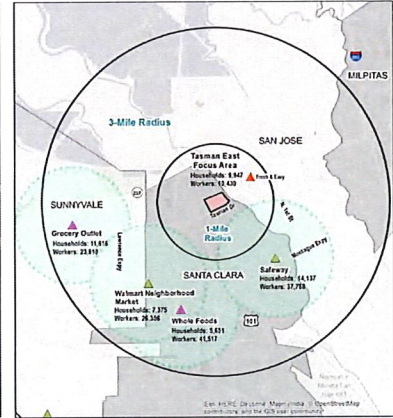
Retail and Services

- Specific Plan included market analysis for retail and grocery stores
- New multi-family residential development could support new neighborhood serving retail and grocery that don't compete with Related Santa Clara



Existing Retail Centers:
One, Three, and Five-Mile Trade Areas of Tasman East Focus Area

- City Center
- Neighborhood Center
- Community Center
- Lifestyle Center
- Civic Center
- Regional Mall



Grocery Stores:
One and Three-Mile Radius of Tasman East Focus Area

- ▲ Existing Grocery Store
- ▲ Coming Soon
- ▲ Recently Closed
- 1 Mile Trade Area



Tasman East Specific Plan

Retail and Services

- Specific Plan supports up to 106,000 sq ft of retail including a grocery store of ~25,000 sq ft
- Ground-floor retail required on Calle del Sol street and paseo





Tasman East Specific Plan

Retail and Services

- Approved Projects including Retail (51,000 sq. ft.)
- Note 2302 Calle del Mundo is now a 100% affordable project



Tasman East Specific Plan

Regional Connectivity – Existing Amenities

EATERIES

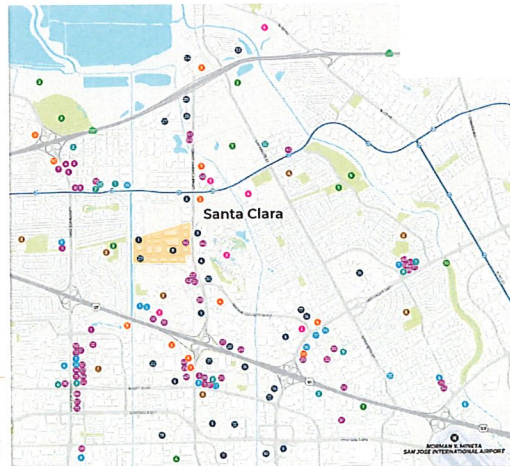
- | | | |
|------------------------------|----------------------------|-----------------------------|
| 1 Fudrino Brewing Company | 21 Quince Burritozilla | 41 Chichas Fiesta Rice |
| 2 Fleming's Prime Steakhouse | 22 Hunkel | 42 House of Burgles |
| 3 Furraro | 23 Brns | 43 Del Mundo Cafe |
| 4 Munch and Pot | 24 Pablos | 44 Harvest Cafe |
| 5 Butta's Bar & Grill | 25 Burlesette Brewing Co | 45 Trays South |
| 6 FAV BREAD HUT | 26 Puntos Santa Clara | 46 POPUP Sandwiches |
| 7 La Sita Mexican | 27 Ciel Santa Clara | 47 Bob Bob |
| 8 Pho Queen Noodle House | 28 Espar | 48 Jack in the Box |
| 9 East HongKong BBQ | 29 Montoya's Cafe | 49 McDonald's |
| 10 Boba's Food & Drinkery | 30 Pui Yee | 50 Dina Yee |
| 11 Saigon Saufed Market | 31 Albaria Grill | 51 Bagel Place Cafe |
| 12 Schwan's Gourmet | 32 Mikayo's Cafe | 52 Daily Sides & Pies |
| 13 Moon Vegan | 33 Bayland Restaurant | 53 Ombre and Curry |
| 14 SE John's Bar & Grill | 34 Kori Kabana and Burgers | 54 Hoopy Lemons |
| 15 Fuchai Brio | 35 Lily Coffee | 55 Piro |
| 16 Phoenix Bread | 36 Estery | 56 Chubb Cafe |
| 17 Funchi Tiffin | 37 Pura | 57 Quarter Note Bar & Grill |
| 18 Phobu Express | 38 Premier Pies | 58 Sweet Tomatoes |
| 19 Hot Out Burger | 39 Jersey Mike's Subs | |
| 20 GUSH | 40 Chipotle Mexican Grill | |

SHOPPING

- | | | |
|-------------------------------|-----------------------------|--------------------------|
| 1 Walmart Neighborhood Market | 7 Safeway | 13 Eurocentury |
| 2 T.J. Maxx & HomeGoods | 8 New Wine Yum Market | 14 City Planet |
| 3 Whole Foods Market | 9 Costco Wholesale | 15 Anush Extreme |
| 4 Sports Equipment | 10 New York Style Sausage | 16 Furniture Discounters |
| 5 Indeco Aquarium | 11 Eileen's Retail Couture | 17 The Handbag Company |
| 6 Land Back Cycles | 12 FedEx Office Ship Center | |

LODGING

- | | | |
|------------------------|--------------------------------|-----------------------------|
| 1 Hyatt Regency | 8 AC Hotel | 9 Residence Inn by Marriott |
| 2 Hilton Santa Clara | 6 Embassy Suites by Hilton | 11 Radisson Hotel |
| 3 Aloft Santa Clara | 7 TownPlace Suites by Marriott | 12 Edmore Hotel and Suites |
| 4 Santa Clara Marriott | 5 Element Santa Clara | |



ATTRACTIONS

- | | | |
|--------------------|------------------------------|---------------------------------|
| 1 APC Mercado 20 | 3 California's Great America | 5 Santa Clara Convention Center |
| 2 Lick Mill Museum | 4 Levi's Stadium | 6 Top Golf |

FITNESS

- | | | |
|------------------------|---------------------------|----------------------|
| 1 Smash Gyms Sunnyside | 5 American Burrito Chicks | 8 Sages Hot Yoga |
| 2 InMy | 6 CorePower Yoga | 10 Anacost |
| 3 24 Hour Fitness | 7 Kula Wellness | 11 The Bar Method |
| 4 Cop Sports | 8 Just Braxton Yoga | 12 In-Workout Boxing |

RECREATION

- | | | |
|-----------------------------|------------------------|------------------------------------|
| 1 Events Indoor Sports | 2 Lick Mill Park | 3 Followed Park |
| 3 Tech Crows Sports Complex | 4 Ulistac Natural Area | 5 Santa Clara Golf and Tennis Club |
| 4 Santa Clara PAL EXH Track | 6 Baylands Park | |
| 5 XS Speed | | |

EDUCATION

- | | | |
|-----------------------|------------------------------|--------------------------------|
| 1 Donoh Public School | 4 Kathryn High vs Elementary | 7 Mission College |
| 2 Farwood Elementary | 5 Don Callahan | 8 UCSF S Deen Valley Extension |
| 3 Lakewood Elementary | 6 Montague Elementary | |

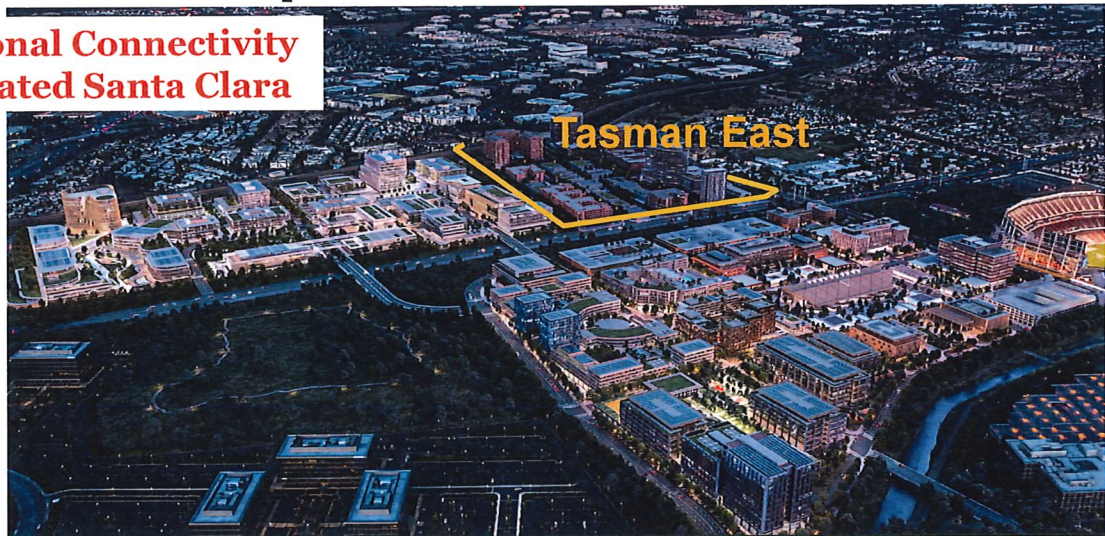
EMPLOYERS

- | | | |
|------------------------------|-------------------------|-------------------------------|
| 1 National Instruments | 11 Digital Realty | 21 Eticon, Inc. |
| 2 Cisco | 12 CorStone Data Center | 22 Palo Alto Networks Inc |
| 3 Telenor | 13 Fungible | 23 THG Corp |
| 4 Abbott Diagnostic Division | 14 Veeva Systems | 24 Kinetic Packard Enterprise |
| 5 Intel Corporation | 15 AMO Inc. | 25 DSI |
| 6 Harsco America, L.P. | 16 BANGAI N APDIO | 26 Vero Surgical |
| 7 Hilti/As Corporation HD | 17 HCL | 27 Harsco Technologies Inc. |
| 8 Schriber Corporation | 18 Oracle | 28 Palo Alto Networks Inc |
| 9 Maxwell Technologies | 19 OutSystems | 29 Infocision Corporation |
| 10 NVIDIA Corporation | 20 Sophos | 30 BPO-Trade Sales |



Tasman East Specific Plan

Regional Connectivity – Related Santa Clara



Tasman East Specific Plan

Plan Area Districts

- Approved development applications largely located in the Hill, River, Station and Bridge districts
- Remaining parcels with near-term development potential all within Center District

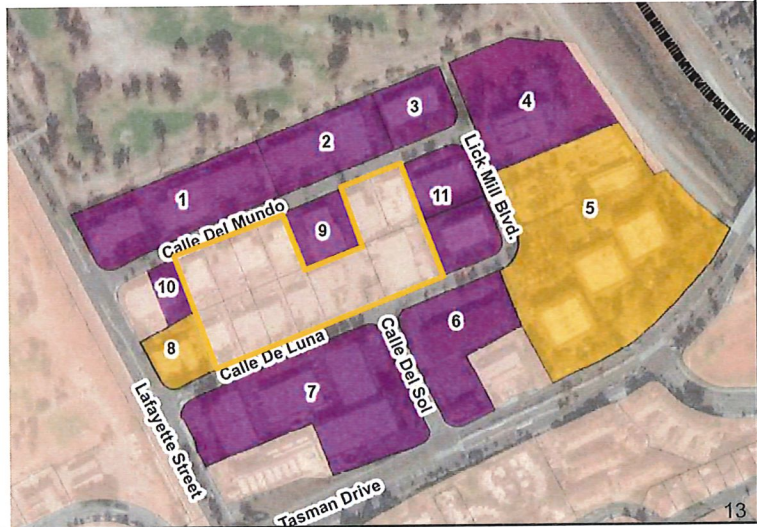




Tasman East Specific Plan

Parkland Strategy

- Existing Framework:
1 acre park to be provided out of the remaining undeveloped parcels in the Center District
- How to add parkland?
 - Increased Dedication?
 - Land Purchase?



Tasman East Specific Plan

Increased Dedication Strategy

- Incorporates current Framework (1 Acre)
- Needs to be distributed over as many parcels as possible
- Should not make development infeasible

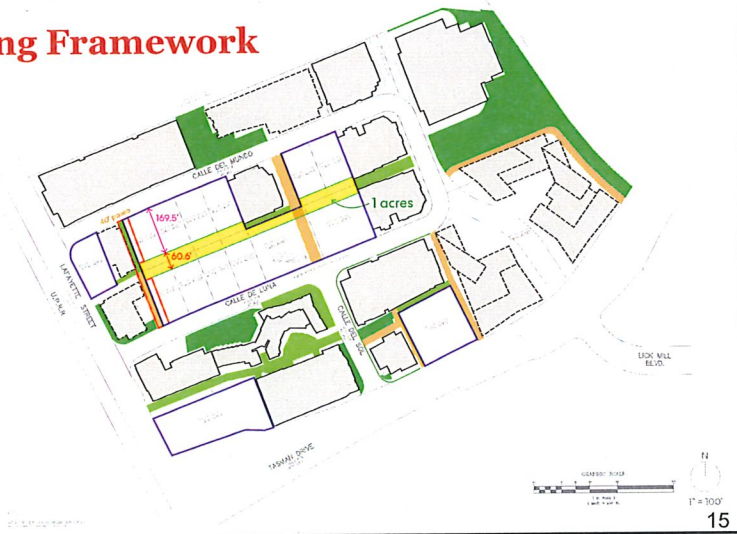


Tasman East Specific Plan

Parkland Scenario – Existing Framework

- 1 acre parkland
- Park width = 61'
- Parcel depth = 170'
- Percent dedicated = 15%

- Undeveloped Parcels
- Proposed Projects
- Approved Projects
- Dedicated Parkland
- Greenway
- Easement/Emergency Vehicle Access
- Future Easement / Public Open Space
- Future Easement / Public Open Space for discussion

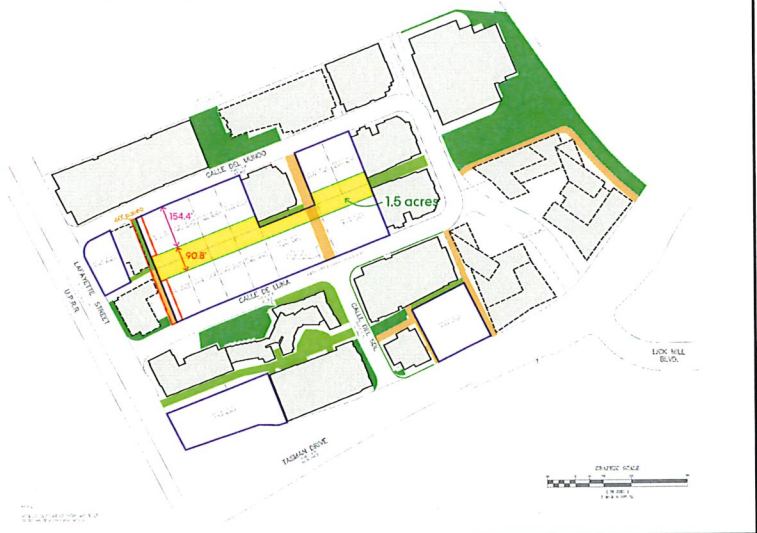


Tasman East Specific Plan

Parkland scenario #1

- 1.5 acre park
- Park width = 91'
- Parcel depth = 154'
- Percent dedicated = 23%

- Undeveloped Parcels
- Proposed Projects
- Approved Projects
- Dedicated Parkland
- Greenway
- Easement/Emergency Vehicle Access
- Future Easement / Public Open Space
- Future Easement / Public Open Space for discussion



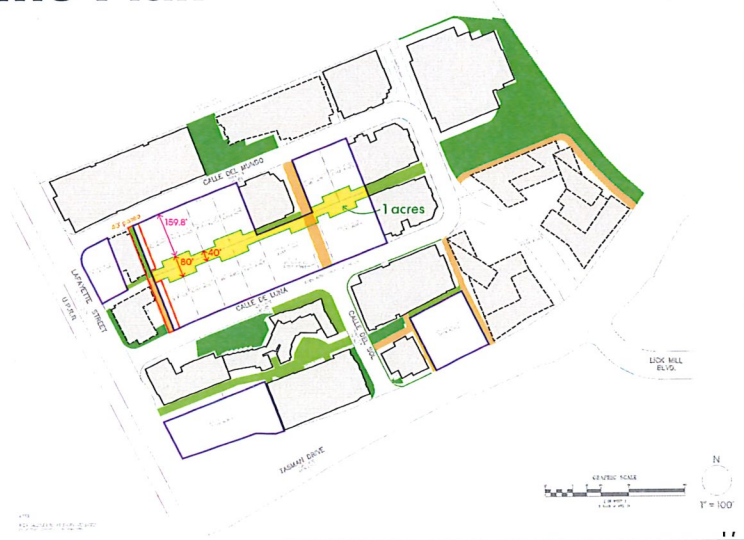


Tasman East Specific Plan

Parkland scenario #2

- 1.0 acre park with nodes
- Park width = 100'
- Parcel depth = 160'
- Percent dedicated = 15%

- Undeveloped Parcels
- Proposed Projects
- Approved Projects
- Dedicated Parkland
- Greenway
- Easement/Emergency Vehicle Access
- Future Easement / Public Open Space
- Future Easement / Public Open Space for discussion



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Tasman East Specific Plan

Parkland scenario #3

- 1.5 acre park
- Park width = 91'
- Parcel depth = 154'
- Percent dedicated = 23%

- Undeveloped Parcels
- Proposed Projects
- Approved Projects
- Dedicated Parkland
- Greenway
- Easement/Emergency Vehicle Access
- Future Easement / Public Open Space
- Future Easement / Public Open Space for discussion



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Tasman East Specific Plan

Increased Dedication Strategy

- Results in long, narrow park
- Not desirable for programming of park area
- Lacks public street access
- Piecemeal implementation over time

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Tasman East Specific Plan

Land Purchase Strategy

- Utilizes Parkland Dedication Fees collected in Tasman East Plan area
- Multiple contiguous parcels available for sale in the Center District
- Purchasing entire parcels would result in a better proportioned, more usable park space
- Could be augmented with dedications from adjoining properties
- PDO fees could also be set aside for design, engineering and construction of the park

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