

#### **5.4.6 Tasman East Focus Area Goals and Policies**

Located in the northern portion of the City, the Tasman East Focus Area will be a high density neighborhood that provides housing in close proximity to jobs, retail, services and entertainment. The Tasman East Focus Area is bounded by Lafayette Street to the west, Tasman Drive and the Santa Clara VTA Light Rail line to the south, Guadalupe River to the east and the Santa Clara Golf Course to the north. Currently, the Focus Area is underutilized and contains light industrial uses that include primarily low-scale (one- to two stories) tilt-up buildings. Surface parking is located along the street frontages.

At approximately 45 acres, this Focus Area will be transformed into a high density residential community with mid-rise buildings that are served by neighborhood commercial, shared open space areas, and structured parking. Densities will range from 37 to 50 units per gross acre, with the potential to accommodate up to 2,285 units and building heights of three to five stories. A minimum of 10.55 acres of park and open space areas will be provided to support recreational activities and social gathering.

The Focus Area provides for new housing opportunities close by and conveniently connected to jobs and services, encouraging alternative travel modes. Three public transportation providers serve the Focus Area, including the Santa Clara Valley Transportation Authority (VTA), providing both light rail and bus service at the Lick Mill and Tasman Station, as well as Amtrak and the Altamont Corridor Express (ACE) served by the Great America station. A safe and continuous network of pedestrian paths will be provided with enhanced streetscapes, landscaping, street furnishings and other pedestrian amenities that encourage residents to walk or bike to open space areas, retail uses, and nearby jobs. Connections will be provided to the Guadalupe River Trail and Ulistac Natural Area located along the eastern boundary of the Focus Area, San Thomas Aquino Creek Trail to the west, and to the surrounding open space areas. In addition, there will be pedestrian connections to the residential uses to the south to foster neighborhood interaction and activities.

#### **Tasman East Focus Area Goals**

- 5.4.6-G1 A vibrant, high density neighborhood with integrated on-site open space, recreational amenities, and neighborhood serving commercial uses.
- 5.4.6-G2 Convenient access to nearby employment, retail, services, entertainment, and other community supportive facilities and services.

- 5.4.6-G3 Direct connections to transit, nearby trails and open space areas encouraging the use of alternative modes of transportation and fostering a healthy lifestyle.
- 5.4.6-G4 New housing and supporting uses that are integrated with existing residential uses to the south and compatible with former landfill uses in the north. Tasman East Focus Area Policies
- 5.4.6-P1 Establish Tasman East as a high density residential neighborhood that provides residents with access to commercial services and open space located on-site and in the surrounding areas.
- 5.4.6-P2 Provide direct linkages from Tasman East to the Santa Clara Valley Transportation Authority, Amtrak, and Altamont Corridor Express stations and transit stops to promote transit use for access to services and jobs.
- 5.4.6-P3 Work with appropriate transportation agencies, businesses, and surrounding cities to maximize rail and bus transit to and from the stations.
- 5.4.6-P4 Promote pedestrian-friendly design that includes features such as shade trees, streetscapes that contain lighting and landscaping, street furniture, pedestrian and bike paths, limited driveway curb cuts, traffic-calming features, and pedestrian street crossings.
- 5.4.6-P5 Provide publically accessible open space within the Tasman East Focus Area that is accessible to all residents, adequate to meet their activity needs, and consistent with the General Plan requirements and other City regulations.
- 5.4.6-P6 Ensure new residential development contains public open spaces that are connected by trails and bikeways, and to other open space networks such as the Guadalupe River Trail, Ulistac Natural Area, San Thomas Aquino Creek Trail, and the Santa Clara Golf and Tennis Club.
- 5.4.6-P7 Provide for future connections, which encourage walking and bicycling, to the new development in the north when it is redeveloped to promote accessibility between the two areas.
- 5.4.6-P8 Discourage new development that has an adverse impact on public services such as schools.
- 5.4.6-P9 Provide appropriate transition between new development in the Tasman East Focus Area and adjacent residential uses consistent with General Plan Transition Policies.

- 5.4.6-P10 Conduct a study to determine if a buffer is needed between sensitive development in Tasman East and the former landfill to the north.
- 5.4.6-P11 Require new buildings to maintain a consistent setback/build-to-line from the public right-of-way in order to create a well-defined public sidewalk and street.
- 5.4.6-P12 Encourage residential buildings to be grouped to create effective outdoor space that respect the privacy of residents and adjacent uses.
- 5.4.6-P13 Require that building facades and entrances directly face street frontages, with a high proportion of transparent windows facing the street for nonresidential uses.
- 5.4.6-P14 Encourage sensitive design and site planning to minimize the scale of larger buildings through use of building massing, setbacks, façade articulation, fenestration, varied parapets and roof lines, and pedestrian-scaled architectural details.
- 5.4.6-P15 Encourage parking to be located in structures to minimize their visibility from streets and public spaces.
- 5.4.6-P16 Highly encourage the development of affordable housing and senior housing that is well designed and compatible with adjacent uses in the Tasman East Focus Area.
- 5.4.6-P17 Encourage new development to build to a green neighborhood rating standard.
- 5.4.6-P18 Require new development to comply with the local floodplain management ordinance to ensure the safety of residents.
- 5.4.6-P19 Require that future development in the Tasman East Focus Area be comprehensively planned through preparation of a specific plan and accompanying technical studies.
- 5.4.6-P20 Allow higher residential densities through the specific plan process.