

The following goals and policies will guide the development of the Freedom Circle Focus Area:

FC-G1:

Develop an urban-scale mixed-use activity center in North Santa Clara to support economic vitality while increasing residential options.

SC Park Redevelopment in FCFAP provides housing near jobs centers and is a multi-modal community providing internal and external connectivity supporting economic vitality, and offering a range of housing products, sizes and pricing to offer options to new residents.

FC-G2: Provide for a range of housing types and densities to accommodate future residents and to create diversity in building scale and typology.

There are 1,792 units offered ranging in size from 385 SF to over 1,300 SF. There are two product types, all with studio, and one and two bedroom units. The project consists of 5, five story residential buildings organized around parks, open spaces and 1,200 smaller sized units, with many affordable by design.

FC-G3: Create a complete neighborhood that provides easy access to day-to-day services and amenities for residents, employees and visitors

The project is located within a 10 minute walk or bike ride along the San Tomas Aquino Creek Trail to provide services and amenities for residents and visitors alike. It is also located within the core area where thousands of jobs are offered and entertainment venues.

FC-G4: Reduce reliance on private vehicles and improve jobs/housing balance by locating amenities and jobs that can be comfortably and safely accessed from housing by walking.

The project is designed to provide connectivity throughout with a multi-modal and transit supportive approach to the design. There is pedestrian and bicycle public access north-south and east-west connecting the project to the greater community.

FC-G5: Create a human scaled public realm through inviting architecture and urban design.

The master planned community has a human scaled realm established by a series of defined open spaces marked by strong architectural forms and mature redwood trees. Each building is classically composed and proportioned in Mediterranean architectural styles. An interconnected network through various courtyards provides outdoor recreation including pools, outdoor dining and recreation.

FC-G6: Improve multi-modal transportation options and connections.

The entire project is focused on multi-modal design, through trails and accessible public connectivity, ample bicycle and electric vehicle charging and parking in secured garages.

FC-G7: Enhance connectivity to the San Tomas Aquino Creek trail. III.

The project is designed to provide safe access from Mission College through the project with varied amenities to enjoy along the way, to reach the southern public park and then a crosswalk that takes both pedestrians and bicyclists to cross over to connect directly to the San Tomas Aquino Creek Trail. The project will also bring one mile of new bicycle lanes which will provide easy access to the trail along Freedom Circle Drive.

Policies:

FC-P1: Allow for a range of housing density and development intensity throughout the plan area, consistent with the General Plan designations and overall buildout capacity.

The project is consistent with the General Plan density range of 51-100 du/ac. There are a range of apartment sizes and income levels.

FC-P2: Co-locate commercial, recreational and other active uses to create nodes of activity throughout the plan area

A central node will act as a public gathering space with ground floor uses and activation. At the center of this activation will be a 3,500 SF public-serving cafe/market .Other points of activation include co-working space for the residents and a large fitness center

.FC-P3:Require active street frontages and ground floor uses to create a pedestrian-friendly, cohesive urban environment

The plan is designed with a strong pedestrian orientation. An interconnected network of ground floor active uses offers an active street frontage to the Main St. designed to accommodate residents as well as visitors to the central cafe.

FC-P4: Provide public parkland and privately-owned public open space (POPOs) that is accessible to all residents and visitors, adequate to meet resident activity needs, and consistent with the General Plan requirements and other City regulations.

The project aims to address the essential need for accessible public parkland and privately owned public open space (POPOs) for all residents and visitors. The project will provide 9.5 acres of such spaces, strategically distributed to cater to various recreational and community gathering needs. Notably, a 2.7 acre neighborhood park is located on the southern portion of the site, serving as a focal point for community engagement and outdoor activities.

FC-P5: Require the provision of open space, or payment of in-lieu fees for parks and open space for residential development, consistent with the City's Parkland Dedication Ordinance.

The project will follow all provisions of the city parkland dedication ordinance and Quimby Act guidelines, consistent with the General Plan.

FC-P6: Prioritize size, shape, and location of public parkland to ensure that amenities are usable, programmable, and flexible.

Applicant will work with city staff to ensure amenities are usable, programmable, and flexible and meet the requirements of the City's Park ordinance.

FC-P7: Encourage sensitive design and site planning to mitigate the scale and height of larger buildings through use of building massing, setbacks, façade articulation, fenestration, varied parapets and roof lines, and pedestrian-scaled architectural details.

The planned apartment community is envisioned as a dynamic area that meets the objective of the FCFAP. The project consists of five wrap buildings of Type III construction which hide the parking structure from view. Buildings are articulated with generous open landscaped courtyards and setbacks.

FC-P8: Provide appropriate transitions between new development in the Focus Area and adjacent uses consistent with General Plan Transition Policies.

The project has been thoughtfully designed to integrate within the FCFA existing and planned land uses providing transition of uses and taking into consideration adjacency including shared infrastructure, and alignment of connectivity within the planning area.

FC-P9: Require that building facades and entrances directly face street frontages, with a high proportion of transparent windows facing the street for nonresidential uses.

The project design will reflect a high degree of facades and entrances directly facing street frontages with a high degree of transparent windows facing the street for all non-residential uses particularly those in the central node.

FC-P10: Minimize surface parking by requiring below-grade or structured parking facilities with active uses along street frontages.

All residential parking is located within structured parking garages. The public park edge will include street parking consistent with complete streets programming for public parking usage.

FC-P11: Establish parking ratios that support transit, active transportation and shared vehicle use

The project is designed to the minimum city parking requirements. The project does not include guest parking, includes one bicycle parking spot per unit, and connects to public bikeway systems.

FC-P12: Encourage shared parking between uses and parcels, including the shared use of existing structures.

Not applicable to this project. Tenant parking is restricted to individual residential buildings.

FC-P13: Establish affordable housing requirements for residential and residential mixed-use developments that support regional growth goals, City policy, and local need.

The project will include 5% very low income deed restricted units, and 10% moderate income restricted units for a total 15% affordable housing designation.

FC-P14: Provide new street, bicycle and pedestrian networks that break down large blocks and sites, accommodate multiple modes of travel, and maximize connections to activity hubs and transit facilities.

Large blocks are broken down with pedestrian and resident access through the center of the project. Bike paths on the exterior and interior of the project encourage connectivity to the San Tomas Aquino trail system and broader Santa Clara bike path system.

FC-P15: Develop design standards and guidelines to support active ground-floor environments, welcoming public spaces, and safe and comfortable sidewalks and pathways.

The project design standards and guidelines will support active ground floor environments where applicable.

FC-P16: Design and program the plan area and sites to encourage walking, bicycling and transit use.

Multi-modal connectivity is fundamental to the planning of this project. With over 1 mile of new bicycle lanes added and public pedestrian and bicycle connectivity bisecting the project site, this policy has been met.

FC-P17: Minimize environmental impacts through sustainable building and infrastructure design, consistent with CALGreen and Santa Clara Climate Action Plan requirements.

Buildings will be designed in accordance with Title 24 regulations, Cal Green and Santa Clara Climate Action Plan requirements.

FC-P18: Redesign Mission College Boulevard, Freedom Circle, and Hichborn Drive to better balance space dedicated to vehicles, bicycles, and pedestrians.

The project team will coordinate with city staff based on recommendations from traffic operational analysis to redesign respective streets as needed.

FC-P19: Redesign Mission College Boulevard, Freedom Circle, and Hichborn Drive to facilitate safe and comfortable pedestrian crossings.

The project team will coordinate with city staff based on recommendations from traffic operational analysis to redesign respective streets as needed.

FC-P20: Maintain VTA bus transit service in the Focus Area Plan area and improve transit stops and shelters

The project team will coordinate with staff to maintain bus transit service and improve transit stops where needed.

FC-P21: Design pedestrian and bicycle networks and infrastructure to facilitate access to transit stops on Great America Parkway, Mission College and Tasman Drive

Pedestrian and bicycle networks and infrastructure will facilitate access to transit stops on Great America Parkway, Mission College and Tasman Drive, including connectivity to San Tomas Aquino trail and widening of Hichborn drive.

FC-P22: Locate loading zones and rideshare pick-up / drop-off areas away from bus stops.

Loading zones and rideshare pick-up / drop off areas will be located away from bus stops

FCP23: Require developments to contribute to City vehicle miles traveled (VMT) goals and implement a variety of sustainable transit solutions as a Transportation Demand Management (TDM) program.

The project area is located in a Transit Supportive Area of the city and will contribute to these goals as required.

FC-P24: Require developers and property owners to coordinate with North Santa Clara employers and stakeholders to explore participating in a private transit systems and/or a Transportation Management Agency (TMA) as part of the Specific Plan process

Acknowledged. Applicant to coordinate as part of the entitlement process.