

# SANTA CLARA PARK



**IRVINE COMPANY**  
APARTMENT DEVELOPMENT

01.29.2025

**PD REZONING APPLICATION**



## **| PROJECT TEAM |**

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Irvine Company Apartment Development

### **ARCHITECT**

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### **CIVIL ENGINEERING**

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EPTDESIGN

### **TRAFFIC**

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### **CEQA**

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# 01 | Introduction

## 1.1 PROJECT DESCRIPTION

The proposed project provides an opportunity, consistent with the Freedom Circle Focus Area Plan, to redevelop the existing Office complex and create a high-density apartment community, creating a sense of place through connecting housing opportunities to project-based amenities, on-site recreation, and public and private park spaces in a multi-modal environment. The project consists of 1,792 (inclusive of 298 Density Bonus Units) apartment units with approximately 1,766,170 gross square feet (GSF) of residential buildings and 1,017,750 GSF of garage square feet. The overall site density is 69.7 dwelling units per acre. Of the 1,792 units proposed, 1,239 of these units will average 667 SF per unit. These units make up 70% of the total units in the project. The remaining 553 units will average 839 SF per unit. All product types will contain a range of studios, studios plus dens, one and two bedrooms, and have been designed with the surrounding workforce in mind. The project will feature 15% affordable units with 5% very low AMI and 10% moderate at 100% AMI. The proposed project includes approximately 3,500 GSF of resident and public-serving retail space and 13,100 GSF of amenity space.

Additional retail uses serving this site are located nearby at Santa Clara Square, accessed through the walkable San Tomas Aquino Creek Trail, and other nearby retail properties in the Patrick Henry and Mission College area. These facilities are within a 2-mile radius of this site. This project implements the vision of the Freedom Circle Focus Area and will be approved through a Planned Development Rezoning specifically for this property.

The proposal will develop new residential neighborhoods in conjunction with appropriate affordable housing, amenities, parks, and open space in a transit supportive region. Other infrastructure improvements (i.e., sewer, water, and storm drainage) would also be constructed or expanded to serve the proposed project.

## 1.2 PROJECT LOCATION



Figure 1.2: Illustrative Visualization of the proposed development



# 02 | Land Use

## 2.1 Community Context

The subject site is a 25.74-acre parcel of land currently developed for Office and R&D uses within the central portion of the Freedom Circle Focus Area in the City of Santa Clara. The Focus Area Plan designated the site to allow high-density residential development. The site is located directly south of Mission College Boulevard and encircled by Freedom Circle Drive on the property's west, east, and south boundaries. Primary access to the site would be from Great America Parkway to Mission College Boulevard, conveniently located off the Bowers/Great America exit via the 101 freeway.

Irvine Company is proposing to redevelop the site and provide an apartment community in compliance with the recently approved residential plan for the future of this portion of the Freedom Circle Focus Area. The proposed project includes street improvements and upgrades for pedestrians and bicycles that will improve connectivity and intersection operations. The apartment community is also within walking distance of the San Tomas Aquino Creek Trail, which provides a direct pedestrian link to Santa Clara Square, Levi Stadium, the Santa Clara Convention Center, Light Rail, and the extensive Bay Trail network. The project will also include both public and private open space and recreation and will include project-serving retail for residents and the general public utilizing the project's park.

In addition, the Santa Clara Park Apartment Community is within a short walk, bike ride, or drive to Irvine Company's Master planned Santa Clara Square. This nearby community provides 1.7 million square feet of high-tech employment space, a 125,000-square-foot neighborhood retail center anchored by Whole Foods Grocery, Fleming's Steakhouse, Il Fornaio, Eureka, and Puesto, and another 40,000 square feet of ground floor retail along an activated mixed-use frontage to a similar sized residential community. This community is built within the backdrop of 11 acres of public parks and private recreation areas.

The Freedom Circle Focus Area covers approximately 108 acres and currently contains predominantly commercial uses such as biotech and electronics, business offices, a hotel (Marriott), and various support services (such as car rental, UPS store, medical/dental, and restaurants). Great America Parkway generally bounds the Plan Area to the west, California's Great America amusement park to the north, San Tomas Aquino Creek to the east, and U.S. 101 to the south. The Plan Area is relatively flat and developed, with buildings ranging in height from two and three stories to up to 13 stories (Marriott Hotel) in the west; buildings in the rest of the Plan Area range from one to three stories. Directly to the east of the proposed Irvine Company project is the entitled Greystar project, proposed to be a 1,075-unit multi-family residential project (with some project-serving retail and a two-acre public

park) proposed for two currently vacant parcels formerly owned by Intel Corporation in the southeastern portion of the Future Focus Plan Area. The Plan Area is generally underutilized, and some buildings are vacant. (Plan area-wide description, excerpt from Freedom Circle Focus Area DEIR section 2.1.1)

Currently, no residential land uses, public parks, or historic structures exist in the Plan Area. The proposal will facilitate changing the current underutilized office use, consistent with the Focus Area Plan, into a walkable, connected urban high-density community with various amenities for its residents and the general public visiting the project's parks and using pedestrian and bicycle features.

Consistent with the Freedom Circle Focus plan, a comprehensive rezoning plan will be filed with this project. The City certified a Programmatic EIR for the Freedom Circle Future Focus Area, such that subsequent implementing projects, including but not limited to a General Plan Amendment, PD Rezone, Architectural Review, on- and off-site utilities, and/or all project amenities and features necessary to implement the plan may tier off of the certified document by utilizing a CEQA Checklist or an Addendum (perhaps with focused project-specific studies).

## 2.2 Regional Context Map

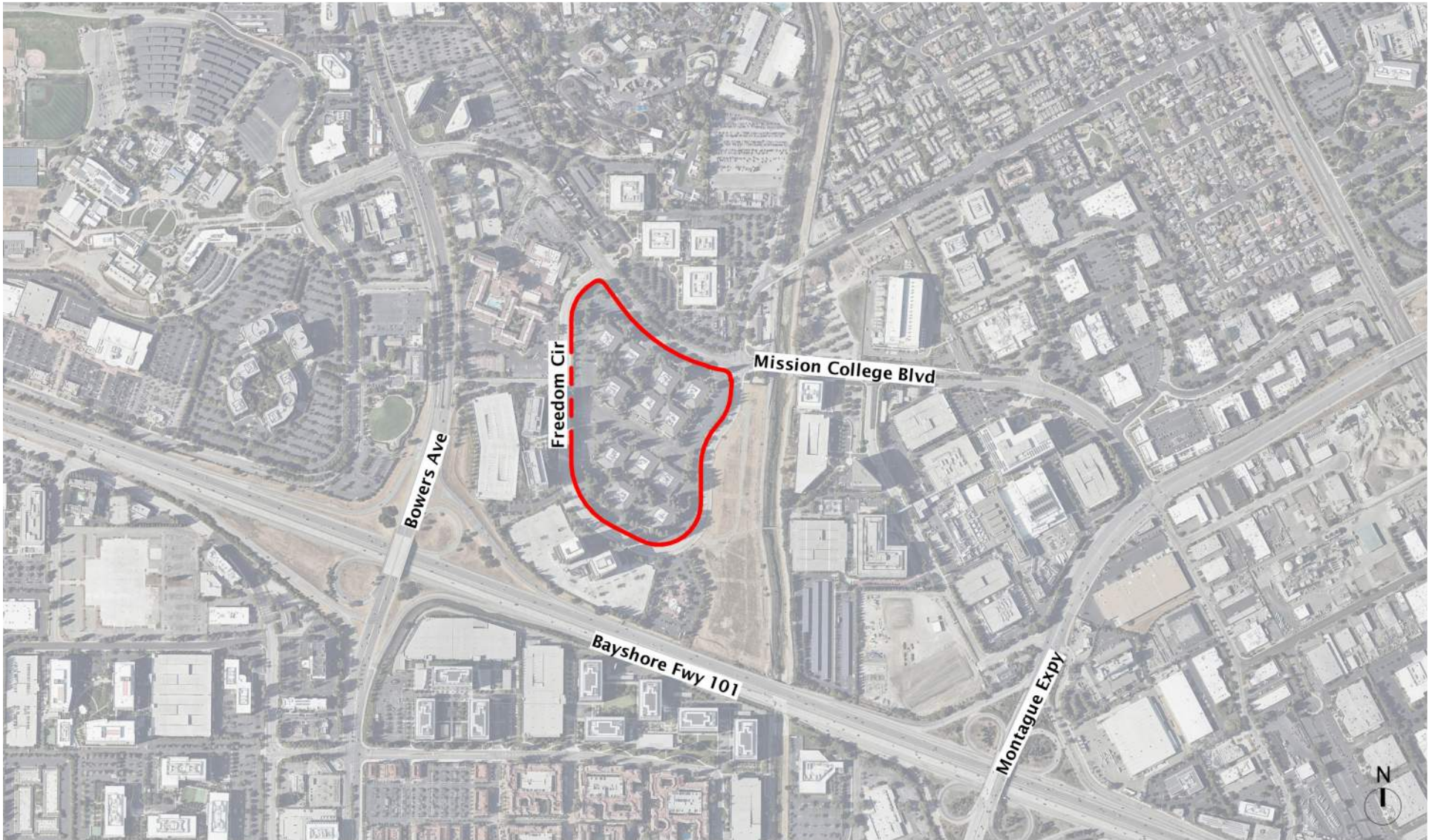


Figure 2.2-1: Regional Location and Aerial



Figure 2.1-2: Site Plan

## 2.3 Existing Land Use

The Santa Clara Park (SCP) project existing land use is office/R&D consisting of 427,379 SF and will be redeveloped to a residential community. The SCP site is located within the approximately 108-acre Freedom Circle Future Focus Area Plan Area, as designated by the General Plan, in the northwestern part of the city and generally bounded by Great America Parkway to the west, California's Great America amusement park to the north, San Tomas Aquino Creek to the east, and U.S. 101 to the south. Except for the currently vacant Greystar project site located in the southeast portion of the Future Focus Area Plan Area, the Plan Area is essentially built out and is in an area of the city primarily designated in the General Plan as High Intensity Office/R&D with some Regional Commercial, with uses such as biotech and electronics, business offices, hotels, and various support services (such as car rental, UPS store, medical/dental, and restaurants).

According to the General Plan Land Use Diagram, the site is designated as Very High Density Residential (51-100 dwelling units per acre). The Freedom Circle Future Focus Area was added as a Phase III Future Focus Area to the General Plan in 2022. Per the General Plan and Freedom Circle Focus Area Plan, any change in land use designation or rezoning of land within the Freedom Circle area is subject to the requirements of the Future Focus Area Goals and Policies of the General Plan. The SCP project will accomplish this via its proposed General Plan Amendment and rezoning.

Buildings cover about 23 percent of the Future Focus Area Plan Area. The Plan Area has a "superblock street layout" with ample surface parking that supports dependence on cars. The buildings are spaced relatively far apart, with surface parking lots in between. Pedestrian linkages are limited.

## 2.4 Connectivity

### Legend







-  VTA Bus Route
-  Caltrain Shuttle Route
-  Ace Shuttle Route
-  VTA Light Rail Line
-  Caltrain Line
-  ACE/Capitol Corridor Line



Figure 2.4-1: Regional Connectivity



Figure 2.4-2: Freedom Circle Focus Area Plan

- 1** ——— A multi-use path along the northern boundary of the Focus Area will offer another cross-site connector for bikes and pedestrians.
- 2** Gateways along Mission College Blvd. at the Focus Area boundaries will be established to reinforce imageability, and highlight features and amenities.
- 3** A central node will act as a public/quasi-public gathering space and prioritize ground-floor active uses.
- 4** - - - - Establishing pedestrian and bike network to increase internal walkability and cross-site connectivity while opening up opportunities for ground-floor activation.
- 5** A two-acre community park will provide an open space and offer facilities to enhance connectivity to the San Tomas Aquino Creek Trail. Open and active ground-floor frontages, well-designed landscaping and on-site amenities will ensure vibrancy.
- 6** - - - - A “Freedom Loop” Multi-Use path will create a safe and functional bike and pedestrian route to enhance connectivity and link to on- and off-site trail path networks.



Figure 2.4-3: Amenities

## 2.5 Mobility

### Legend












-  Primary Pedestrian Connection Point
-  Primary Bike / Pedestrian Connection Point
-  Public Pedestrian Path
-  6' Pedestrian Walk
-  San Tomas Aquinos Trail  
*(Class I Shared-use Path)*
-  Freedom Circle and Mission College Blvd.  
Bike Lane *(Class IV Bike Path)*
-  Private Street 'A' Bike Lane  
*(Class II Bike Path on Both Sides of Street)*
-  Vehicular Garage Entry
-  Vehicular / Bike Connection
-  Loading Zone
-  Existing Crosswalk
-  Proposed Crosswalk
-  Retail
-  Mailroom
-  Amenity
-  Primary Gateway
-  Secondary Gateway



Figure 2.5: Project Circulation

## 2.6 Transportation Demand Mangement

### TDM Program

This chapter provides details on the TDM measures offered to onsite residents, employees (leasing office and maintenance), and visitors. The measures are designed to allow visitors and residents to reduce single occupancy vehicle trips to and from the development. To gauge the effectiveness of the TDM program monitoring and evaluation of the program will occur as described in the Monitoring and Reporting section. The goal of the TDM program is to reduce vehicle miles travelled (VMT) by 20%, with 10% from project design features, and 10% from active TDM measures per the city's Climate Action Plan (2022).

### TDM Strategies

The TDM strategies offered to Santa Clara Park residents, employees, and visitors include measures to encourage transit use, ridesharing, walking, biking, and car sharing for commute trips as well as trips off-site during the day. There is a strong emphasis on providing tools and information to residents to help them plan their commute by bike, transit, or ride-sharing as well as encouraging them to use these modes both to and from the site as well as internally within the site. Visitors are also provided with information about alternative modes to the site. **(Figure 2.6)** illustrates the strategies that are provided to Santa Clara Park in terms of physical design features and TDM programs and services.

### Housing Density and Destination Accessibility

As mentioned in the project description, the Santa Clara Park Redevelopment Project would construct 1,792 residential dwelling units (15% affordable units) of the 2,500 dwelling units remaining in the Focus Area Plan, or 70% of the remaining residential units allowed under the Focus Area Plan. The 25.7-acre site with 427,380 square feet of existing office space will be replaced by 1,792 residential units with over nine acres of public and private recreation and open space. Santa Clara Park is near major destinations, including Levi's Stadium, Great America Theme Park, Santa Clara Convention Center, employment clusters in Santa Clara and North San Jose, and Mission College west of the Project site on Mission College Boulevard. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be the highest at central locations and lowest at peripheral ones. Proximity to major destinations reduces vehicle trip lengths, thereby reducing VMT. It also increases the potential for people to walk and bike to these destinations and therefore reduces Project-generated VMT.

TDM Measure	Description
<b>Project Design Features - 10%</b>	
Housing Density	Included in project description
Destination Accessibility	Project location (near jobs, retail, & entertainment)
Bicycle Parking (Short-Term)	Included in project design
Bicycle Parking (Long-Term)	Included in project design
On-Site Bike Repair Facilities	Included in project design
Pedestrian Network	Included in project design
Multimodal Signage and Amenities	Included in project design
<b>Active TDM Measures - 10%</b>	
Unbundled Parking	Residents can make the choice on whether to have parking
Carshare Program / Carshare Parking	Residents will have access to an on-site carshare vehicle
Transportation Coordinator / Commute Trip Reduction Marketing	On-site TDM contact will be identified to coordinate TDM programs
Trip Reduction Information	Move in package that describes the TDM programs and identifies nearby transit options
Orientation to TDM Program	Trip reduction information package provided to residents at move in
Rideshare/Ridematching Services	Ridematching services will be provided by Rideshare SF Bay <a href="https://511.org/carpool">https://511.org/carpool</a>
Emergency/Guaranteed Ride Home Program	Reimbursement of taxi or rideshare cost for residents that use public transit will be sponsored by Irvine Company
Transit Fare Subsidy (VTA and/or Caltrain)	Offer a one-time free monthly pass on move-in as incentive to use transit
Source: Fehr & Peers, 2024.	

Figure 2.6: TDM Measure Chart

## 2.7 Affordable Housing

The proposed project will comply with the City's affordable housing ordinance for residential rental projects. Irvine Company will memorialize the details in an Affordable Housing Rental Agreement, representing an equal value satisfying the City's 15% requirement while maintaining a 100% AMI across the affordable units. The proposal is 5% of non-density bonus units at Very Low and 10% of non-density bonus units at Moderate, averaging 100% AMI. The affordable units will be spread out evenly between all five buildings and will have the same proportion of studios, one bedroom, and two bedroom units as the market rate units. As 5% of the affordable units will be Very Low, one concession plus any necessary waivers or reductions of development standards under the State Density Bonus Law are authorized.



**Figure 2.7:** *Affordable Housing Concept*

## 2.8 Public Concept Inspiration

There is a robust park & open space program for Santa Clara Park and it has been designed around native redwoods found on-site.

The life cycle of a redwood is inspiration for the public park system at Santa Clara Park.

*"It first starts out as a seed from a cone which sprouts, or 'germinates.' The seed grows into a seedling, then after many, many years, into a mature tree. at which point it spreads new seeds through "outplanting" and dropping of cones which grow into new saplings. Often, after the sequoia dies, life continues to develop as other plants in the redwood forest start to grow on the dead tree. The process creates a circular loop of growth, maturity, death, and new life."*

The stages of a Redwood Tree Growth:

- Seedling
- Sprout
- Young Tree / Sapling
- Outplanting
- Fully Grown / Mature Tree
- Fallen / Ancient Tree

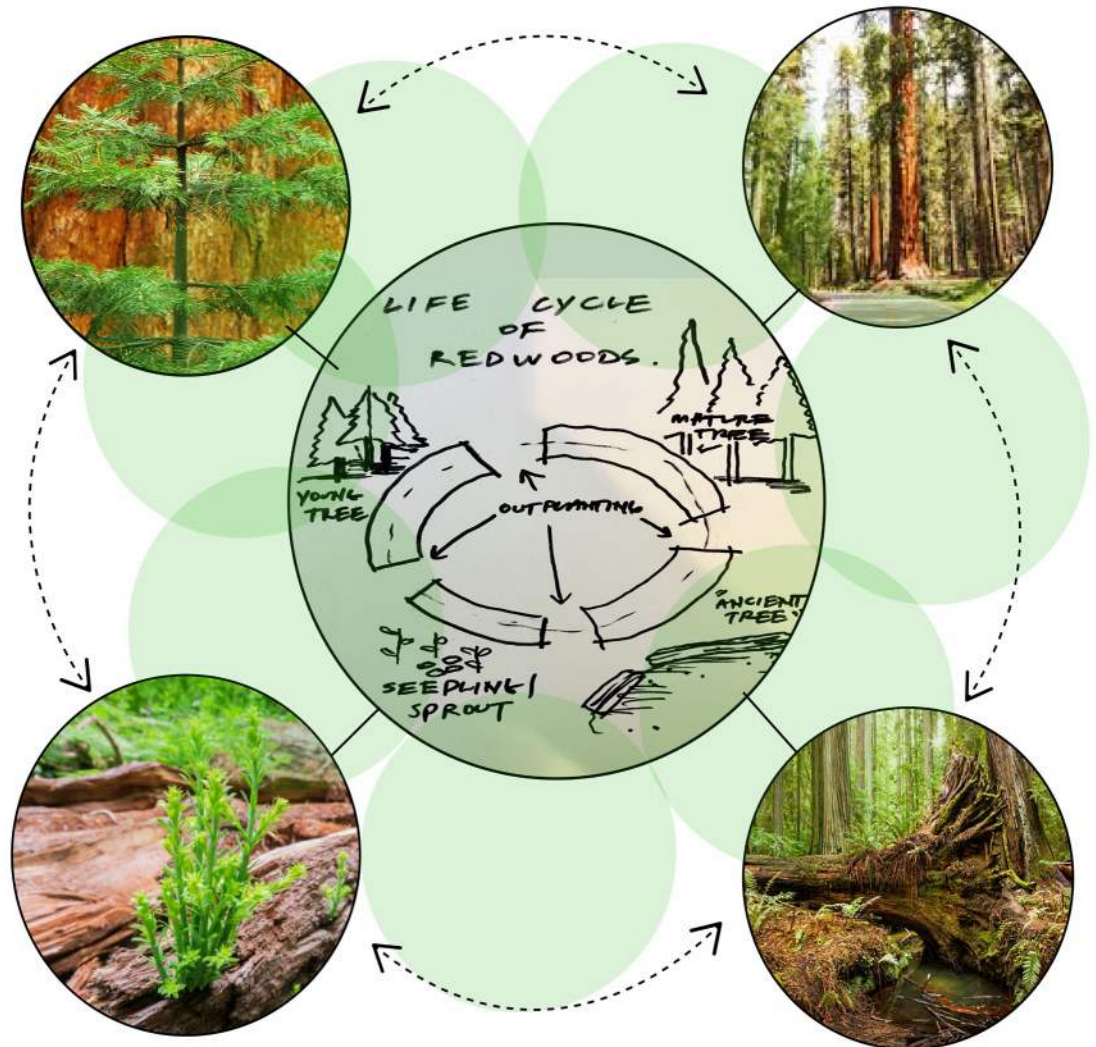


Figure 2.8-1: Redwood Life Cycle

- THE SAPLING OPEN SPACE**  
A PLACE FOR GROWTH AND EXPLORATION
- THE OUTPLANTING PARK**  
A PLACE FOR SOCIALIZATION
- THE REFLECTION PARK**  
A PLACE FOR REFLECTION
- THE "FULL CIRCLE" PARK**  
A PLACE WHERE ALL CYCLES OF THE REDWOOD TREES ARE REFLECTED



Figure 2.8-2: Overall Parks Zone Diagram

## 2.9 Publicly Dedicated Parkland

The proposed Santa Clara Park development emphasizes the design and implementation of public open space. These public areas help shape and define the neighborhood character by creating a sense of community, focusing on intentional placemaking. Santa Clara Park Apartment Community creates a walkable, active, diverse experience while promoting social interaction, sustainability, and accessibility.

Integral to the site design is a park program composed of two distinct elements:

### **Public Neighborhood Park:**

The buildings at Santa Clara Park will be nestled into a Public Park and open space system that will span throughout the entire site and feature a variety of passive and active amenities throughout. Included within this public park network will be a large open space at the southern end of the site, which will feature a flexible lawn for active recreation, picnic areas, sports courts, kids' playground (with separate areas serving ages 2-5 and 6-12), and a dog park. In addition, an interconnected set of mini-parks throughout the perimeter and interior portion of the site will provide a ¾ mile loop trail, passive and active recreation opportunities, and will serve as an important public linkage from the neighboring Freedom Circle District to the trailhead at the local San Tomas Aquino Creek.

### **Private/Community-Serving Park Areas:**

Additionally, 3.91 acres of private park space will provide residents with recreation opportunities, including two large pool areas, outdoor dining, picnic areas, game/lounge areas, and passive garden spaces spread throughout the entire community. These spaces will allow residents to engage in passive and active recreation near their homes. The project will also feature 0.085 acres of private building amenity spaces.

The plan respects the Freedom Circle Future Focus Area's desire to integrate publicly available open spaces within the proposed project. To that end, the project has been designed with a north-south linear park starting at Mission College Boulevard, opening up to a public park fronting Freedom Circle Drive. An east-west "Main Street" bisects the project and provides access through the site, connecting both sides of the Freedom Circle Drive loop, thereby providing multi-modal connectivity. The two adjacent projects offer parks and open space to the public by complementing each other in design and allowing for contiguous use of the park amenities. Park amenities and open spaces have been added and designed to serve all ages in the community through active and passive recreational opportunities.

The framework for this new community includes a multi-layered landscape focus. The development is committed to preserving many mature specimen trees on site and integrating them seamlessly into the new site plan. This effort safeguards the heritage trees in their existing locations and strategically relocates trees deemed suitable for transplanting. The result will be a harmonious coexistence of the new buildings and park within the context of these established trees, creating a mature verdant landscape setting within the City. The landscape plan envisions preserving approximately 130 existing trees, including Redwoods and other species (pending review of City Arborist and Landscape Contractor), which will either be protected in place or transplanted to different locations throughout the site. For those redwood trees that are unsuitable for preservation, an effort will be made (where feasible) to re-purpose the salvaged wood into furniture or other site elements. Existing trees requiring removal will be replaced at a 2:1 ratio at a size of 24" Box or larger per the City of Santa Clara guidelines. The new trees will be carefully selected for shade, utility screening, or other visual interest to complement the overall landscape composition.

Overall, the Santa Clara Park Apartment Community will feature over 4.78 acres of continuous public park space and over 3.91 acres of private park and amenity spaces, all nestled under the grandeur of the existing redwood trees.



Elements of Play	Ages 2-5		Ages 6-12		Total Playground Capacity
	Play	Capacity (Ages 2-5)	Play	Capacity (Ages 6-12)	
Balancing	✓	1-2	✓	1-2	2-4
Sliding	✓	1-2	✓	1-2	2-4
Brachiating	✓	1-2	✓	1-2	2-4
Spinning	✓	1-2	✓	1-2	2-4
Climbing	✓	1-2	✓	1-2	2-4
Swinging	✓	1-2	✓	1-2	2-4
Running / Free Play	✓	1-2	✓	1-2	2-4
<b>Total:</b>		7-14		7-14	14-28
<b>Inclusive Play Elements</b>	✓	1-2	✓	1-2	2-4

**NOTE:**  
 - Elements of Play, Equipment and Capacity pending final design review and approval.  
 - More detailed information to be provided through the public input design review and approval process.

Figure 2.9-1: Neighborhood Park Zone Diagram



PARK CREDIT LEGEND	
	<b>PUBLIC OPEN SPACE - 100% CREDIT</b>
	MINI PARK 1            0.81 AC (35,154 S.F.)
	MINI PARK 2            0.49 AC (21,394 S.F.)
	NEIGHBORHOOD PARK   3.48 AC (151,928 S.F.)
	<b>SUBTOTAL            4.78 AC (208,476 S.F.)</b>
	<b>PRIVATE OPEN SPACE - 50% CREDIT</b>
	(REFER TO THE ITEMIZED PRIVATE OPEN SPACE BREAKDOWN BELOW)
	PER CITY OF SANTA CLARA, THE FOLLOWING (4) ELEMENTS WILL BE PROVIDED WITHIN THE PRIVATE PARK AREAS:
	- LANDSCAPED & FURNISHED AREAS
	- PICNIC AREAS
	- POOL AREAS
	- FITNESS AND GAME AREAS
	<b>SUBTOTAL            3.91 AC (170,198 S.F.)</b>
	<b>50% CREDIT x 2.91 AC =   1.95 AC</b>
	<b>PRIVATE BUILDING AMENITY SPACES - 50% CREDIT</b>
	FITNESS
	<b>SUBTOTAL            0.17 AC (7,200 S.F.)</b>
	<b>50% CREDIT x 0.17 AC =   0.085 AC</b>
	LANDSCAPE SETBACK / BUFFER ZONE - NO CREDIT
<b>TOTAL PARK CREDIT AREA (PUBLIC + PRIVATE)</b>	
<b>4.78AC + 1.95 AC + 0.085 AC = <u>6.81 AC</u></b>	

*\*This exhibit is subject to Parks Departments confirmation*

**Figure 2.9-2: Park Credit Plan**

## 2.10 Private Open Space

The Santa Clara Park Community is envisioned as a dynamic neighborhood that embodies the objectives of the Focus Area Plan. At the southern end of the site is the community-scaled public park, which connects to the City-spanning San Tomas Aquino Creek Trail via a neighboring park. The project consists of five residential “wrap” buildings with an array of residential amenities. Santa Clara Park features two distinctive apartment communities to serve a broader base of customers better while providing product segmentation. These distinct communities are separated by a new pedestrian-friendly internal private street that will act as the residential neighborhood’s focal point and social hub.

The community’s strong pedestrian character is established by a series of defined open spaces marked by architectural forms and mature redwood trees. A tree-lined central promenade from Mission College Blvd to Freedom Circle is the primary pedestrian link to the public park, passing through the heart of the community and bisecting the new private street. An interconnected network through various courtyards provides outdoor recreation, including pools, outdoor dining, seating, shade structures, and play areas. The plan allows for direct pedestrian and bicycle access to adjacent neighborhoods.



**LEGEND - ARCHITECTURE**

- RESIDENTIAL UNITS
- AMENITY / COMMON AREAS
- BUILDING ENTRY / EXIT LOCATIONS

NOTE:  
ALL PUBLIC PARK PROGRAMMING IS SHOWN FOR REFERENCE ONLY. PARK DESIGN AND PROGRAMMING WILL BE VETTED AND CONFIRMED THROUGH MEETINGS WITH THE CITY OF SANTA CLARA AND COMMUNITY ENGAGEMENT PER THE CITY'S GUIDELINES

FOR MORE INFORMATION REGARDING PROPOSED PROGRAMMING FOR THE PUBLIC PARK SPACES, PLEASE REFER TO SHEETS L113 - L121

**KEYMAP**



Figure 2.10-1: Landscape Site Plan (North Side)

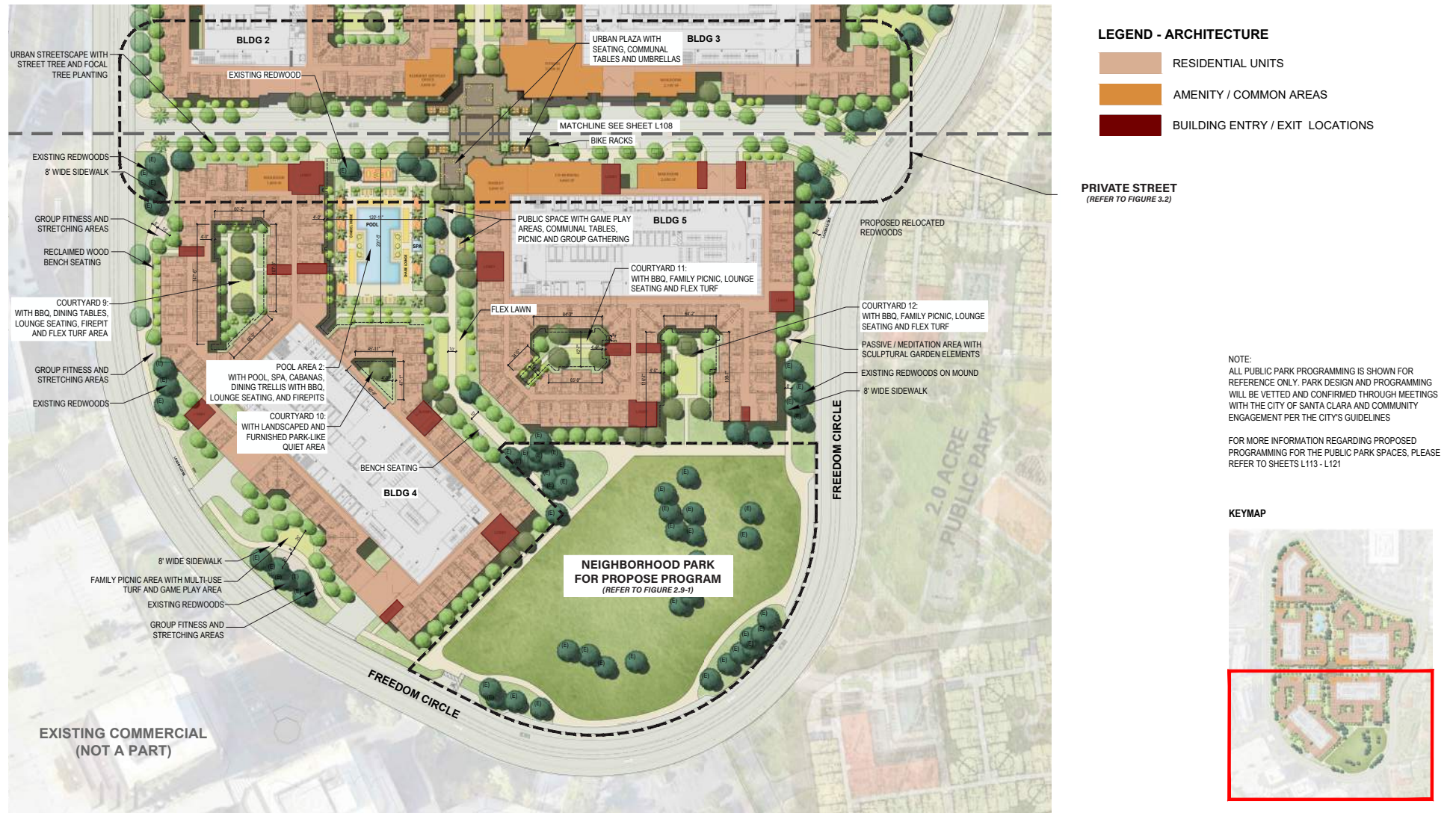


Figure 2.10-2: Landscape Site Plan (South Side)



INTERIOR COURTYARDS



GRAND POOL AREA



FITNESS POOL AREA



Figure 2.10-3: Landscape Concept Design Imagery



URBAN PLAZA



PRIVATE INTERIOR STREET



Figure 2.10-4: Landscape Concept Design Imagery

## 2.11 Sustainability

The project would support sustainability through incorporation of the following City Climate Action Plan measures:

- Solar photovoltaic panels on the roofs of all project buildings
- EV charging stations
- All-electric building construction (with exceptions for gas hot water and pool heaters, and BBQs/fire pits)
- Electric appliances and electric mechanical systems and equipment
- Secure bike parking, including outlets for charging electric bikes.

Additional sustainability design elements would include reuse of salvageable building materials and use of carbon-smart building materials; integration of natural stormwater systems at the site to reduce runoff and filter potential stormwater pollutants; use of recycled water for irrigation purposes; use of landscaping, green infrastructure, and natural stormwater systems to lower surface temperatures and reduce heat gain; compliance with CalGreen Tier 1 energy efficiency requirements; consistency with City all-electric Reach codes, including the use of solar photovoltaic panels on garage and residential rooftops, electric vehicle charging stations (50 percent electric vehicle stall capacity), and all-electric building construction (excepting hot water systems and BBQ/fire pits); achievement of LEED Gold equivalent sustainable design; development of a TDM Program that reduces VMT by 20 percent, including 10 percent from TDM measures and 10 percent from physical design features compliance with State solid waste laws that reduce organic waste by 75 percent; and planting new trees possibly exceeding city requirements.

# Environmental Features

*Project sustainability features include the following:*

- Photovoltaic (PV) Systems on roofs and garages
- On-site tree relocation and preservation
- LEED Gold Equivalent
- High Efficiency Windows / HVAC Systems
- All Electric / Energy Star Efficient Appliances
- Electric heat pump space heating
- Reclaimed water system
- 20% Reduction in vehicle miles traveled



Figure 2.11: Environmental Features



# 03 | Streets

### 3.1 Design Principles

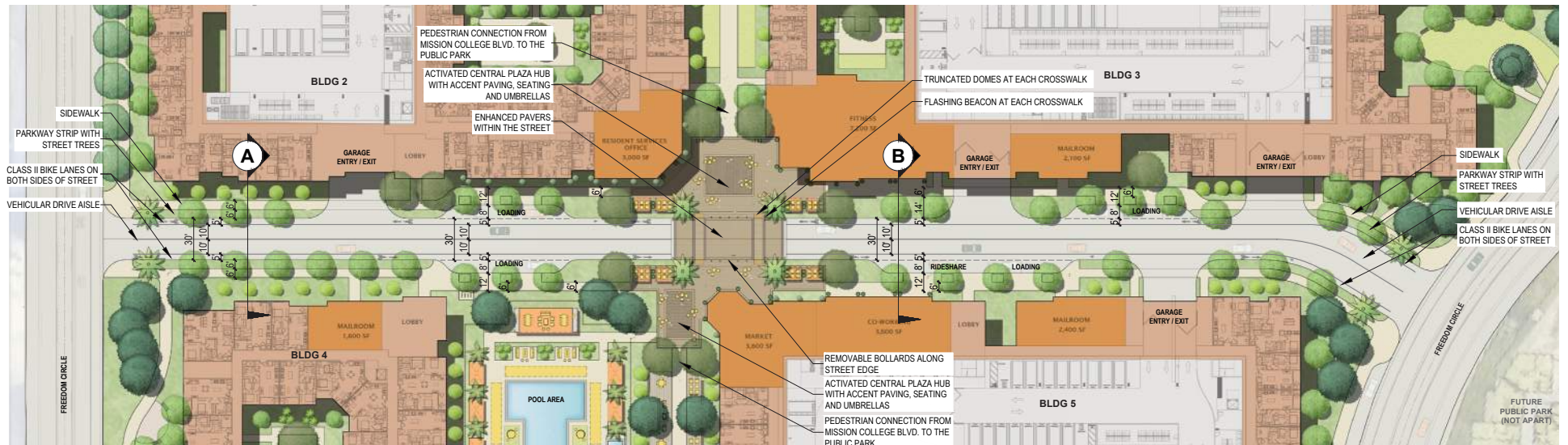
Access to the project site is from Freedom Circle, via Mission College Boulevard. Driveway access to the project buildings would be provided as follows:

- Building 1 – one driveway, via Freedom Circle
- Building 2 – one driveway via the new private street (which connects to Freedom Circle)
- Building 3 – two driveways, both via the new private street (which connects to Freedom Circle)
- Building 4 – one driveway, via Freedom Circle
- Building 5 – one driveway via the new private street (which connects to Freedom Circle).

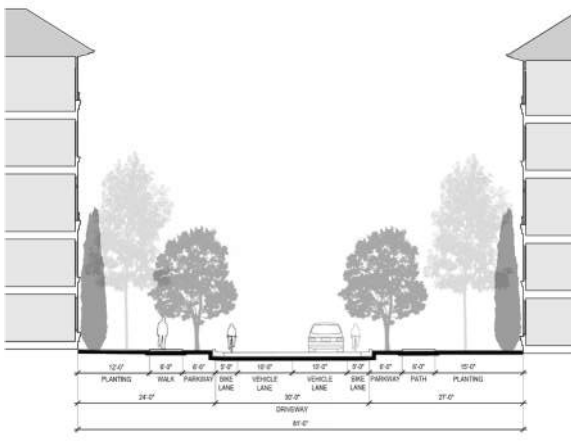
Additional circulation would be provided as follows:

- A new 28-foot-wide two-way private street, including Class II bike lanes, roughly dividing the project site into a northern half (Buildings 1, 2, and 3) and a southern half (Buildings 4 and 5); 6-foot pedestrian sidewalks are located adjacent to both sides of the street, with a landscape parkway in-between the street and sidewalk. **(Refer to Figure 3.1-1)**
- A public pedestrian path between Buildings 1/2 and Building 3 from Mission College Boulevard to the private street; between Building 4 and Building 5 from the private street to the park in the southeastern part of the project site; and generally from west to east and adjacent to Building 4 and Building 5 along the northern boundary of the park.
- A Class IV bike lane around the project site perimeter (“Freedom Circle Bike Lane”). **(Refer to Figure 3.1-2, 3.1-3 and 3.1-4)**
- A Class IV bike lane proposed for Mission College Boulevard.

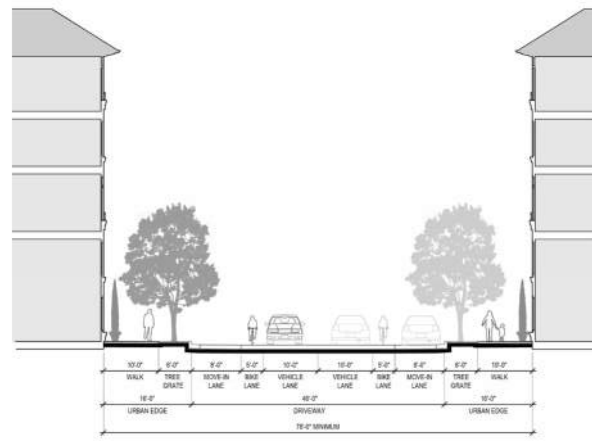
Loading zones would be provided for each building. An on-site parking lot consisting of 15 stalls for the Neighborhood Park would be provided in the park parcel. Final parking layout for the proposed park is subject to Parks and Traffic division review. The project proposes three new crosswalks, two of which were already proposed in the Freedom Circle Focus Area Plan.



SITE PLAN ENLARGEMENT



**A** SECTION - PRIVATE STREET 'A' AT PARKWAY CONDITION  
SCALE: 1" = 10'-0"

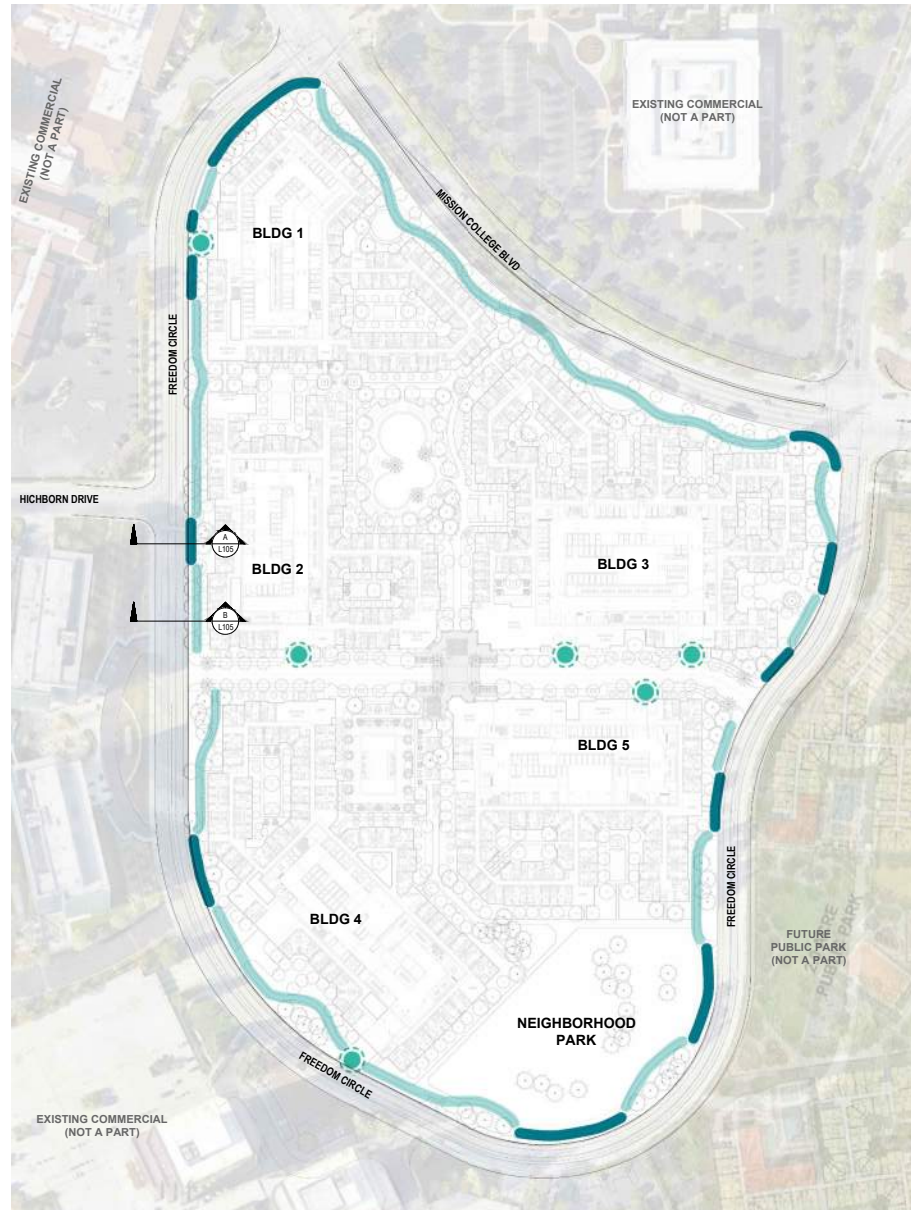


**B** SECTION - PRIVATE STREET 'A' AT LOADING ZONE  
SCALE: 1" = 10'-0"

KEYMAP



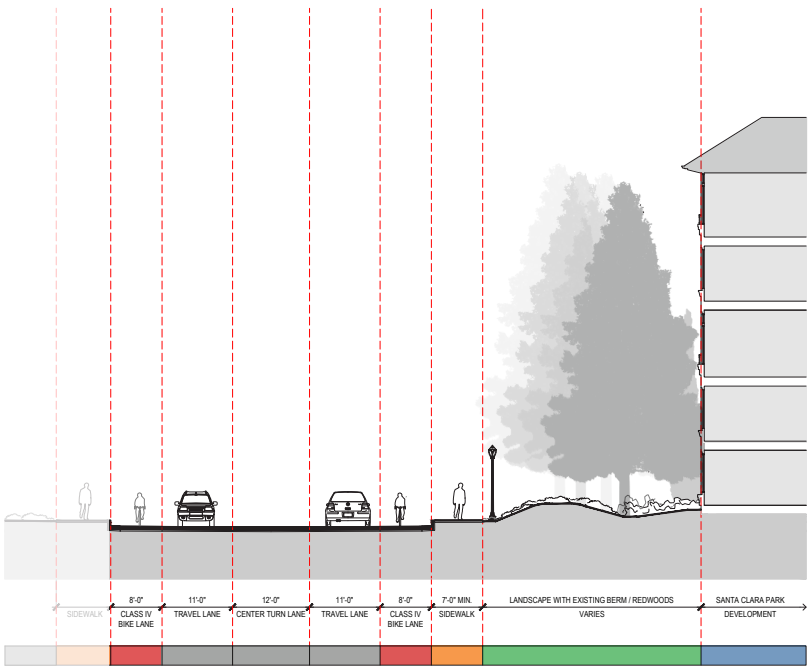
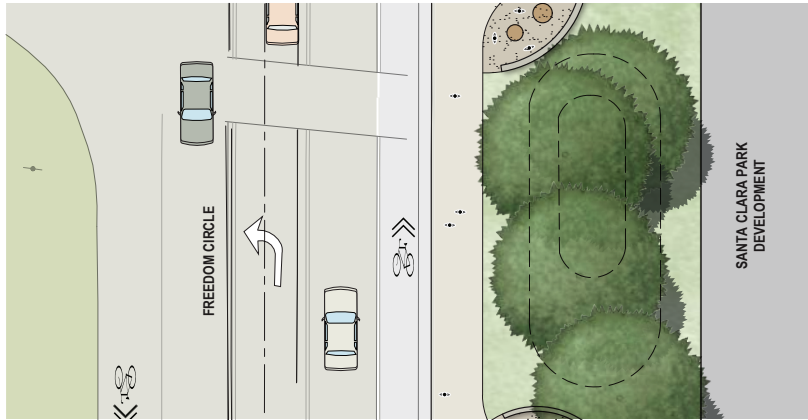
Figure 3.1-1: Private Street- Plan and Sections



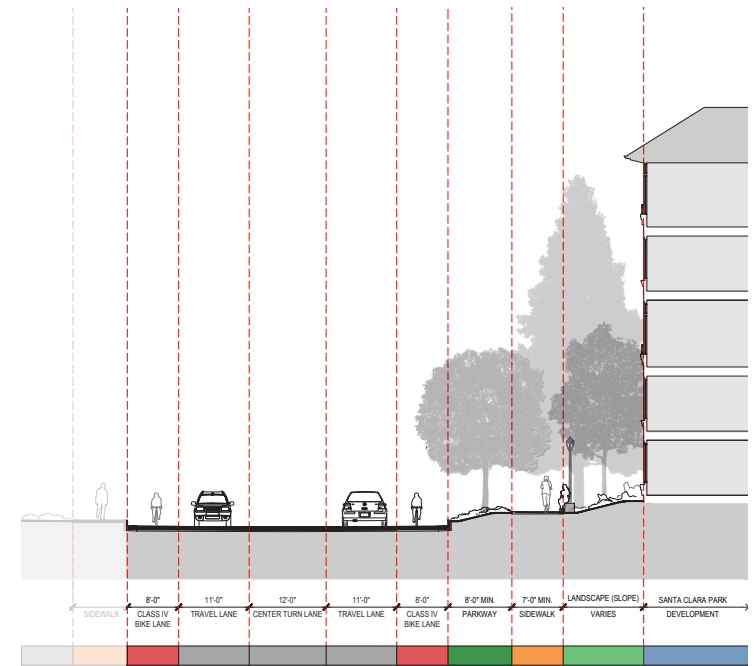
**Legend**

- Type A Street Condition (Attached Sidewalk) **(28%)**
- Type B Street Condition (Detached Sidewalk) **(72%)**
- Garage Entry

**Figure 3.1-2: Complete Street- Overall Diagram**



**A** FREEDOM CIRCLE - COMPLETE STREETS  
CONDITION TYPE A (ATTACHED SIDEWALK)



**B** FREEDOM CIRCLE - COMPLETE STREETS  
CONDITION TYPE B (DETACHED SIDEWALK)

**Figure 3.1-3: Complete Street Exhibit - Sections**



# 04 | Design Guidelines & Standards

## 4.1 Massing and Architecture

Santa Clara Park Apartment Community is envisioned as a dynamic neighborhood that embodies the objectives of the Focus Area Plan. At the southern end of the site is the community-scaled public park, which connects to the City-spanning San Tomas Aquino Creek Trail via a neighboring park. The project consists of five residential “wrap” buildings of Type III construction featuring 1,792 apartment homes with an array of residential amenities. Santa Clara Park features two distinctive apartment communities to serve a broader base of customers better while providing product segmentation. These distinct communities are separated by a new pedestrian-friendly internal private street that will act as the residential neighborhood’s focal point and social hub.

The community’s strong pedestrian character is established by a series of defined open spaces marked by architectural forms and mature redwood trees. A tree-lined central promenade from Mission College Blvd to Freedom Circle is the primary pedestrian link to the public park, passing through the heart of the community and bisecting the new private street. An interconnected network through various courtyards provides outdoor recreation, including pools, outdoor dining, seating, shade structures, and play areas. The plan allows for direct pedestrian and bicycle access to adjacent neighborhoods.

Each building is classically composed and proportioned in Mediterranean architectural styles. Large storefront details and modulated eave lines highlight entry points. Colors and materials highlight variations and textures. Open landscaped courtyards and setbacks articulate the buildings. Large redwoods along perimeter building edges screen views, lessening the perception of building scale. All five buildings are configured to completely conceal the vertically structured parking.

On the north side of the private street, “Building 1” consists of 362 units in Type III construction and 500 parking spaces. “Building 2” has 341 units in Type III construction and 474 parking spaces. “Building 3” consists of 536 units in Type III construction and 728 parking spaces. Buildings 1, 2, and 3 provide smaller, more affordable unit sizes than Buildings 4 and 5.

On the south side of the private street, “Building 4” consists of 292 units in Type III construction with 398 parking spaces, and “Building 5” provides 261 units in Type III construction with 359 parking spaces.

Each building has a Type IIA construction garage surrounded by a Type III construction residential building. The proposed project has approximately 2,459 parking spaces within five Type IIA construction garages, totaling approximately 1,017,750 GSF.

*The following exhibits are conceptual and will be finalized through the city’s Architectural Review Process.*



EAVE PROFILE



DOOR SURROUND & WAINSCOT DETAIL

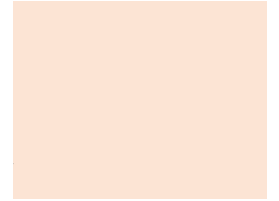


TRIM BAND PROFILE & ENHANCED PLASTER

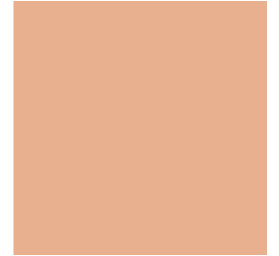


RAILING DETAIL

## STYLE 1: FORMAL ITALIAN PALETTE



BODY COLOR 1



BODY COLOR 2



BODY COLOR 3



ROOF TILE COLOR

## STYLE 1: FORMAL ITALIAN PALETTE



FLAT PARAPET ROOF



DOOR SURROUND & WAINSCOT DETAIL

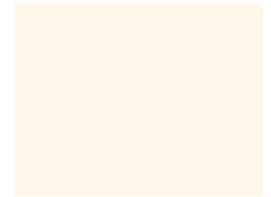


TRIM BAND PROFILE



WINDOW GROUPING AND PANEL

## STYLE 2: MODERN PALAZZO PALETTE



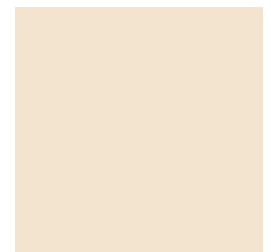
BODY COLOR 1



BODY COLOR 2

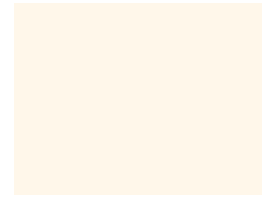


BODY COLOR 3

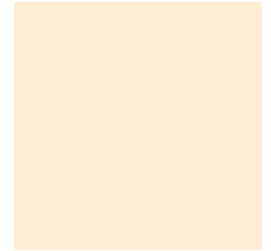


TRIM COLOR

## STYLE 2: MODERN PALAZZO PALETTE COLOR SCHEME A



BODY COLOR 1



BODY COLOR 2



BODY COLOR 3



TRIM COLOR

## STYLE 2: MODERN PALAZZO PALETTE COLOR SCHEME B



24" OVERHANG WITH DECORATIVE RAFTER TAILS



DOOR SURROUND TRIM & FIRED CLAY BRICK

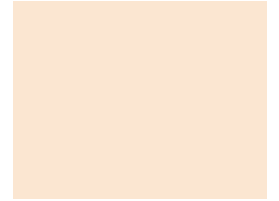


TRELLIS DETAILS

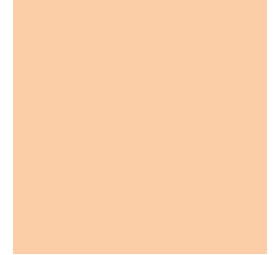


ORNAMENT RAILING DETAIL

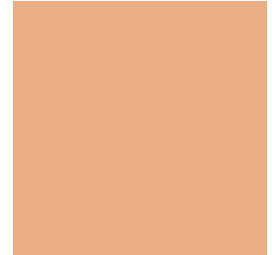
### STYLE 3: FORMAL SPANISH PALETTE



BODY COLOR 1



BODY COLOR 2



BODY COLOR 3



ROOF TILE COLOR

### STYLE 3: FORMAL SPANISH PALETTE



15" OVERHANG WITH DECORATIVE RAFTER TAILS



TRANSOM MASSING ELEMENT

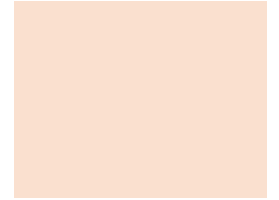


DECORATIVE FINIAL

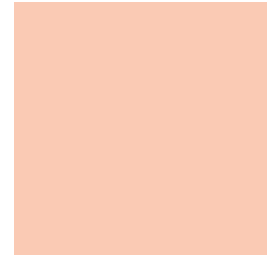


ELEGANT RAILING DETAIL

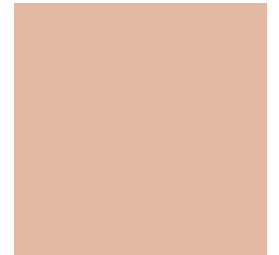
## STYLE 4: PALLADIAN PALETTE



BODY COLOR 1



BODY COLOR 2



BODY COLOR 3



ROOF TILE COLOR

## STYLE 4: PALLADIAN PALETTE

## 4.2 Development Standards

Development Feature (minimum unless otherwise indicated)	Santa Clara Park
<b>Parcel Area (minimum) are required for each NEWLY CREATE parcel.</b>	
Parcel Area	10,000
Street Frontage (feet)	70
<b>Structural Coverage (Maximum percentage)</b>	
Parcel Area (less than 10,000 sq.ft.)	None
Parcel Area (greater than 10,000 sq.ft.)	None
<b>Setbacks (minimum) - Setback lines are measured from the back of walk</b>	
Residential (front, side corner and interior)	10'
Mixed-Use (front, side corner and interior)	0'
Office (front, side corner and interior)	0'
<b>Height (maximum) measured in front</b>	
Height (within 20 feet of the R1-6L, R1-8L and R2...)	32'
Height (all other zones)	100'
<b>Number of Stories (maximum)</b>	
Number of Stories (all other zones)	10
<b>Gross Residential Density (minimum to maximum) shown in number of dwelling units per acre</b>	
Allowable Density	51 - 100 du/acre
<b>Recreation Space for Multi-family Dwellings (minimum) measured in square feet per dwelling unit</b>	
Private Recreation Space	25 GSF/ Unit
Common Recreation Space (per unit)	65 GSF/ Unit

Figure 4.2: Development Matrix

### 4.3 Parking

RESIDENTIAL PARKING REQUIRED & PROVIDED					
BUILDING	UNIT TYPE	COUNT	RESIDENTIAL PARKING FACTOR	REQUIRED RESIDENTIAL STALLS	PROVIDED RESIDENTIAL PARKING
1	1 BEDROOM	79	1	79	
1	2 BEDROOM	138	2	276	
1	STUDIO	145	1	145	
		362		500	500
2	1 BEDROOM	68	1	68	
2	2 BEDROOM	133	2	266	
2	STUDIO	140	1	140	
		341		474	474
3	1 BEDROOM	120	1	120	
3	2 BEDROOM	192	2	384	
3	STUDIO	224	1	224	
		536		728	728
4	1 BEDROOM	186	1	186	
4	2 BEDROOM	106	2	212	
		292		398	398
5	1 BEDROOM	163	1	163	
5	2 BEDROOM	98	2	196	
		261		359	359
		1792		2459	2459

Figure 4.3: Parking Matrix

## 4.4 Loading and Services

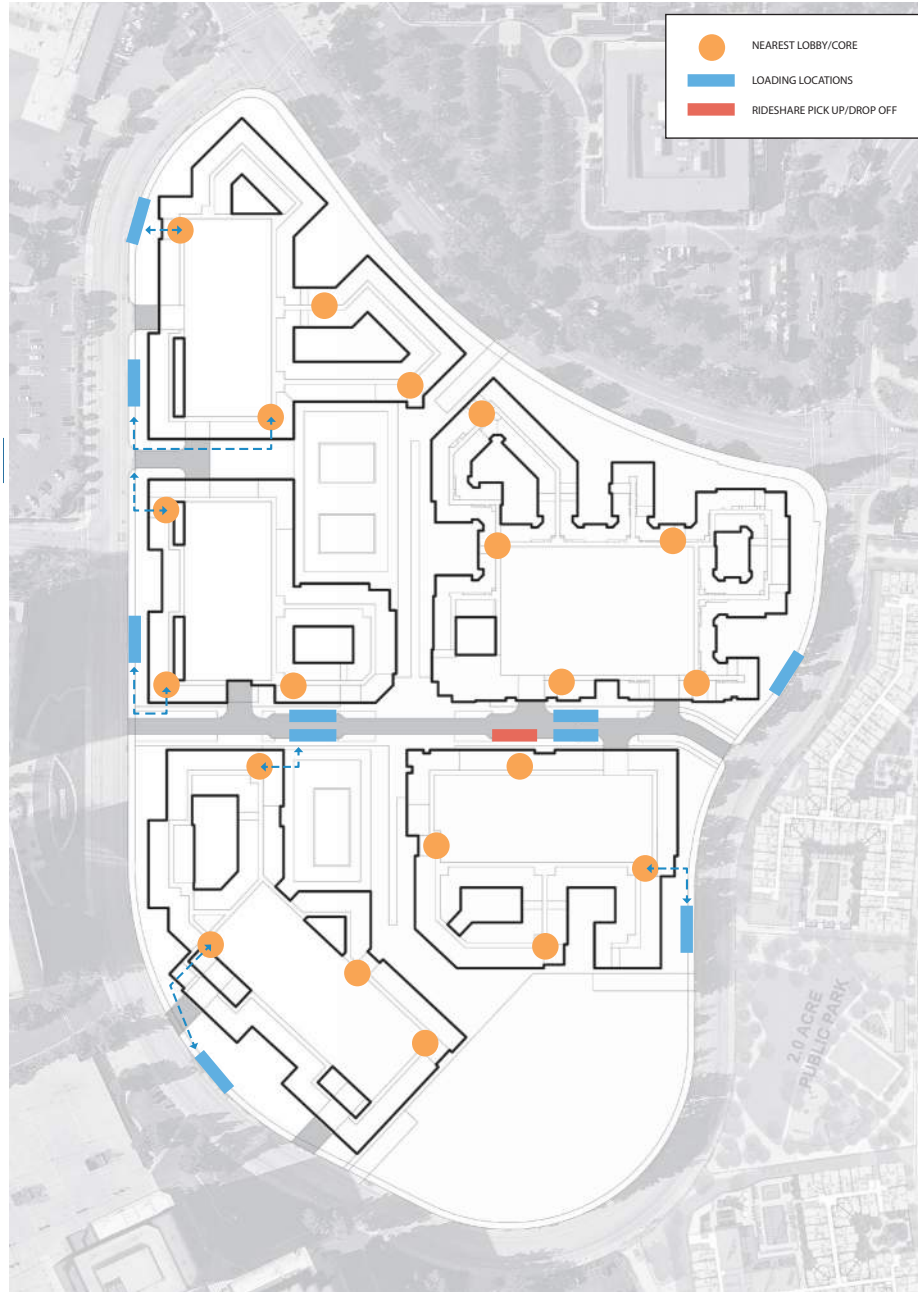
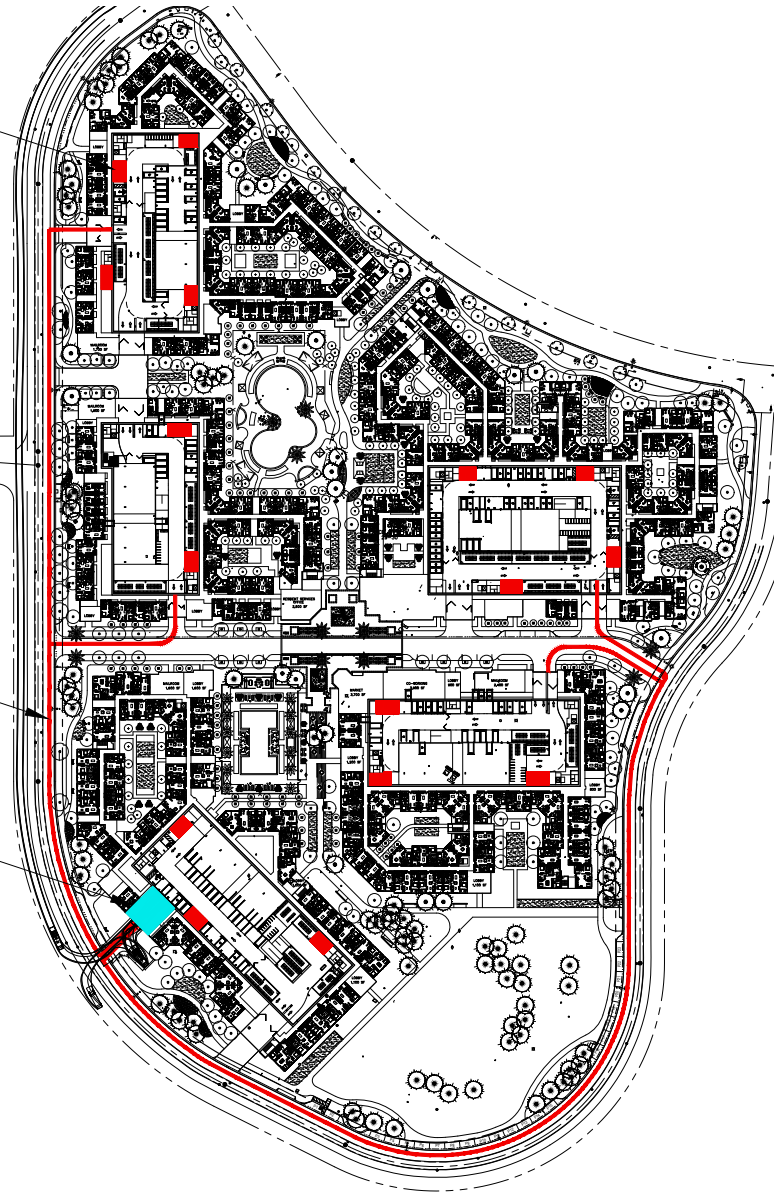


Figure 4.4-1: Loading Areas Diagram

RED HATCH INDICATES RESIDENTIAL TRASH ROOMS IN BUILDINGS 1-5, TYP (16 TOTAL RESIDENTIAL TRASH ROOMS)

STAFF PATH OF TRAVEL FROM RESIDENTIAL TRASH ROOMS AT BUILDINGS 1-5 TO CENTRAL TRASH ROOM AT BUILDING 4

ROLL-OFF COMPACTORS AT CENTRAL TRASH ROOM



**SHEET NOTES:**

**KEY PLAN, OVERALL SITE.**

1. RESIDENTIAL TRASH: STAFF SHALL TRANSPORT CONTAINERS TO CENTRAL TRASH ROOM AT BUILDING 4 FOR EMPTYING WITH TAYLOR-DUNN BIGFOOT CARRIER.
2. ALL RESIDENTIAL TRASH TO BE COMMINGLED AT CENTRAL TRASH ROOM ROLL-OFF COMPACTORS.

**GENERAL NOTES.**

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

**LEGEND:**

STAFF PATH OF TRAVEL FROM RESIDENTIAL TRASH ROOMS AT BUILDING 1-5 TO CENTRAL TRASH ROOM AT BUILDING 4.

Figure 4.4-2: Trash Compactor Plan



# 05 | Infrastructure & Utilities

## 5.1 Infrastructure & Utilities

A review of the Freedom Circle Focus Area Plan (FCFAP) and discussions with City/Agency staff indicate that there will be connection points to existing utility mains in the city right-of-way, as described below.

**Sanitary Sewer:** City block maps indicate that two separate 12" mains run the length of Freedom Circle (E & W), both connecting to the 12" main running westwards on Mission College Boulevard, per the FCFAP EIR and the future project-specific Development Impact Analysis (DIA). It is our understanding that there will be no upsizing of the 12" VCP main running between Freedom Circle (W) and Great America, and no upsizing required along the immediate project frontage, which is not anticipated in the full build-out condition in the Freedom Circle Focus Area EIR.

**Storm Drain:** City block maps indicate there is a 24" main that begins south of the Hichborn/Freedom Circle (W) intersection. This 24" main runs south, then east, and loops back north along Freedom Circle (E) and increases to 54". It turns east into the Freedom Circle Storm Drain Pump Station at the southeast corner of the Freedom Circle (E)/Agnew/Mission College intersection, just north of the Greystar project site. There is a 15" main located in Mission College that begins just west of Agnew and travels west towards Great America. A 12" main existing in the Hichborn/Freedom Circle (W) intersection heads north and increases to an 18" main before connecting to the existing main in Mission College.

The existing site consists mainly of impervious surfaces, such as parking lots, on-site sidewalks, and buildings. The proposed project will increase the pervious area on-site and provide LID stormwater treatment areas and source control measures, decreasing the stormwater runoff from the project site into the city mains.

**Water:** Per City block maps, there is a 12" main (installed in 1975) that runs through the northern side of Mission College. In addition, there is a 12" main (installed in 1977) that loops Freedom Circle (E & W) and connects to the Mission College main at both intersections. An abandoned 12" main (installed in 1970) exists within the project boundary, running east-west approximately in line with Hichborn Drive, which will either be removed or remain in place if it doesn't impact the proposed project improvements. The project will replace the existing water main with a proposed ductile iron pipe main from Freedom Circle (W) & Mission College to the new ductile iron pipe main in Freedom Circle (E) constructed as a part of the Greystar Development. Should the Greystar Development water main improvements not occur, the project will extend this water main replacement back to Mission College & Freedom Circle (E).

The FCFAP EIR included a Water Supply Assessment (WSA) for the full build-out of the FCFAP. Per the approved EIR and WSA, and as city code requires, the project intends to utilize recycled water as an alternative to potable water for irrigation and dual plumbing (where feasible) to alleviate the overall project demand for potable water. As listed in the conclusion of the WSA of the FCFAP EIR, the proposed development anticipates the possibility of fair-share water supply or capacity fees, additional water efficiency standards, and the establishment of annual project water budgets.

**Recycled Water:** Per City block maps, a 12" main (installed in 1998) runs along the southern side of Mission College. No recycled water main facilities are currently available in Freedom Circle. Where new recycled water laterals are required, the project will construct and extend a new 8" recycled water main from the connection point to Mission College.

**Electric:** The project is bound by existing Silicon Valley Power (SVP) facilities within Freedom Circle (E & W) on the east, south, and west within Mission College Blvd on the North. SVP is anticipating tying the project services into existing facilities located west, north, and south of the project boundary. Relocation of existing electric infrastructure along the project frontage may be required. Some SVP equipment (conduits, manholes, vaults, etc.) may remain to serve properties on the opposite side of Freedom Circle & Mission College. Approximate unit counts have been provided to SVP for reference. SVP system impact study was completed and it is expected that the project will make a fair share contribution to the Agnew substation expansion.

**Gas:** The current parcel is served by PG&E low-pressure service lines connected to a high-pressure distribution main on the opposite side of Freedom Circle and Mission College Blvd. Approximately ten (10) gas meter services will be removed and capped at the high-pressure distribution main within Freedom Circle (E & W) and Mission College. The high-pressure distribution lines can serve as future gas tie-in locations. Although individual gas metering of residential units is not allowed in the city code, there are provisions for new gas services for various types of housing facilities.



# 06 | Public Services

## 6.1 Public Services

### **Fire Protection and Emergency Medical Service:**

The Santa Clara Fire Department (SCFD) has ten fire stations (one of which temporarily closed in March 2020 and is scheduled for replacement and relocation), with eight fire engines, two ladder trucks, one rescue unit, two ambulances, one hazardous materials unit, and one command vehicle. The Plan Area would be served by Station 8, which is located at 2400 Agnew Road. Secondary responding stations to the area would be Station 6, located at 888 Agnew Road; Station 9, located at 3011 Corvin Drive; and Station 5, located at 1912 Bowers Avenue. The Freedom Circle Focus Area Plan does not propose new or expanded fire protection/EMS facilities.

The Santa Clara Park (SCP) project site is located in the southern portion of the Plan Area and also would be served by Station 8, which is about 285 feet northeast of the project site, across Mission College Boulevard on Agnew Road. Station 6 is less than one mile from the project site, and Station 9 is slightly more than one mile from the project site, depending on the route taken.

### **Police Protection:**

The Santa Clara Police Department (SCPD) is located at 601 El Camino Real. The Northside Substation, at 3992 Rivermark Parkway, is a satellite facility with limited hours. SCPD operations are broken into six beats; Beats 1 through 5 are south of U.S. 101, and Beat 6 covers the entire city area north of U.S. 101 plus the area between the Central Expressway and U.S. 101. The Plan Area is in Beat 6, and the project site is also in Beat 6. The Focus Area Plan does not propose new or expanded police facilities.

### **Public Schools:**

The Plan Area, including the proposed SCP project, is in the Santa Clara Unified School District (SCUSD). The SCUSD is comprised of 27 schools, seven of which are located north of U.S. 101, including five elementary schools, two middle schools, and one high school. The Focus Area Plan does not propose new or expanded school facilities.

### **Parks:**

City park and recreational facilities are comprised of approximately 268 improved acres and 85 unimproved acres. There are no public parks or recreational facilities currently in the Future Focus Area Plan Area, including the project site which contains 12 existing on-site buildings but no parks or recreational facilities. The Focus Area Plan calls for providing public parkland and privately-owned public open space, consistent with the general plan requirements and other city regulations, and 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.

### **Other Public Facilities:**

The City has three libraries: (1) Central Park Library; (2) the Northside Branch Library; and (3) the Mission Branch Library. The City also operates four community centers. The Focus Area Plan does not propose new or expanded public facilities.

## 6.2 Impact to Public Services

### **Impact to Fire Protection and Emergency Medical Service:**

The SCP project would result in the construction of 1,792 dwelling units. This total is less than the 2,500 remaining units evaluated in the 2022 EIR and would require fewer additional fire service/EMS staff than projected in the 2022 EIR. As discussed above, the 2022 EIR concluded that no significant impact was identified related to fire protection/EMS, no new or expanded fire protection/EMS facilities were needed, and no mitigation would be required. Because the total number of units proposed for the SCP project is less than the number of units evaluated for the Focus Area Plan, the environmental effects related to fire protection/EMS resulting from the SCP project would be reduced in scale. The SCP project's impact related to fire protection/EMS would remain less than significant as identified in the 2022 EIR.

### **Impact to Police Protection:**

The SCP project would result in the construction of 1,792 dwelling units. This total is less than the 2,500 remaining units evaluated in the 2022 EIR and would require fewer additional police staff than projected in the 2022 EIR. As discussed above, the 2022 EIR concluded that no significant impact was identified related to police services, no new or expanded police facilities were needed, and no mitigation would be required. Because the total number of units proposed for the SCP project is less than the number of units evaluated for the Focus Area Plan, environmental effects related to police services resulting from the SCP project would be reduced in scale. The SCP project's impact related to police services would remain less than significant as identified in the 2022 EIR.

### **Impact to Parks:**

The project would result in the construction of 1,792 dwelling units. This total is less than the 2,500 remaining units evaluated in the 2022 EIR and would result in fewer new residents using city parks than projected in the 2022 EIR. As discussed above, the 2022 EIR concluded that no significant impact was identified related to parks, new parkland and/or payment of in-lieu park dedication fees would be required of all new development in the Future Focus Area Plan Area, and the City's park improvements ordinance would provide adequate mitigation. Because the total number of units proposed for the SCP project is less than the number of units evaluated for the Focus Area Plan, environmental effects related to parks resulting from the SCP project would be reduced in scale. The SCP project proposes approximately 6.48 acres of public park and open space, including a 2.70-acre neighborhood park (to be dedicated to the city), plus an additional 1.54 acres of credit for private open space and building amenities space. The project would pay additional in-lieu park improvement fees as determined in consultation with the City's Parks and Recreation Department (The Parkland Dedication Requirement) to help mitigate future parks impacts. The SCP project's impact related to parks would remain less than significant as identified in the 2022 EIR.

### **Impact to Other Public Facilities:**

The project would result in the construction of 1,792 dwelling units. This total is less than the 2,500 remaining units evaluated in the 2022 EIR and would generate fewer new residents than projected in the 2022 EIR. As discussed above, the 2022 EIR concluded that no significant impact was identified related to other public facilities,

and no new or expanded public facilities were being proposed by the City. Because the total number of units proposed for the SCP project is less than the number of units evaluated for the Focus Area Plan, the environmental effects related to other public facilities resulting from the SCP project would be reduced in scale. The SCP project's impact related to other public facilities would remain less than significant as identified in the 2022 EIR.



# 07 | Fiscal Analysis

## **7.1** Fiscal Analysis

*Fiscal Analysis has been added as an attachment at the end of this document. See Attachment 'A'*



# 08 | Community Outreach

## 8.1 Public Participation

The project team deeply values the insights and perspectives of the surrounding community and local residents in shaping the vision for Santa Clara Park. To foster collaboration, the team hosted three widely advertised community meetings, drawing over 150 attendees, including community stakeholders and city leaders from diverse regions and backgrounds.

In addition to these large gatherings, individual meetings were conducted with key stakeholders and community members to gather more focused feedback on the project's design and implementation. There will also be additional opportunities to provide input on the public park design as a part of the City's standard design review process.

### **Key topics discussed with the Community:**

#### **Land Use and Density:**

- 1,792 units, 25.7 acres, 70 DU/acre

#### **Affordability:**

- 15% on-site , 5% VL (50%AMI), 10% (100%AMI) 67% of units affordable by design

#### **Transportation and Parking:**

- Regional Connectivity, Parking City minimum parking ratio, Unbundled parking, 1:1 Bicycle parking/unit in garages

#### **Preservation:**

- Preservation of a large percentage of existing redwood trees and relocation of redwood trees, including salvage and reuse where possible

#### **Urban Design:**

- Pedestrian-friendly design, Main street serves as front door of new community, Connectivity for pedestrians and bicyclists

#### **Environmental - Sustainable Features:**

- Photovoltaic systems on roofs and garages, on-site tree relocation and preservation, LEED Gold Equivalent, All Electric Appliances, High efficiency windows /HVAC systems, Electric Heat pump space heating, Reclaimed Water system, 20% reduction in VMT through TDM measures

# Community Benefits

*Project community benefits include the following:*

- Publicly Accessible
- New Public Parks
- Bicycle Lane Extensions
- Fair Share Traffic Improvements
- School Fees
- Electrical Substation Upgrades
- Affordable Housing

 IRVINE COMPANY



**Figure 8.1-1:** *Community Benefits*

# Community Input

*Engaged with more than 150 local community members and leaders through several community meetings and property tours*



Figure 8.1-2: Community Input



Figure 8.1-3: Community Outreach



# A | Attachment

## MEMORANDUM

To: Nimisha Agrawal, Senior Planner; City of Santa Clara

From: Teifion Rice-Evans, Luke Foelsch, and Rosanna Ren;  
Economic & Planning Systems

Subject: Fiscal Impact Analysis of Santa Clara Park; EPS #251006

Date: February 11, 2025

*The Economics of Land Use*



The Santa Clara Park project (Project), located in the northern portion of the City of Santa Clara, proposes to redevelop an approximately 26-acre site within the Freedom Circle Focus Area. The parcel is currently zoned for Office and R&D uses but the Freedom Circle Focus Area Plan would allow high-density residential development. The proposal envisions a new multifamily development with 1,792 units and approximately 16,600 gross square feet of resident-serving amenities and retail space. The proposal also includes approximately 6.4 acres of public parkland and 3 acres of private park amenity space.

This memo summarizes the Project's estimated annual fiscal impacts on the City of Santa Clara's General Fund and Santa Clara Unified School District (SCUSD)'s Operating Budget. It also provides an estimate of one-time permitting fees and development impact fee revenues generated by the Project that would accrue to the City and SCUSD. The full set of fiscal impact analysis tables are provided in the **Appendix**. All results are expressed in constant 2025 dollars.

The Project will provide 15 percent inclusionary units (269 units). 75 units will be offered at Very Low Income levels, or 50 percent of Area Median Income (AMI). The remaining 194 units will be offered at Moderate Income levels, defined by the City as 100 percent of AMI. Overall, this presents a deeper level of affordability than required by the City's Affordable Housing Ordinance.

In order to determine the net fiscal impact of the Project it was important to recognize that the existing site generates some revenue to the City. To account for these existing revenues, the analysis nets out the assessed value associated with the site at present as well as estimates of the SVP revenues that would

*Economic & Planning Systems, Inc.  
1330 Broadway  
Suite 450  
Oakland, CA 94612  
510 841 9190 tel*

*Oakland  
Sacramento  
Denver  
Los Angeles*

accrue to the City from the existing buildings' electricity use. Existing site uses will also require public services, representing a cost to the City. Because it is difficult to quantify these costs, they are not netted out from the analysis, meaning that the estimates provided are conservative estimates of the net new fiscal impacts associated with the Project.

To conduct this analysis in a timely manner, EPS followed the same approach as the fiscal impact analysis recently used to assess the fiscal impacts of Mission Point. The fiscal impact analysis was updated to reflect Project-specific information at Santa Clara Park, including the development program, affordable housing program, expected rents, and student generation rates. The fiscal impact methodology and assumptions were also revised to be consistent with the KMA peer review of the Mission Point fiscal impact analysis conducted for the City of Santa Clara, which suggested alternative methodologies or calculations for some expenditure items.

## **Key Findings**

### **1. The Project is expected to result in a positive net fiscal impact on the City's General Fund at buildout of approximately \$295,200 annually.**

The estimated fiscal impact of the Santa Clara Park project at buildout on the City's General Fund is an annual surplus of \$285,1900 (2025 dollars). As shown in **Table 1**, the Project will generate about \$2.2 million annually in net new revenues to the General Fund and require annual General Fund expenditures of about \$1.9 million to provide police, fire, public works, parks, and other services.

**Table 1 Annual Fiscal Impacts at Buildout to City of Santa Clara General Fund**

Item	Total Annual Estimates at Project Buildout (\$2025)
<b>Estimated GF Revenue</b>	
Property Tax	\$1,079,100
Property Tax In Lieu of VLF	\$361,800
Documentary Transfer Tax	\$33,300
Sales and Use Tax	\$286,200
Franchise Tax	\$111,300
Fines and Penalties	\$30,200
Licenses and Permits	\$184,800
SVP Transfer	<u>\$70,000</u>
<b>Total Revenues</b>	<b>\$2,156,600</b>
<b>Estimated GF Expenditures</b>	
General Government	\$211,900
Library	\$180,700
Community Development	\$29,000
Public Works	\$243,400
Parks & Recreation	\$204,300
Police	\$649,800
Fire	<u>\$352,300</u>
<b>Total Expenditures</b>	<b>\$1,871,500</b>
<b>Total Net Annual Fiscal Impact</b>	<b>\$285,100</b>

Note: Values rounded to nearest hundred. Numbers may not sum due to rounding.

Sources: Economic & Planning Systems, Inc.

**2. The Project will result in a substantial positive net impact on the Santa Clara Unified School District’s (SCUSD) operating budget of around \$2.2 million annually.**

The Project is expected to generate approximately \$4.4 million in annual new revenues for the SCUSD operations budget at buildout. Because SCUSD is a basic aid school district (where a share of new property taxes generated by new development are retained by the School District), the new assessed value of the project generates substantial new revenues to the SCUSD. Property tax accounts for approximately 94 percent of the estimated new revenues. The addition of new school-aged children to SCUSD generated by the Project is estimated to result in additional operational expenditures of \$2.2 million. The net positive fiscal impact of the project amounts to an additional \$2.2 million annually for SCUSD as shown in **Table 2**.

**Table 2 Annual Fiscal Impacts at Buildout to Santa Clara Unified School District General Fund**

Item	Approach	Total
New Student Enrollment		75
Project Estimated Average Daily Attendance (ADA)		71
<b>New Costs</b>	<b>\$31,621 per ADA</b>	<b>\$2,235,985</b>
<b>New Revenues</b>		
Local Revenues		
Property Tax to SCUSD	38.4% of property tax allocation	\$4,130,409
Other Local Revenue	\$1,259 per ADA	\$89,028
Federal Revenues	\$476 per ADA	\$33,629
Other State Revenue	\$2,713 per ADA	\$191,816
<b>Total Revenue</b>		<b>\$4,444,882</b>
<b>Net Annual Fiscal Impact</b>		<b>\$2,208,897</b>

Sources: Santa Clara Unified School District; Economic & Planning Systems, Inc.

- 3. The Project is estimated to generate \$79.4 million in one-time permitting and development impact fees for City of Santa Clara and Santa Clara Unified School District capital facilities through project buildout based on current fee schedules. The park in-lieu component of this estimate will be reduced once the value of the dedicated park improvements has been established.**

As shown in **Table 3**, the Project will pay a broad range of types of fees to the City or the School District. School District development impact fees will sum to \$9.3 million. The City will receive \$12.3 million in park in-lieu fees (based on the credit calculations noted), \$9.8 million in Building Department fees, as well as fees for water, wastewater, and electric utility fees and substation fees among others. After accounting for credits from the planned parkland dedication, the City has estimated the park in-lieu obligation at \$34.1 million, prior for accounting for the credits for the dedicated park improvements, the value of which is not known at this time.

**Table 3 Development Fees generated by Project**

Item	Per-Unit Fees	Total Project Fees (2025\$)
School Fees	\$5,170	\$9,264,640
Park In Lieu Fees <sup>1</sup>	\$19,049	\$34,135,899
Traffic Impact Fee <sup>2</sup>	\$647	\$1,159,424
Water Connection Fee	\$1,500	\$2,688,000
Sewer Outlet Charge	\$1,500	\$2,688,000
Wastewater Treatment Fee	\$1,187	\$2,127,104
Electric Utility Fees	\$2,245	\$4,023,040
Electrical Substation	\$3,292	\$5,900,000
Other Infrastructure Fees	\$4,218	\$7,558,656
Building Department	<u>\$5,500</u>	<u>\$9,856,000</u>
<b>Total</b>	<b>\$44,308</b>	<b>\$79,400,763</b>

[1] This parkland in-lieu fee incorporates credits for developer dedication of 4.225 acres of public parkland and 4,222 acres of private recreational amenity space. The value of the park improvements is not known at this time but will be further credited against the in-lieu fee obligation once

[2] Assumes a TIF of \$647 per unit.

Source: City of Santa Clara; Irvine Company.

*The Economics of Land Use*



APPENDIX A  
FISCAL IMPACT ANALYSIS  
OF SANTA CLARA PARK

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# 1. City of Santa Clara General Fund Impacts

**Table 1 City of Santa Clara General Fund Net Annual Fiscal Impact Summary**

<b>Item</b>	<b>Total Annual Estimates at Project Buildout (\$2025)</b>
<b>Estimated GF Revenue</b>	
Property Tax	\$1,079,100
Property Tax In Lieu of VLF	\$361,800
Documentary Transfer Tax	\$33,300
Sales and Use Tax	\$286,200
Franchise Tax	\$111,300
Fines and Penalties	\$30,200
Licenses and Permits	\$184,800
SVP Transfer	<u>\$70,000</u>
<b>Total Revenues</b>	<b>\$2,156,600</b>
<b>Estimated GF Expenditures</b>	
General Government	\$211,900
Library	\$180,700
Community Development	\$29,000
Public Works	\$243,400
Parks & Recreation	\$204,300
Police	\$649,800
Fire	<u>\$352,300</u>
<b>Total Expenditures</b>	<b>\$1,871,500</b>
<b>Total Net Annual Fiscal Impact</b>	<b>\$285,100</b>

Note: Values rounded to nearest hundred. Numbers may not sum due to rounding.

Sources: Economic & Planning Systems, Inc.

**Table 2 General Assumptions for City of Santa Clara**

<b>Item</b>	<b>Amount</b>	<b>Sources</b>
Population	132,048	CA DOF (1/1/2024)
Jobs <sup>1</sup>	126,815	JobsEQ (2024 Q2)
Citywide Daytime Population <sup>2</sup>	195,456	CA DOF/ JobsEQ
Persons per Household <sup>3</sup>	1.92	U.S. Census
Persons per Household <sup>4</sup>	2.27	CEQA based estimate

[1] Reflects a 4-quarter moving average from the latest available date (2024 Q2)

[2] Daytime population is calculated by adding total residential population and half of total employment.

This weighting reflects the cost of providing service to one worker compared to one resident based on the assumption that a worker spends approximately half of their day in the City.

[3] This estimate of persons per household is from U.S. Census data and used in the estimate of Parks & Recreation service costs.

[4] This estimate of persons per household is from the project's CEQA documents and used for most daytime population estimates in this analysis, except for Parks & Recreation service costs.

Sources: California Department of Finance (2024); JobsEQ (2024); Economic & Planning Systems, Inc.

**Table 3 Santa Clara Park Program Description and Daytime Population**

Item	Total <sup>1</sup>	Projected Population <sup>2</sup>		Daytime Pop. <sup>3</sup>
		Estimate	Total	
<u>Residential<sup>4</sup></u>				
BMR - Very Low	75 units	2.27 persons/HH	170	170
BMR - Moderate	194 units	2.27 persons/HH	440	440
Market Rate	<u>1,523 units</u>	2.27 persons/HH	<u>3,457</u>	<u>3,457</u>
<b>Total</b>	<b>1,792 units</b>		<b>4,068</b>	<b>4,068</b>
BMR - Very Low	75 units	1.92 persons/HH	144	144
BMR - Moderate	194 units	1.92 persons/HH	372	372
Market Rate	<u>1,523 units</u>	1.92 persons/HH	<u>2,924</u>	<u>2,924</u>
<b>Total</b>	<b>1,792 units</b>		<b>3,441</b>	<b>3,441</b>

[1] Provided by Irvine Company.

[2] Based on CEQA documents and US Census data.

[3] Daytime population is calculated by adding total residential population and half of total employment. It represents a measure of public service demand in which employees are given one-half the weight of residents because of more modest service demands. Residents are given a full weight of one. Because this project is entirely residential does not anticipate any employee generation, the daytime population and the resident population are identical.

[4] The estimate of Parks and Recreation services costs uses a persons per household estimate of 1.92, requiring a separate calculation of daytime population.

Sources: Irvine Company; Economic & Planning Systems, Inc.

**Table 4 Santa Clara Park Project Impact on General Fund Revenues**

Item	General Fund Revenue Budget FY 2024/25	Allocation or Estimating Factor	Total Project Revenues
<b>General Revenues</b>			
Property Tax	\$72,330,000	10.0% of 1% of base assessed value	\$1,079,087
Property Tax In Lieu of VLF <sup>1</sup>	\$22,061,000	See Table 6.	\$361,775
Documentary Transfer Tax	\$1,600,000	\$0.55 per \$1,000 in AV	\$33,324
Sales and Use Tax	\$62,900,000	1.0% of estimated taxable sales	\$286,168
Franchise Tax	\$5,350,000	\$27.37 per daytime population	\$111,345
Fines and Penalties	\$1,452,000	\$7.43 per daytime population	\$30,219
Licenses and Permits	\$8,878,000	\$45.42 per daytime population	\$184,770
SVP Transfer	\$34,500,000	See Table 8.	\$69,951
Transient Occupancy Tax	\$22,850,000	Not estimated	n/a
Other Service Fees	\$41,722,435	Not estimated	n/a
Other Revenue <sup>2</sup>	<u>\$23,927,558</u>	Not estimated	<u>n/a</u>
<b>Total Revenues</b>	<b>\$297,570,993</b>		<b>\$2,156,638</b>

[1] Property Tax In Lieu of VLF estimate provided by the City of Santa Clara, Feb. 2025.

[2] Encompasses all revenue items not shown here, including: Rents and Leases, State/Other Agencies, Interest, Other Revenue, and Transfers From.

Sources: City of Santa Clara Adopted Budget FY2024/25 [accessed on Open Book]; City of Santa Clara Finance Department.

**Table 5 Santa Clara Park Assessed Value Estimates**

Item	Units <sup>1</sup>	Assessed Value	
		Estimate <sup>2</sup>	Total
<u>Residential</u>			
BMR - Very Low	75 units	\$331,081 per unit	\$24,831,100
BMR - Moderate	194 units	\$622,972 per unit	\$120,856,568
Market Rate	<u>1,523 units</u>	\$700,000 per unit	<u>\$1,066,100,000</u>
<b>Total</b>	<b>1,792 units</b>		<b>\$1,211,787,668</b>

[1] Provided by Irvine Company.

[2] Assessed value estimates are provided by developer or estimated by EPS from monthly rents using a capitalized value approach.

Sources: Irvine Company; Economic & Planning Systems

**Table 6 Santa Clara Park Property Tax Estimates**

Item	Assumption / Factor	Buildout
<b>Property Tax</b>		
Existing Assessed Value <sup>1</sup>		\$137,000,000
New Assessed Value <sup>2</sup>		<u>\$1,211,787,668</u>
Net Value Increase		\$1,074,787,668
Property Tax	1.0% of net value increase	<u>\$10,747,877</u>
<b>Santa Clara General Fund Property Tax<sup>3</sup></b>	10.0% of property tax	<b>\$1,079,087</b>
<b>Property Tax In Lieu of VLF</b>		
Existing Citywide Property Tax in Lieu of VLF <sup>4</sup>		\$22,061,000
Citywide Assessed Value <sup>5</sup>		\$65,540,487,233
Net Assessed Value Increase <sup>6</sup>		<u>1.64%</u>
<b>Net New Property Tax In Lieu of VLF<sup>7</sup></b>		<b>\$361,775</b>
<b>Real Property Document Transfer Tax</b>		
<u>New Assessed Value</u>		
BMR - Very Low		\$24,831,100
BMR - Moderate		\$120,856,568
Market Rate		<u>\$1,066,100,000</u>
Total		<b>\$1,211,787,668</b>
<u>Annual Turnover<sup>8</sup></u>		
BMR - Very Low	5.0% per Year	\$1,241,555
BMR - Moderate	5.0% per Year	\$6,042,828
Market Rate	5.0% per Year	<u>\$53,305,000</u>
Total		\$60,589,383
<b>Transfer Tax</b>	\$0.55 per \$1,000 in AV	<b>\$33,324</b>

[1] Provided by Irvine Company.

[2] See Table 5.

[3] Reflects Tax Rate Area 007-029.

[4] See Table 4.

[5] Citywide valuation based on the Santa Clara County Assessor Annual Report for FY 2024/25.

[6] Calculated by dividing net value increase by citywide assessed value.

[7] Calculated by multiplying existing property tax in lieu of VLF by net assessed value increase percentage.

[8] EPS assumption based on long-term averages. A turnover rate of 5 percent suggests that properties turn over approximately once every 20 years.

Sources: City of Santa Clara; County of Santa Clara; and Economic & Planning Systems, Inc.

**Table 7 Santa Clara Park Sales Tax Revenue Estimates**

Item	Assumptions	Annual Total at Buildout
<b>HOUSEHOLD TAXABLE RETAIL SALES</b>		
<u>Market-Rate Units</u>		
Average annual income <sup>1</sup>		\$153,141
Taxable spending per household <sup>2</sup>	21.1% of total income	<u>\$32,290</u>
Total taxable spending	1,523 Market-Rate Units	\$49,177,647
<u>Below Market Rate Units - Very Low</u>		
Average annual income <sup>1</sup>		\$74,680
Taxable spending per household <sup>2</sup>	27.3% of total income	<u>\$20,418</u>
Total taxable spending	75 BMR Units	\$1,531,373
<u>Below Market Rate Units - Moderate</u>		
Average annual income <sup>1</sup>		\$140,520
Taxable spending per household <sup>2</sup>	23.9% of total income	<u>\$33,632</u>
Total taxable spending	194 BMR Units	\$6,524,572
<u>Total Sales Generated by New Residents</u>		
Total New Household Taxable Spending		\$57,233,591
Expenditures Captured by Santa Clara <sup>3</sup>	50% of taxable expenditures	\$28,616,796
<b>Total New Taxable Retail Sales</b>		<b>\$28,616,796</b>
<b>Total New Sales Tax</b>	1.0% of taxable sales	<b>\$286,168</b>

[1] Household incomes derived from unit pricing provided by Irvine Co.

[2] Taxable spending based on Bureau of Labor Statistics Consumer Expenditure Survey (2023) for income ranges.

[3] Assumes 50 percent of taxable retail spending by City of Santa Clara residents is captured by retailers within the City based on the amount and range of retail supply in the City.

Sources: Irvine Co.; Bureau of Labor Statistics (BLS); Economic & Planning Systems, Inc.

**Table 8 Santa Clara Park Silicon Valley Power (SVP) Transfer Revenue Estimate**

Description	Formula	Value	Unit
<u>Annual SVP Service Area Electricity Use</u>			
Annual SVP Gigawatt Hours <sup>1</sup>	<i>a</i>	4,418.54	GWh
Million BTUs <sup>2</sup> per Gigawatt	<i>b</i>	<u>3,412.14</u>	MMBtu / GW
Million BTUs per Year	$c = a * b$	15,076,696	MMBtu / Yr.
<u>Project Electric Use</u>			
Residential Square Footage <sup>3</sup>	<i>d</i>	1,747,900	SF
Million BTUs per SF per Year <sup>4</sup>	<i>e</i>	<u>0.0265</u>	
Est. Ann. Project Energy Consumption	$f = d * e$	46,401	MMBtu / Yr.
<u>Existing Site Electric Use</u>			
Office Square Footage <sup>5</sup>	<i>g</i>	427,500	SF
(less) vacancies <sup>5</sup>	<i>h</i>	<u>162,974</u>	SF
Occupied Office Square Footage	$i = g - h$	264,526	SF
Million BTUs per SF per Year <sup>4</sup>	<i>j</i>	<u>0.0598</u>	
Est. Ann. Existing Project Energy Consumption	$k = i * j$	15,832	MMBtu / Yr.
Net Increase in Electricity Use from Project	$l = f - k$	30,569	MMBtu / Yr.
Percent Increase in Usage for SVP Service Area	$m = l / c$	0.20%	
SVP Transfer Revenues to City FY 24/25 <sup>6</sup>	<i>n</i>	\$34,500,000	
Estimated Impact to SVP Transfer Revenue	$= m * n$	<b>\$69,951</b>	

[1] California Energy Commission (CEC) Electricity Consumption by Entity most recent (2022) data for Silicon Valley Power (accessed January 2025).

[2] BTU = British Thermal Units.

[3] Information provided by Developer.

[4] Utilizes land use-specific rates from Appendix 3.3-1 of the Mission Point Development's DEIR under the assumption that the office and residential typologies are comparable to this project.

[5] Per CoStar Group data.

[6] Per **Table 4**.

**Table 9 Santa Clara Park Project Impact on General Fund Expenditures**

Item	FY 2024/25 Adopted Budget Expenditures	Cost Allocation Methodology		Total Project Expenditures
General Government <sup>1</sup>	\$40,732,840	\$52.10	Variable Average Cost per Daytime Population	\$211,934
Library	\$11,732,505	\$44.43	Variable Average Cost per Resident	\$180,714
Community Development	\$5,575,313	\$7.13	Variable Average Cost per Daytime Population	\$29,008
Public Works	\$27,325,009	\$59.83	Variable Average Cost per Daytime Population	\$243,386
Parks and Recreation <sup>2</sup>	\$23,172,047	\$59.38	Variable Average Cost per Resident	\$204,294
Police	\$92,074,298		See Table 13	\$649,837
Fire	\$66,292,191		See Table 14	\$352,349
Non-Departmental	<u>\$43,793,986</u>		Not Estimated	
<b>Total General Fund Expenditures</b>	<b>\$310,698,189</b>			<b>\$1,871,523</b>

[1] Includes Departments of the Mayor and City Council, City Manager, City Clerk, City Attorney, City Auditor, Human Resources, and Finance.

[2] Does not include Cemetery Division or Senior Nutrition Program as they are not funded from the General Fund.

Sources: City of Santa Clara Adopted Budget FY2024/25 [accessed on Open Book]; Economic & Planning Systems, Inc.

**Table 10 General Government, Library, Community Development General Fund Expenditures**

Item	Total Budget Expenditure	% Variable	Variable Net Expenditure	Expenditure Multiplier	Estimated Project Cost
General Government <sup>1</sup>	\$40,732,840	25%	\$10,183,210	\$52.10 per Daytime Population	\$211,934
Library	\$11,732,505	50%	\$5,866,253	\$44.43 per Resident	\$180,714
Community Development	\$5,575,313	25%	\$1,393,828	\$7.13 per Daytime Population	\$29,008

[1] Includes Departments of the Mayor and City Council, City Manager, City Clerk, City Attorney, City Auditor, Human Resources, and Finance.

Sources: City of Santa Clara Adopted Budget FY2024/25 [accessed on Open Book]; Economic & Planning Systems, Inc.

**Table 11 Public Works General Fund Expenditures**

Item	Total Budget Expenditure	Direct Revenues Offset <sup>1</sup>	% Variable	Variable Cost
Department of Public Works	\$27,325,009	\$6,534,915	75%	<b>\$15,592,571</b>
Citywide Daytime Population <sup>2</sup>				195,456
Variable Cost per Daytime Population				\$79.78
Adjustment for Private Street Maintenance <sup>3</sup>			75%	
Variable Expenditure Multiplier per Daytime Population				\$59.83
Project Daytime Population <sup>4</sup>				<u>4,068</u>
<b>Estimated Project Cost</b>				<b>\$243,386</b>

[1] Demonstrates expenditures recovered by direct revenues from the General Fund, as described in City of Santa Clara's Open Book Budget Portal.

[2] Per Table 2.

[3] Given that project streets will be privately maintained, only 75% of the variable cost applies to project. Source: KMA

[4] Per Table 3.

Sources: City of Santa Clara Adopted Budget FY2024/25 [accessed on Open Book]; Economic & Planning Systems, Inc.

**Table 12 Parks and Recreation General Fund Expenditures**

Item	Total Budget Expenditure	Direct Revenue Offset <sup>1</sup>	% Variable	Variable Cost
Administration	\$2,462,405	\$134,000	75%	\$1,746,304
Parks <sup>2</sup>	\$8,866,933	\$0	0%	\$0
Pools	\$1,404,648	\$0	75%	\$1,053,486
Buildings	\$1,309,229	\$0	75%	\$981,922
Operations	\$536,641	\$0	75%	\$402,481
Recreational Programs	<u>\$8,592,191</u>	<u>\$3,717,000</u>	75%	<u>\$3,656,393</u>
<b>Total<sup>3</sup></b>	<b>\$23,172,047</b>	<b>\$3,851,000</b>		<b>\$7,840,586</b>
Citywide Residential Population <sup>4</sup>				132,048
Variable Expenditure Multiplier per Resident				\$59.38
Project Residential Population <sup>5</sup>				3,441
<b>Estimated Project Cost</b>				<b>\$204,294</b>

[1] Includes General Fund revenue from charges for parks and recreation services as provided in the City of Santa Clara Open Budget Portal (2025).

[2] The Project's parks will be privately maintained, therefore incurring no cost on the General Fund.

[3] Budget expenditures breakdown for Parks, Pools, Buildings, and Operations, provided by City of Santa Clara. Excludes expenditures or revenues from the Senior Nutrition Program or the Cemetery Department, as funding for these programs originates from sources other than the General Fund.

[4] Per Table 2.

[5] Per Table 3.

Sources: City of Santa Clara Adopted Budget FY2024/25 [accessed on Open Book]; Economic & Planning Systems, Inc.

**Table 13 Police General Fund Expenditures**

Item	Total Budget Expenditures <sup>1</sup>	Direct Revenue Offset <sup>2</sup>	% Variable <sup>2</sup>	Variable Cost
<b>Adopted Budget 2024/25</b>				
Administrative Services	\$22,485,358	\$588,550	75%	\$16,422,606
Field Operations	\$47,967,153	\$435,000	100%	\$47,532,153
Investigations	\$17,118,935	\$55,000	100%	\$17,063,935
Special Operations	<u>\$4,502,852</u>	<u>\$0</u>	0%	<u>\$0</u>
<b>Total</b>	<b>\$92,074,298</b>	<b>\$1,078,550</b>		<b>\$81,018,694</b>
Police Calls for Service (2023) <sup>3</sup>				37,558
Variable Cost per Service Call				<b>\$2,157</b>
<b>Proposed Project Service Call Estimate</b>				
	<b>Call Generation Rate<sup>4</sup></b>	<b>Development<sup>5</sup></b>	<b>Est. Calls for Service</b>	
Market Rate Residential	0.1410 Ann. Calls / DU	1,523 DU	215	
Affordable Residential	0.3214 Ann. Calls / DU	<u>269</u> DU	<u>86</u>	
<b>Total Annual Calls for Service</b>		1,792 DU	<b>301</b>	
<b>Estimated Police Service Expenditure</b>				<b>\$649,837</b>

[1] Per City of Santa Clara Open Budget Portal (2025).

[2] Variable cost reduction percentages based on *Mission Point Project, Fiscal Impact Analysis Peer Review and Testing of Alternatives* Memorandum prepared by Keyser Marston Associates (KMA) for the City of Santa Clara, November 14th, 2024.

[3] Represents 2023 calls for service (excluding traffic-related incidents that are unallocable to specific land uses). Information via *Mission Point Project, Fiscal Impact Analysis Peer Review and Testing of Alternatives Memorandum* prepared by KMA.

[4] Assumption via *Mission Point Project, Fiscal Impact Analysis Peer Review and Testing of Alternatives* Memorandum prepared by KMA. Based on Santa Clara Square and St. Anton Apartment data provided by City of Santa Clara Police Department and

[5] Per Developer.

Source: KMA/City of Santa Clara; Irvine Company; Economic & Planning Systems

**Table 14 Fire General Fund Expenditures**

Item	Total Budget Expenditures <sup>1</sup>	Direct Revenue Offset <sup>2</sup>	% Variable <sup>2</sup>	Variable Cost
<b>Adopted Budget 2024/25</b>				
Administration	\$5,124,943	\$0	75%	\$3,843,707
Field Operations	\$54,076,635	\$5,000	100%	\$54,071,635
Community Risk Reduction	\$3,912,419	\$3,246,000	0%	\$0
Training	\$1,520,632	\$0	0%	\$0
Emergency Medical Services	\$1,373,117	\$425,000	100%	\$948,117
Office of Emergency Services	<u>\$284,445</u>	<u>\$0</u>	0%	<u>\$0</u>
<b>Total</b>	<b>\$66,292,191</b>	<b>\$3,676,000</b>		<b>\$58,863,459</b>
Fire/EMS Calls for Service (2023) <sup>3</sup>				10,586
Variable Cost per Service Call				<b>\$5,561</b>
<b>Proposed Project Service Call Estimate</b>	<b>Call Generation Rate<sup>4</sup></b>	<b>Development<sup>5</sup></b>	<b>Est. Calls for Service</b>	
Market Rate Residential	0.0344 Ann. Calls / DU	1,523 DU	52	
Affordable Residential	0.0408 Ann. Calls / DU	<u>269</u> DU	<u>11</u>	
<b>Total Annual Calls for Service</b>		1,792 DU	<b>63</b>	
<b>Estimated Fire/EMS Service Expenditure</b>				<b>\$352,349</b>

[1] City of Santa Clara Open Budget Portal (2025).

[2] Variable cost reduction percentages based on *Mission Point Project, Fiscal Impact Analysis Peer Review and Testing of Alternatives* Memorandum prepared by Keyser Marston Associates (KMA) for the City of Santa Clara, November 14th, 2024. Variable cost percentage for Administration adjusted per City's recommendation, Feb. 2025.

[3] Represents 2023 Fire/EMS calls for service via *Mission Point Project, Fiscal Impact Analysis Peer Review and Testing of Alternatives* Memorandum prepared by KMA for the City of Santa Clara.

[4] Assumption via *Mission Point Project, Fiscal Impact Analysis Peer Review and Testing of Alternatives* Memorandum prepared by KMA. Based on Santa Clara Square and St. Anton Apartment data provided by City of Santa Clara Fire Department and utilized in that memorandum.

[5] Per Developer.

Source: KMA/City of Santa Clara; Irvine Company; Economic & Planning Systems

## 2. Santa Clara Unified School District

**Table 15 Santa Clara Unified School District Fiscal Impact Summary**

Item	Approach	Total
New Student Enrollment		75
Project Estimated Average Daily Attendance (ADA)		71
<b>New Costs</b>	<b>\$31,621 per ADA</b>	<b>\$2,235,985</b>
<b>New Revenues</b>		
Local Revenues		
Property Tax to SCUSD	38.4% of property tax allocation	\$4,130,409
Other Local Revenue	\$1,259 per ADA	\$89,028
Federal Revenues	\$476 per ADA	\$33,629
Other State Revenue	\$2,713 per ADA	\$191,816
<b>Total Revenue</b>		<b>\$4,444,882</b>
<b>Net Annual Fiscal Impact</b>		<b>\$2,208,897</b>

Sources: Santa Clara Unified School District; Economic & Planning Systems, Inc.

**Table 16 Santa Clara Park Student Generation Projections**

Item	Student Generation Rate per Unit	Residential Units <sup>1</sup>	Total
<b>Current Students Enrollment<sup>2</sup></b>			
Actual Enrollment			13,919
Average Daily Attendance			13,077
Ratio of Attendance			94%
<b>New Student Generation<sup>3</sup></b>			
Market Rate Residential Units	0.042	1,523	64
Below Market Rate Residential Units			
Very Low	0.042	75	3.15
Moderate	0.042	194	<u>8</u>
New Student Enrollment			75
<b>Additional Average Daily Attendance<sup>4</sup></b>			<b>71</b>

[1] Project program includes 1,792 residential units with 15% below-market rate units.

[2] Provided by Ed-Data.org for 2022/23.

[3] Student generation rates provided by JCJ Partners.

[4] Derived by applying the ratio of attendance to the new student enrollment.

Sources: Santa Clara Unified School District; Ed.Data.org; JCJ Partners, LLC.; Irvine Company; Economic & Planning Systems.

**Table 17 Santa Clara Unified School District Budget Summary**

Item	FY2024/2025 Adopted Budget	Per ADA
<b>School District Revenues</b>		
Local Revenues		
Property Tax	\$332,572,070	\$25,432
Other Local Revenue	\$16,464,436	\$1,259
Federal Revenues	\$6,219,120	\$476
Other State Revenue	\$35,473,666	<u>\$2,713</u>
<b>Total Revenue</b>	<b>\$390,729,292</b>	<b>\$29,879</b>
<b>School District Expenditures<sup>1</sup></b>	<b>\$413,513,398</b>	<b>\$31,621</b>

[1] This analysis reflects the District's revenues and expenditure items and does not reflect the beginning fund balance of each year which carries over from year to year as this balance is not expected to be generated from additional student. For FY 2024/25, the District expects a beginning fund balance of \$96.2 million.  
 Sources: Santa Clara Unified School District FY 2024/2025 Adopted Budget; Economic & Planning Systems, Inc.

**Table 18 Santa Clara Unified School District Property Tax Estimate**

<b>Item</b>		<b>Amount</b>
Existing Assessed Value <sup>1</sup>		\$137,000,000
New Assessed Value <sup>2</sup>		<u>\$1,211,787,668</u>
Net Assessed Value Increase		<b>\$1,074,787,668</b>
Annual Base Property Tax Payments	1.0%	\$10,747,877
<b>Net New SCUSD Property Taxes</b>	<b>38.4% allocated to SCUSD</b>	<b>\$4,130,409</b>

[1] Based on the valuation from the Santa Clara County Assessor's Office.

[2] Refer to Fiscal Impact Analysis.

Sources: County of Santa Clara; Economic & Planning Systems, Inc.

### 3. Development Impact Fees and Charges

**Table 19 Santa Clara Park Impact Fees**

Item	Per-Unit Fees	Total Project Fees (2025\$)
School Fees	\$5,170	\$9,264,640
Park In Lieu Fees <sup>1</sup>	\$19,049	\$34,135,899
Traffic Impact Fee <sup>2</sup>	\$647	\$1,159,424
Water Connection Fee	\$1,500	\$2,688,000
Sewer Outlet Charge	\$1,500	\$2,688,000
Wastewater Treatment Fee	\$1,187	\$2,127,104
Electric Utility Fees	\$2,245	\$4,023,040
Electrical Substation	\$3,292	\$5,900,000
Other Infrastructure Fees	\$4,218	\$7,558,656
Building Department	<u>\$5,500</u>	<u>\$9,856,000</u>
<b>Total</b>	<b>\$44,308</b>	<b>\$79,400,763</b>

[1] This parkland in-lieu fee incorporates credits for developer dedication of 4.225 acres of public parkland and 4,222 acres of private recreational amenity space. The value of the park improvements is not known at this time but will be further credited against the in-lieu fee obligation once

[2] Assumes a TIF of \$647 per unit.

Source: City of Santa Clara; Irvine Company.