

SANTA CLARA PARK

*Implementing the City's
Freedom Circle Focus Area Plan*



IRVINE COMPANY

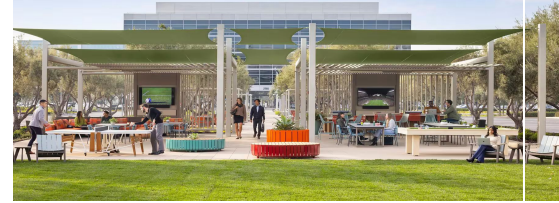
PLANNING COMMISSION
February 19, 2025



SILICON VALLEY PRESENCE



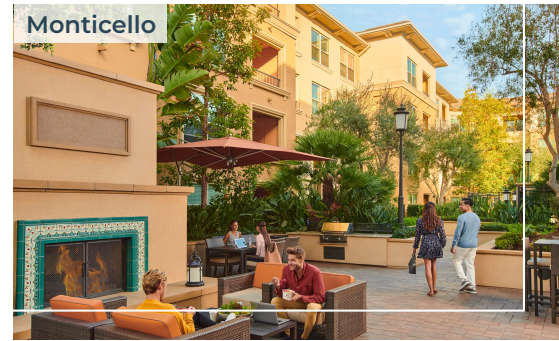
Gateway



Santa Clara Square



Monticello



RETAIL & DINING WITHIN A 10 MINUTE WALK OF NEW COMMUNITY

Bare Bottle Beer Co. // Bishops Cuts & Color // Carbon Health // Charisma Nails // Chase // Chipotle // Corepower Yoga // Eureka! // Eyexam // Fleming's Steakhouse // Gong cha // Il Fornaio // Impress // Jaks // Lee's Sandwiches // Mountain Mike's Pizza // Opa! // Orange Twist // Pacific Catch // Puesto // Sephora // Sonder Living // Starbucks // The Halal Guys // Whole Foods



ADDING HOMES NEAR JOBS

Santa Clara Square

Project area



GREAT AMERICA PARKWAY

101

SAN TOMAS AQUINO CREEK TRAIL



120,000

square feet of shops and restaurants

1.7M

square feet of Class A Office

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
- Bicycle parking: 1 per unit
- Electric vehicle (EV) chargers in each garage
- Reclaimed water system
- 20% Reduction in vehicle miles traveled



TRANSPORTATION

Local Connections

- The project will add one mile of Class IV new bicycle lanes encircling Freedom Circle
- Missing links of Class IV bicycle lanes added to Mission College Blvd.



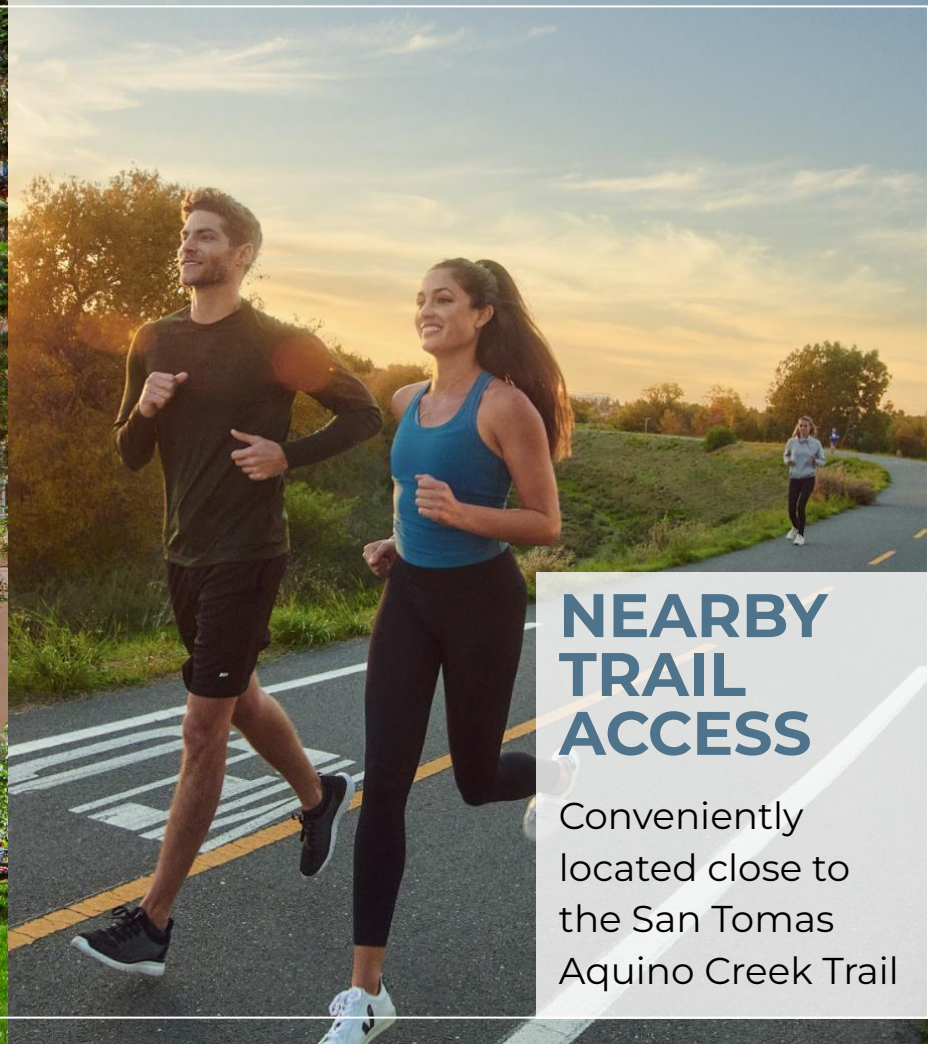
- 1 Supporting on-site mobility
- 2 Central open space
- 3 Existing Crosswalk
- 4 Bike lane improvements
- 5 Community Park
- 6 Proposed Crosswalk

Legend

- Pedestrian Connection
- Primary Vehicular Connection
- Local Vehicular Connection
- San Tomas Aquinos Trail
- Class IV Bike Lane
- Class IV Bike Lane (Proposed)
- Greystar Project Boundary
- * Node

PRESERVATION, RELOCATION & RE-USE

*Santa Clara's
treasured redwoods*



NEARBY TRAIL ACCESS

Conveniently
located close to
the San Tomas
Aquino Creek Trail

AFFORDABLE HOUSING



Providing new housing close to jobs and services

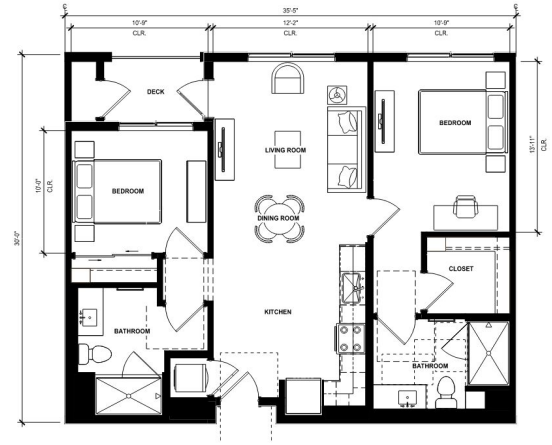
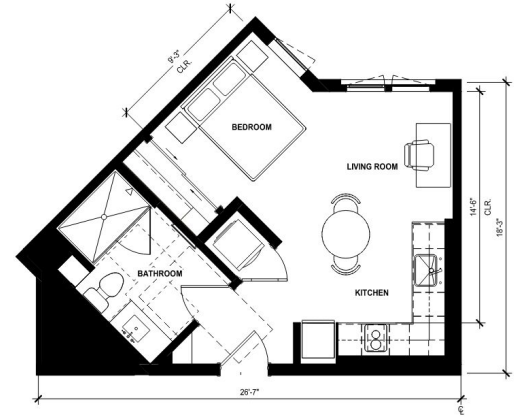
5% Of all units will be designated as affordable housing for very low income (50%AMI)

10% Of all units will be designated as affordable housing, for moderate income (100% AMI)

67% Of all units are affordable by design

HOME STYLE OPTIONS

Diverse floor plans meet a variety of resident needs.



Sizes from 385-1,390 SF

TIMELESS DESIGN

Classically-inspired architecture featuring the following:

- Buildings composed of multiple architectural styles to promote an village-like pedestrian scale
- Tripartite elevation compositions
- Arched forms with trellis accents
- Classical cast stone columns
- Mix of concrete tile roofs and flat roof profiles
- Broad overhangs with exposed rafter tails
- Distinct color palettes and building materials create variation and visual interest





Artist rendering of future project



Artist rendering of future project

COMMUNITY BENEFITS

Project community benefits include the following:

- Public Connectivity
- 8.5 acres of Park Space
- Bicycle Lane Extensions
- Traffic Improvements
- School Fees
- Electrical Substation Upgrades
- Affordable Housing
- Jobs for Skilled Labor

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