



Agenda Report

25-1037

Agenda Date: 11/4/2025

REPORT TO CITY COUNCIL

SUBJECT

Action on the 3905 Freedom Circle Public Park Updated Schematic Design (Greystar Development)

BACKGROUND

The Santa Clara City Code 17.35 requires new residential development to dedicate parkland and/or pay in-lieu fees. Greystar Real Estate Partners submitted an application (File No. PLN2017-12516) to the City for a General Plan Amendment from High-Intensity Office/R&D to High Intensity Mixed-Use and a rezoning to Planned Development (PD) to allow for a new residential mixed-use development (Project). The City Council approved the General Plan Amendment and rezoning at a hearing on June 7, 2022. The Project area includes 13.3 acres comprising two parcels (APNs: 104-40-021 & 104-40-036) that are bounded by Freedom Circle, Mission College Boulevard, Highway 101, and San Tomas Aquino Creek. The Project site is also part of the proposed General Plan - Freedom Circle Focus Area under a separate development process by the City that encompasses 108 acres in northern Santa Clara.

The Project proposes the construction of 1,079 apartment units and will meet its parkland dedication requirements through, (1) the development of an 87,728 square foot (2.014 acres) public park with a connection to the San Tomas Aquino Creek Trail, (2) the installation of private recreational amenities, and (3) the payment of in-lieu fees for the remaining balance. The park will be dedicated to the City in fee title once the improvements have been inspected and accepted by the City. The developer will construct all public park improvements in accordance with the City's design criteria and standard specifications and will maintain the park, in perpetuity, following dedication.

The Schematic Design Master Plan approved by City Council on February 22, 2022 ("Original Plan") for the public neighborhood park included the following features:

- A ½-acre natural grass field
- Landscaped and furnished park-like quiet area
- Playground for children ages 2-5 and 6-12
- A basketball court
- A family picnic area with tables and barbeques
- A bocce court
- An enclosed off-leash dog area with separate areas for small and large dogs
- Pathways, trees, and landscaping
- A connection to the San Tomas Creek Trail.

The Original Plan also included twenty off-street parking stalls for park visitors to be split between Buildings B and C.

Prior Parks & Recreation Commission and City Council Action

On September 21, 2021, the Parks & Recreation Commission reviewed the community input and the proposed Schematic Design. After discussion, the Commission unanimously recommended that the City Council approve the Original Plan (Attachment 1).

The City Council reviewed and approved the Parks & Recreation Commission's recommendation and adopted the proposed Original Plan (Attachment 2) on February 22, 2022.

DISCUSSION

On October 20, 2025, staff brought back the park design to the Parks & Recreation Commission for review of updates made to the Original Plan. These updates are necessary due to a utility conflict involving existing overhead electric transmission and distribution lines, as well as associated guy wires, which encroach into the Emergency Vehicle Access (EVA) lane. In accordance with the Fire Department's Conditions of Approval, these utility lines must be cleared prior to permit issuance and fully resolved prior to first occupancy. The developer has been working with Silicon Valley Power (SVP) to address the required modifications.

The relocation and reconfiguration of the transmission and distribution lines within the EVA lane were not included in the Original Plan or the system impact analysis and addressing those changes necessitated modification of the Original Plan.

To resolve the conflict, several alternatives were explored. The only solution acceptable to both SVP and the Fire Department was to shift the curb along the San Tomas Aquino Creek Trail inward toward the property line and park. This adjustment results in a 6.5-foot reduction in the width of the park on the side closest to the creek. To preserve the Original Plan acreage, the park will expand by approximately one foot toward Building B and approximately one foot toward Building C.

Additional modifications include:

- Repositioning park benches
- Relocating the trash enclosure further inward
- Realigning the off-leash dog area to fit the revised sidewalk and trash enclosure layout, while maintaining the same size as in the Original Plan.

These adjustments preserve the total square footage of the off-leash dog area as originally approved by City Council, while ensuring compliance with public safety and utility requirements.

Additionally, twenty off-street parking stalls for park visitors were originally proposed to be split between Buildings B and C; however, all of them have since been relocated to Building B, which also houses two public restrooms.

During the October 20, 2025, meeting, the Parks & Recreation Commission reviewed the updated schematic design (Attachment 3) and considered a recommendation to City Council to approve the proposed revisions to the park design. The Parks & Recreation Commission unanimously approved a recommendation to approve the revised schematic design, with the condition that parking signage is included.

Council will review the Parks & Recreation Commission's recommendation to approve the proposed

park design revisions included as Attachment 4. If Council approves the revised design, the developer will complete the construction documents for building permit, execute Park Construction and Park Maintenance agreements, complete the improvements to the satisfaction and acceptance of the City, and record the parcel dedication with the County of Santa Clara. Public park improvements will be constructed by the developer to the City's design criteria and standard specifications and will be maintained by the developer after dedication. The Park Construction and the Park Maintenance agreements will be brought back to City Council for consideration at a later date.

ENVIRONMENTAL REVIEW

The impacts of the Greystar project, including the Original Plan, were analyzed in an Environmental Impact Report (EIR) that was prepared for the Freedom Circle Focus Area and Greystar General Plan Amendment (case file PLN2017-12516) in accordance with the California Environmental Quality Act (CEQA). The EIR and Notice of Availability were circulated for a 45-day period from November 5, 2021, to December 20, 2021, in accordance with CEQA requirements. The EIR indicated that the development of the Greystar Project would contribute to an increase in demand for parkland, but that the impact would be mitigated to a less-than-significant level with the payment of in-lieu fees and the provision of dedicated parkland as depicted in the Original Plan. The EIR incorporates project-specific conditions into the Mitigation Monitoring and Reporting Program (MMRP) requiring this mitigation. As the proposed Park plan would result in the same amount of land dedicated to the City as under the Original Plan, the proposal would not result in any new significant environmental effects or increase the severity of any previously identified effects. The EIR did not identify any secondary impacts associated with park construction, and the Park layout changes are unlikely to present any difference in the impacts resulting from construction.

FISCAL IMPACT

There is no fiscal impact to the General Fund for the current action, other than staff time budgeted in the Parks & Recreation Operating Budget for minor administrative tasks related to the operation of the public park as part of the City's overall park system. The developer will construct the public park improvements, provide a park sign, and maintain the park for the life of the park, all to City standards and at no cost to the City.

COORDINATION

This report has been coordinated with the Community Development Department, the Finance Department, the City Attorney's Office and the City Manager's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Approve the 3905 Freedom Circle Public Park Updated Schematic Design.

Prepared by: Gina Saporito, Staff Analyst

Reviewed by: Damon Sparacino, Director, Parks & Recreation Department

Approved by: Jovan Grogan, City Manager

ATTACHMENTS

1. RTC #21-1020: Consideration of the Schematic Design for the New Public Neighborhood Park located at 3905 Freedom Circle (Greystar Development)
2. RTC #22-197: Action on the Parks & Recreation Commission's Recommendation to Approve the Schematic Design-Master Plan for the New Public Neighborhood Park located at 3905 Freedom Circle (Greystar Development)
3. RTC #25-982: Consideration of the Revised Council-Approved Schematic Design for the New Public Neighborhood Park at 3905 Freedom Circle
4. 3905 Freedom Circle Public Park Updated Schematic Design