



CITY COUNCIL // SEPTEMBER 28, 2021

SANTA CLARA DOWNTOWN PRECISE PLAN

Item 2 RTC 21-1070



PROJECT TEAM:
 WRT with Sargent Town
 Planning, Kimley-Horn,
 EPS, Greensfelder
 Commercial Real Estate,
 CSW-ST2, and David J.
 Powers & Associates

AGENDA

1. FRAMEWORK PLAN
2. BASE + BONUS HEIGHTS
3. DEVELOPMENT CAPACITY AND CAPS
4. NEXT STEPS
5. QUESTIONS

1. FRAMEWORK PLAN

FRAMEWORK PLAN

VISION FOR DOWNTOWN



AUTHENTIC

Timeless and of its Time
Hodge Podge
Something Old Something
New



ADAPTABLE

Flexible for Future
Retail Ready
Parking Strategy



AFFORDABLE

Mix of Uses
Resource Sharing
Affordable Retail
Community Benefits
Public Programming

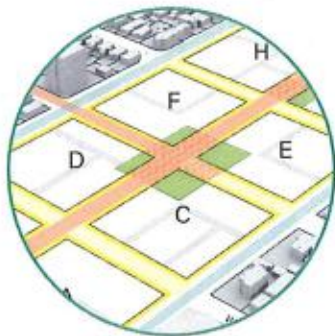
Streets and public spaces

Restored street grid
Multi-modal streets
Active and pedestrian-scaled Franklin Street
Open spaces for community gathering
Outdoor seating

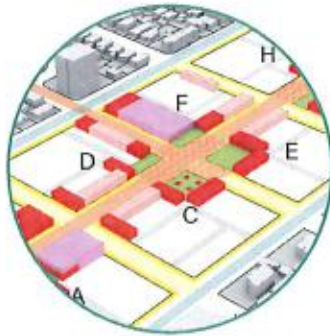
Urban form

Human scale and pedestrian comfort
Building height variation and diversity
Mix of building uses
Stepping down to neighborhood context

WHAT IS THE FRAMEWORK PLAN?



**STREETS
+ PUBLIC
SPACES**



**ESSENTIAL
LAND USE**

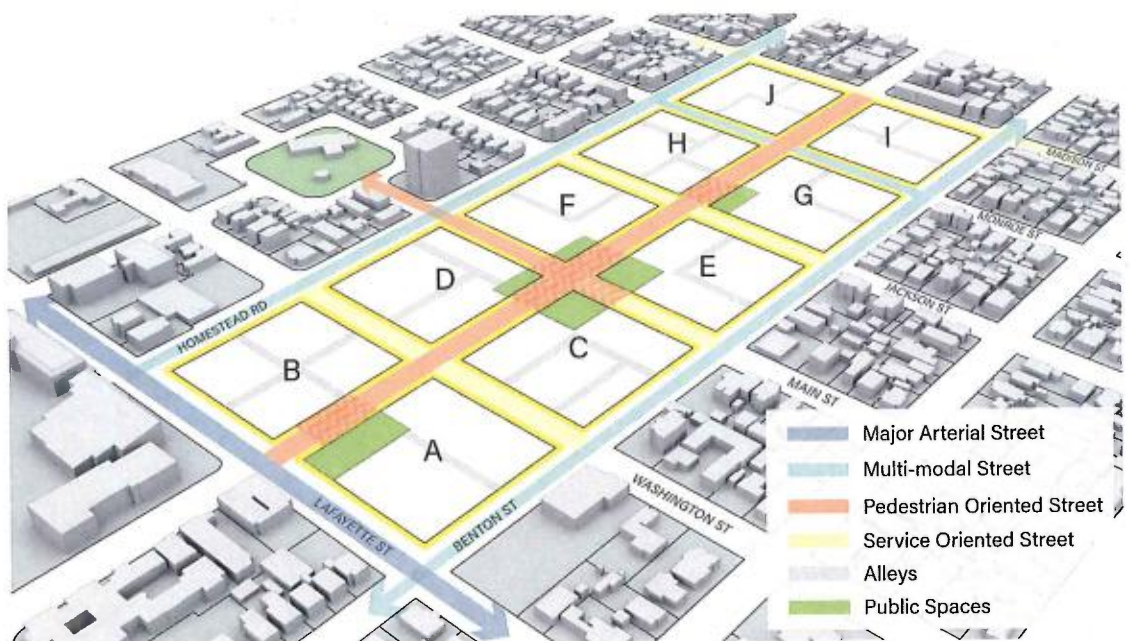


URBAN FORM

STREETS + PUBLIC SPACES

Re-establishing the street grid with distinct experiences for different street types

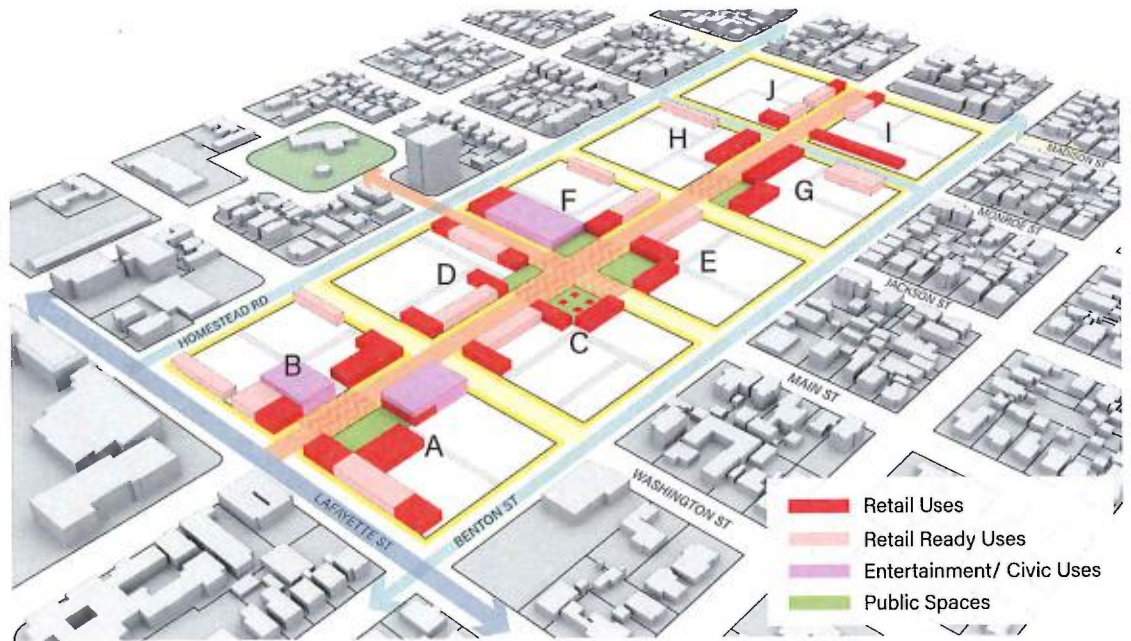
Three key public spaces established



ESSENTIAL LAND USE

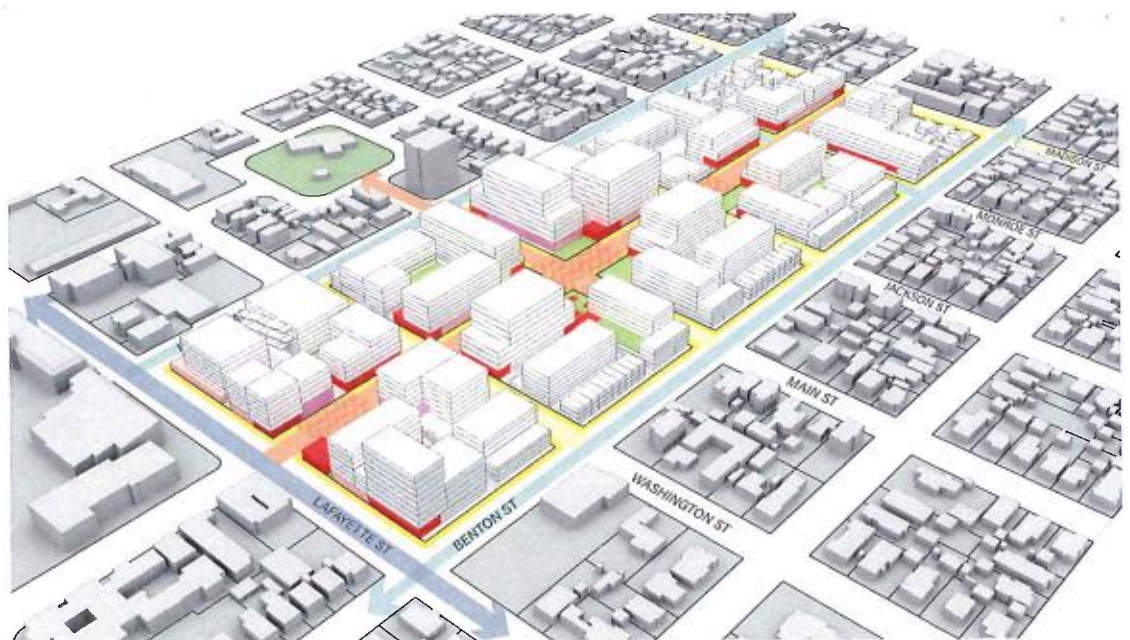
Ground floor active uses focused on Franklin St. are required

Potential locations for cultural uses are identified



URBAN FORM

Development is form based and land use is flexible



FROM FRAMEWORK TO PRECISE PLAN

PRECISE PLAN

IMPLEMENTATION

Streets + Public Spaces

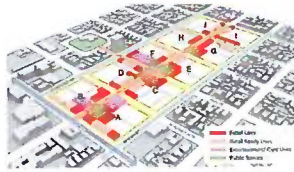


Circulation Diagram
Street Cross-Sections
Public Space Conceptual Plans
Policies and Design Guidelines



Form-based Code Regulating map
Right-of-Way Dedication
Street Design + Construction
Public Space Design + Construction

Essential Land Use



'Essential Land Use Diagram
Land Use Policies



Form-based Code Regulating Map
Land Use Regulations
Building Design + Development

Urban Form



Urban Form Diagram
Guidelines Demonstrating Intent for Ground-Floor Interface, Building Height and Massing



Form-based Code Regulating Map
Detailed Development Standards
Building Design + Development

2. BASE + BONUS HEIGHTS

REGULATING BUILDING HEIGHTS



Maximum Building Heights

Maximum **base** building heights are allowed for all development projects that meet other requirements

Bonus height is allowed for buildings that provide additional community benefits

Community Benefits

Uses and amenities that are not financially achievable on their own, e.g. additional contributions to public space; public art; public parking; transit enhancements; mix of active uses

Affordable Housing

State density bonus may grant up to 80% over the number of units allowed in base zoning



FINANCIAL FEASIBILITY

RESIDENTIAL BENCHMARKS

RESIDENTIAL CONDOMINIUM APARTMENTS

Dwelling Units/Acre	30	40	50	60	70	80
Redevelopment Feasibility	NO	NO	NO	MAYBE	YES	YES

RESIDENTIAL RENTAL APARTMENTS

Dwelling Units/Acre	30	40	50	60	70	80
Redevelopment Feasibility	NO	NO	NO	NO	MAYBE	YES

RESIDENTIAL FOR SALE TOWNHOMES

Dwelling Units/Acre	30	40	50	60	70	80
Redevelopment Feasibility	YES	N/A	N/A	N/A	N/A	N/A



FINANCIAL FEASIBILITY

OFFICE BENCHMARKS

DOWNTOWN OFFICE

Floor Area Ratio	1.0	2.0	3.0	4.0	5.0	6.0
Redevelopment Feasibility	NO	NO	NO	MAYBE	MAYBE	YES



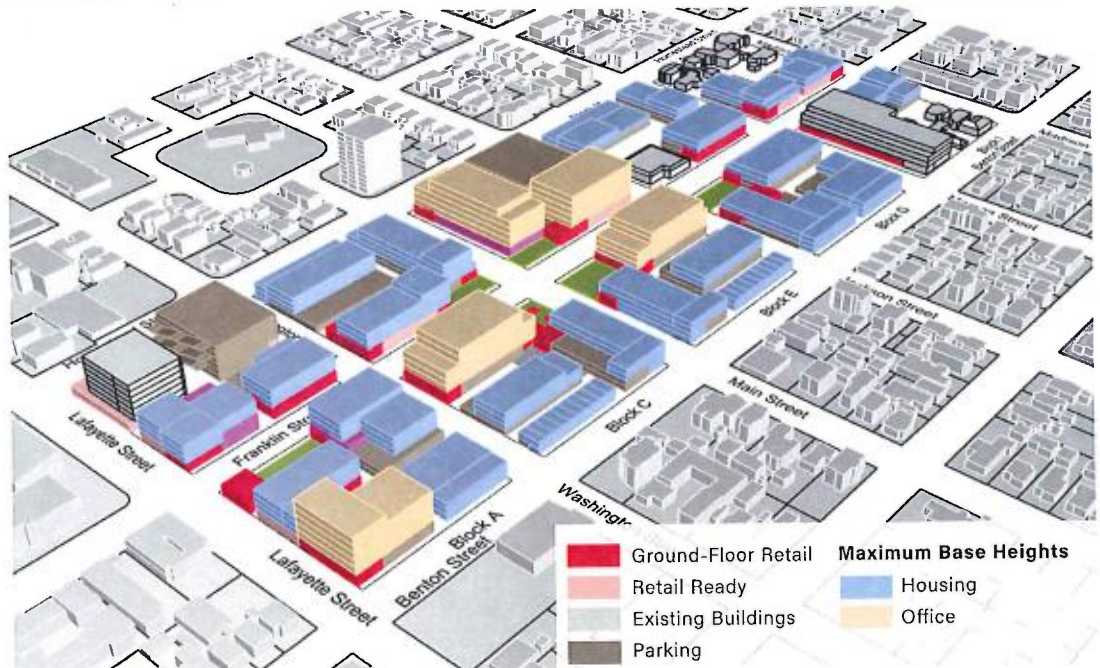
MAXIMUM BASE HEIGHTS

Maximum base heights are established with **financial feasibility** in mind

Heights range from 2 stories or 22 ft along Benton to 7 stories or 98 ft in interior

Typically 5 stories (64 ft) on eastern blocks, 4 stories (53 ft) on western blocks

View from Northeast



- Ground-Floor Retail
- Retail Ready
- Existing Buildings
- Parking
- Maximum Base Heights**
- Housing
- Office

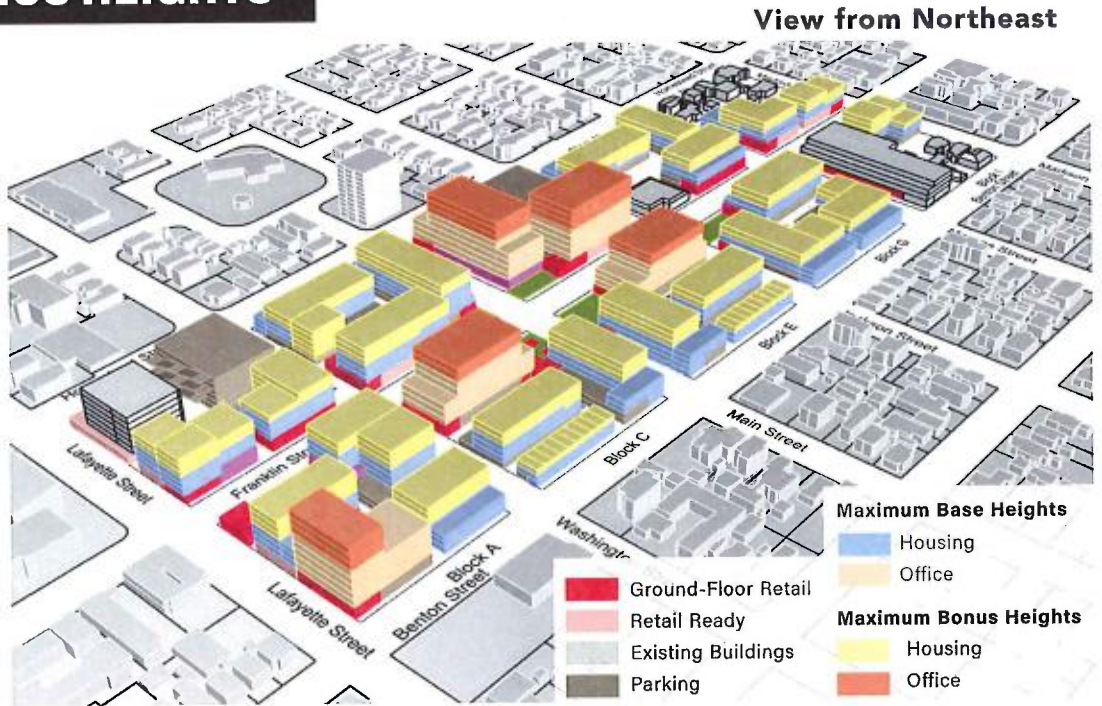
BASE + BONUS HEIGHTS

MAXIMUM BONUS HEIGHTS

Maximum overall (base + bonus) building heights are consistent with Framework Plan, with minor exceptions

Heights range from 3 stories (33 ft) to 9 stories (124 ft)

Typically 7-8 stories (86 to 97 ft) on eastern blocks, 5-6 stories (64 to 75 ft) on western blocks



BASE + BONUS HEIGHTS

SUMMER SOLSTICE

