

9/18/18

# STUDY SESSION

## City of Santa Clara

**City Council Meeting – September 18, 2018**

### **Study Session: Tasman East Specific Plan Update**

Study Session



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### **Tasman East Specific Plan**

#### **Study Session Objectives**

- 1) Project Status Update
- 2) Follow-up to June 26, 2018  
City Council Study Session
- 3) Provide Update and Additional  
Details on:
  - Open Space Strategy
  - Multimodal Connectivity
  - Community Amenities
  - Density Incentives



**POST MEETING MATERIAL**





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## Tasman East Specific Plan

**EIR Circulation Completed September 13, 2018**

**Comments received from:**

- City of San Jose
- City of Sunnyvale
- SC Valley Transportation Agency
- City of San Jose Airports
- Santa Clara Valley Water District
- California Public Utilities Commission, Rail Crossings and Engineering
- County of Santa Clara LEA
- San Joaquin Regional Rail Commission
- Santa Clara Unified School District
- Lozeau, Drury LLP
- Linda Williams



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## Tasman East Specific Plan

### Project Schedule

- |  |                              |
|--|------------------------------|
| • Analysis & Outreach                          | January 2017 – July 2017     |
| • Plan Development                             | July 2017 – June 2018        |
| • Council Study Session (Placemaking)          | April 11, 2017               |
| • Council Study Session (Open Space / Streets) | June 6, 2017                 |
| • Council Study Session (Open Space Strategy)  | February 6, 2018             |
| • EIR Circulation                              | July 30 – September 13, 2018 |
| • <b>City Council Study Session</b>            | <b>September 18, 2018</b>    |
| • Planning Commission Hearing                  | October 24, 2018             |
| • City Council Hearing                         | November 13, 2018            |





## **Tasman East Specific Plan**

### **Greenways**

- Link Parks and Open Spaces
- Mid-Block Connections
- Minimum 30 Foot Width



## **Tasman East Specific Plan**

### **Greenways**











## **Tasman East Specific Plan**

### **Calle del Luna**

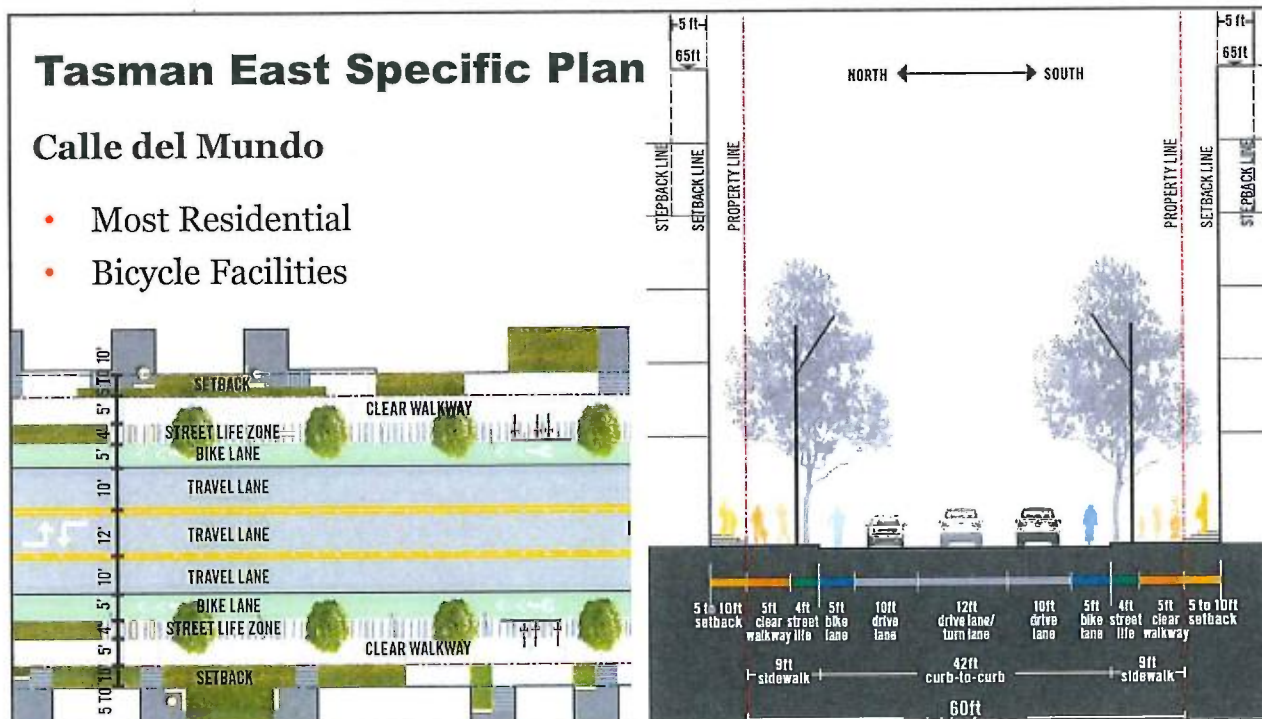


## **Tasman East Specific Plan**

### **Calle del Luna with Adjacent Greenway**







## Tasman East Specific Plan

### Lick Mill Boulevard

- Regional North-South Connector
- Dedicated Bike Lanes



## Tasman East Specific Plan

### Lick Mill Boulevard







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## **Tasman East Specific Plan**

### **Community Amenities – Public Meeting Space**

- 2,000 sq. ft. of ground floor space, accessible from public sidewalk/open space; Proximity to space for bookmobile
- Hours: 5:00 PM – 10:00 PM, Monday-Thursday; 8:00 AM – 1:00 PM Saturday
- Available for City, School District, non-profits, community service organizations, civic associations, neighborhood groups & youth organizations
- Tables, chairs, TV/presentation screen, restroom, ADA accessible
- Fee/security deposit consistent with other community rooms



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## **Tasman East Specific Plan**

### **Community Amenities – Resident's Meeting Spaces**

- Community space provided in each development
- Available to residents of that particular development





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## Tasman East Specific Plan

### Community Amenities – Library Spaces

- Free book share incorporated into commercial space
- Bookmobile landing space in public plaza



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## Tasman East Specific Plan

### Proposed Density Incentive

- Overall Plan Goals require a mix of construction types
- Various construction types provide visual differentiation
- Construction costs increase significantly for high-rise (Type 1)
- City can provide an off-set to higher construction costs through reduced fees and/or requirements





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## Tasman East Specific Plan

### Proposed Density Incentive (Affordable Housing)

Density Range	Required % Inclusionary Units (100% AMI) Phase 1 Project	Required % Inclusionary Units (100% AMI) Phase 2 Project
Up to 120 DU/AC	10%	15%
120-140 DU/AC	8% (For units over 120 DU/AC)	12% (For units over 120 DU/AC)
140+ DU/AC	5% (For units over 140 DU/AC)	10% (For units over 140 DU/AC)



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## Tasman East Specific Plan

### Proposed Density Incentive (Example)

Project Density	Total Units (1 Acre Site)	Affordable Units (100% AMI) Phase 1 Project	Affordable Units (100% AMI) Phase 2 Project
120 DU/AC	120	12	18
140 DU/AC (with incentive)	140	13	20
160 DU/AC (with incentive)	160	14	22



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## **Tasman East Specific Plan**

### **Project Benefits**

- Transit-Oriented Development provides housing near transit facilities and employment
- Focus on Placemaking
- 10 Acres of well designed, useable open space
- Community Room and library services available for public use
- Shared Infrastructure Financing for relocation of lift station, etc.



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## **Tasman East Specific Plan**

### **Council Discussion**



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