



City Council

Item #4 - Direction on Freedom Circle Specific Plan and the Greystar Development Application

August 27, 2019



**City of
Santa Clara**
The Center of What's Possible

Freedom Circle Specific Plan and Greystar Project

- The Specific Plan process for the 136-acre Freedom Circle Area was initiated by City in response to a General Plan Amendment application by Greystar Development
- August 22, 2018 - City commenced with the Freedom Circle and Patrick Henry Drive Specific Plans



POST MEETING MATERIAL



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Freedom Circle Specific Plan and Greystar Project

Project Timeline

- 2/24/17 Greystar filed General Plan Amendment to allow high-density, mixed-use project
- 7/18/17 City Council considered Greystar's request to proceed with General Plan Amendment application independent of a Specific Plan process.
- Correspondence received from Irvine Company, owner of a nearby parcel, requesting the City prepare a Specific Plan for the larger area
- Council directed staff to prepare a Specific Plan prior to taking action on the Greystar application



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Freedom Circle Specific Plan and Greystar Project

Project Timeline

- 8/24/18 City entered into a **Funding Agreement** with Greystar, Irvine Company and Sobrato Organization to fund \$900,000 of consultant costs (MIG) to prepare the Specific Plan. Each made an initial deposit of \$300,000.
- 5/9/19 Irvine request to withdraw from Specific Plan process
- 5/22/19 Staff met with Greystar, Irvine and Sobrato to confer on funding per terms of Funding Agreement
- 6/6/19 Sobrato request to withdraw from Specific Plan process
- City refunded Sobrato and Irvine \$247,000 each



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Completed Work

- Initial visioning and prerequisite studies underway
- Prerequisite studies underway
- Technical Advisory Committee
- 11/08/18 – Stakeholder steering group meeting #1
- 01/31/19 – Stakeholder steering group meeting #2
- 02/25/19 – Community workshop
- 04/09/19 – City Council Study Session
- CEQA Work has not yet begun



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Alternatives for further land use planning

1. Proceed with preparation of the Specific Plan funded by Greystar updated to reflect participation of interested property owners; or,
2. Evaluate the potential designation of the Freedom Circle area as a Phase III Future Focus Area in the General Plan with incorporated review of the Greystar General Plan Amendment; or,
3. Discontinue work on the Specific Plan and proceed independently with review of the Greystar General Plan Amendment and Development application.



Freedom Circle Specific Plan and Greystar Project – Alternative #1

Proceed with preparation of the Specific Plan funded by Greystar updated to reflect participation of interested property owners

- Fully fund by Greystar or a mix of City and Greystar
- Irvine and Sobrato have requested not to be included in Specific Plan
- Results in detailed land use and development policies
- Any land use designations applied to non-participating parcels would have clear provisions for the continuation of existing uses.

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Freedom Circle Specific Plan and Greystar Project – Alternative #2

Evaluate the potential designation of the Freedom Circle area as a Phase III Future Focus Area in the General Plan with incorporated review of the Greystar General Plan Amendment

- Establishes policy support for future change to mixed-use development
- Provides high level General Plan policies
- City can continue comprehensive analysis of potential infrastructure needs, etc., per prerequisite study requirement and current consultant contract
- Allows for evaluation of Greystar General Plan Amendment in context of larger potential mixed-use neighborhood
- Provides project level environmental clearance only for the Greystar project and program-level environmental clearance for other development

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Freedom Circle Specific Plan and Greystar Project – Alternative #3

Discontinue work on the Specific Plan and proceed independently with review of the Greystar General Plan Amendment and Development application

- Avoids additional work for preparation of Specific Plan or Focus Area policies
- Greystar Amendment would be evaluated as a single project
- Council could direct staff to discontinue processing of the Amendment

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Freedom Circle Specific Plan and Greystar Project

Recommendation – Alternative 2

- Direct City Manager to evaluate the potential designation of the Freedom Circle area as a Phase III Future Focus Area in the General Plan with incorporated review of the Greystar General Plan Amendment.

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The seal of the City of Santa Clara, California, is circular. It features a central illustration of a mission-style building with a red roof and a bell tower, set against a blue sky with clouds and green grass. The year "1852" is inscribed below the building. The outer ring of the seal contains the text "CITY OF SANTA CLARA CALIFORNIA" at the top and "THE MISSION CITY" at the bottom, separated by dots.

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