








Excerpts from Tasman East Specific Plan pertaining to Parks

-  Transit Neighborhood
-  Required Ground Floor Retail
-  Dedicated Open Space (acres)*
-  Greenway
-  To Be Implemented as Development Occurs
-  City Easement
-  Site Boundary

* Dedicated Open Space areas will be implemented through the City's Parkland Dedication Ordinance and the terms of the Specific Plan.

* Greenway and Park locations depicted are conceptual.



Figure 03-5-3 Land Use Framework

03.7 OPEN SPACE FRAMEWORK

DETERMINED NEED

For residential developments, Open Space requirements are regulated by Chapter 17.35 of the City's Municipal Code. Per City Council direction, the Tasman East Focus Area (TEFA) is required to provide at least 10 acres of open space made up of both dedicated park and privately-owned open spaces.

DEDICATED PARKLAND

A minimum of 5 acres of dedicated parkland is required throughout the Tasman East Focus Area districts, see Figure 03-7-1 for location of districts.

Each district is required to provide dedicated parkland of a given acreage and adjacency. The exact dimensions and programming are flexible to allow for the design to evolve along with the needs of the community, see Figure 03-7-3.

The five dedicated parkland districts are: Hill District (0.85 acres), River District (2.5 acres), Station District (0.15-acre urban plaza), Bridge District (0.5 acre), and Center District (1 acre). For an overview of the character, connections, and programming for each district, see Chapter 5: Open Space Design Guidelines.

Dedicated parkland and greenways as required by the TEFA shall receive park land dedication credits for the Santa Clara Parks Ordinance 17.35 SCCC if consistent with the size and general location of parks identified in Figure 3.7.3 and Chapter 5 of the TEFA.

All development will be responsible for satisfying the parkland amount specified in Chapter 17.35 of SCCC by land dedication and/or in-lieu fees. Properties that do not

have parkland identified on their sites on Figure 3.7.3 of the TEFA shall make their contribution through in-lieu fees or can choose to propose parkland dedication that has not yet been identified. The City will retain discretion to provide Parks Ordinance credit for proposed parkland not identified in the TEFA. The "Parkland Dedication Ordinance and TEFA Additions" section of Chapter 5 specifies the criteria for private recreation credit.

PRIVATELY-OWNED OPEN SPACE

Beyond the minimum 5 acres of dedicated parkland, the balance of the 10 acres of required open space may be achieved with any of the three following types of space: greenways, privately-owned publicly-accessible parks, and Privately-owned Open Space, see Figure 03-7-2.

GREENWAYS

Greenways are privately owned publicly-accessible open space connectors that will link dedicated parkland and streets into a continuous green network throughout the site. Greenways will be car-free, providing safe and pleasant paths for people on foot, bikes and scooters. If landscaped appropriately, greenways will create open space opportunities for lingering and gathering as an addition to the dedicated parkland and privately-owned open spaces. They also provide an opportunity to improve the local environment by reducing air pollution, the heat-island effect, noise, and improving pedestrian safety.

Greenways will be created through minimum 15-foot easements on either side of property lines for a total minimum right-of-way width of 30 feet. The general alignment of greenways are shown in Figure 03-5-3 (equivalent to roughly 1 acre of open space). This alignment may be refined, but generally greenways should

be toward the middle of a block and create meaningful connections between open spaces. The greenway network should align across streets so that they can be connected via mid-block crosswalks. Greenways are to be maintained at a standard equal to or higher than City parks.

Greenways count towards the total 10-acre open space requirement. Also see Section 05.6 for design guidelines.

PRIVATELY-OWNED PUBLICLY ACCESSIBLE OPEN SPACE

In the case of privately-owned, publicly accessible open space, each portion of at-grade publicly-accessible land may count toward the TEFA open space requirement, as long as it meets the following criteria:

- To the maximum extent feasible, privately owned publicly-accessible land shall be contiguous with the fixed open space network;
- For parcels one acre or greater in size, the minimum area of a single open space is 2,000 square feet with a minimum dimension of 40 feet. For parcels less than an acre in area, the minimum size for open space is 5% of the net parcel size, after any other required dedications, with a minimum dimension of 30 feet;
- A minimum 25% of the perimeter of the open space must abut a sidewalk, greenway, open space or publicly-accessible pathway;
- The open space shall include signage that is located in a publicly conspicuous place stating that the open space is available for public use and the hours of use;
- Fences or other barriers that create the appearance of privatization of open space are discouraged. If fencing is used, it shall be designed to maximize visibility.

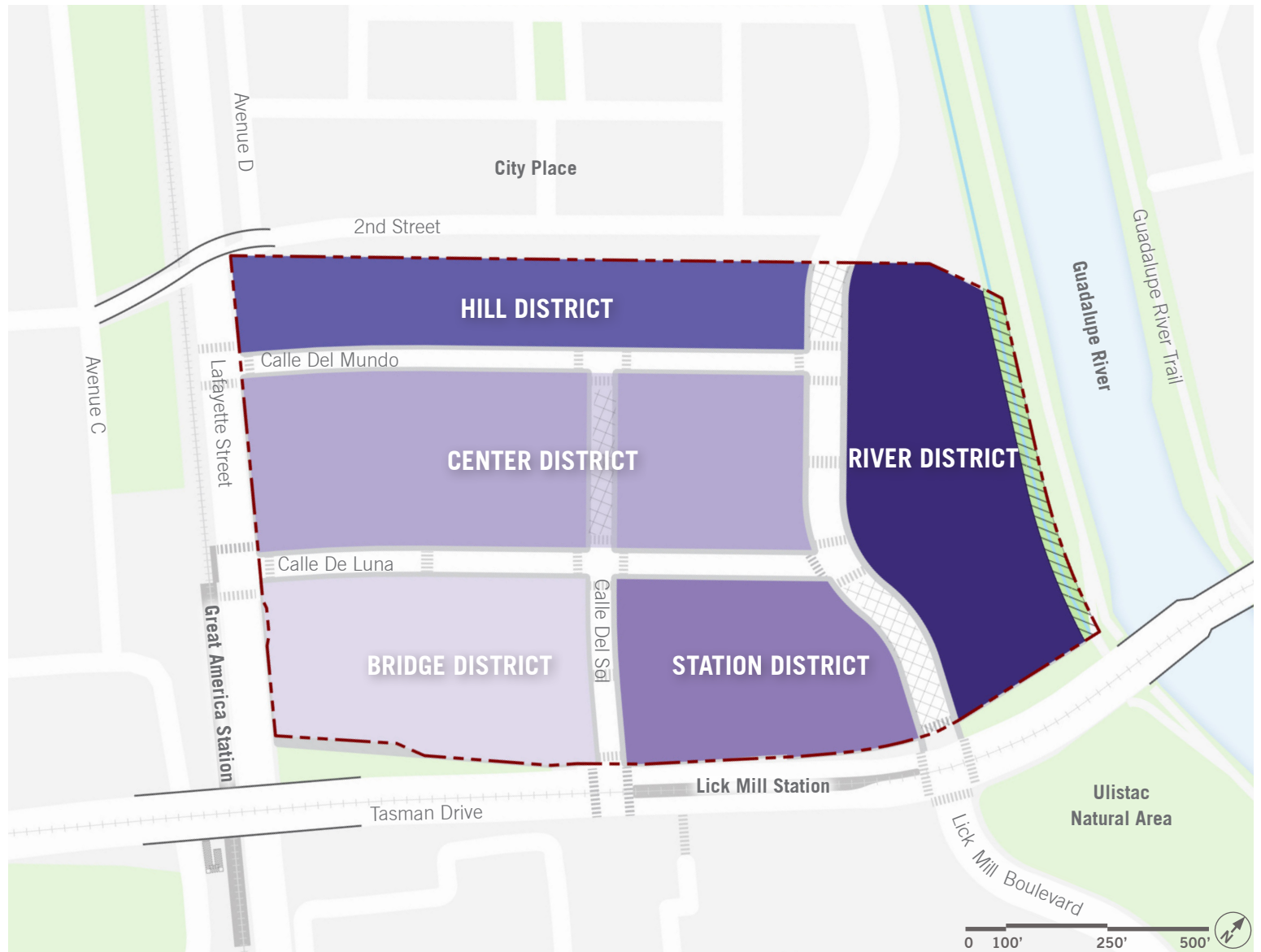


Figure 03-7-1 Districts

- To ensure visibility and safety, all points along the perimeter of an open space must maintain an unobstructed line of sight to at least one street or greenway frontage;
- The open space shall be generally flat; sloped areas programmed with active uses can be considered for credit.

Privately-owned publicly accessible open space located on a podium must meet all of the above criteria as well as:

- Provide adequate soil volume to support planting; and
- Ensure privacy for podium level units; and.
- Clear and visible signage indicating that the space is open for public use.

PRIVATE OPEN SPACE

In the case of PRIVATE OPEN SPACE, up to 50 percent of the area of each open space is eligible for credit toward the TEFA open space requirement. In addition, balconies or stoops that are a minimum of 36 square feet in area

	ACRES
Total Open Space Requirement	10.0
Dedicated Parkland	5.0
Greenways	1.1
Remaining Privately-Owned Open Space	3.9
Need from Each Development (as a percent of 31.35 acres of developable area)	12.5% (or 3.9 acres)

Figure 03-7-2 Privately-Owned Open Space Requirement as a Percentage of Development Area.

and have a minimum dimension of 5 feet in any direction shall be allowed 25% of area credit toward the TEFA open space requirement.

Parkland Dedication Ordinance and TEFA Additions

Privately-Owned Publicly Accessible Open Space and PRIVATE OPEN SPACE as defined in the Specific Plan shall receive Park and Recreational Land PRIVATE OPEN SPACE credits when the combined area of over 0.75 acres meets 4 of the 8 required elements of the Park Ordinance defined in Municipal Code Section 17.35.070 plus two new as noted below.

The eight required elements of the Park Ordinance defined in Municipal Code Section 17.35.070 are listed below for reference:

- Turfed play field, comprised of a single unit of land which is generally level and free of physical barriers which would inhibit group play activities with a minimum contiguous area of one-half acre;
- Children's play apparatus area that conforms to the then current Federal Consumer Product Safety Commission guidelines;
- Landscaped and furnished, park-like quiet area;
- Recreational community gardens;
- Family picnic area;
- Game, fitness or sport court area;
- Accessible swimming pool (minimum size forty-two (42) feet by seventy-five (75) feet) with adjacent deck or lawn areas;
- Recreation center buildings and grounds;

Two additional recreational elements are noted in the Tasman East Focus Area Plan:

- Dog park with a minimum size of 3,000 square feet, and a minimum dimension of 30 feet; and

- Game area, a minimum of 2,000 square feet in area with a minimum dimension of 30 feet. This minimum area can be reduced to 1,000 square feet if next to another open space.

The City has the discretion to also allow Park Ordinance credit for costs associated with off-site improvements in areas which are functionally contiguous to dedicated parkland (or an easement with public access).

DEDICATED PARKLAND (MINIMUM 5 ACRES)

- Hill District 0.85 acre
- Center District 1.0 acre
- River District 2.5 acres
(Including 0.75 acre easement)
- Bridge District 0.5 acre
- Station District 0.15 acre

+

PRIVATELY-OWNED OPEN SPACE

- Greenways
- At Grade & Publicly
Accessible (100% Credit)
- PRIVATE OPEN SPACE
(50% Credit)

=

TOTAL 10 ACRES

Public improvements beyond the site
not included in 10.0 acres

* Greenway and Park locations
depicted are conceptual.

- Public Improvement Beyond
the Site
- To Be Implemented as
Development Occurs
- City Easement
- Site Boundary



Figure 03-7-3 Open Space Framework

03.8 URBAN DESIGN FRAMEWORK

The urban design framework builds on the land use, circulation and open space frameworks to create a sense of place for the Tasman East Focus Area. An identity for the neighborhood will take shape through the urban design devices of gateways, edges, connections, and landmark buildings. These elements are illustrated in Figure 03-8-1.

GATEWAYS

The Focus Area will feature two gateway locations at the edge of the site that offer first impressions upon approach. Gateways mark important destinations, such as transit stations and points of connection within the site and to adjacent development. Gateways will feature high quality architecture, public realm enhancements (such as plazas and parks), or a combination of both.

The gateway locations include: 1) a connection to the Lick Mill Station at Calle Del Sol; and 2) a connection to the Great America Station at Calle de Luna and a potential third gateway connection to City Place at 2nd Street.

EDGES

The site is surrounded on the north and east sides by challenging grade changes ranging from roughly 15 feet to 30 feet in height. Additionally, at the two southern corners of the site, Tasman Drive bridges over the rail tracks and the Guadalupe River (from west to east), causing steep slope differences on the site.

Periphery developments along the eastern edge of the site should gracefully mitigate grade changes to offer pedestrians continuous access to the Guadalupe River

Trail. The northern edge of the site should be designed to facilitate a pedestrian connection to 2nd Street, as this will be an important pedestrian route to City Place. Strategies for mitigating grade changes include fill and/or publicly accessible, activated vertical connections such as stairs, ramps or landscaped slopes.

Any action to mitigate the grade changes will happen beyond the site boundaries and will require landscape design and civil engineering coordination with adjacent property owners.

CONNECTIONS

A complete and connected network of streets will provide a safe and enjoyable pedestrian experience that encourages walking and biking. A finer grained network of greenways will provide secondary, pedestrian and bicycle-only connections that link people easily to the parks in the neighborhood as well as regional open spaces, including the Guadalupe River Trail.

In order to truly connect this network, vertical connections are required to be made between specific parks in Tasman East to roads or trails outside of the plan boundary.

Ramps and stairs for pedestrian and bicycle connectivity are required at open spaces in the River District, located along grade changes. See Section 5.2 and 5.3 for Open Space Design Guidelines.

LANDMARK BUILDINGS

Towers should mark the location of key site features such as sites nearby the VTA and Amtrak/ACE stations and neighborhood parks. By locating towers near transit

stations and neighborhood parks, these places are identifiable from a distance and also give the towers a sense of prominence, proximity and space appropriate to their larger scale.

Towers should also be located to take advantage of the site's sweeping views. Santa Clara is characterized by flat lands with meandering rivers and creeks – allowing for distant views of the hills to the East and West, of the Bay to the north, and of landmark buildings such as Levi's Stadium, the towers of Downtown San Jose and views up and down the Guadalupe River.

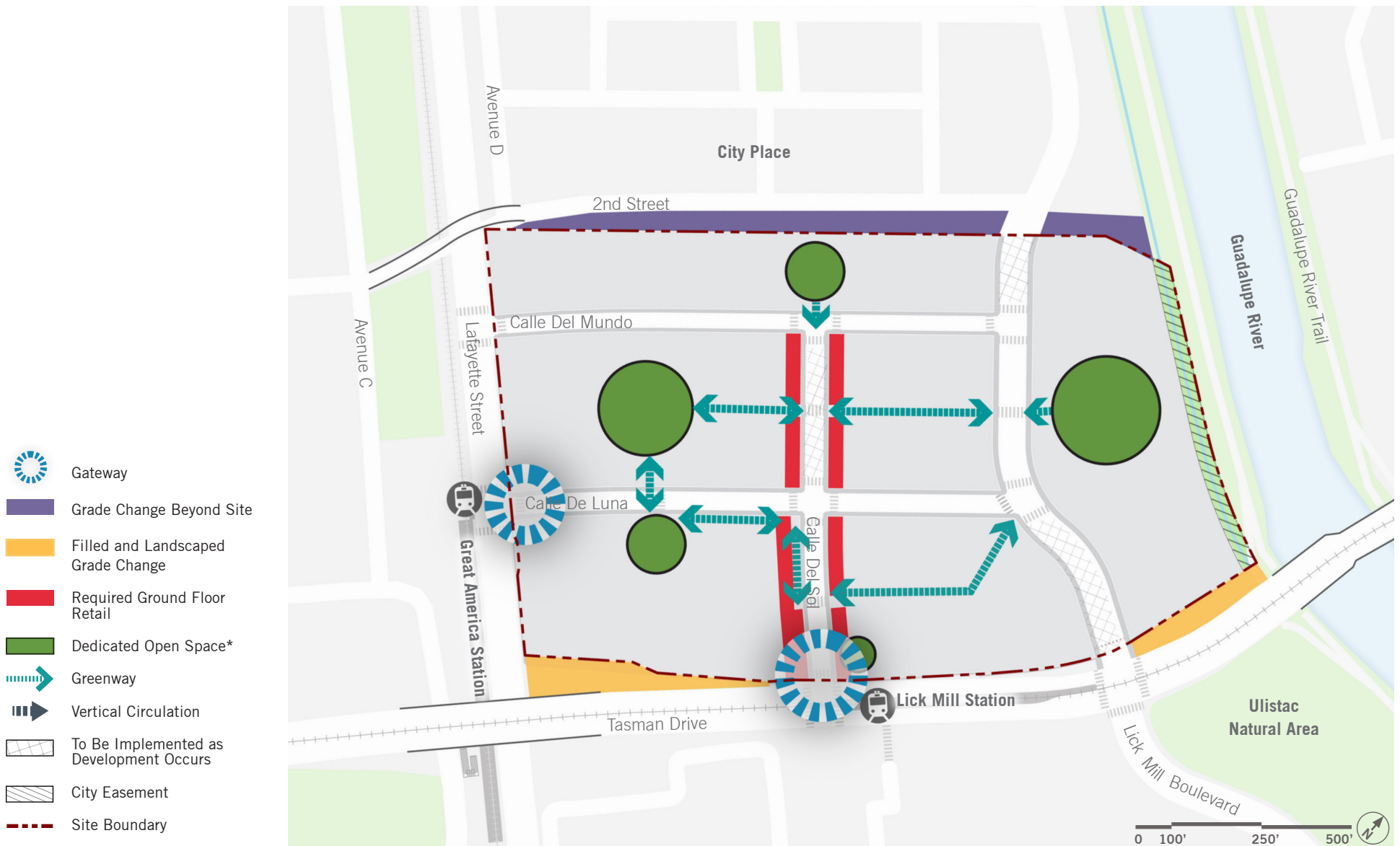


Figure 03-8-1 Urban Design Framework

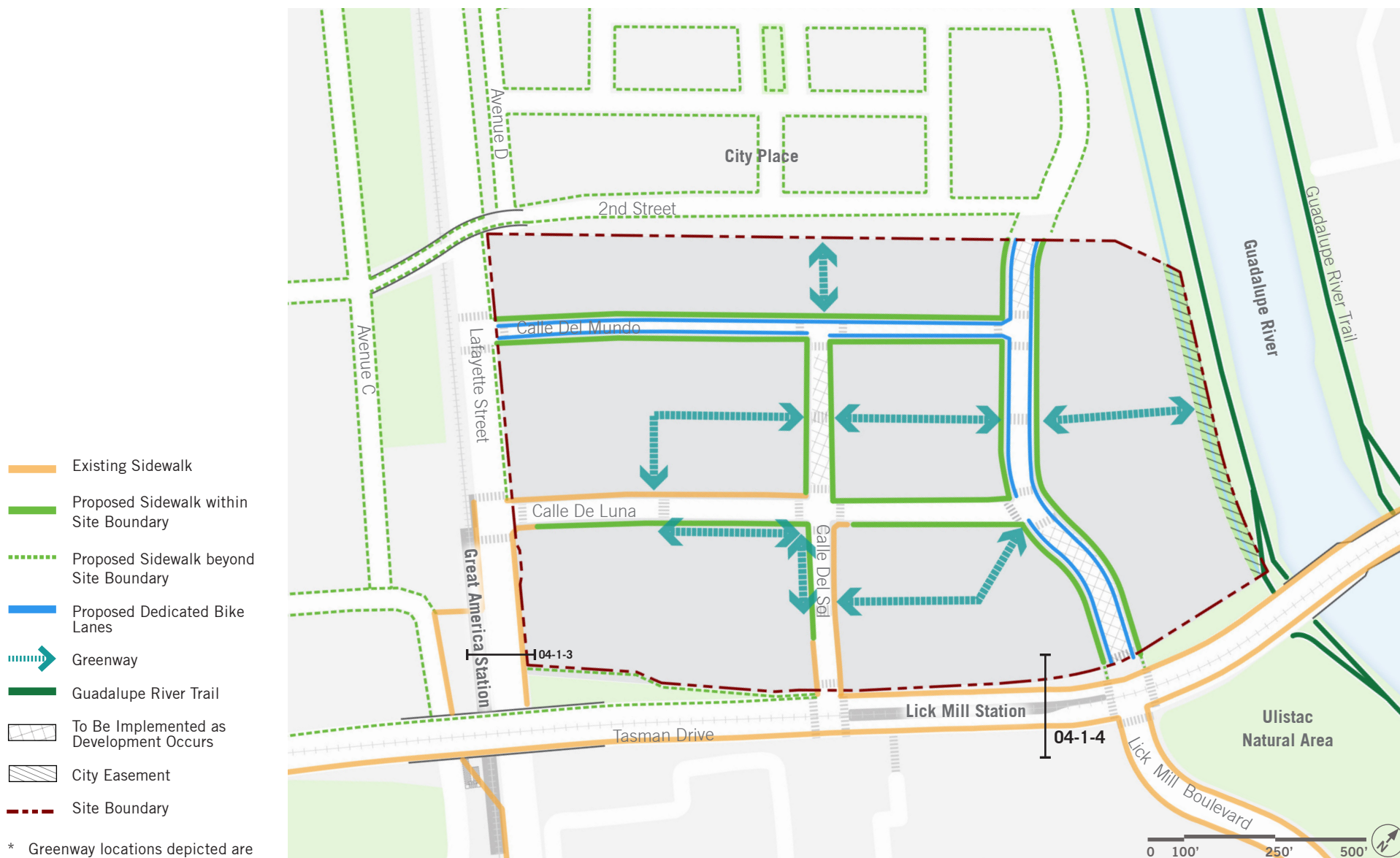


Figure 04-1-2 Pedestrian and Bike Network Connectivity

05

OPEN SPACE DESIGN GUIDELINES

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05.1 DEDICATED PARKLAND LOCATIONS & PROGRAM

Intent

The Tasman East open space system will be a network of diverse neighborhood parks that offer a unique destination and enhance the overall site environment. Open Spaces will be connected by greenways and pedestrian priority streets that complement and connect with the larger North Santa Clara open space network, including the Guadalupe River Trail and the parks and paths provided at City Place.

Standards

- (A) Open spaces shall be sized and located in districts according to Section 3.7 Open Space Framework. Parkland shall be dedicated and constructed in a proportional amount to a given project's district requirement prior to issuance of a certificate of occupancy, or temporary certificate of occupancy. Developer shall have the option of posting a bond or providing other security to the satisfaction of the Director of Community Development if the construction of the new open space is not completed prior to temporary certificate of occupancy.
- (B) Parks and open spaces shall be designed to connect with the network of greenways and streets that carry pedestrians through the neighborhood. See also Section 05.06 for guidance on greenway design.
- (C) Grey arrow on Figure 05-1-1 indicates location where open space is encouraged to be designed to create vertical connection that navigates grade changes between River District and the adjacent Guadalupe River Trail. The character of this

connection is further outlined in the following section 05.2.

- (D) Open spaces shall be generally flat; sloped areas programmed with active uses can be considered for credit.
- (E) Pioneer trails; Native plantings proposed for development in the Plan Area shall consider the SCVWD's Guidelines and Standards for Land Use Near Streams. Local native plantings, to the extent they are available, shall be used. Development and landscaping of the area along the levee should also consider opportunities such as site layout, fencing, landscaping, and education to discourage the public from creating pioneer trails up the levee slope to access the existing trail. A 15-foot zone free of tree plantings shall be provided from the levee toe to allow for emergency access.

Guidelines

- (F) The open space network should provide a comprehensive array of passive and active recreational opportunities. Each open space should have a unique identity that reinforces a diversity of activities within the overall open space system.
- (G) Potential program elements which may be used to create a unique park identity may include, but are not limited to: dog park, exercise area, sport courts, games (i.e. bocce, etc), large natural area, playground, community garden or amphitheater.
- (H) Sports courts, where they occur, should be designed

to official sizes with required setbacks and safety fencing. Elements that require fencing should be sited in a way that does not negatively impact park connectivity or visibility.

- (I) In addition to a signature program element, all open spaces should accommodate passive uses such as reading, picnicking and gathering.
- (J) When siting park elements, consider types of activity, periods of use or vacancy, availability of sun or shade and the differing needs of a diverse range of visitors such as small children, adult athletes, skateboarders, dog owners, etc. Design program components to accommodate flexible uses.
- (K) Park program should relate to adjacent land use, interior building program and building siting. Considerations for sun/shade, indoor/outdoor, public/private should all be incorporated into the design of open space and siting of buildings.



Figure 05-1-1 Open Space Locations

05.2 RIVER DISTRICT

Intent

The park in the River District will be the most expansive and natural neighborhood park in the Tasman East neighborhood.

Standards

- (A) The park shall maintain public access along the riverfront and be designed to embrace the Guadalupe River as a central feature.
- (B) Sloped walks, terraces, stairs and/or ramps for bicycle and pedestrian circulation shall be a key feature to connect across the grade change between the eastern edge of the site and the Guadalupe River Trail. This will ensure that pedestrians and bicyclists from the Guadalupe River Trail can access the Great America Station at the western end of Calle De Luna.
- (C) The park may also provide a public outdoor amphitheater that can be used to host concerts, movies, and other public events.

Guidelines

- (D) The River district park should be designed to complement the adjacent Guadalupe River and Ulistac Natural Area.
- (E) The park should have larger contiguous soil volumes to support long-lived canopy trees and diverse habitat.
- (F) Plant selections should reinforce the native and surrounding ecology and promote habitat development.
- (G) Ramps and stairs should be aesthetically pleasing as well as functional. In bridging the grade change, the elevated open space should open views back across the Tasman East neighborhood, up and down the river, and toward Levi's stadium. More distant views to Downtown San Jose and the Diablo Mountain Range should be considered.



Terraces direct views and provide an informal gathering space



Passive trails along the riverfront



Slides are one way to use grade changes to provide signature play opportunities

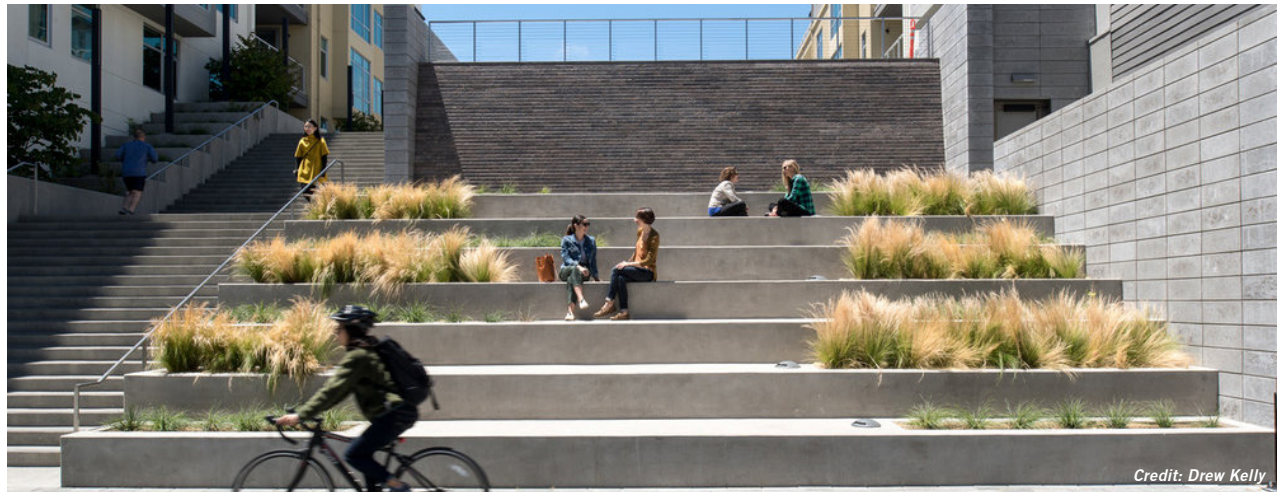
05.3 HILL DISTRICT

Intent

The Hill District park could potentially connect the site and City Place's proposed Second Street. Second Street connects northward and serves as an important bridge connection across Lafayette Street.

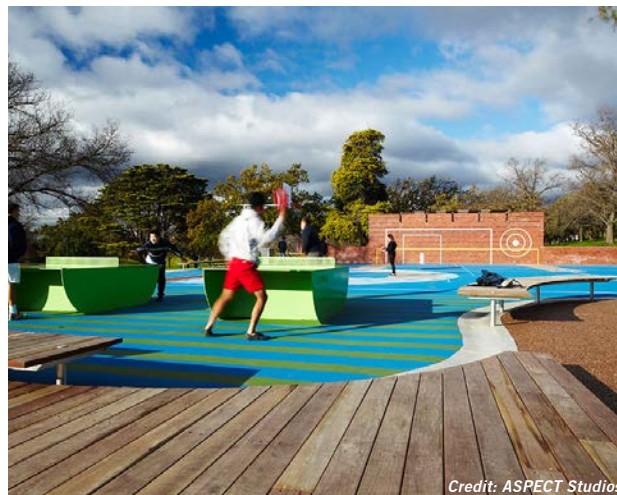
Guidelines

- (A) Ramps and stairs should be aesthetically pleasing as well as functional.
- (B) Terraces along the grade change should be designed to serve as meeting points and visual landmarks. In bridging the grade change, the elevated open space should open views to Levi's Stadium, the Guadalupe River and beyond.
- (C) This park should include amenities to support the retail environment on Calle Del Sol such as flexible seating areas, social gathering spaces, play spaces and public art.
- (D) Surrounded by development on two sides, this park should be designed to be protected from wind and down-drafts from buildings with strategic tree planting and thoughtful siting of passive programming.



Credit: Drew Kelly

Seating and landscape enhances and diversifies the functionality vertical circulation



Credit: ASPECT Studios

Permanent game tables create a social gathering space



Credit: MVVA Inc.

A variety of soft and hard scape creates a varied and interesting experience

05.4 BRIDGE & CENTER DISTRICTS

Intent

At the heart of the site, the parks in the Bridge and Center Districts will be a signature social element of the open space network. These parks are the ideal location for intimate neighborhood-serving amenities, because they are remote from busy Lafayette Street and Tasman Drive, but are still a short walk from the retail at Calle Del Sol.

Guidelines

- (A) These parks can include a variety of landscaping treatments, and should feature urban plazas, tree-lined promenades, tot-lots, pocket gardens with seating areas and lawns.
- (B) Hardscape plazas and lawns should provide flexible spaces to accommodate a range of activities for the community, such as movies, picnics and community events.
- (C) The crossing at Calle de Luna should be designed to prioritize pedestrian safety and visibility using a raised tabletop intersection and warning lights.
- (D) Surrounded by development on two or three sides, these parks should be designed to be protected from wind and down-drafts from buildings with strategic tree planting and thoughtful siting of passive programming.



The flexibility of a large lawn can allow for informal recreation like group exercise classes



Play areas are one of many program uses in this park.



The lawn can host community events like movie screening



Flexible seating areas create a signature amenity

05.5 STATION DISTRICT

Intent

The location and configuration of the open space in the Station District should be designed as an urban plaza to complement the gateway experience from the Lick Mill VTA Station and highlight this area as a center of activity for neighborhood residents, workers and visitors, see Figure 03-8-1.

Guidelines

- (A) Station District Park should be one large plaza or form a network of plazas that offer an urban social space for the neighborhood and enhance connections between transit, greenways, open space and the retail experience of Calle del Sol.

- (B) Outdoor dining areas - either associated with restaurants or open seating - should support the connection to retail at Calle del Sol.
- (C) Plazas in this area should feature public art and other elements that enhance social interaction.
- (D) Plazas should be designed to maximize sunlight during the active hours of the day as well as visibility and public access.



Credit: Rehwaldt Landschaftsarchitekten

Inviting play areas will attract families from the neighboring communities



Credit: Perkins + Will

Plazas should be nodes of activity within the block



*Credit: Jim Campbell, Scattered Light, Northern Spark 2011
Presented by Northern Lights.mn & Minnesota Museum of American Art*

Public art can be experiential



Credit: Perkins + Will

Urban plazas can host community events

05.6 GREENWAYS

INTENT

Greenways are public thoroughways that provide a fine grain of connections to subdivide large blocks. They will take advantage of code-required fire separation between buildings to create a variety of walking connections that provide a human-scaled pedestrian experience. Public access easements will be required for greenways to ensure that they remain public at all times.

There is potential for sections of the same greenway to be constructed by separate entities, therefore the standards and guidelines below ensure that greenways will be designed cohesively.

GUIDELINES

- (A) Greenways should provide two distinct paths: a minimum 12 foot wide, paved or raised boardwalk, shared use path for pedestrians, cyclists, strollers, etc and a 6 foot wide dirt/decomposed granite path for walking and jogging. These paths can either be side by side or separated by planted areas to count towards the 10-acre open space requirement.
- (B) Greenways may provide a minimum 20 foot wide access for emergency vehicles. This area can be partially planted as long as the planting can be driven over in case of emergency (i.e. grasses but not trees).
- (C) Up to 50% of the surface area of a greenway may be used for stormwater management. The remainder of the surface area shall be used to create urban, public spaces that provide opportunities for social gathering.

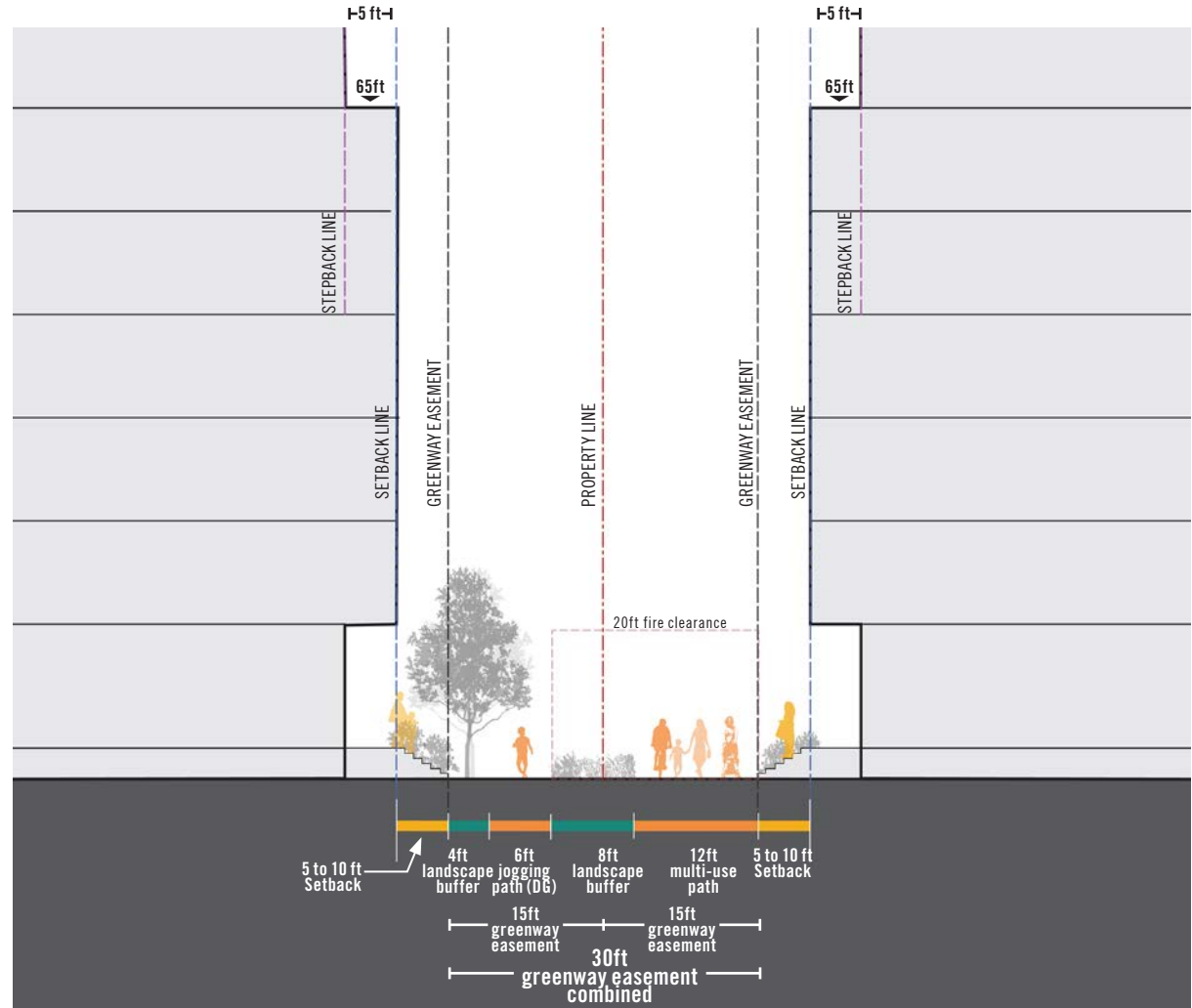


Figure 05-6-1 Greenway Section

- (D) Greenways should provide durable, low-maintenance seating at intervals of 100 feet or less to create rest areas for pedestrians. Consider more frequent seating for the comfort of people with limited mobility. Consider incorporating seating into other uses such as planters or stairs.
- (E) In the interim condition where only one half of a greenway is constructed at given phase, there should be a minimum 5 foot clear walkway provided. The interim design should be created to anticipate a complete, cohesive design when finished.

- (F) Greenways should apply a consistent palette of materials, paving, trees, lighting and street furnishings to ensure clarity and legibility of the greenway network. See Section 4.9 for paving and lighting standards, and Section 4.10 for tree selection guidance.
- (G) Greenways should be well-lit at night to ensure safety.
- (H) Greenways should have a diversity of plantings and stormwater treatment areas should be thoughtfully integrated into the overall design.
- (I) Greenway connections to open space should be aesthetically consistent.
- (J) Seating areas should have a variety of scales and be located at intervals along the greenways, branching off from the continuous pedestrian path. These spaces should be socially-oriented and connected to the main thoroughway with benches, planting and shade structures (where appropriate).
- (K) At important intersections or gathering places, consider the use of catenary lighting and overhead tree canopies to create a sense of enclosure and scale while maintaining pedestrian through-traffic.
- (L) Specify low-maintenance, durable street furnishings appropriate to adjacent uses and program.
- (M) Greenways should use a consistent family of

lighting fixtures. Lighting should be designed to limit light intrusion into residential units. Consider feature lighting at important non-residential entrances. Also see Section 4.9 Paving and Lighting for site-wide lighting guidelines.

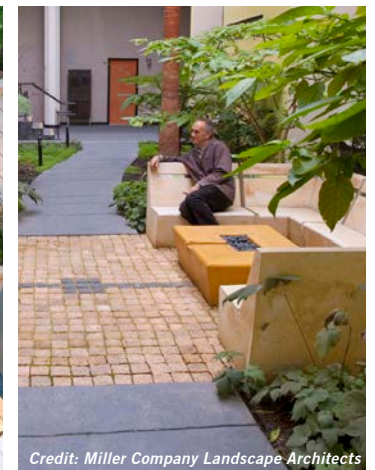
- (N) Create a rhythmic tree spacing based on mature size of species selected and the spacing of lighting. See also section 4.10 Urban Canopy for tree selection criteria.



Greenways will create an interesting and intimate experience for pedestrians and cyclists



Landscape-enhanced pedestrian environment



Social seating areas