



City Council Meeting
Item #4. – 20-787
Public Hearing: Action on a Resolution, Ordinance, and Related Budget Actions for the Tasman East Specific Plan Infrastructure Impact Fee
November 17, 2020

1



City of Santa Clara
The Center of What's Possible

Background

Tasman East Specific Plan

- Adopted by City Council on November 13, 2018
- 4,500 units and 100,000 sf retail on 45 acres at the northeast corner of Tasman Drive and Lafayette Street



TASMAN EAST
FOCUS AREA SPECIFIC PLAN
000018

2



Background

Infrastructure Fee Concept

- Establish an Infrastructure Impact Fee for equitable distribution of common infrastructure
- Nexus Study - Economic & Planning Systems, Inc.
- One-time fee charged to new residential development
- Fees used to finance capital facility/infrastructure costs
- Fees based on a reasonable relationship (i.e., nexus)

3

3



Infrastructure Items

Construction Improvements \$29,543,974

- Sanitary sewer (Primavera Pump station upgrades)
- Storm drainage
- Water (Potable and Recycled)
- Pavement repair
- Pedestrian and bicycle paseo
- Sidewalks
- Traffic improvements

4

4



Infrastructure Items

Engineering/Fee Studies and Annual Staff Costs

- Two sanitary sewer engineering studies (\$132,000)
- Nexus fee study completed (\$20,000)
- 2% Annual staff costs to administer Fee program (\$593,920)

5

5



Infrastructure Fee

Total Costs (2020 \$)

Fee Item	Cost (\$)
Construction Items	\$29,543,974
Two sanitary sewer engineering studies	\$132,000
Nexus fee study completed	\$20,000
2% Annual staff costs to administer Fee program	\$593,920
Total	\$30,289,894

6

6



Infrastructure Fee

Fee Calculation

<i>Fee Calculation</i>		Amount
Total Common Infrastructure Cost	a	\$30,289,894
Number of New Residential Units	b	4,500
Fee per New Residential Unit	$c = a + b$	\$6,731

7

7



Infrastructure Fee

Additional Considerations

- Developer can build improvements and receive fee credits or reimbursement
- Adjust fee annually by Engineering News Record (ENR) Construction Cost Index for San Francisco

8

8



Outreach & Coordination

Multi-faceted

- Close coordination with Tasman East Specific Plan developer representatives (bi-weekly meetings)
- City Website and outreach email to development community
- Mailers to property owners
- Santa Clara Weekly (two notices)

9

9



Resolution, Ordinance, and Budget Actions

- Resolution (Adopt Fee and Nexus Fee Study)
- Ordinance (Establish City Code related to Fee)
- Budget Actions (Establish fund, revenue, and expenditure)

10

10



Recommendation

1. Approve the Tasman East Specific Plan Infrastructure Impact Fee; and adjust fees annually in line with the latest Construction Cost Index for San Francisco, as published by Engineering News Record or equivalent, in order to keep up with construction costs and inflation.
2. Adopt a Resolution Approving the Findings from the Tasman East Specific Plan Infrastructure Impact Fee Nexus Study and Setting the Rates for the Infrastructure Impact Fee.
3. Approve the Introduction of an Ordinance adding subsection 17.15.350 to the Santa Clara City Code.
4. Approve the establishment of the Tasman East Infrastructure Improvement Fund (Fund 541) to account for the impact fee revenues and project expenditures and related budget amendments.

11

11



City Council Meeting

Item #4. – 20-787

**Public Hearing: Action on a
Resolution, Ordinance, and
Related Budget Actions for
the Tasman East Specific
Plan Infrastructure Impact
Fee**

November 17, 2020

12