

7/6/21

Item 6



**City Council Hearing**  
**Item 6 RTC 21-757**  
**Amendment No. 4 to the Agreement with Perkins + Will for the Tasman East Specific Plan and Related Budget Amendment**  
**July 6, 2021**

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

## **Tasman East Specific Plan**

### **Background**

- Tasman East Specific Plan adopted by City Council in November 2018.
- Specific Plan supports development of 4,500 units.
- Applications on file for a total of 4,484 units on approximately two-thirds of the available land development area.
- In April 2021 the American Planning Association California Chapter Northern Section selected the Tasman East Specific Plan as the 2021 winner of the Chapter's Award of Excellence for a Large Jurisdiction Comprehensive Plan.

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## Tasman East Specific Plan

### Background

- City received a grant of \$310,000 from the State for the proposed Specific Plan amendment. This grant would fully fund the consultant costs and is intended to be applied to project's that add to the City's housing capacity. Grant expires in June 2022.
- Proposed Contract Amendment #4 was discussed at March 10, 2021 City Council meeting and motion to approved failed on 4-3 vote (5 votes required to pass due to associated budget amendment).
- City Council directed staff to return to Council with a full presentation.

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## Tasman East Specific Plan

### City Council Concerns (from March 10, 2021)

Will the Specific Plan adequately support 4,500 units and the addition of up to 1,500 units in terms of the following?

- Parkland
- Open Space
- Amenities
- Retail & Services

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## Tasman East Specific Plan

### Tasman East Projects



Planning Applications Approved



Planning Applications on File

1. 2343 Calle Del Mundo (SummerHill)
2. 2263 Calle Del Mundo (Ensemble)
3. 2233 Calle Del Mundo (St. Anton)
4. 2200 Calle De Luna (Holland)
5. 2101 Tasman Drive (Related)
6. 5123 Calle Del Sol (Ensemble)
7. 2300 Calle De Luna (Related)
8. 5185 Lafayette Street (Ensemble)
9. 2302 Calle Del Mundo (Ensemble)
10. 2354 Calle Del Mundo (Ensemble)
11. 2225 Calle de Luna &  
2232 Calle Del Mundo (Greystar)



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## Tasman East Specific Plan

### Tasman East Projects

- Mix of heights, densities, construction types and architectural styles
- Two 100% affordable projects
- Senior Apartments – assisted living and memory care
- Mixed-use with ground floor commercial (51,000 SF)

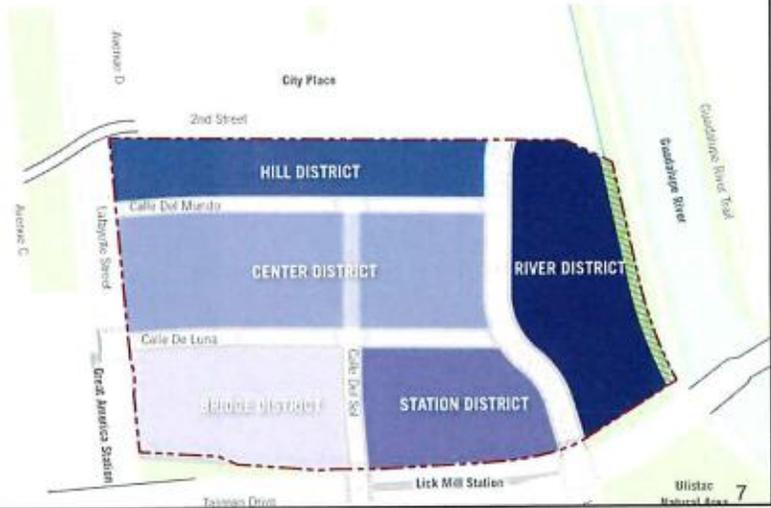


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# Tasman East Specific Plan

## Tasman East Districts



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# Tasman East Specific Plan

## Tasman East Hill District – Summerhill (approved)

- 347 Units
- Type III construction
- 7-story
- 113 du/ac
- 0.42 acre parkland



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## Tasman East Specific Plan

### Tasman East Hill District – Ensemble (approved)

- 301 Units
- Type III construction
- 8-story
- 316 du/ac
- 0.28 acre parkland



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## Tasman East Specific Plan

### Tasman East Hill District – St. Anton (under construction)

- 196 Units
- Type V construction
- 172 du/ac
- 5 stories
- 100% Affordable
- Training/classroom/  
program space



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## Tasman East Specific Plan

### Tasman East River District – Holland (approved)

- 580 Units
- Type I construction
- 14 stories
- 145 du/ac
- 1.0 acre parkland



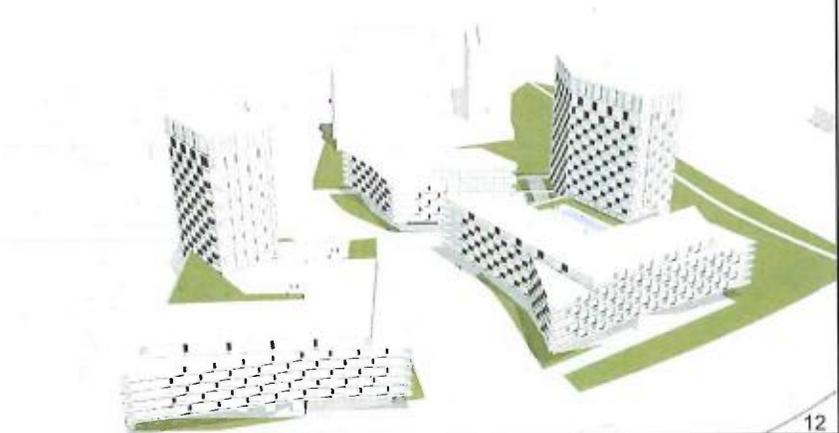
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## Tasman East Specific Plan

### Tasman East River District – Related (pending)

- 939 Units
- Type I construction
- 122 du/ac
- 6-story and 21-story
- 1.5 acre parkland



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## Tasman East Specific Plan

### Tasman East Center District – Ensemble (pending)

- 271 Units
- Type I construction
- 18-story
- 301 du/ac
- TBD retail



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## Tasman East Specific Plan

### Tasman East Center District – Ensemble (approved)

- 110 Units
- Type III construction
- 8-story
- 240 du/ac



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## Tasman East Specific Plan

### Tasman East Center District – Ensemble (approved)

- 150 Units
- Type III construction
- 7-story
- 195 du/ac
- 5,000 sq. ft. retail
- Paseo and Greenway
- 100% Affordable



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## Tasman East Specific Plan

### Tasman East Center District – Greystar (approved)

- 360 Units
- Type III construction
- 8-story
- 178 du/ac
- Greenway



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## Tasman East Specific Plan

### Tasman East Bridge District – Related (approved)

- 551 Units
- Type III and Type I
- 8-story and 22-story
- 100 du/ac
- 22,000 sq. ft. of retail
- Park and Greenway
- Assisted Living & Memory Care



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## Tasman East Specific Plan

### Tasman East Station District – Ensemble (approved)

- 503 Units
- Type III and Type I
- 8-story and 20-story
- 192 du/ac
- 23,870 sq. ft. retail (grocery)
- Park and Greenway



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# Tasman East Specific Plan

## Parkland & Open Space

- Per City Council direction
- Park and Greenway locations identified on diagram
- 5 ac dedicated parkland  
3.78 ac projects on file
- 5 ac open space  
4.58 ac projects on file



# El Camino Real Specific Plan

## Parkland & Open Space

Overlay of projects on file and Plan



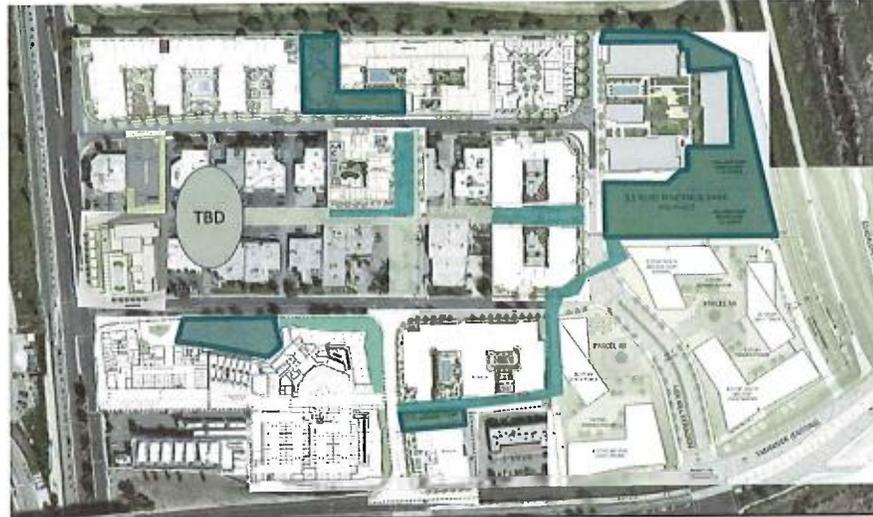


## Tasman East Specific Plan

### Parkland & Open Space

Overlay of projects on file and Plan

Parkland and greenways



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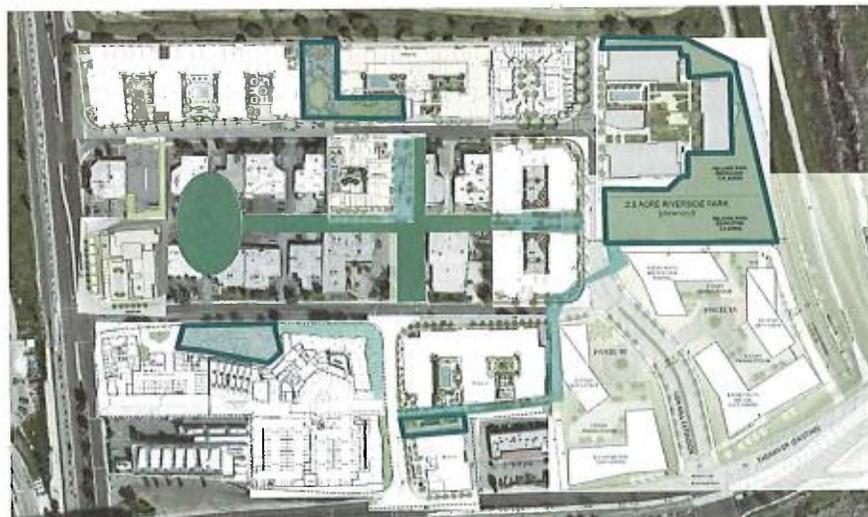
## Tasman East Specific Plan

### Parkland & Open Space

Overlay of projects on file and Plan

Parkland and greenways

Additional parkland and greenways



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## Tasman East Specific Plan

### Parkland & Open Space – Hill District Park



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## Tasman East Specific Plan

### Parkland & Open Space – Station District Park



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## Tasman East Specific Plan

### Parkland & Open Space – Bridge District Park



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## Tasman East Specific Plan

### Parkland & Open Space – Greenway



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## Tasman East Specific Plan

### Parkland & Open Space – Greenway



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## Tasman East Specific Plan

### Parkland & Open Space – Paseo



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# Tasman East Specific Plan

## Private Amenities

- All projects include multiple amenities
- Typical amenities:
  - Fitness Center
  - Swimming Pool & Spa
  - BBQ Area
  - Media Room
  - Fireside Lounge
  - Roof Deck

Tasman East Project Amenities

| Amenity   | Ensemble Parcel 19 | Ensemble Parcel 60/61 | Holland | Related Multi-Family | Related Senior Living |
|---|--------------------|-----------------------|---------|----------------------|-----------------------|
| Bar / Lounge  | X                  | X                     | X       | X                    | X                     |
| BBQ Pavilions   | X                  | X                     | X       | X                    | X                     |
| Bike Storage Room & Workshop                              | X                  |                       |         | X                    |                       |
| Bocce Ball Courts   |                    |                       |         | X                    |                       |
| Community Garden (Outdoor)                                | X                  |                       |         | X                    | X                     |
| Co-Working Space  | X                  | X                     | X       | X                    |                       |
| Dining Room (Full Service 3 meals / day)                  |                    |                       |         | X                    |                       |
| Dining Room (Private)                                     | X                  | X                     | X       |                      | X                     |
| Dog Run   |                    |                       |         |                      |                       |
| Fireside Lounge / Fireplace                               | X                  | X                     | X       | X                    |                       |
| Fitness Center  | X                  | X                     | X       | X                    | X                     |
| Game / Activity / Club Room (pool table, ping-pong, etc.) | X                  | X                     | X       | X                    | X                     |
| Garden Lounge (Indoor/Outdoor)                            |                    | X                     |         | X                    |                       |
| Golf Simulator  |                    |                       |         |                      |                       |
| Juice Bar   |                    |                       |         | X                    | X                     |
| Kid's Play Room   |                    |                       |         | X                    |                       |
| Kitchen (Demo Kitchen)                                    | X                  | X                     | X       | X                    | X                     |
| Laundry Room  |                    |                       | X       |                      | X                     |
| Lawn/Grass area   | X                  | X                     | X       |                      |                       |
| Library   |                    |                       |         | X                    | X                     |
| Living Room   | X                  |                       |         |                      | X                     |
| Media & Screening Room / TV Lounge                        | X                  | X                     | X       | X                    | X                     |
| Outdoor Dining/picnic                                     | X                  | X                     | X       | X                    | X                     |
| Outdoor Fitness Equipment                                 | X                  | X                     |         | X                    |                       |
| Pet Spa (dog wash)  |                    |                       | X       |                      | X                     |
| Private Meeting Rooms                                     | X                  | X                     |         | X                    |                       |
| Restaurant retail space                                   | X                  | X                     |         |                      | X                     |
| Rooftop Sky Terrace                                       | X                  | X                     | X       |                      |                       |
| Salon, Full Service                                       |                    |                       |         |                      | X                     |
| Spa (Sauna, Steam Room and/or Private Treatment Rooms)    |                    |                       |         | X                    | X                     |
| Swimming Pool (Spa Deck, Cabanas, etc.)                   | X                  | X                     | X       | X                    | X                     |
| Theater Room  |                    |                       |         |                      | X                     |
| Yoga Space  |                    |                       |         |                      | X                     |

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# Tasman East Specific Plan

## Private Amenities – Summerhill



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# Tasman East Specific Plan

## Private Amenities – Ensemble Hill District



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# Tasman East Specific Plan

## Private Amenities – Holland River Project



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## Tasman East Specific Plan

### Private Amenities – Ensemble Station Project

- Pool deck with bartender
- Movie nights and other programming



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## Tasman East Specific Plan

### Private Amenities – Related Bridge Project



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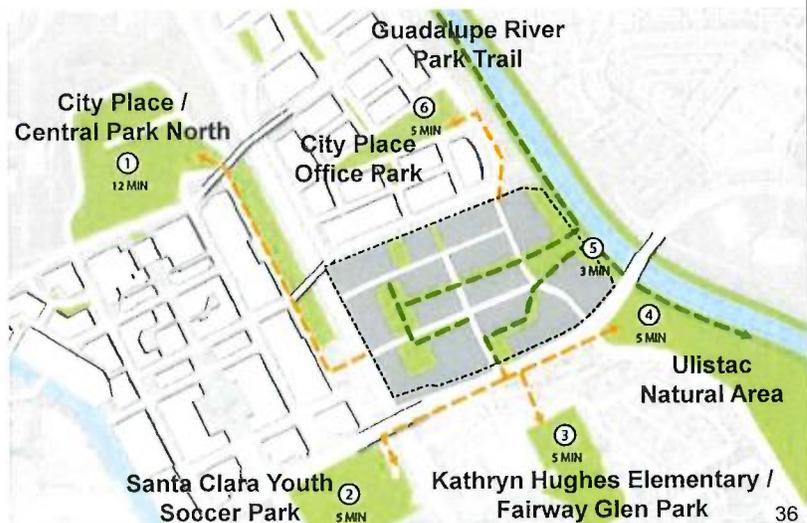
# Tasman East Specific Plan

## Private Amenities – Related Bridge Project



# Tasman East Specific Plan

## Regional Connectivity – Open Space

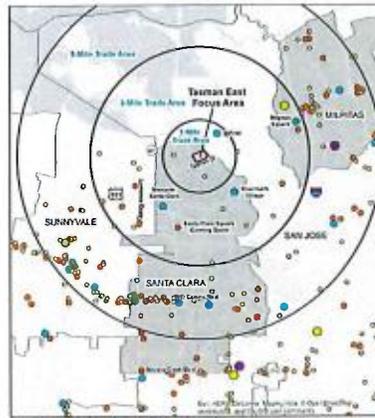




# Tasman East Specific Plan

## Retail and Services

- Specific Plan included market analysis for retail and grocery stores
- New multi-family residential development could support new neighborhood serving retail and grocery that don't compete with Related Santa Clara



**Existing Retail Centers:**  
One, Three, and Five-Mile Trade Areas of Tasman East Focus Area

- Gas Station
- Neighborhood Center
- Community Center
- Library Center
- Post Office
- Regional Mall



**Grocery Stores:**  
One and Three-Mile Radius of Tasman East Focus Area

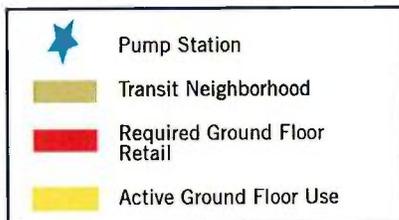
- Existing Grocery Stores
- Coming Soon
- Recently Closed
- 1 Mile Trade Area



# Tasman East Specific Plan

## Retail and Services

- Specific Plan supports up to 106,000 sq ft of retail including a grocery store of ~25,000 sq ft
- Ground-floor retail required on Calle del Sol street and paseo





# Tasman East Specific Plan

## Retail and Services

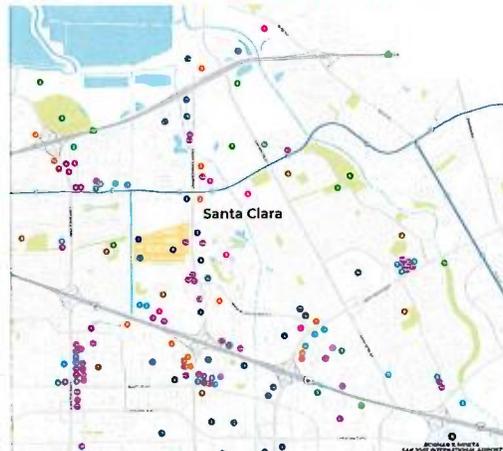
- Approved Projects including Retail (51,000 sq. ft.)
- Note 2302 Calle del Mundo is now a 100% affordable project



# Tasman East Specific Plan

## Regional Connectivity – Existing Amenities

- EATERIES**
  - 1 Fadhira Baking Company
  - 2 Fleming's Prime Steakhouses
  - 3 SF Famous
  - 4 Plaza del Pot
  - 5 Bull's Bar & Grill
  - 6 NIN BIKAS WOLF
  - 7 Le Bon Huton
  - 8 Pink Stone Nevada House
  - 9 Gold Mountain BBQ
  - 10 Hubby's Food Market
  - 11 Saigon Seafood Market
  - 12 Schwan's Gourmet
  - 13 Point Yupan
  - 14 St. John's Bar & Grill
  - 15 South Side
  - 16 Porcini Bread
  - 17 Earth's Table
  - 18 Pacific Express
  - 19 Joe's Old Burgers
  - 20 Gals
  - 21 Niques BurritoLillo
  - 22 Hestia
  - 23 Bites
  - 24 ProVita
  - 25 Bonobos Brewing Co
  - 26 Puro's Santa Clara
  - 27 Our Santa Clara
  - 28 El Dorado
  - 29 Hmong's Cafe
  - 30 Pho Van
  - 31 Alamo Grill
  - 32 Hmong's Cafe
  - 33 Highland Restaurant
  - 34 Local Eatery and Brewery
  - 35 Ely Cafe
  - 36 Easery
  - 37 Pure
  - 38 Pizzeria Pizza
  - 39 Jersey Man's Subs
  - 40 Chicory Mexican Grill
  - 41 Chicks Meats Plus
  - 42 House of Breads
  - 43 One Goodie Cafe
  - 44 Harvest Cafe
  - 45 Togo Buns
  - 46 TACO'S Burrito's
  - 47 Taco Bob
  - 48 Jack in the Box
  - 49 McDonald's
  - 50 Umi Don
  - 51 Royal House Cafe
  - 52 Tasty Subs & Pies
  - 53 Chaiya and Curry
  - 54 Kops Eatery
  - 55 Live Pops
  - 56 Kebab City
  - 57 Buns 'n' Bites Bar & Grill
  - 58 Live Pops
  - 59 Sweet Treats
- SHOPPING**
  - 1 Midland Neighborhood Market
  - 2 T.J. Maxx & HomeGoods
  - 3 Whole Foods Market
  - 4 Savvy Equipment
  - 5 Inside Aquarium
  - 6 Land Back Cycles
  - 7 Safeway
  - 8 More Wine Yum Market
  - 9 Endco Wholesale
  - 10 New York Style Sausage
  - 11 Baker's Bread Company
  - 12 Family Office Shop Center
  - 13 Bionovary
  - 14 City Place
  - 15 Anandi Extreme
  - 16 Furniture Discoveries
  - 17 The Mending Company
- LODGING**
  - 1 Hotel Propriety
  - 2 Hilton Santa Clara
  - 3 Aloft Santa Clara
  - 4 Santa Clara Marriott
  - 5 AC Hotel
  - 6 Embassy Suites by Hilton
  - 7 TownPlace Suites by Marriott
  - 8 Element Santa Clara
  - 9 Residence Inn by Marriott
  - 10 Quality Inn Santa Clara
  - 11 Red Lion Hotel
  - 12 Signature Hotel and Suites

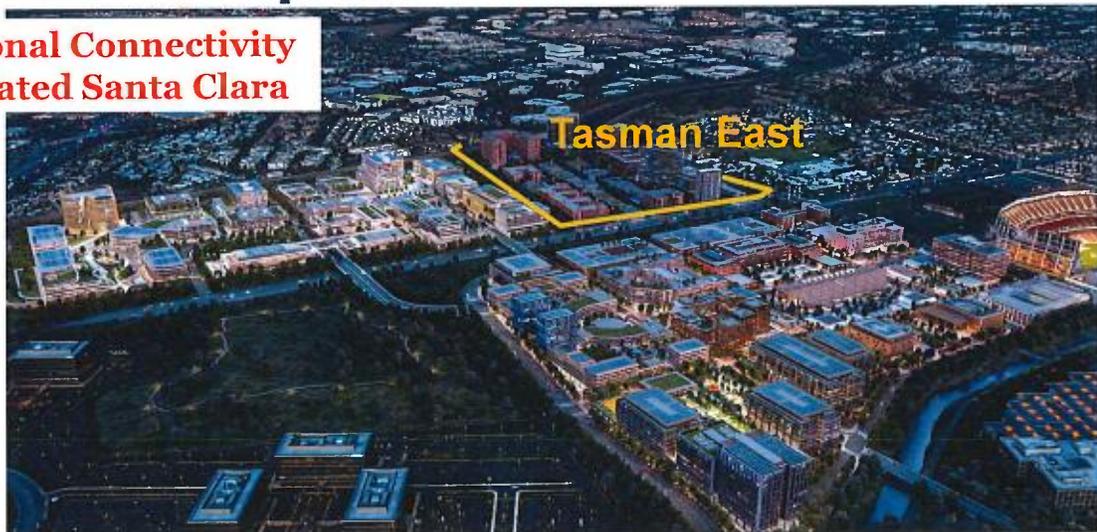


- ATTRACTIONS**
  - 1 APC Heronville 20
  - 2 Vasa Museum
  - 3 California's Great America
  - 4 Lick's Stadium
  - 5 Santa Clara Convention Center
  - 6 Top Golf
- FITNESS**
  - 1 Smooth Eyes Salonspa
  - 2 iFit Gym
  - 3 24 Hour Fitness
  - 4 City Sports
  - 5 American Athletic Club
  - 6 CorePower Yoga
  - 7 Kick Wellness
  - 8 Just Braze Yoga
  - 9 Sugar Hill Yoga
  - 10 Anytime
  - 11 The Bar Method
  - 12 Bluebird Boxing
- RECREATION**
  - 1 River's Indoor Jump
  - 2 Tera Creek Sports Complex
  - 3 Santa Clara PAL, EUC Tech
  - 4 88 Bikes
  - 5 Lick Hill Park
  - 6 Lick Natural Area
  - 7 Santa Clara Golf and Tennis Club
  - 8 Redwood Park
  - 9 Farnwood Park
  - 10 Quakapo River Trail
- EDUCATION**
  - 1 Donald Public School
  - 2 Farnwood Elementary
  - 3 Lakewood Elementary
  - 4 Katiya Heights Elementary
  - 5 Don Gallego
  - 6 Montague Elementary
  - 7 Phelan College
  - 8 LISC Silicon Valley Extension
- EMPLOYERS**
  - 1 National Instruments
  - 2 Celer
  - 3 Solaris
  - 4 Alliant Dynamics Zhabits
  - 5 Intel Corporation
  - 6 Intel AI/ML/EE
  - 7 Intel's Consumer I/O
  - 8 Intel's Corporation
  - 9 Intel's Technology
  - 10 VIDA Corporation
  - 11 Digital Realty
  - 12 Cavata Data Center
  - 13 Perich
  - 14 Veeva Systems
  - 15 AND Inc.
  - 16 BARDON NAPCO
  - 17 HCL
  - 18 Oracle
  - 19 Qualcomm
  - 20 Synops
  - 21 Entanon, Inc.
  - 22 Palo Alto Networks Inc
  - 23 Intel's Packard Bell
  - 24 Dell
  - 25 Veeva Systems
  - 26 Intel's Semiconductor Inc.
  - 27 Intel's Intel Corporation
  - 28 Intel's Intel



## Tasman East Specific Plan

### Regional Connectivity – Related Santa Clara



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## Tasman East Specific Plan

### Recommendation

1) Consistent with **City Charter Section 1305**, “*At any meeting after the adoption of the budget, the City Council may amend or supplement the budget by motion adopted by the **affirmative votes of at least five members** so as to authorize the transfer of unused balances appropriated for one purpose to another purpose, or to appropriate available revenue not included in the budget,*” approve the FY 2021/22 budget amendment in the Other City Departments Operating Grant Trust Fund to recognize grant revenue in the amount of \$310,000 and establish a Planning Grants Program appropriation in the amount of \$310,000 (five affirmative council votes required to appropriate additional revenue); and

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## Tasman East Specific Plan

### Recommendation

2) Authorize the City Manager to execute Amendment No. 4 to the Agreement with Perkins + Will for professional services to prepare the Amendment to the Tasman East Specific Plan to allow up to 1,500 additional units in the Tasman East area, along with preparation of the associated environmental clearance by increasing the amount of the agreement by \$275,000 and extending the term of the agreement through June 30, 2022 for a revised not-to-exceed maximum compensation of \$1,461,432.

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## City Council Hearing

### Item 6 RTC 21-757

### Amendment No. 4 to the Agreement with Perkins + Will for the Tasman East Specific Plan and Related Budget Amendment

### July 6, 2021

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