

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



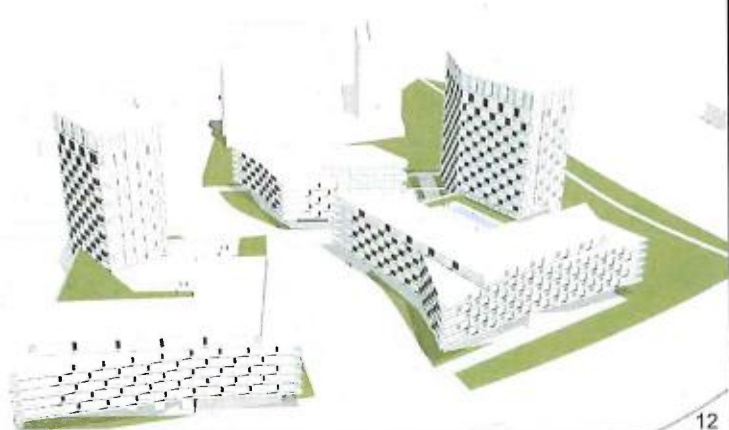
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Tasman East Specific Plan

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

**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

* Greenway and Path locations depicted are conceptual.

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



Figure 03-7-3 Open Space Framework

Tasman East Focus Area Plan Amendment #1

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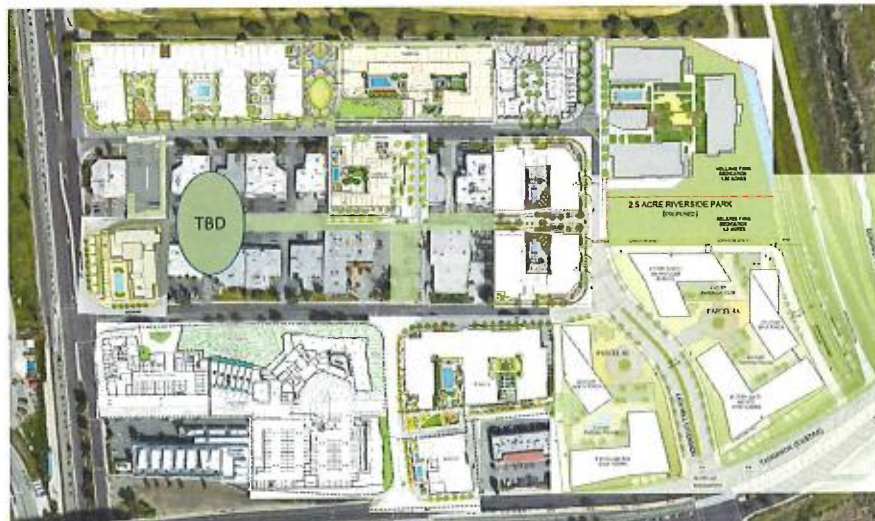
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El Camino Real Specific Plan

Parkland & Open Space

Overlay of projects on file and Plan



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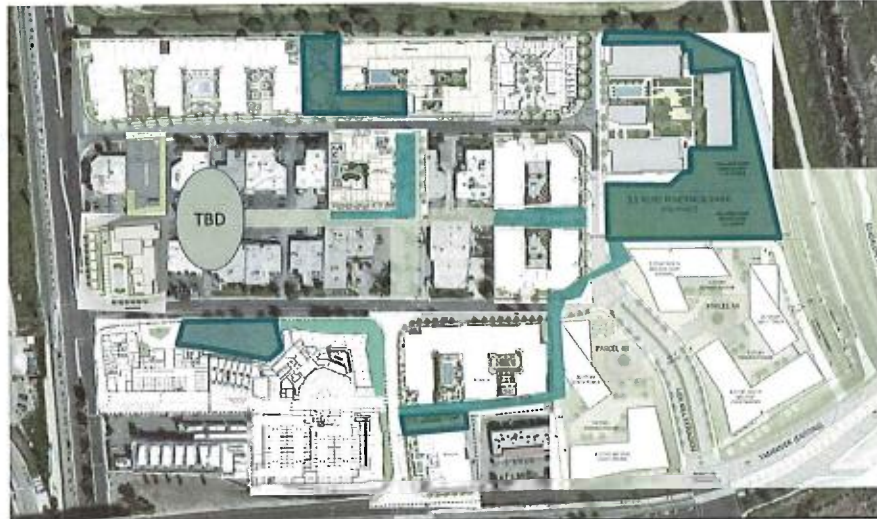


Tasman East Specific Plan

Parkland & Open Space

Overlay of projects
on file and Plan

Parkland and
greenways



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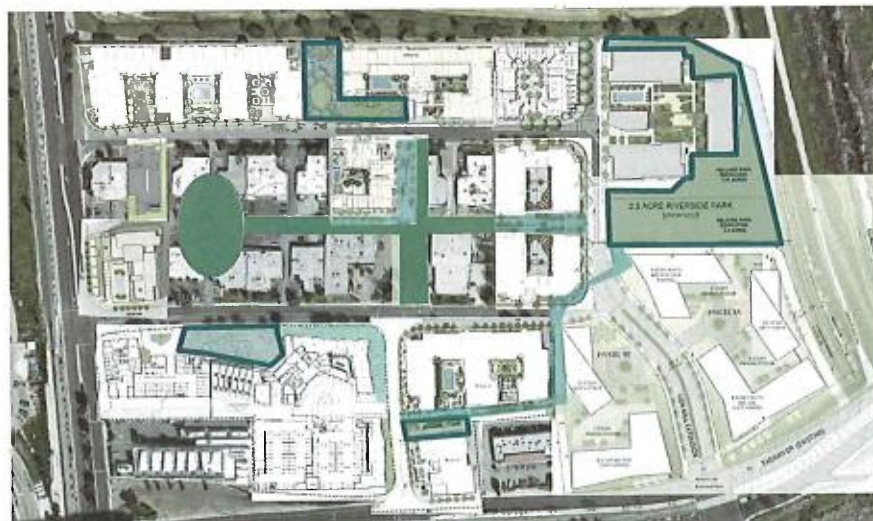
Tasman East Specific Plan

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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**City of
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Tasman East Specific Plan

Parkland & Open Space – Bridge District Park



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**City of
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The Center of What's Possible

Tasman East Specific Plan

Parkland & Open Space – Greenway



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

Tasman East Specific Plan

Parkland & Open Space – Greenway



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**City of
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The Center of What's Possible

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		X	
Dining Room (Private)	X	X	X		X
Dog Run	X			X	
Fireside Lounge / Fireplace	X	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					X
Juice Bar				X	
Kid's Play Room				X	
Kitchen (Demo Kitchen)	X	X	X	X	X
Laundry Room			X		X
Lawn/grass area	X	X	X		X
Library				X	X
Living Room	X			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	X	X	X
Private Meeting Rooms	X	X		X	
Restaurant retail space	X	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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Private Amenities – Ensemble Hill District



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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



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Tasman East Specific Plan

Regional Connectivity – Open Space



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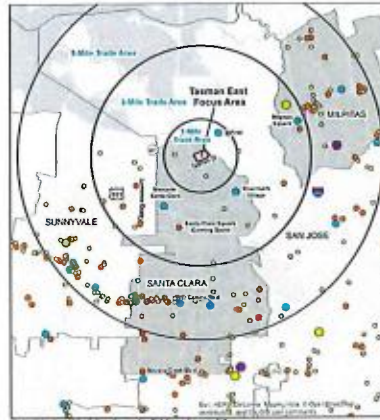
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Tasman East Specific Plan

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



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

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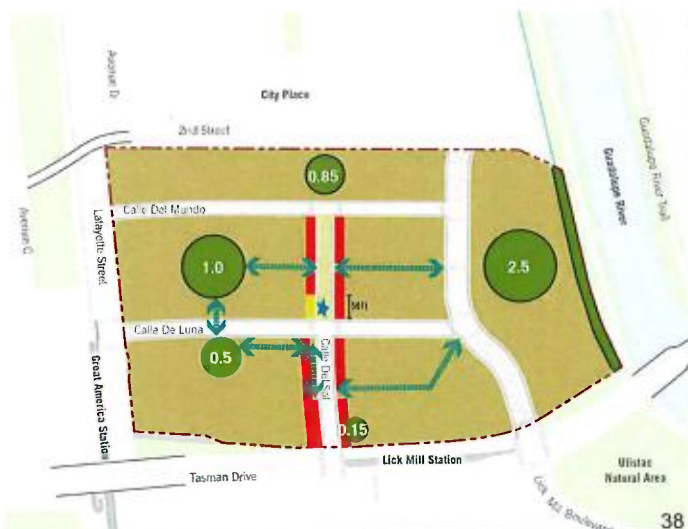
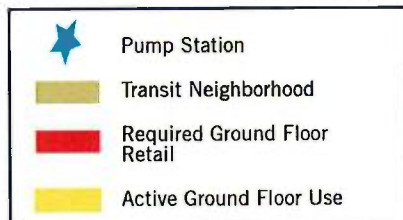
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Tasman East Specific Plan

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



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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

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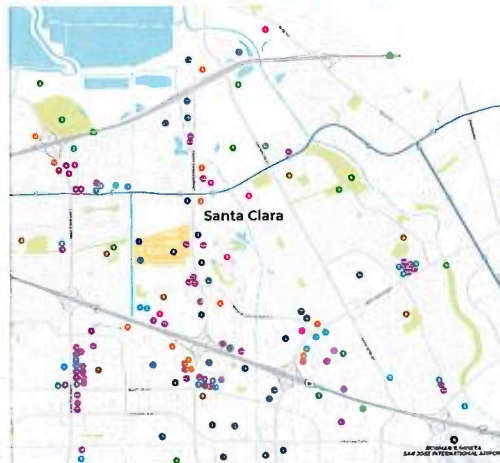
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| 1. Fajitas Brewing Company | 31. Niques Burrito | 44. On the Border |
| 2. Pizzeria Prime Sandwich | 32. Muffin | 45. House of Breads |
| 3. S. Fajitas | 33. Brio | 46. One World Cafe |
| 4. Pizzeria Prime Sandwich | 34. Pizzeria | 47. Harvest Cafe |
| 5. Brio's Bar & Grill | 35. Burrito Brewing Co | 48. Togo's |
| 6. Nino's Bar & Grill | 36. Pizzeria Santa Clara | 49. Togo's Sandwiches |
| 7. Le Bon Patisserie | 37. One Santa Clara | 50. Togo's |
| 8. Pizzeria Prime Sandwich | 38. El Dorado | 51. Togo's |
| 9. Gold Mountain | 39. El Dorado | 52. Togo's |
| 10. Niques Burrito | 40. Pizzeria | 53. Togo's |
| 11. Niques Burrito | 41. Pizzeria | 54. Togo's |
| 12. Niques Burrito | 42. Pizzeria | 55. Togo's |
| 13. Niques Burrito | 43. Pizzeria | 56. Togo's |
| 14. Niques Burrito | 44. Pizzeria | 57. Togo's |
| 15. Niques Burrito | 45. Pizzeria | 58. Togo's |
| 16. Niques Burrito | 46. Pizzeria | 59. Togo's |
| 17. Niques Burrito | 47. Pizzeria | 60. Togo's |
| 18. Niques Burrito | 48. Pizzeria | 61. Togo's |
| 19. Niques Burrito | 49. Pizzeria | 62. Togo's |
| 20. Niques Burrito | 50. Pizzeria | 63. Togo's |

SHOPPING

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ATTRACTIONS

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RECREATION

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EDUCATION

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EMPLOYERS

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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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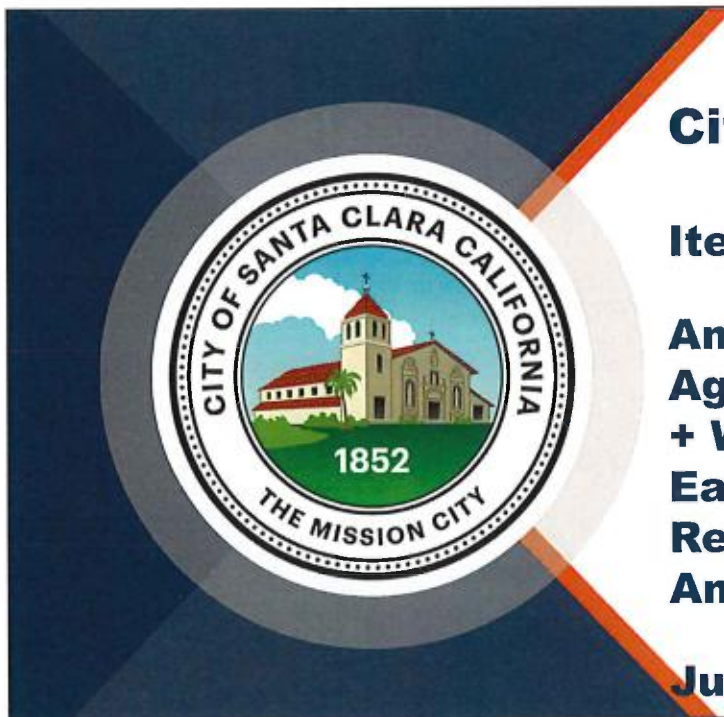


Tasman East Specific Plan

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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