

City of Santa Clara

City Council Meeting – January 23, 2018

General Plan Amendment

Early Consideration – 3005 Democracy Way

Item 17.C.



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



3005 Democracy Way

Request

Early consideration of a proposed General Plan Amendment for a 46-acre property from High-Intensity Office/Research to a newly established mixed-use designation allowing a high intensity mix of office, commercial, and residential uses





3005 Democracy Way

Gatekeeper Policy

- Established process for early Council review of formally submitted General Plan Amendments (GPAs)
- The Council may either direct staff to continue processing the GPA or make a determination that further review of the requested Amendment is not warranted



3005 Democracy Way

Background

- Existing 2009 Yahoo! entitlements and Development Agreement
- The site is currently zoned Planned Development (PD) for development of up to 3.06 million square feet of office/R&D development with a FAR of 1.5





3005 Democracy Way

Proposed GPA Land Uses

- Maintain the previously approved 3.6 million square feet of office/R&D and incorporate an additional:
 - 400,000 square feet of office amenity/hotel
 - 6.1 million square feet of residential uses
 - 600,000 square feet of residential amenity space and retail



3005 Democracy Way

General Plan Major Strategies Analysis

- Project would increase housing stock, including affordable units
- Site is highly proximate to local and regional transit services
- Project would reduce vehicle miles travelled, traffic impacts, and energy demands otherwise associated with higher density development
- Increase tax revenue as compared to a strictly office development
- Project would support and add to the vitality of the immediately adjacent Patrick Henry Specific Plan Area



3005 Democracy Way

Community Outreach

- Noticed community meeting held on November 13, 2017
- Approximately 40 community members and local San Jose State University students attended
- General interest in the proposal and other upcoming projects in the area



Staff Recommendation

Direct the City Manager to continue processing the GPA application for 3005 Democracy Way [PLN2017-12924].

|

City of Santa Clara

City Council Meeting – January 23, 2018

General Plan Amendment

Early Consideration – 3005 Democracy Way

Item 17.C.



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