



Community Checklist

Community meetings and dozens of individual and small group conversations have shaped Santa Clara Sustainable from the conceptual guiding principles, to the overall site plan, to building heights and program ideas. Take a look at the community's checklist to see how we responded to your valuable feedback!

ISSUE	HOW WE'VE ADDRESSED IT	STATUS
PARKING	Current plans contemplate 375 parking spaces. The parking plan reflects direct community input detailing car needs and usage, and findings of the Traffic Demand Management (TDM) plan prepared for the project by internationally recognized experts Nelson Nygaard that confirms the parking capacity will accommodate both residents and visitors.	✓
AFFORDABILITY	More than half of Santa Clara Sustainable's units will be below-market-rate. Core has included deep affordability, with units allocated for those making 30%-110% of area median income. Santa Clara Sustainable includes units for often-overlooked middle-income workers who make up the backbone of the city's workforce, and includes teachers, police, fire fighters and nurses.	✓
TRAFFIC	New, strategic infill development, exemplified by Santa Clara Sustainable, will transform the region to be more walkable and less congested. Through data-driven "right sized" parking supply, pedestrian-oriented design, and encouragement of multi-modal transportation options, Santa Clara Sustainable embodies a mix of forward-thinking measures which will set a new standard for a more livable south bay.	✓
UPDATED CIRCULATION PLAN AND NEW INGRESS/EGRESS	Responding to input from community meetings, surveys, and individual conversations, Core updated its site plan to include ingress and egress directly on Winchester Avenue to limit vehicular traffic on Worthington Circle.	✓
EMERGENCY AND SENIOR SERVICES ACCESS	In conjunction with the City of Santa Clara, the site plan has been revised to include a new emergency vehicle access point, which will be reserved for pedestrians when not needed for emergencies.	✓
DRIVING ALTERNATIVES	As part of the TDM plan, Core is exploring multiple opportunities to ease traffic demand at Santa Clara Sustainable, including multimodal and public transportation promotion to residents, a shuttle service, car share availability, and ample bike parking.	✓
PEDESTRIAN SAFETY	The site's auto and pedestrian circulation plan was recently revamped in order to address concerns about auto circulation and pedestrian safety. Core will continue collaborating with the city and neighbors to identify opportunities to further improve walkability, and the traffic and circulation plan will be required to meet the highest professionally reviewed safety standards, as determined by City staff.	✓
BUILDING HEIGHTS	Great care was exercised to ensure building massing and heights are compatible with and sensitive to the existing built environment, while also maximizing the housing supply at one of the largest and last remaining infill sites in the area. Smaller-scale townhome style for-sale units and open space will be immediately across from existing single family homes, and much of the most dense and tallest massing are proposed to be placed nearest to the intersection at Winchester Boulevard, opposite the shopping plaza.	✓

Community Checklist

Continued

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NATURAL MATERIALS AND LIGHT COLORS	Community meetings in July 2016 captured design preferences for architectural styles. Participants were excited to showcase a more contemporary style in Santa Clara, while preserving local charm. Particular attention was paid to materiality so the building composition reflects the natural feel and setting of Santa Clara Sustainable.	✓
WIDE RANGE OF UNIT SIZES	Santa Clara Sustainable's mix of homes and prices reflects the local community and its diversity of household size, age and income levels. The homes will include a mix of unit sizes, ranging from studios to three-bedroom homes to accommodate families of all sizes, including young singles, growing families, and empty nesters, and everything in-between.	✓
SITE SECURITY	Core is an experienced developer and owner of below-market-rate and mixed-income residential communities throughout the Bay Area. Santa Clara Sustainable will incorporate industry best practices including professional management staffing, on site supportive services, and staff-in-residence at apartment buildings, which collectively will ensure a safe and professionally maintained environment.	✓
GREEN BUILDING PRINCIPLES	The development's most sustainable features are its focus on medium-high density housing without excessive parking and near transit and shopping, which is precisely the type of development the Bay Area needs in order to reduce auto congestion and greenhouse gas emissions. The project is seeking LEED certification, and will include solar panels and on-site water management, as well as accessible green roofs and vertical gardens to maximize food production and carbon-dioxide capture.	✓
INCLUSION OF VETERANS' BUILDING	Core has an open dialogue with the county-operated Veterans' facility and all its neighbors. There are no concrete plans currently in existence to expand the project to include the Veterans' building, however Core will evaluate any opportunity presented and will continue its productive relationships with nearby organizations and businesses.	✓
SIZE OF THE OPEN SPACE	The one-and-a-half acres of open space includes the first-of-its-kind urban farm and walking paths, a public plaza and gathering place, and the Urban Agricultural Center. The site plan balances Santa Clara's urgent housing needs with the site's proud history, and holistically addresses the community's physical, mental, and nutritional health.	✓
OPEN SPACE PROGRAMMING	The farm and open space will be owned and maintained by Core as part of the overall oversight and maintenance of the master planned community. The publicly accessible open space will be managed by a professional management team along with non-profit agricultural and educational collaborators. Core is evaluating prospective partners and encourages members of the community to submit proposals through the project website, www.santaclarasustainable.com . These organizations will work the land, oversee the urban agricultural center, and execute innovative programs enriching the whole community.	✓
LOCALLY-FOCUSED PRODUCTION AND MARKET	The crops yielded by the farm and gardens will be made available at the Urban Agricultural Center and through local farm stands held in the public plaza.	✓
SOIL QUALITY	Prior to planting, soil for cultivating edible plants will be analyzed to determine nutrient levels, physical composition, and whether any pollutants are present. Public safety is of the utmost concern and the soil testing will ensure the urban farm meets the highest standards for the community.	✓