




**City Council  
Study Session**

Item 5 RTC 21-1156  
Patrick Henry Drive  
Specific Plan

April 20, 2021

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

## Patrick Henry Specific Plan

### Location and Context

- North Santa Clara – Job Center
- General Plan Focus Area
- Adjacent to: Mission College, Kyli property, Great America Parkway, City of Sunnyvale
- Proximity to Tasman Corridor, Great America, Levi's Stadium, Related Santa Clara



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## Patrick Henry Specific Plan

### Background

- 76 acres
- 17 light industrial properties
- Three public streets, with access to Great America Parkway and Mission College Boulevard
- Specific Plan in process to allow conversion to a mixed-use residential neighborhood with up to 12,000 housing units



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## Patrick Henry Specific Plan

### Study Session Goals

- Provide an update on the Specific Plan progress
- Confirm Plan goals for:
  - Land Use Plan
  - Circulation and Roadways
  - Affordability
  - Open Space
  - Amenities
- Receive other Council questions and/or input

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## Patrick Henry Specific Plan

### Prior City Council Actions

Date	City Council Action
July 17, 2018	Consultant selection / contract approved including scope of objectives
April 9, 2019	Reviewed proposed <u>objectives</u> for the Specific Plan and directed staff to proceed
Dec 10, 2019	Reviewed a detailed <u>project description</u> prior to the City's issuance of a Notice of Preparation (NOP) for the project
Dec 17, 2019	Adopted a Resolution supporting the PHD area as one of six new ABAG/MTC Priority Development Areas.
April 28, 2020	Accepted a proposed <u>land use plan, land use designations, circulation plan, and parkland and open space plan</u> for preparation for the plan EIR
Dec 16, 2020	Approved an expansion of the contract with MIG to expand the scope of analysis in the EIR to include a land plan without a Mission College roadway connection

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## Patrick Henry Specific Plan

### Project / EIR Schedule

- 2019 – present Community and Stakeholder engagement
- February 2019 Community Workshop #1
- 2019-2021 Preparation of Draft Plan and EIR
- March 2021 Community Workshop #2
- March 2021 Public Review Draft Specific Plan
- May 2021 Public Review Draft EIR
- Fall 2021 City Council review of Final EIR, Specific Plan and Infrastructure Fee

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## Patrick Henry Specific Plan

### Key Council Input at Prior Meetings

- Urban Design Approach: Framework Plan
- Land Use Plan: Provide flexibility and correspond to developer input; Land Use Designations, density, and amount of development
- Circulation and Mobility: Street design concepts
- Affordable housing: 15% (average 80% AMI) Inclusionary requirement
- Amenities: Library as community benefit on Z&L property; community room at Summerhill site
- Open Space: 22% of Plan area (11% dedicated parkland)

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## Patrick Henry Specific Plan

### Plan Vision

- City North: develop a complete community of distinct, complementary neighborhoods, each with a unique identity built on placemaking, and an attractive public realm
- PHD: transform into a new urban residential neighborhood composed of a fiscally sustainable mix of land uses including high-density residential and supportive services complemented by the full provision of necessary infrastructure



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## Patrick Henry Specific Plan

### Planning Principles

- 1) Complete Neighborhoods
- 2) Varied Housing Options
- 3) Balanced Multi-modal Mobility
- 4) Transit Oriented Development
- 5) Human-scale Public Realm
- 6) Diverse Open Spaces



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## Patrick Henry Specific Plan

### Outreach and Engagement

#### Community Concerns:

- Density and Height
- Traffic and Traffic Management
- Connection to Mission College

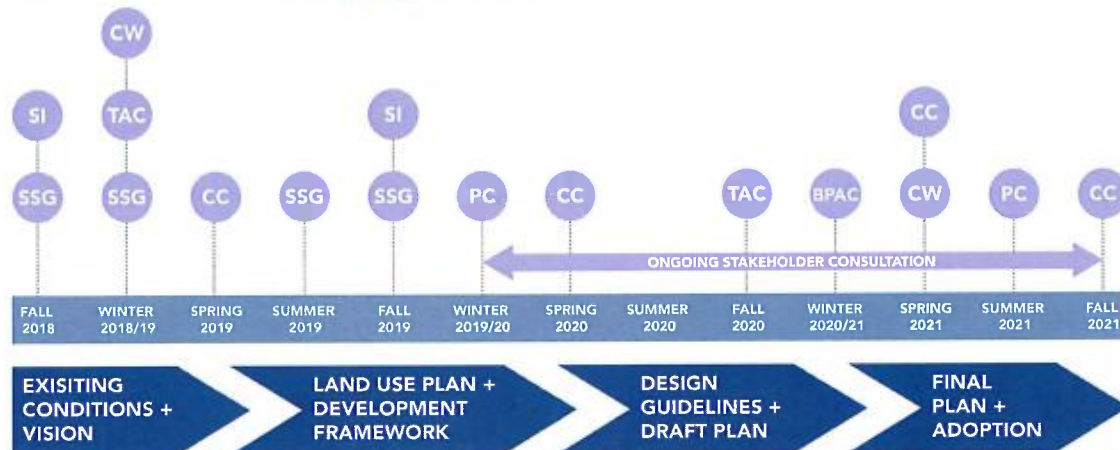


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## Patrick Henry Specific Plan

### Outreach and Engagement



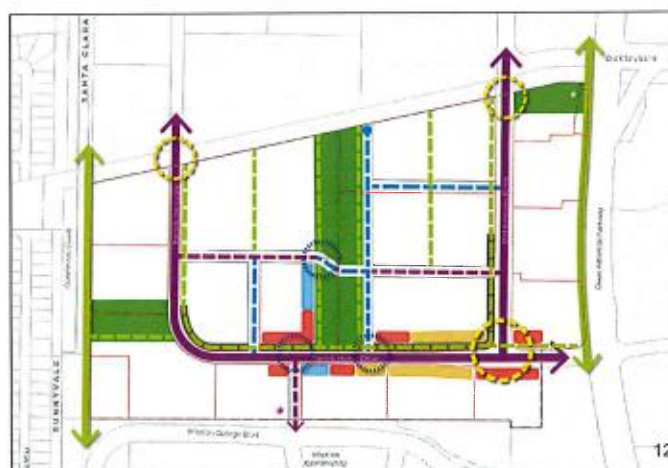
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## Patrick Henry Specific Plan

### Urban Design Framework



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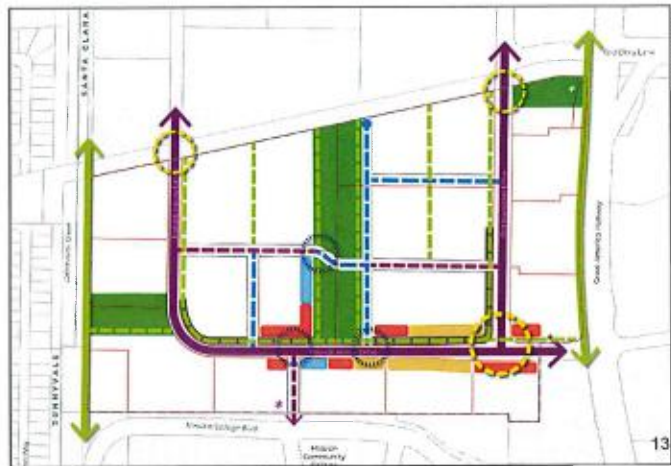


## Patrick Henry Specific Plan

### Urban Design Framework

#### Objectives:

- Stakeholder Input
- Amenities/Public Uses
- Complete Neighborhood
- Central Greenway
- Commercial Street
- Connections



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## Patrick Henry Specific Plan

### Property Owners / Stakeholders

1. Drawbridge Realty

2. Walnut Hill

3. Bigler

4. Raintree

5. Z&L Properties

6. O2 Micro

7. Pactron / SummerHill

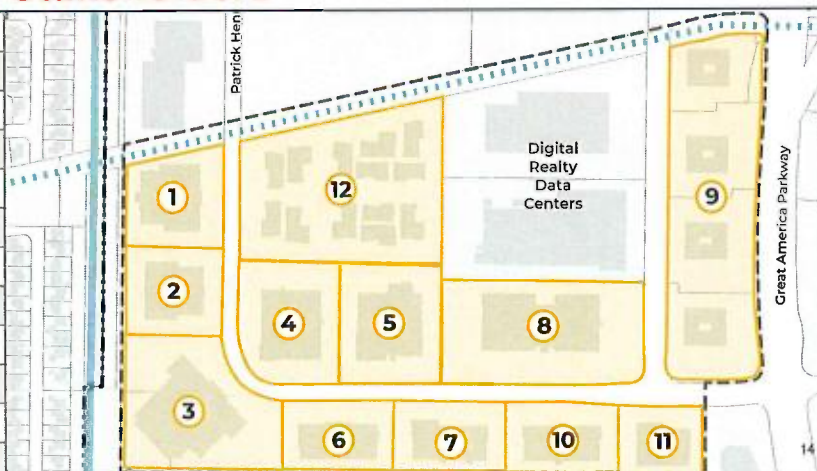
8. Sares Regis

9. Pearlman / Himy

10. Dollinger Properties

11. New Hope Church

12. Marriott Ctr Owners



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## Patrick Henry Specific Plan

Owner/Developer	Acres	Proposed Designation	Max Units	Retail (SF)	Other (SF)
Drawbridge Realty	2.86	Very High Density (51-100 du/ac)	284	0	0
Walnut Hill/KASA	2.79	Urban Village (100-150 du/ac)	416	0	0
Bigler/Local Capital Group	5.97	Urban Village (100-150 du/ac)	889	0	0
Raintree	3.79	Very High Density (51-100 du/ac)	376	0	0
Z&L Properties/KT Urban	3.82	Urban Center (120-250 du/ac)	955	32,500	45,000
O2 Micro	2.52	Urban Center (120-250 du/ac)	630	8,000	0
Pactron/Summer Hill	2.52	Urban Village (100-150 du/ac)	375	11,000	45,000
Sares Regis	6.50	Urban Village (100-150 du/ac)	968	13,000	35,000
Pearlman	9.86	High Density Flex (60-150 du/ac)	1,700	15,500	0
Dollinger Properties	2.52	Urban Village (100-150 du/ac)	375	0	35,000
New Hope Church	1.98	Urban Village (100-150 du/ac)	296	20,000	0
Mariott Center OA	9.04	Urban Center / TBD	2,259	50,000	0
Digital Realty Data Centers	13.03	Urban Center/Urban Village	2,478	0	0
<b>Total:</b>	<b>67.21</b>		<b>12,000</b>	<b>150,000</b>	<b>160,000</b>

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## Patrick Henry Specific Plan

### Proposed Land Use Designations

- Very High Density (51-100 du/ac)
- Village Residential (60-150 du/ac) – new proposal for Mariott Center
- Urban Village Residential (100-150 du/ac)
- Urban Center Residential (120-250 du/ac)
- High Density Flex designation (60-150 du/ac or 2.0 FAR commercial)
- New Roadway Connections
- Other Non-Residential Uses: up to 310,000 sq. ft.
  - Retail
  - Public Facilities (parks, community room, library, school)

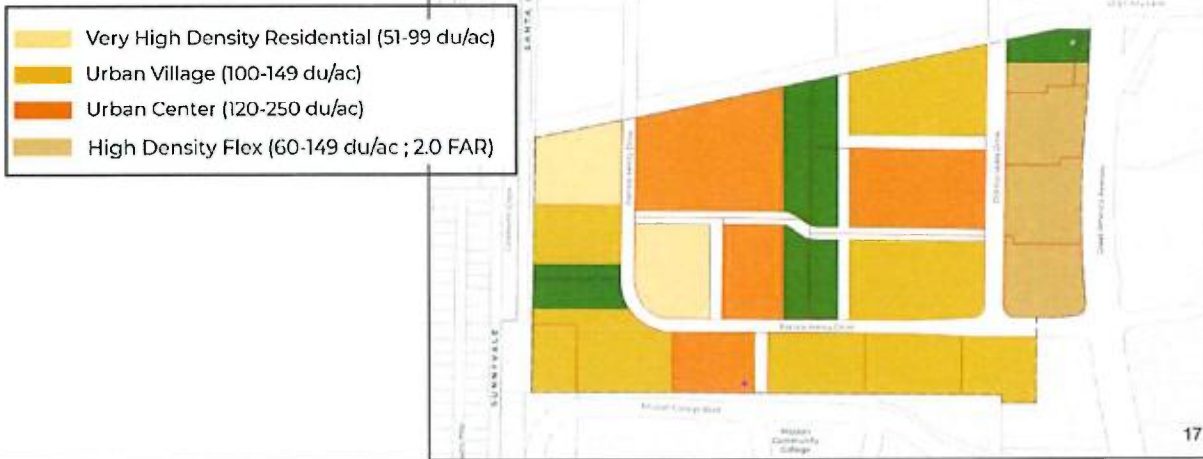
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## Patrick Henry Specific Plan

### Draft Land Use Plan



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## Patrick Henry Specific Plan

### Land Use Plan – Proposed Development Capacity

	Residential Units	Office	Other Non-Residential
Scenario A	12,000	444,000 SF	310,000 SF
Scenario B	10,300	785,000 SF	310,000 SF

- Based on stakeholder input
- Pearlman/Himy Site – 2 scenarios will be evaluated in the project EIR
- Z&L Properties – Request for 415 dwelling units / acre could be accommodated with exchange for community benefit (library etc.)

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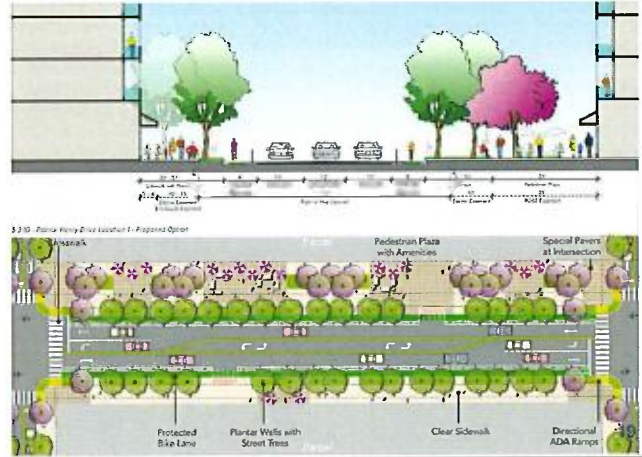
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## Patrick Henry Specific Plan

### Circulation and Mobility – Existing Streets (Upgraded)

- Example Street Design – Patrick Henry Drive with adjacent paseo
- Primary circulation route
- Utilizes existing right-of-way
- 20' pedestrian zone
- Class IV protected bicycle lane



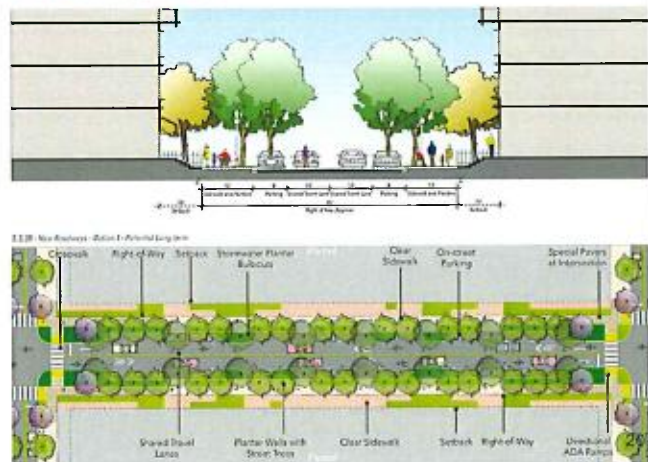
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## Patrick Henry Specific Plan

### Circulation and Mobility – New Streets

- Private Streets with public access easements
- Class III bicycle boulevards
- 10' travel lanes
- 12' pedestrian zone
- On-street parking
- Stormwater bulb-outs



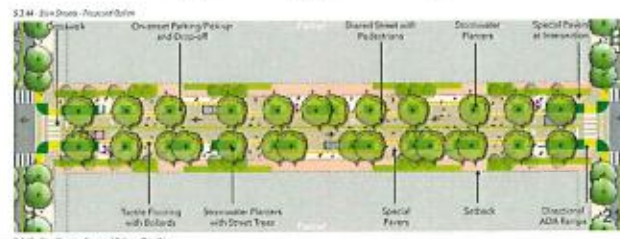
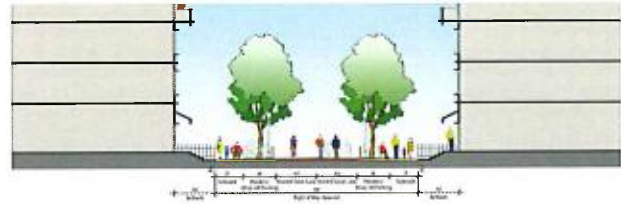
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## Patrick Henry Specific Plan

### Circulation and Mobility – Slow Streets

- Private Streets with public access
- Bicycle/pedestrian focus
- Narrow dimension
- Shared circulation
- Enhanced materials
- No curb
- Amenities



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## Patrick Henry Specific Plan

### Circulation and Mobility – Slow Streets

- Mid-block crossings
- Programmable space
- Pick-up/drop-off parking
- Support park activities



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## Patrick Henry Specific Plan

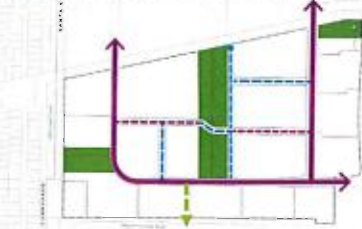
### Circulation and Mobility

- Mission College Connector / No Connector (paseo) options in EIR
- Requires cooperation of Mission College to implement
- Supports better traffic flow and connectivity

Recommendation: Roadway Connection



Alternative: Paseo Connection



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## Patrick Henry Specific Plan

### Affordable Housing

- Citywide Ordinance (adopted 2017) requires 15% of units to be affordable at an average of 100% Area Median Income (AMI)
- Specific Plan proposal: 15% of units affordable at average 80% AMI
- Preliminary economic analysis by the City's consultant (EPS) suggests that greater levels of affordability are not currently feasible for higher density residential development

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## Patrick Henry Specific Plan

### Parkland and Open Space

- All residential development is subject to City's Parkland Dedication Ordinance (PDO), which may be satisfied through either land dedication or payment of fees at City's discretion
- PDO obligation for 12,000 residential units would be 68.4 acres
- Specific Plan area, including existing streets, is 67.2 acres
- Specific Plan identifies minimum land dedication sites and areas
- City's precedent (Tasman East) is to require 11% of Specific Plan area as Dedicated Parkland and an additional 11% as Open Space

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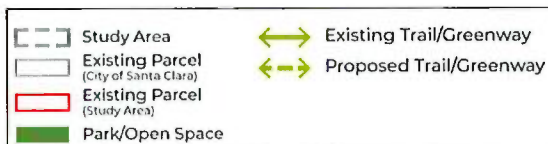
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## Patrick Henry Specific Plan

### Parkland and Open Space

- Parkland dedication area depicted in Plan is 8.35 acres
- Equivalent to 11% of Plan area, or 12.5% of private land area



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## Patrick Henry Specific Plan

### Parkland and Open Space

- 8.35 acres of Open Space will be provided through:
  - Greenways
  - POPOs
  - Private Recreation (50% credit)
- Total Parkland and Open Space = 16.7 Acres (25% of private land area)

- POPOs (Privately Owned Public Open Spaces) - subject to acceptance by City and conditions of SCCC17.35
- Private Open Space (50% Credit) - subject to SCCC17.35



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## Patrick Henry Specific Plan

### Parkland and Open Space

- Publicly Dedicated Parkland
- Privately-owned public open spaces (POPOS)
- Community Gardens
- Greenways, and Trail Connections
- Plazas



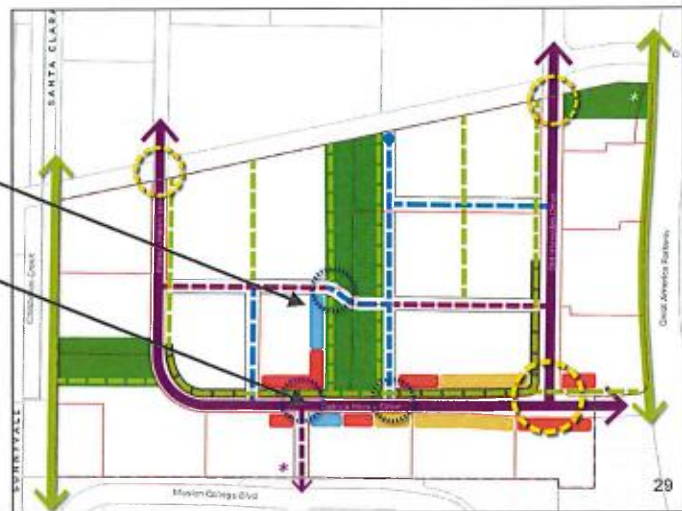
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## Patrick Henry Specific Plan

### Amenities

- 40,000 SF storefront Library/Community Room (Z&L property)
- 3,500 SF Community (Arts) room + adjacent 5,000 SF art garden (Summerhill property)
- CEQA Clearance for potential school site



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## Patrick Henry Specific Plan

### Amenities – Context

- Park, Trail, Open Space
- Restaurant(s)
- Shopping
- Attraction



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## **Patrick Henry Specific Plan**

### **Considerations**

- Goal – an urban neighborhood that supports a high quality of life
- Precedent / Prior Council Actions
- Feasibility & Equity for Developers
  - Parkland Dedications
  - Open Space Dedications (Greenways & POPOs)
  - Public Amenities
  - Roadway Dedications
  - Affordability Requirements
  - Land and Construction Costs vs Market Rents

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## **City Council Study Session**

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Specific Plan**

**April 20, 2021**

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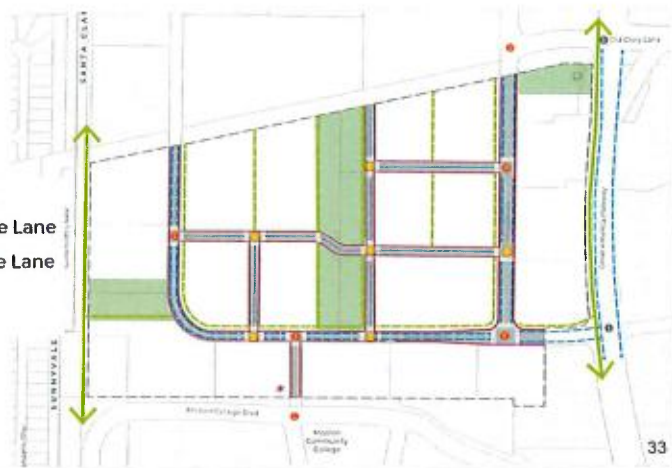


## Patrick Henry Specific Plan

### Circulation and Mobility

- Roadways/intersections
- Bicycle and pedestrian facilities

- |  |                                  |  |                              |
|--|----------------------------------|--|------------------------------|
|  | Improved Sidewalk                |  | Proposed Crosswalks          |
|  | Proposed Sidewalk                |  | Proposed Class IV Bike Lane  |
|  | Existing Greenways               |  | Proposed Class III Bike Lane |
|  | Proposed Greenways               |  |                              |
|  | Existing Signalized Intersection |  |                              |
|  | Proposed Signalized Intersection |  |                              |
|  | Proposed Stop Sign Intersection  |  |                              |



04-20-21

Item #5  
RTC# 21-1156

## Melissa Meslo

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**From:** Public Comment  
**Sent:** Tuesday, April 20, 2021 9:52 PM  
**To:** Melissa Meslo  
**Subject:** FW: Objection to proposed roadway between Patrick Henry Dr/Mission College Blvd.

PMM for item #5

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**From:** Amy Lau <al3838@yahoo.com>  
**Sent:** Tuesday, April 20, 2021 6:45 PM  
**To:** Public Comment <PublicComment@santaclaraca.gov>  
**Subject:** Objection to proposed roadway between Patrick Henry Dr/Mission College Blvd.

To whom it may concern:

I am a student who is currently studying in Mission College. With the new proposed roadway being built to connect high density residential communities on Patrick Henry Dr. & Mission College Blvd, I have couple reasons for such objection.

- More traffic and high risk interactions between cars and bikes to my campus
- Traffic noise will impact negatively to the quiet and safe learning campus
- More traffic delay in and out of Mission college.
- Higher chances of cars being burglarized
- Possibility of parking permit price might go up
- Might cause limited parking spaces in campus

Regards,

Amy Lau

04-20-21

ITEM #5  
RTE # 21-1156

**Melissa Meslo**

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**From:** Public Comment  
**Sent:** Tuesday, April 20, 2021 11:41 PM  
**To:** Melissa Meslo  
**Subject:** FW: Objection to proposed roadway between Patrick Henry Dr/Mission College Blvd.

PMM

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**From:** Amy Lau <al3838@yahoo.com>  
**Sent:** Tuesday, April 20, 2021 6:45 PM  
**To:** Public Comment <PublicComment@santaclaraca.gov>  
**Subject:** Objection to proposed roadway between Patrick Henry Dr/Mission College Blvd.

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Regards,

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**POST MEETING MATERIAL**