

PHD

SPECIFIC PLAN

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(This is a partial copy containing only select sections of 4.5 & 5.4 pertaining to Parks & Recreation.)

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4.5 PARKS, RECREATION AND OPEN SPACE

The PHD Specific Plan Parks, Recreation and Open Space Plan include policies and requirements to create a diverse network of public parks, publicly-accessible green infrastructure, and private recreational spaces that support the physical, social and environmental health of the neighborhood while integrating with the community-wide City public parks and recreation system. This includes providing adequate park spaces of sufficient size, shape, and location within the PHD Specific Plan Area.

The public parks and private open space recreational amenities should allow for both individual and large group recreational activities, sustainable natural habitat, and opportunities for healthy living throughout the PHD Specific Plan Area (see Figure 4.5: Parks and Greenways).

The goal is to provide adequate park and recreational space to meet the needs of thousands of new residents in an urban, high-density environment while preventing the overburdening of existing parks and community facilities throughout the city. The PHD Specific Plan area will include a mix of traditional neighborhood parks, community facilities and recreational amenities while allowing for urban-style parks and plazas. Greenways and smaller specialized and programmed park spaces will support connectivity throughout the area.

The following policies establish the basis for providing parks, open spaces, and greenways in the PHD Specific Plan Area, including dedication requirements. Properties in the PHD Specific Plan Area are subject to City and Specific Plan requirements as described below. Design guidelines for the siting, sizing, design and programming of open spaces are included in Chapter 5: Design Guidelines.

Table 4.5: Required Public Parkland and Private Open Spaces

	Gross Residential Area (Acres)	Net Residential Area (Acres)	Total Parks and Open Space	Dedicated Public Parkland	Private Open Spaces
Scenario A	73.59	62.26	14.46	10.23	4.23
Scenario B	63.72	52.40	12.29	9.15	3.14



FIGURE 4.5: PARKS AND GREENWAYS

- Study Area
- Existing Parcel (City of Santa Clara)
- Existing Parcel (Study Area)
- Open Space
- Existing Trail/Greenway
- Proposed Trail/Greenway
- POPOs (Privately Owned Public Open Spaces only required with residential development) - subject to acceptance by City
- Private Open Space (50% Credit) - subject to SCCCI7.35
- Potential Trail and Landscape Dedication

- ✱ Conceptual location of a future Library/Community Center
- ✱ POPOs exclude office development
- ✱ Public parkland only required with residential development

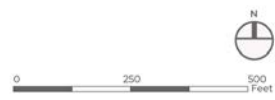




FIGURE 4.5-ALT: PARKS AND GREENWAYS

Study Area	Existing Trail/Greenway	POPOs (Privately Owned Public Open Spaces only required with residential development) - subject to acceptance by City
Existing Parcel (City of Santa Clara)	Proposed Trail/Greenway	Private Open Space (50% Credit) - subject to SCCCI7.35
Existing Parcel (Study Area)	Potential Trail and Landscape Dedication	Conceptual location of a future Library/Community Center
Open Space		POPOs exclude office development
		Public parkland only required with residential development
		Potential future vehicle connection subject to the approval of the Mission College Board of Trustees

4.5.1 Parks, Recreation and Open Space Policies

- Require at least 22 percent of total residential developable land to be allocated for public parks or publicly accessible open spaces, including not less than 11 percent of land dedicated to the City in fee title as public parkland.
- Implement Santa Clara City Code 17.35 to provide public parks and indoor community facilities which may be connected by publicly accessible private greenways and open spaces that serve the neighborhood.
- Distribute and site public parks so all residents can easily access a neighborhood park within a five to ten-minute walk.
- Allow public parks to be jointly sited between two or more existing parcels. New public parks will be mapped and dedicated to the City in fee title as new parcels.
- Connect parks and plazas with publicly accessible private greenways to provide safe, comfortable access while supporting connectivity throughout the PHD Specific Plan Area. Plazas and greenways are subject to minimum dimensions and programming.
- Provide connections from public parks to existing and planned trails on the north and west of the PHD Specific Plan Area.
- Site and size public parks and indoor community facilities (e.g., library, gym), to serve a variety of populations and programs throughout the day, from dawn to 10 pm.

4.5.2 Parkland Dedication Ordinance

A minimum of 11 percent of the total developable residential land within the PHD Specific Plan Area is required to be dedicated to the City of Santa Clara for use as public parks. A total of 14.46 acres shall be dedicated under Scenario A or 12.29 acres in Scenario B. The approximate size and location of these parks (shown in Figure 4.5: Parks and Greenways) shall be improved and programmed prior to dedication to the City, except at the discretion of the City. Specific requirements for public parkland size and design are included in Chapter 5: Design Guidelines.

All development within the PHDSP area is subject to the City's Park and Recreational Lands Ordinance requirements. Per the policies established within City Code Section 17.35, each project will have a developed parkland obligation which may be met through a combination of land dedication, and/or payment of in-lieu fees. At the discretion of the City, qualifying dedicated private recreational amenities may be eligible for 50% credit against of the Plan's parkland dedication requirement.

The Director of Parks and Recreation Department shall determine the conditions necessary to comply with the requirements of City Code

Chapter 17.35 (e.g., parkland dedication, private open space, recreational amenities) per the criteria established within the Ordinance. Private open space within the project area may be able to meet part of the Ordinance requirements per the staff evaluation. Related to parkland dedication encumbered by an easement, the land value for such dedication may be reduced due to encumbrance and other items required in City Code. The value of dedicated land is determined through the Ordinance and the Supplemental Instructions adopted by Council on June 7, 2016.

4.5.3 Specific Plan Open Space Requirements

Projects within the Specific Plan area are subject to these requirements:

4.5.3.1 LAND DEDICATION

Consistent with the Specific Plan Land Use Diagram – residential projects are required at a minimum to dedicate land areas identified in the Specific Plan as dedicated parkland as part of their fulfillment of the Park & Recreational Land Dedication Ordinance. This area totals 10.23 acres* (or a reduced amount if the flex parcel is developed as commercial use), or more if the City accepts additional unencumbered public parkland dedicated in fee title adjacent to required parkland dedication.

4.5.3.2 GREENWAYS

Greenways are privately owned, publicly accessible linear open spaces that provide off-road connections for pedestrians, cyclists, scooter riders, and the like while providing additional green space throughout the PHD Specific Plan Area. Projects are required to incorporate publicly accessible greenways into their design consistent with the Land Use Diagram.

4.5.3.3 OPEN SPACE

Residential projects must provide at a minimum the specified amount of open space in addition to the minimum land use dedication. If the High Density Flex designated property is developed at residential, this open space is 4.23 acres, allocated on a proportional basis to each property so that it is provided when that parcel is developed. This requirement applies to both residential and commercial uses. This open space requirement may be satisfied through any of the following:

- Land dedicated specifically as public parkland in excess of 10.23 acres under Scenario A or 9.15 acres under Scenario B and adjacent to the minimum amounts depicted on the land use plan or of sufficient size, shape and acceptable location to be activated as public parkland as determined by City.
- Land designed and designated through easement as a publicly accessible Greenway, plaza, or other accessible open space.
- Private open space designed per criteria established within the Specific Plan. These areas, subject to in the requirements of SCC17.35, may also receive credit if it meets the Ordinance standards. Up to 50 percent of private space is eligible for credit towards the PHD Specific Plan requirements at the discretion of the Parks and Recreation Department.

5.4 PARKS, RECREATION AND OPEN SPACES

A robust network of parks and open spaces connected by pedestrian and bicycle pathways will support the PHD Specific Plan Area as it transforms into a high-density residential mixed-use neighborhood (see Figure 4.5: Parks and Greenways). The standards and guidelines in this section support the City's overarching parks, recreation and open space goals and serve future residents by providing diverse outdoor environments and experiences. The open space system includes the following types of facilities.

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



Active Open Space with Games



Neighborhood Park



Activated Urban Plaza

5.4.1 Parkland Dedication

Intent: Public parks support the quality of life for all City residents and serve the day-to-day needs of those who work and live in the PHD Specific Plan Area.

Parks will be designed and programmed in consultation with the City Parks and Recreation Department and Parks and Recreation Commission with public input. Developers will enter into a park design and construction agreement with the City. Developers will also enter into a park maintenance agreement with the City or participate in a CFD or other mechanism to pay for ongoing maintenance and capital renewal of the parks.

Standards

5.4.1.1 Ensure all public parks are at least one acre in size to provide adequate space for seating and gathering areas, programming, and flexible use turf areas. Property owners may dedicate less than one acre in an instance where parkland straddles parcel lines and dedications are adjacent. The combined parkland dedication in these instances must be at least one acre.

- Programming for public parks may include courts, fields, seating, picnic tables, exercise equipment, off-leash dog areas and, other features appropriate to high-density residential neighborhoods and subject to Section 17.35.070
- Property owners can design and develop parkland for specialized uses (e.g., art park) with approval from, and in collaboration with, the City Parks and Recreation Department.

5.4.1.2 Ensure opportunities for public art in park and plaza design.



5.4.1.1A - Flexible Use Turf Area



5.4.1.1B - Open Spaces and Landscaped Plazas



5.4.1.2 - Public Art in Open Space

Guidelines

5.4.1.3 Design parks to be seamlessly connected to the PHD Specific Plan Area's network of greenways, streets, and trails, including the Calabazas Creek Trail and the planned trail along the Hetch Hetchy right-of-way.

5.4.1.4 Plan, design, and program the public parks to be complementary and feature unique elements not found in other PHD Specific Plan Area open spaces and consistent with 17.35.070. Generally, the parks should be designed and programmed as follows:

- The neighborhood park near the middle of the PHD Specific Plan Area shall have pathways connecting east-west and north-south, include amenities that support the community uses along the park, and provide plentiful seating and play areas for all ages;
- The southwest park shall connect to the Calabazas Creek trail and provide facilities for active recreation, such as sports courts or fields; and

- The northeast park (in Scenario A only) shall connect to the Hetch Hetchy right-of-way and Great America Parkway and provide a hardscaped area with flexible seating and gathering areas.

5.4.1.5 Include amenities in parks that support the comfort of users, including shaded seating areas, movable furniture, and water fountains/bottle filling stations.

5.4.1.6 Ensure parks provide space and amenities for both passive and active recreation and encourage flexible spaces that can be used for multiple activities at different times.

5.4.1.7 Use climate-appropriate and native tree and plant species for landscaped areas to minimize maintenance and water requirements.



5.4.1.3 - Open Spaces with Amenities



5.4.1.6 - Play Areas for all Age Groups

5.4.2 Privately Owned Public Open Spaces (POPOS)

Intent: Property owners and residential developers are required to provide publicly accessible spaces on private parcels, as outlined in Chapter 4. These open spaces shall be privately owned and maintained and open for the general public access.

Standards

-
- 5.4.2.1 Ensure all POPOS are at least 30 feet wide and 1,000 square feet in size.
-
- 5.4.2.2 Require that any pedestrian path through the site be at least five feet wide.
-
- 5.4.2.3 Use climate-appropriate and native tree and plant species for landscaped areas to minimize maintenance and water requirements, consistent with the City's Water Efficient Landscape Ordinance.

Guidelines

-
- 5.4.2.4 Site or connect POPOS to the street level to provide easy public access.
-
- 5.4.2.5 Site and design POPOS to ensure direct sunlight at least four hours per day and to minimize shadows from adjacent buildings.
-
- 5.4.2.6 Design spaces to provide space for outdoor social activities and amenities suited to high-density residential development, such as play spaces and off-leash dog areas.



5.4.2.4 - Open Space with Access to Direct Sunlight



5.4.2.6A - Open Space with Seating



5.4.2.6B - Off-leash Dog Area

5.4.3 Community Gardens

Intent: As an added amenity for high-density residential neighborhoods and developments, the City and/or property owners may provide community gardens for residents' use. These guidelines outline recommended community garden siting, design, and maintenance.

Guidelines

-
- 5.4.3.1 Incorporate community gardens or planters in public parks and POPOS throughout the neighborhood.
-
- 5.4.3.2 Design planter beds to be at least three feet by six feet. Consider the use of raised beds for ideal draining.
-
- 5.4.3.3 As space allows, include a mix of planter bed sizes to accommodate different user needs and preferences.
-
- 5.4.3.4 Site garden beds and plots to have sun exposure six to eight hours per day.
-
- 5.4.3.5 Set back any planter beds along amenity zone or in bulbouts at least two feet from the curb face to allow safe gardening and room for car doors.
-
- 5.4.3.6 Provide easy access to water to irrigate planting beds.



5.4.3.1 - Planter Beds Along Sidewalk

5.4.4 Plazas

Intent: Plazas are hardscape urban open spaces that serve as neighborhood activity nodes and provide spaces for social gatherings, small events, and commerce. These spaces complement parks and other landscaped and turf areas and can activate the ground-floor urban environment.

Standards

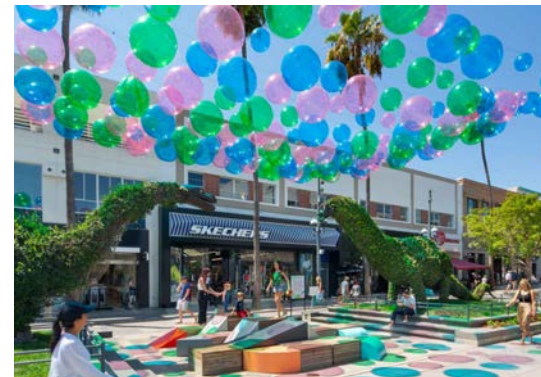
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- 5.4.4.1 Site plazas along pedestrian zones, and active corridors; at activity nodes; gateways; adjacent to ground-floor retail, flex, or community uses; and within setbacks and/or over existing utility easements.
-
- 5.4.4.2 Provide for plazas to connect to adjacent streets, paths, and greenways.
-
- 5.4.4.3 Provide amenities that encourage informal, flexible, and creative use of plazas and that support user safety. Amenities may include pedestrian-scaled lighting, benches or flexible seating, shade structures, trees and landscaping, water features, and public art.



5.4.4.1 - Plaza Adjacent to Ground-floor Retail



5.4.4.2 - Landscaped Plaza with Seating



5.4.4.3 - Plaza Amenities

Guidelines

-
- 5.4.4.4 Use special pavement design or treatment to increase plaza visibility and identity.
-
- 5.4.4.5 Encourage use of permeable interlocking concrete pavers as part of stormwater management.
-
- 5.4.4.6 Design plazas to be places for community gathering, programming, performances, and commerce.
-
- 5.4.4.7 Ensure that adjacent ground-floor uses open onto the plazas and allow their uses to spill out into the space, including outdoor dining and retail.



5.4.4.4 - Plaza with Flexible Seating



5.4.4.6 - Community Gathering in Plaza



5.4.4.7 - Active Ground Floor Uses

5.4.5 Greenways

Intent: Greenways will be created throughout the PHD Specific Plan Area to improve connectivity and access and to create a human-scaled setting. These pathways facilitate pedestrian and bicycle access to parks, trails, and activity nodes. Located along alleys and new development, these greenways also create opportunities for on-site stormwater filtration.

Standards

-
- 5.4.5.1 Site greenways as shown in Figure 4.5A of the Open Space Framework to provide pedestrian and bicycle connections through large blocks, to link destinations, and to enhance required spaces between buildings.
-
- 5.4.5.2 Use greenways to connect parks and open space and improve access to trails, transit stops, activity nodes, and other community amenities.
-
- 5.4.5.3 Create greenways that are at least 40 feet wide, with a preferred width of 40 to 60 feet to allow for paths of travel, buffers, and emergency access.
-
- 5.4.5.4 Ensure clear pathways within greenways are at least five feet wide.
-
- 5.4.5.5 Provide pedestrian-scaled lighting along greenways for user safety and comfort.
-
- 5.4.5.6 Provide seating, refuse/recycling receptacles, and other basic amenities along greenways.
-
- 5.4.5.7 Provide 10-foot setbacks for all buildings fronting on to the greenways.



5.4.5.1 - Pedestrian Connection Between Buildings



5.4.5.2 - Greenway Connecting Community Amenities



5.4.5.5 - Pedestrian-scaled Lighting Along Greenway

Guidelines

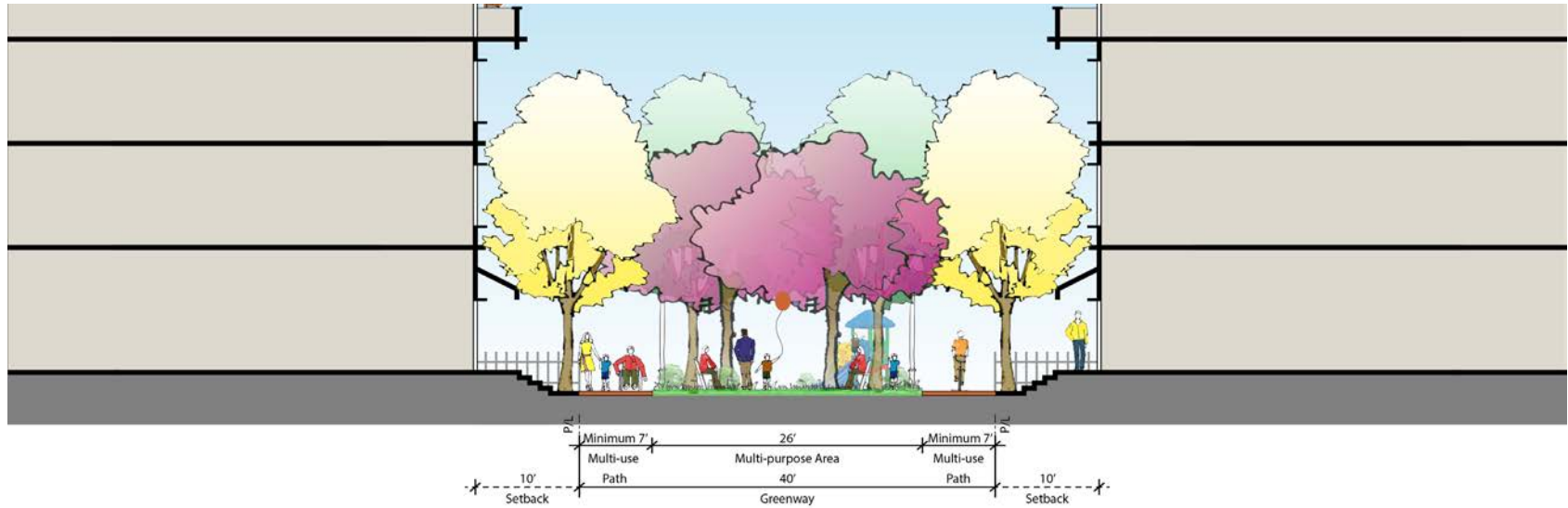
5.4.5.8 Encourage the use of bioswales along the greenways to attenuate surface run-off.

5.4.5.9 Incorporate landscaping, trees, and community gardens along greenways.

5.4.5.10 Require that design of buildings and setbacks along greenways contribute “eyes on the street” for safety to activate these spaces.



5.4.5.9 - Well Landscaped Pedestrian Path



5.4.5A - Greenways - Proposed Prototypical Option