



**City Council
Study Session**

**Item 3 RTC 21-1114
Patrick Henry Drive
Specific Plan**

December 7, 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

- 74 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 update on the Specific Plan progress
- Provide updates since April 2021 Study Session:
 - Land Use Plan and Land Use Designations
 - Roadway Alternatives
 - Parkland and Open Space
 - Library, Gymnasium and Senior Center
 - Local Shuttle
 - Affordability
- 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 objectives for the Specific Plan and directed staff to proceed
Dec 10, 2019	Reviewed a detailed project description prior to the City's issuance of (NOP) for EIR
Dec 17, 2019	Adopted a Resolution supporting the PHD area as one of six new ABAG/MTC PDAs.
April 28, 2020	Accepted a proposed land use plan, land use designations, circulation plan, and parkland and open space plan 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
August 24, 2021	Approved contract amendment to expand services on EIR, Traffic, & Sewer Model Run
April 20, 2021	Provided feedback at Study Session on more parkland; mobility options; breakdown of affordability levels

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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
- Summer 2021 Public Review Draft EIR
- March 2022 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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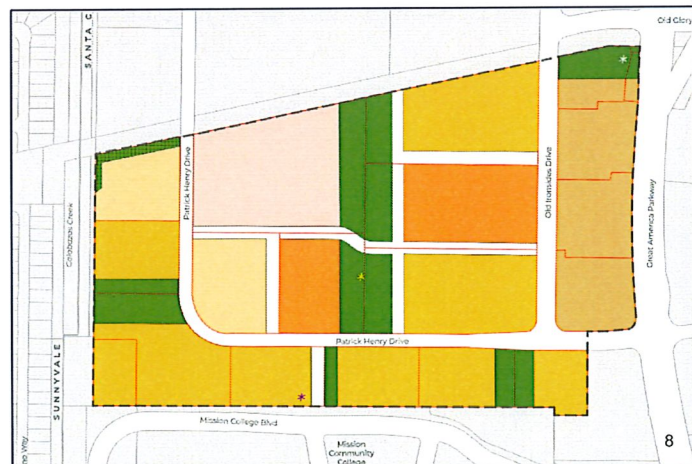
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Patrick Henry Specific Plan

Draft Land Use Plan

- Study Area
- Existing Parcel (City of Santa Clara)
- Existing Parcel (Study Area)
- Open Space
- Very High Density Residential (51-99 du/ac)
- Urban Village (100-149 du/ac)
- Urban Center (120-250 du/ac)
- High Density Flex (60-149 du/ac ; 2.0 FAR)
- Village Residential (60-149 du/ac)
- Potential Trail and Landscape Dedication
- Conceptual location of a future Library/Community Center
- Public parkland only required with residential development
- Proposed roadway is based on pending approval from the College



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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 Marriott 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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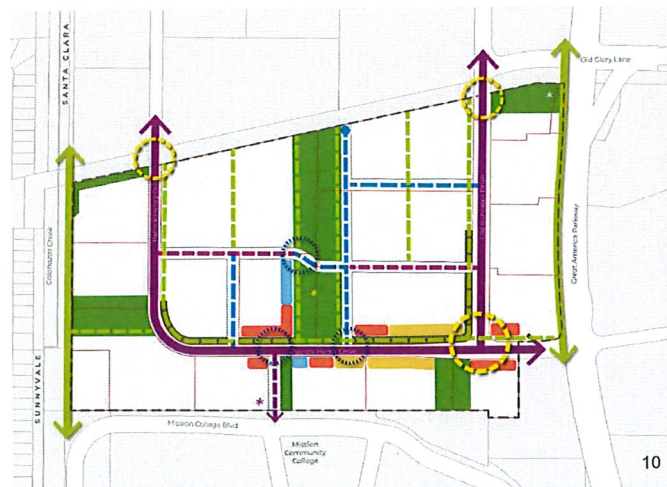
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Patrick Henry Specific Plan

Urban Design Framework

- | | |
|---------------------------------------|--------------------------------|
| Study Area | Plaza |
| Existing Parcel (City of Santa Clara) | Retail |
| Existing Parcel (Study Area) | Community / Civic |
| Park/Open Space | Flex (Office, Retail) |
| Existing Greenway | Existing Roadway |
| Proposed Greenway | Proposed Roadway |
| Slow Street | Potential Roadway Alternatives |
| Activity Nodes | |
| Gateways | |



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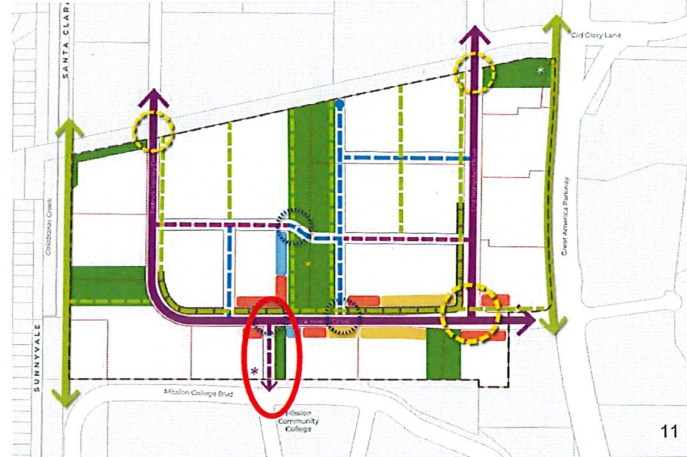


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Circulation and Mobility

- 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



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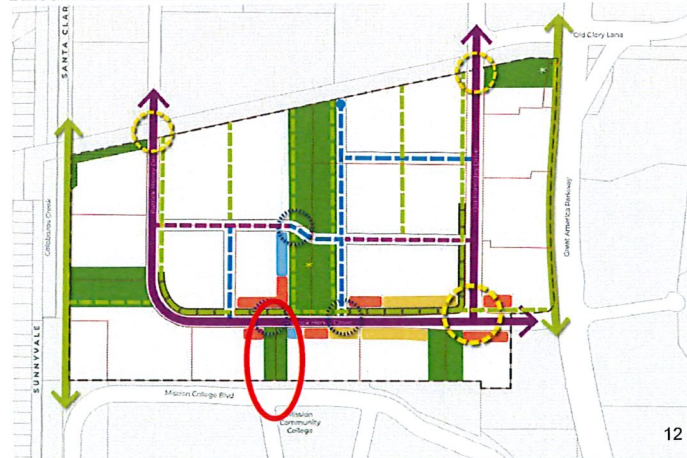


Patrick Henry Specific Plan

Circulation and Mobility

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Alternative: Paseo Connection



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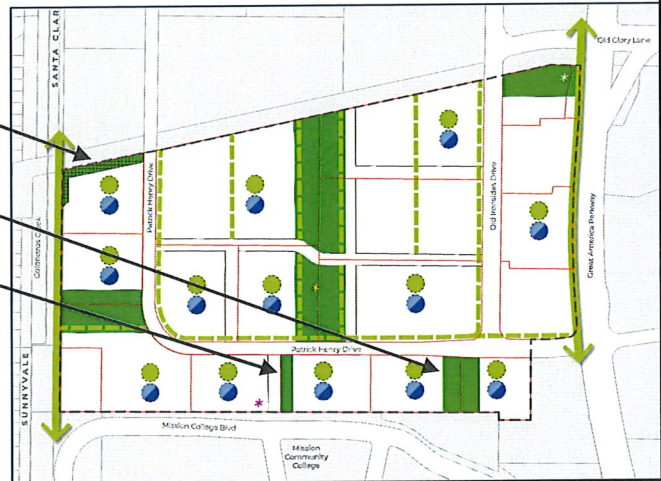
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Parkland and Open Space

- Added since April 20, 2021 :
 - 13,000 sq ft potential park use on Drawbridge
 - 1.25 acre park dedication on Dollinger & New Hope
 - 9,250 sq ft park dedication on Summerhill
- Parkland is 9.87 acres/15.9% of net site area
- Balance of 22% requirement through open space



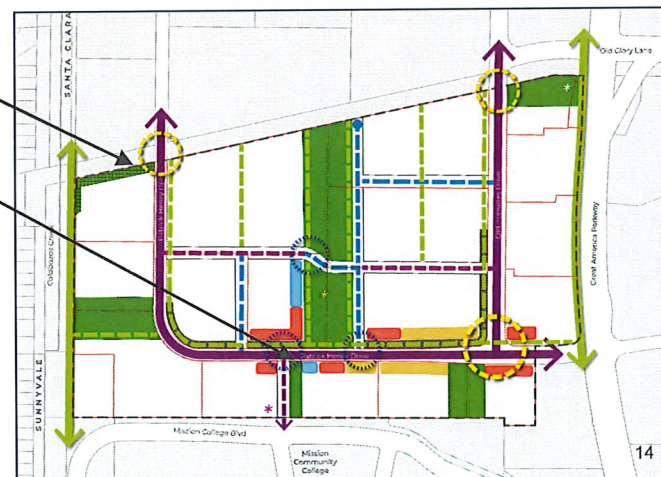
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Amenities

- Potential trail alignment
- 5,000 SF Community (Arts) room + adjacent 9,200 SF park dedication/art garden (Summerhill property)



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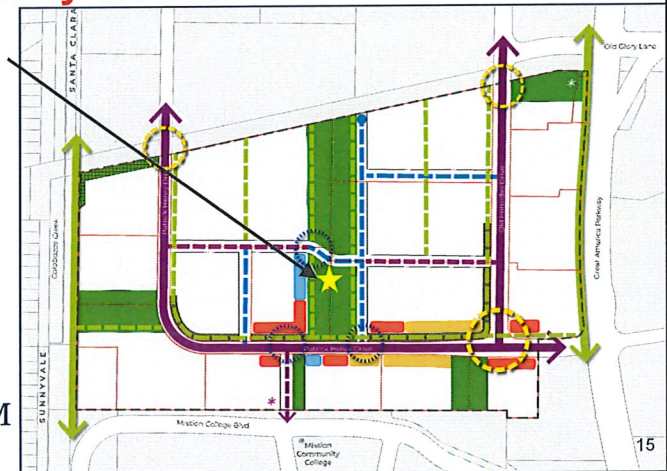
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Amenities: Library/Community Center

- Z&L No longer requesting density bonus (no community benefit to implement library)
- Potential 47,000 SF Library / Gym / Community Center Facility within main park
- Construction cost: \$2,000 / SF
- Conceptual Total Cost of \$94 M
 - Community Center/Gym - \$61 M
 - Library - \$34 M



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Library/Gym/Community Center

- No community benefit funding anticipated for the library at this time
- Total Cost (\$94 M) equivalent to 1st Phase (4,000 units) PDO funds
- No current funding source for Library (\$33M) - could be financed by PDO to allow construction in first phase and refunded through a future bond, grant, community benefit contribution and/or General Fund
- Additional funding required for operations and maintenance
- Requires Committing all Phase 1 PDO funds – There are other potential uses of PDO funds (e.g., community park north, swim center)
- This is the maximum project – Could be reduced for financial feasibility

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Local Shuttle

- Privately operated local shuttle program to be funded by all projects in Specific Plan. Shuttle would initially connect Specific Plan residents to local transportation hubs
- Shuttle would be able to be expanded with other North Santa Clara development such as Tasman East, Kylli, Menlo Equities, and Freedom Circle. Could be expanded with voluntary participation of Related Santa Clara, Mission College, and Great America
- Specific Plan will establish a trigger for private shuttle commencement based on occupancy and a check-in point after operation

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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
- Prior feedback provided to split income affordability levels of 15% (5% very low; 5% low 5%mod)

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Patrick Henry Specific Plan

Next Steps

- Completion of the Final EIR
- Planning Commission, January 2022
- City Council, March 2022

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Patrick Henry Specific Plan

Council Direction

- Affirm Completion of Draft Specific Plan based upon proposed Land Use Plan
- Affordable Housing Requirement
- Use of Park fees to fund Library/Community Center

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City Council Study Session

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Patrick Henry Specific Plan

Land Use Plan – Proposed Development Capacity

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

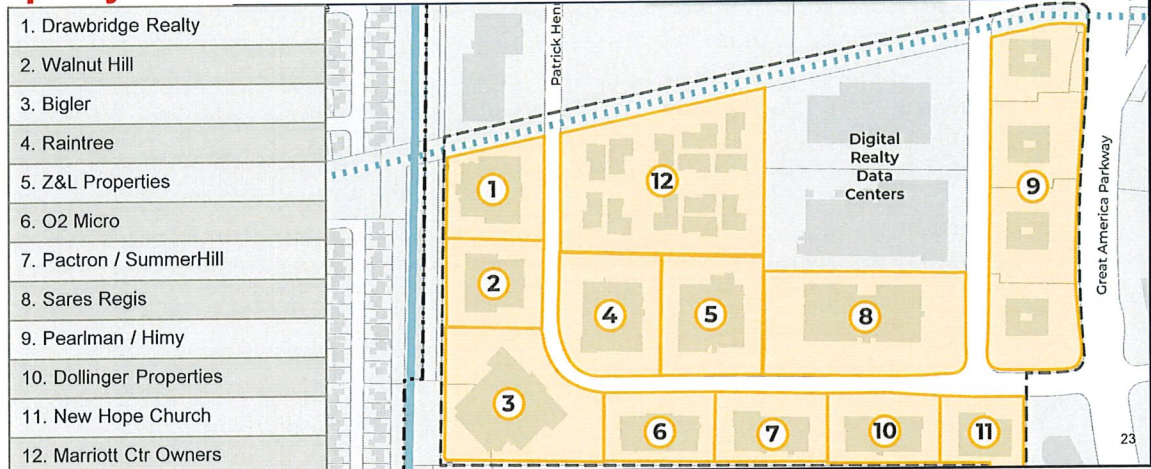
- Based on stakeholder input
- Pearlman/Himy Site – 2 scenarios will be evaluated in the project EIR
- Z&L Properties – Request for 415 dwelling units / acre could be accommodated with exchange for community benefit (library etc.)

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Patrick Henry Specific Plan

Property Owners / Stakeholders



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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
Total:	67.21		12,000	150,000	160,000

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