

## Patrick Henry Drive Specific Plan - Prior Council Direction

The Council first provided direction to guide preparation of the Specific Plan in July 2017 when the City Council directed staff to commence preparation of Specific Plans and approved specific language to include in a Request for Proposals (RFP) for a consultant to support the process. Additional actions taken by the City Council include the following:

- July 17, 2018 - City Council authorized the City Manager to execute a professional services contract with MIG, Inc. for the Patrick Henry Drive Specific Plan for a not-to-exceed amount of \$811,502, subject to execution of a funding agreement between the Patrick Henry Drive developers and the City. As part of the action the City Council reviewed the proposed scope for the Specific Plan.
- April 9, 2019 - City Council reviewed proposed objectives for the Specific Plan and directed staff to proceed.
- December 10, 2019 - City Council reviewed a detailed project description for the Patrick Henry Drive Specific Plan prior to the City's issuance of a Notice of Preparation (NOP) for the project.
- December 17, 2019 - City Council adopted a Resolution supporting the Establishment of the Patrick Henry Drive area as one of six new ABAG/MTC Priority Development Areas.
- April 28, 2020 - City Council accepted a proposed land use plan, land use designations, circulation plan, and parkland and open space plan as the basis for preparation of an Environmental Impact Report (EIR) for the Specific Plan.
- December 16, 2020 - City Council approved an expansion of the contract with consultant MIG to expand the scope of analysis in the EIR to include a land plan without a Mission College roadway connection.
- April 20, 2021 - City Council received overview of plan and provided input on parkland dedication, land use plan, connection options to Mission College and traffic/local shuttle.

### July 2017: Objectives identified in the RFP

The City's key objectives for the Patrick Henry Drive and Freedom Circle Specific Plans were identified in the RFP as follows:

- *Placemaking:* the Plan should support the development of a complete neighborhood that incorporates public and private amenities, including parklands and other open spaces, along with services, organized into an attractive, walkable urban environment.

- *Equity*: the Plan should distribute the anticipated future costs and benefits of new development among property owners in an equitable manner.
- *Feasibility*: the Plan should include a land use plan and implementation tools as necessary to provide for a straight-forward, streamlined implementation process.
- *Economic Sustainability*: preparation of the Plan should include an analysis of the economic and fiscal impacts of the conversion of land from commercial/industrial to residential use and an evaluation of potential off-setting conversion of other existing commercial/industrial lands designated for future residential use within the General Plan. The Plan should also consider the retention of key industrial or commercial sites within the Plan area to maximize the overall economic benefit of future land uses and to produce a complete community.

#### April 2019: City North Planning Principles

The City Council had previously expressed an interest in coordinated planning policies for the Patrick Henry Drive Specific Plan, Freedom Circle Focus Area and other projects in the North Santa Clara area and in April 2019 reviewed the following principles for guiding future land use decisions throughout this area:

- *Urban Scale*: Develop City North as Santa Clara's first large-scale urban-style district, including high-density housing and multiple job centers connected by innovative and/or dynamic transportation infrastructure and walkable streets.
- *Polycentric District*: Develop City North as an interconnected network of districts that have multiple activity centers. Each district will support a unique mix of land uses that complements its neighboring areas.
- *Complete Neighborhoods*: Provide within each neighborhood in City North a mix of core community uses so that Santa Clara residents can easily access places to live, work and play. Plan sufficient school facilities and other public facilities to fully meet the needs of the projected future population.
- *Innovative Multi-Modal Mobility*: Establish a street network flexibly designed to accommodate a balanced mix of travel modes including walking, cycling, driving, and transit. City North will incorporate innovative strategies to provide additional mobility options and support transit use including a districtwide Transportation Management Association (TMA).
- *Human-Scale Public Realm*: Promote a pedestrian-oriented, human-scaled environment within the public realm that links one neighborhood to another.
- *Compatibility*: Provide transitions between new development areas and adjacent land uses that address changes in use and density and provide for new connections where opportunities are available.

#### April 2019: Planning Objectives for Patrick Henry Drive and Freedom Circle

At the April 2019 City Council meeting the Council also reviewed the following objectives applicable to both the Patrick Henry Drive and Freedom Circle areas:

- *Neighborhood Planning*: Establish new land use designations customized for the plan area; frameworks for the development of parks and open spaces, circulation, urban design; an infrastructure plan with funding strategies, design criteria and guidelines for buildings, streets and open spaces; and implementation plans.

- *Commercial Development:* Strategically locate retail nodes throughout plan areas. All new residential development should be within a 10-minute walk of at least 20,000 square feet of neighborhood serving commercial uses.
- *Parkland and Open Space:* Establish a parkland dedication standard (consistent with the recently developed Tasman East Specific Plan) which requires a minimum of 22 percent of total developable land be allocated to programmable public parkland and other open space amenities. A maximum of 50 percent of this total dedication may be developed in the form of private open space, with the remainder required to be dedicated as programmable public parkland. Applicants will also be required to comply with the Parkland Dedication Ordinance, including payment of fees equivalent to the total obligation identified in City Code Chapter 17.35. Include privately owned publicly accessible spaces throughout new development to provide additional open space amenities and support placemaking.
- *Community Amenities:* Identify a location for a new public school, branch library and publicly accessible community meeting spaces. Locate the school with connections to open space areas. Consider a range of library types, such as siting a new urban library on the ground floor of a mixed-use development or locating a library within a new park. Create new meeting spaces which would be accessible during evening and weekend hours for public use. Evaluate the potential for a new community center.
- *Infrastructure:* Develop an infrastructure plan and associated funding plan that ensure infrastructure will be adequate to support planned uses, densities and intensities. The infrastructure plan will ensure orderly, efficient provision of infrastructure and establish an equitable structure through which improvements will be funded.
- *Walkability:* Repurpose and redesign existing rights-of-way to provide a human-scale, multi-modal environment with greatly enhanced pedestrian facilities.
- *Affordability:* Require 15 percent of all residential units developed to be made affordable to households at or below 80 percent of area median income (AMI). The Specific Plans include the conversion of industrial and commercial lands to residential uses, which have higher market land value, supporting a higher standard for the delivery of affordable units than seen Citywide. While the City's Affordable Housing Ordinance requires 15 percent of residential units to be developed as affordable, the affordability of the units is set at 100 percent of AMI. Creating an 80 percent AMI affordability requirement for affordable units produced in the Specific Plans will diversify the City's affordable housing inventory and create opportunities for households with lower income levels.

#### April 2019: Planning Objectives for Patrick Henry Drive

Also, at the April 2019 meeting the Council reviewed the following objectives for the Patrick Henry Drive area:

- Establish land use policies that allow the transformation of the area from office and light industrial uses to a high-density residential urban neighborhood.
- Support high density land use, with some mixed-use buildings to provide neighborhood- and site-serving retail and community amenities.

- Provide approximately 4,500 - 5,000 residential units with estimated densities ranging from 85 - 200 du/acre.
- Allow a range of building heights between 5 and 25 stories, with lower height buildings planned along the western edge of the plan area.
- Provide a primary public park centrally located within the plan area, connected to a central north-south greenway, and supported by plazas and other smaller scale open space areas.
- Increase east-west and north-south non-vehicular connectivity options, including a new “slow street” connecting to the 3005 Democracy Way (Kylli) Project and VTA service to the north that emphasizes pedestrian and bicycle movement over automobile traffic flow.
- Provide a new vehicle connection to Mission College Boulevard.
- Provide improved connectivity to the Calabazas Creek trail.
- Identify a potential branch library site and spaces for day care or other community amenities.

#### December 2019: Project Description

On December 10, 2019, the City Council affirmed a project description for the Specific Plan that provided development capacity for two potential land development scenarios. The proposed scenarios were developed through stakeholder interviews to implement the prior City Council direction to staff to take property owner stakeholder input into consideration and to provide flexibility in the allowed land uses for future potential developers within the Specific Plan area. Staff emphasized that because of the stakeholder input the Plan is now being developed to support a significantly increased amount of development potential as property owners and/or developers with an interest in the Patrick Henry Drive area expressed an intent to develop at significantly higher densities than previously anticipated.

The City Council directed staff to proceed with issuance of a Notice of Preparation (NOP) and preparation of an Environmental Impact Report (EIR) based on these two scenarios.

- Scenario A includes approximately 12,000 net new residential units and 310,000 net new square feet of non-residential uses, of which 200,000 square feet is net new retail or public facilities space for uses such as library and/or community room space. The remaining non-residential uses include 110,000 square feet for educational facility uses.
- Scenario B substitutes office for high-density residential in the “High Density Flex” zone along the eastern edge of the Plan Area, amounting in an approximate total of 10,300 net new residential units, 785,000 net new square feet of office, and 310,000 net new square feet of other non-residential uses (e.g., retail, community space, library, educational facility).

	Residential Units	Office	Other Non-Residential Uses
<b>Scenario A</b>	12,000	-	310,000 SF
<b>Scenario B</b>	10,300	785,000 SF	310,000 SF

In addition, at the December 2019 meeting, the City Council reviewed a preliminary site plan and provided direction to staff as follows:

- Parkland and Open Space - 22% of the Specific Plan area is proposed to be designated as public parkland or publicly accessible privately maintained open space. The proposed parkland includes a central park spine running north/south through the center of the new neighborhood and two smaller parks located at opposite edges of the Specific Plan area.
- Circulation - the Plan makes use of the existing street right-of-way and identifies new vehicular and multimodal circulation roads and/or paseos throughout the plan area to promote pedestrian and bicycle use and break up the existing superblocks to support intensified land use.
- Community Benefits - in addition to parks, open space, retail, a community meeting room, and other benefits already included in the Specific Plan, the Specific Plan will include provisions for a public library space on the Z&L property as a community benefit tied to an increase allowance for density above what the Specific Plan would otherwise allow.