



Planning Commission Study Session

Item 2 RTC 22-1718

**Patrick Henry Drive
Specific Plan**

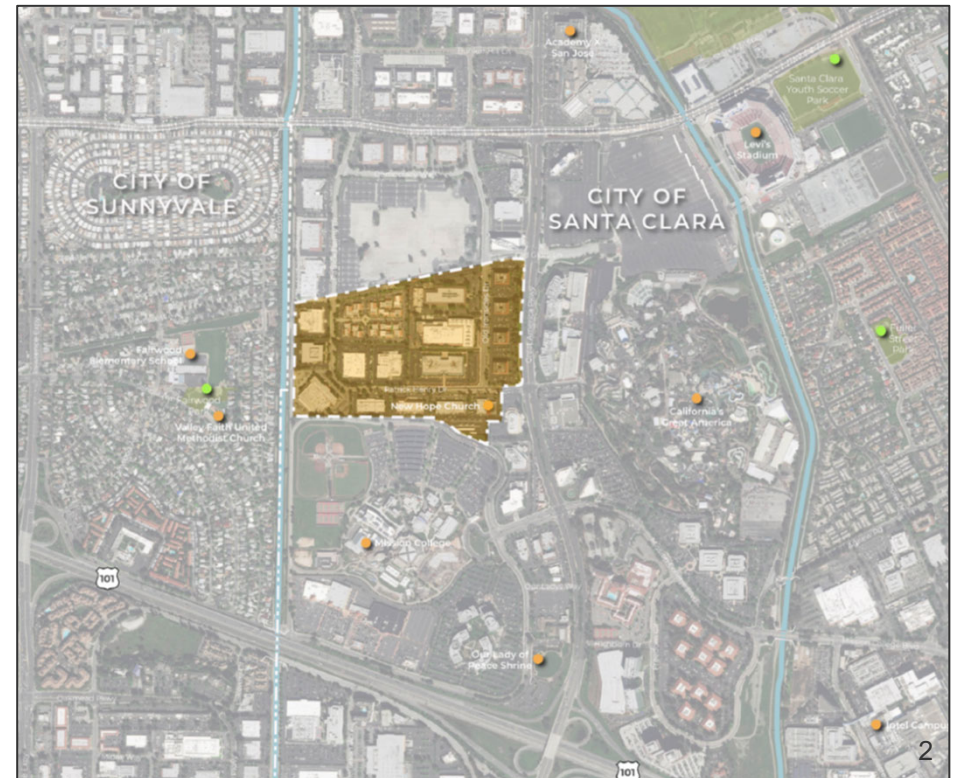
January 10, 2022



Patrick Henry Specific Plan

Location and Context

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





Patrick Henry Specific Plan

Background

- 76 acres (62 net 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





Patrick Henry Specific Plan

Study Session Goals

- Orient the Planning Commission to the Specific Plan
 - Land Use Plan
 - Urban Design Framework
 - Proposed Land Use Designations
 - Circulation and Roadway Network, including alternatives
- Receive Planning Commission questions and/or input



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 Workshop #2
- March 2021 Public Review Draft Specific Plan
- Summer 2021 Public Review Draft EIR
- January 2022 Planning Commission Review of EIR / Specific Plan
- March 2022 City Council review of Final EIR, Specific Plan
and Infrastructure Fee



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



Patrick Henry Specific Plan

Proposed Land Use Designations

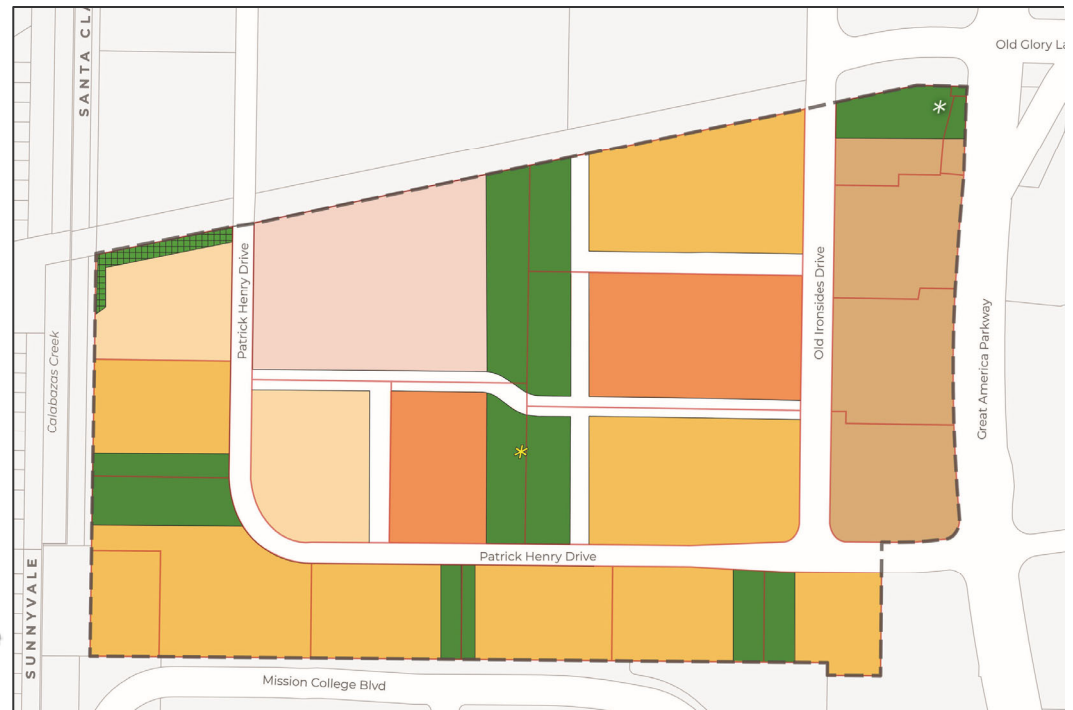
- Very High Density (51-100 du/ac)
- Village Residential (60-149 du/ac)
- Urban Village Residential (100-149 du/ac)
- Urban Center Residential (120-250 du/ac), 12+ stories in height
- High Density Flex designation (60-149 du/ac or 2.0 FAR commercial)
- New Roadway Connections
- Other Non-Residential Uses: up to 310,000 sq. ft.
 - Retail
 - Public Facilities (parks, community room, library, school)



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The Center of What's Possible

Patrick Henry Specific Plan

Draft Land Use Plan

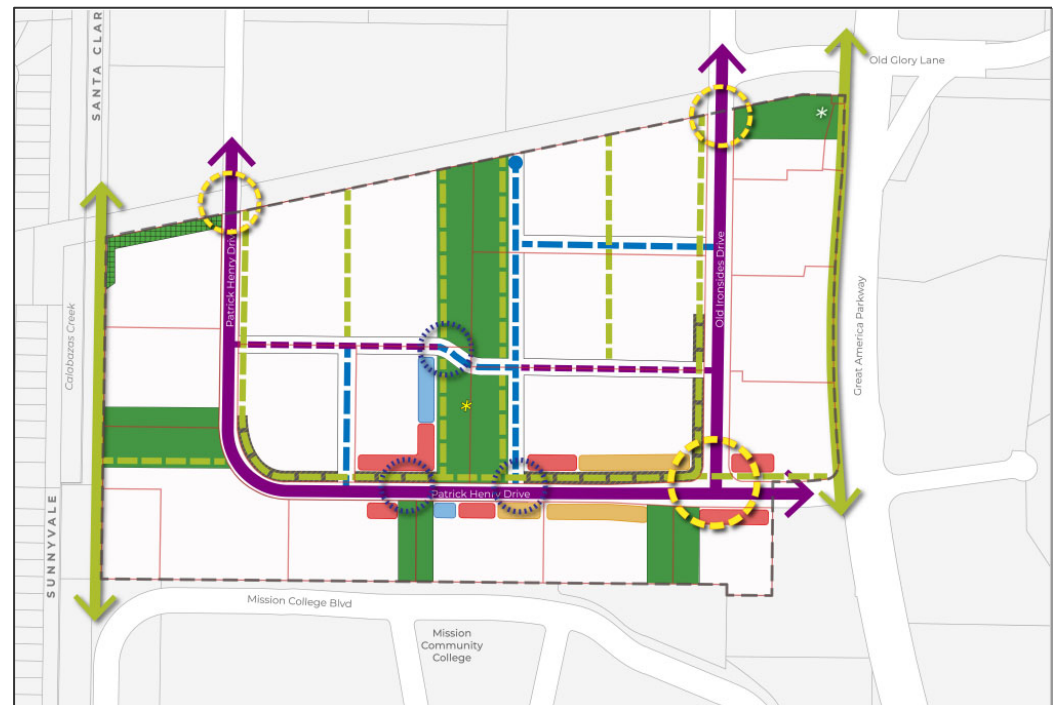
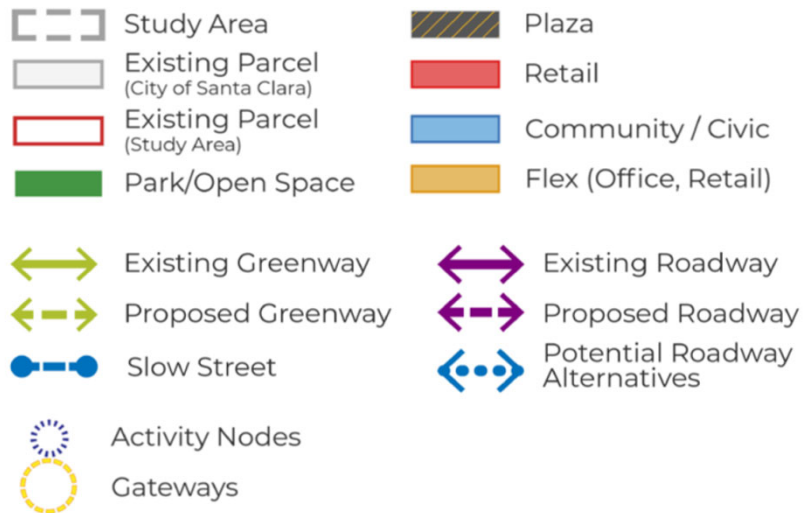




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Urban Design Framework

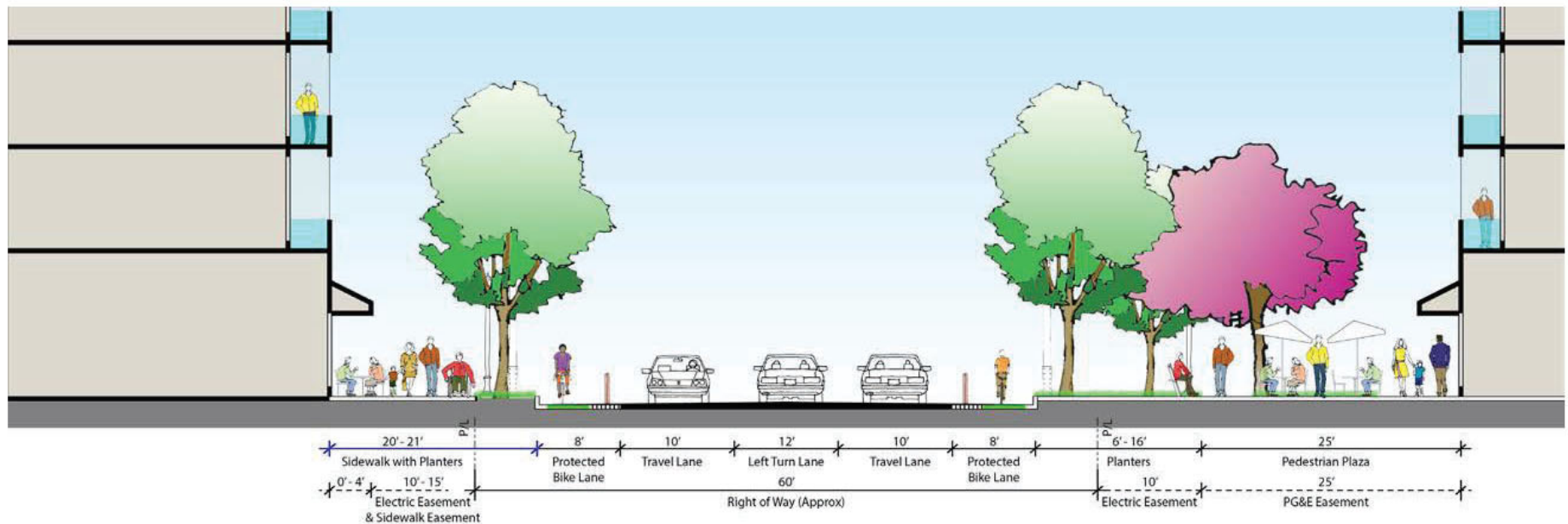




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Patrick Henry Specific Plan

Streetscape Diagram (section)

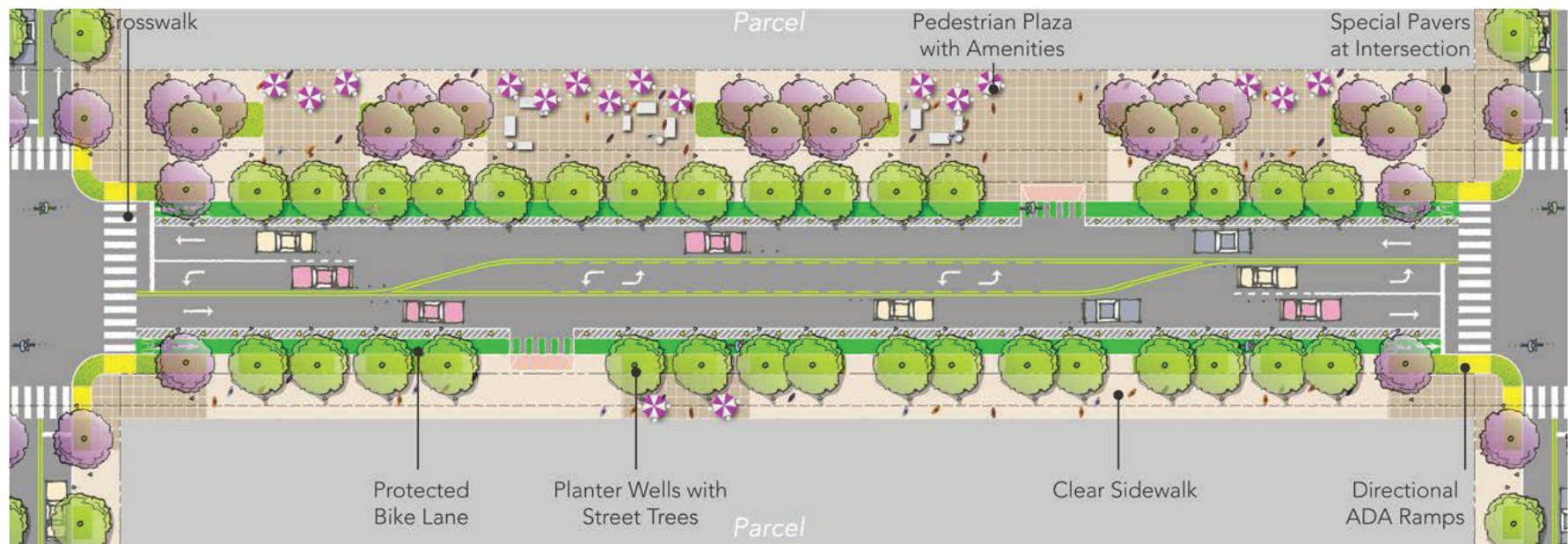




Patrick Henry Specific Plan

Streetscape Diagram (plan)

5.3.1F - Patrick Henry Drive Location 2 - Proposed Prototypical Option



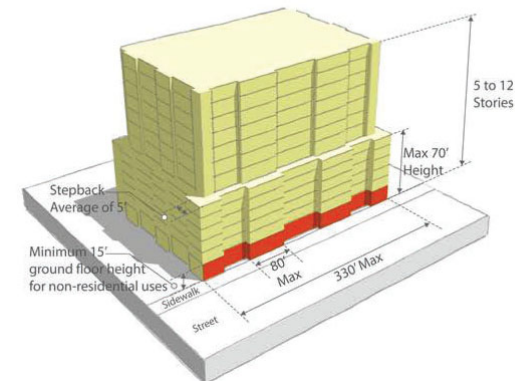
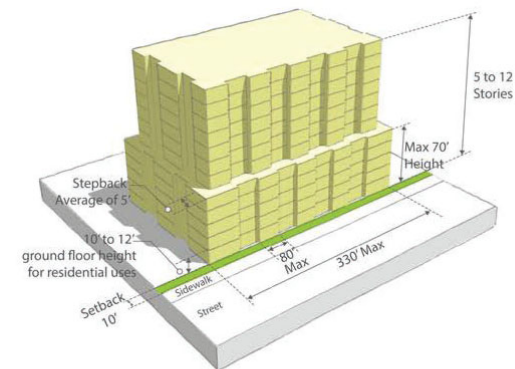
5.3.1G - Patrick Henry Drive Location 2 - Proposed Prototypical Plan View Option



Patrick Henry Specific Plan

Massing Diagram – Urban Village

TYPE	URBAN VILLAGE	
	RESIDENTIAL	MIXED-USE
Density	100-149	100-149
Heights	5-12 Stories	5-12 Stories
Ground-floor Use	Residential	Non-residential
Setbacks	10' facing street; 10' facing greenways	No setbacks facing street
Stepbacks - General	Stepbacks after 70' Height facing streets and greenways	
Stepbacks - Size	Average of 5' from streetwall for a minimum of 50% frontage	
Streetwall Modulation	80' Maximum	
Building Size	330' Maximum or 1/16th of a Mile	
Ground Floor Height	10'-12'	Minimum 15'



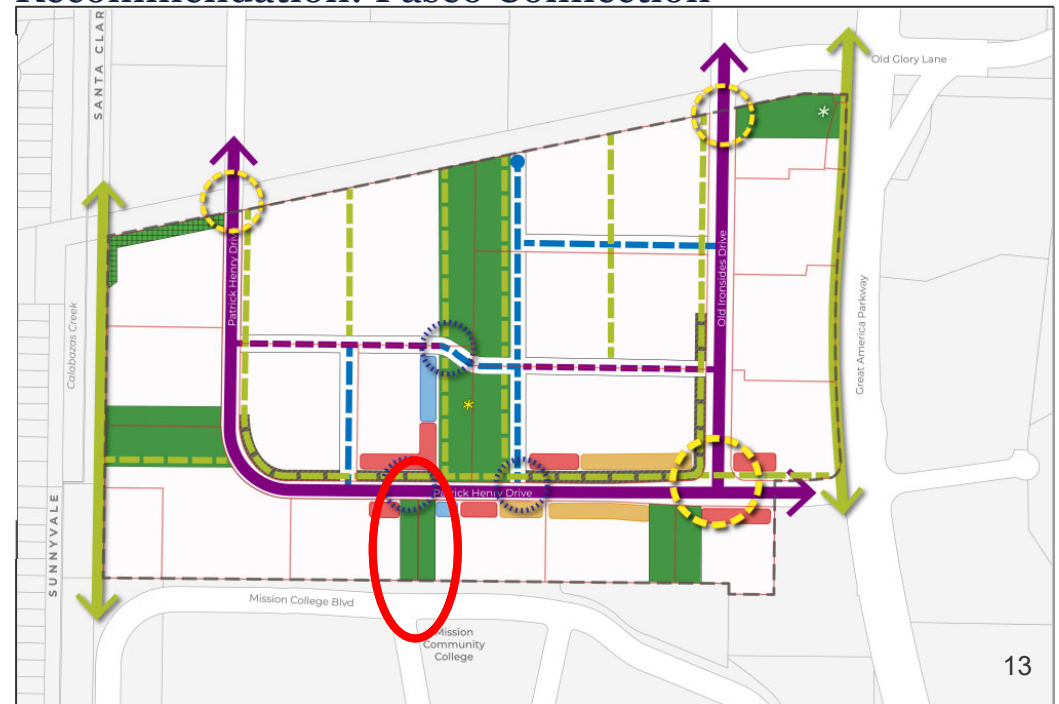


Patrick Henry Specific Plan

Circulation and Mobility



Recommendation: Paseo Connection



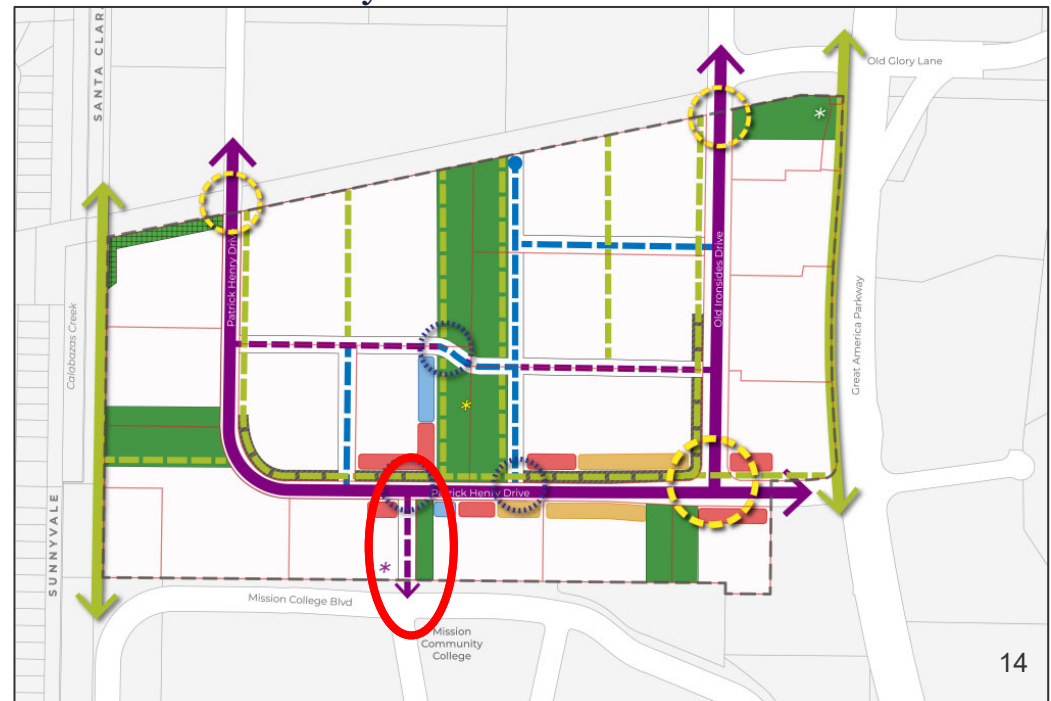


Patrick Henry Specific Plan

Circulation and Mobility

- Mission College Connector / No Connector (paseo) options in EIR
- Mission College voted against the connector on 12/21/2021
- Requires future cooperation of Mission College to implement

Alternate: Roadway Connection





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Patrick Henry Specific Plan

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
 - 9,200 sq ft park dedication on Summerhill
 - 15,800 sq ft paseo (o2 Micro)
- Parkland is 10.23 acres/16.4% of net site area
- Balance of 22% requirement through open space



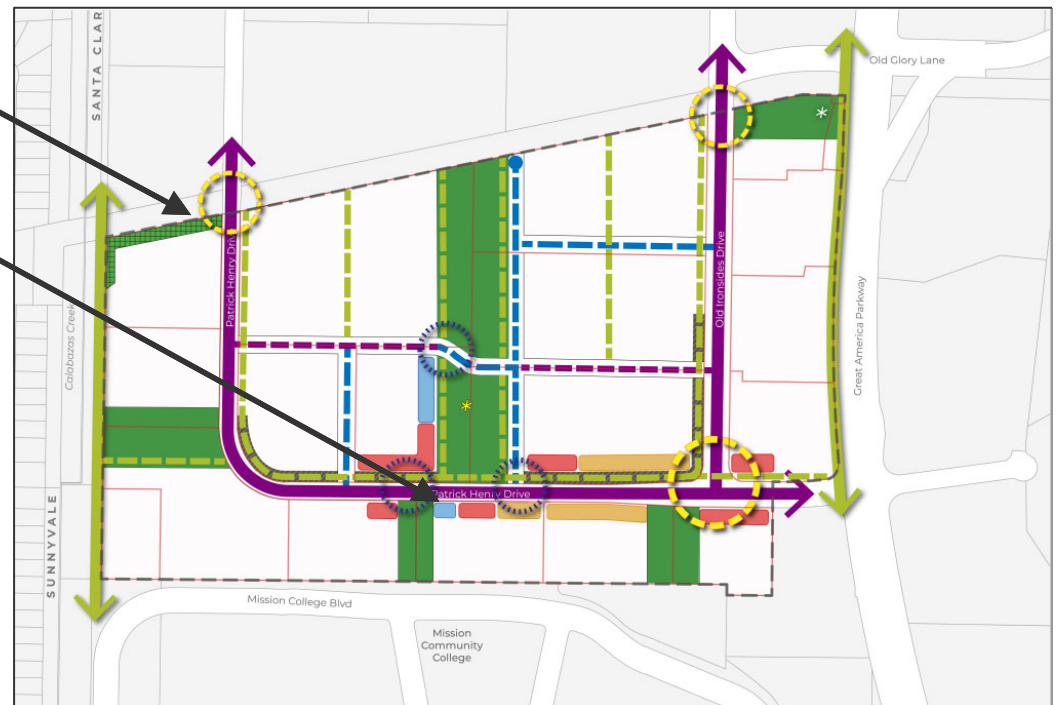


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Patrick Henry Specific Plan

Amenities

- Potential trail alignment
- 5,000 SF Community (Arts) room + adjacent 9,200 SF / 42.5' wide park dedication/art garden (Summerhill property)





Patrick Henry Specific Plan

Next Steps

- Planning Commission recommendation hearing, January 26, 2022
- City Council adoption, March 8, 2022



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