


City Council Meeting

Item #3

**Patrick Henry Drive
Specific Plan
Notice of Preparation**

December 10, 2019



City of Santa Clara
The Center of What's Possible

Patrick Henry Specific Plan

Notice of Preparation – Key Points for Council Consideration

- Notice of Preparation (NOP) is first public step in environmental review (EIR) process
- NOP establishes upper limit on amount of development
- Per Council direction, NOP project description is based on flexibility and stakeholder input
- Project is in early draft and will be further developed
- Council acceptance of NOP next step to advance Specific Plan

2 2



Patrick Henry – NOP

Background

- July 11, 2017: Project Initiation – Council Approval of RFP + Direction to provide flexibility for land uses based on stakeholder input
- August 22, 2018: Consultant Selection – Contract Approved
- November 2018 – October 2019: Stakeholder Engagement



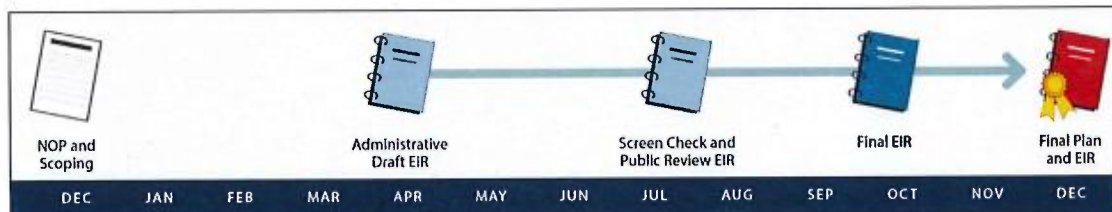
3



Patrick Henry – NOP

Purpose of NOP

- Notifies other agencies and the public that the lead agency plans to prepare an Environmental Impact Report (EIR)
- Solicits guidance from other agencies and the public as to the scope and content of the EIR
- Establishes the baseline for existing environmental conditions



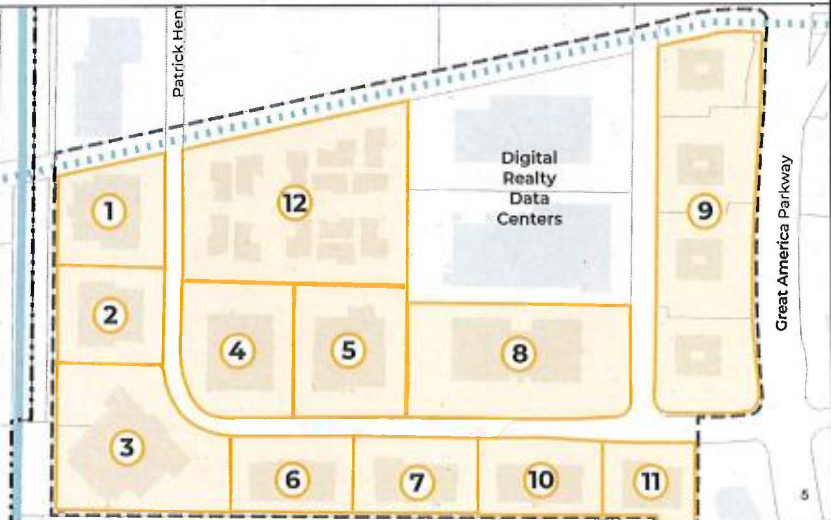
4



Patrick Henry Stakeholders

Stakeholders Proposing Development

1. Drawbridge Realty
2. Sobrato
3. Bigler / Local Capital Group
4. Raintree
5. Z&L Properties
6. O2 Micro
7. Pactron / SummerHill
8. Sares Regis
9. Pearlman / Himy
10. Dollinger Properties
11. Kidder Matthews
12. Marriott Ctr Owners



Patrick Henry Stakeholder Input

Stakeholder	Request	Designation
1. Drawbridge Realty	5-8 stories	Very High Density (65-100 du/ac)
2. Sobrato	5-8 stories	Very High Density (65-100 du/ac)
3. Bigler/Local Capital Group	100-150 du/ac	Urban Village (100-150 du/ac)
4. Raintree	60-65 du/ac	Very High Density (65-100 du/ac)
5. Z&L Properties	415 du/ac and 25k retail	Urban Center (120-250 du/ac)
6. O2 Micro	120-250 du/ac	Urban Center (120-250 du/ac)
7. Pactron / SummerHill	120 du/ac (7-8 stories)	Urban Village (100-150 du/ac)
8. Sares Regis	100-130 du/ac	Urban Village (100-150 du/ac)
9. Pearlman / Himy	60-130 du/ac OR high density office	High Density Flex
10. Dollinger Properties	150+ du/ac	Urban Village (100-150 du/ac)
11. Kidder Matthews	125-145 du/ac	Urban Village (100-150 du/ac)
12. Marriott Ctr Owners	120-280 du/ac and 50k retail	Urban Center (120-250 du/ac)



Patrick Henry – NOP

Proposed Land Uses and Designations

- Very High Density (65-100 du/ac)
- Urban Village Residential (100-150 du/ac)
- Urban Center Residential (120-250 du/ac)
- High Density Flex designation (100-150 du/ac or up to a 2.0 FAR)
- New Roadway Connections
- Other Non-Residential Uses: up to 310,000 sq ft
 - Retail
 - Public Facilities (parks, community room, library, school)

7



Patrick Henry – NOP

Stakeholder Input

- Pearlman/Himy – Based on request for flexibility 2 scenarios will be evaluated in the project EIR

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

- Z&L Properties – Request for 415 dwelling units / acre could be accommodated with new designation or increased range for four Urban Center designated sites

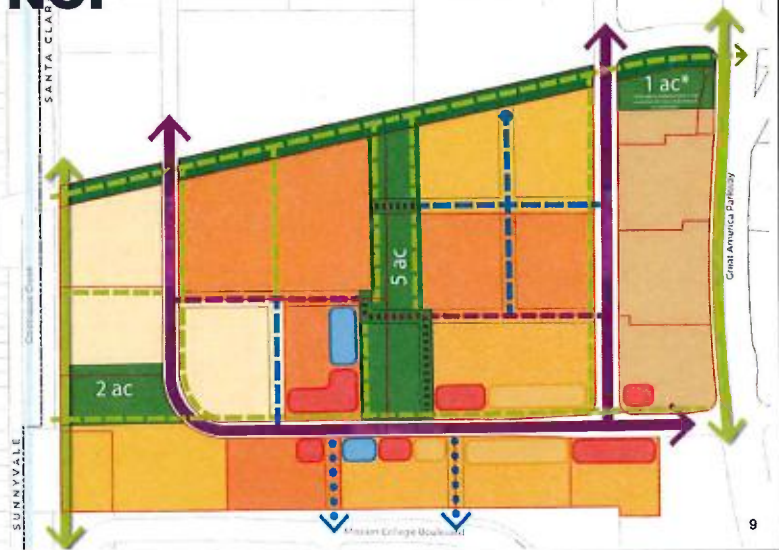
8



Patrick Henry – NOP

Draft Land Use Plan

- Work in Progress
- Stakeholder Input
- Amenity/Public Uses
- Complete Neighborhood
- Central Greenway
- Commercial Street
- Connections



9

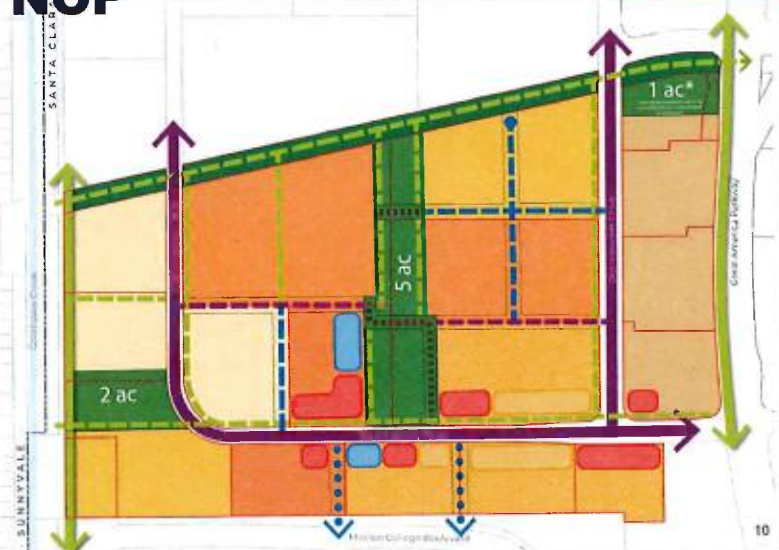
9



Patrick Henry – NOP

Draft Land Use Plan

- Park/Open Space
- Hetch Hetchy ROW
- Very High Density Residential
- Urban Village Residential
- Urban Center Residential
- High Density Flex
- Urban Village Mixed-Use
- Urban Center Mixed-Use
- Retail
- Community / Civic
- Flex (Office, Retail)
- ↔ Existing Greenway
- ↔ Proposed Greenway
- ↔ Existing Roadway
- ↔ Proposed Roadway



10



Patrick Henry – NOP

Considerations for why to analyze 12,000 dwelling units

- NOP allows analysis to understand impacts and identify mitigation
- Supports focused density near transit and other services
- Provides housing for next RHNA Allocation and Housing Element
- Replaces housing capacity that could have been added at Freedom Circle
- Avoid need for new EIR in near future

Alternatives

- Exclude Digital Center Realty site (reduce by 2,600 dwelling units)
- Study mid-point of density range (reduce by 2,000/2,600 dwelling units)

11



Patrick Henry – NOP


Project / EIR Schedule

- | | |
|--------------------|--|
| • December 2019 | City Council review of NOP |
| • January 2020 | Public Release of NOP & Scoping Meeting |
| • July-August 2020 | Transportation Impact Analysis |
| • October 2020 | Public Review Draft EIR & Draft Specific Plan |
| • November 2020 | Begin review of development applications |
| • January 2021 | City Council review of Final EIR & Specific Plan |

Recommendation

Accept the report on the Patrick Henry Drive Specific Plan NOP

12

The seal of the City of Santa Clara, California, is circular. It features a central illustration of a mission-style building with a red roof and a bell tower, set against a blue sky with clouds. Below the building is a green field. The year "1852" is inscribed in the center. The outer ring of the seal contains the text "CITY OF SANTA CLARA CALIFORNIA" at the top and "THE MISSION CITY" at the bottom.

City Council Meeting

Item #3

**Patrick Henry Drive
Specific Plan
Notice of Preparation**

December 10, 2019