



Planning Commission Study Session

**Patrick Henry Drive
Specific Plan**

October 28, 2020



Patrick Henry Specific Plan

Background

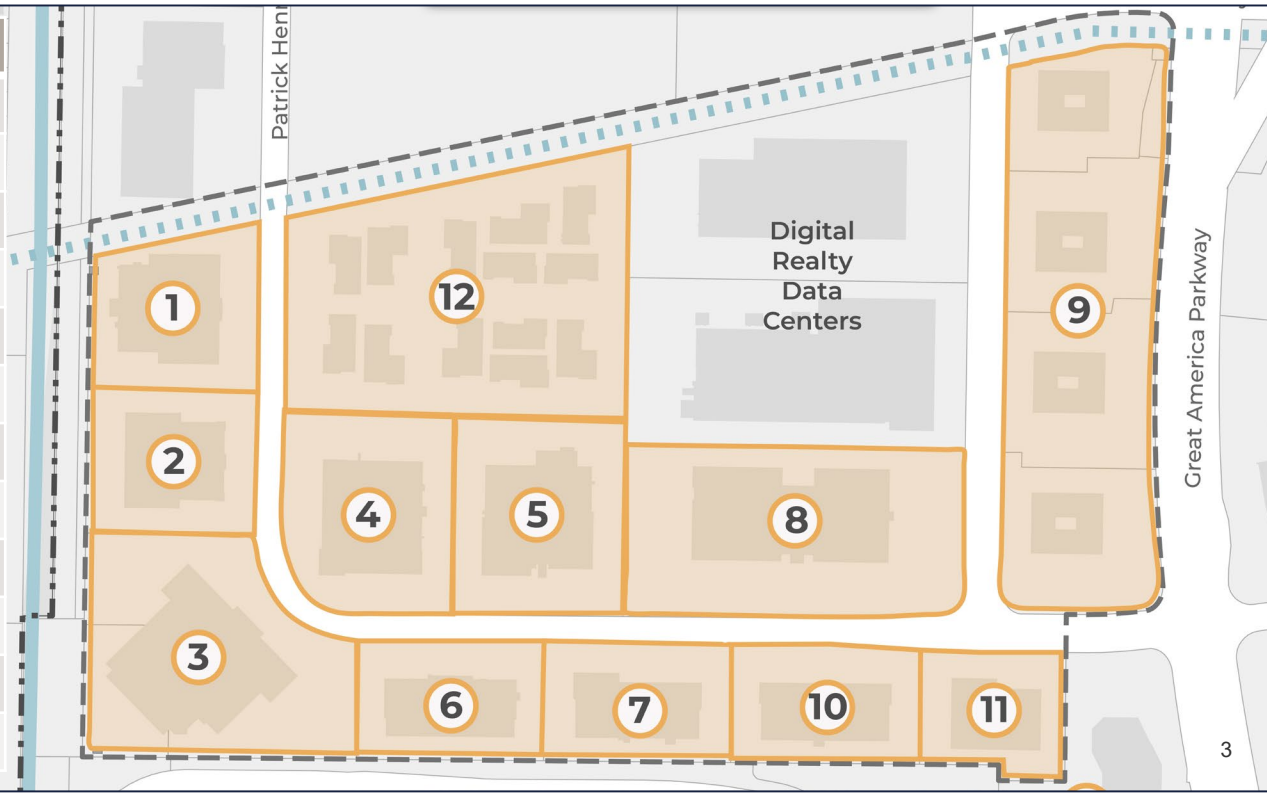
- July 11, 2017: Project Initiation – Council Approval of RFP
- August 22, 2018: Consultant Selection – Contract Approved
- November 2018 – Present: Stakeholder Engagement, draft plan and EIR preparation





Patrick Henry Stakeholders

Stakeholders Proposing Development
1. Drawbridge Realty
2. Walnut Hill
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 Specific Plan

Stakeholder Input

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

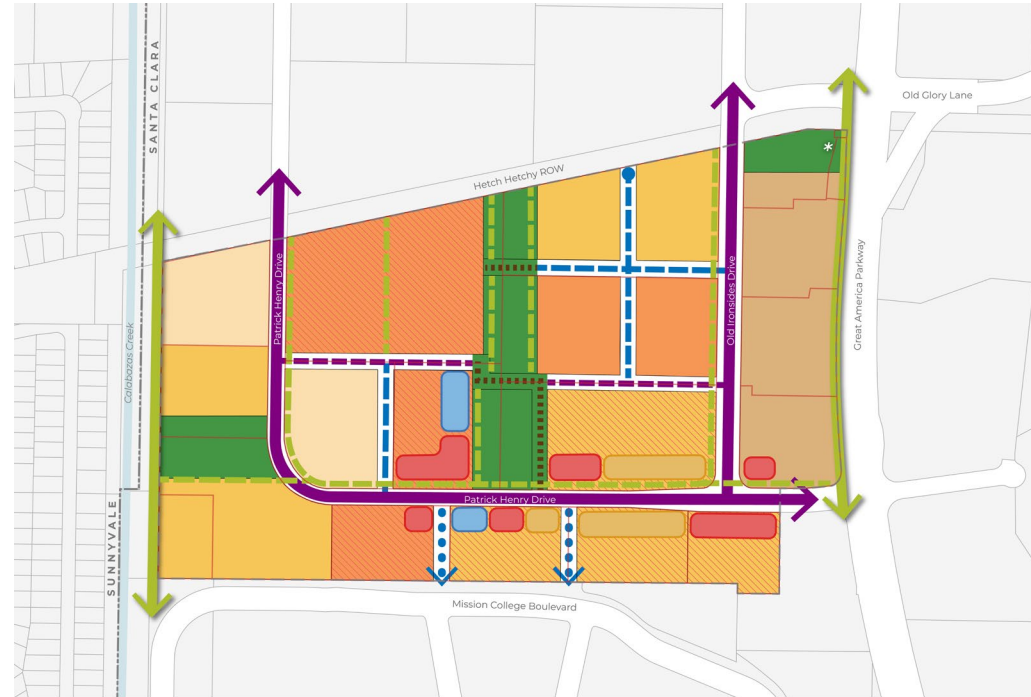
- Z&L Properties – Request for 415 dwelling units / acre could be accommodated with exchange for community benefit (library etc.)
- Pearlman/Himy – Based on request for flexibility 2 scenarios will be evaluated in the project EIR



Patrick Henry Specific Plan

Draft Land Use Plan

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



DRAFT Preferred Alternative

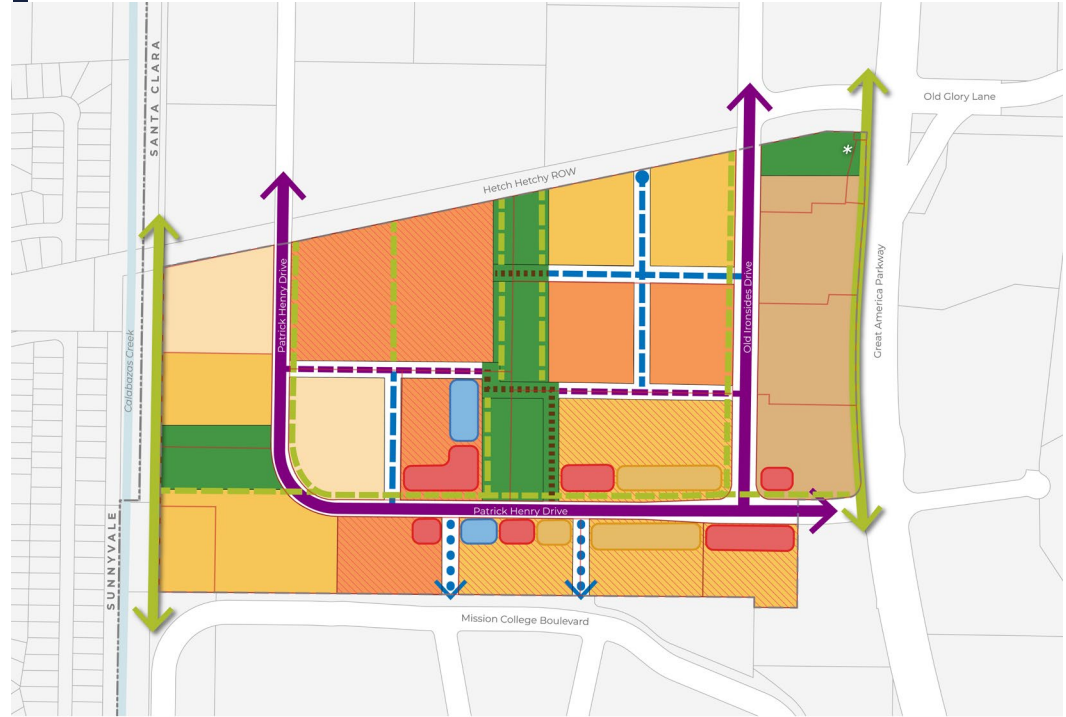




Patrick Henry Specific Plan

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



DRAFT Preferred Alternative



Patrick Henry Drive Specific Plan

- | | | | | | |
|---------------------------------------|-------------------------------|-------------------------|-----------------------|-------------------------------|---|
| Study Area | Very High Density Residential | Urban Village Mixed-Use | Flex (Office, Retail) | Existing Roadway | *Public parkland only required with residential development |
| Existing Parcel (City of Santa Clara) | Urban Village Residential | Urban Center Mixed-Use | Existing Greenway | Proposed Roadway Alternatives | |
| Existing Parcel (Study Area) | Urban Center Residential | Retail | Proposed Greenway | Living Street | |
| Park/Open Space | High Density Flex | Community / Civic | Park Street | | |





Patrick Henry Specific Plan

Proposed Land Uses and Designations

- Very High Density (51-100 du/ac);
- Urban Village Residential (100-150 du/ac)
- Urban Center Residential (120-250 du/ac); and
- High Density Flex designation (60-150 du/ac or up to a 2.0 floor area ratio of commercial development).
- New Roadway Connections
- Other Non-Residential Uses: up to 310,000 sq. ft.
 - Retail
 - Public Facilities (parks, community room, library, school)



Patrick Henry Specific Plan

Project / EIR Schedule

- April-Dec 2020 Transportation Impact Analysis
- January 2021 Community Workshop #2
- March 2021 Public Review Draft EIR & Draft Specific Plan
- August 2021 City Council review of Final EIR & Specific Plan



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