



City Council Meeting

Item #3

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

December 10, 2019



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



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

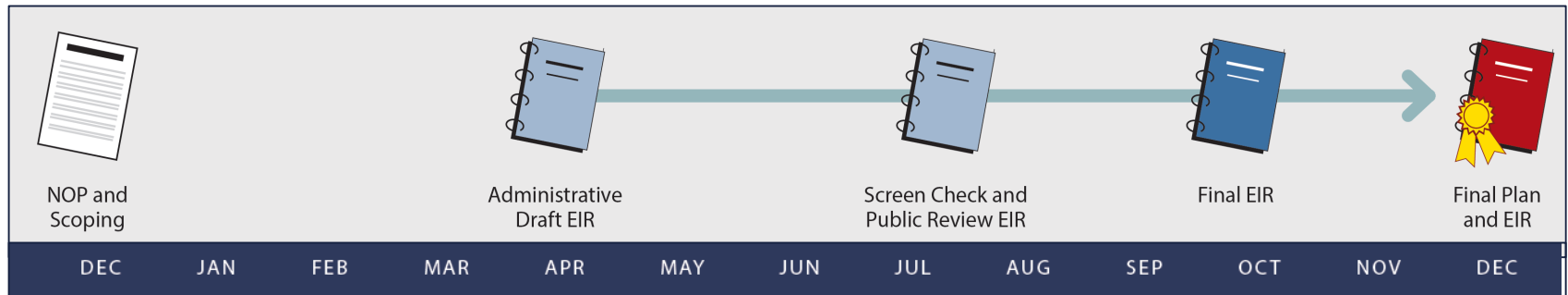




Patrick Henry – NOP

Purpose of NOP

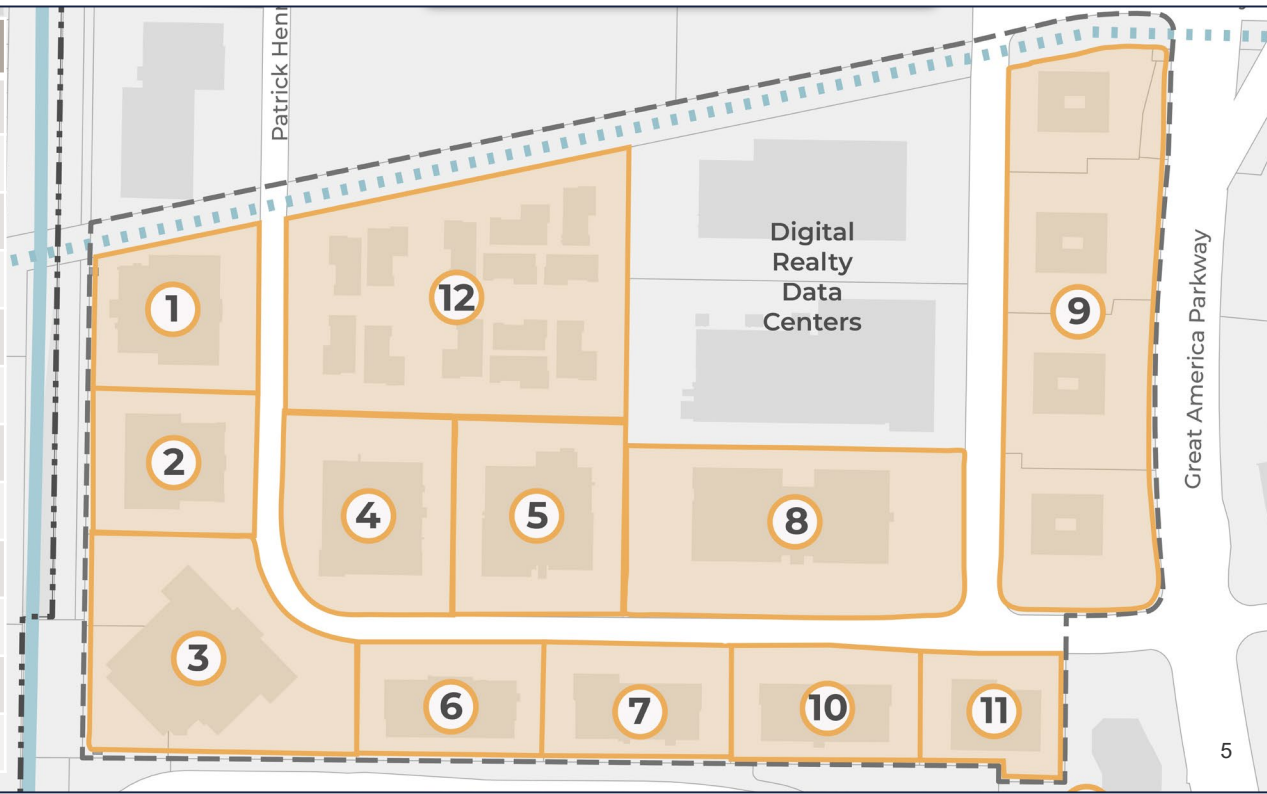
- Notifies other agencies and the public that the lead agency plans to prepare an Environmental Impact Report (EIR)
- Solicits guidance from other agencies and the public as to the scope and content of the EIR
- Establishes the baseline for existing environmental conditions





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)



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

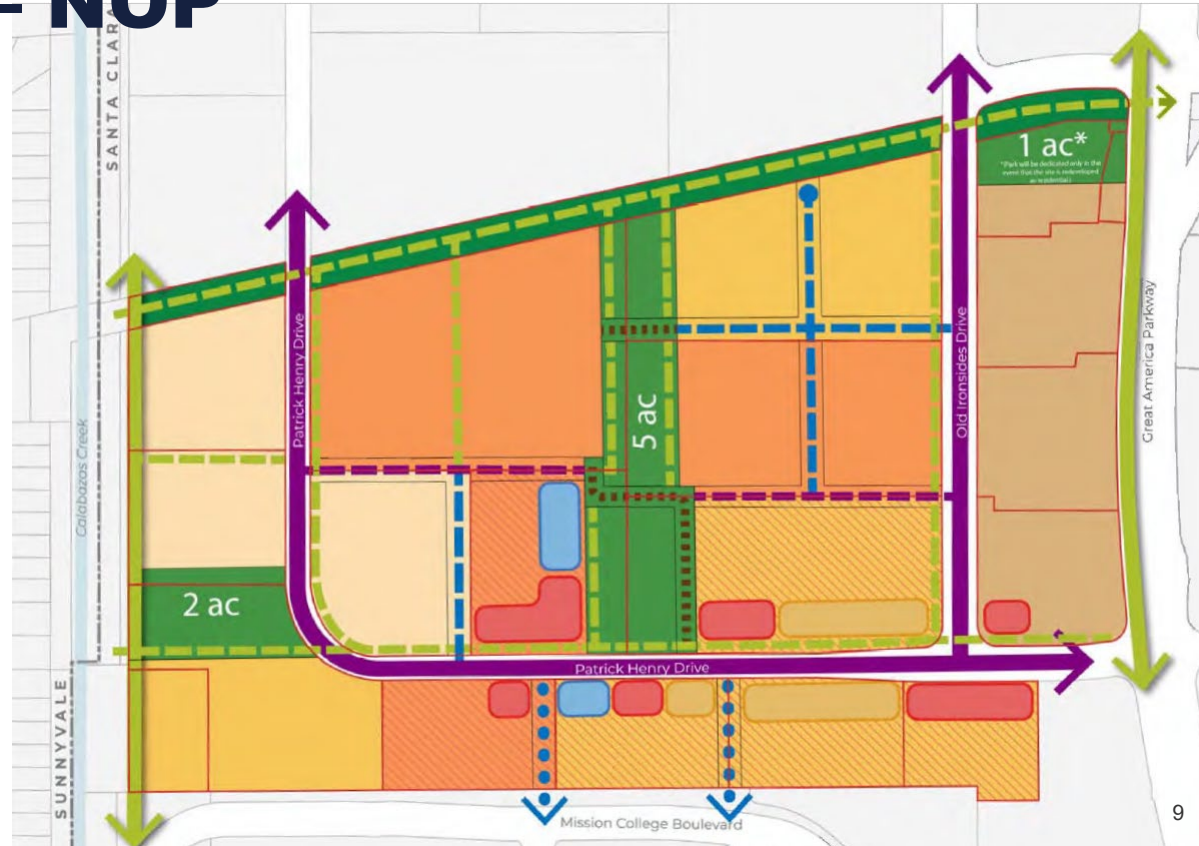
- Z&L Properties – Request for 415 dwelling units / acre could be accommodated with new designation or increased range for four Urban Center designated sites



Patrick Henry – NOP

Draft Land Use Plan

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

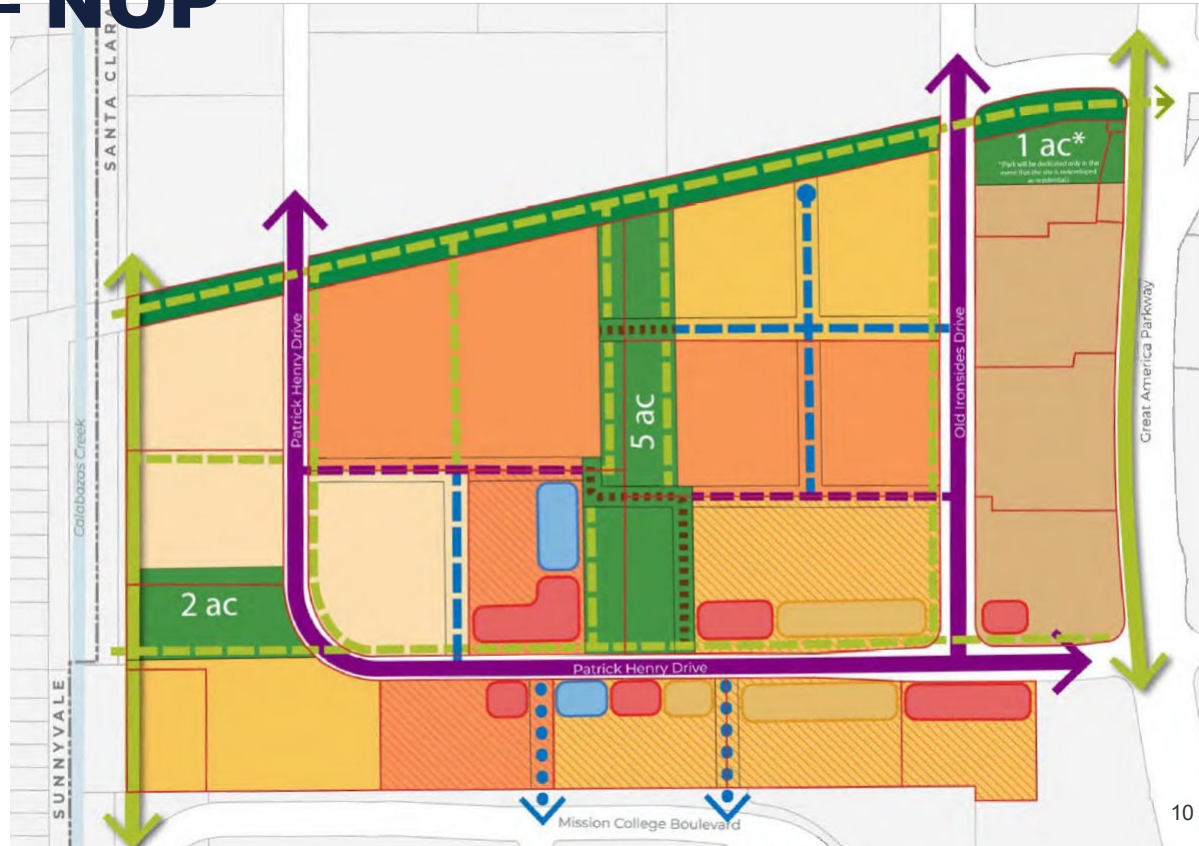




Patrick Henry – NOP

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





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)



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



City Council Meeting

Item #3

Patrick Henry Drive Specific Plan Notice of Preparation

December 10, 2019