

915 De Guigne Drive & 936 E. Duane Avenue

Environmental Impact Report

General Plan Amendment

Rezoning

East Sunnyvale Sense of Place Plan

Project: 2014-7416 & 2014-7417

City Council

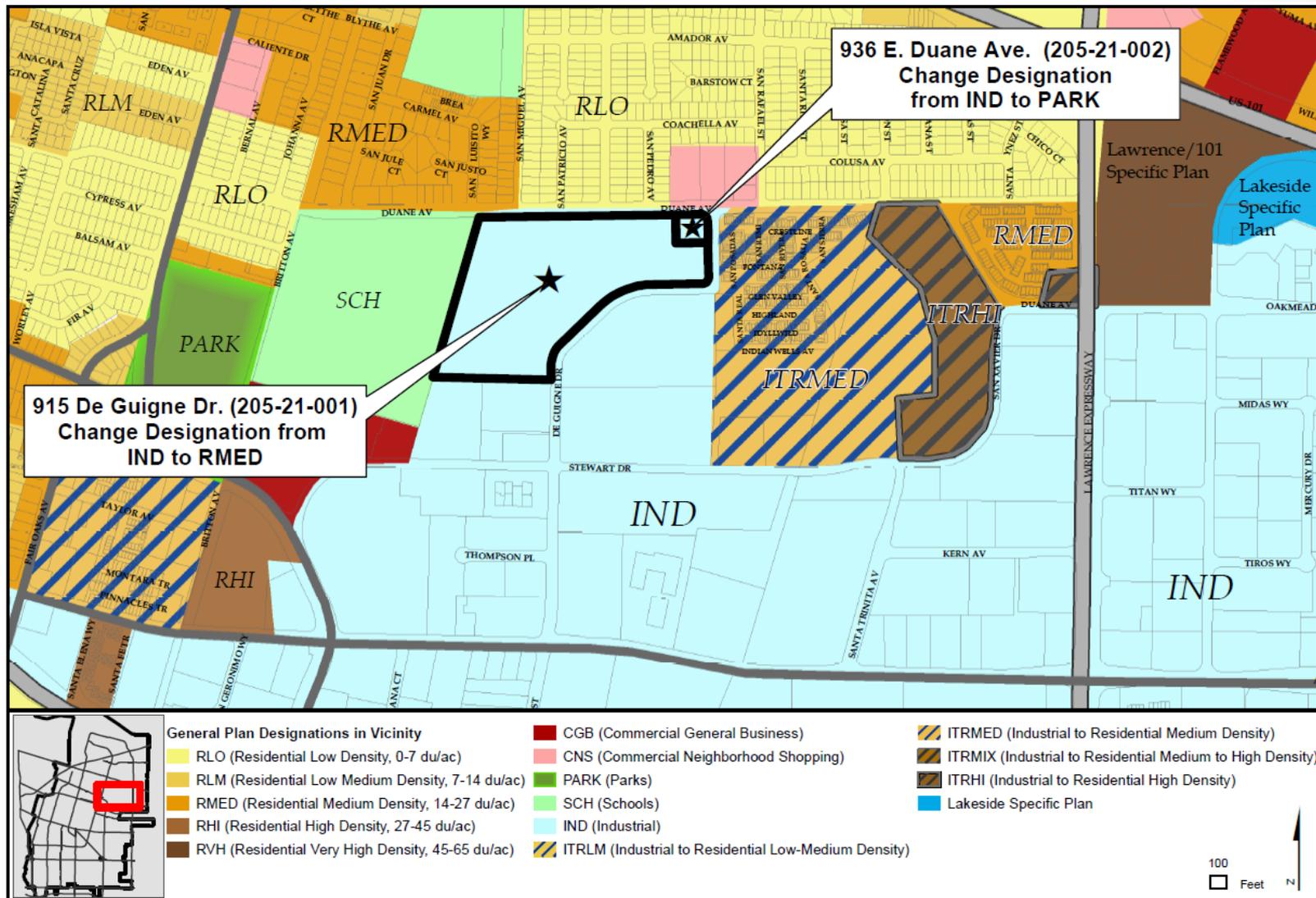
November 17, 2015

Background

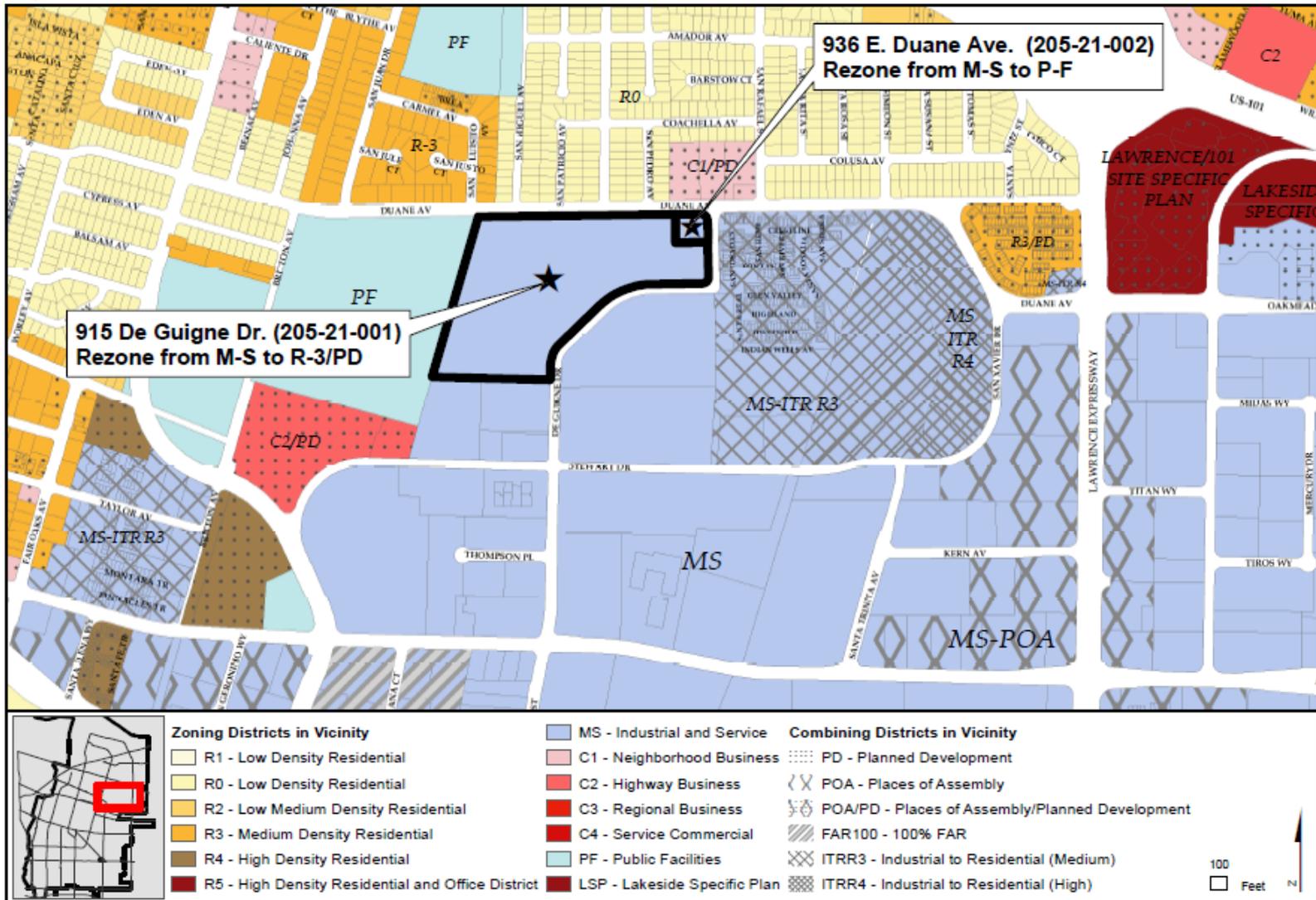
General Plan Amendment Initiation Study - May 6th, 2014

- Industrial to Medium Density Residential
(up to 27 units/acre)
 - Sense of Place Plan
 - Fiscal Impact Analysis

General Plan Amendment



Rezoning



Environmental Impact Report

➤ ***Proposed Project:***

- 450 townhomes (18.4 units/acre)
- 0.8-acre public park

➤ ***Max Build-out Scenario:*** Maximum GP Density

- 678 multi-family units (27 units/acre)
- 7,000 s.f. of retail space

Proposed Site Plan



LEGEND

- ① NEIGHBORHOOD PARK
- ② PLAY PARK EAST
- ③ PLAY PARK WEST
- ④ ENTRY ALLEE
- ⑤ GAZEBO
- ⑥ REDWOOD GROVE
- ⑦ STREET TREES TO BE INSTALLED IN ACCORDANCE W/ CITY OF SUNNYVALE LANDSCAPE STANDARDS
- ⑧ COMMUNITY PARK



0 25 50 100 150
SCALE 1" = 50'-0"

ILLUSTRATIVE LANDSCAPE PLAN

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THE VALE

WATT COMPANIES - SUNNYVALE, CA



BRUCK JENT ASSOCIATES
LANDSCAPE ARCHITECTS
1000 S. GARDEN ST.
SUNNYVALE, CA 94086
TEL: 415.335.1100
WWW.BJAS.COM

19 FEBRUARY 2015

Environmental Impact Report

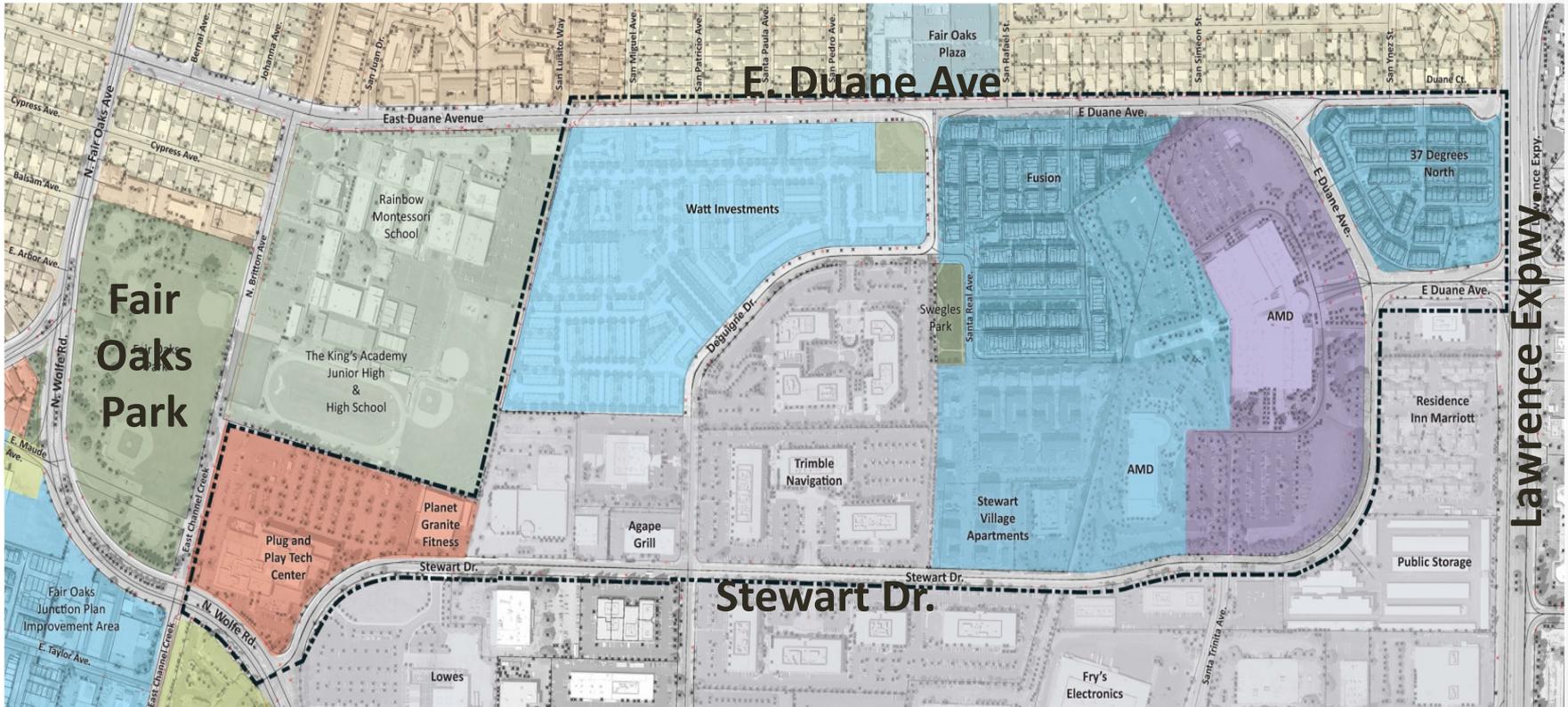
Significant Impacts Identified in the EIR

- Air Quality
- Traffic and Transportation
- Noise
- Hydrology and Water Quality
- Biological Resources
- Hazards and Hazardous Materials
- Cultural Resources
- Utilities and Service Systems

Cumulative Traffic Impacts



East Sunnyvale Sense of Place Plan



Project Schedule

- GPA/Rezone/EIR/SOP Public Hearings:
 - **Planning Commission – October 26, 2015**
 - **City Council – November 17, 2015**
- If approved: Special Development Permit & Tentative Map
 - **Planning Commission – December 14, 2015**