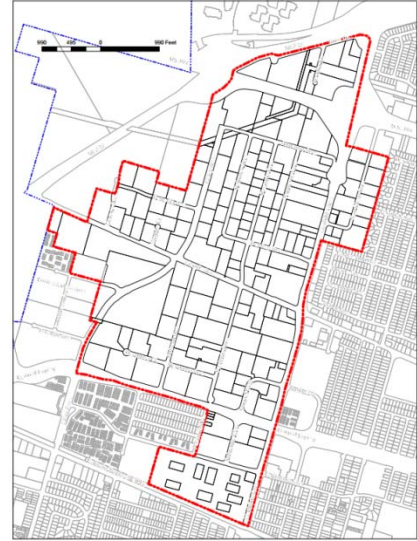


PEERY PARK SPECIFIC PLAN

City Council Hearing
September 20, 2016



Scope and Background

- 2008 Council Study Issue
- Public Meetings and Outreach
- Council Study Sessions
 - Goals, Policies & Framework
 - Project Description
 - Community Benefits
 - EIR Alternatives
- Four Community Workshops

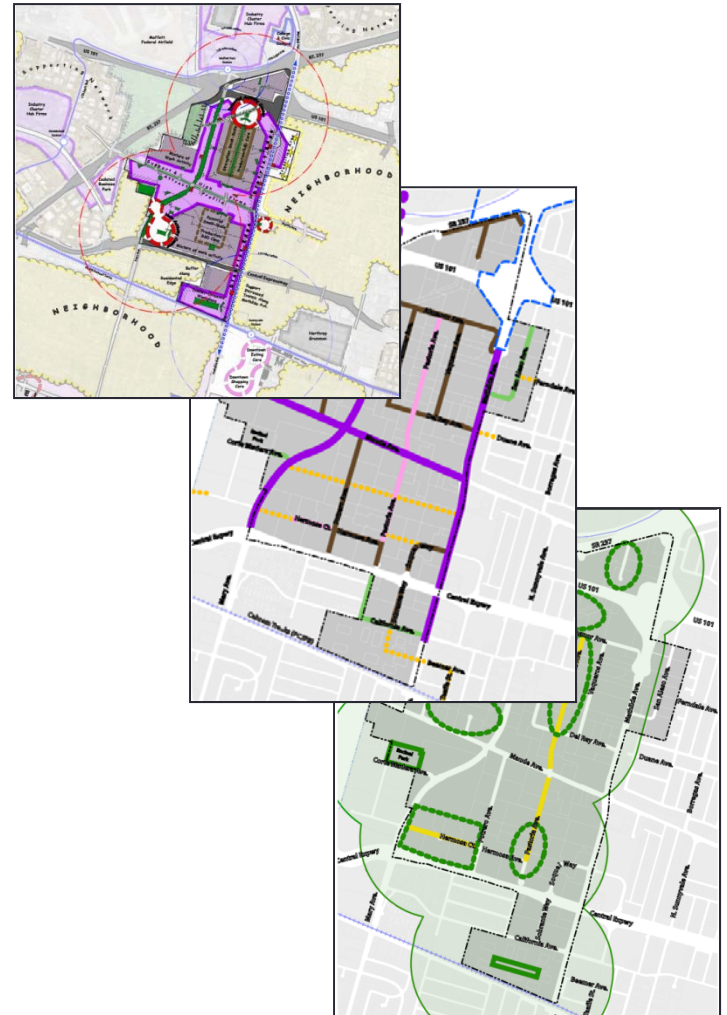


PPSP Structure

- Book 1: Community Intent
- Book 2: Development Code
- Book 3: Design Guidelines
- Book 4: Plan Implementation

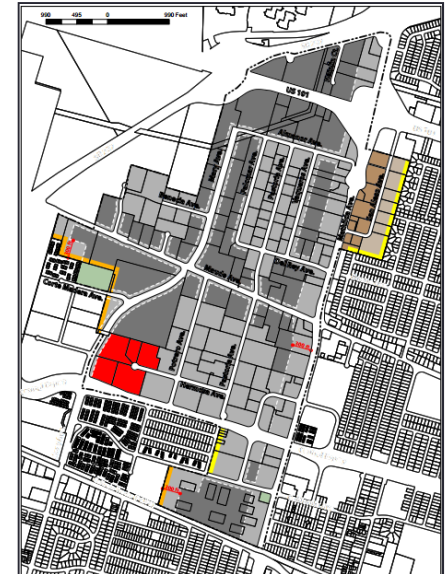
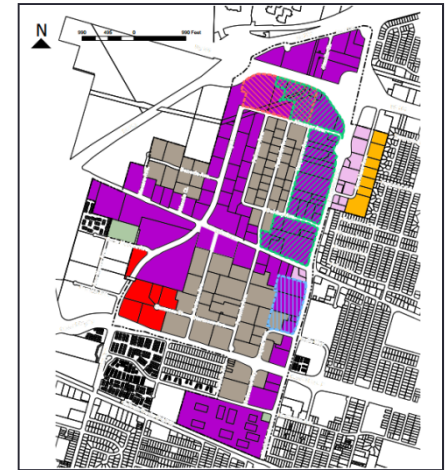
Book 1: Community Intent

- Baseline/Starting Point
- Vision Statement
 - Policies
 - Guiding Principles
- Development Concepts
- Transportation Framework
 - Network Improvements
- Open Space Network



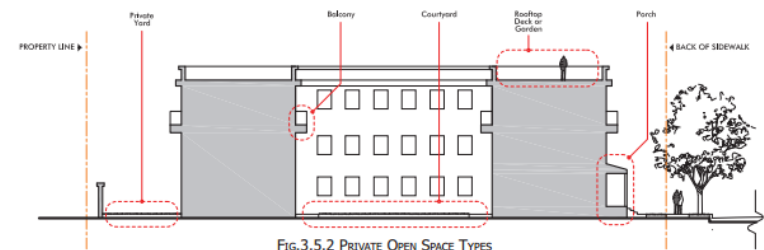
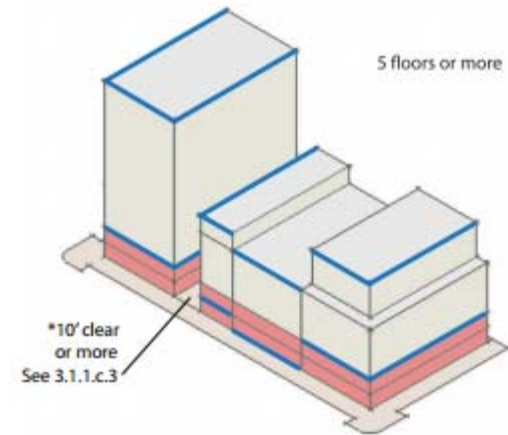
Book 2: Development Code

- The PPSP Zoning Code, includes:
 - Permitted Uses
 - FAR
 - Maximum Height
 - Near Residential
 - Near Moffett Federal Airfield
 - Building Length, Setbacks, etc.
 - Open Space/Landscaping
 - Parking
 - Processes & Procedures



Book 3: Design Guidelines

- Building Scale
- Horizontal Massing
 - Long Building Facades
- Entrances & Building Orientation
- Façade & Roof
- Activity Center & Retail
- Open Space & Landscape
- Sustainability



Book 4: Plan Implementation

- Development Capacity
- Community Benefits Program
- Traffic & Street Improvements
 - Bicycle & Pedestrian Improvements
- Transportation Demand Management, including TMA
- Fees
- Moffett Federal Airfield
 - ALUC and CLUP
 - Federal Aviation Administration

Comments Received

- More Housing in Plan Area
- Allow Longer Building Lengths
- Remove Bike/Ped Connections at:
 - Ferndale
 - Duane
- Protect Existing Neighborhoods
- Support Sustainability Components



Recommended Changes

- Increased Bicycle/Pedestrian Pathways W. of Mathilda
- Maximum Building Length Adjustment
- Community Benefits Table Clarification
- Various City and Agency Related Changes
- Grammatical or Clarifying Changes

EIR Significant Impacts

- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Noise
- Transportation, Circulation & Traffic

EIR Mitigation & Overriding Considerations

- Mitigation Monitoring and Reporting Program
 - Development Project Responsibilities
- Statement of Overriding Considerations
 - Project Impacts vs. Project Benefits

Land Use Alternatives

	Net New Ind/Office/Retail Sq. Ft.	New Housing Units	Comm. Benefits Required
PPSP Project	2.2 million	215	Yes
Alt 1: No Project	0.9 million	0	No
Alt 2: Mixed- Use Housing	1.7 million	855	Yes
Alt 3: Higher Intensity	3.2 million	215	Yes

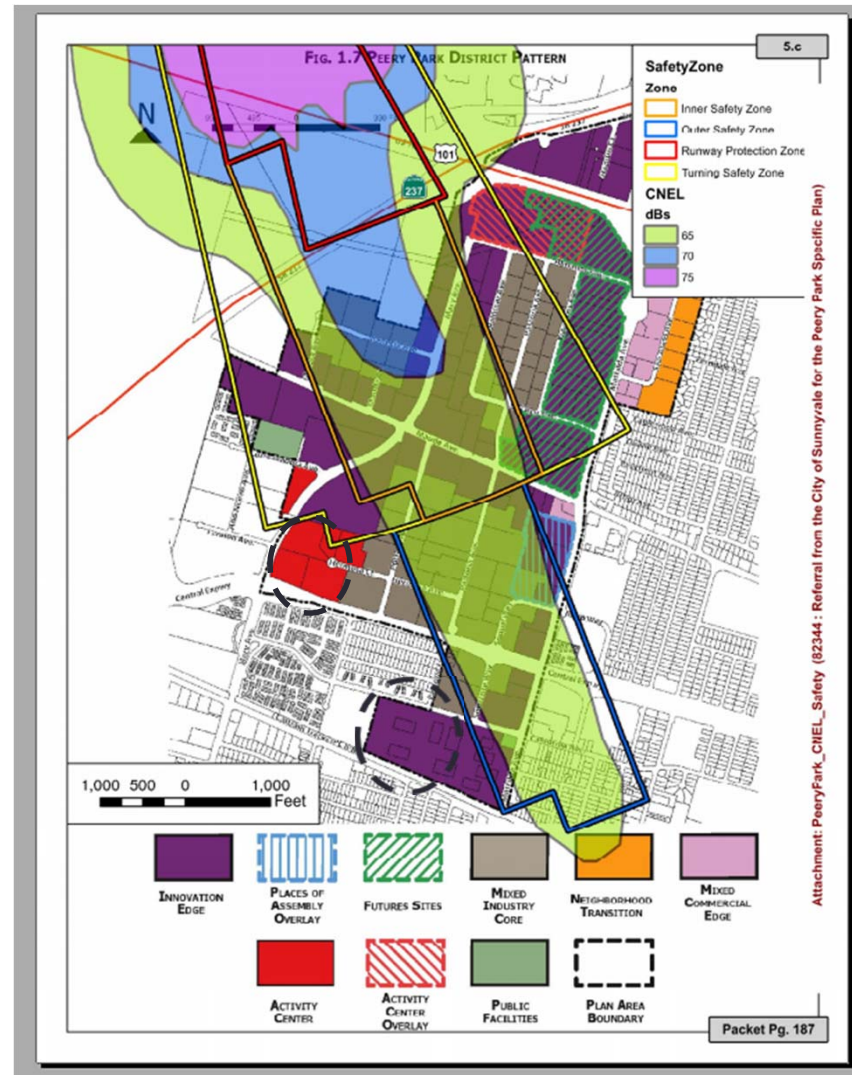
8/22/16 PC Hearing

- The Planning Commission recommended:
 - Certification EIR
 - Make necessary CEQA Findings
 - Adopt:
 - Statement of Overriding Considerations
 - Mitigation Monitoring and Reporting Program
 - Water Supply Assessment
- Continued action on the Plan and other items

9/12/16 PC Hearing

- The Planning Commission recommended:
 - Adoption of the Plan and Related Project Components
 - Acceptance of EIR Errata #2
 - Study additional Housing Opportunities
 - Add Flexible Community Benefit
 - East Side of Mathilda Streetscape

Review of Potential Housing Sites



City-wide Housing Opportunities

- Adopted General Plan
 - Downtown - 1,000 Units
 - ITR Sites – 2,900 Units
 - El Camino Real – 1,200 Units
 - Other Areas/In-fill – 1,900 Units
 - Under Construction – 1,000 Units
 - **Total = ~ 8,000 Units**
- Lawrence Station Area Plan – ~ **2,300 Units**
- Draft LUTE
 - El Camino Real – 2,200 Units
 - East Sunnyvale Expansion – 1,100 Units
 - Other Areas – 400 Units
 - **Total = ~ 3,700 Units**
- **Combined Total = ~ 14,000 Units**

Staff Recommendations

- Certify EIR and Related Documents
- Adopt Plan with Modifications
- Direct Staff to Study Additional Housing Opportunities
- Prioritize Flexible Community Benefits
- Additional Related Actions:
 - Amend General Plan, Code & Zoning Map
 - Amend Fee Schedule
 - Authorize City Contribution to Peery Park Rides