

LAWRENCE STATION AREA PLAN

City Council
December
6, 2016

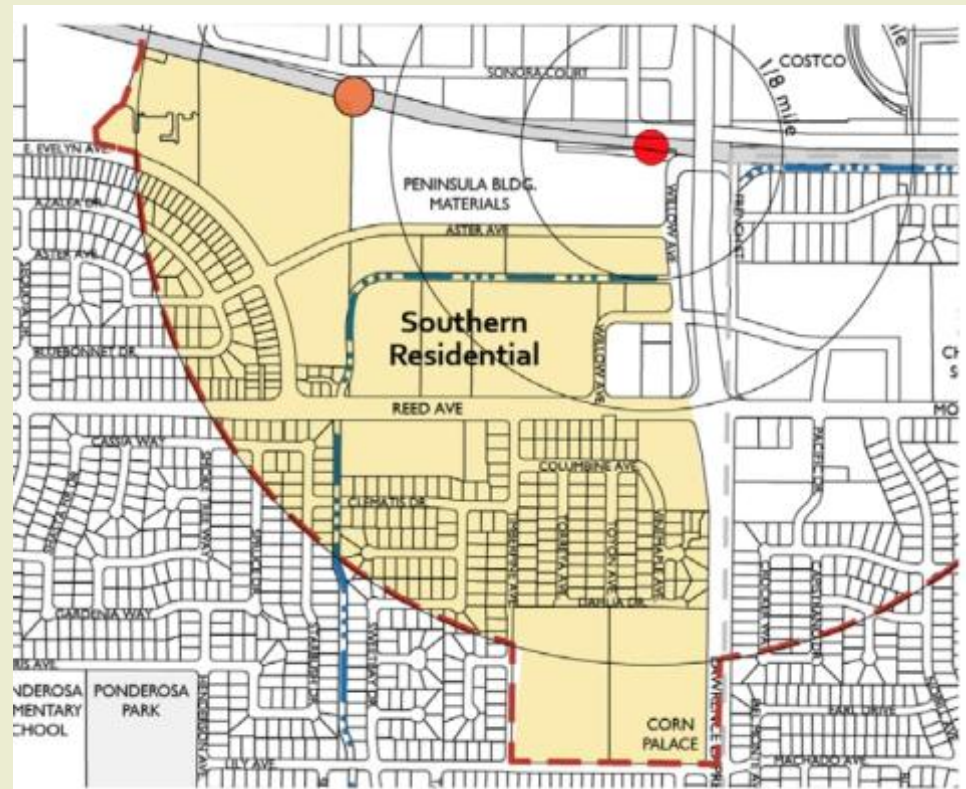
WHY PLAN FOR THIS AREA?

- Increase ridership
- Utilize existing train station
- Add residential near train and work
- Improve biking and walking
- Improve area circulation
- Provide open space opportunities



KEY ISSUES

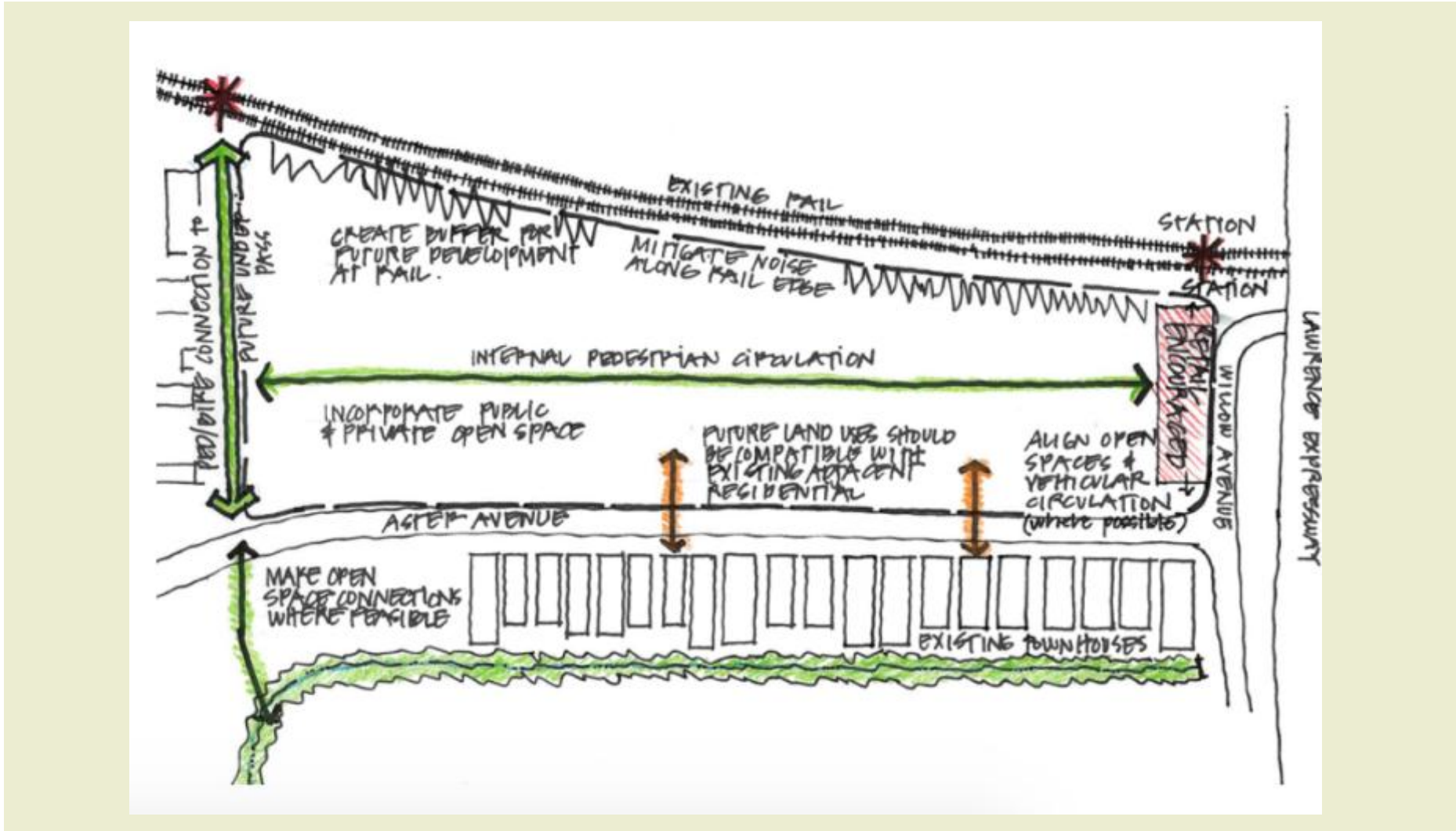
- No change to existing residential areas
- Improve area circulation
- Increase ridership
- Provides TOD options



SONORA COURT



PENINSULA/CALSTONE



DETERMINE LAND USE

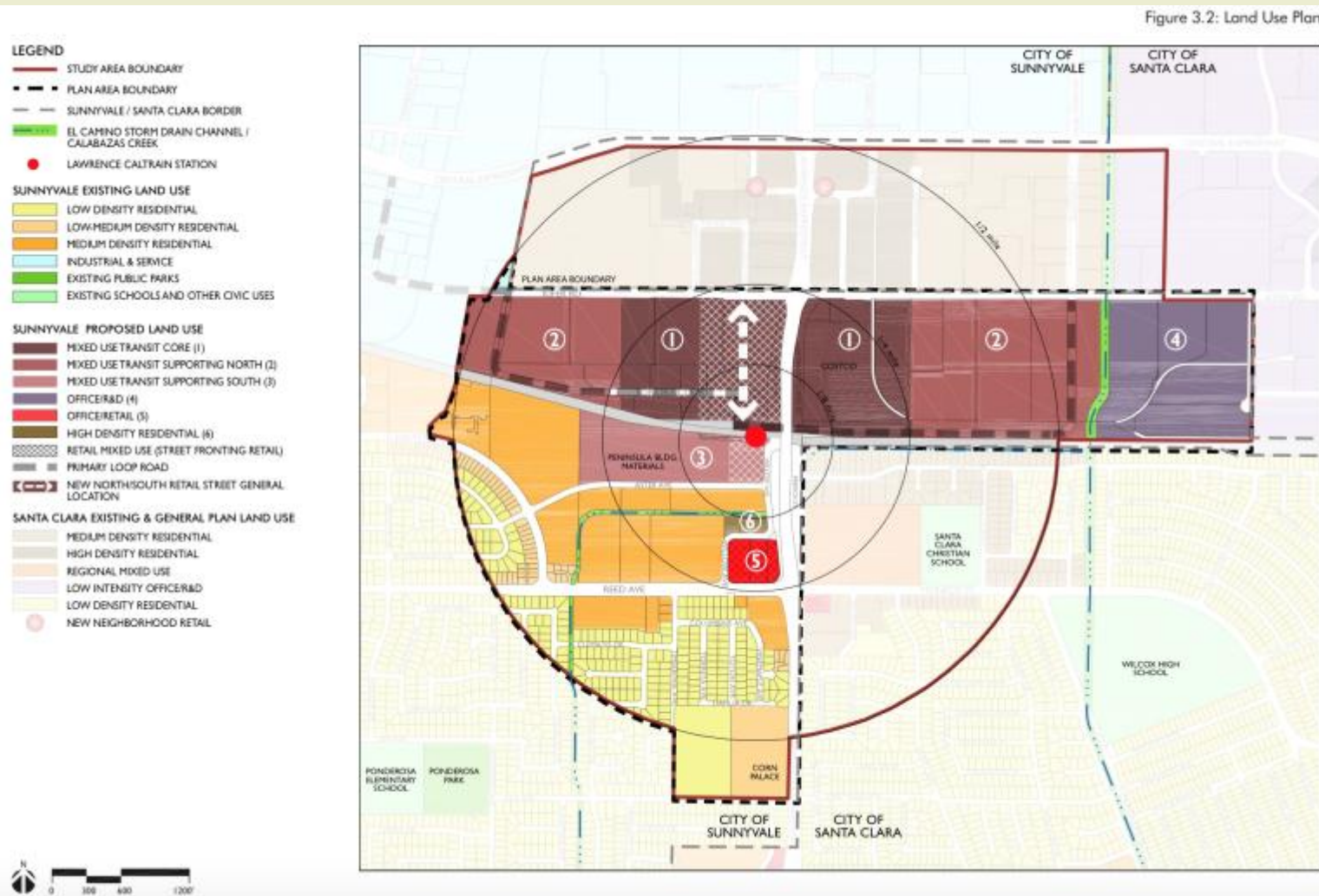
- In 2013, Council considered three land use options
 - Residential Focus
 - Employment Focus
 - Mixed-use Focus
- Council chose Mixed-use focus
- Flexible mixed-use chosen by CAG

COMMUNITY MEETINGS

- 10 Citizen Advisory Group meetings
- More than 5 Community meetings
- Study Sessions
- Web page
- Survey



PROPOSED LAND USE MAP



LAND USE DENSITIES

District	Name	Use			Density/FAR	
			Min	Max (with no incentive)	Max (with Incentive)	Max_Bldg Ht
MXD-I	Flexible	Residential (du/acre)	36	45	68	85
	Mixed-Use I	Office/R&D/Industrial (FAR)	35%	45%	150%	
MXD-II	Flexible	Residential	24	36	68	85
	Mixed-Use I	Office/R&D/Industrial (FAR)	35%	45%	150%	
MXD-III	Flexible	Residential	24	36	54	55
	Mixed-Use III	Office/R&D/Industrial (FAR)	35%	45%	N/A	
O-R	Office/Retail	Residential	N/A	N/A	N/A	55
		Office/R&D/Industrial	35%	45%	150%	
		Retail stand-alone	N/A	N/A	25%	
M-S/LSAP	Industrial and Service, LSAP	Office/R&D/Industrial	N/A	35%	50%	75

FLEXIBLE MIXED USE

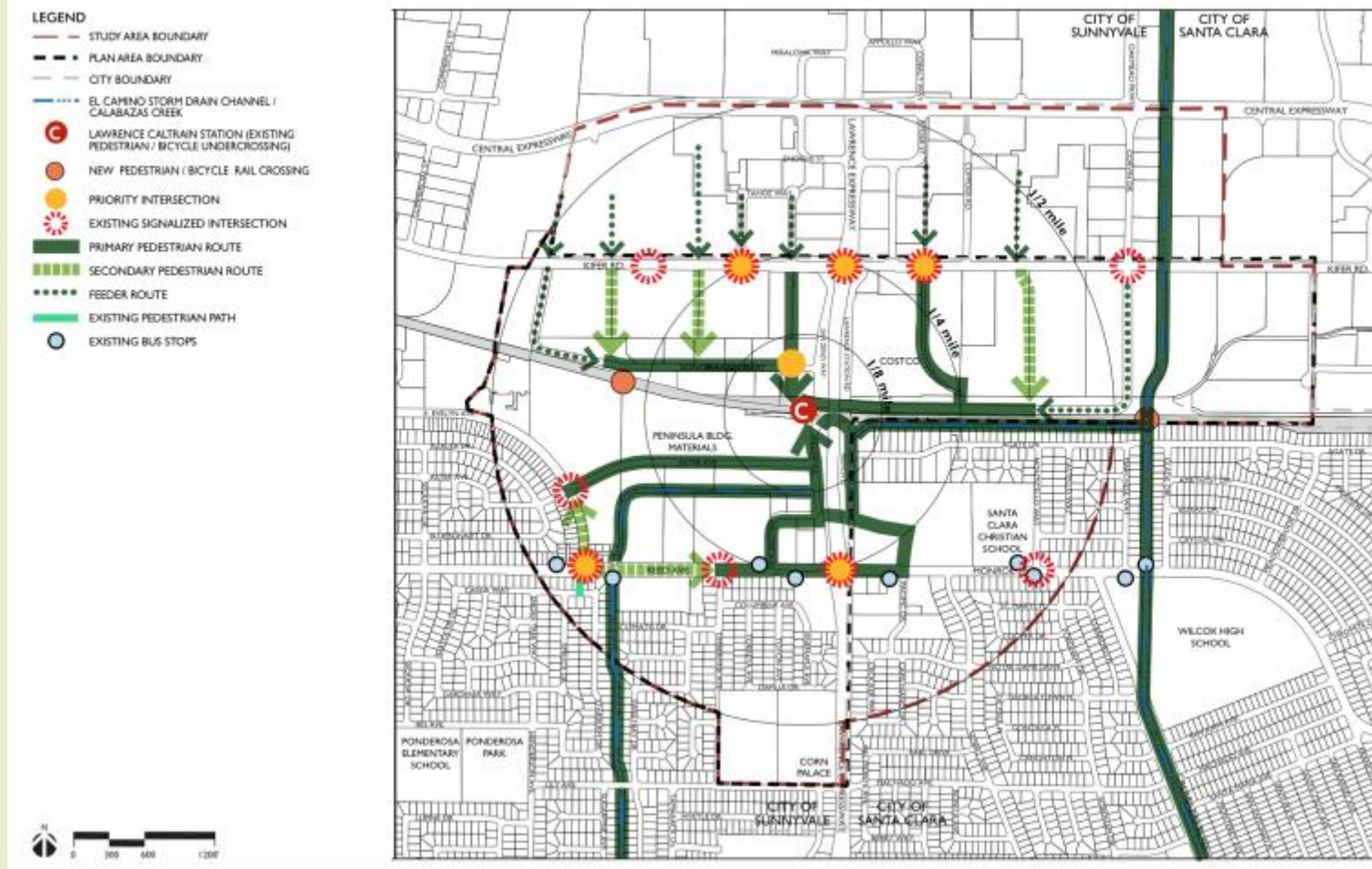
- How to have certainty in flexible mixed-use zoning?
 - Development cap
 - Check-in regarding balance of uses
 - Minimum and maximum densities for each use type
 - Sub area goals and guidelines

INCENTIVE PROGRAM/BUILD-OUT

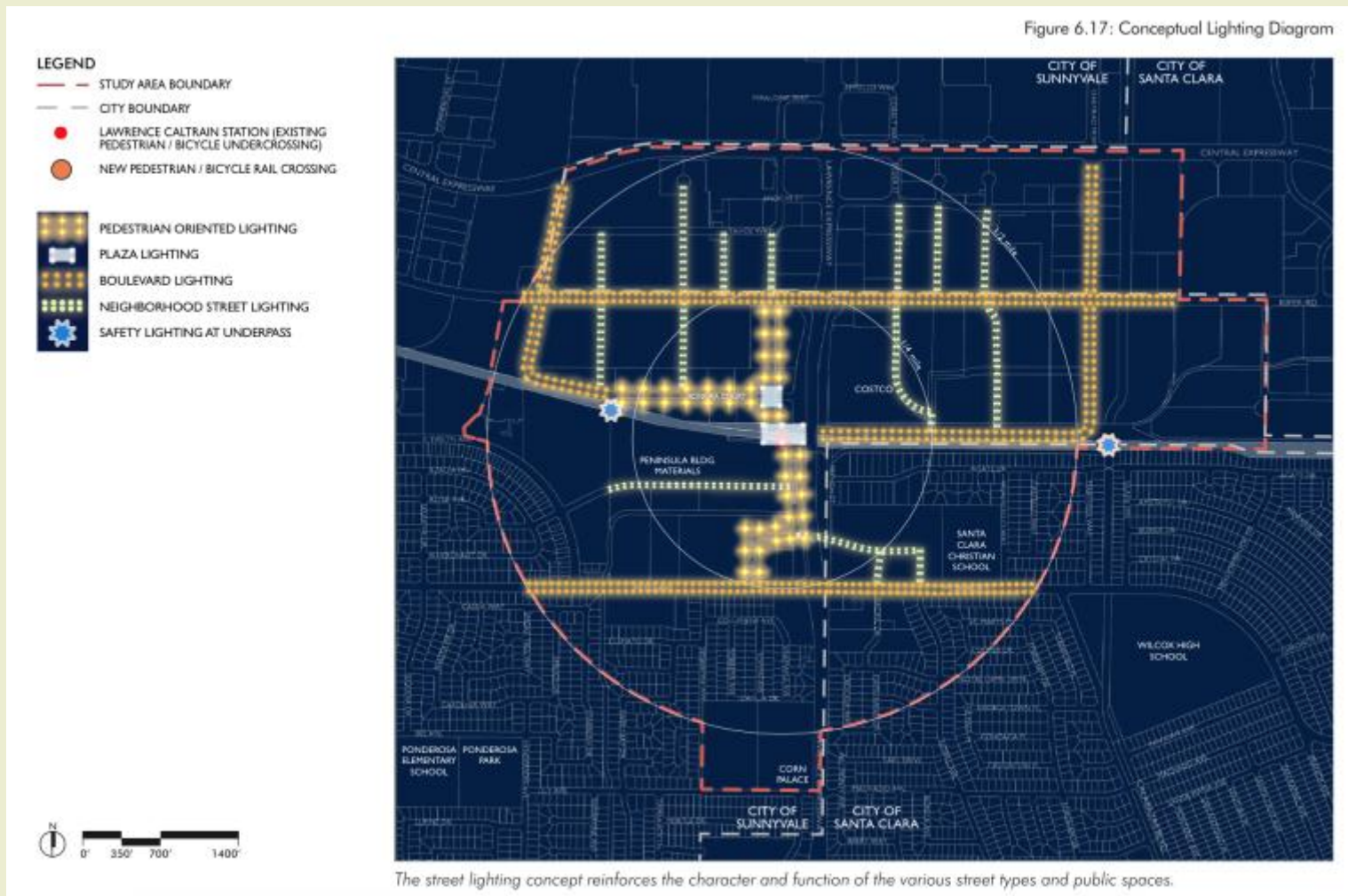
- Min. and max. build-out
- Use checklist to determine additional build-out allowed
- Attain Plan goals
- Incentives adjusted
- Max build-out:
 - 2,323 additional housing units
 - 1.2 mil additional office/R&D sq ft

BIKE/PEDESTRIAN

Figure 4.3: Pedestrian Circulation System



AREA LIGHTING



DRAFT/FINAL EIR

- Significant Unavoidable Impacts:
 - Air quality during construction
 - Cumulative air quality
 - Traffic operations

PATH FORWARD

- Certify the EIR, make findings, MMRP
- Amend the Gen'l Plan
- Adopt the LSAP
- Rezone and ordinance
- Incentive Plan
- Development Cap
- Adopt Water Supply Assessment
- Future Action:
 - Sense of Place

