



Sunnyvale

Lawrence Station Area Plan (LSAP) Housing Study, Boundary Expansion, and Sense of Place Plan Update

City of Sunnyvale Planning Division
March 9, 2020

Agenda

Study Background

Boundary Expansion

Housing Study

Market Study and Fiscal Analysis

Sense of Place Plan

Environmental Review/Intuitive Project

Next Steps



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Study Background

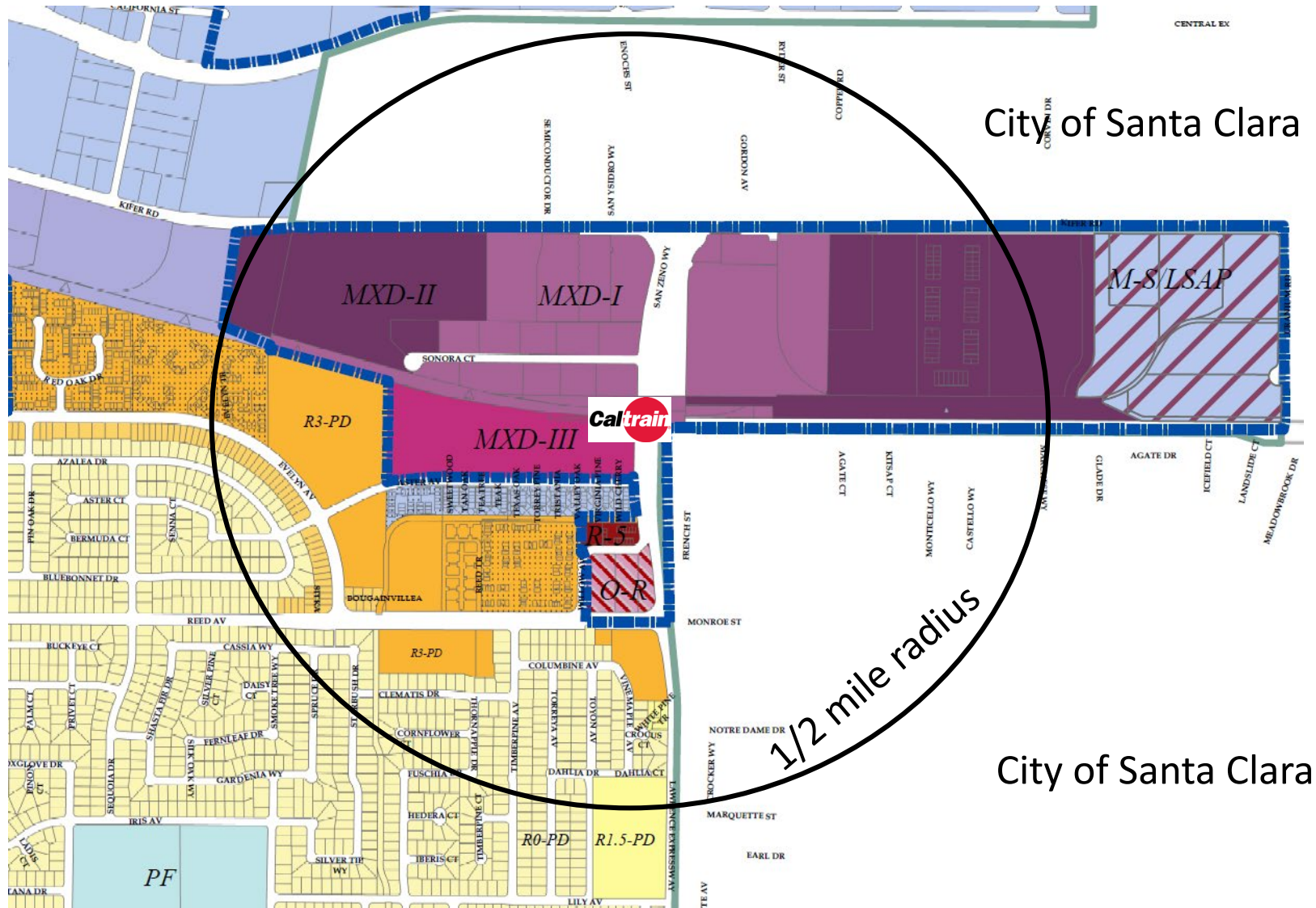
Study Background

- December 2016: LSAP Adopted
 - ◆ Flexible, mixed-uses near Caltrain Station
 - ◆ Supports transit ridership and improved mobility
 - ◆ Density dependent on location and community benefits
- Adopted Plan:
 - ◆ 2,323 new housing units
 - ◆ 1.2M net s.f. office/R&D
- Direction to:
 - ◆ Prepare a “Sense of Place” plan
 - ◆ Study additional housing

Study Background (*continued*)

- June 2018: Preferred alternative selected
 - ◆ Increase density (up to 100 du/acre)
 - ◆ Expand area where housing may be considered
- August 2018: Modification to study scope
 - ◆ Expand west boundary
 - ◆ Add pedestrian/bicycle route to station
 - ◆ Preserve trees and open space

Adopted LSAP Boundaries

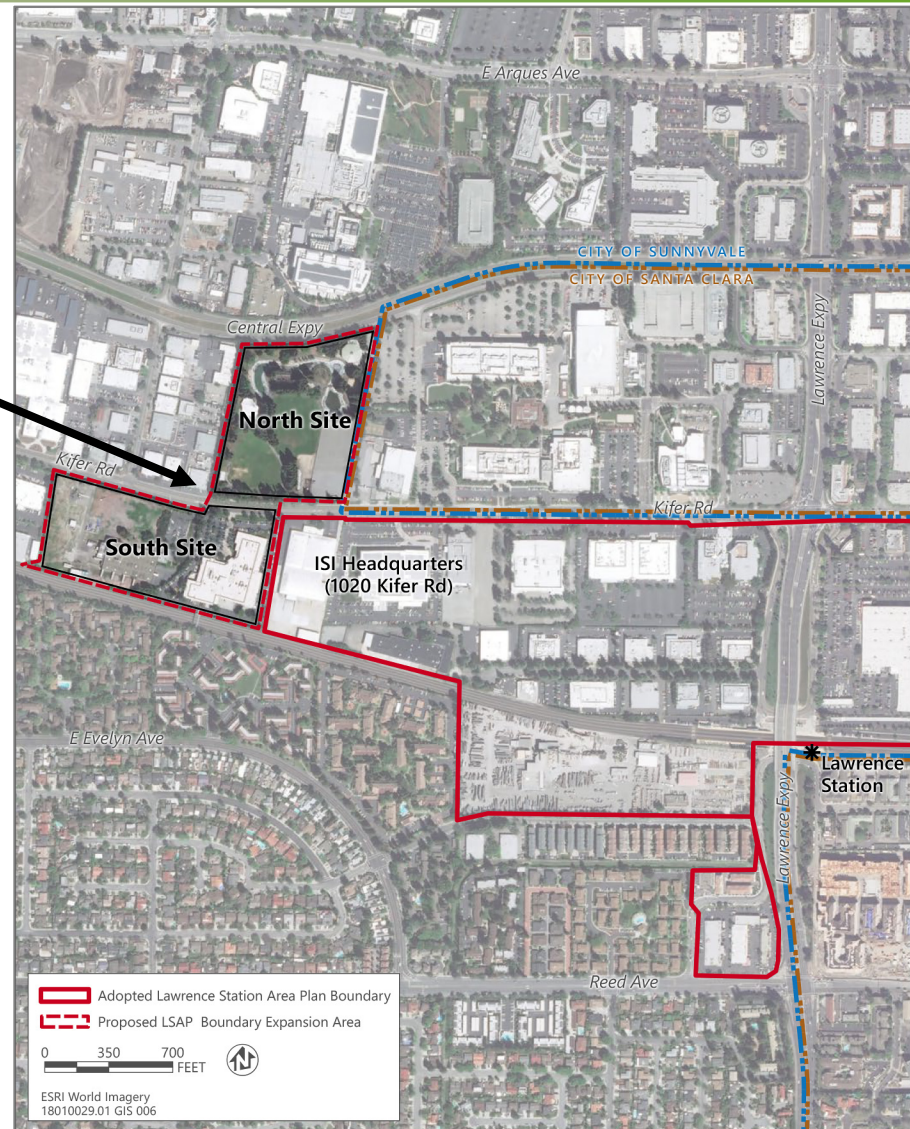




Boundary Expansion

Boundary Expansion

- Expand west boundary to include three sites (32 acres)
- Boundary change would allow business expansion
- No increase to original office/R&D capacity





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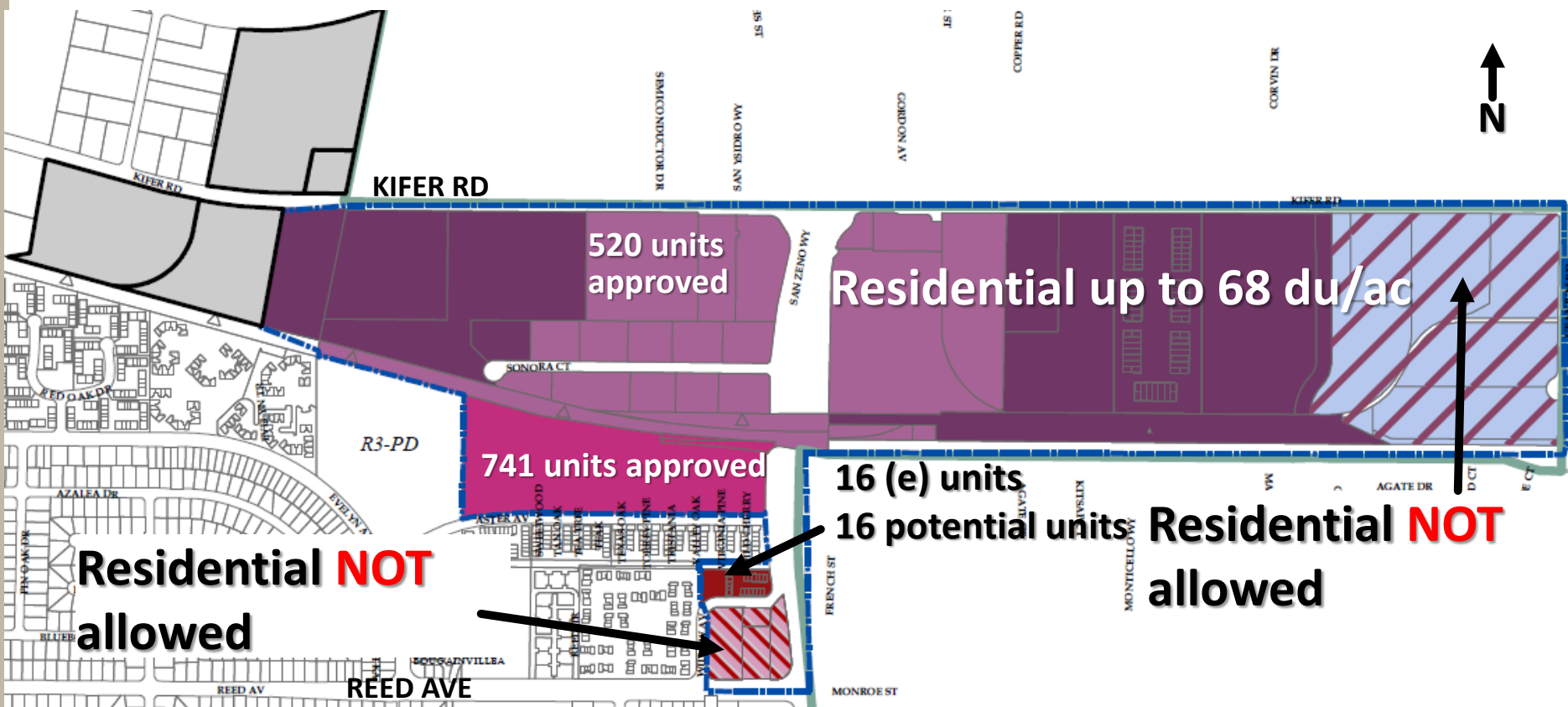
Housing Study

Housing Study

- Adopted LSAP
 - ◆ 1,261 of 2,323 units have been approved
- Proposed LSAP
 - ◆ 5,935 units (net increase of 3,612 units)
- Modifications include:
 - ◆ Minimum densities
 - ◆ Building heights
 - ◆ Objective design standards
 - ◆ Zoning

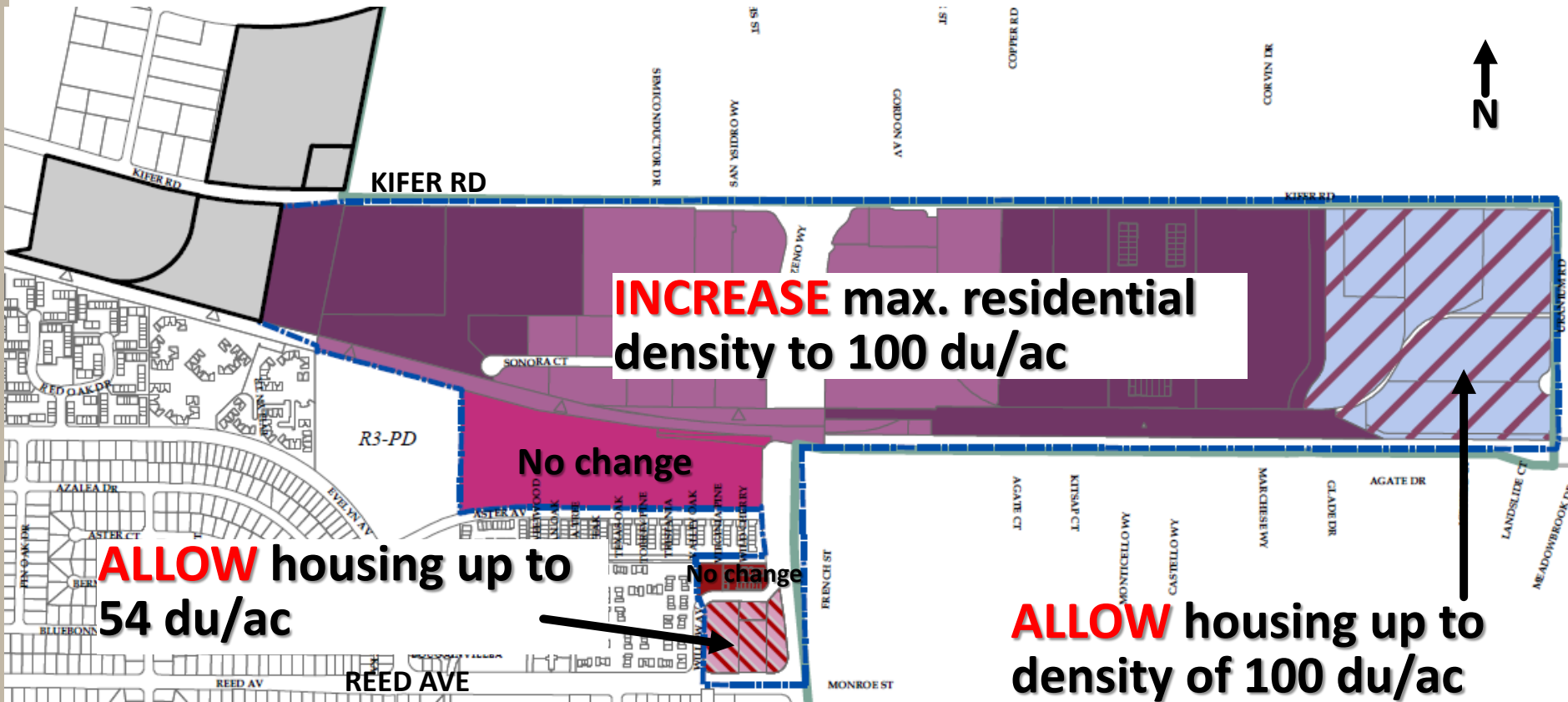
Adopted Plan Housing Allowances

Housing Capacity: 2,323 units (1,062 units remaining)



Proposed Housing Increases

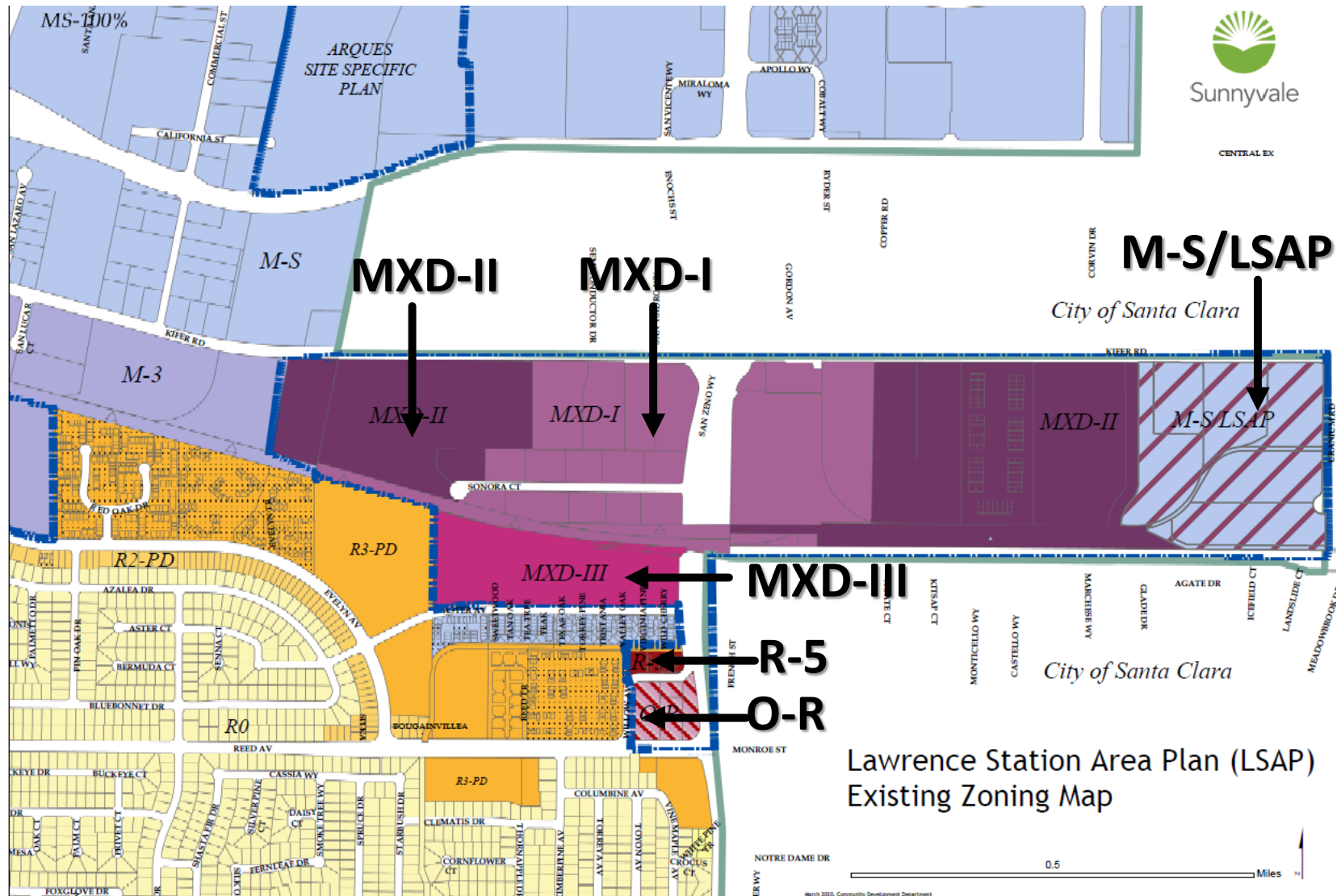
Housing Increase: 3,612 units (resulting in total of 5,935 units)



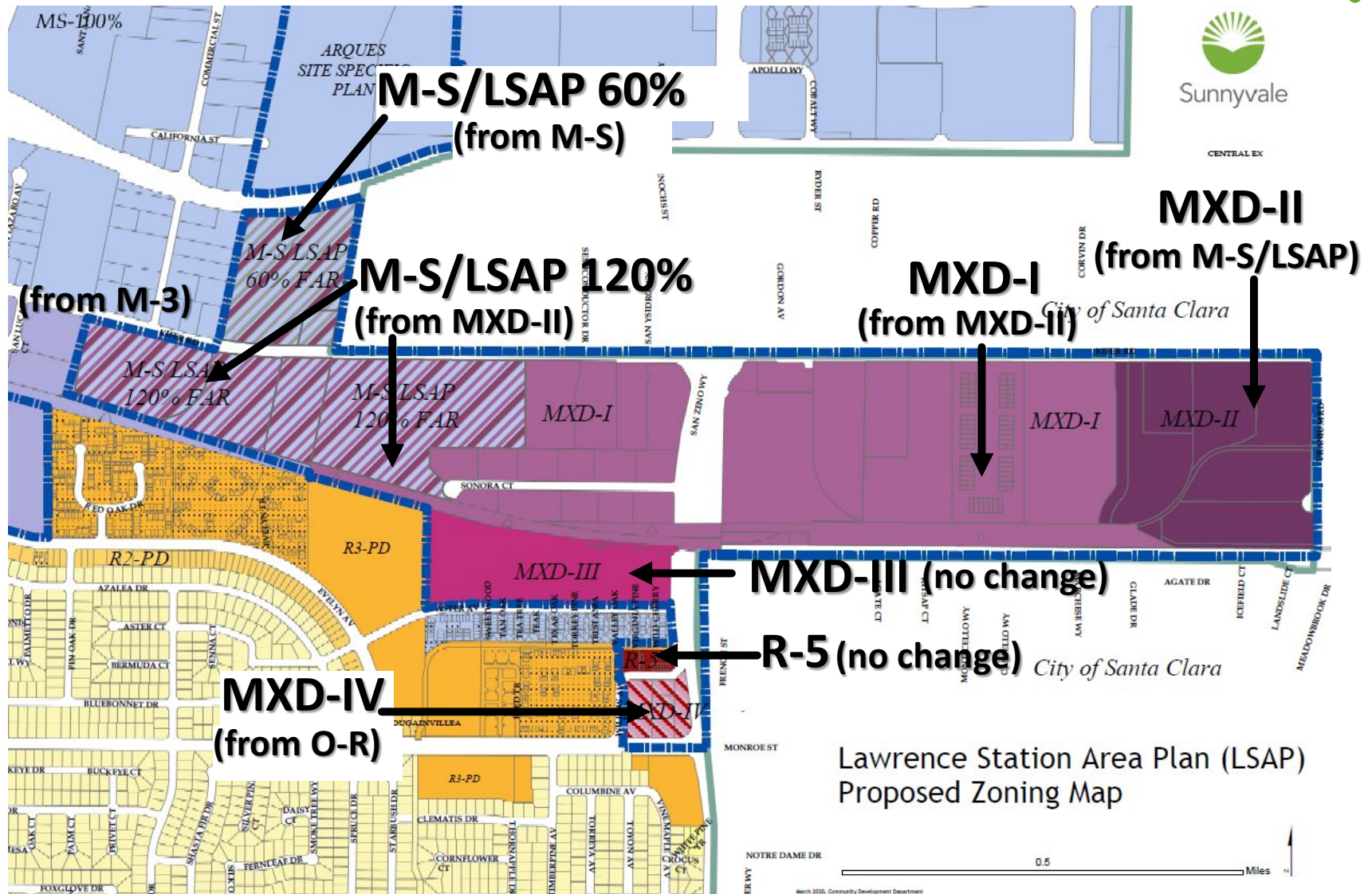
Adopted Zoning



CENTRAL EX



Potential Rezoning

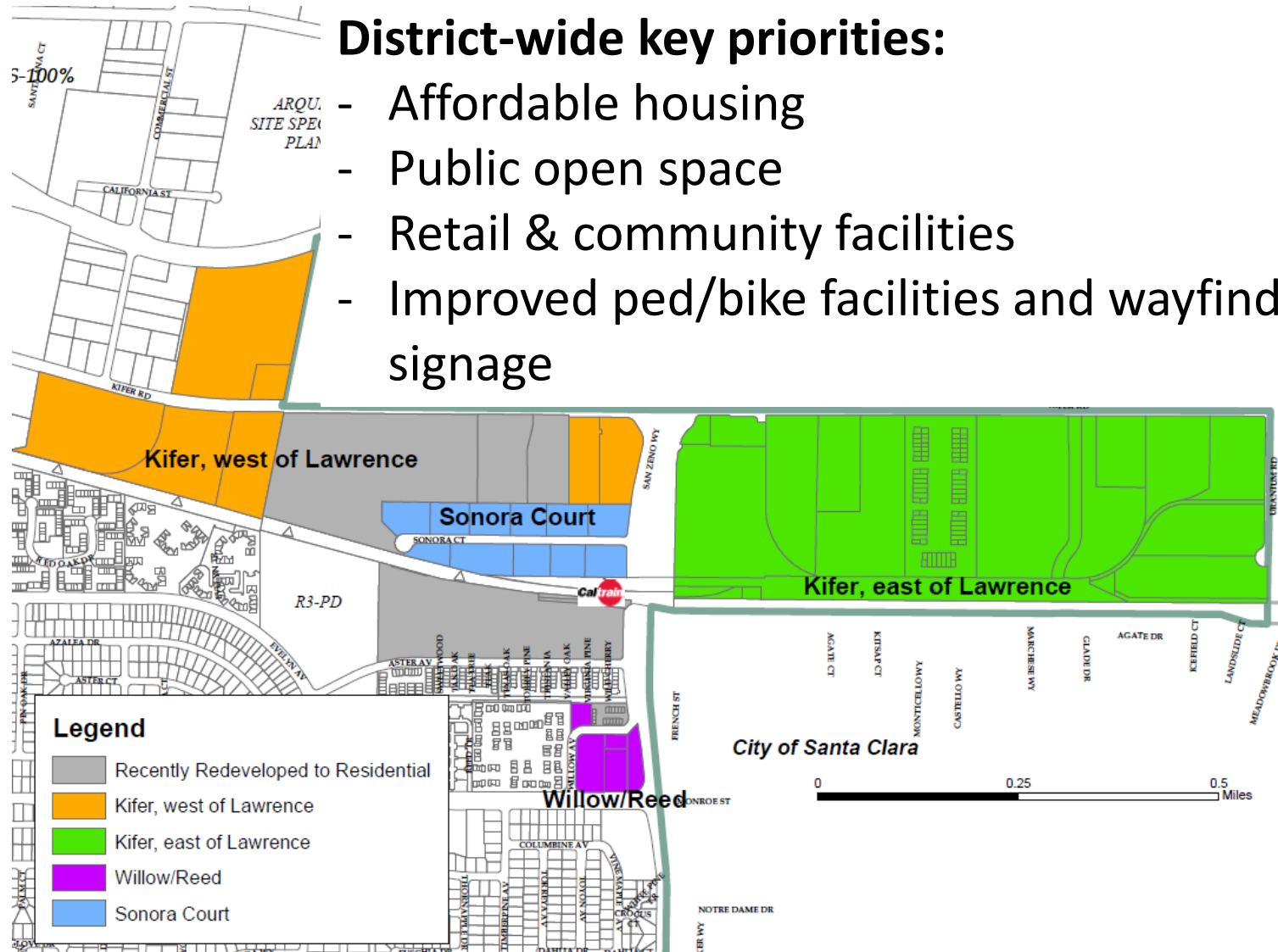


Development Incentives

Development Incentive Areas

District-wide key priorities:

- Affordable housing
- Public open space
- Retail & community facilities
- Improved ped/bike facilities and wayfinding signage



Kifer, west of Lawrence and Sonora Court

Kifer add'l priorities:

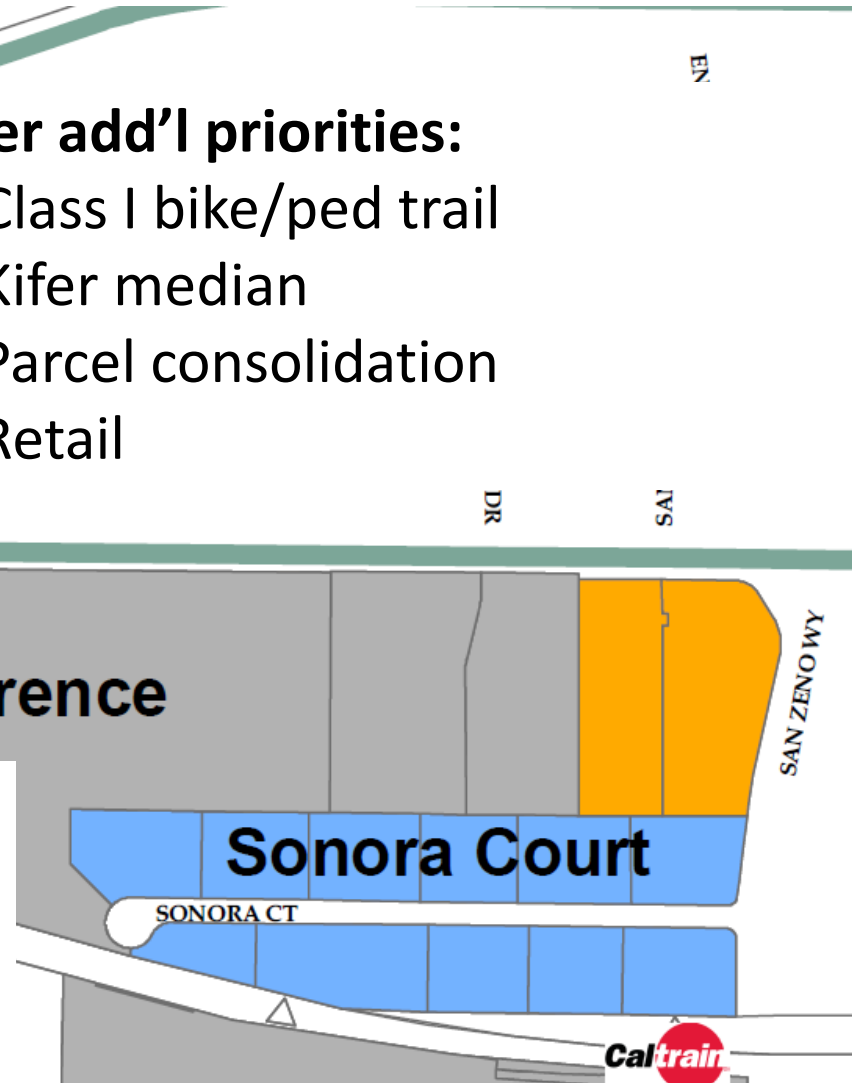
- Class I bike/ped trail
- Kifer median
- Parcel consolidation
- Retail

Kifer, west of Lawrence

Sonora Court add'l priorities:

- Loop road connection
- Parcel consolidation
- Mixed use with retail

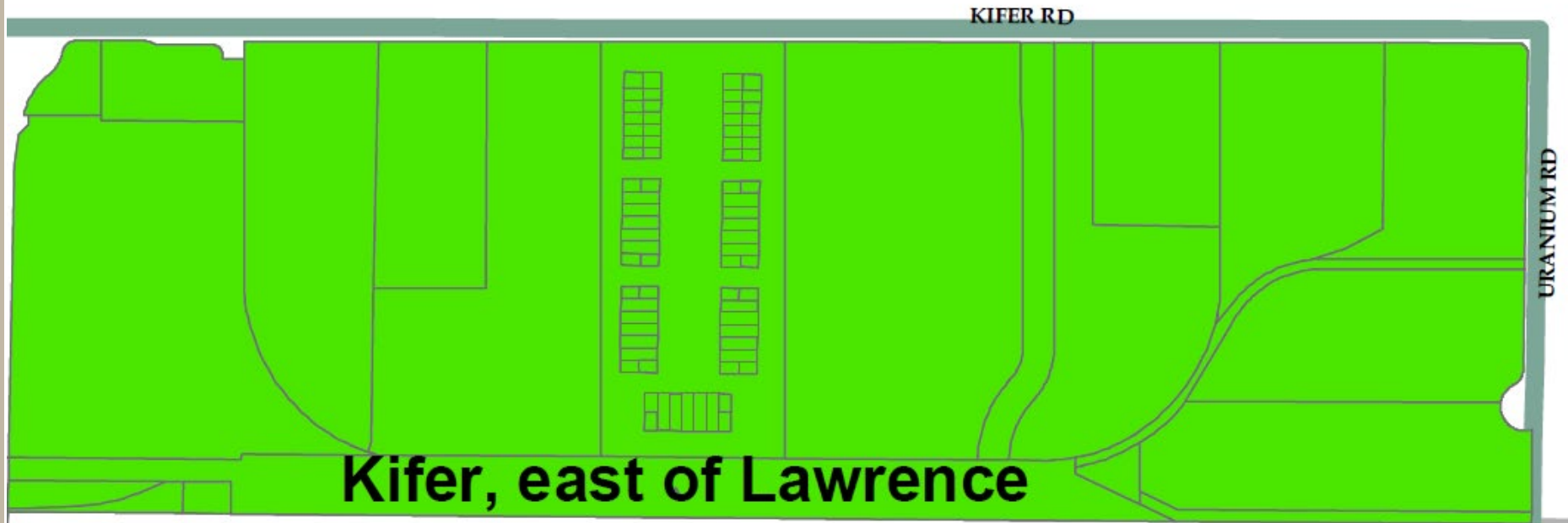
Sonora Court



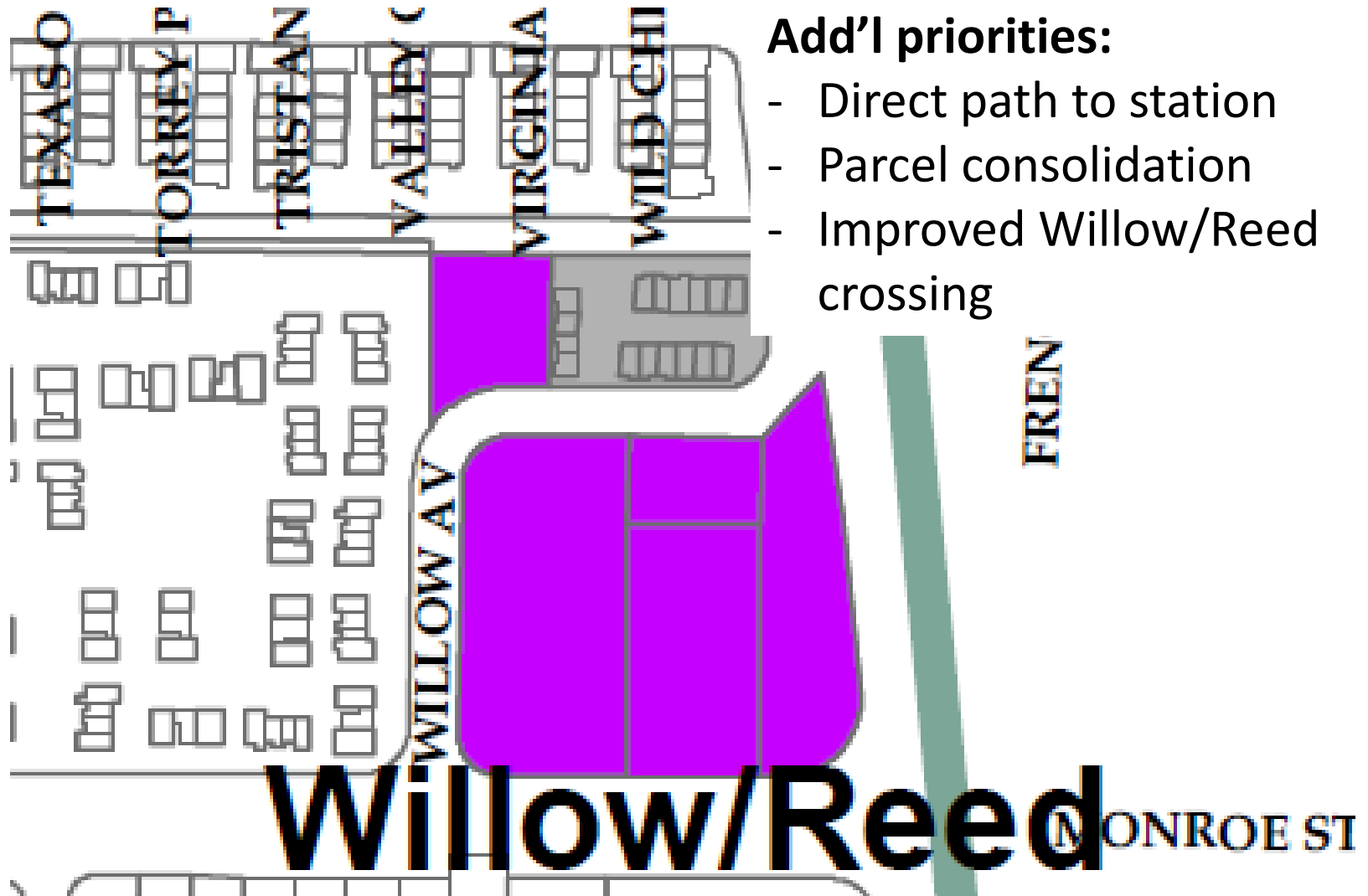
Kifer, east of Lawrence

Add'l priorities:

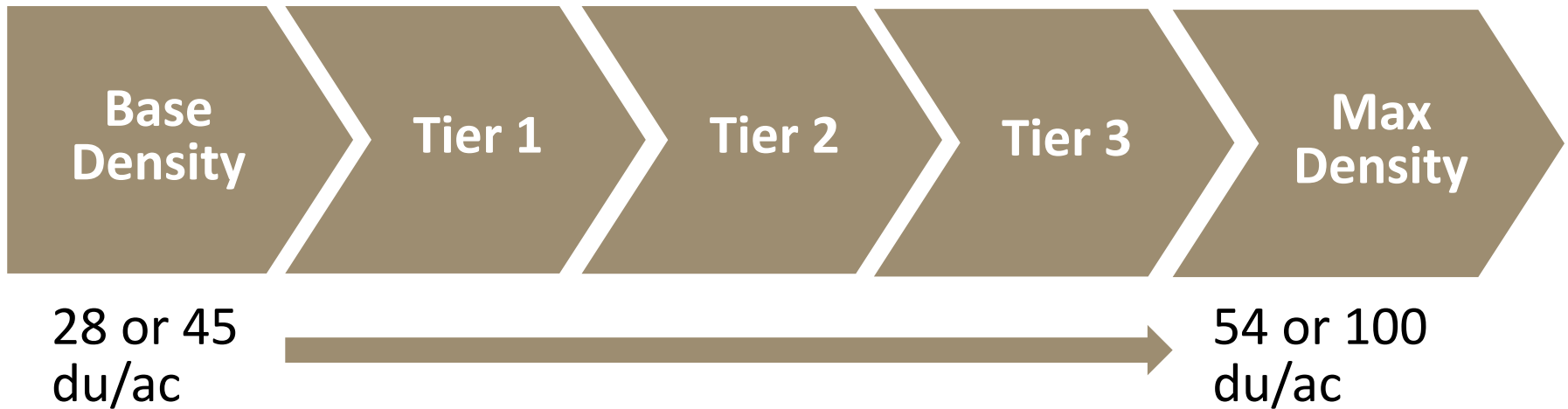
- Class I bike/ped trail
- Loop road
- Calabazas Creek trail connection
- Kifer median



Willow/Reed



Development Incentive Points



Market Study and Fiscal Analysis

Market Study Findings

- Strong demand for multifamily housing
- LSAP less competitive for retail and office/R&D
- Balance demand for housing with business retention

Fiscal Impact Analysis Findings

- Residential buildout to:
 - ◆ Yield minor fiscal gains
 - ◆ Support existing and new retail
 - ◆ Increase expenditures for City services
- Many existing uses are expected to remain in place



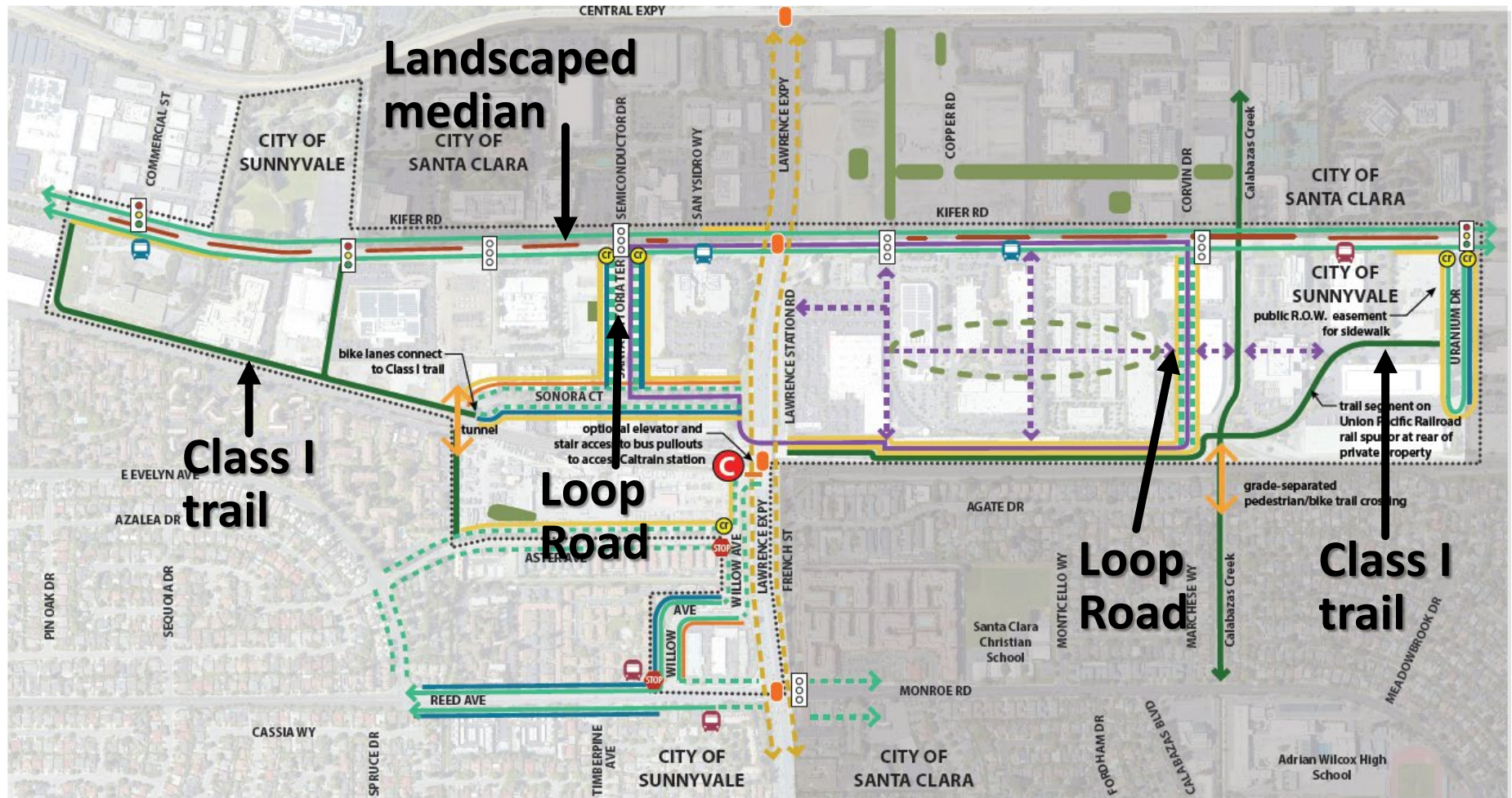
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Sense of Place Plan

Sense of Place Plan

- Goals:
 - ◆ Enhance access/visibility to station
 - ◆ Improve conditions for pedestrians and bicyclists
 - ◆ Create wayfinding signage
 - ◆ Establish fee for future City projects

Sense of Place Plan



Gateway Signage



OPTION A

- Solid metal panels with dimensional metal letters or cut-out letters



OPTION B

- Folded metal panel with dimensional metal letters

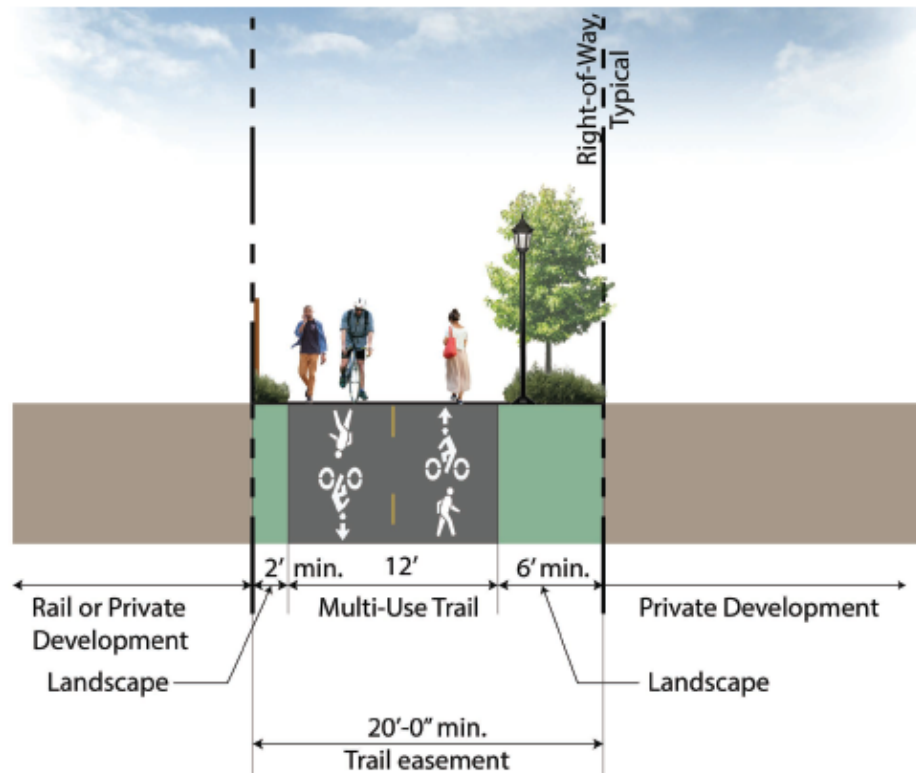


OPTION C

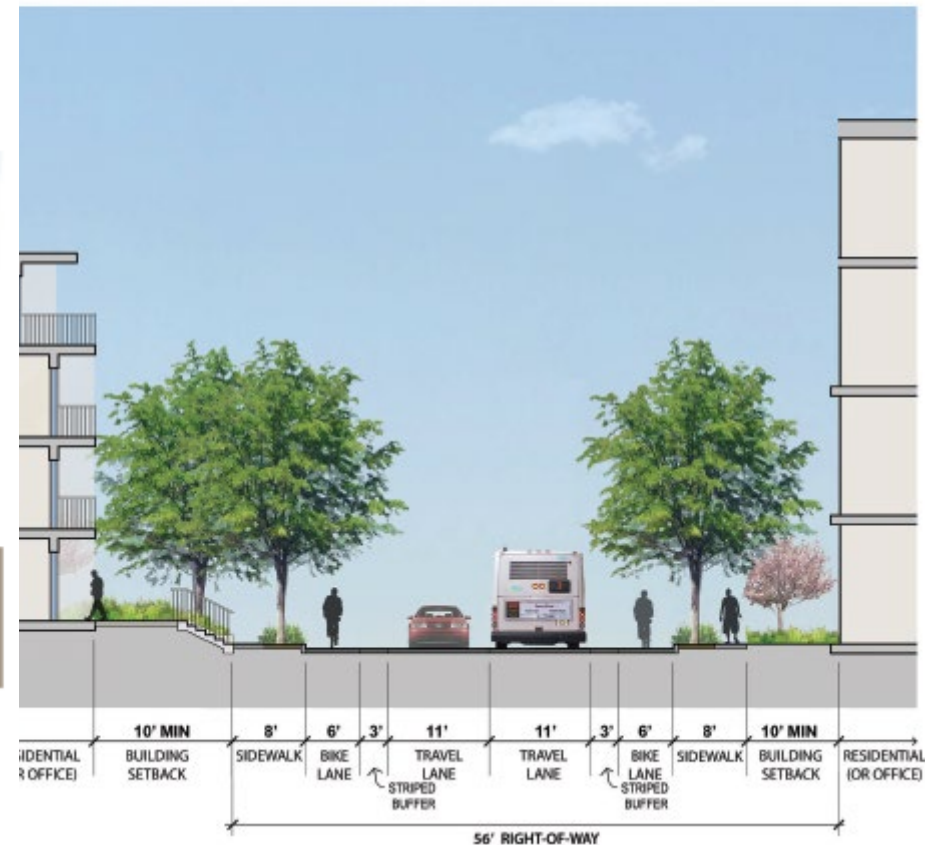
- Perforated metal panel with dimensional metal letters

Class I Trail and Loop Road

TYPICAL MULTI-USE TRAIL

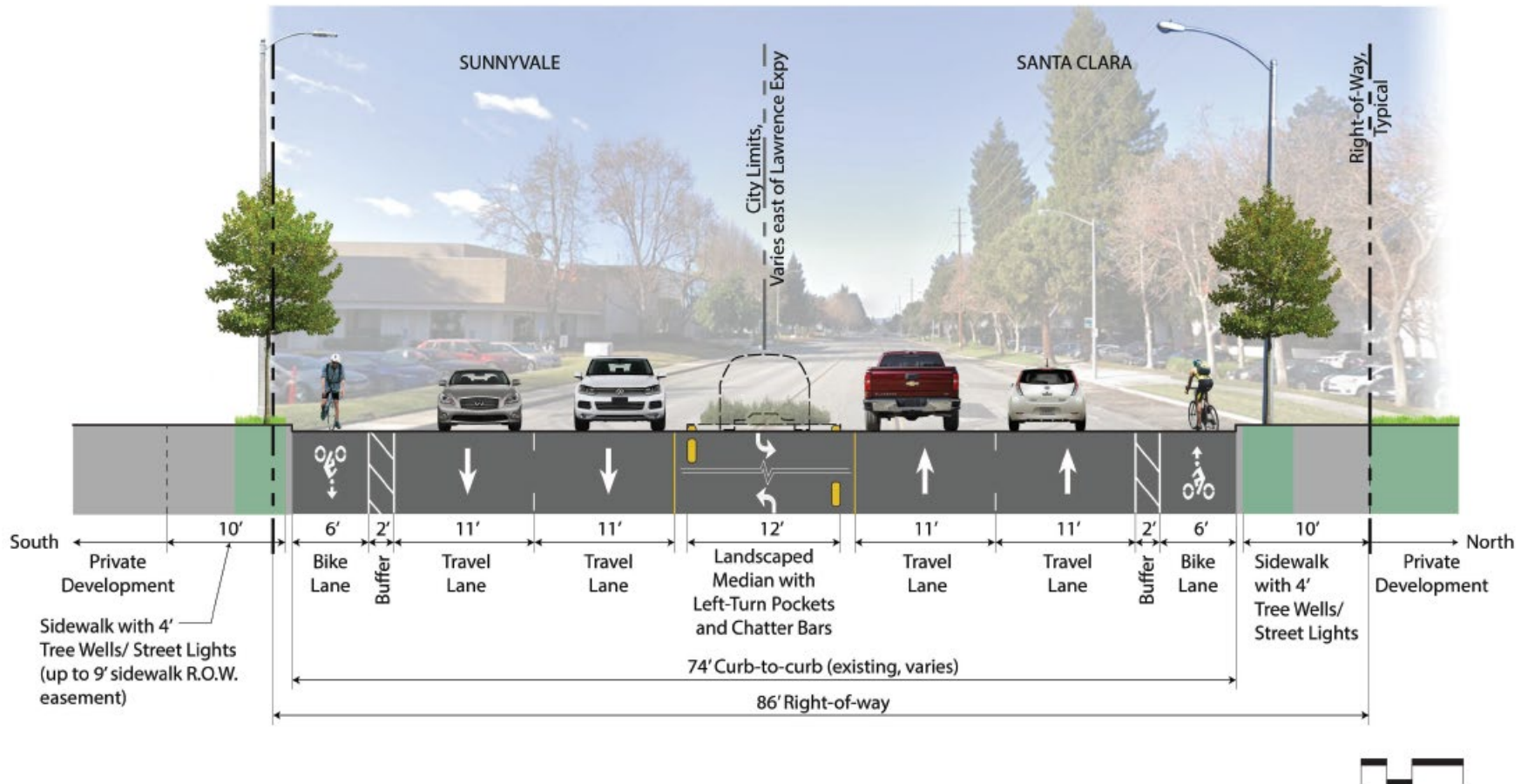


EAST LOOP ROAD (TYPICAL)

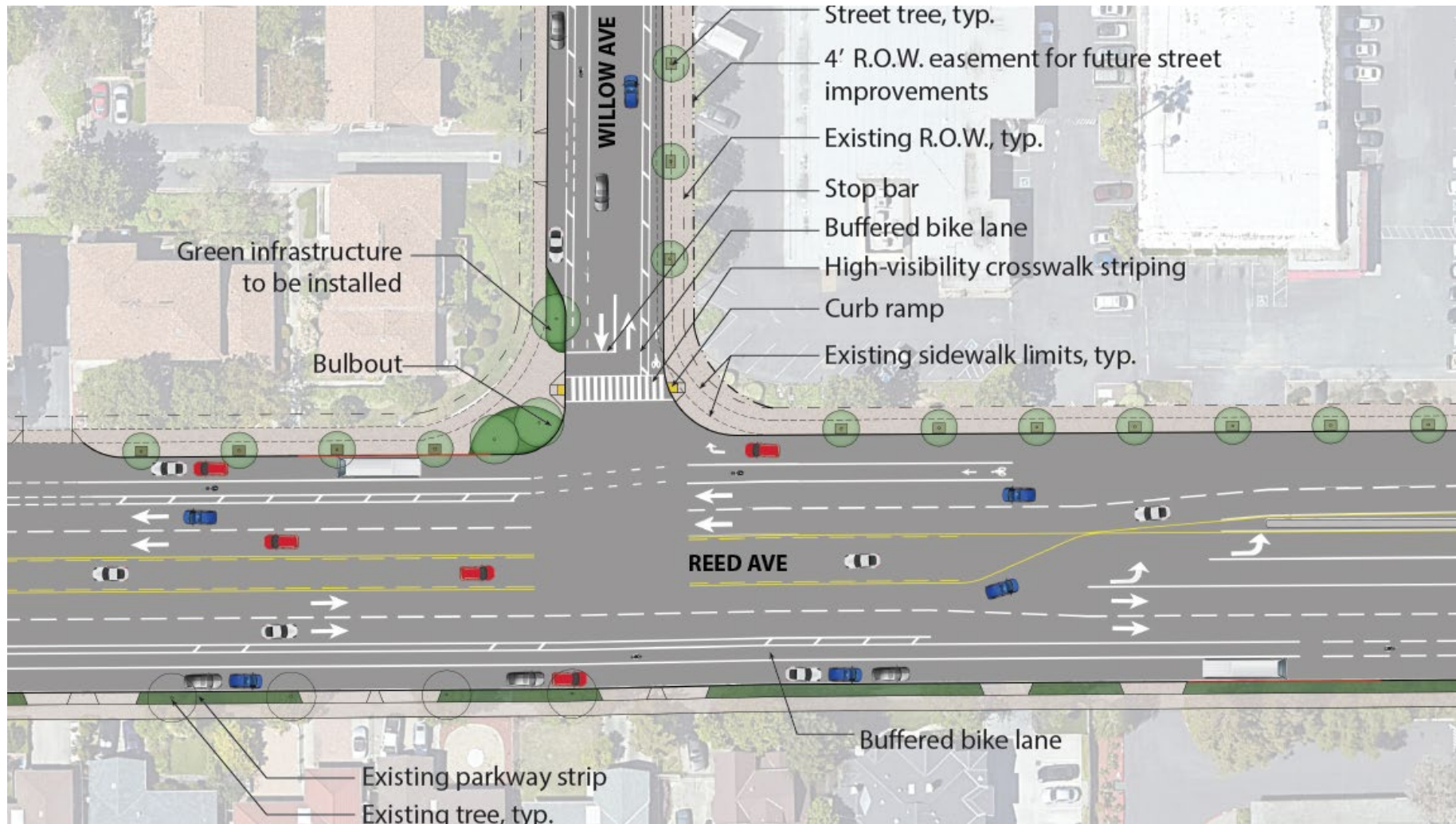


Kifer Road Section

KIFER ROAD



Reed Avenue





Environmental Review and Intuitive Project

Environmental Review

- Subsequent Environmental Impact Report (SEIR)
 - ◆ Program-level review of housing increase/boundary exp.
 - ◆ Project-level review of Intuitive project
- Status
 - ◆ Reviewing draft infrastructure and transportation studies
 - ◆ Consultant drafting SEIR sections
 - ◆ Intuitive project-specific studies completed

Proposed Intuitive Project Site Plan



Rendering from Kifer Road



Next Steps

Schedule

