

Memorandum

ARUP

To	Peter McDonnell, SARES REGIS	Date	February 7, 2020
Copies		Reference number	243343-29
From	Megan Gee, William Baumgardner	File reference	Click here to enter text.
Subject	100 & 200 Caribbean Drive Parking Adjustment Request		

Introduction

This memorandum summarizes the request for a parking supply adjustment for the 100 & 200 Caribbean Drive project. The proposed parking adjustment is justified for two reasons:

- 1) The project meets multiple criteria defined in the Sunnyvale Municipal Code 19.46.130(d):
Adjustments to parking requirements
- 2) The planned parking supply is consistent with the citywide parking standard

Proposed Supply and Parking Requirement

The project gross floor area is 1,041,890 square feet. The planned parking supply is 2,089 spaces. This results in a supply rate of 2.00 spaces/1,000 square feet. The Moffett Park Specific Plan (MPSP) sets a minimum off-street parking supply rate of 3.3 spaces/1000 sq. ft. for general office, general industrial, corporate headquarters. The citywide parking minimum requirement, per SMC 19.46 for industrial uses, research and development office, and corporate office, is 2 spaces per 1,000 spaces/square feet.

Parking Supply Adjustment

Sunnyvale Municipal Code 19.46.130(d) describes the criteria to grant an adjustment to the parking minimums for non-residential uses. The project meets conditions (1)(B), and (1)(E), and subsequently condition (2).

For (1)(B), Google has provided a comprehensive transportation demand management (TDM) Plan to the City's specifications, outlining Google's extensive TDM program to reduce the overall demand for private vehicles. This means the vehicle demand generated by a typical Google employee working in Sunnyvale is significantly lower than most other businesses in the area. The program includes:

Memorandum

- Participation in the local transportation management association (TMA)
- Providing preferential parking to higher occupancy and more sustainable modes
- An extensive commuter shuttle network
- A regular office connector shuttle service
- A free campus rideshare service
- Rideshare matching services
- Subsidized or free transit passes
- Subsidized or free vanpools or carpools
- On-site amenities to limit mid-day trips (food, recreation, etc.)
- Flexible work schedule
- Emergency ride home options
- Bike subsidies and amenities (showers, lockers, helmets, locks, and bike repair)
- Free bikes for on-campus circulation
- Substantial investments in infrastructure to support pedestrian and bike mobility
- Incentives and rewards for sustainable commuting

For (1)(E), the project site is within a half mile of the northbound Borregas Rail Station, and both Java & Bordeaux frequent bus stops (>6 buses per hour). The majority of the site is also within the southbound Borregas Rail Station, per Figure 1.

Memorandum



Figure 1 – Transit Access Distances from the Project Site

19.46.130(d)(2) requires that assuming conditions are met in (1) the proposed parking is adequate and will not spill over onto surrounding properties or streets. Google has a well-established team to monitor and manage transportation demand and supply on their campuses and will act to ensure that the measures described in (1) will be deployed effectively to minimize vehicle demand and associated impacts such as spill over.

Citywide Parking Requirement

As noted in the project Traffic Impact Report (TIA), “the project would meet the Citywide parking standard” by providing a parking supply ratio of 2.00 spaces/1,000 square feet.

Conclusion

We trust that this documentation is sufficient to justify a parking reduction under the Sunnyvale Municipal Code.