



Sunnyvale


2020 DOWNTOWN SPECIFIC PLAN

Planning Commission

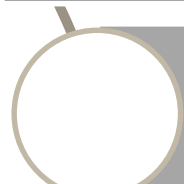
July 27, 2020



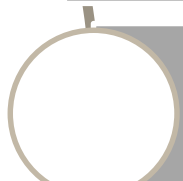
Public Hearing Schedule



BICYCLE & PEDESTRIAN ADVISORY COMMISSION
Thursday, July 16, 2020, 6:30 p.m.



SUSTAINABILITY COMMISSION
Monday, July 20, 2020, 7 p.m.



HERITAGE PRESERVATION COMMISSION
Wednesday, July 22, 2020, 7 p.m.



PLANNING COMMISSION
Monday, July 27, 2020, 7 p.m.



CITY COUNCIL
Tuesday, August 11, 2020, 7 p.m.

Actions

Adopt a Resolution to:

- ❖ Approve the Amended Downtown Specific Plan
- ❖ Certify the Environmental Impact Report and Approve the MMRP, CEQA Findings, and SOC
- ❖ Approve the Water Supply Assessment

Introduce Ordinances to:

- ❖ Amend the Zoning Code
- ❖ Rezone a portion of Block 1a to Block 1



2020 DOWNTOWN SPECIFIC PLAN

Specific Plan Started in 2018

Council Directions to Study

- Three separate applicant requests
- Increase the number of residential units
- Increase office area, decrease amount of retail
- Study parking conditions and future uses
- Land use and streets to reflect a mixed use, traditional downtown
- Options to increase size, density, and height



Vision Statement and Organizing Concepts

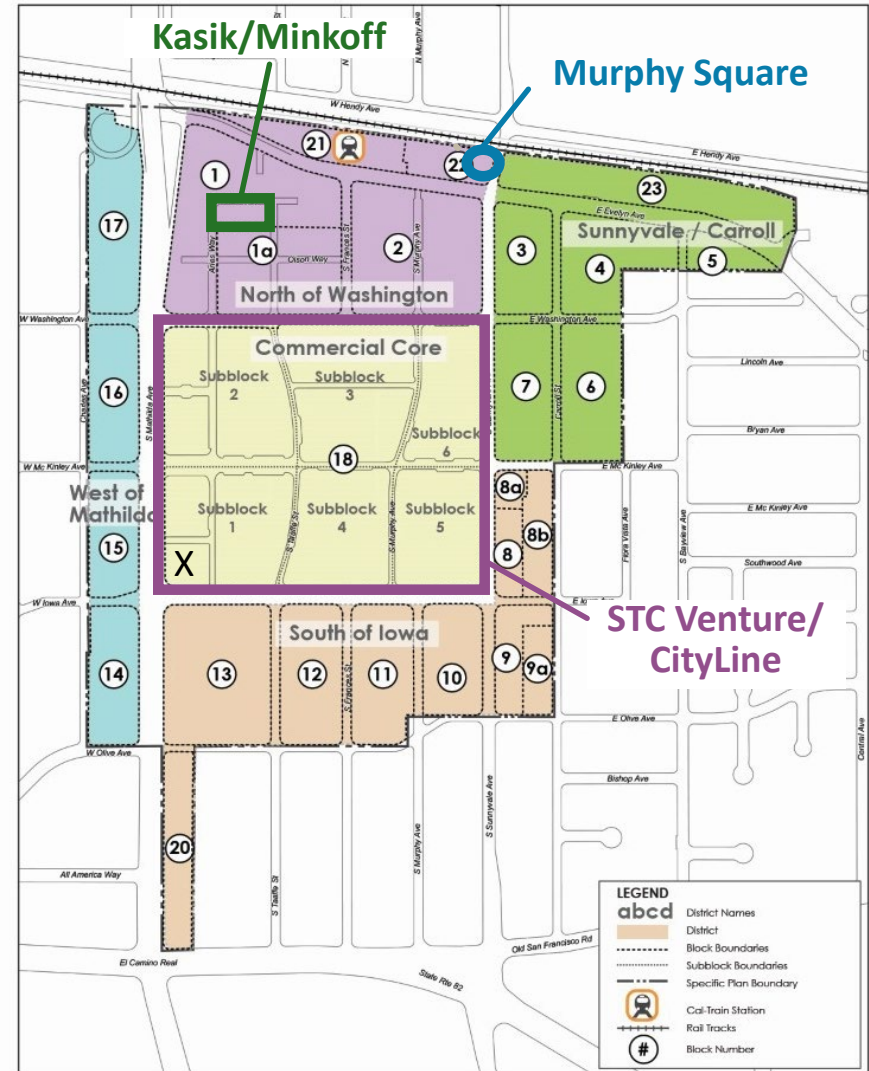
An enhanced, traditional Downtown serving the community with a variety of destinations in a pedestrian-friendly environment.



- Downtown Districts
- Variety of Uses
- Multimodal Streets, Connections
- Connections to Transit
- Gateways and Wayfinding
- Plazas and Open Space
- Historical Buildings and Heritage Resources

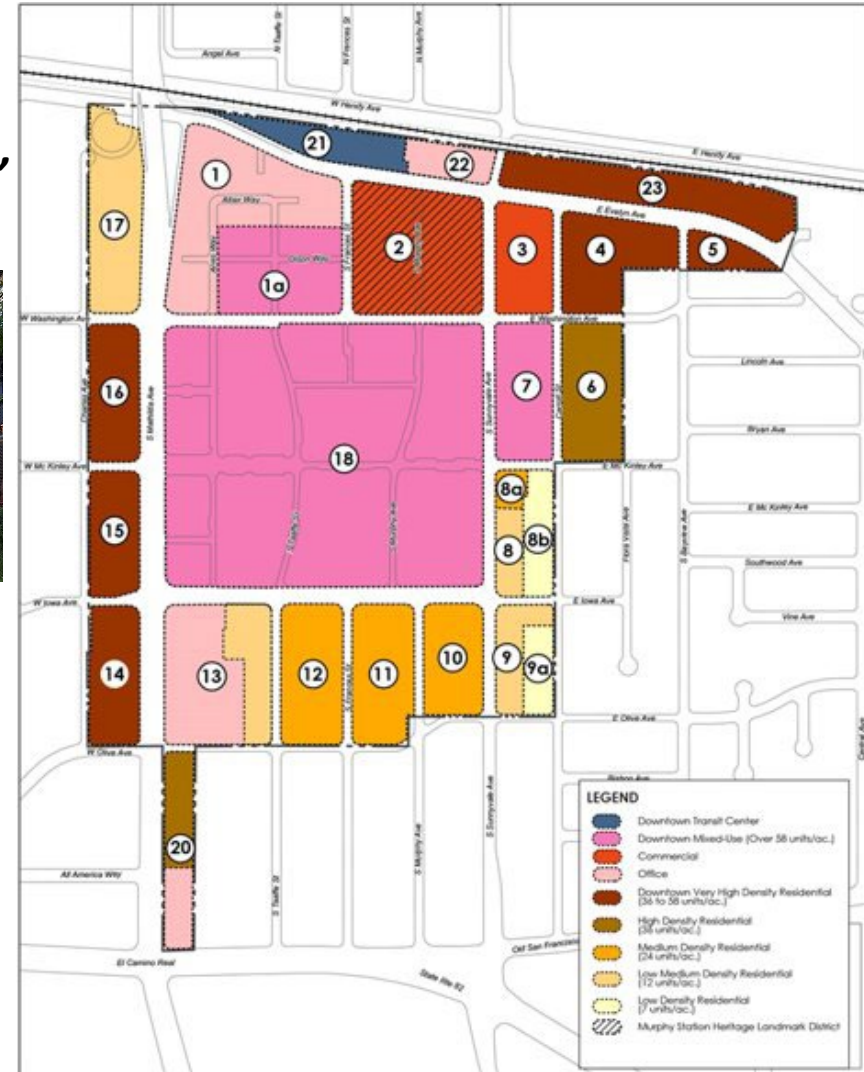
Downtown Districts

- Applicant Project Locations
- Changes to District Boundaries
- Focus on the Downtown Core
- District-Focused Design Guidelines



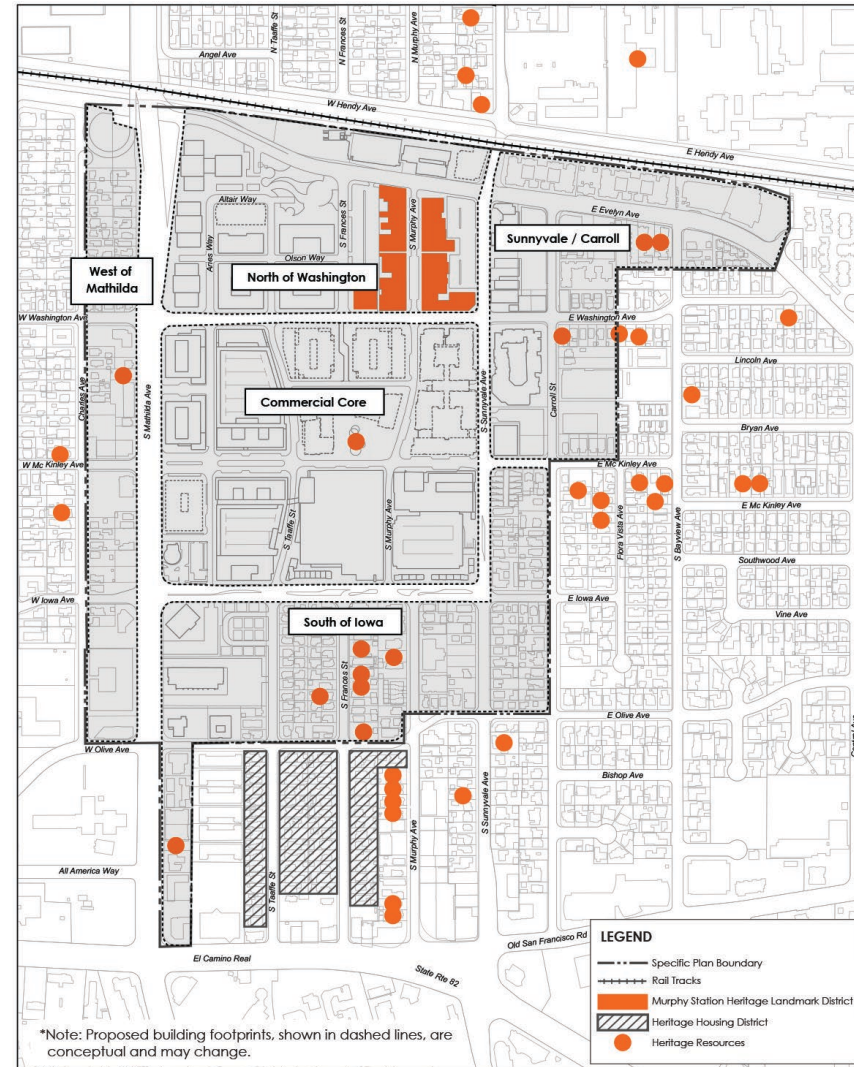
Goal A-1: Mixed Use Center

Establish the Downtown as a cultural, retail, economic, and entertainment center, complemented by employment, housing, and transit.



Goal B-2: Preservation of Existing Neighborhood Character

- **Policy B-2.1** Preserve and enhance the unique character of the Murphy Station Heritage Landmark district.
- **Policy B-2.2** Ensure future development adjacent to the Murphy Station Heritage Landmark District includes design elements and massing consistent with those found within the District.
- **Policy B-2.3** Encourage intensification of the Downtown Core while enhancing the character of lower density neighborhoods around Downtown.



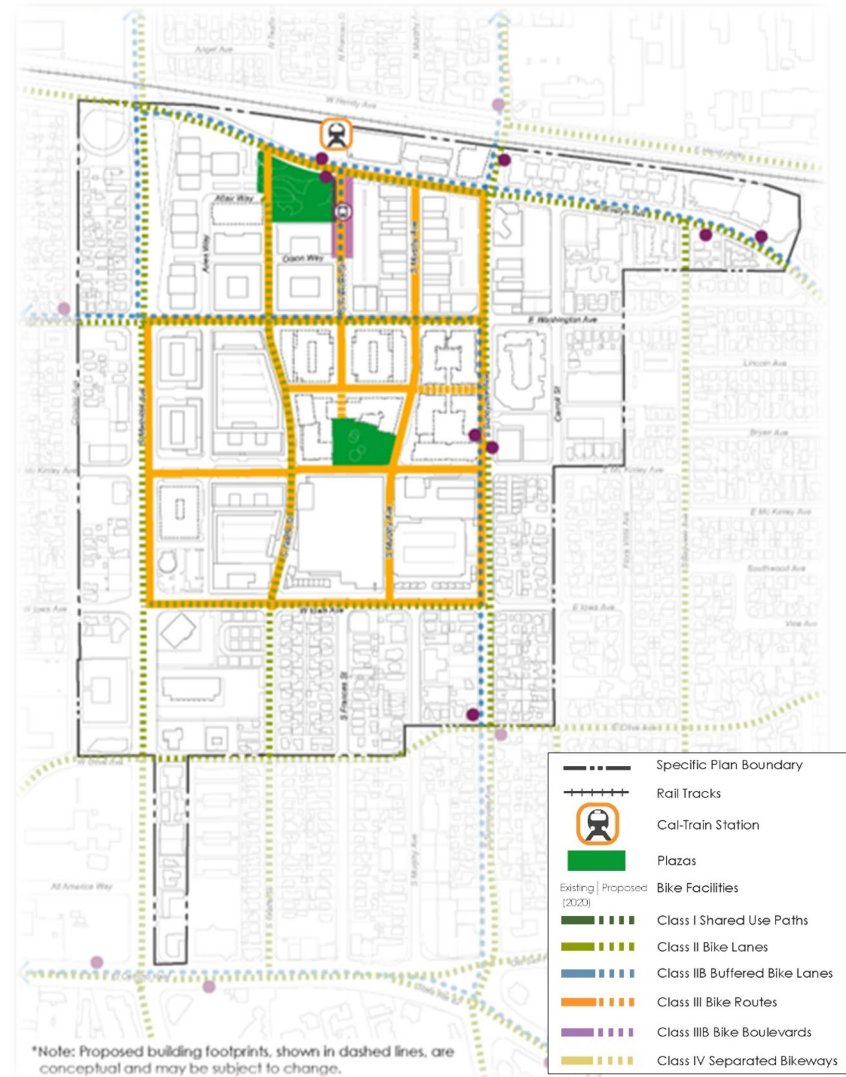
Goal B-3: A Pedestrian-Oriented Environment

- **Policy B-3.1** Re-establish and maintain the historic downtown street grid and continue pedestrian improvements.
- **Policy B-3.5** Improve the character of local streets with wide sidewalks and public amenities.
- **Policy B-3.6** Create attractive, high-quality outdoor gathering spaces.
- **Policy B-3.7** Create well-activated ground floor street frontages with direct access to buildings from adjacent pedestrian paths and sidewalks.



C-1: A Balanced Transportation System

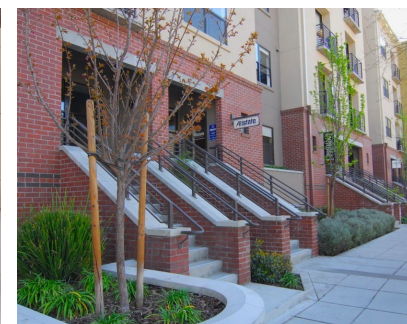
- **Policy C-1.1** Encourage strong pedestrian, bicycle, and alternate methods of transportation linkages.
- **Policy C-1.2** Promote the use of transit by intensifying land use and activities near transit cores.
- **Policy C-1.4** Provide adequate access to parking while promoting trip reduction through parking management practices.
- **Policy C-1.6** Promote flexibility in land use and streetscape standards for new and emerging transportation technologies.



Design Guidelines

Active Building Frontages

- **GG-A.1** Active building frontages should be created along the edges of Downtown parks, The Loop, and pedestrian priority streets, to activate these outdoor spaces and increase their security.

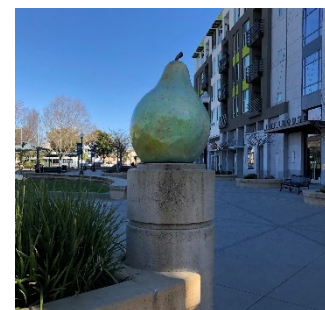
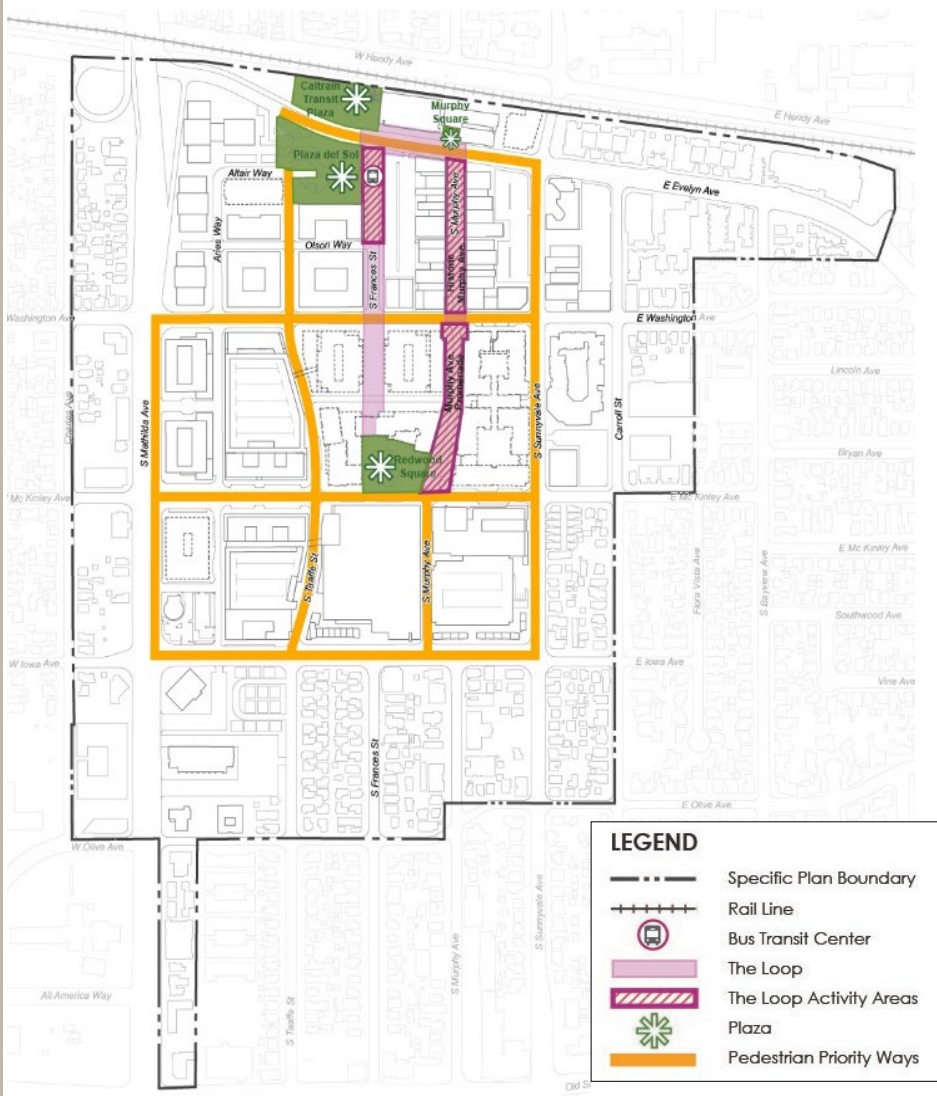


Design Guidelines

Pedestrian Loop and Streets

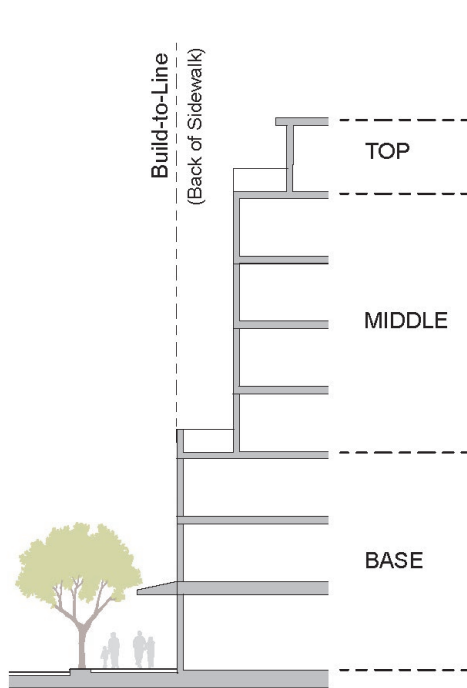
“The Loop”

A pedestrian-friendly civic and community open space spine connecting the plazas and activity nodes in the Downtown Core

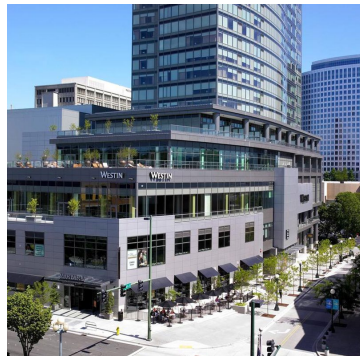


Activity Centers along “The Loop”

Design Guidelines



Articulation of Building Massing



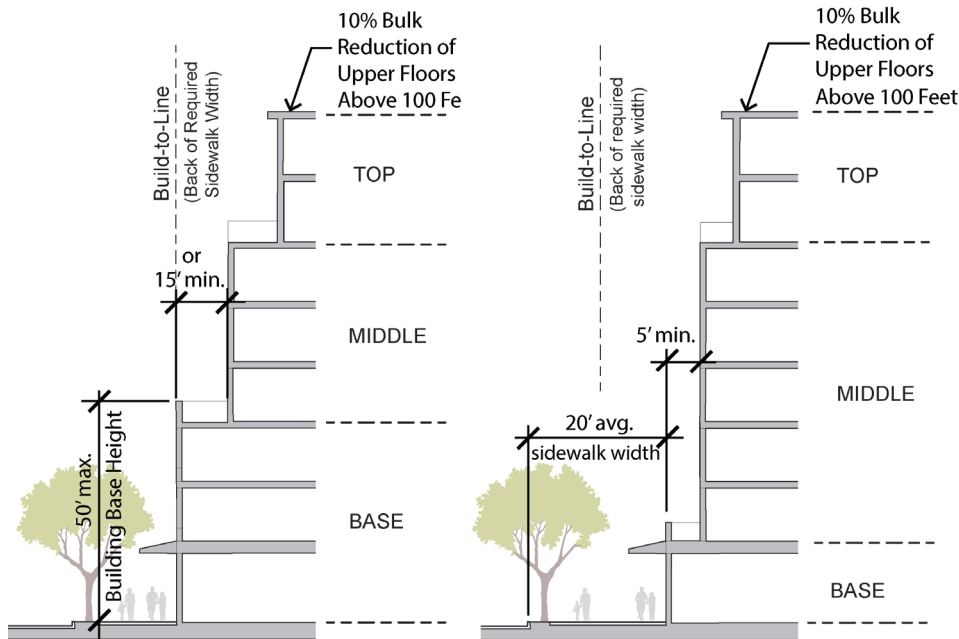
Building and Façade Articulation

- **GG-B.2** Mid-rise and high-rise buildings should be articulated with a base, middle, and top...
 - a. The building base should be differentiated with projections and setbacks and enriched with finer grain design detail, such as awnings, canopies, arcades, entries, and window treatments.
 - b. Upper floors above the building base should be set back from the sidewalk and articulated with a regular rhythm to provide a sense of pedestrian-scaled enclosure to the street.

Design Guidelines

Design Compatibility with Lower-Scaled Districts

Upper level facades should be enlivened by balconies, decks, and architectural articulation and should be set back to aid in creating a pedestrian scale and appropriate transitions next to lower-scaled districts.



A. Deeper Upper Story Setback

B. Wider Sidewalk Option,
Less Upper Story Setback

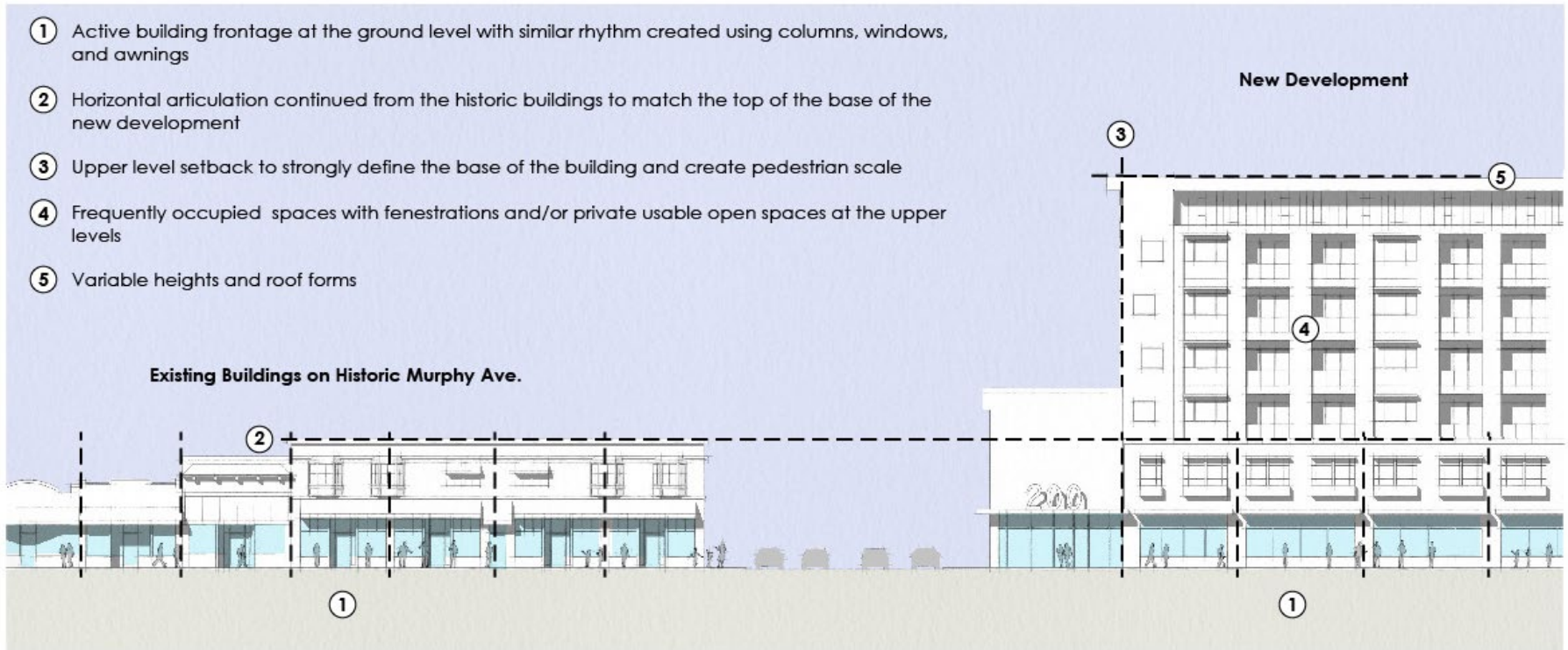
Upper Story Building Setback Options and Transition for Highrise Developments Adjacent to Lower-Scaled Districts



Design Guidelines

Compatibility with Historic Murphy Avenue

- ① Active building frontage at the ground level with similar rhythm created using columns, windows, and awnings
- ② Horizontal articulation continued from the historic buildings to match the top of the base of the new development
- ③ Upper level setback to strongly define the base of the building and create pedestrian scale
- ④ Frequently occupied spaces with fenestrations and/or private usable open spaces at the upper levels
- ⑤ Variable heights and roof forms



Scale and Design Transitions Adjacent to Historic Murphy Avenue

Zoning Code Update

- Primary land use/intensity and height and design criteria are found in DSP
- More specific development standards are in the Zoning Code
- Made consistent with the proposed amendments to the DSP

Implementation Actions

- **Code Consistency.** Amend the Zoning Code for consistency with the DSP
- **Gateway Monument and Wayfinding.** Complete the Downtown “wayfinding” sign program and implement a program to fund gateway monumentation.
- **Parking Management Measures,** a variety of implementation measures to increase parking efficiency.
- **TDM Program.** Require a TDM program for non-residential development in the Downtown.

Implementation Actions

- **Infrastructure Improvements.** Design and construct needed infrastructure improvements.
- **MMRP.** Review and implement projects in accordance with the measures of the MMRP.
- **Construction Management Plans.** Require construction management plans, including wayfinding for construction-related activities that impact surrounding businesses and residents.



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ENVIRONMENTAL IMPACT REPORT

Purpose of an EIR

- Informational document
- Assesses impacts of a project
- Identifies mitigation measures and alternatives to the project

An EIR is not a project entitlement or project approval

EIR Process

1. Notice of Preparation – May 7 through June 5, 2018
2. Scoping Meeting – May 23, 2018
3. Draft EIR Public Review and Comment Period – November 22, 2019 through January 6, 2020
 - ◆ Planning Commission hearing – December 16, 2019
 - ◆ Community Meeting – February 11, 2020
4. Final EIR/Responses to Comments – July 10, 2020
5. Public Hearings to consider certification of the EIR

Proposed Project

- Proposed DSP Amendments
- Specific Development Proposals

Environmental impacts specific to 6 sites

- ◆ STC Venture
 - Sub-blocks #1, #3, & #6 (+1 du in #2)
- ◆ Kasik/Minkoff
- ◆ Giurland (Murphy Square)



Environmental Subjects Discussed

- Aesthetics
- Ag & Forestry Resources
- **Air Quality**
- Biological Resources
- **Cultural Resources**
- Energy
- Geology and Soils
- **Greenhouse Gas Emissions**
- **Hazards & Hazardous Materials**
- Hydrology & Water Quality
- Land Use and Planning
- Mineral Resources
- **Noise and Vibration**
- Population & Housing
- Public Services
- Recreation
- **Transportation**
- **Utilities & Service Systems**

Un-bolded = no or less than significant impact

Bold = less than significant impact with mitigation

Bold and shaded = significant and unavoidable impact with mitigation

Significant and Unavoidable Impacts

- **Cultural Resources** – historic (Heritage Grove)
- **Noise & Vibration** – short-term construction noise, cumulative construction noise
- **Transportation**
 - ◆ 1 freeway segment – 237, Mathilda to Fair Oaks
 - ◆ 7 intersections – 4 intersections on Mathilda (Indio, California, Washington, & McKinley), De Anza Blvd/Homestead, Fair Oaks/Duane, Lawrence Expwy/Homestead
- **Utilities & Services Systems** – cumulative wastewater treatment

Project Alternatives

- No Project Alternatives (required, avoids all impacts)
- Reduced Housing and Office Alternative (avoids historic; reduces construction noise, traffic, and wastewater treatment impacts)
- Design Alternative (avoids historic impact)
- Hotel and Reduced Office Development Alternative (non-CEQA alternative to preserve the ability to develop 200 hotel rooms, could avoid historic impact)



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Recommendations from Other Commissions

Bicycle and Pedestrian Advisory Commission

Staff recommendation with:

- Remove most on-street parallel parking
- Upgrade & add bicycle routes
- Upgrade bicycle parking to current NACTO standards
- Design streets for 15 MPH
- Safe intersection designs on 4 streets
- Pedestrian crossing Evelyn/Frances
- Electric mobility device charging stations
- No free public parking within the district
- Unbundled parking for all uses (except owner occupied residential)

Sustainability Commission

Staff recommendation with:

- Enhanced opportunities for electric vehicle charging infrastructure
 - Focus on DC fast chargers
- Suggest reducing additional shared parking as a public benefit
- Prioritize implementation of parking strategies in the downtown area
 - Paid parking per CAP Move 3.8
- Preserve natural and heritage resources during project review
- Consider encouraging bicycle parking facilities
- Consider transportation demand management programs for downtown employers
- Ensure all new development is aligned with City policies on all electric buildings
- Incorporate references to specific Plays from CAP into the Plan.

Heritage Preservation Commission

Staff recommendation with:

- Make best efforts to reach out to the Vargas family to notify them of the project
- Review and address the [Sunnyvale Historical Context Statement](#) in the EIR for the project

Recommendation to City Council

Staff Recommendation

Recommend to City Council to Adopt a Resolution to:

- Approve the Water Supply Assessment
- Certify the EIR
- Make required Findings and Approved a SOC
- Approve the Mitigation Monitoring and Reporting Program
- Approve the Amended Downtown Specific Plan
- Ordinance to Amend the SMC Chapters
- Ordinance to Amend the Zoning for a portion of Block 1A to Block 1



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QUESTIONS & COMMENTS