



City of Sunnyvale

Agenda Item

15-0683

Agenda Date: 1/29/2016

2016 COUNCIL STUDY ISSUE

NUMBER

CDD 11-02

TITLE Downtown Development Policies for Parking

BACKGROUND

Lead Department: Community Development
Support Department(s): N/A

Sponsor(s):

Board/Commission: Planning Commission

History:

1 year ago: Ranked Below the Line

2 years ago: Deferred

SCOPE OF THE STUDY

What are the key elements of the study?

Redevelopment of sites within the downtown is governed by both the Downtown Specific Plan (DSP) and the development standards contained within the Zoning Code. For individual projects, tensions can arise between meeting the goals and vision of the DSP and the standards in the Zoning Code. This study would examine those potential tensions with respect to parking requirements.

Downtown parking is a potential barrier to the redevelopment of smaller individual sites in the downtown, which may be more constrained in their options for locating the required on-site parking facilities. One such property owner has contacted staff on numerous occasions to request staff support for a deviation to the parking requirements or payment of an in-lieu fee.

This study would examine the City's downtown development policies to identify and explore alternative solutions for meeting future downtown parking needs, including alternative ways to achieve effective off-site parking downtown, including shared and joint-use parking and use of smart technology to manage public parking. It could also examine the potential for providing additional parking supply in the Parking District, including a current needs assessment, exploration of financing options, and consideration of legal issues.

What precipitated this study?

Recent proposals for redevelopment projects in the downtown have highlighted tensions between the DSP and the Zoning Code. Parking is a particular challenge, as the City's Parking Maintenance Assessment District has limited capacity and there are no plans for expansion under current policies. As a result, redevelopment projects are required to use on-site parking to satisfy all additional parking

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requirements resulting from intensification of the site. This requirement has the potential to encourage development patterns that are not consistent with the City's overall vision for downtown, such as increased land area devoted to surface parking.

Planned Completion Year: 2016

FISCAL IMPACT

Cost to Conduct Study

Level of staff effort required (opportunity cost): Moderate

Amount of funding above current budget required: \$50,000

Funding Source: Will seek budget supplement

Explanation of Cost:

Consultant cost estimated at \$50,000 for parking studies and an updated parking needs study for build-out of the uses in the Downtown Parking Maintenance District.

Cost to Implement Study Results

Unknown. Study would include assessment of potential costs.

Explanation of Cost: Costs can vary widely depending on the outcome of the study. Possible costs include installing new parking signs, implementing an on-going parking management plan, or financing capital improvements to add downtown parking.

EXPECTED PARTICIPATION IN THE PROCESS

Council-approved work plan: No

Council Study Session: No

Reviewed by Boards/Commissions: Planning Commission

STAFF RECOMMENDATION

Position: Defer

Explanation: It is possible that the Town Center mix of uses and design will change when development is able to go forward. Given this uncertainty, and lack of substantial development activity on the Town Center project, deferring this item would ensure that the actual mix of uses and final development is better known in order to best analyze the parking situation.

Although this study issue was deferred several years in a row and more recently ranked below the line, it is worthwhile to continue to have it as part of the study issues list once the downtown redevelopment is further along. The Town Center project is also being reactivated and changes in land uses are being discussed which could affect the overall parking supply and needs for the downtown. Staff recommends not dropping this study issue, but to defer it until further progress is made on the redevelopment of downtown and the direction for the Town Center project is determined.

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Reviewed By: Trudi Ryan, Planning Officer

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Reviewed By: Kent Steffens, Assistant City Manager

Approved By: Deanna J. Santana, City Manager