



August 20, 2021

Daniel Howard, Chair
and Members of the Planning Commission
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94086

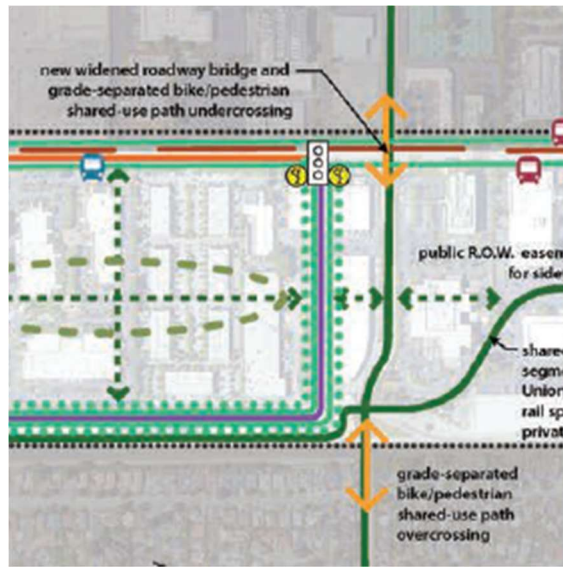
RE: Lawrence Station Area Plan Public Hearing

Dear Chair Howard and Members of the Planning Commission:

We are writing on behalf of PS Business Parks, Inc. (PSBP), the owners of property located within the Lawrence Station Area Plan (LSAP) at 1310-1380 Kifer Road (Property) in the City of Sunnyvale (City) (see attached). PSBP has owned this property for ~10 years and has long-term leases with many flagship, credit tenants.

In January 2020, PSBP became aware of the LSAP's Sense of Place Plan (Plan) that shows the Loop Road bisecting our property from north to south in order to achieve the desired goal of connecting a Loop Road to Corvin Road. The Plan also showed a Conceptual roadway/Class I trail ("Roadway") bisecting our property from east to west in order to provide potential interior circulation for the Plan. As you can imagine, the proposed Loop Road and conceptual roadway through our property would result in a significant loss of land, material cost, and flexibility if we were to redevelop the property in the future.

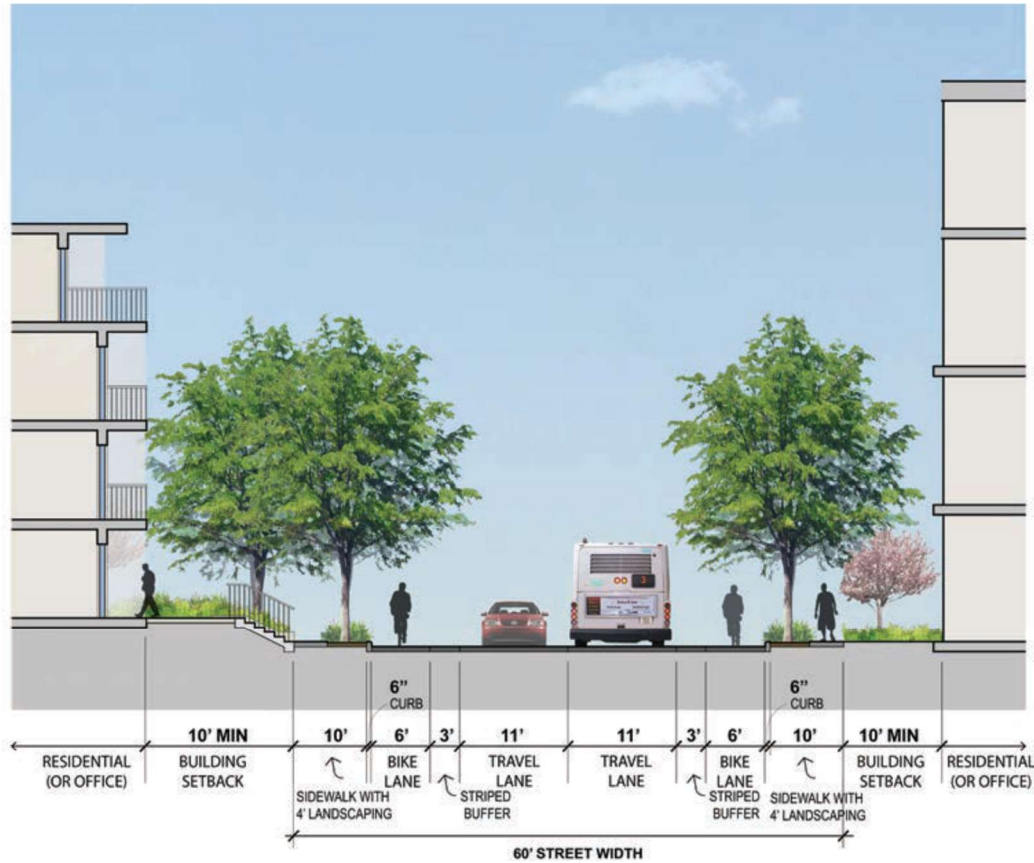
We submitted a letter in June 2020 (see attached) expressing our concerns about the Loop Road and the Roadway that essentially crisscrossed our Property. We now see that the City has removed the Roadway that bisects the Property from east to west in favor of a "Secondary pedestrian and bicycle path." While this is an improvement for our Property since the draft Plan last year, the imposition of the Loop Road directly through our Property (see below) remains an inequitable burden that other property owners in the LSAP simply do not share.



Moreover, when considering the Loop Road's street section below that shows an astonishing 60 foot width, as well as the undisclosed location of a future widened roadway bridge and a grade-separated bike/pedestrian undercrossing at the Loop Road and Kifer Road, our Property is disproportionately impacted in such a negative way as to render the proposed "Incentive Program" an illusory means to achieve future density on the Property. Frankly, the Plan, with the current location and width of the Loop Road, will dramatically reduce the future viability of producing much-needed housing on the Property as envisioned in the Plan. We hope that the Planning Commission will take into consideration this unintended consequence, especially if the City is relying on private landowners to realize the vision of the LSAP.¹

Consequently, we respectfully request that the Planning Commission consider a more equitable means to accomplish the connectivity of the Loop Road without taking such a substantial amount of private property. For example, there is a curb cut on Kifer Road for a driveway that runs between our Property and the property to the West that would follow a natural boundary between properties and cause less harm to private property. This harm would be further reduced with a smaller, more reasonable Loop Road width. In the interest of fairness and equity, we ask the Planning Commission to consider a compromise that will accomplish the connectivity and functionality of the Loop Road without unduly burdening our Property.

¹ We also note that the Property has lease options until at least 2039, so if the City wants to see the Loop Road implemented in the near- to mid-term, it will have to consider a different location/alignment.



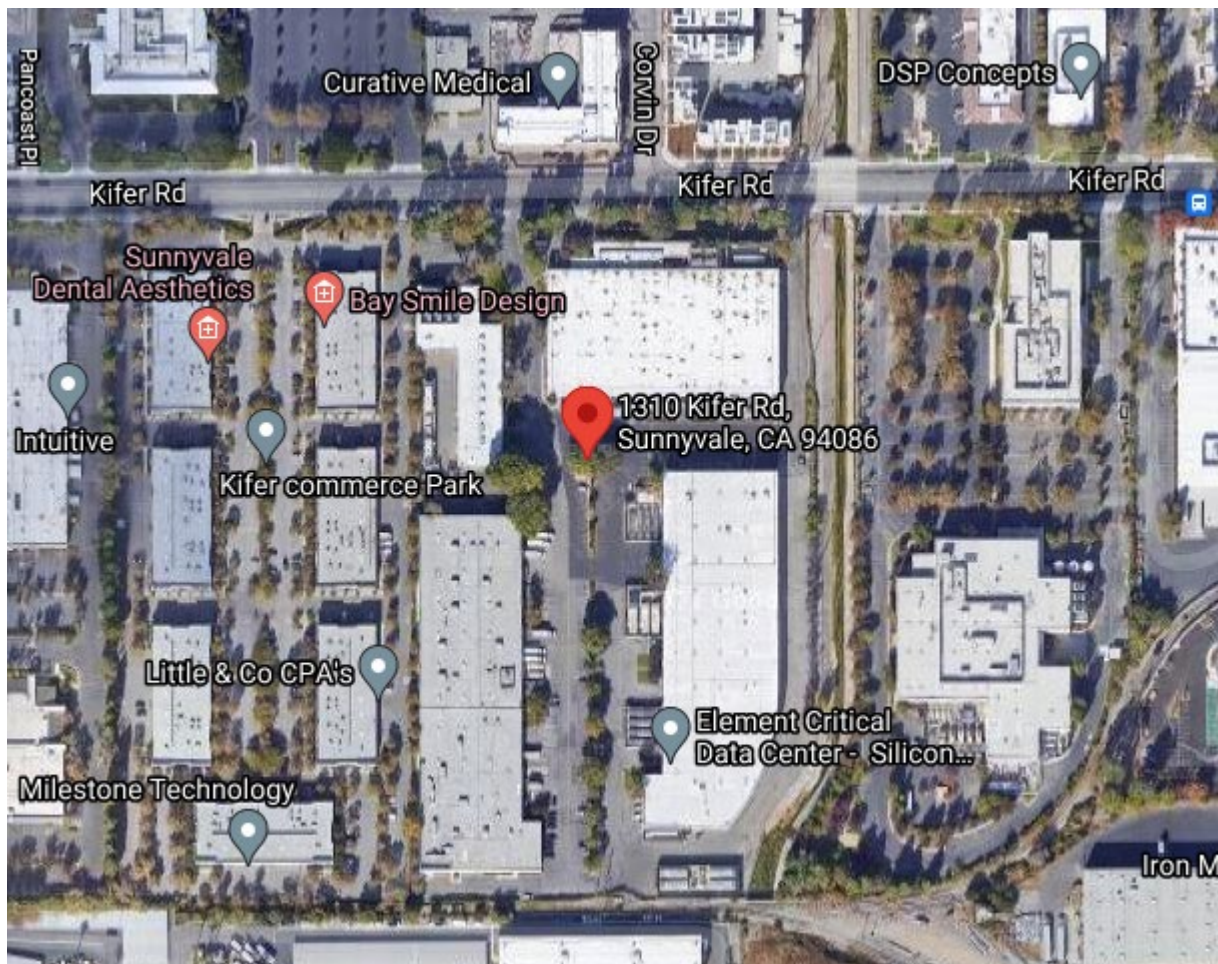
Thank you for your consideration of this request. We look forward to working with the City to bring forward an amended LSAP that accomplishes the City's goals while protecting private property rights and the viability of future redevelopment.

Sincerely,

Richard E. Scott
Divisional Vice President

Attachments

cc: Coby Holley, Vice President Real Estate
Bradley Karvasek, Vice President--Development
George Schroeder, Senior Planner
Trudi Ryan, Community Development Director
Andrew Miner, Assistant Community Development Director





June 3, 2020

Mayor Larry Klein
and Members of the City Council
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94086

RE: LSAP City Council Study Session

Dear Mr. Schroeder:

We are writing on behalf of PS Business Parks, Inc. (PSBP), the owners of property located within the Lawrence Station Area Plan (LSAP) at 1310-1380 Kifer Road in the City of Sunnyvale (City) (see attached). PSBP has owned this property for ~9 years and has long-term leases with many flagship, credit tenants.

In January 2020, PSBP became aware of the LSAP's Sense of Place Plan (Plan) that shows the Loop Road bisecting our property from north to south in order to achieve the desired goal of connecting to Corvin Road. The Plan also shows a Conceptual roadway/Class I trail bisecting our property from east to west in order to provide potential interior circulation for the Plan. As you can imagine, the proposed Loop Road through our property would result in a significant loss of land, material cost, and flexibility if we were to redevelop the property in the future.

We understand the City's LSAP goals with respect to creating a dynamic and connected ecosystem that promotes more robust pedestrian, bicycle, and open space opportunities. We support these goals and want to be a partner to the City in these efforts; however, we do have some concerns and requests that we set forth below for your consideration.

- While our preference naturally would be for no loop road to bisect our property, at a minimum, we respectfully request that this road be appropriately scaled for a private street that would maintain a neighborhood feel.
- The LSAP also should provide for flexibility with respect to the eventual location of the Loop Road, while allowing for connection to Corvin Road.
- We request that the City remove the reference to the "Conceptual roadway" that crosses our property laterally and instead identify a conceptual Class I trail (similar to the conceptual or "floating" open space references). We also ask that policy language be included in the LSAP that acknowledges any trail locations as being purely conceptual in nature.
- Any trail paralleling the Calabasas Creek should be on the other side of the creek from our property, so as to minimize further burden to our property.



- Given the amount of land we would be sacrificing for the LSAP implementation, we respectfully request that the LSAP include a policy providing credit for the required road area as incentive points that maximizes the ultimate density allowed in the LSAP.
- We request that any land area required to meet road, park and trail obligations will not reduce the overall FAR allowed for our site.
- Lastly, we respectfully request that the LSAP create the opportunity for certain properties constrained by roads (or other constraints) be allowed to exceed the maximum height limit in order to realize the maximum density.

Thank you for your consideration of these requests. We look forward to working with the City to bring forward an amended LSAP that accomplishes the City's goals while protecting the viability of future redevelopment.

Sincerely,

Richard E. Scott
Divisional Vice President

cc: Coby Holley, Vice President Real Estate
George Schroeder, Senior Planner
Trudi Ryan, Community Development Director
Andrew Miner, Assistant Community Development Director