



Sunnyvale

# Intuitive Development Project 932, 950, and 945-955 Kifer Road 2019-7557

George Schroeder, Senior Planner  
City Council, September 14, 2021

# Site Vicinity

## North Site (945-955 Kifer Road)



## South Site (932 and 950 Kifer Road)

# Proposed Project

## **SPECIAL DEVELOPMENT PERMIT**

- Construct:
  - Two office/R&D/mfg. buildings (1.211 million s.f. total)
  - Pedestrian bridge over Kifer Road
  - Amenity building
  - Above-ground parking structure
  - Central utility plant



## **VESTING TENTATIVE PARCEL MAP**

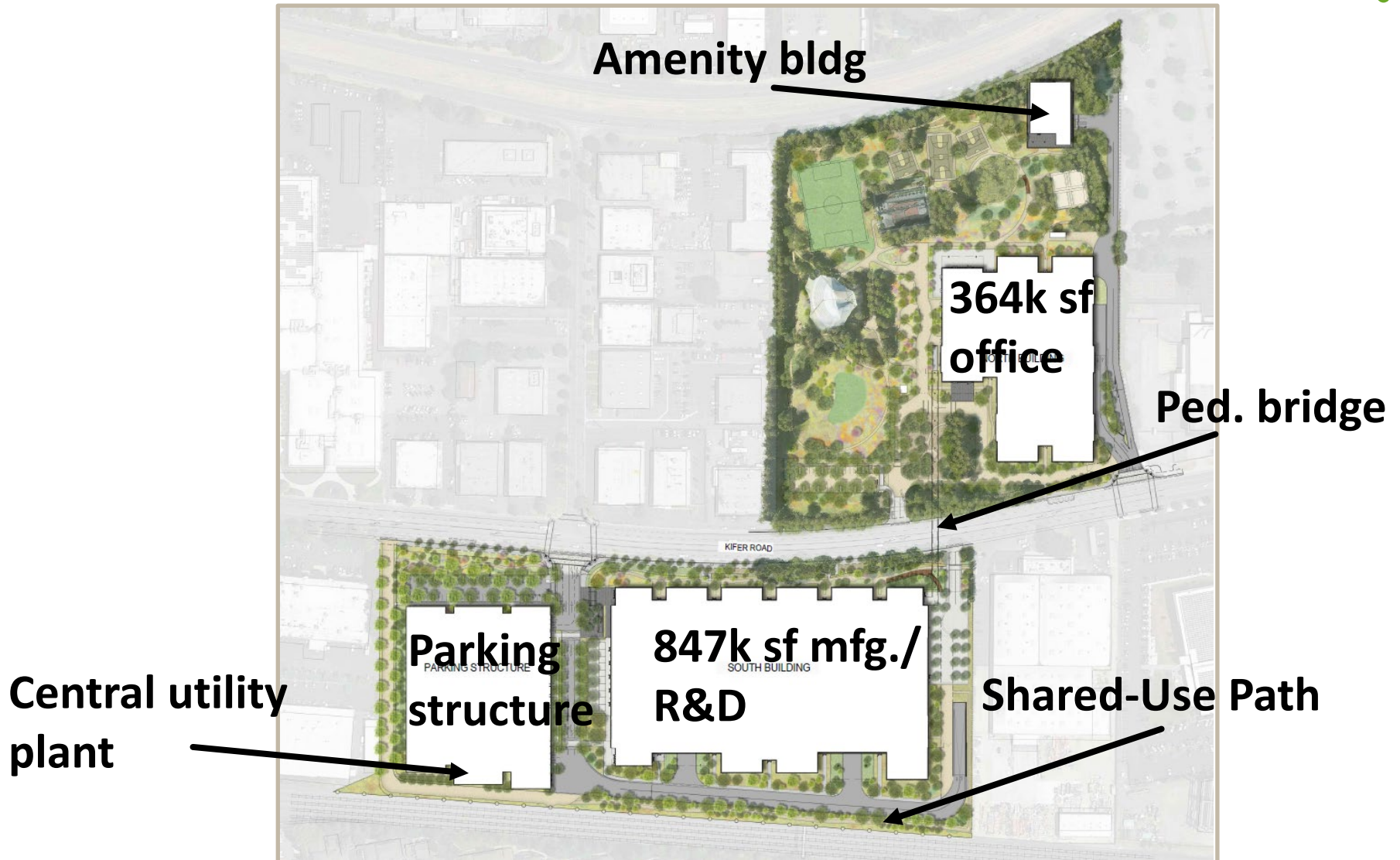
- Merge four existing lots into two

## **DEVELOPMENT AGREEMENT**

- Between the City and Intuitive Surgical, Inc.

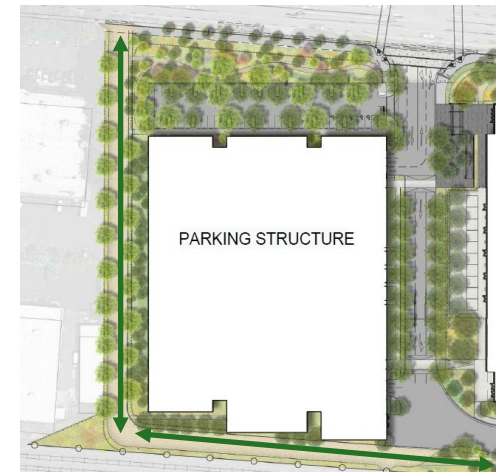


# Proposed Site Plan



# Project Details

- Project complies with LSAP development standards
- Protected trees:
  - ◆ 1,062 existing
  - ◆ 822 saved
  - ◆ 240 removals
  - ◆ 663 new plantings
- Appropriately-designed security fencing
- Sense of Place improvements:
  - ◆ Kifer Road median
  - ◆ Class I shared-use path
  - ◆ Gateway signage





# Project Rendering

## North Building from Kifer Road





# Project Rendering

## Pedestrian Bridge over Kifer Road





# Project Rendering

## South Building from Kifer Road





# Project Rendering

## South Building from Railroad Tracks



# Project Rendering

## Parking Structure from Kifer Road





# Project Rendering

## Parking Structure from Railroad Tracks



# Development Agreement



# What is a Development Agreement (DA)?

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- Tool to provide assurances for a developer and a city
- Essentially a contract between City and developer
  - ◆ Planning Commission recommendation required
  - ◆ City Council approves through adoption of an ordinance
- Outlines obligations of the developer, must describe:
  - ◆ Benefits to the Developer
  - ◆ Benefits to the City

# Intuitive Development Agreement

## Benefits to the Developer

- Higher floor area
- Entitlements vested for up to 15 years

## Benefits to the City

- Guaranteed sales tax revenue
- Point of sale for construction
- VTA bus stop, if requested by VTA
- Project exceeds Reach Codes
- Recycled water line extension



# Planning Commission – August 23, 2021

## Alternative 1:

- Make the required determination for a DA

## Alternative 2 and 3:

- Approve CEQA determination for SEIR consistency
- Approve project's SDP and VTPM
  - ◆ Updates to conditions of approval presented at hearing
- Approve and adopt a DA
  - ◆ Updates to DA text presented at hearing

# Staff Recommendation

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## Alternatives 1 and 2:

- Approve CEQA determination for SEIR consistency
- Approve project's SDP and VTPM
- Approve and adopt a DA