



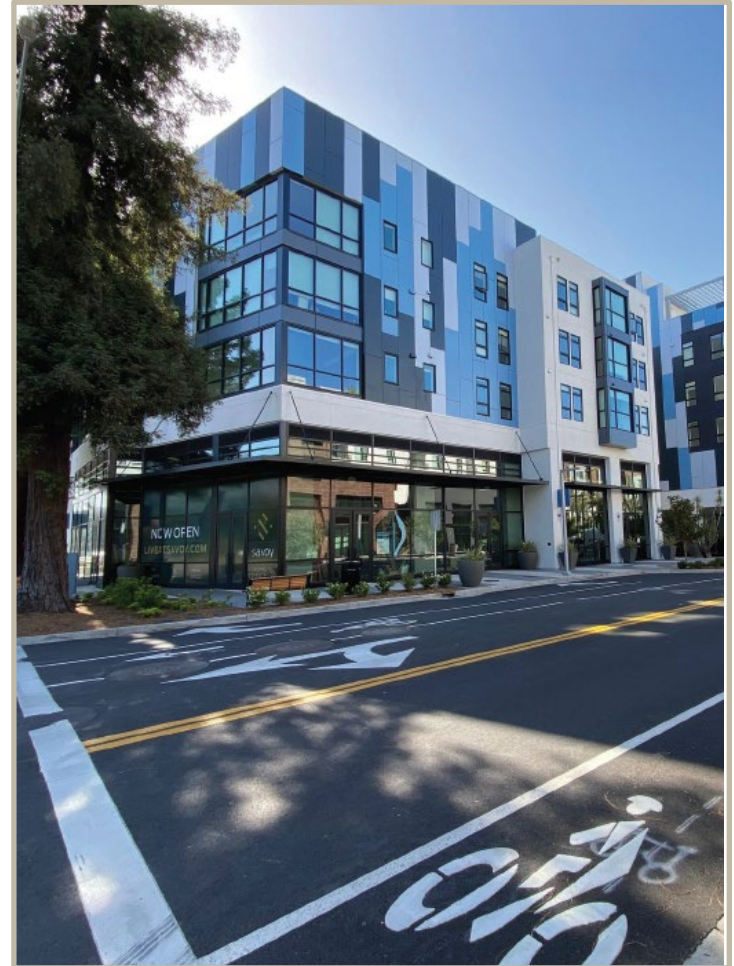
Sunnyvale

Lawrence Station Area Plan Update and Sense of Place Plan

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

Project Overview

- Increase residential potential
- Revised Development Incentives Program
- Expand boundary to include three sites
- Subsequent Environmental Impact Report (SEIR)
- Adopt a sense of place plan



Plan Development

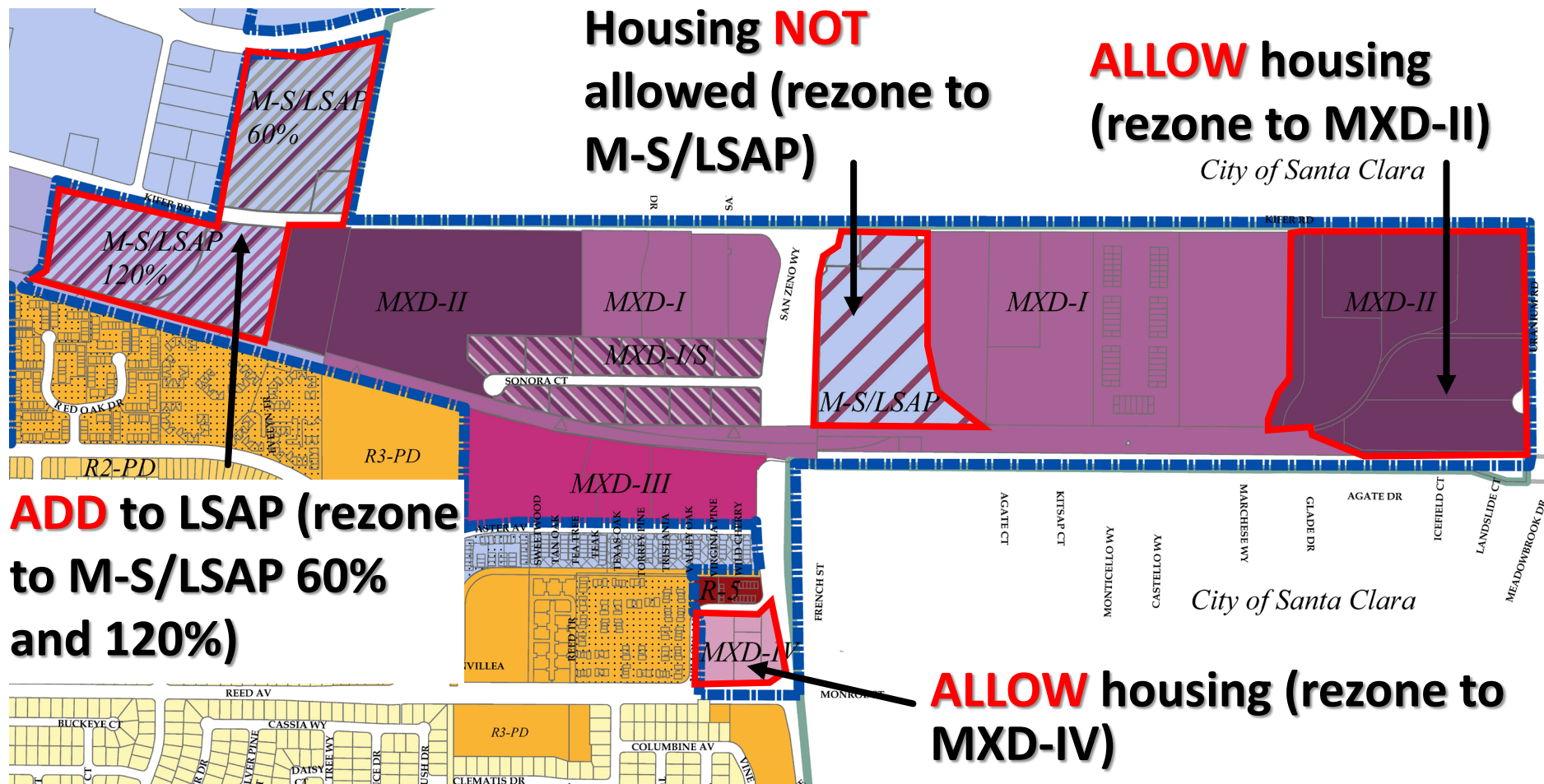
Existing LSAP

- 2,323 units
- 1.2m net new s.f.
 - ◆ Office
 - ◆ R&D
 - ◆ Industrial
- Heights:
 - ◆ 55' (south of tracks)
 - ◆ 85' (north of tracks)

Proposed LSAP

- 5,935 units (+3,612)
- No change: O/R&D/I
- Heights:
 - ◆ No change so. of tracks
 - ◆ 100' (north of tracks)

Key Zoning Changes



Revised Residential Densities

Zoning	Base Maximum Density (du/ac)	+ Total available du/ac incentive points
MXD-I	45	35
MXD-I/S	54	26
MXD-II	36	32
MXD-III	28	17
MXD-IV	28	17
R-5	Based on lot area	N/A

+ Density through Green Building Program and State Density Bonus

Development Incentives



Shared-Use Path



Publicly-Accessible Open Space



Loop Road



Retail/Grocery Store

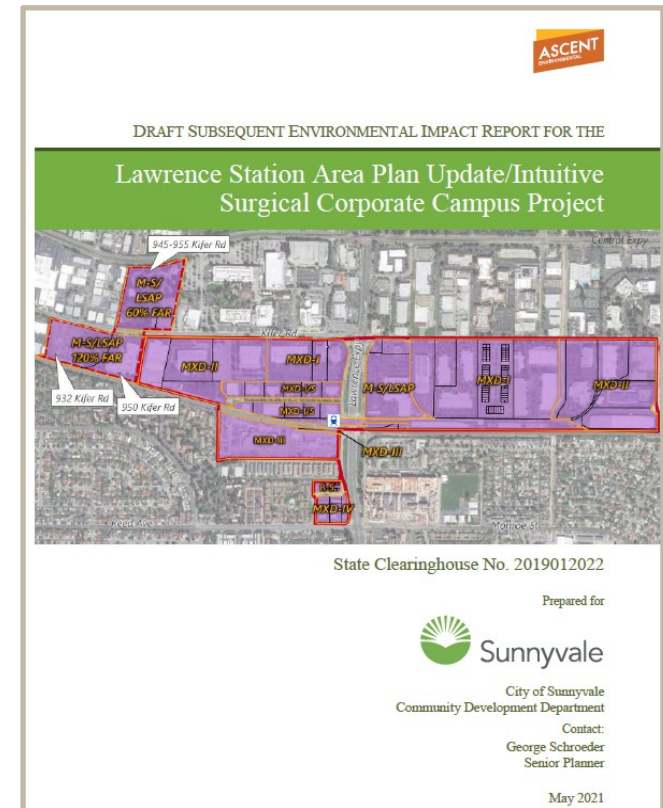
Boundary Expansion

- Expand west boundary + three sites (32 acres)
- Housing not allowed
- No increase to previously adopted office/R&D capacity
 - ◆ Access to LSAP Development Capacity



LSAP Subsequent Environmental Impact Report

- Modifies the 2016 EIR
- Alternatives:
 - ◆ No project
 - ◆ Alt 2: 1,764 units & Intuitive project
 - ◆ Alt 3: 1,075 units & Intuitive project
- Significant & Unavoidable Impacts:
 - ◆ Air Quality (construction emissions)
 - ◆ Wastewater Services (cumulative impact to WPCP)



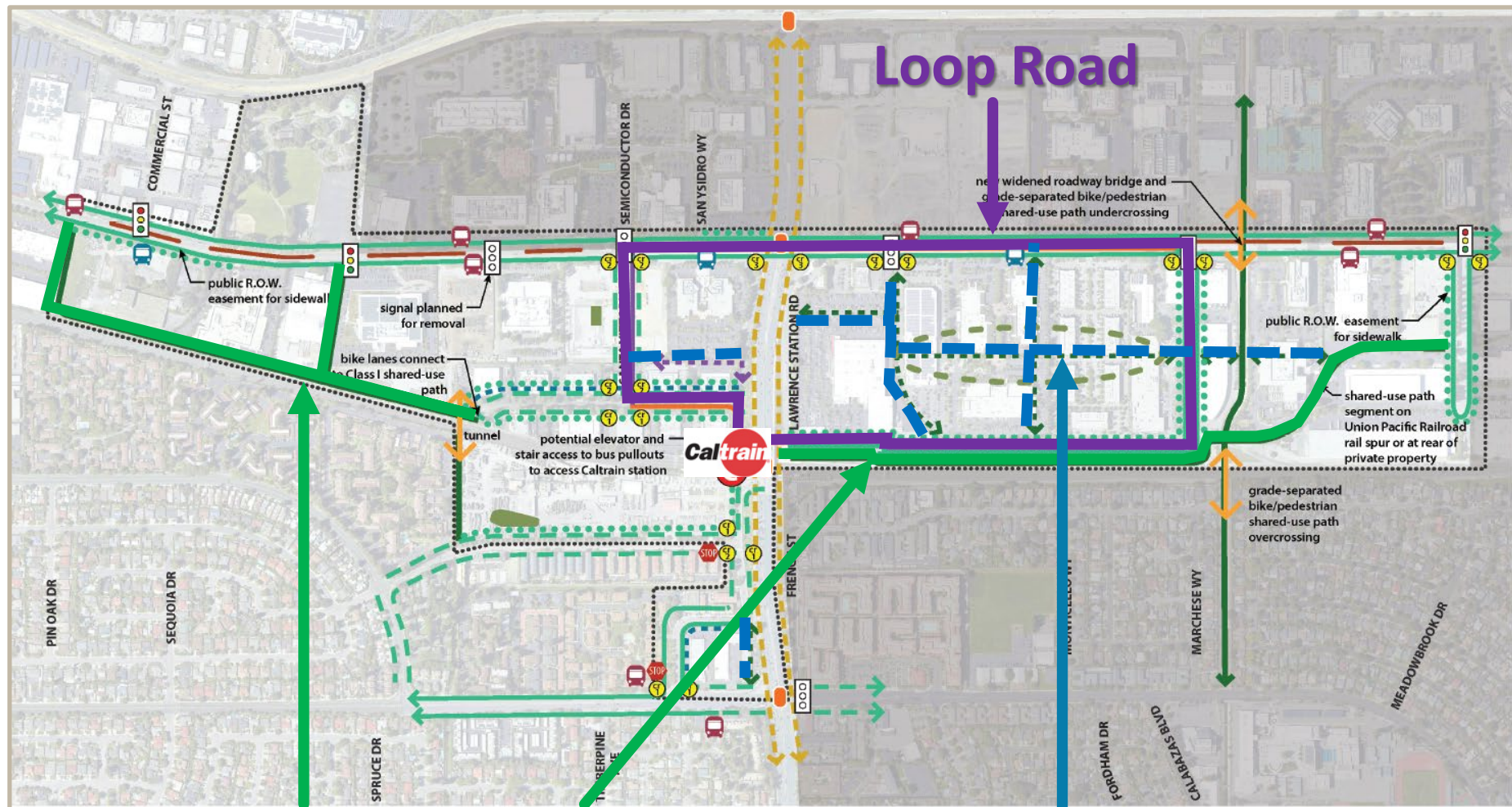
Statement of Overriding Considerations

Significant and unavoidable impacts outweighed by:

- Increased housing construction and affordable units
- Activate neighborhood by Lawrence Station
- Improved circulation in area
 - ◆ Pedestrian and bicycle facility enhancements



Sense of Place Plan



Class I Shared-Use Path

Secondary Pathways/Streets

Planning Commission – August 23, 2021

Alternative 1 (with modifications):

- Add incentive for Lawrence/Reed parcel consolidation
- Work with Santa Clara to study changes to Kifer Road
 - ◆ Road diet
 - ◆ Protected bicycle lanes (Class IV)

Other Updates since Planning Commission hearing

- Discussion with Santa Clara on Kifer Road diet
- Update to LSAP Transportation Fee Nexus Study

Staff Recommendation

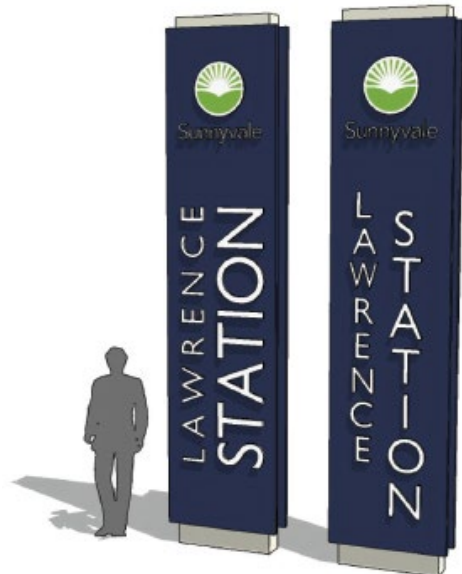
Alternative 1:

- **Resolution:**
 - ◆ Certify the SEIR
 - ◆ Amend the LSAP
 - ◆ Adopt the Sense of Place Plan & Incentive Program
- **Resolution:** Adopt new fees
 - ◆ Residential sewer
 - ◆ Sense of Place
 - ◆ Plan Maintenance
- **Ordinance:**
 - ◆ Code and zoning map changes
 - ◆ LSAP transportation impact fee ordinance

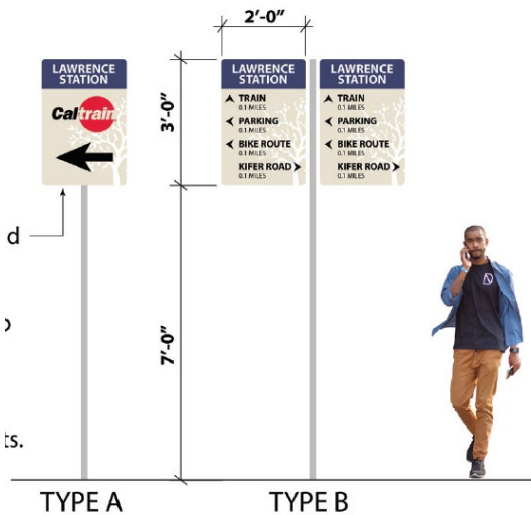


End of Staff Presentation

Wayfinding and Street Furnishings



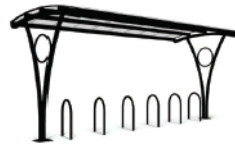
**Gateway
Sign**



Directional Sign



BENCH



BIKE RACK



**TRASH RECEPTACLE
Furniture**



Street Lighting