

**Butcher's Corner**  
**Scoping Meeting Comments – April 23, 2015**

1. Would like a visual analysis of the effect of 7 stories next to existing homes
2. Water impacts
3. Vehicle traffic at Wolfe intersection
4. Make sure assessment assumptions (e.g. school) are correct for Sunnyvale. Use latest trends
5. Make sure to use projection for future Apple campus traffic
6. Take into consideration possible additional traffic lane at Fremont/Wolfe
7. Evaluate vehicle access points from project to street at Fremont
8. Take into consideration other projects in vicinity “Cumulative impacts”
9. Coordinate with Cupertino and its future project impacts (traffic on Wolfe)
10. Fremont/Wolfe dental building – impacts of having to relocate the practice
11. Utility efficiency rainwater, etc. will buildings be self sufficient
12. Aesthetics of 5 stories on ECR
13. Bike and pedestrian impacts on Wolfe/Fremont
14. Cultural resources: Qualified architectural evaluator take a look at early structures on the project site
15. Water impacts – look at shortage historically and into future
16. Traffic – how to get to freeway if only a right turn is allowed. Where will new signals be needed? Cut through traffic
17. Housing shortage needs to be addressed
18. Comment – new residents will bike
19. Comment – important to keep the dentist in area – meets need of a specific community in Sunnyvale
20. Comment – analysis of the value of the property and vicinity when the project is built be done
  - a) Project will help housing shortage
  - b) Look at demographics
21. Evaluate a dedicated right lane
22. Traffic – project & cumulative (will provide an intersection study list)
  - a) Peak & average hours
  - b) School trips
  - c) Accident potential
  - d) Traffic patterns through neighborhood
23. Shadow study
24. Loss of trees/replacement
25. Drainage
26. Sidewalk standards
27. Air impacts – include venting from parking garage
28. Conserve greenspace with increased setback – loss of trees
29. Building height
30. Biological – preserve 300 year oak
31. Evaluate bird impacts/habitat
32. Cumulative traffic impacts
33. Schools – cumulative project impacts
34. Comments – is there open spaces for families

35. Water recharge as well as runoff
36. Project comment – high density mixed use development is needed for various stages in life – related to promoting mass transit
37. Comment – need for the “special needs” dentist to relocate in area
38. Aesthetics – boring
  - a) No green space on the project
39. Public services – schools, police, fire
40. No safe path from project to schools – Stocklmeier (need pedestrian bridge)
41. Impacts to parks in vicinity (need pedestrian bridge)
42. Comment – no need to have vehicle access to Fremont and plan better sidewalks
43. Utilities and services – comment – developer is not adequately contributing to infrastructure
44. Project description under estimates projected residents in project
45. Wider sidewalks – bikes will use sidewalks
46. Sewage impacts – infrastructure capacity
47. Evaluate construction period impacts – e.g. rerouting traffic, dust
48. Adequate parking on site. Not just townhomes but the apartments too. Already parking impact on local streets.
49. Comment – Support project, developer is responsive.
50. Wolfe/ECR/Fremont – has been long term poorly operating intersection considering Apple, other projects going in
51. Comment – extra traffic lane will help project. Project will help property values
52. Comment – “Snowball effect” how many more tall buildings will come
53. Extra lane will be needed anyway. “Win-win” it will be provided by developer
54. Fire services for a 7-story building
55. VTA plans for ECR will push traffic to Fremont
56. Evaluate flood plain
57. Status of cell phone towers potentially on dentist building
58. Financial benefit of some vs. negative impacts project impacts to others
59. Correction – condos not apartments
  - a) Applicant – “can be sold, but could be rented”
60. Comment – why is project so high (7stories)
61. Put building height into “feet” not just stories and also make comparison to an existing building
62. Comment – why would Sunnyvale consider a project that doesn’t match context of neighborhood
63. Comment – doesn’t like precedent of 7 stories
64. Comment – Sunnyvale not a well-run City anymore, addressing needs of developers now
65. Utilities – particularly power source, does infrastructure need to be increased – will there be solar on roof
66. Evaluate impact of shade on neighbor’s plant life
67. Comment – where will people park – residents and visitors parking on ECR businesses
68. Comment – need transit on ECR and north/south. Is Sunnyvale working with VTA
69. Traffic (Wolfe & ECR)
70. Shading impacts on adjacent townhomes