



# City of Sunnyvale

## Agenda Item

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16-0792

Agenda Date: 2/17/2017

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### 2017 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: Deferred

2 years ago: Ranked Below the Line

#### **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 there may be difficulty in accomplishing the vision of the DSP and meeting the standards in the Zoning Code. This study would examine those potential tensions with respect to parking requirements.

The Downtown Specific Plan requires that non-residential developments provide all net new required parking on site (i.e., minus any credit for spaces in the Parking District). 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. In one example, a 12,900 s.f. property (approximately 100x130 feet) has an auto repair facility with no credit in the parking district as the auto repair meets the minimum parking on-site. Due to the size and dimensions of the property, it would be difficult to redevelop the site with a retail use along the sidewalk, of a desirable depth, and have room for minimum parking and maneuvering dimensions. If it was possible to provide parking off-site, elsewhere in the parking district, a retail use could be provided, thereby activating the streetscape. There are other sites in the downtown with similar challenges.

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 Maintenance Assessment District, including a current needs assessment, exploration of financing options, and consideration of legal issues. The effect of recent downtown development on parking demand and parking patterns would also be considered in this study.

With the Town Center project resuming construction, the new developer team will likely propose modifications to the land use mix for the project that will require an updated parking analysis. It would be appropriate to combine or coordinate this study issue with the project-level parking analysis while the project modifications are being evaluated. A combined study could explore possible options and solutions to meet the parking needs for the Town Center project as well as the overall downtown area.

### **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 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: 2017**

### **FISCAL IMPACT**

#### **Cost to Conduct Study**

Level of staff effort required (opportunity cost): Moderate

Amount of funding above current budget required: \$60,000

Funding Source: Will seek budget supplement; could also be partially funded by STC Venture, LLC (Town Center project Developer) for a combined project and downtown area parking study.

Explanation of Cost:

Consultant cost estimated at \$60,000 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

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**STAFF RECOMMENDATION****Position:** Support

**Explanation:** This study issue has been deferred several years in a row and more recently ranked below the line. The Council has continued to defer rather than drop this study issue with the reasoning that it is important to assess the amount of parking needed to serve the downtown area and to identify possible parking solutions, However, the Council also felt that the study should reflect the future parking demand that will be generated by the Town Center project. It would also be beneficial for the study to consider the effects of recent developments on downtown parking. With the Town Center developer likely proposing some project changes in 2017 that will require reassessing the project's parking needs, it is appropriate to move forward with this study issue before or concurrently with consideration of these project modifications. Staff supports this study issue, with the final timing being dependent on the progress on the Town Center project.

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