Lawrence Station Area Plan (LSAP) Housing Study

City of Sunnyvale Planning Division
Ponderosa Park Building, April 11, 2018
Agenda

Introductions

Background/Approved LSAP Projects

Increased Housing Options

Housing Capacity

Next Steps
Background

City Council Action – December 2016

• Adopted LSAP
  • Flexible, mixed-use near Lawrence Caltrain Station
  • Supports:
    • Transit ridership
    • Improved access for all transportation modes
  • Plans for:
    • 2,323 new housing units
    • 1.2M net s.f. office/R&D

• Direction to:
  • Prepare “Sense of Place” plan
  • Study additional housing
Background

City Council Action – December 2016

- Flexible, mixed-use
  - Residential
  - Office/Commercial/Industrial

- Density and intensity dependent on
  - Location
  - Community Benefits/Incentives
Approved Projects in the LSAP Vicinity

Greystar
520 units - 5 stories
7,400 sf retail

Intuitive Surgical
392k sf net new office - 4 stories

Nuevo (Santa Clara)
988 units - 6 stories
35k sf retail Comm. Ctr.
Existing Zoning

Housing Capacity: 2,323 units

M-S/LSAP: Housing not allowed

MXD-I and MXD-II:
Housing up to 68 du/ac

MXD-III (Calstone/PBM site):
Housing up to 54 du/ac

R-5: housing allowed

O-R:
Housing not allowed

City of Santa Clara

Two new office bldgs.:
392k net sq. ft.
520 units approved, not built

LSAP Zoning Districts

City of Sunnyvale – Lawrence Station Area Plan Housing Study– April 2018
Overview of Options

- Option 1 – Greater density in LSAP districts that currently allow housing
- Option 2 – Expand area for housing in LSAP districts that currently do not allow housing
- Option 3 – Combination of Option 1 and 2
Option 1 – Greater Density

Housing Increase: 1,764 units

MXD-I and MXD-II: Increase max. density to 100 du/ac

Potential residential development at opportunity sites (shown in hatching)
Examples of 100 dwelling units per acre

Sources: Architects Orange, Stephen Dalton Architects, Newman Garrison + Partners
Option 2 – Expand area for housing

Housing Increase: 1,075 units

M-S/LSAP: Allow housing up to 54 du/ac

O-R: Allow housing up to 54 du/ac
Option 2 Considerations for Residential

- M-S/LSAP (East of Calabazas Creek)
  - Originally intended to remain as industrial uses
  - Residential compatibility with industrial
  - Potential loss of industrial parcels

- O-R (Willow and Reed)
  - Originally intended to remain a commercial center
  - Potential Lawrence Expy grade separation impacts
  - Direct access to the Caltrain station
Option 3 – Combination of Option 1 and 2

Housing Increase: 2,839 units

MXD-I and MXD-II: Increase max. density to 100 du/ac

M-S/LSAP: Allow housing up to density of 54 du/ac

O-R: Allow housing up to 54 du/ac

City of Santa Clara
### Housing Capacity

- **Approved 2016 LSAP unit allowance:** 2,323 units
- **Current 2018 available balance:** 1,803 units (with approved Greystar project)

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<thead>
<tr>
<th>Scenario</th>
<th>Net Units</th>
<th>Revised LSAP Capacity</th>
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<tbody>
<tr>
<td>Option 1: Increase Density</td>
<td>+ 1,764</td>
<td>4,087</td>
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<tr>
<td>Option 2: Expand Area for Res.</td>
<td>+ 1,075</td>
<td>3,398</td>
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<tr>
<td>Option 3: Option 1 + 2</td>
<td>+ 2,839</td>
<td>5,162</td>
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Next Steps

• Planning Commission and City Council Public Hearings
  - April-May 2018

• Environmental Review, Econ./Infrastructure Analysis
  - Scoping Meeting
  - Public review period

• Plan Amendments
  - Opportunities for public comments
  - Planning Commission and City Council Public Hearings
Questions/Comments?

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