

500 EL CAMINO REAL PROJECT

City Council

Tuesday, April 16, 2013

500 El Camino Real Project

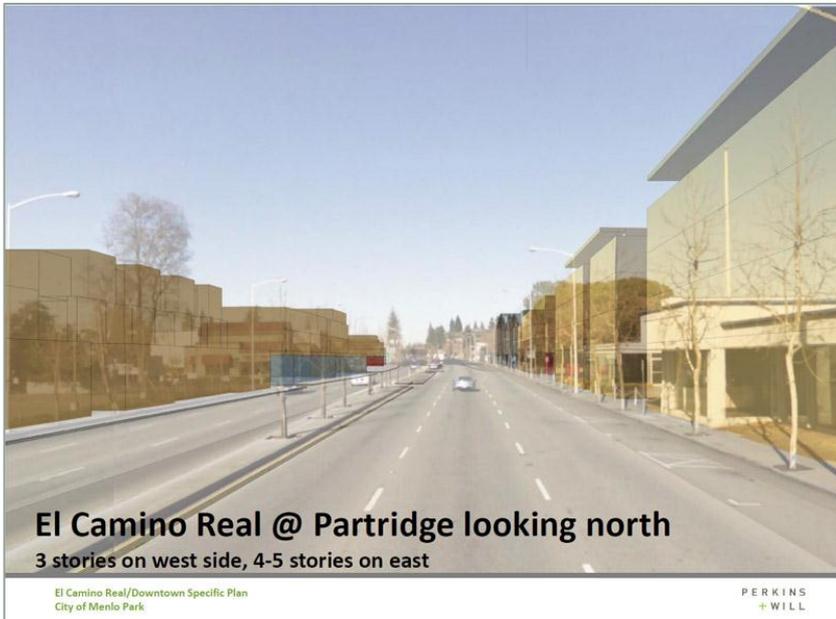
- Background
- Proposal
- Project Review Process
- Summary

500 El Camino Real Project Background

- Vision Plan (2007-2008)
 - 12 overarching goals
 - Established foundation for the next phase
- Specific Plan (2009-2012)
 - Refine general goals into detailed plan, considering trade-offs
 - Key objective: comprehensive, action-oriented set of rules; much greater clarity and specificity
 - Informed by review of an Environmental Impact Report (EIR) and Fiscal Impact Analysis (FIA)

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- Extensive community involvement throughout both phases
- Consultant guidance, with transparent selection processes
- Advanced visualization techniques (photomontages, massing models, and artistic renderings) used to clearly relay what buildings could look like

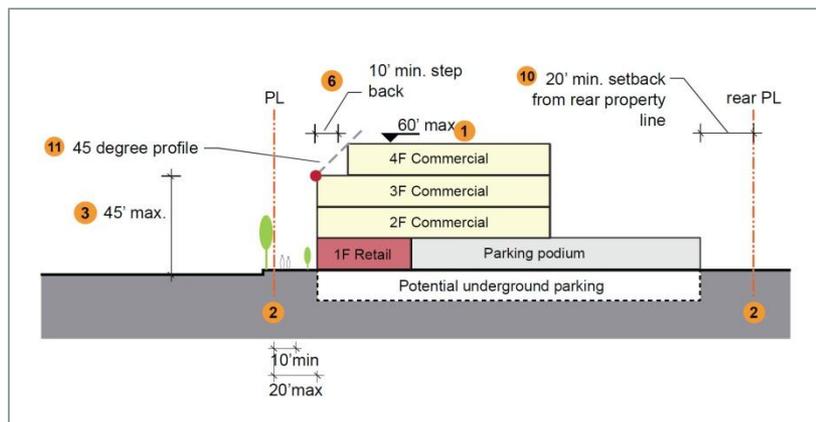


2009 Community Workshop graphics

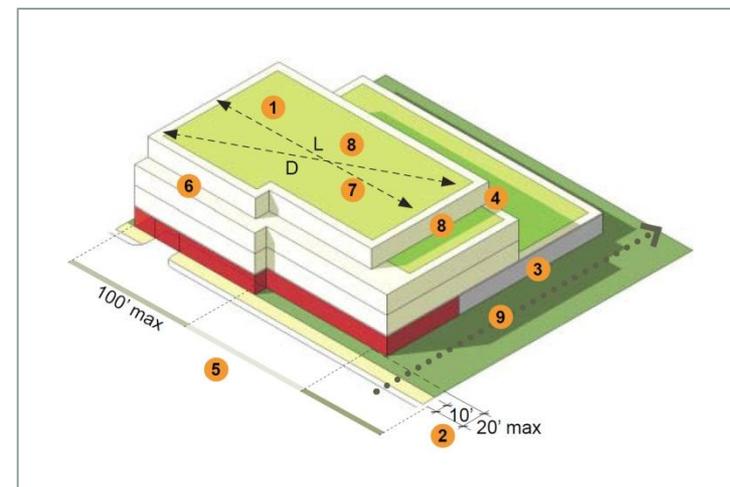
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Background

- Draft Specific Plan released April 2010
- Draft EIR released April 2011
- Detailed review by Planning Commission and City Council in Summer-Fall 2011
- Topics reviewed in detail included:
 - Floor Area Ratio (FAR) thresholds
 - Land use regulations
 - Building height and massing requirements



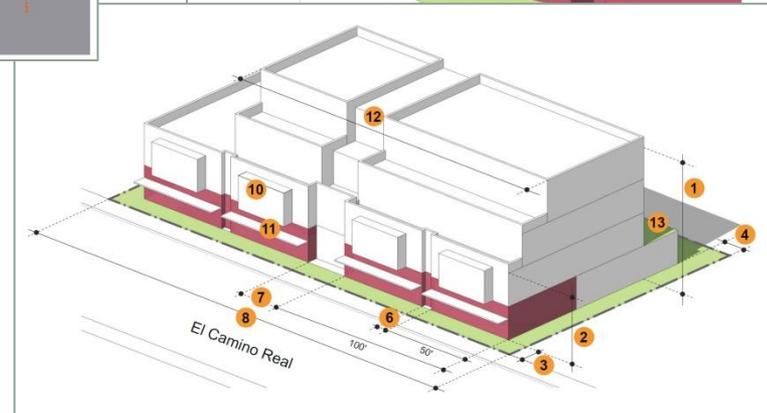
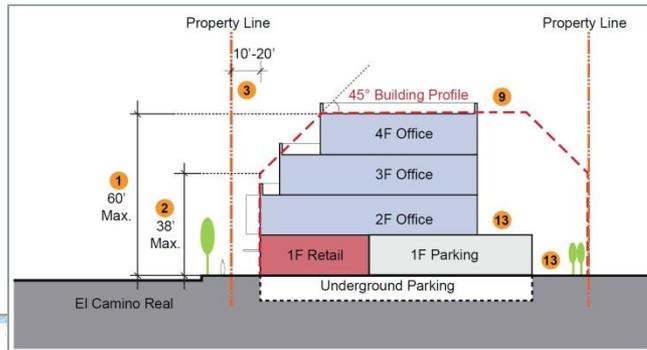
Draft Specific Plan graphics



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- City Council directed substantive changes to Draft Plan, including for the ECR SE district:
 - Lowering the façade height limit by one full story
 - Directing changes to the upper floor controls

*Final
Specific
Plan
graphics*



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Background

- Stanford University actively participated in both Vision Plan and Specific Plan processes
- Stanford supported the community planning process and stated an intent to pursue a comprehensive mixed-use redevelopment proposal in compliance with the adopted Plan
- Correspondence from Stanford on the Draft and Final Specific Plan and EIR is available for review on project web site
- 500 El Camino Real Proposal
 - November 7, 2012: Initial submittal
 - January 18, 2013: Revised submittal
 - January 28, 2013: Planning Commission Study Session
 - Revisions in progress

500 El Camino Real Project Proposal

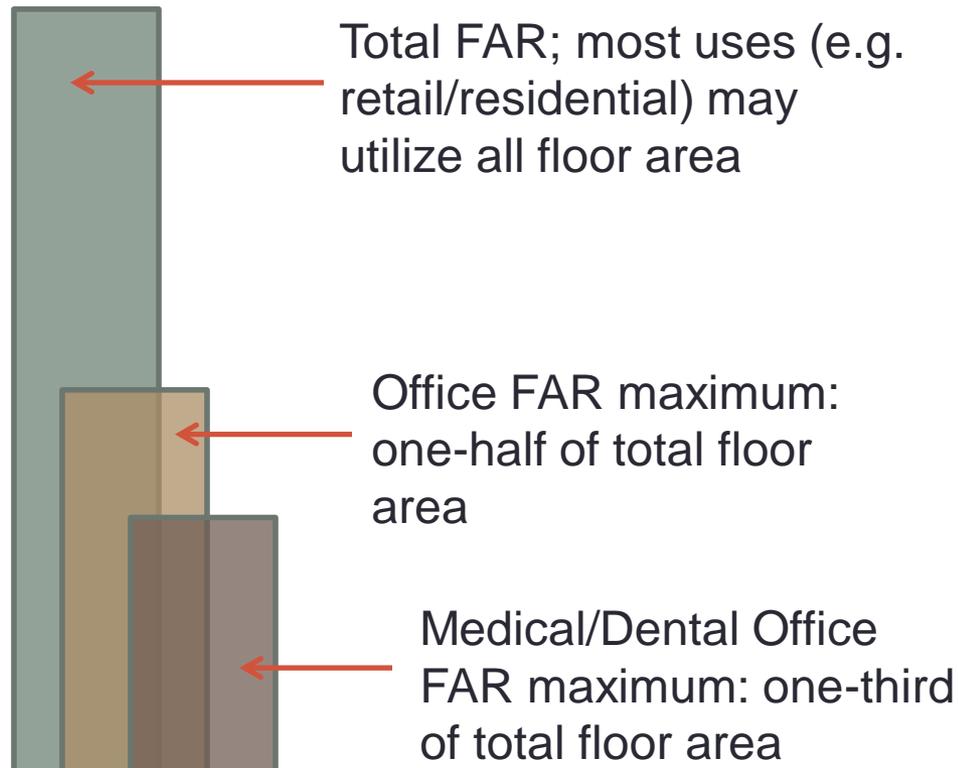
- Six parcels (300-550 El Camino Real), 8.43 acres in size
- Would adhere to "Base" level standards, established to achieve inherent public benefits, including:
 - Redevelopment of underutilized properties
 - Creation of more vitality and activity
 - Promotion of healthy living and sustainability

Intensity - FAR (Floor Area Ratio)				
			Proposed	Maximum Permitted
Total	413,200-459,013	sf	1.125-1.25	1.25
Office	199,500	sf	0.543	0.625
<i>Non-Medical</i>	174,500	sf	0.475	-
<i>Medical/Non-Medical Flex</i>	25,000	sf	0.068	0.417
Retail	10,000	sf	0.027	-
Housing (170 units)	203,700-249,513	sf	0.555-0.679	-

Note: revised residential designs are still in progress, so the Housing and Total FARs are expressed as a range.

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- FAR regulations include built-in office and medical office limits for all districts:



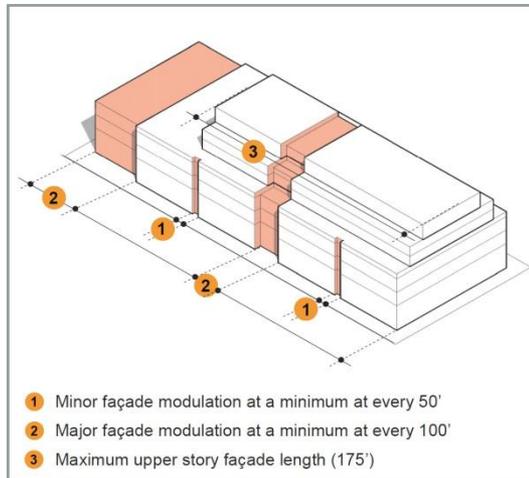
Office FAR restrictions built into Plan in order to be similar to preexisting office FAR limits and to proactively address potential community concerns with these uses (while acknowledging that these uses have their places as part of a complete city)

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- Project required to meet detailed requirements regarding:
 - Height
 - Setbacks and projections
 - Massing and modulation
 - Sustainability (e.g., LEED Silver compliance)
 - Parking and circulation



Guideline E.3.8.13. Porous materials



- 1 Minor façade modulation at a minimum at every 50'
- 2 Major façade modulation at a minimum at every 100'
- 3 Maximum upper story façade length (175')



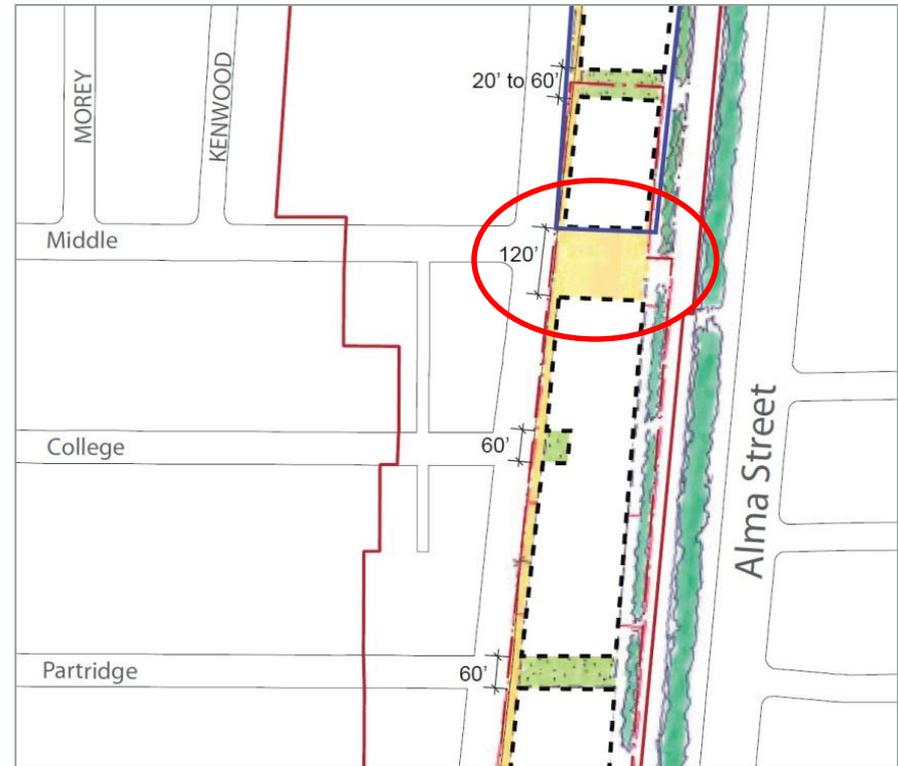
✗ No: Continuous street frontage
(Redwood City, California)



✓ Yes: Varied primary building façade plane
(Kirkland, Washington)

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- Open Space
 - Minimum of 30 percent required
 - Significantly expanded sidewalks along El Camino Real (15 feet minimum); Public Access Easement required where sidewalk extends onto private property
 - “Burgess Park Linkage/Open Space Plaza” required at Middle Avenue
 - Unique requirement for this parcel
 - Welcoming, publicly-accessible open space
 - 120-foot width established to serve variety of uses, including vehicle access for project



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- Maximum Allowable Development
 - “Cap” on net new development in the Plan area:
 - Residential uses: 680 units; and
 - Non-residential uses: 474,000 square feet
 - Additional development would require amending the Specific Plan and conducting additional environmental review
 - 500 El Camino Real Project (largest opportunity site in the Plan area) would account for the following percentages of Maximum Allowable Development:
 - Residential uses: 25 percent
 - Non-residential uses: 38 percent

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Project Review Process

- Current Process
 - Required actions:
 - Architectural Control
 - Allows for full consideration of the Specific Plan's extensive standards, guidelines, and other regulations
 - Environmental Review
 - Conformance with Specific Plan Program EIR required to be reviewed in detail prior to any action
 - Traffic known to be key topic of interest
 - If consistent with Program EIR, applicable mitigation measures required to be incorporated (e.g. TIF – Transportation Impact Fee)
 - Heritage Tree Removal Permits
 - Below Market Rate (BMR) Housing Agreement
 - Planning Commission is the primary decision-making body, but actions may be appealed to City Council

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Project Review Process

- Current Process
 - Planning Commission Study Session – January 28, 2013
 - Project revisions in progress
 - Applicant focus on: total office square footage, medical/non-medical office flex component, Burgess Park Linkage/Open Space Plaza design, office architecture
 - Additional Planning Commission study meeting(s) likely prior to any potential action meeting
- City Council concurrently directed that certain CIP (Capital Improvement Plan) transportation projects/studies commence in 2013-2014:
 - El Camino Real/Ravenswood NB Right Turn Lane
 - El Camino Real Lane Reconfiguration Alternatives Study

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Project Review Process

- Current Process
 - Staff believes the current process is functioning as intended
 - Key issues are being identified from public input and Planning Commission direction, and are being subsequently addressed
 - Environmental review required to be addressed in full prior to any action
 - Proceeding carefully and deliberately, informed by applicable analysis
 - Overall Specific Plan will be reviewed this summer
- Current Process with Enhancements
 - Council Subcommittee; other options

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Project Review Process

- Modest Modifications to Specific Plan
 - Text-based changes that do not revise fundamental principles of the Plan (e.g., a use that is currently designated as *permitted* could be changed to *conditionally permitted*)
 - Potential three- to four-month timeframe
 - Requires a majority vote of the Council
 - Moratorium (4/5 vote requirement) likely not necessary, as Plan revisions would occur prior to project action

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Project Review Process

- Major Modifications to Specific Plan
 - Changes that affect graphics and/or revisit core principles of the Plan (e.g., modifying height, FAR, or massing/modulation regulations, or removing the subject parcels from the Specific Plan entirely)
 - Likely require specialized services for graphics and potentially additional environmental review
 - Should include an iterative, public process that allows for more careful and comprehensive consideration of options/trade-offs
 - Would take between six and 12 months to complete, at a minimum
 - Implications for other projects and budget
 - Moratorium (4/5 vote required) necessary to preclude action on the project in the meantime
 - Temporary moratorium - 45 days
 - Extension - additional 22 months and 15 days

500 El Camino Real Project Summary

- Staff recommendation: follow Current Process
- Other review process options:
 - Current Process with Enhancements
 - Modest Modifications to Specific Plan
 - 3- to 4-month timeframe
 - Majority vote required
 - Major Modifications to Specific Plan
 - 6- to 12-month timeframe (minimum)
 - 4/5 vote required to implement moratorium