



# Downtown Sunnyvale

## **Planning Commission Study Session** **May 9, 2016**

Hanson Hom

Assistant City Manager,

Chief of Downtown Planning

# Downtown Issues

- ❑ Downtown Specific Plan
- ❑ Current Entitlements
- ❑ Project Status
- ❑ SDP Amendments
- ❑ Schedule





# Downtown Specific Plan

# Status of Downtown Specific Plan



DSP Area	Maximum Dwelling Units Allowed	Remaining Dwelling Units Allowed	Maximum Commercial Allowed (sq. ft.)	Remaining Commercial Allowed (sq. ft.)
Block 18	292	0	1,315,000	649,580
Rest of DSP	1,908	806	1,171,432	233,696
<b>TOTAL</b>	<b>2,200</b>	<b>806</b>	<b>2,486,432</b>	<b>883,276</b>
% of Plan Capacity	100%	<b>36.6%</b>	100%	<b>35.5%</b>

\* Includes additional green building and affordable housing density bonus units.

\*\* Includes existing commercial square footage not allotted in plan for some blocks.

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# Sunnyvale Town Center 2007 Master Development Plan



# 2007/08 Special Development Permits



- 931,385 square feet retail uses
  - Macy's and Target stores
  - 2,950-seat multiplex movie theater
  - Maximum 90,000 square feet restaurants
- 315,000 square feet office uses
- 292 residential units (for-sale)
- 200-room hotel
- Parking structures

# Ground Floor Site Plan



	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	TOTALS
RETAIL - MARKET - MACY'S	-	-	88,500 SF	-	-	-	88,500 SF
PARKING	-	-	-	-	-	-	-
RETAIL - MARKET	-	-	15,000 SF	-	-	-	15,000 SF
PARKING	-	-	-	-	-	-	-
OFFICE	70,300 SF	98,628 SF	101,070 SF	30,000 SF	52,000 SF	65,400 SF	418,114 SF
PARKING	-	-	-	-	-	-	-
RESIDENTIAL	-	-	38,900 SF	-	-	-	38,900 SF
PARKING	-	-	-	-	-	-	-
OFFICE - CHINA	-	-	2,200 SF	-	-	-	2,200 SF
PARKING	-	-	-	-	-	-	-
OFFICE - CHINA	15,000 SF	2,800 SF	-	-	8,900 SF	-	26,700 SF
PARKING	-	-	-	-	-	-	-
<b>TOTALS</b>	84,100 SF	171,128 SF	189,970 SF	46,400 SF	79,800 SF	88,400 SF	880,964 SF
	288	200	13	244	270	176	1,281
	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	

- RETAIL
- ANCHOR (MACY'S, TARGET, THEATER)
- OFFICE
- RESIDENTIAL
- PARKING
- VERTICAL CIRCULATION

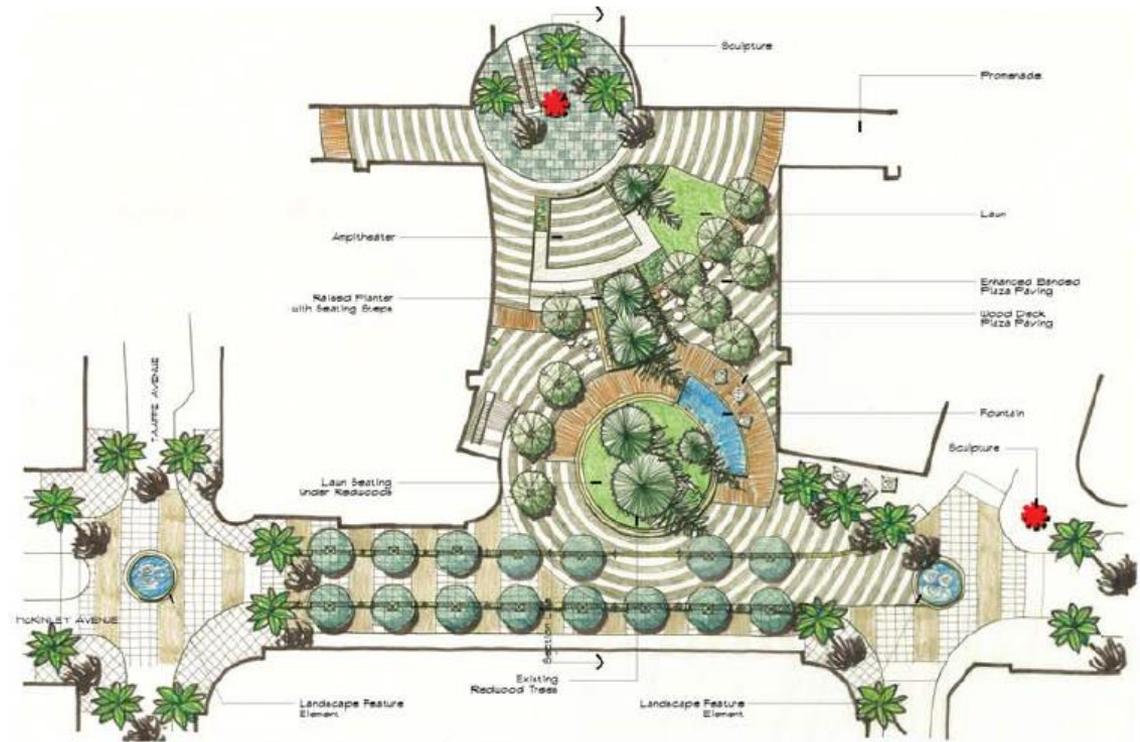


# Second Floor Site Plan



	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	TOTALS
RETAIL	-	-	88,500 SF	-	-	-	88,500 SF
ANCHOR	-	-	-	-	-	-	-
OFFICE	-	-	-	-	-	-	-
RESIDENTIAL	-	-	-	-	-	-	-
PARKING	-	-	-	-	-	-	-
TOTALS	148	211	-	240	351	855	

- RETAIL
- ANCHOR (MACY'S, TARGET, THEATER)
- OFFICE
- RESIDENTIAL
- PARKING
- VERTICAL CIRCULATION



Redwood Plaza - Plan



Redwood Plaza - Section



# Redwood Square



MURPHY AVE.

WASHINGTON AVE.

**BUILDING T**  
~110,000 SF Retail land site  
(theater & potential grocer)

**BLOCK 6**  
Land site

**PD-5**

**LOT T-1**  
Land Site  
Entitled  
for 18  
residential  
units

**macy's**  
(NAP)

**REDWOOD SQUARE**  
Partially complete  
entitled for ~132,000 SF  
of retail

**BUILDING N-1**  
Partially  
complete  
~32,000 SF  
street retail  
**TARGET**  
(NAP)

**LOT N-1**  
Land Site  
Entitled for  
10 residential  
units

**BUILDING D**  
Exterior complete  
50-unit condominium  
complex with ground  
floor retail  
**PD-2**

**BUILDING E**  
Exterior complete  
74-unit condominium  
complex with ground  
floor retail

**BUILDING F**  
Exterior complete  
74-unit condominium  
complex with ground  
floor retail  
**PD-1**

**LOT F-1**  
Land Site  
Entitled  
for 72  
residential  
units

**BUILDING C**  
156,960 SF office  
building, 100%  
leased to  
**NOKIA**

**BUILDING A**  
156,960 SF office  
building, 100%  
leased to

**BUILDING B**  
Land Site  
Entitled for ~44,000  
SF of retail & office

**NAP**

MATHILDA AVE.



# Recent Activity



- ***August 2015:***
  - Conclusion of litigation
- ***August-November 2016:***
  - Wells Fargo Bank proposal process
- ***December 2016:***
  - Successor Agency Acknowledgement
  - City Retail Market Analysis

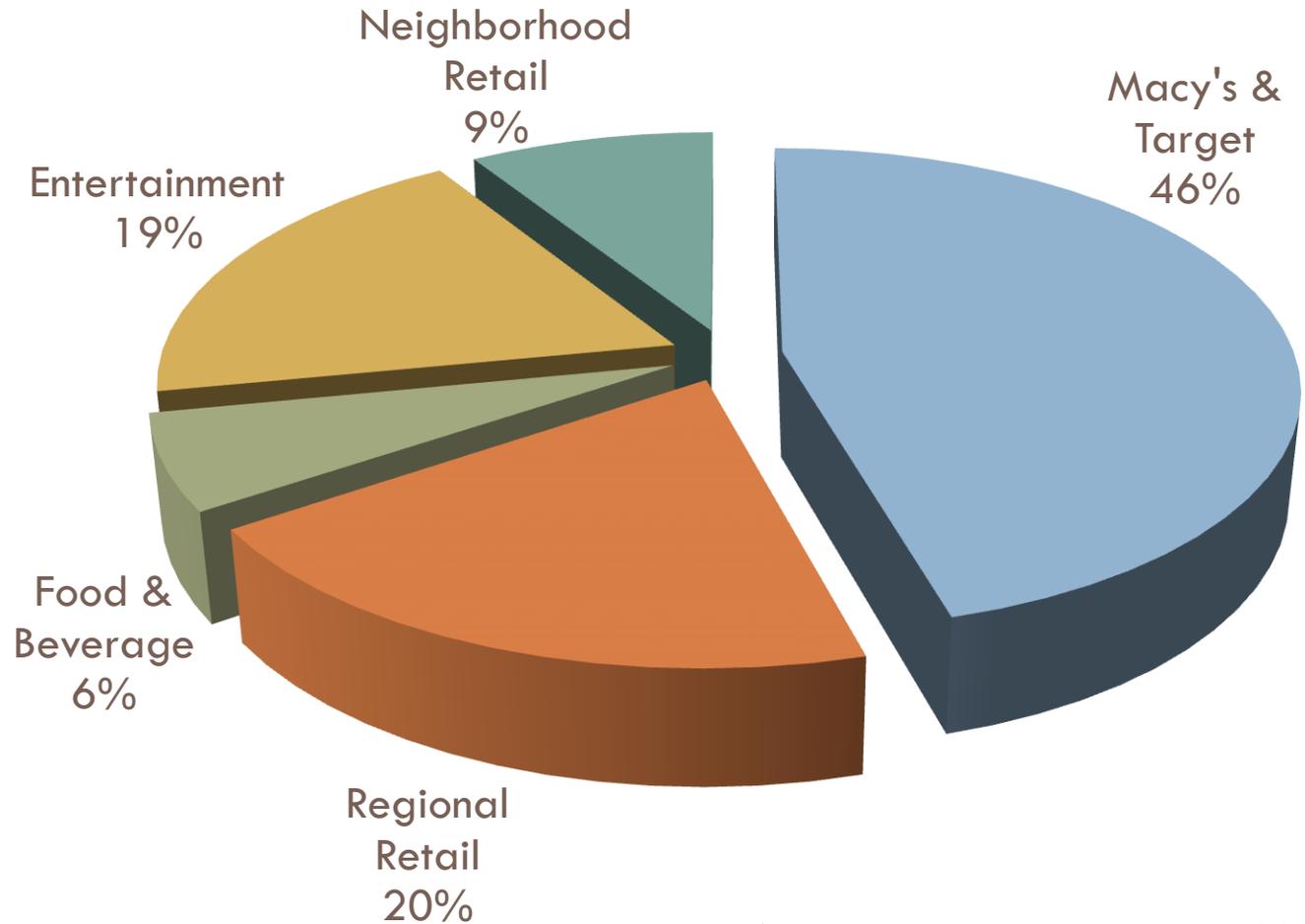
# Market Assessment



- Regional competitiveness
- Potential market capture
- Retail “districts”
- Elements for success
- Feasibility of second-story retail



*TOTAL: 763,000 to 783,000 sq. ft.\**



\* Keyser Marston (December 2015)

Potential Town Center Retail

# Second Floor Retail



Second Floor Plan

## Potential Retail\*

□ TOTAL - 365,000 sf

## Uncompleted Retail\*

□ TOTAL - 499,000 sf

□ 1<sup>st</sup> Floor - 372,900 sf

□ **2<sup>nd</sup> Floor - 126,100 sf**

\* Less Macy's, Target, 2<sup>nd</sup> floor theater, and 1<sup>st</sup> floor retail in office buildings A and C

# New Developer Team

## STC Venture, LLC:

- ❑ J. P. Morgan Asset Management Fund
- ❑ Hunter Properties, LLC
- ❑ Sares Regis Group of Northern California

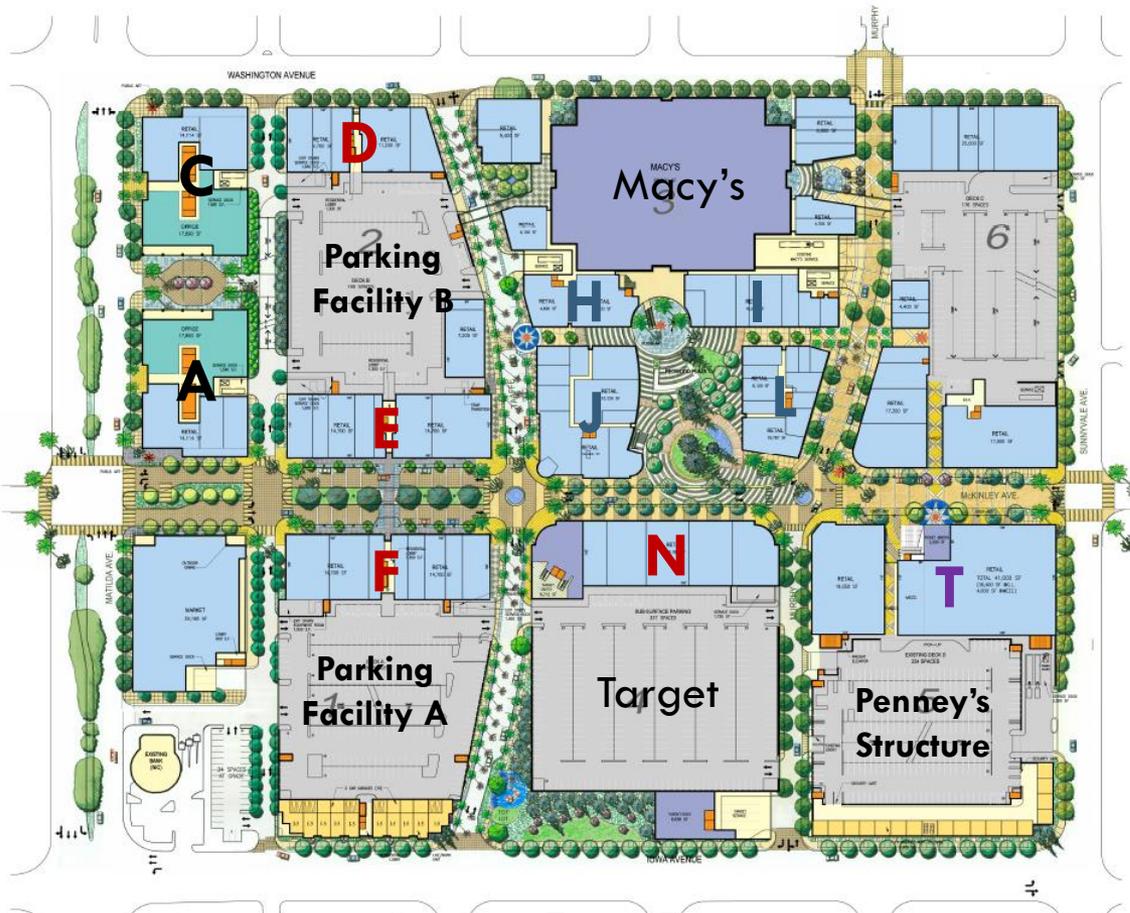


# Successor Agency/Oversight Board



- **Amendments to ADDOPA**
  - Extend to December 31, 2020
  - Eliminate Developer Payment
  - Define construction schedule
  - Update liquidated damages
  - Revise “Minimum Project”

# Current ADDOPA Minimum Project



Ground Floor Plan

- **Office:**  
Buildings A & C
- **Ground floor retail:**  
Buildings D, E, F & N
- **Theater/retail:**  
Building T
- **Two-story retail:**  
Buildings H, I, J & L
- **Redwood Square**
- **Parking structures**



# Assignment of Agreements

- ❑ Operation and Reciprocal Easement Agreement (OREA)
- ❑ Public Parking Ground Lease
- ❑ Penney's Structure Operation and Maintenance Agreement
- ❑ Public Street and Utility Maintenance Agreement
- ❑ Subdivision Agreement and Bonds

# Proposed SDP Amendments



## Residential Buildings D, E and F

- ❑ Rental housing
- ❑ Affordable Housing Developer Agreement
- ❑ Green building standards
- ❑ Ground floor leasing office

# Block 3 - Redwood Square

**Demolish Steel Framing**



**Install Temporary Improvements**





# Upcoming Meetings

- ❑ **May 9** Planning Commission study session
- ❑ **May 23** Planning Commission - Amended SDP
- ❑ **May 11** Oversight Board study session
- ❑ **June 28** Successor Agency Action - Amended ADDOPA
- ❑ **Early July** Oversight Board Action - Amended ADDOPA



# Anticipated Project Schedule

- ***Summer 2016 – Property Sale***

- ***Fall 2016***

- Update building permits, street improvement plans and agreements
- Demolish Block 3 steel framing

- ***Spring 2017***

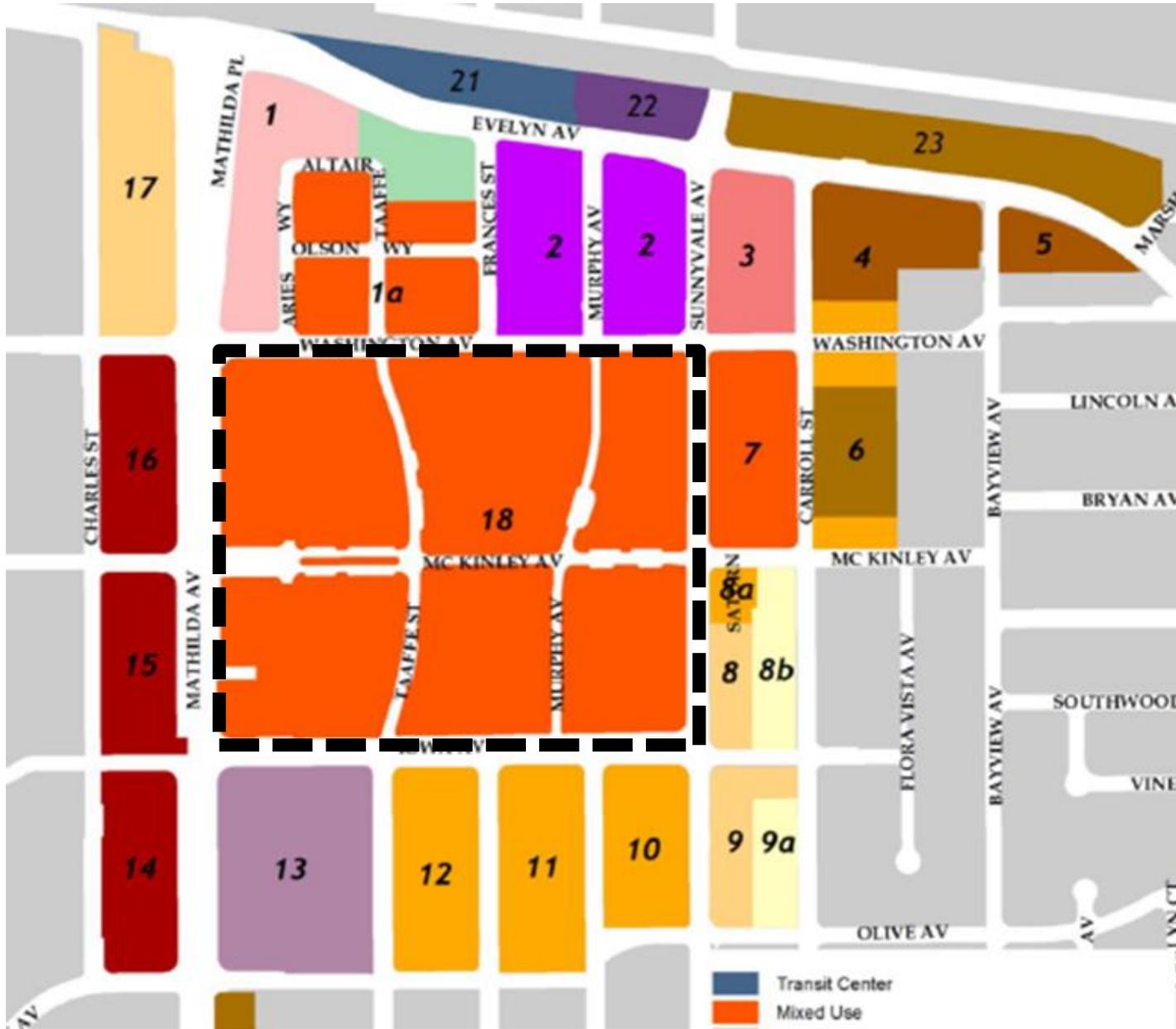
- Complete Redwood Square temporary improvements
- Commence residential mixed use buildings
- Commence theater-retail building

# Anticipated Project Schedule

## □ *Fall 2018/Spring 2019*

- Residential mixed use buildings (D, E & F)
- Theater-retail building (T)
- Retail storefronts/tenant improvements (D, E, F & N)
- Parking structures and street improvements





# Downtown Specific Plan

# 2007/08 Special Development Permits



- **931,385 square feet retail uses**
  - Macy's and Target stores
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  - Maximum 90,000 square feet restaurants
- **315,000 square feet office uses**
- **292 residential units (for-sale)**
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# Residential Amendments



- **Option for Rental Housing (G10.b, A23.10)**
- **Residential Leasing Office (G10.d.4.e)**
- **12.5% Below Market Rate Housing (BMR1)**



# Residential Buildings D, E and F



# Residential Leasing Office



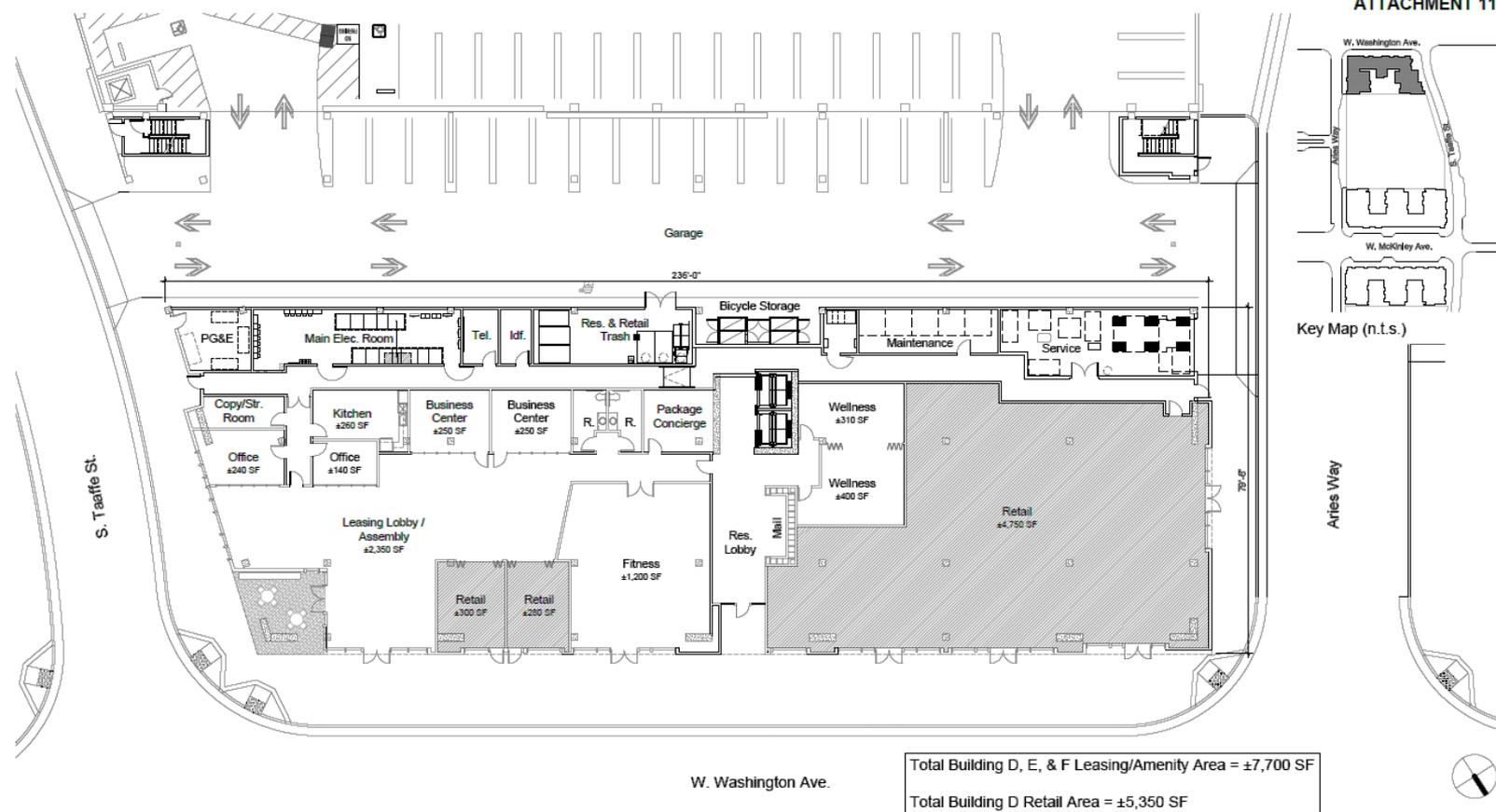
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MARKET	PARKING	-	-	15,000 SF	-	-	15,000 SF
MARKET	AREA/LENTS	70,300 SF	98,628 SF	101,070 SF	30,000 SF	52,000 SF	418,114 SF
MARKET	PARKING	-	-	-	-	-	-
OFFICE	AREA/LENTS	-	-	38,900 SF	-	-	38,900 SF
OFFICE	PARKING	-	-	-	-	-	-
OFFICE	AREA/LENTS	-	-	2,200 SF	-	-	2,200 SF
OFFICE	PARKING	-	-	-	-	-	-
RESIDENTIAL	AREA/LENTS	19,000 SF	2,800 SF	-	-	8,900 SF	28,000 SF
RESIDENTIAL	PARKING	-	-	-	-	-	-
<b>TOTALS</b>		88,100 SF	171,128 SF	189,970 SF	48,400 SF	79,800 SF	686,964 SF
		288	200	13	244	270	176
		BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6

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- VERTICAL CIRCULATION



# Residential Leasing Office

ATTACHMENT 11



DOWNTOWN SUNNYVALE

DRAFT

LEASING OFFICE/RETAIL PLAN - BUILDING D

**SARES REGIS**  
Northern California  
Sares-Regis Group  
901 Mariners Island Blvd  
San Mateo, CA 94404

SUNNYVALE, CA  
RDP # 2015-0172

05.12.2014

**KTGY Group, Inc.**  
Architecture+Planning  
580 Second St., Suite 200  
Oakland, CA 94607  
510.272.2910  
ktgy.com



# Staff Recommendation (Part A)



## ***Alternative 1:***

- Find exempt from additional CEQA review
- Approve Finding for Approval 8A
- Approve Conditions of Approval pertaining to rental housing, leasing office and below market rate housing  
(*G.10.b, G10.d.4.e, A23.10, BMR1*)

# General/Standard Conditions



- **Indemnification (SC1)**
- **Alcohol Beverage Sales and Service (SC3, SC4)**
- **Recordation of Conditions of Approval (G3)**
- **Status of Special Development Permits (G4)**
- **Climate Action Plan Compliance/Air Quality (CM3, CM4)**

# Commercial Amendments

- **Accessory restaurants in grocery store/supermarket excluded from 90,000 SF maximum (G10.d.3)**
- **Ground floor recreational facilities (G10.d.4.f)**
- **More expansive hours of operations for office buildings on Mathilda (G11)**



# Green Building/Sustainability



## □ Green Building Program (GB1)

### □ Existing Structures

- Residential
- Retail Storefront/Tenant Improvements
- Parking Structures

### □ Future Structures

## □ Smart City Technology/ Infrastructure (GB3)



# Redwood Square (Block 3)



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MARKET	AREA/UNITS	-	-	15,000 SF	-	-	15,000 SF
OFFICE	AREA/UNITS	70,300 SF	98,628 SF	101,070 SF	30,000 SF	52,000 SF	418,114 SF
RESIDENTIAL	AREA/UNITS	-	-	-	-	-	-
PARKING	AREA/UNITS	-	-	38,900 SF	-	-	38,900 SF
VERTICAL CIRCULATION	AREA/UNITS	-	-	2,200 SF	-	2,200 SF	4,400 SF
TOTALS	AREA/UNITS	138,600 SF	171,118 SF	189,970 SF	48,488 SF	79,800 SF	686,966 SF
		288	200	13	344	270	176
		1,381	1,381	1,381	1,381	1,381	1,381

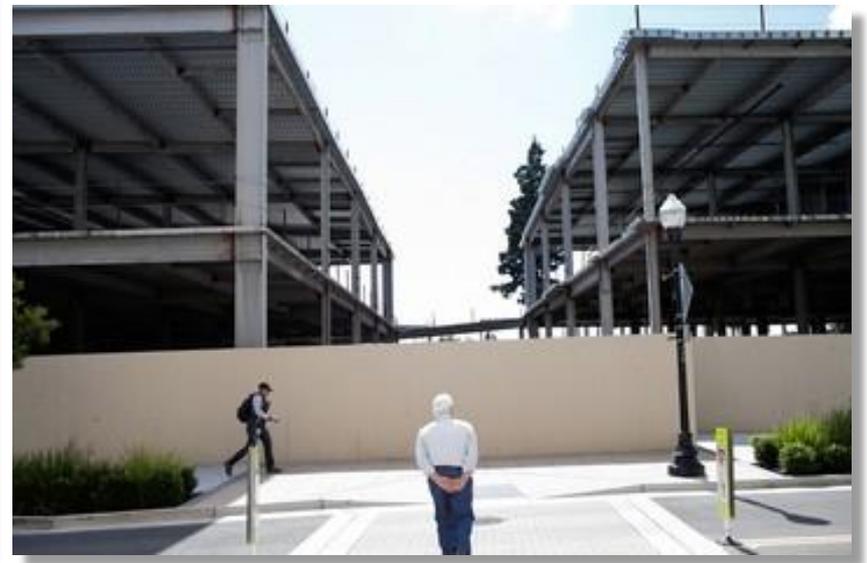
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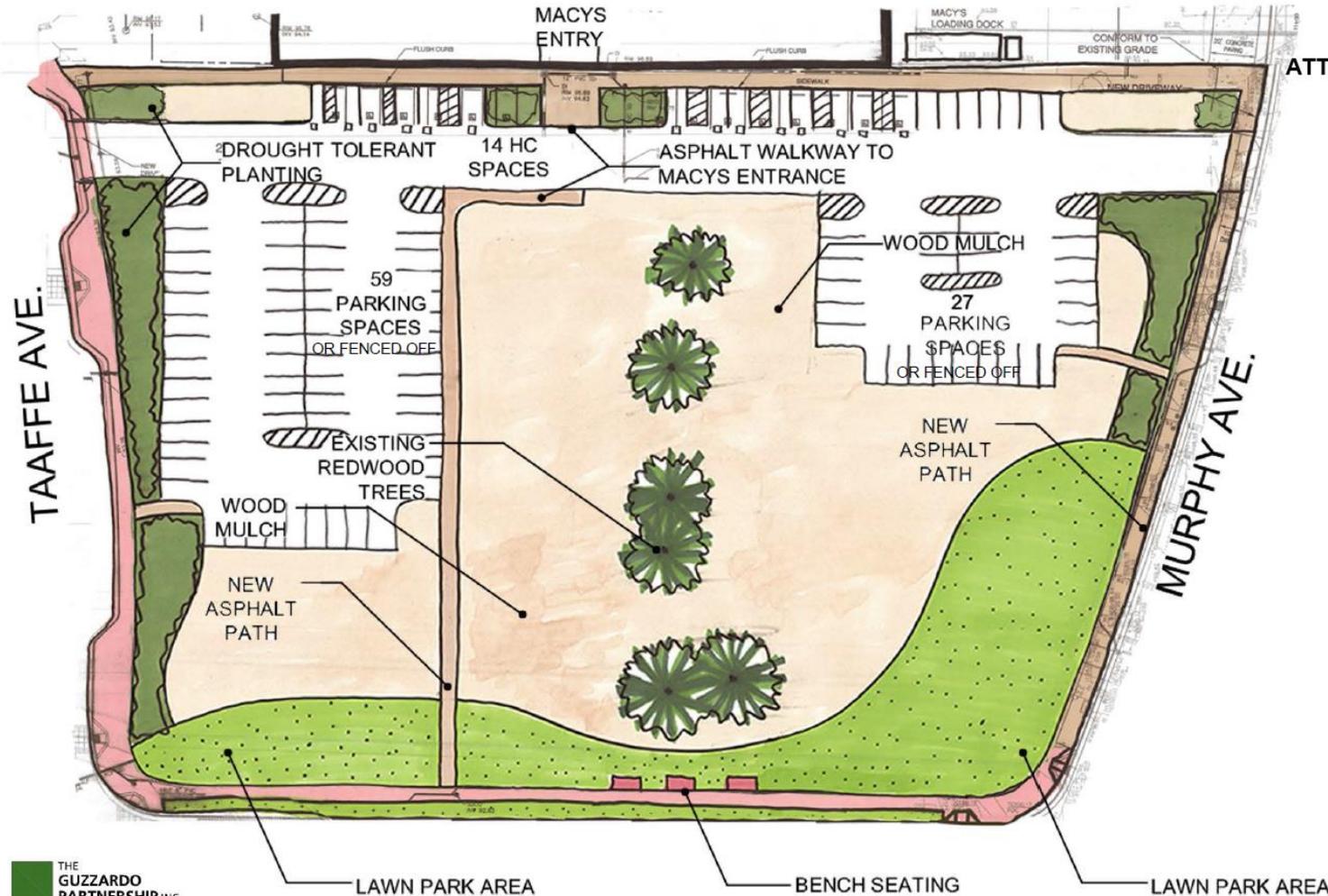


# Redwood Square (Block 3)

## Demolish Steel Framing



# Temporary Redwood Square Improvements (RS6)



ATTACHMENT 12

**THE GUZZARDO PARTNERSHIP INC.**  
Landscape Architects - Land Planners  
181 Greenwich Street  
San Francisco, CA 94111  
T: 415 433 4672  
F: 415 433 5003

## REDWOOD PARK PARKING PLAN

Scale: 1" = 40'-0"  
0 20 40 80  
Date: 04/19/2016

# Staff Recommendation (Part B)



## ***Alternative 1:***

- Find exempt from additional CEQA review
- Approve Finding for Approval 8B
- Approve All Conditions of Approval  
(*except G.10.b, G10.d.4.e, A23.10, BMR1*)