

NEWS



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SUNNYVALE TOWN CENTER LITIGATION CONCLUDES *California Supreme Court denies appellant's request for review*

SUNNYVALE, Calif. – The California Supreme Court today denied a request to review the third and final legal case involving the Sunnyvale Town Center, bringing to close years of litigation that has stalled progress on this private development project in the heart of Sunnyvale's downtown. "Today's court decision is a long-awaited milestone that means our community can finally look forward to fully achieving its vision for downtown," said Sunnyvale Mayor Jim Griffith. "The Town Center project is a very attractive centerpiece for development in Silicon Valley that will only add to our already thriving mix of shopping, restaurants and housing in the downtown."

In May, the 6th District Court of Appeal issued a decision that found in favor of Wells Fargo Bank; appellant Downtown Sunnyvale LLC then filed a petition asking for the California Supreme Court to review the case. Today's Supreme Court decision now clears the way for Wells Fargo, the current developer of the Sunnyvale Town Center, to proceed with the project because the property title is no longer clouded with litigation.

"Our goal is to see this project come to fruition," emphasized Sunnyvale City Manager Deanna J. Santana, "so we have taken strategic actions and will continue to position Sunnyvale to realize the full potential of our downtown." To that end, the City is already working on a market analysis for the Town Center to review whether current market conditions still support the original proposal and plans since so much time has elapsed since the City granted the project's entitlements. Additionally, the City has already secured the appropriate resources to support the transfer of real estate as required in multiple agreements.

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Sunnyvale's downtown, with its proximity to transit and booming job centers, continues to be one of the hottest real estate markets in the area. Solstice and Carmel Loft House – two new mixed-use projects located on Washington Avenue and Olson Way – recently opened bringing nearly forty thousand square feet of new retail space and more than 400 new apartments that are almost fully leased. New or relocated businesses such as Kabul Afghan Cuisine, Philz Coffee, and Prolific Oven Bakery and Café also have recently opened, expanding dining and shopping options and joining established and popular restaurants, bars and shops along Murphy Avenue. All are unique to Sunnyvale or smaller chains that add to the eclectic vibe downtown.

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