



**CITY OF SUNNYVALE
REPORT
Planning Commission**

March 10, 2008

SUBJECT: **2008-0097 – Downtown Sunnyvale Mixed-Use LLC**
[Applicant/Owner]: Application located at **2502 Town Center Lane** in the DSP-18 (Downtown Specific Plan Block 18) Zoning District. (APN: 209-34-009, 010, 015, 016, 017, 018 and 209-35-001, 005, 007, 010, 011, 012)

Motion: Special Development Permit for revisions to the Sunnyvale Town Center redevelopment project's Redwood Square.

REPORT IN BRIEF

Existing Site Conditions Partially developed site including: Target and Macy's stores and parking garage.

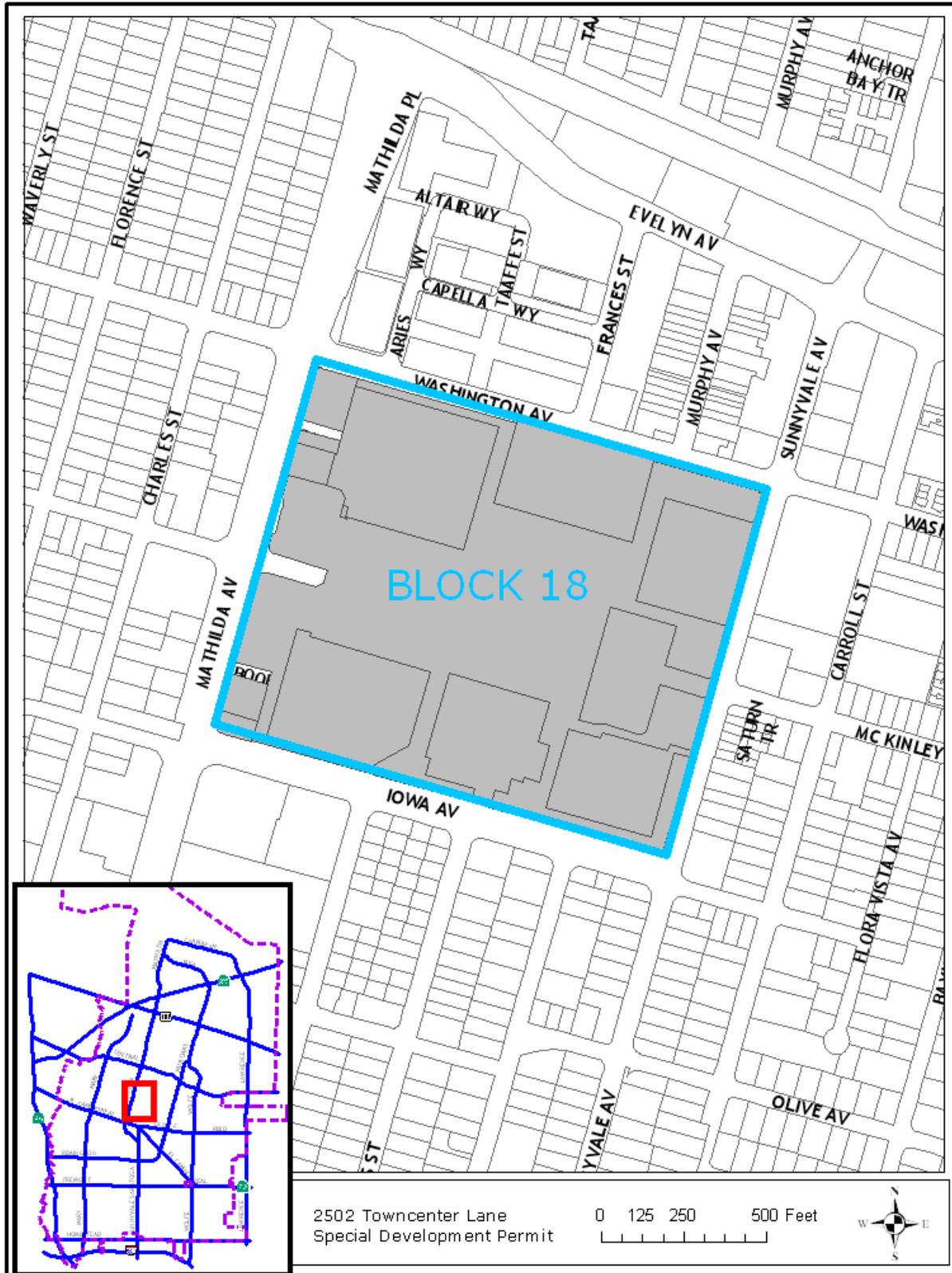
Surrounding Land Uses

North	(across Washington) Town and Country Center, 100 Block South Murphy Avenue (retail/entertainment)
South	(across Iowa) Primarily Residential with some office and other commercial uses
East	(across Sunnyvale) Mixture of small businesses and residential
West	(across Mathilda) Office, retail, residential

Issues Appropriate design of Redwood Square.

Environmental Status The project location is within the boundaries of a previously certified Program Environmental Impact Report and previously adopted Mitigated Negative Declaration for the Downtown Improvement Program.

Staff Recommendation Approve revised design and conditions of approval for Redwood Square.



2502 Towncenter Lane
Special Development Permit

0 125 250 500 Feet



PROJECT DATA TABLE

	APPROVED	PROPOSED	REQUIRED/ PERMITTED
General Plan	DSP	Same	N/A
Zoning District	DSP - Block18	Same	N/A
Lot Size (acres)	36.5	Same	No min.
Landscaping (sq. ft.)			
• Total Landscaping	Under Design	352,589	Per SDP min.

ANALYSIS**Description of Proposed Project**

A Special Development Permit (SDP) has been filed for the Town Center redevelopment project for revisions to the approved design of Redwood Square. Redwood Square is the central public open space located in Block 3 on McKinley Avenue. The requested changes include: modified fountain design; modified planting and decking areas; modified hardscape materials; changes to lighting; and changes to the public seating areas.

Background

On February 6, 2007, the City Council approved an SDP for the redevelopment of the Sunnyvale Town Center site. As part of that approval, a condition was added that requires the developer to return to the Planning Commission for final review of the landscaping plans (which includes the streetscape improvements), and final design of Redwood Square. This was completed at the Planning Commission's meeting of July 9, 2007 when the Commission approved the SDP.

Since that time the applicant has been working closely with staff to develop the final plan details and modify the plans to satisfy the conditions of approval. As a result the applicant has introduced a number of changes to the approved plans. Most of the revisions are intended to address the conditions of approval but other changes are new introductions to the approved plans.

Staff is referring these plans to the Planning Commission since the design of Redwood Square has departed substantially from the original approval and for consideration of one modification to the conditions of approval.

Environmental Review

The subject project is located within the boundaries of the previously certified 2003 Downtown Improvement Program Update Final Environmental Impact Report (EIR). The Final EIR considered the impacts of development for buildout of the Downtown, including the types and maximum intensity of uses for Block 18. The effects of buildout are discussed in terms of cumulative impacts of

development and include such issues as traffic volume, cultural resources, and air quality. The Final EIR includes mitigation measures that address the potentially significant impacts identified in the EIR analysis and are applicable to all future development in Downtown. Modifications to the approved landscaping plans do not require additional environmental review.

Special Development Permit

Detailed information on the proposed Redwood Square design can be found in Attachment C (Redwood Square Landscape Plans).

Approved Redwood Square Plans: On July 9, 2007 the Planning Commission approved plans for Redwood Square that included a variety of landscape and hardscape features, including fountains, unique landscape features, elevated lawn areas, wood decking, enhanced paving, a performance stage, retention of the historic redwood trees, raised planters, artwork pieces suspended overhead, and unique LED lighting.

The goal of the developer's design is to create a unique sense of place that is reminiscent of a town square. The goal is also to meet the needs of retail shoppers, restaurant patrons, food court patrons, public events, and people wishing to use the square for casual relaxation. The square is over one acre in area.

Uses of the square include anchor restaurants, outdoor dining on the ground floor, public outdoor seating, the food court and associated outdoor dining on the second level, smaller retail shops around the perimeter, two large kiosk buildings permanently located in the plaza, several smaller kiosk carts located throughout the square, and a performance stage for future public/private events. The commercial businesses surrounding the square will be first and second story retail uses (including restaurants) overlooking the square. Macy's will maintain an entrance from the north end of Redwood Square.

Proposed Redwood Square Plans: The developer has proposed a number of minor and major changes to the approved plans. The following is a summary of the changes

Minor Changes:

1. Macy's Escalator – The escalator located near the southern entrance of Macy's is used for access to all second level retailers (including the food court area). The escalator was previously located on the west side of the courtyard but is now moved to the east side, which will allow for a more efficient seating configuration during presentations.
2. Paseo Trees and Seating – The tree species have been changed from Fern Pines and Ash trees to Dogwood trees since they provide a superior canopy with less tree litter. Underneath the trees, public seating has been added.

3. Firefly Lighting – The firefly style lights have been added to the paseo areas in a chandelier or cluster configuration. These will provide lighting as well as ambience in the paseos.
4. Information Kiosks – Two new information boards or kiosks have been added to the east and west entrances to the paseos. These are proposed to be interactive information displays boards for the entire Town Center project. The boards will have the information display on the street facing sides and may have advertising on the interior sides. A condition of approval has been added that the boards reflect or display the location of the 100 block of Historic Murphy Avenue.
5. Stairwell for 2nd Level Food Service – Per the conditions of approval for Redwood Square architecture, the applicant has redesigned the stairway leading up from Redwood Square to the food court area, from a utilitarian design to a memorable project feature. The new stairs will also incorporate a memorable rooftop feature.

Major Changes

1. Fountains – The fountains near McKinley Avenue have been redesigned from at-grade, interactive fountains to low-wall and non-interactive fountains. The intent is to create a quieter, softer feature near the outdoor dining area rather than a potentially noisy and wet area.
2. Street Trees on McKinley Ave. – The approved plans show the street trees on this portion of McKinley as in-ground planted ginkgo trees. Due to the location of an underground utility tunnel (AT&T tunnel), no trees can be planted in-ground on this portion of McKinley. The applicant is proposing instead to place large (24-inch box) trees in planters placed above ground. The proposed planter box design can be found on page L2.19 of Attachment C.
3. Softscape Features – Per the conditions of approval from July 9, 2007., the applicant has made the following changes to the ground plane of Redwood Square:
 - a. Redwood deck area has increased 10%
 - b. Planting area has decreased by 5%
 - c. Lawn area has increased 70%
 - d. Wood deck stage area has increased by 30% - Up to 50 people can now occupy the stage at one time
4. Hardscape Features – The applicant is proposing several changes to the hardscape areas of Redwood Square including: the addition of stone slate to highlight key entryway areas; permeable pavers instead of pavers set in concrete; patterned/sandblasted concrete with integral color and logos.

The change to the patterned/sandblasted concrete material requires a change to the conditions of approval (COA L20), which required the entire Redwood Square area to be unit pavers. Staff has worked closely with the applicant on an alternative material to the pavers that would keep the same level of quality while adding a mix of paving patterns.

Compliance with Development Standards: Under this SDP the applicant is not requesting any deviations from the Sunnyvale Municipal Code.

Expected Impact on the Surroundings

Staff finds the overall impacts of the landscape and streetscape improvement plans to be beneficial to the surrounding uses; the project will revitalize a vacant/underutilized shopping center and contribute to the vitality of Downtown Sunnyvale.

Fiscal Impact

No fiscal impacts are expected as a result of this SDP.

Public Contact

Planning Commission Study Session: A study session was held with the Planning Commission on January 11, 2008 and with the City Council on January 12, 2008. The following are questions and comments from the meetings, with a short staff response:

- **Will the trees in the two paseos receive sufficient sunlight?**
The paseo design has been modified and revised plans will be provided to the Commission at the meeting. The tree type is changed to Dogwood, which is well adapted to the light conditions present. Tree ferns and outdoor rooms have been created in the Paseo spaces.
- **Will the slate material be safe when wet? Is it ADA compliant?**
Yes, this material has a rough texture so it will be slip resistant when wet. It is also ADA compliant.
- **Approximately how many seats can the performance area hold?**
The areas around the stage, including the upper deck, can provide viewing by approximately 700 to 800 people (seated and standing).
- **Approximate lifespan/durability of the kiosks?**
The kiosk signs are made of high quality durable materials. If they fail, they will be replaced by the owner/operator of the Town Center project.

- **Durability of the pavers and sandblasted concrete?**
The pavers are made of poured-in-place concrete and will have the same lifespan as the concrete sidewalks throughout the project.
- **What options are there for adding a shade structure or tree for shade above the lawn areas? (possible options or reasons why not)**
The lawn on the east side of the Redwoods has been expanded to provide more seating in the eastern exposure area. This will allow for flexibility in seating during different times of the day and under different sun/shade conditions. Also, the existing Redwood trees as well as the adjacent buildings will provide shaded areas at different times of the day. Shade seating is provided in other areas of the plaza as well. An additional shade structure is not recommended since it would likely take away from the usability of the open lawn area.
- **Are there any options for the round planter seats? Benches against the walls, benches facing one another, outdoor rooms or defined enclosure spaces, etc.**
The paseo area has been revised to include “outdoor rooms” with benches facing each other, to promote small group gatherings. The final number and placement of other public benches is not finalized at this time due to future retail tenant improvements fronting on the paseo area.
- **Can the kiosk retail building closest to McKinley be setback and landscaping added?**
This is not recommended since this building face will be the only retail frontage for this kiosk.
- **Provide a list of all the sustainable features of the design. (CC comment also)**
 - All pavers are permeable for stormwater infiltration.
 - Much of the lighting will be LED lighting.
 - The wood decking material will be Ipe material – Ipe (pronounced “ee-pay”) is a large tropical hardwood tree that grows abundantly throughout Central and South America. Ipe trees are not endangered species.
 - The six existing Redwood trees will be saved.
 - The two kiosk buildings will be constructed from recycled materials from the Town and Country shopping center.
 - All landscaping will utilize 70% drought resistant species as well as native species.
 - All landscaping will also include a high efficiency irrigation system.

- **Justification of the Honey Locust tree choice.**

The applicant has stated that the Honey Locust tree is a good choice since it is well adapted to the site conditions, has high ornamental value and great shade characteristics, and can be easily maintained in good health at an appropriate scale in this space.

The applicant has also stated that an alternate tree can be considered; the Japanese Snowbell tree. It is also well adapted to the site, has a great flower show in addition to fall color, and will be a good fit in this space. It builds upon the modern asian planting palette developed for the space, so it is also a good choice. Refer to landscape photos in Attachment C for detail.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 430 notices mailed to the property owners and residents within expanded 500 ft. of the DSP Boundary 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

Findings

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

Recommended Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Special Development Permit for revisions to the design of Redwood Square with the amended conditions.
2. Approve the Special Development Permit for revisions to the design of Redwood Square with modified conditions.
3. Deny the Special Development Permit.

Recommendation

Alternative 1: Approve the Special Development Permit with the amended conditions.

Staff believes the proposed revisions to Redwood Square support the vision of the Downtown Specific Plan: to create “an enhanced, traditional downtown serving the community with a variety of destinations in a pedestrian-friendly environment.” The proposed plans meet or exceed the requirements of the Downtown Specific Plan.

The benefits of the project to the City of Sunnyvale are significant in terms of revitalization of Downtown and enhancing its identity. The project also benefits the community in providing an enhanced and centralized location for community activities.

Reviewed by:

Trudi Ryan
Planning Officer

Prepared by: Steve Lynch, Project Planner

Approved by:

Hanson Hom
Director of Community Development

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Redwood Square Landscape Plans

General Plan Goals and Policies

Downtown Specific Plan

DSP B.4: *Continue to encourage landscaping, streetscape, and façade improvements for all streets throughout the Downtown.*

The modified project will create a better quality project than the previously approved plan for Redwood Square.

DSP E.1: *Create a sense of arrival and address through the improvement of major arterials to the Downtown in accordance with the proposed streetscape designs.*

The proposal includes planting and saving of a number of significant sized trees (48-inch boxes) to create the sense of a downtown shopping district within the existing Downtown area. With the conditions of approval, the proposal complies with and exceeds the DSP goals.

Recommended Findings - Special Development Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. The project meets the goals and policies of the General Plan, as enumerated above.
2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties through its mix of permitted uses, enhanced landscaping, architectural design, supply of parking, and investments in street frontage improvements and traffic signals. The proposal, as conditioned, minimizes development impacts on the surrounding properties and allows development that meets the goals and images of the DSP. The redevelopment of the property will in fact be a positive benefit to surrounding uses and improve the general appearance and form of Block 18.

Design Guidelines of the Downtown Specific Plan

The Downtown Specific Plan contains very specific Design Guidelines in both textual and diagrammatic form. The level of detail is precise for many guidelines (e.g. colors, exterior glazing, landscape, materials and art features) and is most appropriately utilized for review of final building details. However, the pertinent project level guidelines are discussed below in relation to the proposed changes in Redwood Square.

Site Design and Organization

<p>GOAL A4: Use quality exterior paving materials such as natural stone and architecturally enhanced concrete at key pedestrian crossings to delineate boundaries between public and private developments.</p>	<p>Through the applicant’s proposed paving materials, and staff’s recommended conditions of approval, this project will meet and exceed the standard details for the Downtown area.</p>
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Site Landscaping

<p>GOAL C1: Demonstrate a landscape design concept and link various site components.</p>	<p>The streetscape as a whole is the primary link to the Downtown and within the project area. The enhanced pavement is the primary pedestrian connections throughout the development.</p>
<p>GOAL C2: Preserve and incorporate existing natural features, particularly trees, into the landscape design of projects.</p>	<p>Local Landmark redwood trees located in the center of Redwood Square have been retained and will become the defining feature for the square. The oak tree near the Macy’s building has also been relocated to the corner of McKinley and Murphy Avenues.</p>

Open Space

<p>GOAL C13: Plazas shall be developed with special paving, landscaping, fountains, seating areas, quality lighting, and other pedestrian amenities.</p>	<p>The main public open space is Redwood Square which incorporates the existing redwoods, outdoor seating, landscaping, a public stage area, and an upper level open-air balcony overlooking the plaza.</p>
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Conditions of Approval for SDP

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Approval of this Special Development permit includes all previous Conditions of Approval from Special Development Permit #2007-0030, 2007-0516, and 2007-0611. Unless otherwise noted, all conditions shall be subject to the review and approval by the Director of Community Development.

Bolded and *italicized* conditions reflect added or modified conditions of approval.

Landscaping – Paving Details (Additional to SDP 2007-0030 and 2007-0516)

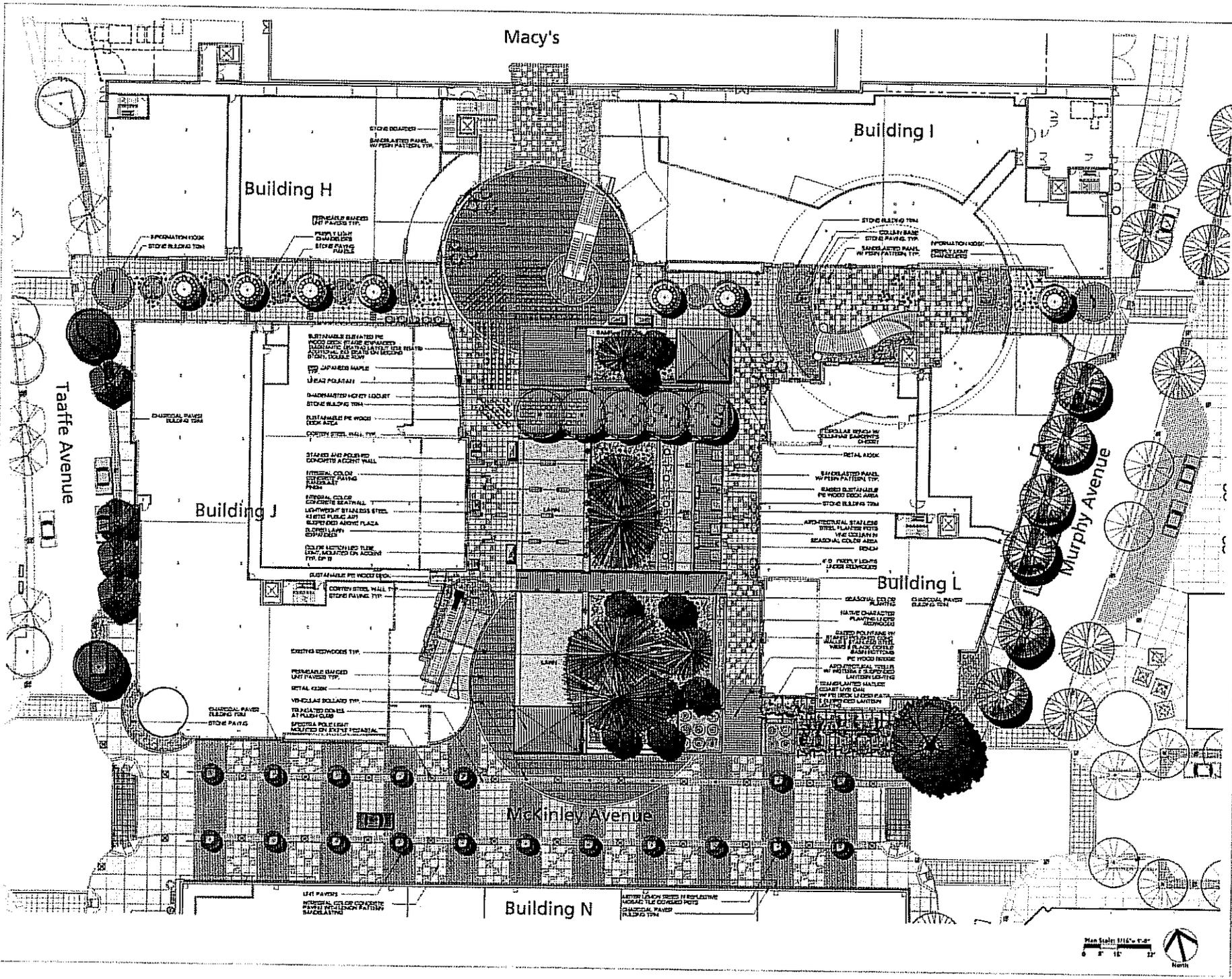
- L14. The Redwood Square block of McKinley (portion of McKinley between Taaffe and Murphy) shall be primarily unit pavers set in concrete.
- L15. *Previous Condition not applicable to Redwood Square.*
- L16. *Previous Condition not applicable to Redwood Square.*
- L17. The sidewalks on Murphy and McKinley are permitted to be different from the Downtown Streetscape Standard Details and Specifications, provided that the sidewalk colors, scoring patterns, and surface finishes are consistent within the project. These streets are also required to incorporate banding of unit pavers, similar to the City's Standard Design. The Community Development Director and Director of Public Works shall have final approval of the sidewalks.
- L18. *Previous Condition not applicable to Redwood Square.*
- L19. *Previous Condition not applicable to Redwood Square.*
- L20. Redwood Square shall be unit pavers set in concrete, **natural stone, or integral color/patterned concrete** with the pattern integrated with the Redwood Square portion of McKinley Avenue, for all paved areas on the Square.

Redwood Square

- RS1. Irrigation in the Redwood Plaza shall be potable water, not reclaimed water from Sunnyvale's Water Pollution Control Plant.
- RS2. Reduce the amount of elevated decking and bridges with the intent of eliminating elevated these areas (performance stage excepted), subject to approval by the Director of Community Development.
- RS3. Increase the size of the performance stage area to accommodate larger public event capabilities, subject to approval by the Director of Community Development.

RS4. Reduce or eliminate the enclosed planter areas (bushes, flowers proposed) under the redwood trees with the intent of consolidating larger open, usable space areas connected to the proposed lawns, subject to approval by the Director of Community Development. These areas shall include decomposed granite, wood decking, or other ground covers that are accessible to the public.

RS5. The kiosk or information boards located on the Redwood Square paseos shall reflect or display the location of the 100 block of Historic Murphy Avenue. This display is not required to part of any interactive menu but shall simply reflect the adjacent location of Historic Murphy Avenue.



RTKL Associates, Inc.
 330 S. West Street, Suite 200
 San Francisco, CA 94107
 Tel: 415.774.6000
 Fax: 415.774.6000
 www.rtkl.com



THE QUIZZARDO PARTNERSHIP, INC.
 Landscape Architecture / Land Planning
 88 Montgomery Street
 San Francisco, CA 94111
 Tel: 415.398.1232
 Fax: 415.398.1232
 www.qp.com

PROJECT
KENNETH RODRIGUEZ & PARTNERS, INC.
 441 N. Tupper Street, Suite 220
 Sunnyvale, CA 94085
 408.265.1070

PLANT DATE: PROJECT #

DATE: 01/11/11
SUNNYSVALI TOWN CENTER
 Sunnyvale, California

DEVELOPER
RREEF
 121 California Street, Suite 2002
 San Francisco, CA 94111
 415.772.7710

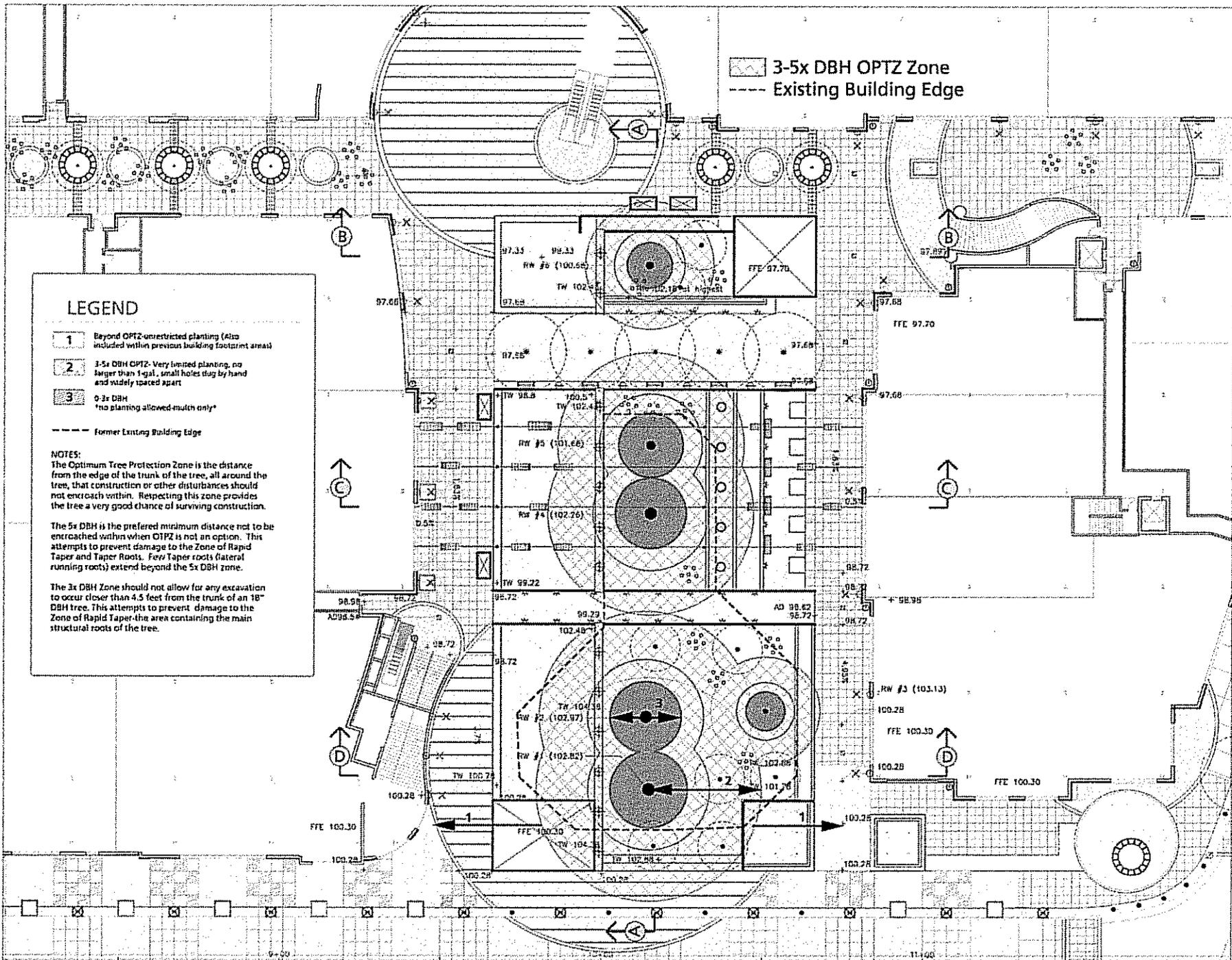
SAND HILL PROPERTY COMPANY
 600 N. 81st Street
 San Jose, CA 95122
 408.344.1501

ATTACHMENT

Page

NO.	DATE	DESCRIPTION
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SHEET NO.
REDWOOD SQUARE ILLUSTRATIVE PLAN
 SHEET 05
 L2.10



LEGEND

1 Beyond OPTZ-unrestricted planting (Also included within previous building footprint areas)

2 3-5x DBH OPTZ- Very limited planting, no larger than 1 gal., small holes dug by hand and widely spaced apart

3 0-3x DBH
no planting allowed-much only

--- Former Existing Building Edge

NOTES:
The Optimum Tree Protection Zone is the distance from the edge of the trunk of the tree, all around the tree, that construction or other disturbances should not encroach within. Respecting this zone provides the tree a very good chance of surviving construction.

The 5x DBH is the preferred minimum distance not to be encroached within when OPTZ is not an option. This attempts to prevent damage to the Zone of Rapid Taper and Taper Roots. Few Taper roots (lateral running roots) extend beyond the 5x DBH zone.

The 3x DBH Zone should not allow for any excavation to occur closer than 4.5 feet from the trunk of an 18" DBH tree. This attempts to prevent damage to the Zone of Rapid Taper-the area containing the main structural roots of the tree.

3-5x DBH OPTZ Zone
--- Existing Building Edge



RTKL Association, Inc.
310 S. Hope Street, Suite 2200
Los Angeles, CA 90071
Tel: 213.111.8888
Fax: 213.223.0888
www.rtkl.com

The GUZZARDO PARTNERSHIP, Inc.
Landscape Architects - Land Planners
616 Montgomery Street
San Francisco, CA 94111
Tel: 415.774.2222
Fax: 415.774.2222

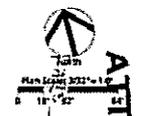
KENNETH RODRIGUE & PARTNERS, INC.
443 N. Whittier Street, Suite 200
Mountain View, CA 94043
650.962.0720

DATE: 04/11/11 PROJECT NO: 04-000033-01

PROJECT TITLE
SUNNYVALE TOWN CENTER
Sunnyvale, California

DEVELOPER
RREEF
121 California Street, Suite 2000
San Francisco, CA 94111
415.774.1716

SAND HILL PROPERTY COMPANY
450 S. El Camino
San Mateo, CA 94402
650.334.1950



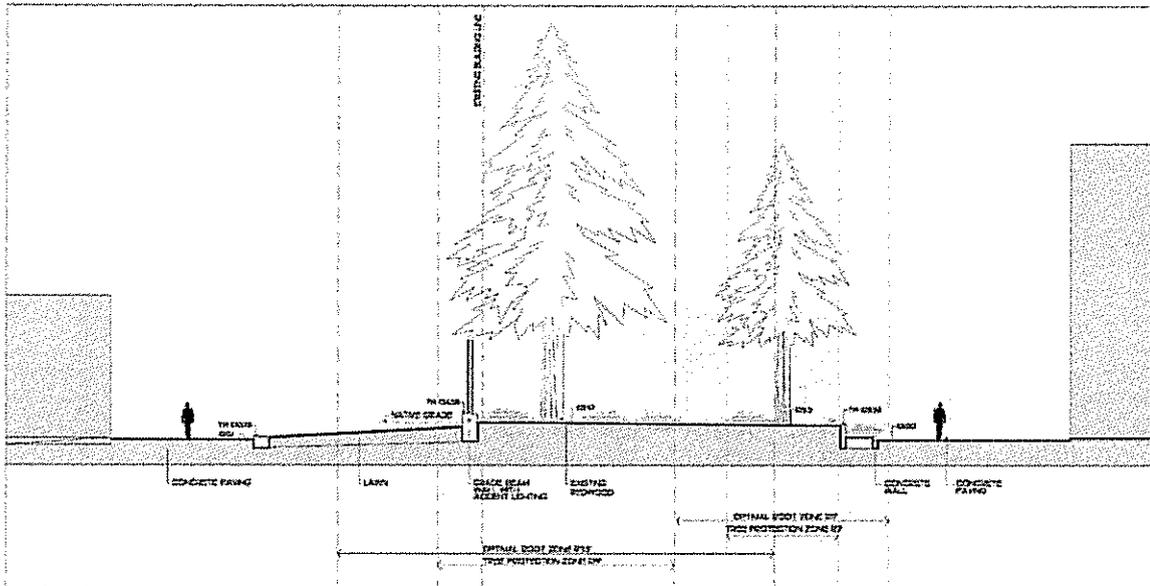
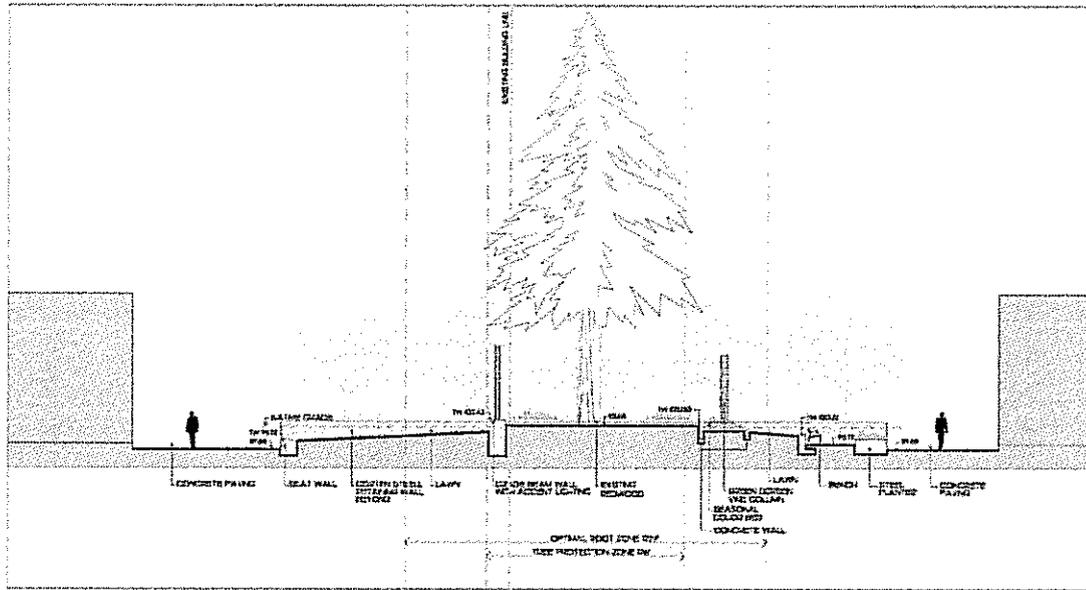
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2 of 11

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07.26.12	

SHEET TITLE
REDWOOD SQUARE TREE IMPACT ZONE & SECTION PLAN

SHEET NO.
1.2.1



ATTACHMENT C
 Page 3 of 11



RTKL Associates, Inc.
 880 B Street, San Jose
 San Jose, CA 95128
 Tel: 415.435.1000
 Fax: 415.435.1000
 www.rtkl.com

Paul GUZZARDO PARTNERSHIP INC.
 Landscape Architects / Land Planner
 60 Montgomery Street
 San Francisco, CA 94111
 Tel: 415.398.8272
 Fax: 415.398.8888

KENNETH RODRIGUE & PARTNERS, INC.
 448 N. Whittier Road, Suite 200
 Alhambra, CA 91803
 626.285.0708

SHEET NO. 40-49052.01
 PROJECT NO.

SUNNYVALE TOWN CENTER
 Sunnyvale, California

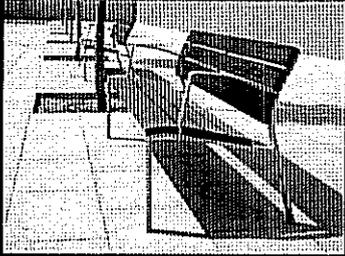
DEVELOPER
RREEF
 121 California Street, Suite 200
 San Francisco, CA 94111
 415.398.1778
SAND HILL PROPERTY COMPANY
 400 N. El Camino
 San Mateo, CA 94403
 650.341.1200

ELEVATION CHANGES
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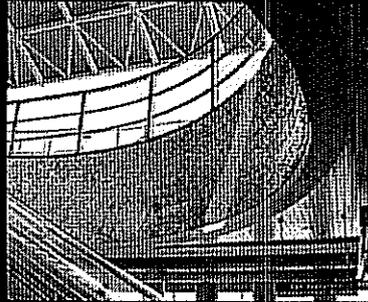
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SHEET NO.
REDWOOD SQUARE LANDSCAPE SECTION

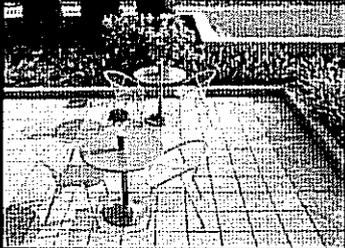
© 2010 RTKL Associates, Inc.
 SHEET NO.



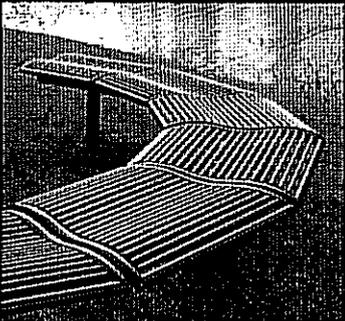
Landscape Forms Neoluvano Bench



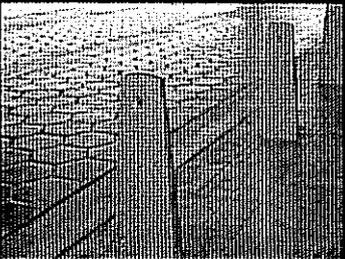
Stainless Steel Nincatic Public Art



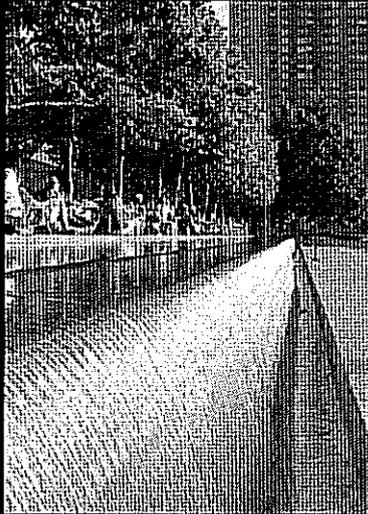
Landscape Forms Cantena Furniture



Landscape Forms Round Presidio Bench



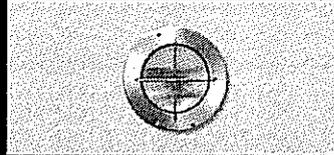
Urban Accessories DGS Vehicular Bollard



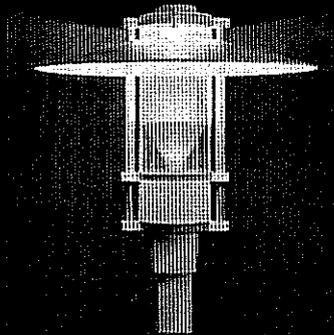
Linear Fountain Example



Color Changing LED Pole Lights



Rego Plaza Wall Lights



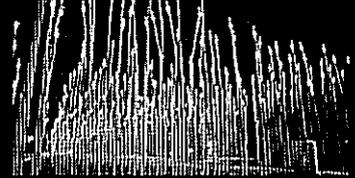
Spectra Lamp Fixture



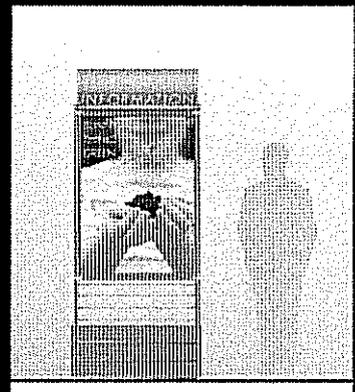
Spectra Wall Light



Lantern Style Lights Under Trellis & Oak



LED "fire fly" Lights



Information Kiosk



RTKL Associates, Inc.
1619 17th Street, Suite 200
Los Angeles, CA 90017
Tel: 213.221.9448
Fax: 213.221.9449
www.rtkl.com

The GUZZARDO PARTNERSHIP, INC.
Landscape Architects • Land Planners
64 Huntington Lane
San Francisco, CA 94102
Tel: 415.774.8822
Fax: 415.774.8822

ARCHITECT
KENNETH RODRIGUE & PARTNERS, INC.
448 N. Whittier Street, Suite 200
Alhambra, CA 91801
Tel: 626.444.8722

ARCHITECT
MORRIS HILL
45-09253.01

PROJECT TITLE
SUNNYVALE TOWN CENTER
Sunnyvale, California

DEVELOPER

RREEF
121 California Street, Suite 2200
San Francisco, CA 94111
415.774.1719

SAND HILL PROPERTY COMPANY
408 S. El Comodoro
San Mateo, CA 94403
650.344.1379

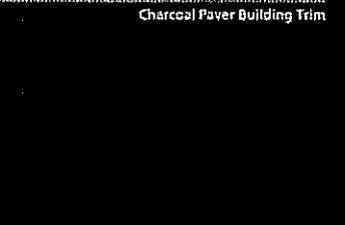
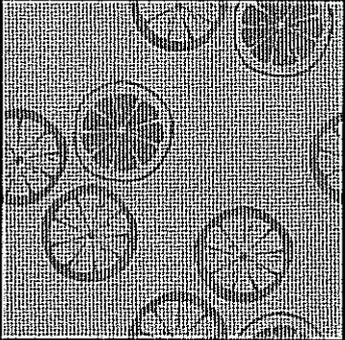
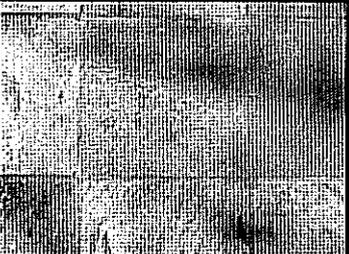
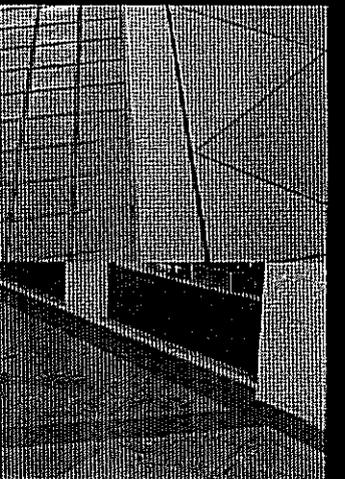
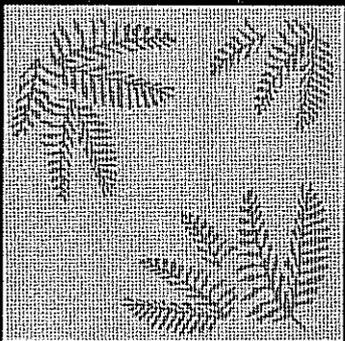
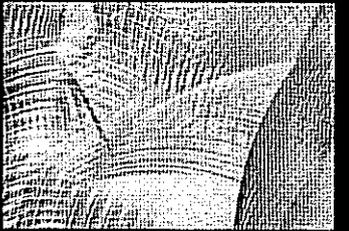
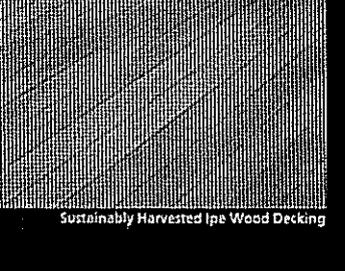
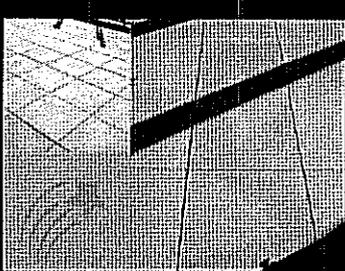
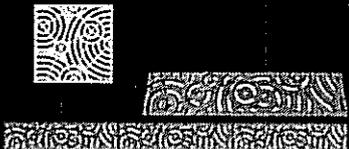
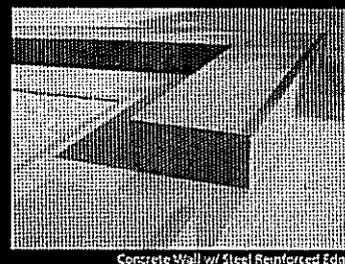
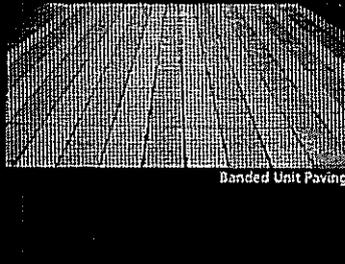
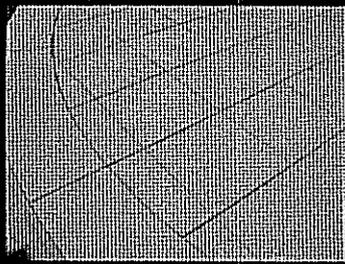
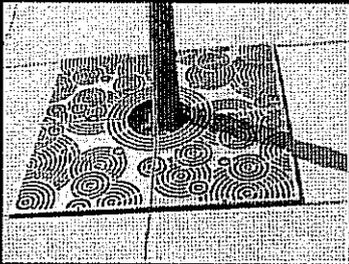
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04.11.07
07.09.07
08.24.07
08.11.07
08.23.07
12.12.07
01.18.08
01.18.08

PROJECT TITLE
REDWOOD SQUARE LANDSCAPE IMAGER

DATE: 11/16/06
SHEET NO:
L 2.1



RTKL Associates, Inc.
 300 S. Main Street, Suite 200
 Los Angeles, CA 90013
 Tel: 213.621.4444
 Fax: 213.621.9999
 www.rtkl.com

THE GUZZARDO PARTNERSHIP, INC.
 Landscape Architects - Land Planners
 1400 Wilshire Blvd
 Suite 1000
 Los Angeles, CA 90017
 Tel: 213.451.1111
 Fax: 213.451.1111

DEVELOPER
KENNETH RODRIGUE & PARTNERS, INC.
 413 N. Broadway Street, Suite 200
 Sherman Oaks, CA 91403
 818.708.8720

DESIGNER
SUNNYVALE TOWN CENTER
 Sunnyvale, California

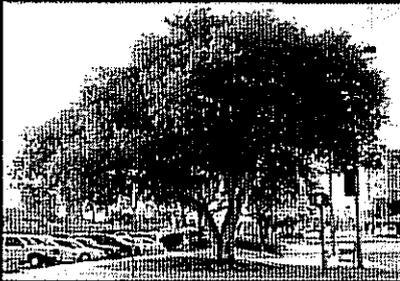
DEVELOPER
SAND HILL PROPERTY COMPANY
 101 California Street, Suite 2000
 San Francisco, CA 94111
 415.392.1716

ATTACHMENT
 Page 6

REDWOOD SQUARE
 LANDSCAPE IMAGER

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 SHEET 05

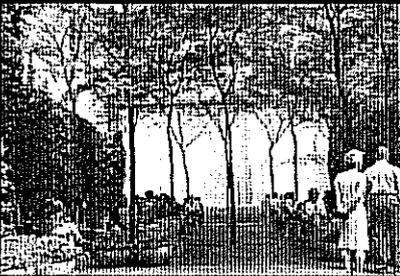
L2.15



Existing Coast Live Oak



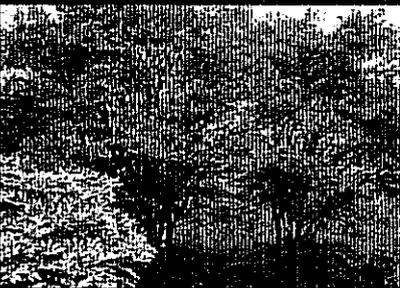
Existing Redwoods



Shademaster Honey Locust Plaza Tree



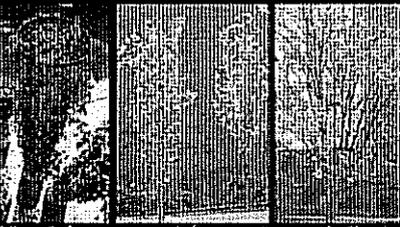
Meyer Lemon Trees



Bloodgood Japanese Maple



Purple Wisteria Trellis Vine



Columnar Sargent's Cherry

Vine Column



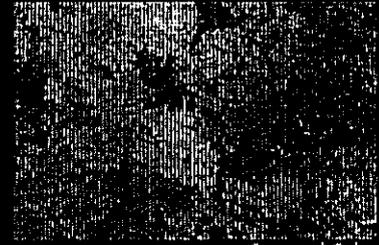
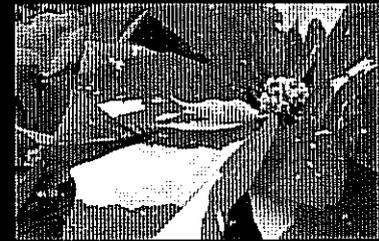
Native Character Redwood Understory



Fortnight Lily



Seasonal Color



RTKL Associates, Inc.
200 S. West Street, Suite 2200
Los Angeles, CA 90071
Tel: 213.611.8800
Fax: 213.611.8801
www.rtkl.com

THE GUZARDO PARTNERSHIP, INC.
Landscape Architects • Land Planners
44 Montgomery Street
San Francisco, CA 94111
Tel: 415.774.2222
Fax: 415.774.2222

KENNETH RODRIGUE & PARTNERS, INC.
148 H. Wynton Road, Suite 200
San Mateo, CA 94402
Tel: 650.577.8778

PROJECT NO. 04-0001.02

PROJECT TITLE
SUNNYVALE TOWN CENTER
Sunnyvale, California

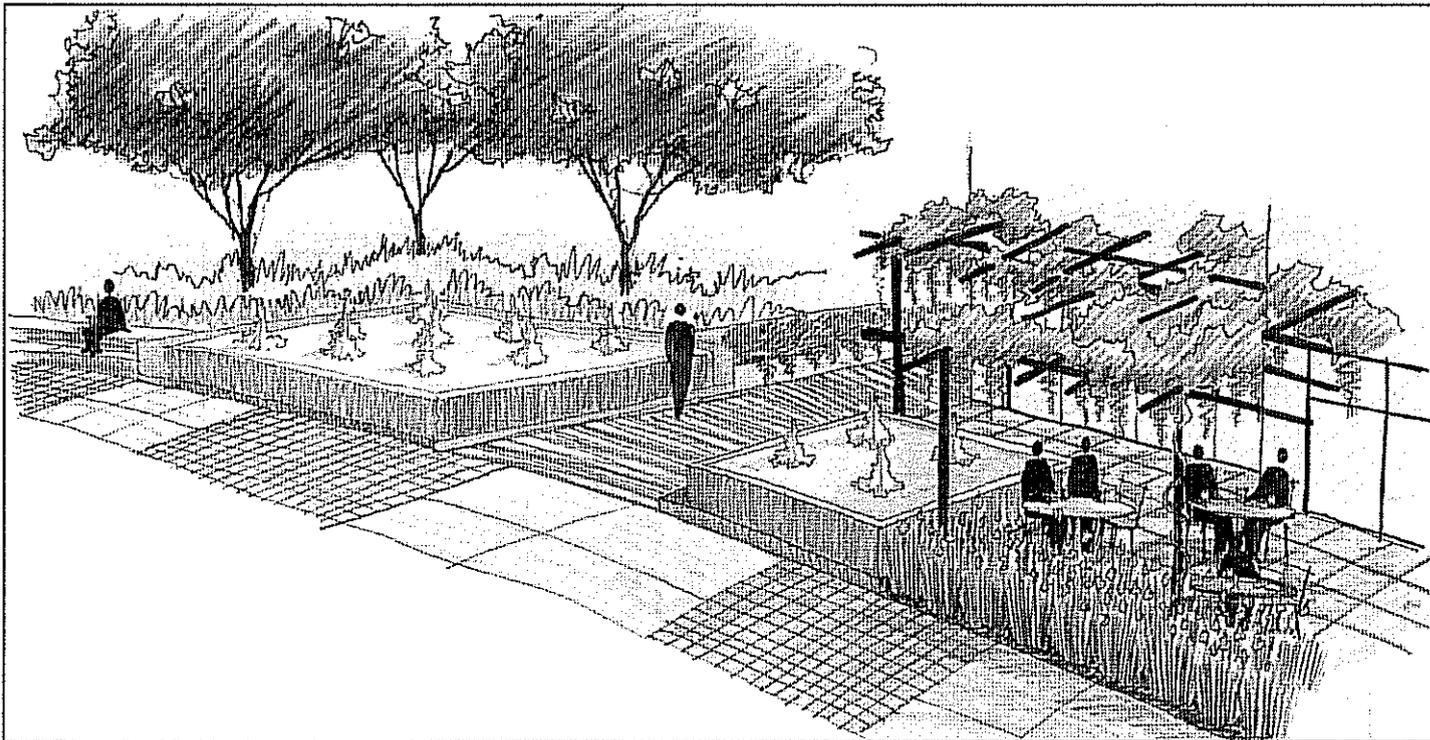
REEF
921 California Street, Suite 200
San Francisco, CA 94111
415.262.7711

SAND HILL PROPERTY COMPANY
400 S. El Camino
San Mateo, CA 94402
650.344.1529

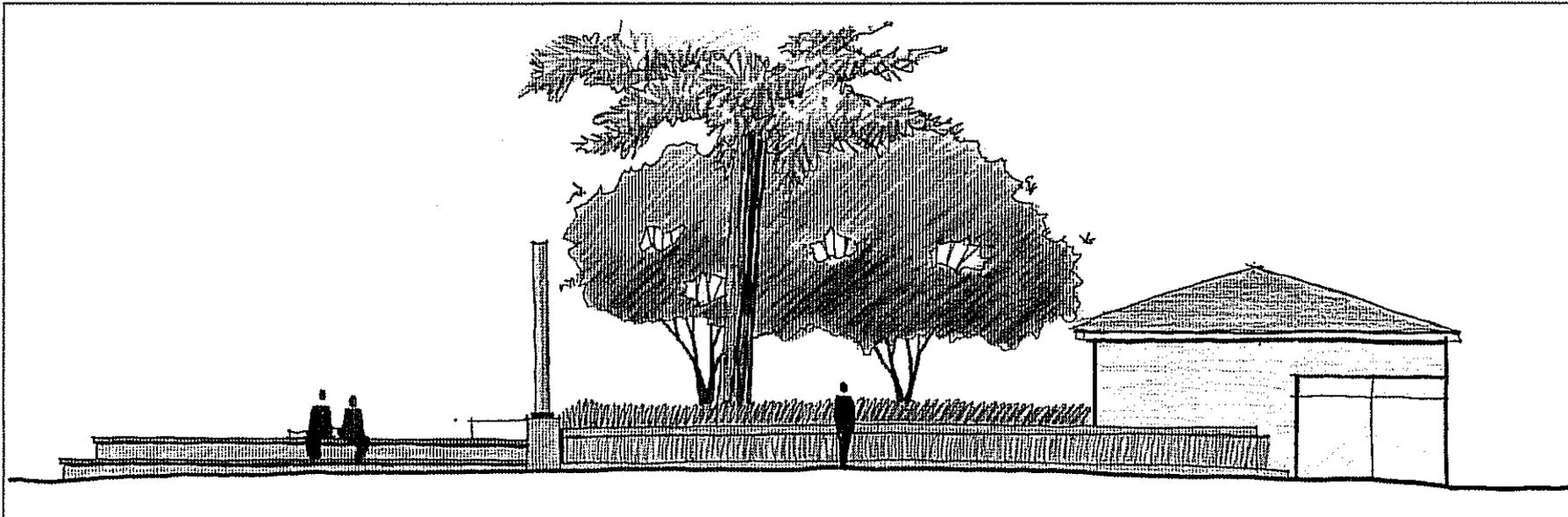
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Page 7

REDWOOD SQUARE
LANDSCAPE IMAGER

SHEET NO. L 2.11



FOUNTAIN CORNER VIEW FROM MCKINLEY



STAGE AREA AND LINEAR FOUNTAIN ELEVATION



RTKL Associates, Inc.
 222 N. Brand Street, Suite 2000
 Los Angeles, CA 90012
 Tel: 213.691.0800
 Fax: 213.691.0800
 www.rtkl.com

THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects - Land Planning
 1000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 Tel: 213.487.1000

KENNETH RODRIGUE & PARTNERS, INC.
 442 N. Whittier Road, Suite 200
 Manhattan Beach, CA 90403
 Tel: 310.370.0700

DATE: 02/14/11 PROJECT NO: AD-030623-01

SHEET TITLE
SUNNYVALE TOWN CENTER
 Sunnyvale, California

PREPARED BY
 RREEF
 121 California Street, Suite 2020
 San Francisco, CA 94111
 415.774.7710

SAND HILL PROPERTY COMPANY
 400 & 12 Center
 San Mateo, CA 94403
 650.344.1332

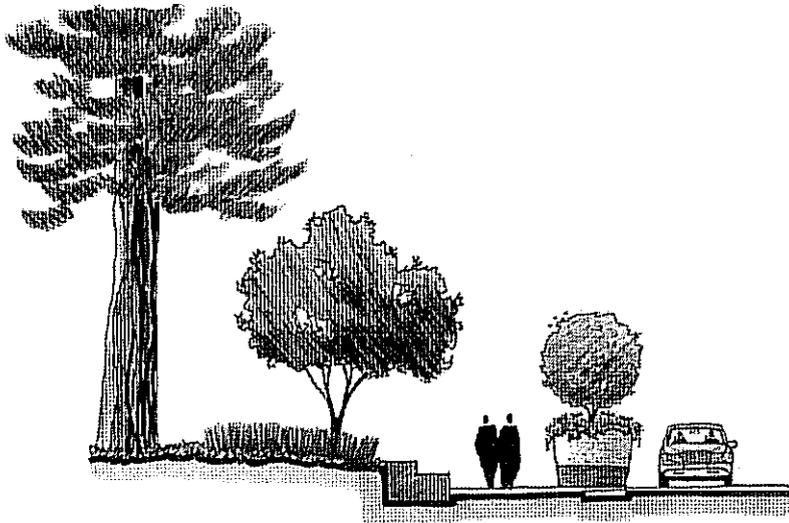
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Page 11

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5	03-11-07	REVISED
6	09-29-07	REVISED
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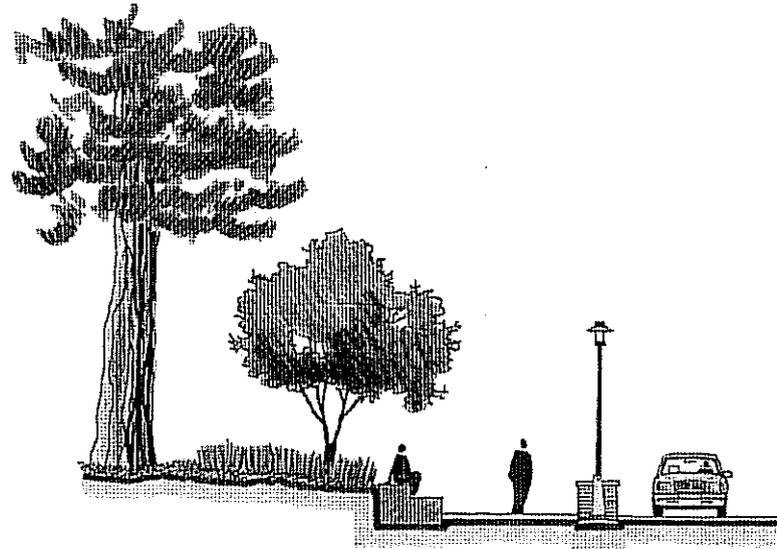
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 REDWOOD SQUARE
 PERSPECTIVE & SECTION

DATE: 02/14/11 SHEET NO: L 2.11



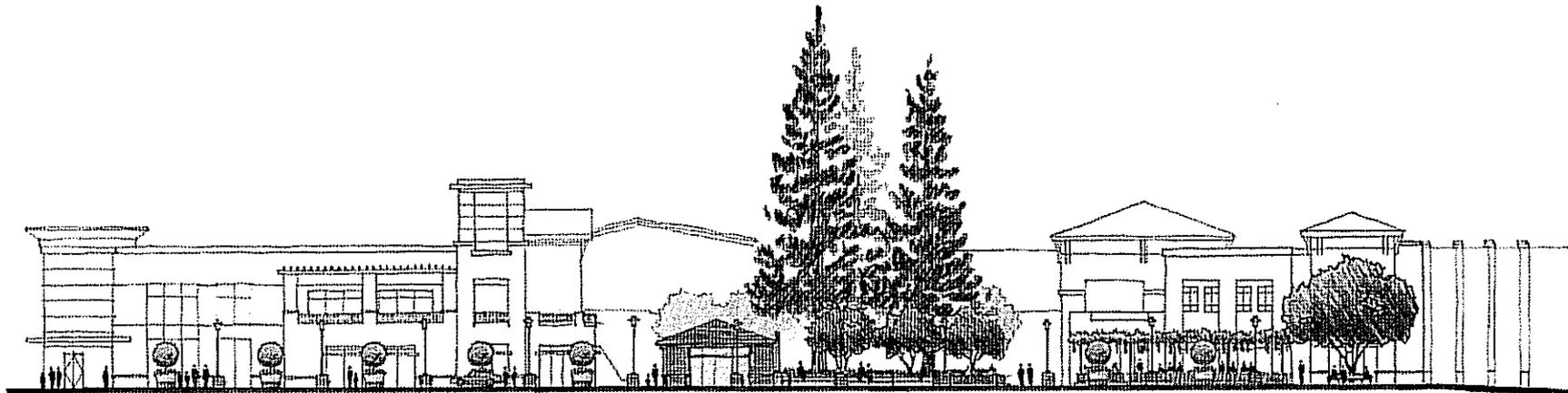
MCKINLEY SIDEWALK SECTION
 @ POTTED LEMON

SCALE: 1/4"=1'



MCKINLEY SIDEWALK SECTION
 @ STREET LIGHT

SCALE: 1/4"=1'



MCKINLEY ELEVATION
 NOT TO SCALE

RTKL

RTKL Associates, Inc.
 212 N. Main Street, 9th Floor
 Los Angeles, CA 90012
 Tel: 213.612.1000
 Fax: 213.612.1000
 www.rtkl.com

THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects • Land Planners
 888 Montgomery Street
 San Francisco, CA 94111
 415.774.4444
 415.774.4444

KENNETH RODRIGUE & PARTNERS, INC.
 413 N. Whittman Road, Suite 209
 Alhambra, CA 91801
 626.441.6726

PROJECT NO. 42-00055.00

SUNNYVALE TOWN CENTER
 Sunnyvale, California

REEF
 121 California Street, Suite 200
 San Francisco, CA 94111
 415.398.7774

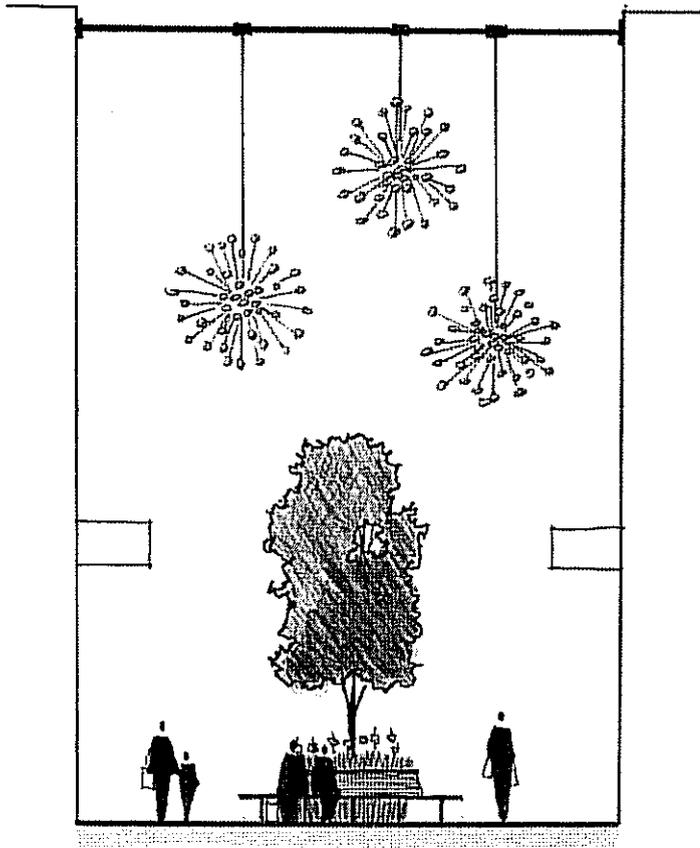
SAND HILL PROPERTY COMPANY
 488 B. El Comodoro
 San Mateo, CA 94403
 650.344.1800

ATTACHMENT

REDWOOD SQUARE SECTION

WEST AC

L 2.11

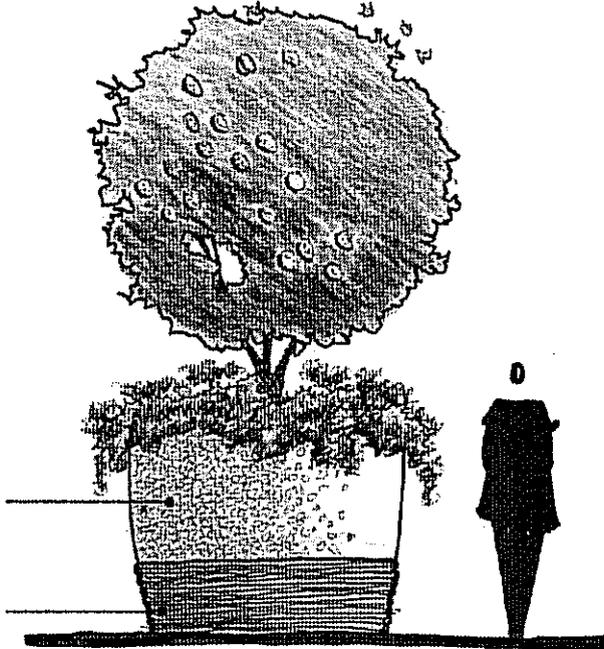


PASEO SECTION W/
LED CHANDELIERS

SCALE: 1/4"=1'

IRREGULAR SILVER MIRROR
MOSAIC CLADDING OVER
STONEWEAR 'CASCADE'
PRECAST POT

ISLANDSTONE CHARCOAL
COBBLE CLADDING
SURROUNDING BASE



McKINLEY PLANTER

ATTACHMENT 10 of 11

RC
RTKL, ARCHITECTS
255 S. WEST STREET
LOS ANGELES, CA 90071
TEL: 213.201.2000
FAX: 213.201.2001
WWW.RTKL.COM

DGP
Landscape Architecture
1000
1000
1000

KENNETH & PARTNERS
448 N. YUENEN
MOUNTAIN VIEW, CA
950, 344, 1300

SUNNYVALE
PROJECT TITLE
SUNNYVALE
TO
CEILING
Sunnyva

DEVELOPER
REEF
121 California St
San Francisco, CA
415.392.7774
SAND HILL PROPERTY
449 E. El Camino
San Jose, CA
408.344.1300

ISSUED DRAWING
No. Date
12.12.07
01.01.08
01.10.08
01.20.08
SWIFT TITLE
REDVA
SHEET NO.

REDWOOD SQUARE



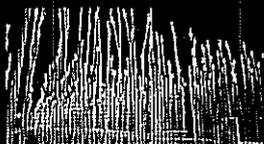
1. WALL-MOUNTED SCONCE @ PILASTER



7. WATER FEATURE LIGHTING



2. OVERHEAD LANTERNLIGHT POST



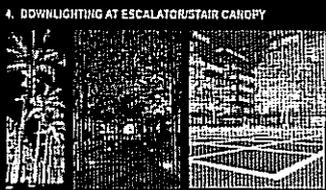
6. LED 'FIREFLIES' AT LANDSCAPE PLANTERS



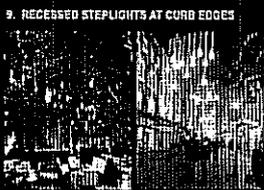
3. COLOR-CHANGING COLUMNS - FEATURE LIGHTING



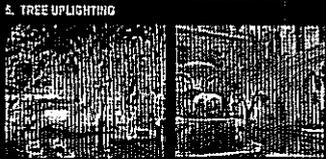
9. RECESSED STEPLIGHTS AT CURB EDGES



4. DOWNLIGHTING AT ESCALATOR/STAIR CANOPY



10. LANTERNS IN OAK TREE

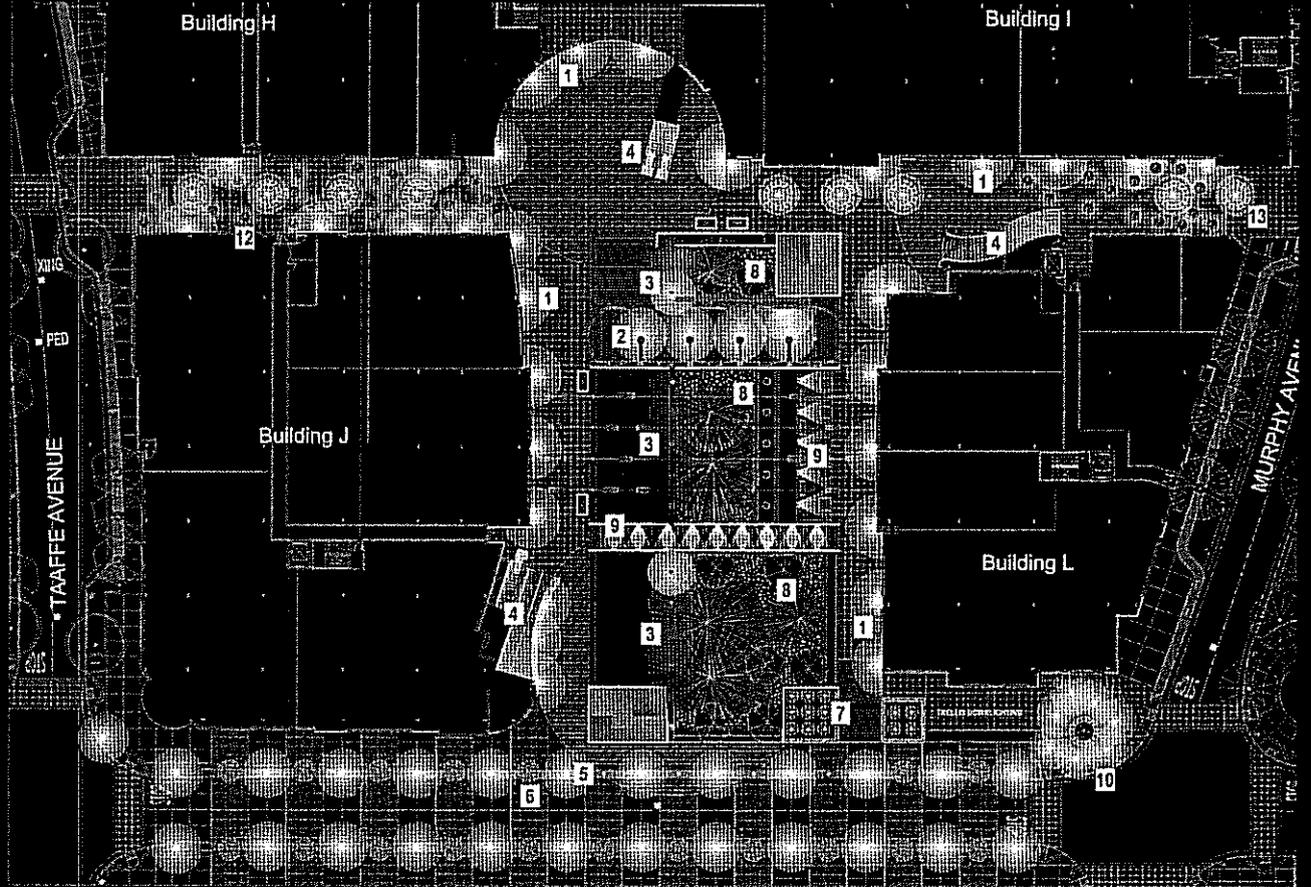


5. TREE UPLIGHTING



12. LED CHANDELIERS

SUNNYVALE TOWN CENTER | SUNNYVALE, CA.
SCHEMATIC LIGHTING DESIGN



DEVELOPER: SAND HILL PROPERTY COMPANY
ARCHITECT: RTKL
LANDSCAPE ARCHITECT: THE GUZZARDO PARTNERSHIP, INC.



ATTACHMENT C

Page 11 of 11