

PLANNING DIVISION APPLICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

PROJECT INFORMATION						
Project Address/Location 05 Almanor Avenue			Assessor's Parcel Number (APN) 165-44-001, 165-44-002, 165-44-003			
Project Description						
he proposed project includes a lot merger of parcels and the new development of a 135,000 sf. "Zero Net Energy" Office/R&D building nd associated parking structure. Total project including existing building will be 311,858 sf on 7.15 acres.						
PROPERTY OWNER			APPLICANT			
Name nvesco Advisors, Inc on behalf of 525 Almanor LLC.			Company RMW architecture & interiors			
Contact Person Cevin Pirozzoli			Contact Person Russ Nichols			
Address 01 California St. Suite 1800			Address 30 E Santa Clara St. Suite 200			
ity			City			
an Francisco			San Jose			
		Zip	State		Zip 05112	
A Channe	94111		CA Phone		95113 Email	
Phone 415) 455-3	355	Email kevin.pirozzoli@invesco.com	(408) 406	6-6649	rnichols@rmw.com	
roperty Owner Signature		Date	Applicant Signature		Date	
/ / /s	A	1/12/2021		R-T	1/12/21	
CHECK ALL APPLICABLE REQUESTS (OFFICE USE ONLY)						
TAFF LEVEL REVIEWS			PUBLIC HEARING REVIEWS			
<u> </u>	SF/Duplex Design Review		\$ DR UP SDP VAR Plan Review Moffett Park			
)	☐ Large Family Child Care Home ☐ Miscellaneous Plan Permit					
, Miscellaneous Plan Permit			\$ Parcel Map			
<u> </u>	Preliminary Review		\$	☐ Tentative Map — Base Fee Per Lot Fee Mod. TM COAs		
<u> </u>	☐ Tree Removal Permit: None w/ Certified Arborist Report by PG&E		\$	☐ Planning Commission Review DR UP SDP VAR Plan Review Moffett Park		
<u> </u>	☐ Signs: New (not MSP) Temp. MSP Minor MSP mod.		\$	☐City Council Rev	view Zoning Dist./Text PD HH/S per lot	
<u> </u>	☐ Architectural Review, Landscaping, Parking & Lighting		\$	☐ Heritage Preservation Review RAP LAP Minor Rev./Change		
i	Temporary and Unenclosed Use		\$	☐ Environmental Review IS/Assessment Study Rev. EIR EIR Prep (10%)		
i	☐ Vendor		\$	☐ Development Agreement — New/Major Mod. Minor Mod. Annual Review		
<u> </u>	☐ Telecommunication Facility New Renewal 2-yr Compliance Review		\$	_ Art Permit (Arts Commission)		
}	☐ Waiver: Screeni	· ·	\$	☐ Appeal:		
	☐ Extension of Time		\$			
	Other:		\$			
		TOTAL \$				
PLANNING PROJECT INFORMATION & PAYMENT (OFFICE USE ONLY)						
Project Number			Type of Pay ☐ Check #_		Credit # Cash	
Accepted By		Filing Date	Receipt #			
Non-Public Hearing Items Only)						
Approved w/ Approved Conditions of Denied BY Approval (see letter) FOR THE DIRECTOR OF COMMUNITY DEVELOPMENT DATE						

RMW Architecture Interiors 30 E Santa Clara St. Suite 200 San Jose California 95113 Office 408 294–8000 Fax 408 294–1747 rmw.com



January 12, 2021

Ms. Trudi Ryan, Director City of Sunnyvale Department of Community Development 456 W. Olive Ave Sunnyvale, CA 94086

Dear Trudi,

This letter is being submitted on behalf of Invesco Real Estate, the owner of 505 & 525 Almanor, as our formal request for a General Plan Amendment Initiation to allow additional development within the Peery Park Specific Plan, which has recently reached its stated development capacity maximum.

The proposed project includes a lot merger of both 505 Almanor and 525 Almanor totaling 311,858 square feet / 7.15 acres, and the new development of a 135,000 sf Office/R&D building and associated parking structure to bring the total combined site to a 97% FAR.

Current zoning within the Peery Park Specific Plan allows for this Innovation Edge parcel to exceed its baseline FAR of .55 FAR up to 100% FAR as a Tier 2 Project when providing community benefits.

- Given the location of this Innovation Edge parcel along the US 101 and Mathilda Avenue access into the downtown core, this project presents itself as a true gateway project opportunity for the Owner...and the City of Sunnyvale.
- As represented within the attached master plan and conceptual design studies, it is the intention of the owner to develop strong innovative architectural design for this prominent site for a building of interest, serving as an iconic, high profile, higher value office use as a gateway building leading to the Mathilda corridor.
- Proposed new development leads the way to the emergence of a modern district identity supporting the Park's strategy for Innovation Edge contemporary architecture
- The owner is proposing a "Zero Net Energy" Class A Office/R&D building to lead the way in community sustainability, showcasing the City's guiding principal of sustainability.
- Project is proposing an open usable landscape both around and under the building, and an activated green roof terrace with outdoor amenity space activating the outdoor environment to bring people together.

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- Proposed project creates synergy with the adjacent development currently under way across the street and anchors the northern edge of this Innovation Edge district.
- Proposed project supports the City's goal of making Peery Park a center of knowledge and innovation.

Invesco Real Estate is a global leader in the real estate investment business focused on core value-add real estate strategies, investing in meaningful projects with a purpose since 1992. With much of the recent new office/R&D development focused on larger end users, this proposed project will help balance the demand of office/R&D with a mix of multi-tenant, scalable users supporting the current and future needs of Silicon Valley businesses.

We are excited about this opportunity to continue the transformation of the Peery Park Specific Plan in leading the way for innovation, and on behalf of Invesco we respectfully request your consideration for this General Plan Amendment Initiation request.

Sincerely,

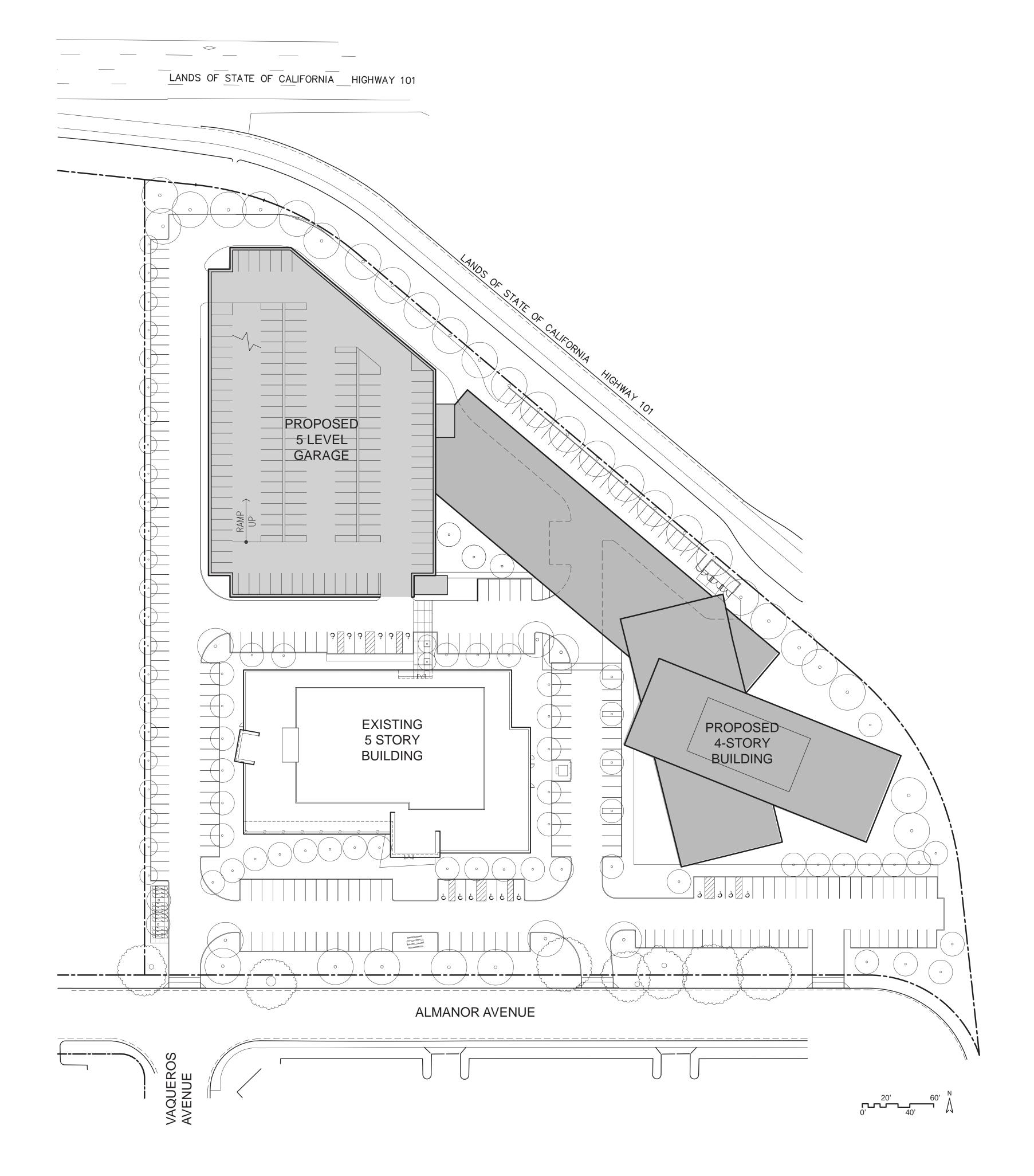
Russ Nichols

Principal

RMW

408-406-6649

rnichols@rmw.com



PLANNING PACKAGE FOR: 505 ALMANOR AVE, SUNNYVALE, CA

PROJECT DATA:

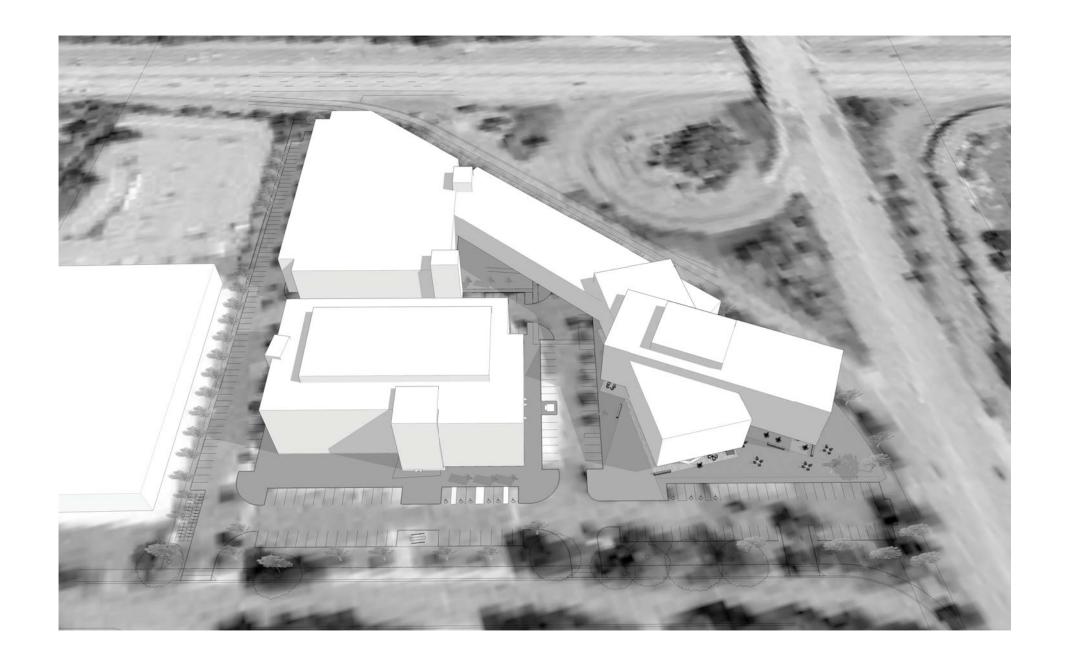
TOTAL SITE311,585 SFTOTAL BLDG AREA ALLOWABLE (1.0 FAR)311,585 SFEXISTING 525 ALMANOR166,300 SF

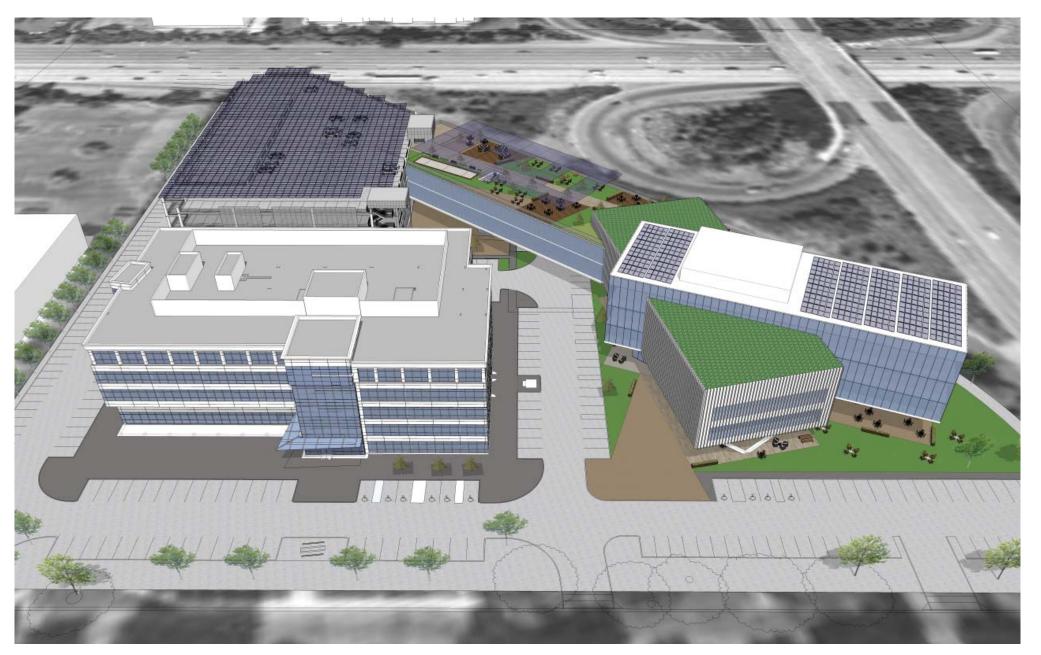
PROPOSED BUILDING AREA: 135,000 SF PROPOSED FAR: .96

REQUIRED PARKING: (@ 3.3 PER 1000 SF) 994 STALLS

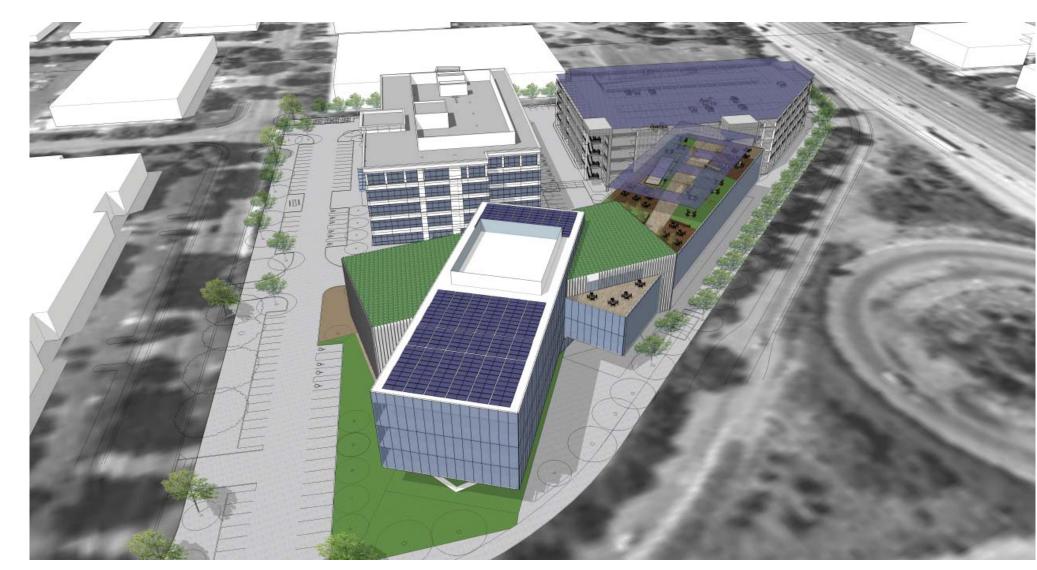
PARKING PROVIDED:

SURFACE: 286 STALLS
GARAGE: 708 STALLS
TOTAL: 994 STALLS





AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING WEST



VIEW FROM MATHILDA OVERPASS



VIEW LOOKING NORTH



AERIAL VIEW



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