

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.

RMW
Architecture
Interiors

30 E Santa Clara St.
Suite 200
San Jose
California 95113

Office
408 294-8000

Fax
408 294-1747

rmw.com

- 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.

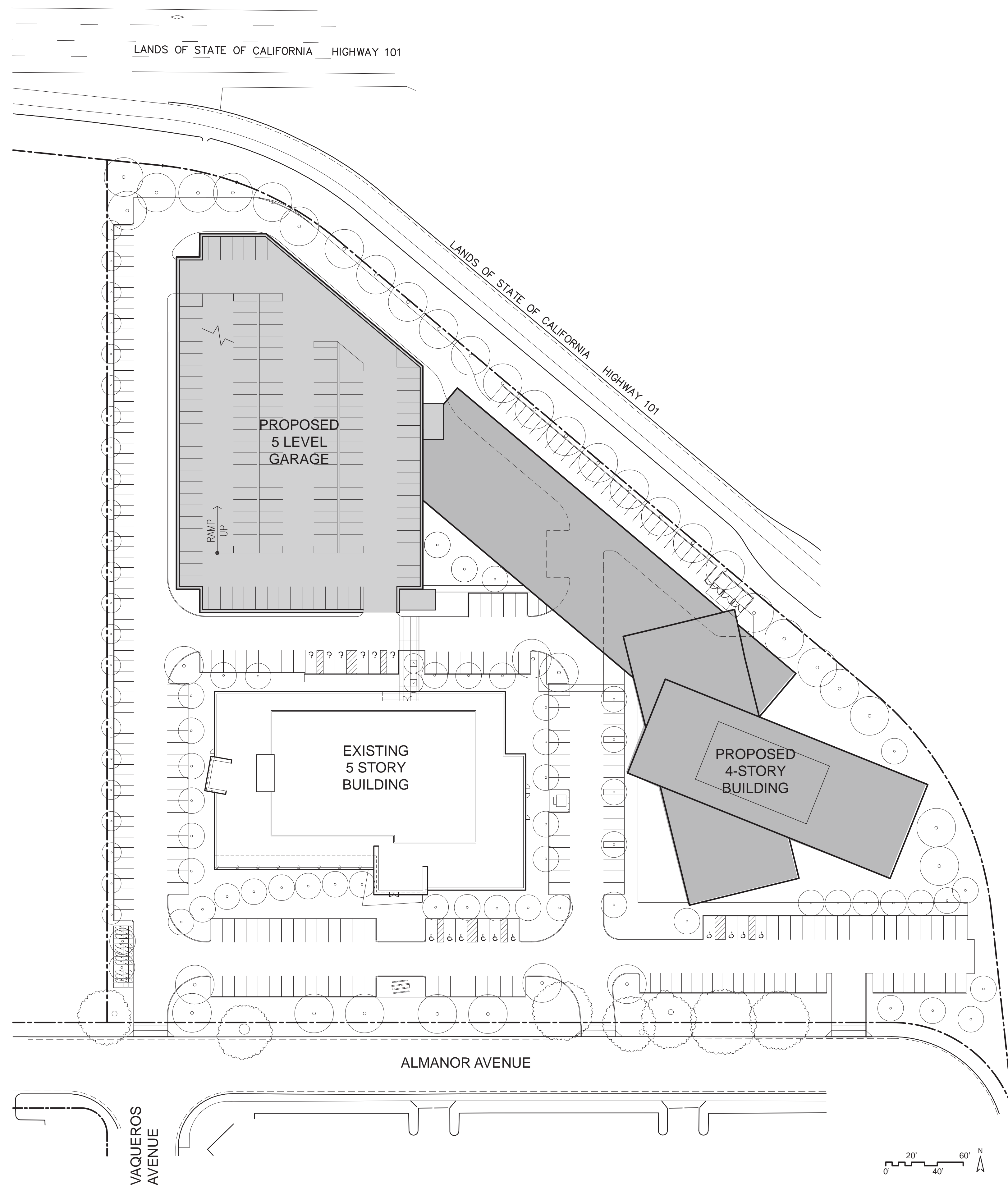
Invesco Real Estate is a global leader in the real estate investment business focused on core value-add real estate strategies, investing in meaningful projects with a purpose since 1992. With much of the recent new office/R&D development focused on larger end users, this proposed project will help balance 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 SITE	311,585 SF
TOTAL BLDG AREA ALLOWABLE (1.0 FAR)	311,585 SF
EXISTING 525 ALMANOR	166,300 SF

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

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

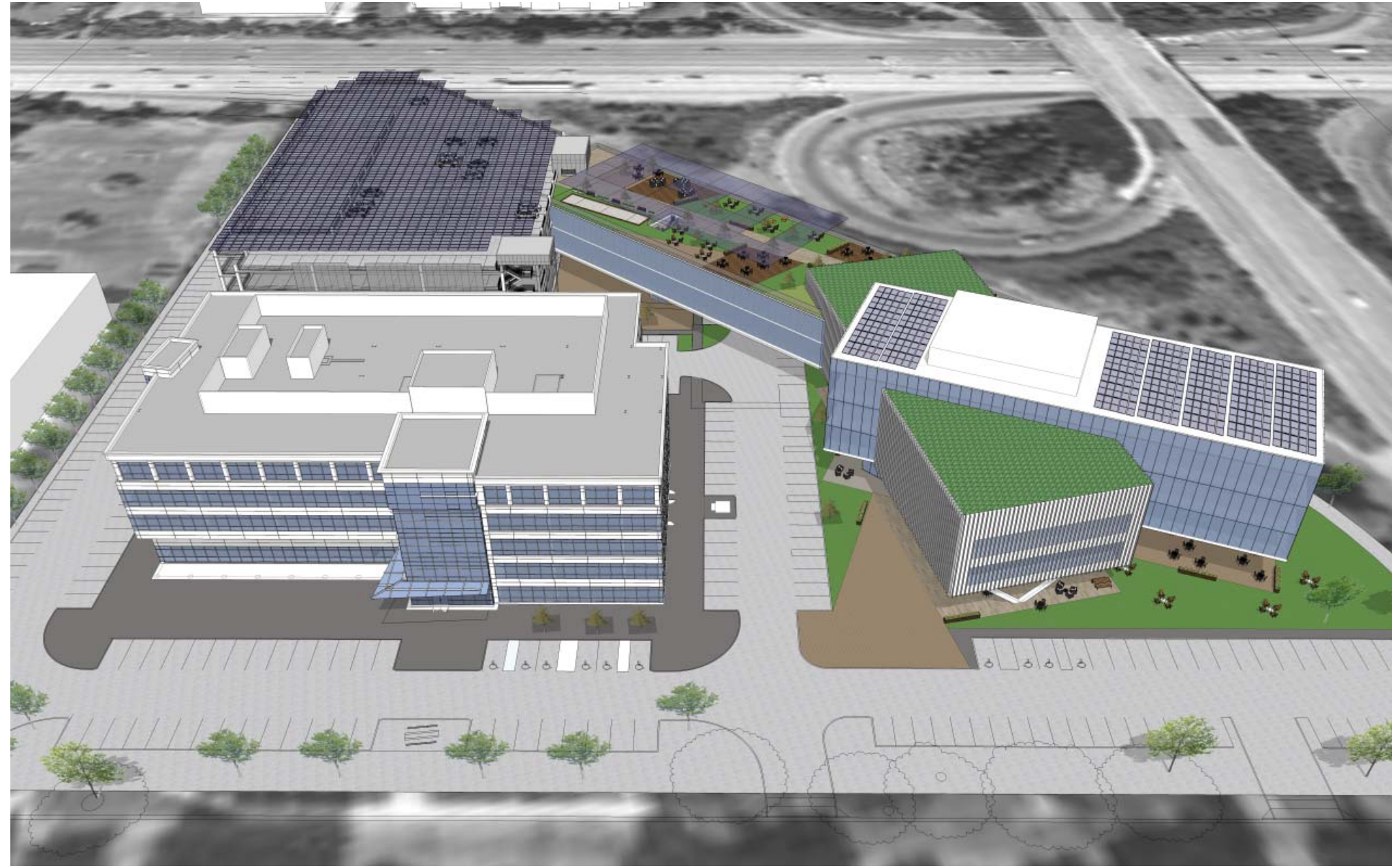
PARKING PROVIDED:	
SURFACE:	286 STALLS
GARAGE:	708 STALLS
TOTAL:	994 STALLS



SITE PLAN

505 / 525 ALMANOR | SUNNYVALE, CA

GPI PLANNING PACKAGE | 01.12.2021



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING WEST



VIEW FROM MATHILDA OVERPASS



VIEW LOOKING NORTH



AERIAL VIEW

3D VIEWS

505 / 525 ALMANOR | SUNNYVALE, CA

GPI PLANNING PACKAGE | 01.12.2021

ORIGIN ID: ENLA (630) 382-3648
 ANTONIETTE MORGAN JONES
 1111 PASQUINELLI DR
 STE 100
 WESTMONT, IL 60559
 UNITED STATES US

SHIP DATE: 12JAN21
 ACTWGT: 0.30 LB
 CAD: 10351407/1/NET4280

BILL RECIPIENT

TO ATTN: 1 STOP PERMIT CENTR/PETER DANG
 CITY OF SUNNYVALE-PLANNING DIVISION
 456 W OLIVE AVENUE

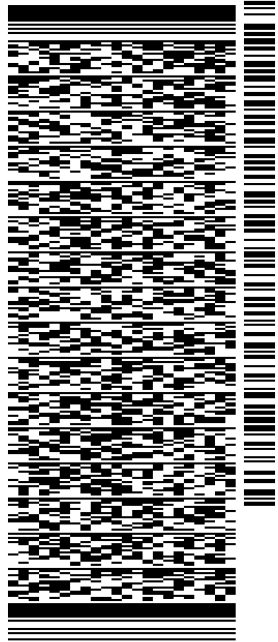
SUNNYVALE CA 94087

(650) 480-2164

REF: E1000003017/AM0001

INV:
 PO:

DEPT: OE3098

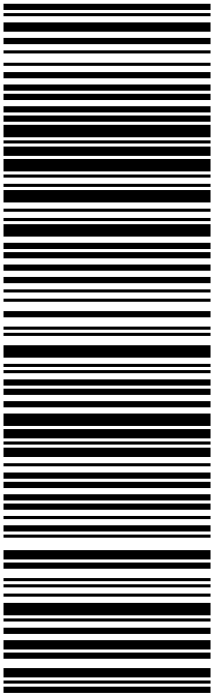


J202020071401uv

TRK# 7726 0171 5882
 0201

WED - 13 JAN 10:30A
 PRIORITY OVERNIGHT

XX COAA 94087
 CA-US SJC



56BJ1/1136/B766

After printing this label:

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.