



December 22, 2020
VIA EMAIL

City of Sunnyvale
456 W. Olive Ave
Sunnyvale, CA 94086

Andy & Amber,

The Sunnyvale Business Park (“SBP”) ownership requests to initiate a General Plan Amendment for the Sunnyvale Business Park. As you know, we processed a GPI two years ago for study consideration, and although supported by staff and planning commission, the Council decided to not proceed due to staff capacity challenges. Project direction timing is critical to the ownership as the project now has a major Tenant, Raytheon, who currently occupies 3 buildings, vacating the project March of 2022 posing ownership decisions to expend significant capital to upgrade the existing old buildings or preferably build new buildings as proposed in the GPI.

We appreciate the City’s revisiting our proposed updated SBP GPI study which now incorporates Staff’s recommendations to provide a greater percentage (50% vs 33%) of residential, reducing the office & R&D proposed uses, increased and tiered setbacks and increased parking ratios. Previously supported for study and consideration by City Staff and the Planning Commission, the Sunnyvale Business Park location next to Downtown and the Caltrain station is well located and appropriate for TOD densified development. In replacement of the current two story Office/R&D project totaling 623,456 SF, the proposed project study includes an additional 487,678 SF of office/R&D space plus 1,027 new residential units on the 13.1 acre site. The mix of proposed land uses and densities represent a highly sustainable model for mixed use, inclusive development on one of the most transit-accessible sites in the City, with substantial public benefits including open space and enhanced pedestrian and bicycle circulation. As the project area has experienced some parking issues under the currently 2.5:1,000 project parking ratio, the upgraded proposed project includes 3.0:1,000 parking, approximately a 20% parking ratio increase.

I again look forward to working with the City and Staff on this project. Attached is a project description and completed application. The application fee of \$3,964.25 was paid on 1/5/21. Let me know if there is any other required action by the applicant to process the application.

Happy Holidays!!

Best,

Steve Dunn
Senior Managing Director
SteelWave, LLC
415.309.6778