



Sunnyvale

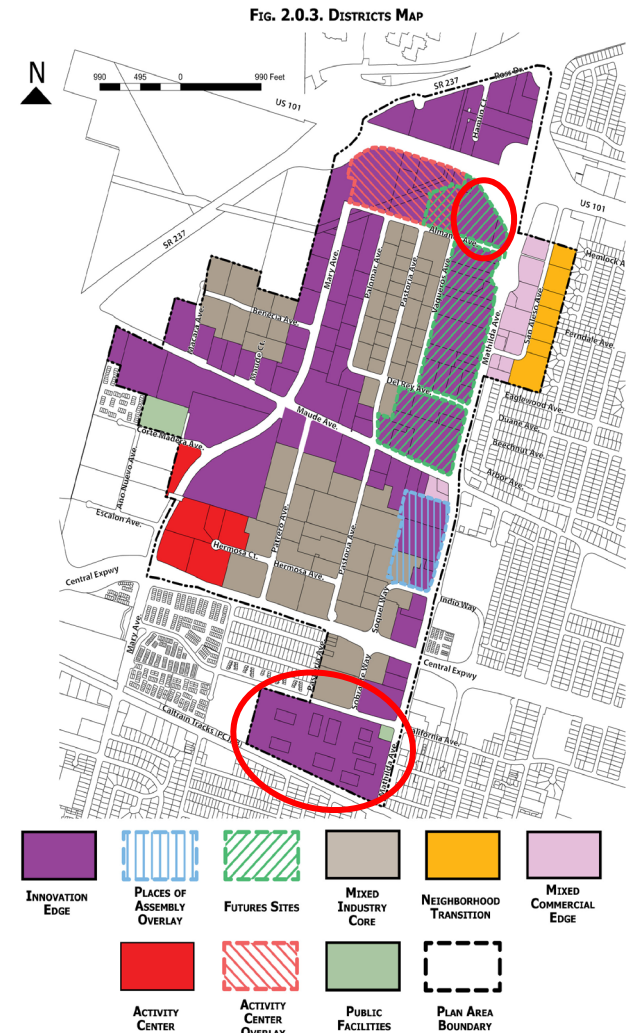
Peery Park Specific Plan General Plan Initiation Requests

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City Council, November 1, 2022

Peery Park Specific Plan

- Adopted Sep 2016
 - ◆ 2M s.f. net new office/R&D
 - ◆ Council direction given to study more housing (detailed on next slide)
- 2022 Status
 - ◆ 30,000 s.f. remaining in development capacity
 - ◆ 2 GPI applications
 - 400-840 California Ave.
 - 505-525 Almanor Ave.



Peery Park Specific Plan – Housing Opp. Sites (HOS)

- Two areas where housing could be studied in PPSP:
 - 1) 400-840 Cal. Ave. property (western portion)
 - 2) 4 Parcels on Hermosa Ct./Mary Ave.
- Located outside noise/safety zones (CLUP for Moffett Fed. Airfield)
- Allowing more residential helps improve jobs/housing ratio in PPSP





General Plan Initiation - Applicant Requests

400-840 W. California Avenue

PPSP Innovation Edge Zoning District – 29.3 acres

Existing Conditions

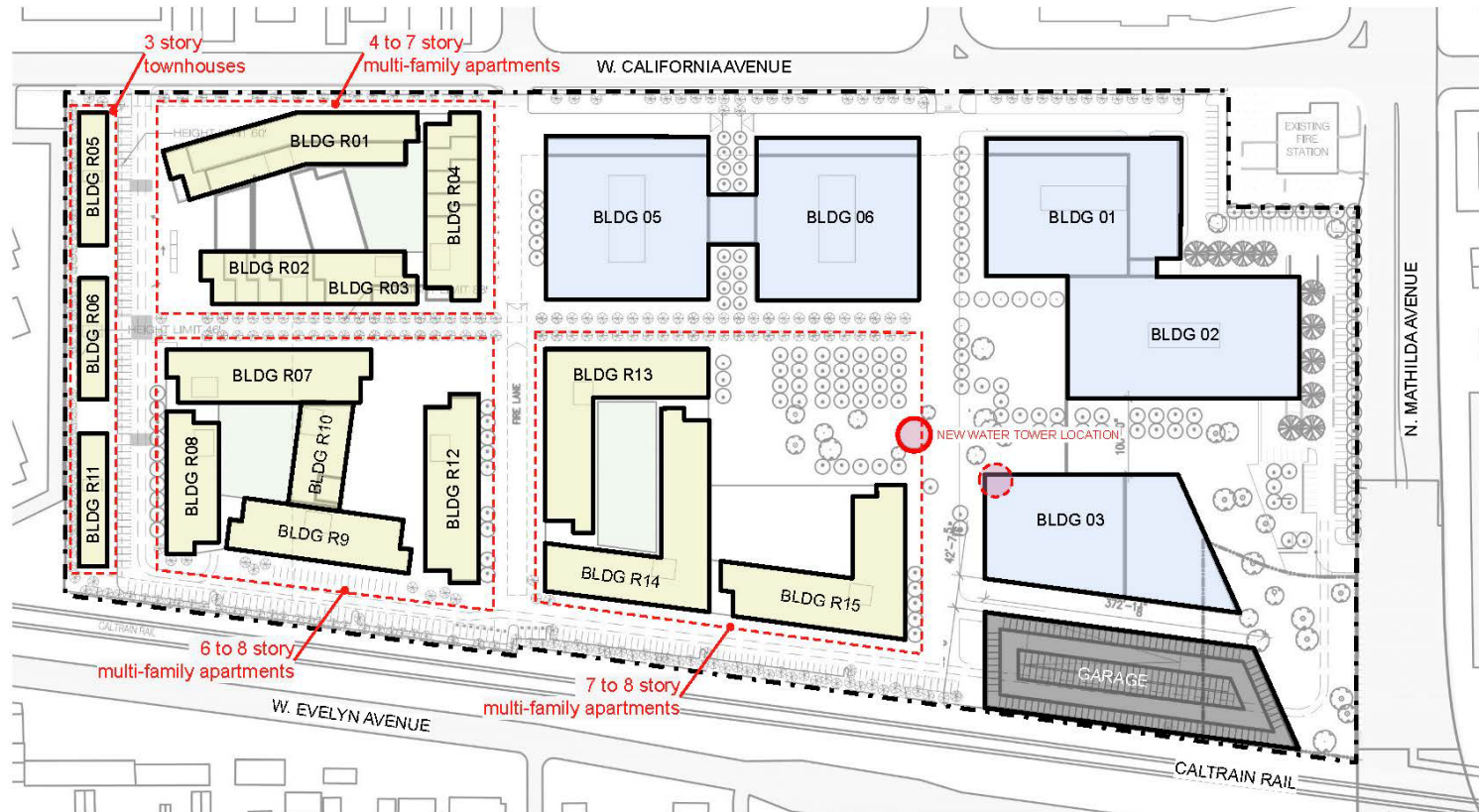
- 10 office/R&D buildings
 - ◆ 622,212 s.f.
 - ◆ 50% FAR
- Surface parking
- Historic Libby Water Tower

GPI Request

- 5 office/R&D buildings
 - ◆ All new (demolish old)
 - ◆ 1,111,134 s.f.
 - ◆ 157% FAR
- 15 residential buildings and townhomes
 - ◆ 1,027 units
 - ◆ 79 du/acre
- Relocate Libby Water Tower (on-site)

400-840 W. California Avenue

Conceptual Site Plan



505-525 Almanor Avenue

PPSP Innovation Edge Zoning District – 7.2 acres

Existing Conditions

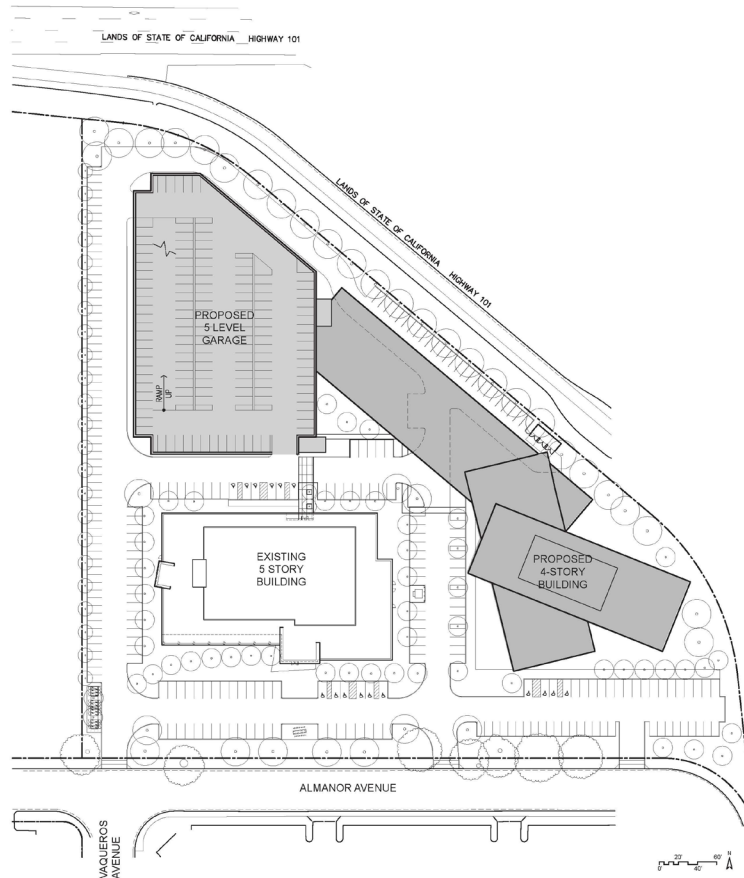
- 1 office/R&D building
 - ◆ 166,300 s.f.
- Surface parking
- 56% FAR

Proposed Conditions

- 2 office/R&D buildings
 - ◆ 1 new, 1 existing
 - ◆ 301,300 s.f.
 - ◆ New parking structure
 - ◆ FAR 99%

Site Plan – 505-525 Almanor Avenue

Conceptual Site Plan



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

RMW experience
workflows & integration **think**

1

GPI Applicant Combined Request Totals

- Office/Industrial Square Feet

	Existing s.f.	Proposed s.f.	Net New s.f.	Total s.f.	FAR
California Ave. Site	622,212	1,111,134	488,922	1,111,134	157%
Almanor Ave. Site	166,300	135,000	135,000	301,300	99%
TOTAL	788,512	1,246,134	623,922	1,412,434	n/a

- Residential Units (California Site Only)
 - ◆ 1,027 units (79 du/acre)

General Plan Initiation – Council Considerations

Study Parameters to Consider

Council Considerations

1. California Avenue site:

◆ Office FAR

- Applicant: 157% FAR vs. 100% FAR current max.
- **Staff & Planning Commission**: Study PPSP Highest Allowed (120% FAR)

◆ Residential Density

- Applicant: 79 du/acre vs. undesignated
- **Staff**: Study R-4 – up to 36 du/acre + various density bonuses
- **Planning Commission**: Study R-5 – up to 45 du/acre + various density bonuses

Study Parameters to Consider

Council Considerations (*continued*)

2. Almanor Avenue Site

- ◆ Office

- Applicant: 99% FAR, current maximum 100% FAR
- **Staff & Planning Commission**: Study request

3. Increased development capacity (Office/R&D)

- ◆ Include additional s.f. beyond current requests to accommodate future growth
 - **Staff & Planning Commission**: Study 1.2 million net new s.f. (vs ~0.6M GPI requests)

Study Parameters to Consider

Council Considerations *(continued)*

4. Include Hermosa Ct./Mary Ave. HOS
 - ◆ Council 2016 direction to study housing in HOS
 - ◆ Staff Recommendation: Study R-3 Density (up to 24 du/acre plus density bonuses); any additional costs for study paid for by current applicants.

Planning Commission Recommendation

Staff Recommendation with one modification

- **Housing** for California AV site:
 - ◆ Up to **928 housing units (R-5)**

Staff Recommendation

Initiate a SPA study to consider:

- **Office/Industrial**
 - ◆ Add up to 1.2 M s.f. to PPSP Development Reserve
 - ◆ Increase FAR to 120% FAR on California AV site
- **Housing**
 - ◆ Up to 743 Housing Units (R-4) on California AV site
 - ◆ Up to 605 Housing Units (R-3) on Hermosa CT HOS
- **Other identified study parameters**
- **Commence study after completion of MPSP**