



Downtown Sunnyvale

Planning Commission Study Session **May 9, 2016**

Hanson Hom

Assistant City Manager,

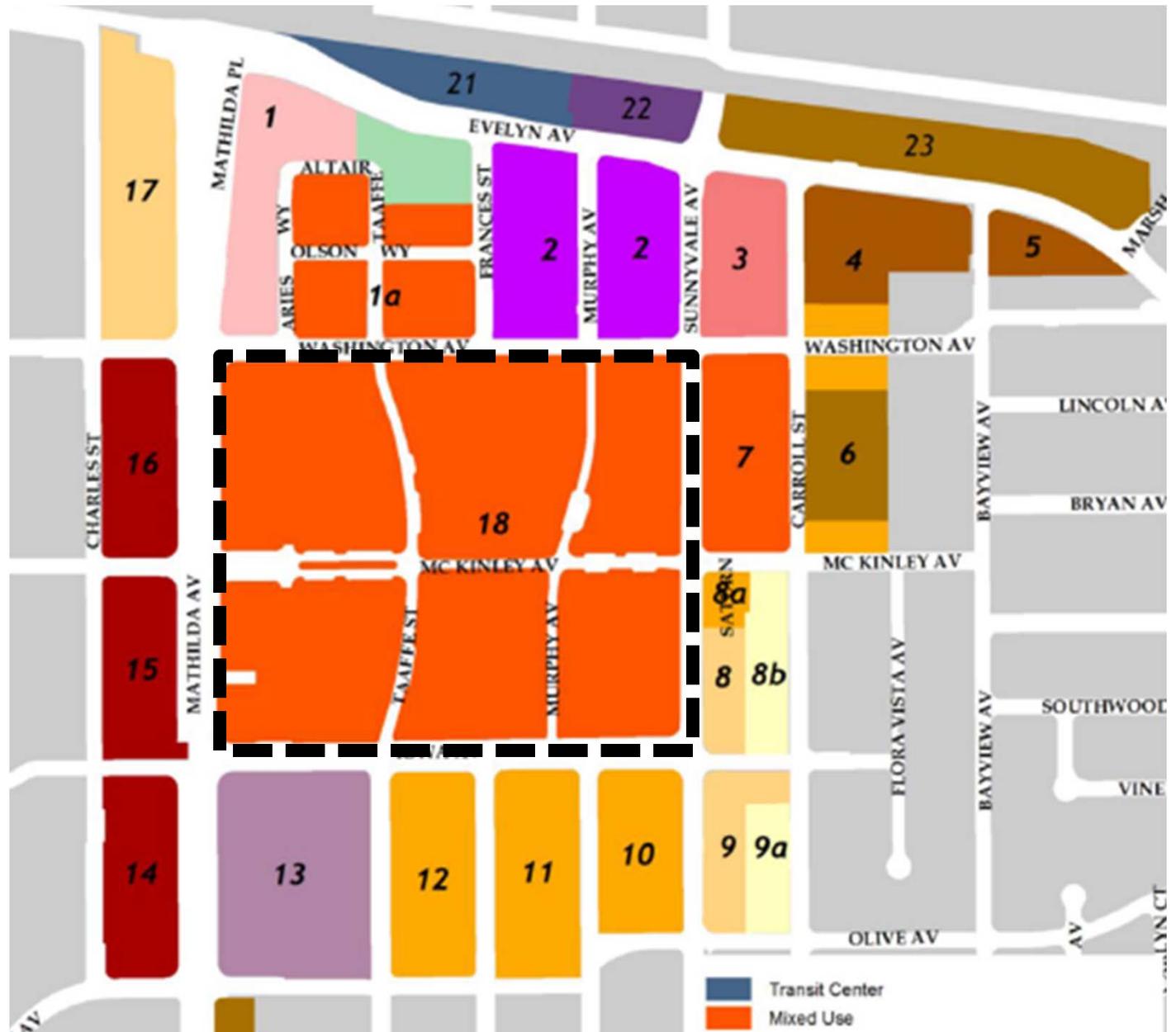
Chief of Downtown Planning

Downtown Issues



- ❑ Downtown Specific Plan
- ❑ Current Entitlements
- ❑ Project Status
- ❑ SDP Amendments
- ❑ Schedule





Downtown Specific Plan

Status of Downtown Specific Plan



DSP Area	Maximum Dwelling Units Allowed	Remaining Dwelling Units Allowed	Maximum Commercial Allowed (sq. ft.)	Remaining Commercial Allowed (sq. ft.)
Block 18	292	0	1,315,000	649,580
Rest of DSP	1,908	806	1,171,432	233,696
TOTAL	2,200	806	2,486,432	883,276
% of Plan Capacity	100%	36.6%	100%	35.5%

* Includes additional green building and affordable housing density bonus units.

** Includes existing commercial square footage not allotted in plan for some blocks.

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Sunnyvale Town Center 2007 Master Development Plan



2007/08 Special Development Permits



- 931,385 square feet retail uses
 - ▣ Macy's and Target stores
 - ▣ 2,950-seat multiplex movie theater
 - ▣ Maximum 90,000 square feet restaurants
- 315,000 square feet office uses
- 292 residential units (for-sale)
- 200-room hotel
- Parking structures

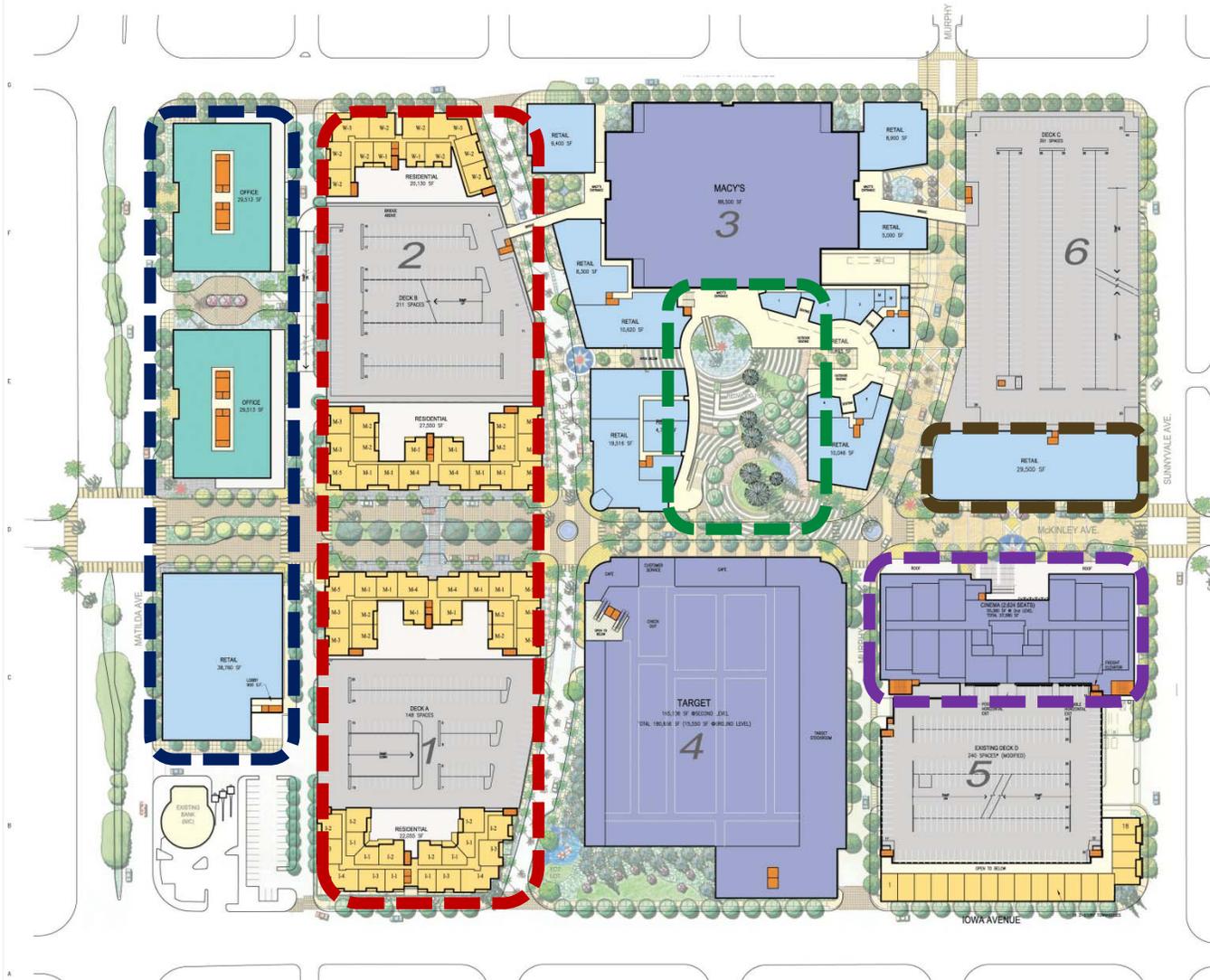
Ground Floor Site Plan



	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	TOTALS
RETAIL	-	-	88,800 SF	-	-	-	88,800 SF
ANCHOR	-	-	-	-	-	-	-
OFFICE	-	-	-	-	-	-	-
RESIDENTIAL	-	-	-	-	-	-	-
PARKING	-	-	-	-	-	-	-
VERTICAL CIRCULATION	-	-	-	-	-	-	-
TOTALS	75,300 SF	86,628 SF	101,970 SF	30,000 SF	52,000 SF	65,480 SF	478,114 SF
RETAIL	-	-	-	-	-	-	-
ANCHOR	-	-	-	-	-	-	-
OFFICE	-	-	-	-	-	-	-
RESIDENTIAL	-	-	-	-	-	-	-
PARKING	-	-	-	-	-	-	-
VERTICAL CIRCULATION	-	-	-	-	-	-	-
TOTALS	15,800 SF	2,800 SF	-	-	8,800 SF	-	26,300 SF
RETAIL	-	-	-	-	-	-	-
ANCHOR	-	-	-	-	-	-	-
OFFICE	-	-	-	-	-	-	-
RESIDENTIAL	-	-	-	-	-	-	-
PARKING	-	-	-	-	-	-	-
VERTICAL CIRCULATION	-	-	-	-	-	-	-
TOTALS	286	200	13	344	270	176	1,381
BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6		

- RETAIL
- ANCHOR (MACY'S, TARGET, THEATER)
- OFFICE
- RESIDENTIAL
- PARKING
- VERTICAL CIRCULATION

Second Floor Site Plan

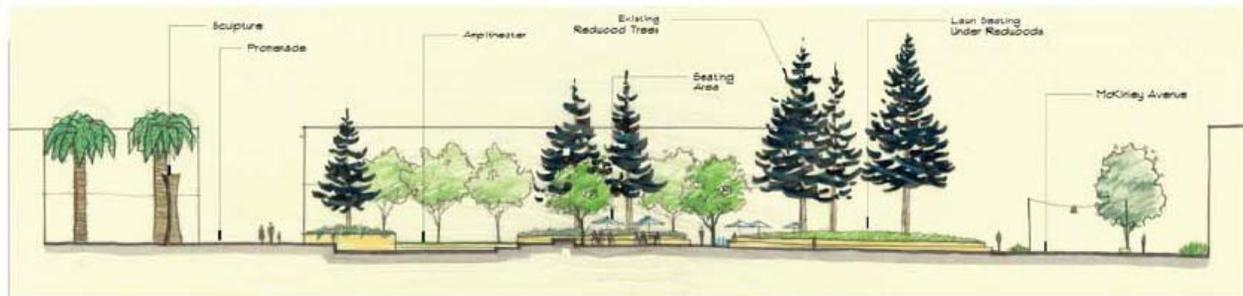


	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	TOTALS
RETAIL	AREA/UNITS	-	-	68,850 SF	-	-	68,850 SF
RETAIL	PARKING	-	-	165,150 SF	-	-	165,150 SF
ANCHOR	AREA/UNITS	28,700 SF	-	87,375 SF	-	-	116,075 SF
ANCHOR	PARKING	-	-	-	-	-	-
OFFICE	AREA/UNITS	-	-	25,513 SF	-	-	25,513 SF
OFFICE	PARKING	-	-	-	-	-	-
RESIDENTIAL	AREA/UNITS	-	-	-	-	65,380 SF	65,380 SF
RESIDENTIAL	PARKING	-	-	-	-	-	-
EXISTING BANK	AREA/UNITS	47,486 SF	-	-	-	-	47,486 SF
EXISTING BANK	PARKING	25 UNITS	-	-	-	-	25 UNITS
TOTALS	RETAIL	68,850 SF	-	174,875 SF	165,150 SF	65,380 SF	474,255 SF
	ANCHOR	28,700 SF	-	87,375 SF	-	-	116,075 SF
	OFFICE	-	-	25,513 SF	-	-	25,513 SF
	RESIDENTIAL	-	-	-	-	65,380 SF	65,380 SF
	EXISTING BANK	47,486 SF	-	-	-	-	47,486 SF
	PARKING	211	-	240	351	850	802
	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	

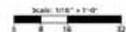
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Redwood Plaza - Plan



Redwood Plaza - Section



Redwood Square



MURPHY AVE.

WASHINGTON AVE.

MATHILDA AVE.

NAP



BUILDING T
~110,000 SF Retail land site
(theater & potential grocer)

BLOCK 6
Land site

PD-5

LOT T-1
Land Site
Entitled
for 18
residential
units

macy's
(NAP)

REDWOOD SQUARE
Partially complete
entitled for ~132,000 SF
of retail

BUILDING N-1
Partially complete
~32,000 SF
street retail
TARGET
(NAP)

LOT N-1
Land Site
Entitled for
10 residential
units

BUILDING D
Exterior complete
50-unit condominium
complex with ground
floor retail
PD-2

BUILDING E
Exterior complete
74-unit condominium
complex with ground
floor retail

BUILDING F
Exterior complete
74-unit condominium
complex with ground
floor retail
PD-1

LOT F-1
Land Site
Entitled
for 72
residential
units

BUILDING C
156,960 SF office
building, 100%
leased to
NOKIA

BUILDING A
156,960 SF office
building, 100%
leased to

BUILDING B
Land Site
Entitled for ~44,000
SF of retail & office

Recent Activity



- ***August 2015:***
 - Conclusion of litigation
- ***August-November 2016:***
 - Wells Fargo Bank proposal process
- ***December 2016:***
 - Successor Agency Acknowledgement
 - City Retail Market Analysis

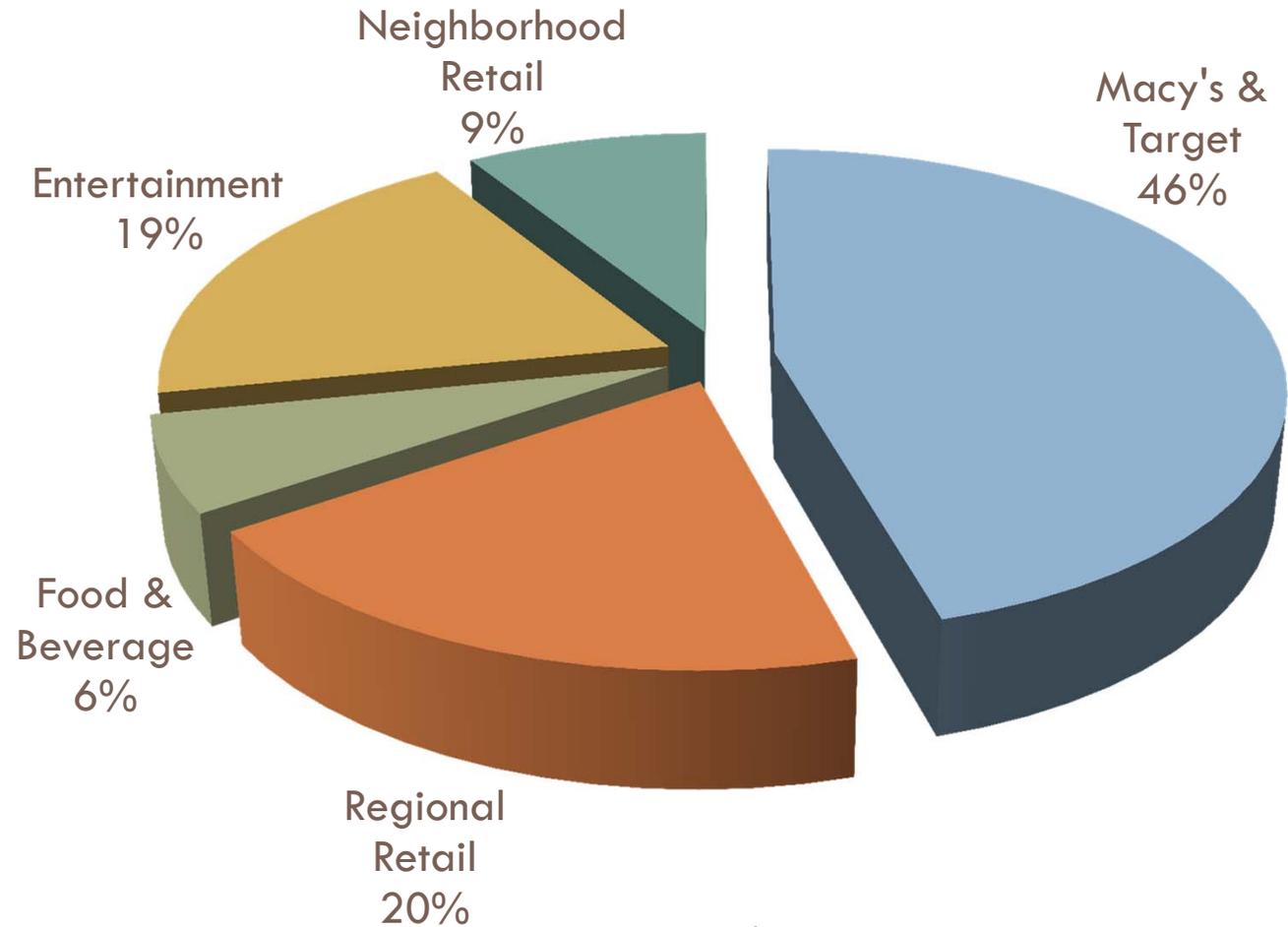
Market Assessment



- Regional competitiveness
- Potential market capture
- Retail “districts”
- Elements for success
- Feasibility of second-story retail



*TOTAL: 763,000 to 783,000 sq. ft.**



* Keyser Marston (December 2015)

Potential Town Center Retail

Second Floor Retail



Second Floor Plan

Potential Retail*

□ TOTAL - 365,000 sf

Uncompleted Retail*

□ TOTAL - 499,000 sf

□ 1st Floor - 372,900 sf

□ **2nd Floor - 126,100 sf**

* Less Macy's, Target, 2nd floor theater, and 1st floor retail in office buildings A and C

New Developer Team



STC Venture, LLC:

- ❑ J. P. Morgan Asset Management Fund
- ❑ Hunter Properties, LLC
- ❑ Sares Regis Group of Northern California



Successor Agency/Oversight Board



- **Amendments to ADDOPA**
 - Extend to December 31, 2020
 - Eliminate Developer Payment
 - Define construction schedule
 - Update liquidated damages
 - Revise “Minimum Project”

Current ADDOPA Minimum Project



Ground Floor Plan

- **Office:**
Buildings A & C
- **Ground floor retail:**
Buildings D, E, F & N
- **Theater/retail:**
Building T
- **Two-story retail:**
Buildings H, I, J & L
- **Redwood Square**
- **Parking structures**

Assignment of Agreements



- ❑ Operation and Reciprocal Easement Agreement (OREA)
- ❑ Public Parking Ground Lease
- ❑ Penney's Structure Operation and Maintenance Agreement
- ❑ Public Street and Utility Maintenance Agreement
- ❑ Subdivision Agreement and Bonds

Proposed SDP Amendments



Residential Buildings D, E and F

- Rental housing
- Affordable Housing Developer Agreement
- Green building standards
- Ground floor leasing office

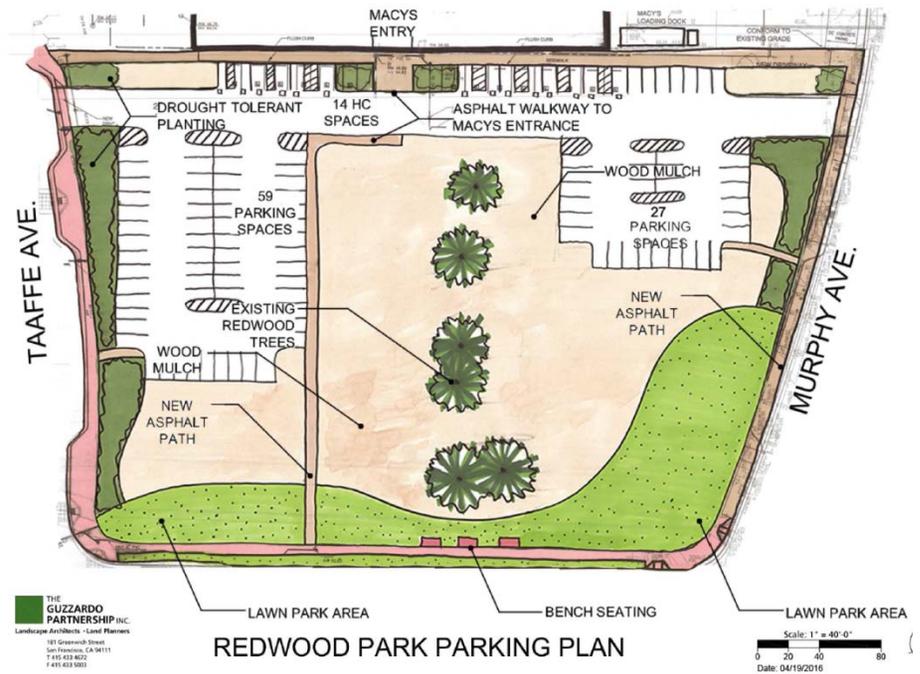
Block 3 - Redwood Square



Demolish Steel Framing



Install Temporary Improvements



Upcoming Meetings



- ❑ **May 9** Planning Commission study session
- ❑ **May 23** Planning Commission - Amended SDP
- ❑ **May 11** Oversight Board study session
- ❑ **June 28** Successor Agency Action - Amended ADDOPA
- ❑ **Early July** Oversight Board Action - Amended ADDOPA

Anticipated Project Schedule



- **Summer 2016 – Property Sale**

- **Fall 2016**

- Update building permits, street improvement plans and agreements
- Demolish Block 3 steel framing

- **Spring 2017**

- Complete Redwood Square temporary improvements
- Commence residential mixed use buildings
- Commence theater-retail building

Anticipated Project Schedule



□ *Fall 2018/Spring 2019*

- Residential mixed use buildings (D, E & F)
- Theater-retail building (T)
- Retail storefronts/tenant improvements (D, E, F & N)
- Parking structures and street improvements

