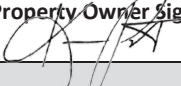
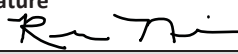




PLANNING DIVISION APPLICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

Attachment 5
Page 1 of 6

PROJECT INFORMATION			
Project Address/Location 505 Almanor Avenue		Assessor's Parcel Number (APN) 165-44-001, 165-44-002, 165-44-003	
Project Description The proposed project includes a lot merger of parcels and the new development of a 135,000 sf. "Zero Net Energy" Office/R&D building and associated parking structure. Total project including existing building will be 311,858 sf on 7.15 acres.			
PROPERTY OWNER		APPLICANT	
Name Invesco Advisors, Inc on behalf of 525 Almanor LLC.		Company RMW architecture & interiors	
Contact Person Kevin Pirozzoli		Contact Person Russ Nichols	
Address 101 California St. Suite 1800		Address 30 E Santa Clara St. Suite 200	
City San Francisco		City San Jose	
State CA	Zip 94111	State CA	Zip 95113
Phone (415) 455-3355	Email kevin.pirozzoli@invesco.com	Phone (408) 406-6649	Email rnickols@rmw.com
Property Owner Signature 		Applicant Signature 	
Date 1/12/2021		Date 1/12/21	
CHECK ALL APPLICABLE REQUESTS (OFFICE USE ONLY)			
STAFF LEVEL REVIEWS		PUBLIC HEARING REVIEWS	
\$ _____ <input type="checkbox"/> SF/Duplex Design Review \$ _____ <input type="checkbox"/> Large Family Child Care Home \$ _____ <input type="checkbox"/> Miscellaneous Plan Permit \$ _____ <input type="checkbox"/> Preliminary Review \$ _____ <input type="checkbox"/> Tree Removal Permit: None w/ Certified Arborist Report by PG&E \$ _____ <input type="checkbox"/> Signs: New (not MSP) Temp. MSP Minor MSP mod. \$ _____ <input type="checkbox"/> Architectural Review, Landscaping, Parking & Lighting \$ _____ <input type="checkbox"/> Temporary and Unenclosed Use \$ _____ <input type="checkbox"/> Vendor \$ _____ <input type="checkbox"/> Telecommunication Facility New Renewal 2-yr Compliance Review \$ _____ <input type="checkbox"/> Waiver: Screening Undergrounding \$ _____ <input type="checkbox"/> Extension of Time \$ _____ <input type="checkbox"/> Other: _____		\$ _____ <input type="checkbox"/> Zoning Administrator Review \$ _____ DR UP SDP VAR Plan Review Moffett Park \$ _____ <input type="checkbox"/> Parcel Map \$ _____ <input type="checkbox"/> Tentative Map Base Fee Per Lot Fee Mod. TM COAs \$ _____ <input type="checkbox"/> Planning Commission Review DR UP SDP VAR Plan Review Moffett Park \$ _____ <input type="checkbox"/> City Council Review GPI GPA/SP Zoning Dist./Text PD HH/S per lot \$ _____ <input type="checkbox"/> Heritage Preservation Review RAP LAP Minor Rev./Change \$ _____ <input type="checkbox"/> Environmental Review IS/Assessment Study Rev. EIR EIR Prep (10%) \$ _____ <input type="checkbox"/> Development Agreement New/Major Mod. Minor Mod. Annual Review \$ _____ <input type="checkbox"/> Art Permit (Arts Commission) \$ _____ <input type="checkbox"/> Appeal: _____ \$ _____ <input type="checkbox"/> Engineering Review \$ _____ <input type="checkbox"/> Other: _____	
TOTAL \$ _____			
PLANNING PROJECT INFORMATION & PAYMENT (OFFICE USE ONLY)			
Project Number		Type of Payment <input type="checkbox"/> Check # _____ <input type="checkbox"/> Credit # _____ <input type="checkbox"/> Cash	
Accepted By	Filing Date	Receipt #	
(Non-Public Hearing Items Only)			
<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ Conditions of Approval (see letter)		<input type="checkbox"/> Denied BY _____ 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.

RMW
Architecture
Interiors

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Suite 200
San Jose
California 95113

Office
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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.

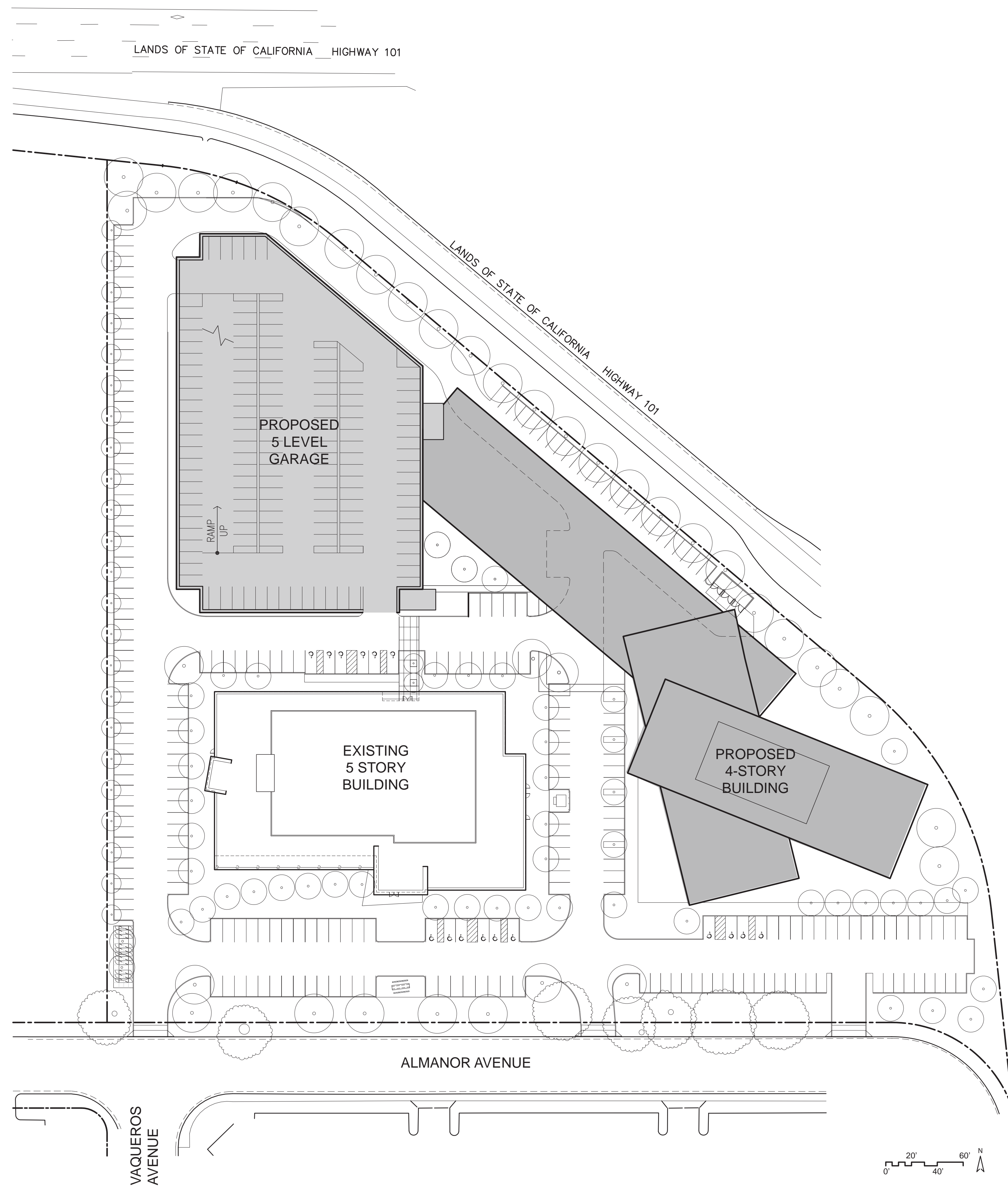
Invesco Real Estate is a global leader in the real estate investment business focused on core value-add real estate strategies, investing in meaningful projects with a purpose since 1992. With much of the recent new office/R&D development focused on larger end users, this proposed project will help balance 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
 ANTONETTE MORGAN JONES
 1111 PASQUINELLI DR
 STE 100
 WESTMONT, IL 60559
 UNITED STATES US

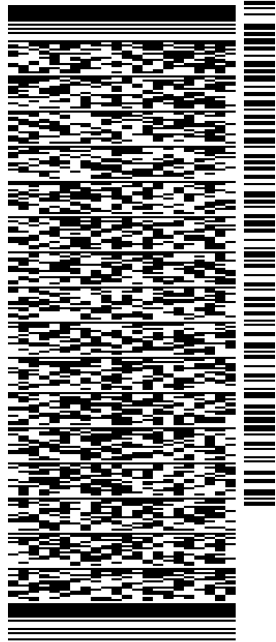
SHIP DATE: 12JAN21
 ACTWGT: 0.30 LB
 CAD: 10351407/INNET4280

BILL RECIPIENT

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

56BJ11136/B766

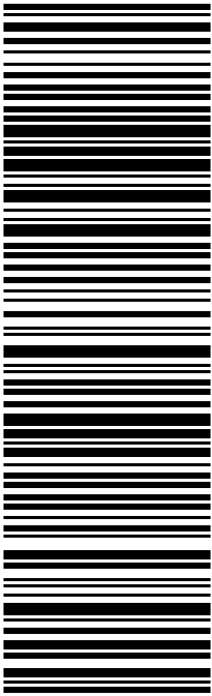
SUNNYVALE CA 94087
 (650) 480-2164 REF: E100003017/AM0001
 INV: DEPT: OE3098
 PO:



TRK# 7726 0171 5882
 0201

WED - 13 JAN 10:30A
 PRIORITY OVERNIGHT

XX COAA 94087
 CA-US SJC



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