

RMW  
Architecture  
Interiors

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February 23, 2023

*December 11, 2023 (Update)*

To: Cindy Hom  
Assistant Planner  
City of Sunnyvale – Planning Division  
456 W. Olive Avenue  
Sunnyvale, CA 94086

**Re: Applied Materials R&D Building & Garage 1 Entitlement  
Pre-Application Project Description Letter**

Dear Cindy,

Applied Materials seeks to expand its R&D capabilities and construct a new R&D building to encourage Federal CHIPS Act funding and keep Applied Materials in Sunnyvale. To expedite the planning process and construct the R&D sooner we are submitting the R&B building entitlement package as a part of the 1999 Specific Plan and utilizing the remaining FAR. We have submitted the Arques Campus Master Plan, currently undergoing EIR review, requesting an increase in FAR to 1.0 and building height of 100 feet as a part of Applied Materials long term strategy in Sunnyvale. The proposed R&D building will require the demolition of the existing parking garage in order to provide adequate parking for existing facilities to remain and proposed R&D building.

Building 81 and the existing park and parking lot along 974 East Arques Avenue will remain open while the proposed R&D building and Garage 1 are constructed. Demolition of an existing office building at 928 East Arques Avenue and an existing parking lot and parking structure east of Building 81 are required to construct the new R&D building and Garage 1. A recreation field north of the existing parking structure will become staging area for construction.

The proposed Master Plans power demand will require a second substation. Land owned by Applied Materials immediately to the west of the existing substation will allow for the square footage required by a second substation.

*Applied Materials proposes to construct a new parallel sewer along the Santa Trinita/Kern alignment. This sewer would be dedicated to conveying flows from Applied Materials proposed R&D building. After construction, the pipeline would be owned and maintained by the City of Sunnyvale, since it will be in the public right-of-way (ROW).*

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[rmw.com](http://rmw.com)

Applied Materials operates 24-hours a day. Number of employees TBD.

Sincerely,

A handwritten signature in black ink, appearing to read 'JB', is positioned above the typed name and title.

Joseph Barajas, LEED® AP  
Project Manager  
RMW  
415-781-9800  
[jbarajas@rmw.com](mailto:jbarajas@rmw.com)