

RECOMMENDED FINDINGS FOR APPROVAL
Special Development Permit 2016-7968
150 E. McKinley Avenue and 330 S. Murphy Avenue
APNs: 209-35-014 and 209-35-015

The Planning Commission hereby makes the following findings for approval of Special Development Permit 2016-7698 for modifications to the architectural design plans for Building T and the Penney's Parking Structure of the Sunnyvale Town Center project:

1. The architectural design modifications attain the objectives and purposes of the Downtown Specific Plan.

The architectural design for Building T incorporates design elements to enhance the appearance of the building from surrounding areas by introducing a variety of building materials and colors to visually reduce the building mass. The building also exhibits wall offsets, architectural projections and windows to break up the potential large expanses of blank walls. The building is within the allowable height limit defined in the Downtown Specific Plan (DSP), and the tallest portion of the building has also been stepped back along Sunnyvale Avenue to reduce the potential bulky appearance of the building. Architectural features such as metal louvers and living walls will be added to the facade of the Penney's Parking Structure to update and enhance the appearance of the structure from surrounding streets.

The architectural modifications to Building T and the Penney's Parking Structure comply with the General Design Guidelines in the DSP, including but not limited to the following:

B. Architecture and Design Details:

General:

- B.1 Building T incorporates variable building heights and roof forms to break up the building mass, and the building height has been mitigated by the stepping back of the second level.

Setbacks:

- B.7 The street edge along McKinley Avenue is well defined with recesses for entries and outdoor seating to create an interesting pedestrian experience.

Building Facades:

- B.12 A mixture of quality architectural materials and detailing are introduced at the street level of Building T and the Penney's Parking Structure.

- B.14 The entrances to the cinema, grocery store and parking garage have been highlighted with special design treatments.
- B.15 Building T exhibits variable building heights and roof forms to break up the building mass.
- B.18 A distinctive architectural feature (cinema pylon) will accentuate Building T. This feature has been aligned with the Murphy Avenue to provide a strong visual marker at the terminus of the street.

Windows:

- B. 25 Building T will exhibit variable windows that will complement the building mass and provide scale and rhythm to the building façade.

E. Parking Structures:

- E.3 The Penney's Parking Structure will be enhanced with design treatments that are also featured on Building T.
- E.7 The stairway to the Penney' Structure on Murphy Avenue has been highlighted with an accent treatment to highlight the garage entrance for the public.

2. The general appearance of the proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties.

The architectural modifications to Building T and the Penney's Parking Structure will comply with the goals, policies and design guidelines in the DSP. The anticipated cinema and grocery store are desirable catalyst uses for the downtown and will substantially assist in achieving the goal of the DSP to *“establish the downtown as the cultural, retail, financial and entertainment center of the community, complemented by employment, housing and transit opportunities.”*

The structures have been designed with architectural treatments that will create a high quality pedestrian environment for the Sunnyvale Town Center project. The project will strengthen the economic and social vitality of the downtown area, while also respecting the character of adjacent neighborhoods through attention to the design treatment of the building façades facing Sunnyvale and Iowa Avenues. The Penney's Parking Structure has also been reviewed for consistency with the City's Parking Structure Design Guidelines and, with additional enhancements, will substantially comply with the applicable guidelines.