

**From:** [Witt Turner](#)  
**To:** [Planning AP](#); [Momoko Ishijima](#); [PlanningCommission AP](#)  
**Cc:** [Corey Smith](#)  
**Subject:** Housing Action Coalition | Sunnyvale Park Place  
**Date:** Thursday, February 19, 2026 5:27:00 PM  
**Attachments:** [Sunnyvale Park Place - HAC Endorsement Letter.pdf](#)

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***WARNING*** - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.

Dear Commissioners and Staff,

My name is Witt Turner and I am writing on behalf of the Housing Action Coalition to formally present our letter of support for the Sunnyvale Park Place project.

Sunnyvale is facing a significant shortage of for-sale, family-sized housing. This project represents a vital opportunity to transform an underutilized, vacant office site into 370 much-needed homes. We have officially endorsed this project because it exceeds our committee standards for density and sustainability, with a majority of the units featuring three or more bedrooms to accommodate local families.

In addition to providing 49 on-site affordable units, Sunnyvale Park Place is a forward-looking green development. It features a fully all-electric design and includes significant community benefits, such as a new multi-use trail that will connect the neighborhood directly to Swegles Park.

Attached to this email, please find our formal letter of support. We respectfully urge the Planning Commission to support this project so that Sunnyvale can continue to meet its housing goals and provide sustainable homes for our current and future residents.

Thank you for your time and leadership.

Sincerely,  
Witt Turner

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**Witt Turner**

*He/Him/His*

Office: (415)-300-0967

Cell: [REDACTED]

Advocacy and Operations Associate | Housing Action Coalition



555 Montgomery Street, San Francisco, CA 94111

[housingactioncoalition.org](http://housingactioncoalition.org)

February 19, 2026

Sunnyvale Planning Commission  
456 W Olive Ave  
Sunnyvale, CA 94086

Dear Planning Commission Members and Staff,

The Housing Action Coalition (HAC) is a member-supported nonprofit that advocates for creating more housing for residents of all income levels to help alleviate California's housing shortage, displacement, and affordability crisis.

HAC is pleased to support **Tidewater Capital's proposed Sunnyvale Park Place**, a residential development at **490–510 De Guigne Drive and 920–960 Stewart Drive** in North Sunnyvale. Following review by the HAC Project Review Committee, we find that the project represents a strong example of residential infill that aligns with the City's General Plan and the Industrial to Residential (ITR) Futures Study while delivering much-needed housing.

**Land Use.** Sunnyvale Park Place will redevelop an underutilized **R&D office park** comprised of six two-story office buildings into a **100% for-sale residential community with onsite below market-rate homes**. The site represents the final remaining parcels identified for transition under Sunnyvale's ITR Futures Study and is designated **Medium Density Residential** in the General Plan. The project is surrounded on three sides by existing housing, making residential use appropriate and consistent with its surroundings.

**Density.** The project proposes approximately **18 dwelling units per acre**, within the **24 du/acre** maximum allowed under base zoning. Building heights are generally consistent with the area, with a maximum height of **46 feet in limited conditions**, using the State Density Bonus to deliver additional homes while staying compatible with the surrounding neighborhood.

**Housing Mix and Affordability.** The development will deliver **370 homes**, including **49 onsite below market-rate units at moderate income levels**, meeting Sunnyvale's **15% inclusionary requirement**. The unit mix is primarily family-sized, with **311 three-bedroom or larger homes**, supplemented by **18 two-bedroom units** and **41 ADUs**, expanding ownership opportunities for households seeking larger, family-oriented homes.

**Transportation and Mobility.** While the site is not strongly served by transit, the project incorporates significant bicycle and pedestrian infrastructure. This includes a new **10-foot-wide multi-use path** connecting Stewart Drive to **Swegles Park**, a robust network of surrounding bike lanes, and extensive onsite bicycle amenities. The project will provide **658 bicycle racks**, additional Class II bicycle parking, and multiple bike repair stations. A Transportation Demand Management plan, developed in coordination with the City, goes beyond baseline requirements with additional bicycle-focused measures.

**Urban Design and Open Space.** Sunnyvale Park Place includes a comprehensive set of onsite amenities such as a **community clubhouse, pool, play structure, picnic areas, and landscaped paseos**, creating a cohesive and livable neighborhood environment. Open space is distributed throughout the site, and residents will also benefit from nearby parks, with **3.47 acres of parkland per 1,000 residents within a half-mile** of the site.

**Environmental Sustainability.** The project is designed as an **all-electric development**, with **solar photovoltaic systems on every home**, **EV-ready garages**, and a commitment to achieving **GreenPoint Gold certification**. Building envelopes will incorporate continuous insulation and durable exterior materials to enhance long-term performance and climate resilience.

**Community Benefits and Engagement.** The project team has conducted extensive community outreach, including a mailed notice to over **3,200 addresses** and a community meeting with more than **40 attendees**. In response to City and community input, the project incorporated the multi-use path along the eastern property line and continues to work with the City to evaluate **traffic calming measures on De Guigne Drive**. Existing public art on the site will be thoughtfully retained and relocated in coordination with the original artists and the City's Arts Director.

Overall, Sunnyvale Park Place represents a timely and impactful opportunity to transform an underperforming office campus into a high-quality residential neighborhood that delivers family-sized homes, affordable ownership opportunities, and substantial pedestrian and bicycle improvements. We support this project and encourage the City to continue advancing it through the entitlement process.

Sincerely,



**Corey Smith**, *Executive Director*

**From:** [T Jacobs](#)  
**To:** [PlanningCommission AP](#)  
**Subject:** Support for Sunnyvale Park Place (490-510 De Guigne Dr)  
**Date:** Thursday, February 19, 2026 7:47:54 PM

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**WARNING** - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.

I am writing you to express my support for the much needed and most welcome Sunnyvale Park Place development because it provides desperately needed affordable housing and high-quality, sustainable home ownership opportunities in Sunnyvale.

Don't make our children have to leave the state for lack of home ownership opportunities.

Regards,

Thornton Jacobs

Home Owner in 94085

[Sent from Yahoo Mail for iPhone](#)

**From:** [Quico Spaen](#)  
**To:** [PlanningCommission AP](#)  
**Subject:** Support for Sunnyvale Park Place (490-510 De Guigne Dr)  
**Date:** Thursday, February 19, 2026 8:00:01 PM

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Dear planning committee,

I support Sunnyvale Park Place because it provides much-needed affordable housing and high-quality, sustainable ownership opportunities in Sunnyvale.

Thank you!

Best,  
Quico Spaen

**From:** [Aisling Scott](#)  
**To:** [PlanningCommission AP](#)  
**Subject:** Support for Sunnyvale Park Place (490-510 De Guigne Dr)  
**Date:** Thursday, February 19, 2026 8:04:56 PM

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I support Sunnyvale Park Place because it provides much-needed affordable housing and high-quality, sustainable ownership opportunities in Sunnyvale.

Sincerely,  
Aisling Scott  
Sunnyvale Resident  
[REDACTED], Sunnyvale, CA 94085

**From:** [Nichole Boaz](#)  
**To:** [PlanningCommission AP](#)  
**Subject:** Proposed development on De Guigne Drive  
**Date:** Sunday, February 22, 2026 3:38:30 PM

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**WARNING** - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.

Hello,

I live in the San Miguel neighborhood of Sunnyvale, and I'm writing to express my support for the proposed residential development at 510 and 920 DeGuigne Drive.

I support this development because I know firsthand how difficult it can be to find housing in the South Bay Area, and in Sunnyvale in particular. When I had to move last year, my partner and I struggled to find an affordable place to live, and we feel incredibly fortunate that we were able to find a place to rent in this neighborhood.

The industrial office buildings currently on this site are not an important part of the neighborhood — I barely even notice they're there! Housing is a much better use of that space, especially given the current housing crisis.

I understand that many of my neighbors have concerns about housing in our neighborhood creating issues with access to retail and grocery stores. I have sympathy for those concerns, but this particular development would not replace existing retail! If anything, it would bring more business to shopping centers and small businesses in this neighborhood. That's a good thing!

Thank you for your time.

-Nichole Boaz