



Sunnyvale

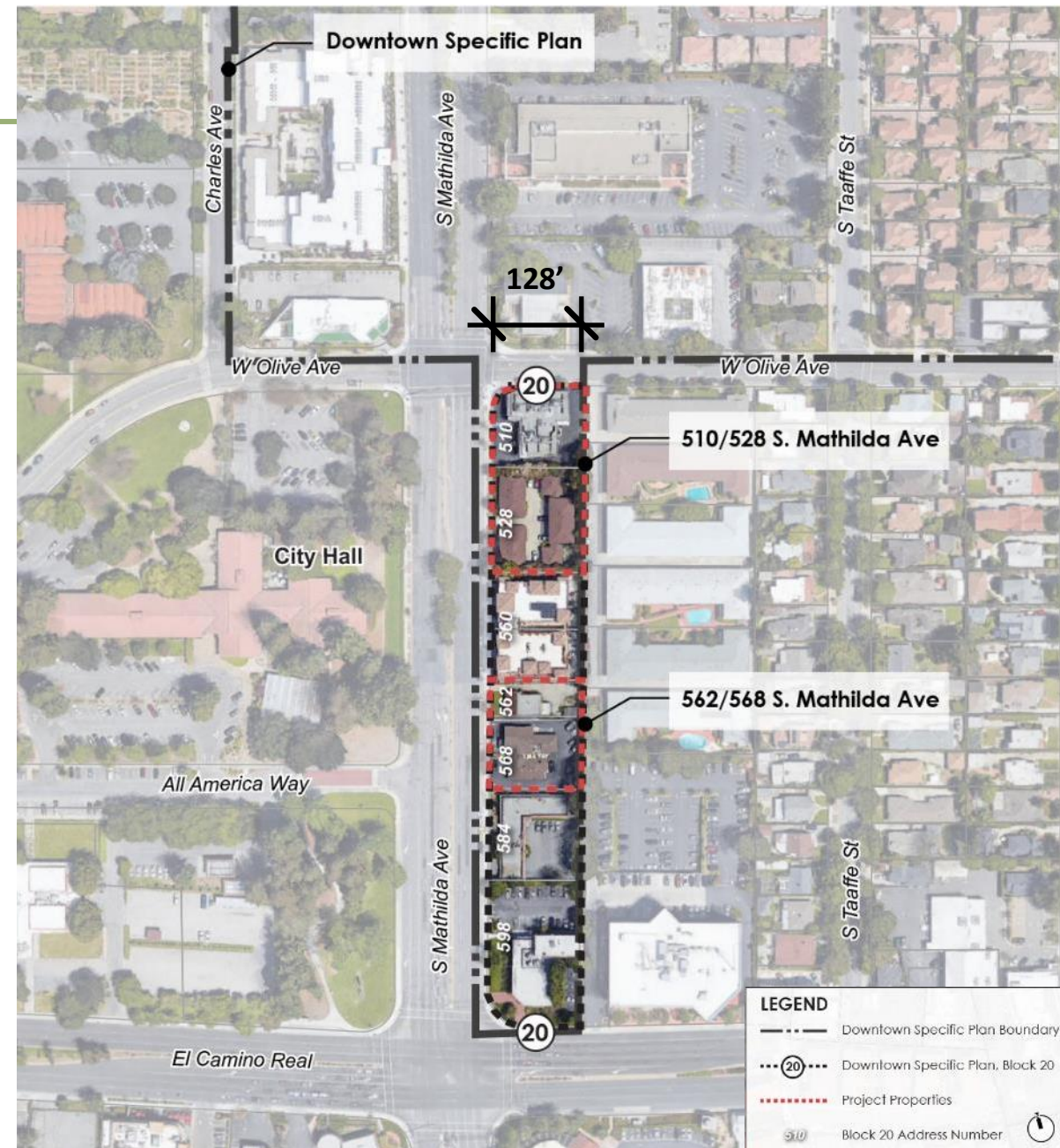
DOWNTOWN SPECIFIC PLAN AMENDMENT BLOCK 20 PROJECTS 2018-7585

Shaunn Mendrin & Ascent Environmental
Planning Commission Study Session
November 22, 2021



Project Sites Being Studied

- 510-528 S. Mathilda Avenue
 - DSP Land Use: High Density Residential
- 562-568 S. Mathilda Avenue
 - DSP Land Use: High Density Residential, Office
- Redevelops existing on-site uses
- Block 20 Total Area: 2.56 acres



Existing Block 20 Development



Commercial at 510 S. Mathilda (to be replaced)



Residential 528 S. Mathilda (to be replaced)



Mixed-use at 538,560 S. Mathilda (to remain)



Residential at 562 S. Mathilda (to be replaced)



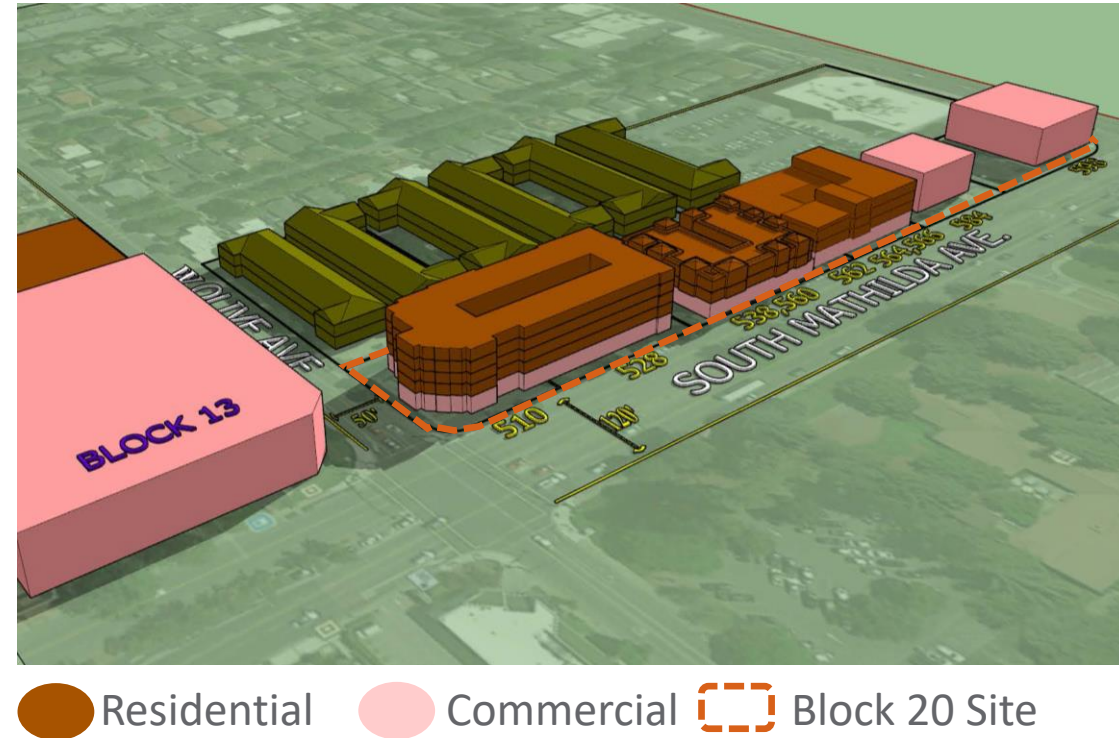
Office at 568 S. Mathilda (to be replaced)



Intersection at Mathilda/El Camino Real

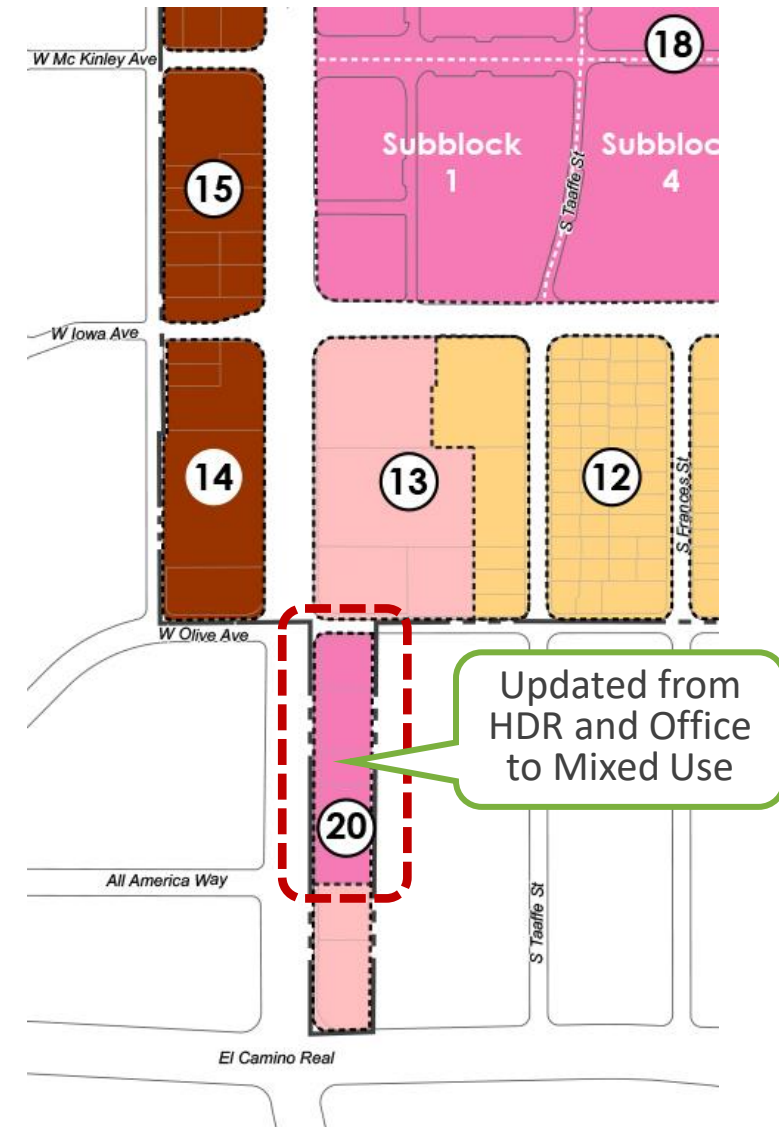
Project History

- 1 GP Amendment Initiation (GPI) application submitted
- 2 City staff review
- 3 GPI application begun + approved w/ direction for project site studies
- 4 DSP Amendment process begun
 - Process paused during COVID-19
 - Input today will inform the DSP amendment



Approved Direction on DSP Amendment Initiation

- Study Block 20 in its entirety
- Change primary land use from **High Density Residential and Office** to **Mixed Use**
- Increase maximum **residential units** allowed on the block from **51 to 103**, with densities no greater than **65 units/acre**
- Increase maximum **office/commercial area** on the block from **16,400 sf to 36,500 sf**
- **Maintain height limits** for project sites (office - 30 feet, residential - 40 feet)



Approved Direction on DSP Amendment Initiation

- Conduct **additional community outreach**
- Provide **additional technical analysis** (traffic, market, utility, parking, environmental)
- Ensure **good architectural design and detail**, esp. at the pedestrian level
- Improve **streetscape design on Mathilda**



Existing Block 20 Development

Property Address	Residential (units)	Commercial (square feet)
510 S Mathilda Ave*	0	8,883
528 S Mathilda Ave*	8	0
538, 560 S Mathilda Ave	15	5,500
562 S Mathilda Ave*	1	0
564-568 S Mathilda Ave*	0	3,190
584 S Mathilda	0	3,665
598 S Mathilda	0	7,082
Total	24	28,320



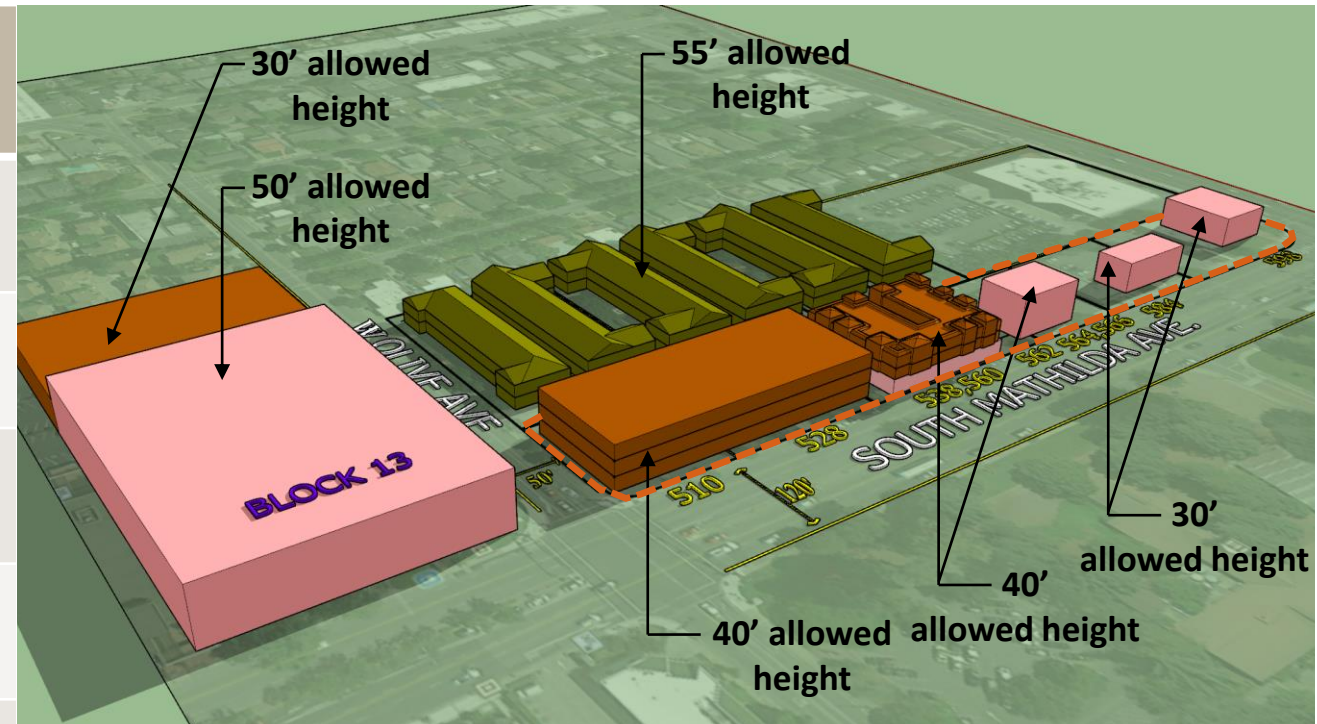
Residential
 Commercial
 Block 20 Site

Project sites are identified in blue in the table.

* Existing uses on project sites are proposed to be redeveloped with new uses.

Allowed Block 20 Development (Adopted DSP)

Property Address	Residential (units)	Commercial (square feet)
510 S Mathilda Ave	11.14	0
528 S Mathilda Ave	14.34	0
538, 560 S Mathilda Ave	15	5,500
562-568 S Mathilda Ave	10.47	3,500
584 S Mathilda	0	2,925
598 S Mathilda	0	4,475
Total	51	16,400



Residential
 Commercial
 Block 20 Site

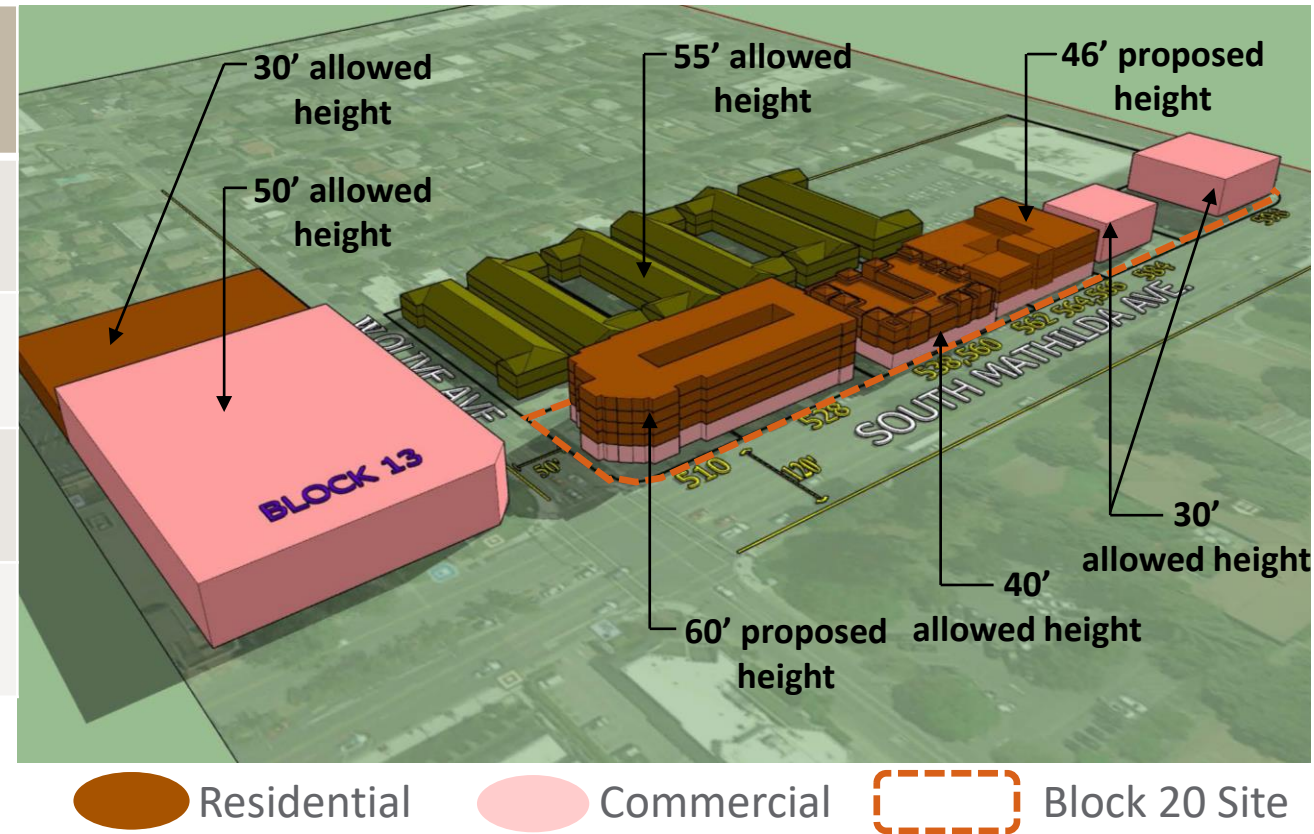
Project sites are identified in blue in the table.

Proposed Block 20 Development

Property Address	Residential (units)	Commercial (square feet)
510/528 S Mathilda Ave*	43, 46	10,230
562-568 S Mathilda Ave*	25	4,240
Block 20 Total Uses (Existing + Projects)	83-86	30,717
GPI Total Allowed for Block 20	103	36,500

Project sites are identified in blue in the table.

* Existing uses on project sites proposed to be redeveloped with new uses.





Sunnyvale

562-568 South Mathilda Avenue

Proposed Project Summary

- Site Size: 19,185 sf (0.44 ac.)
- Housing units over commercial
- 4,240 sf ground floor office
- 25 multifamily units in 2 stories above ground floor commercial (56.8 units/acre)
- Mix of studios, 1-bedroom and 2-bedroom units
- Maximum height 46 feet (3+ stories)
- 55 parking spaces (14 guest/com.)

562-568 South Mathilda Avenue

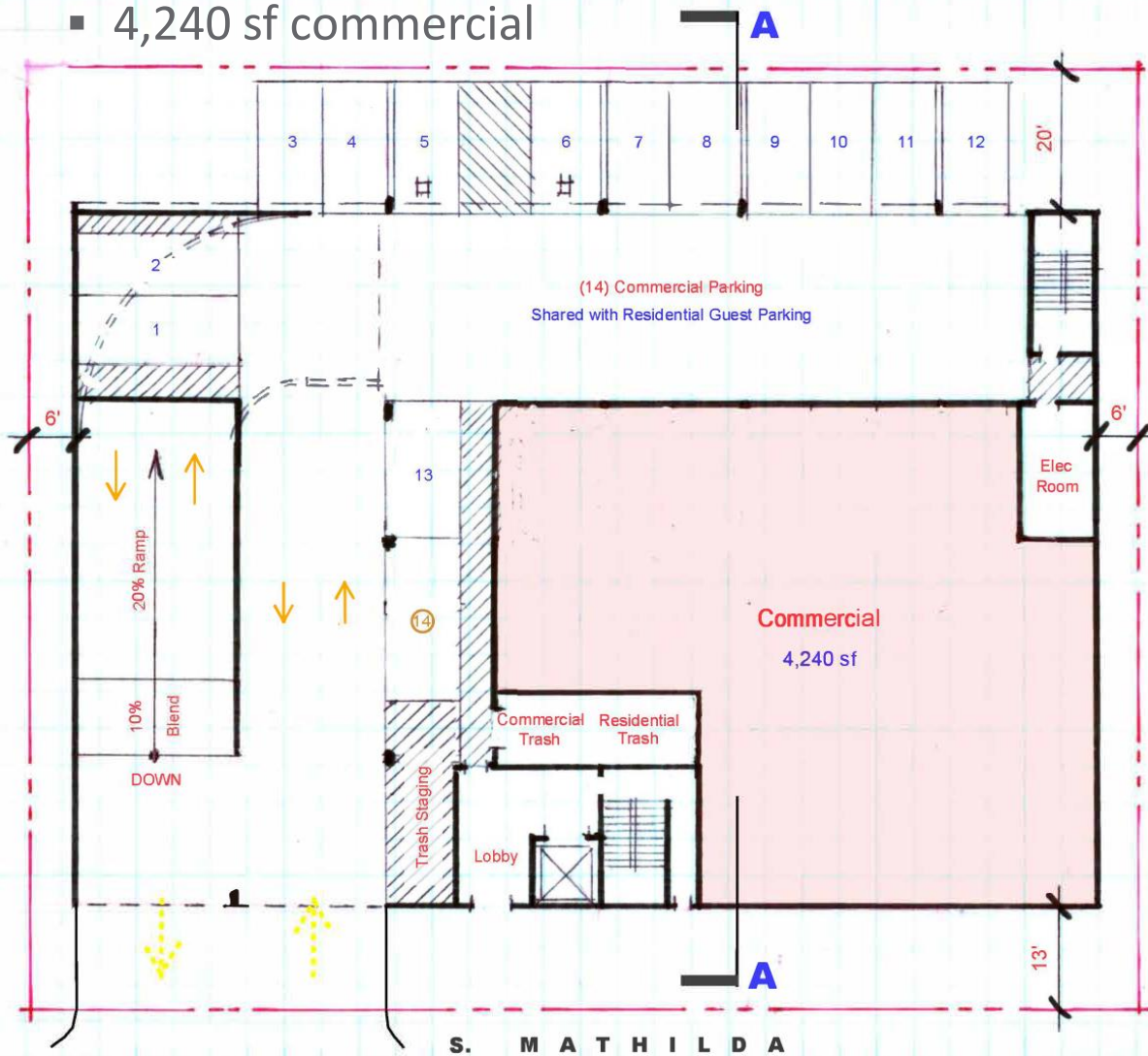


Mathilda Ave



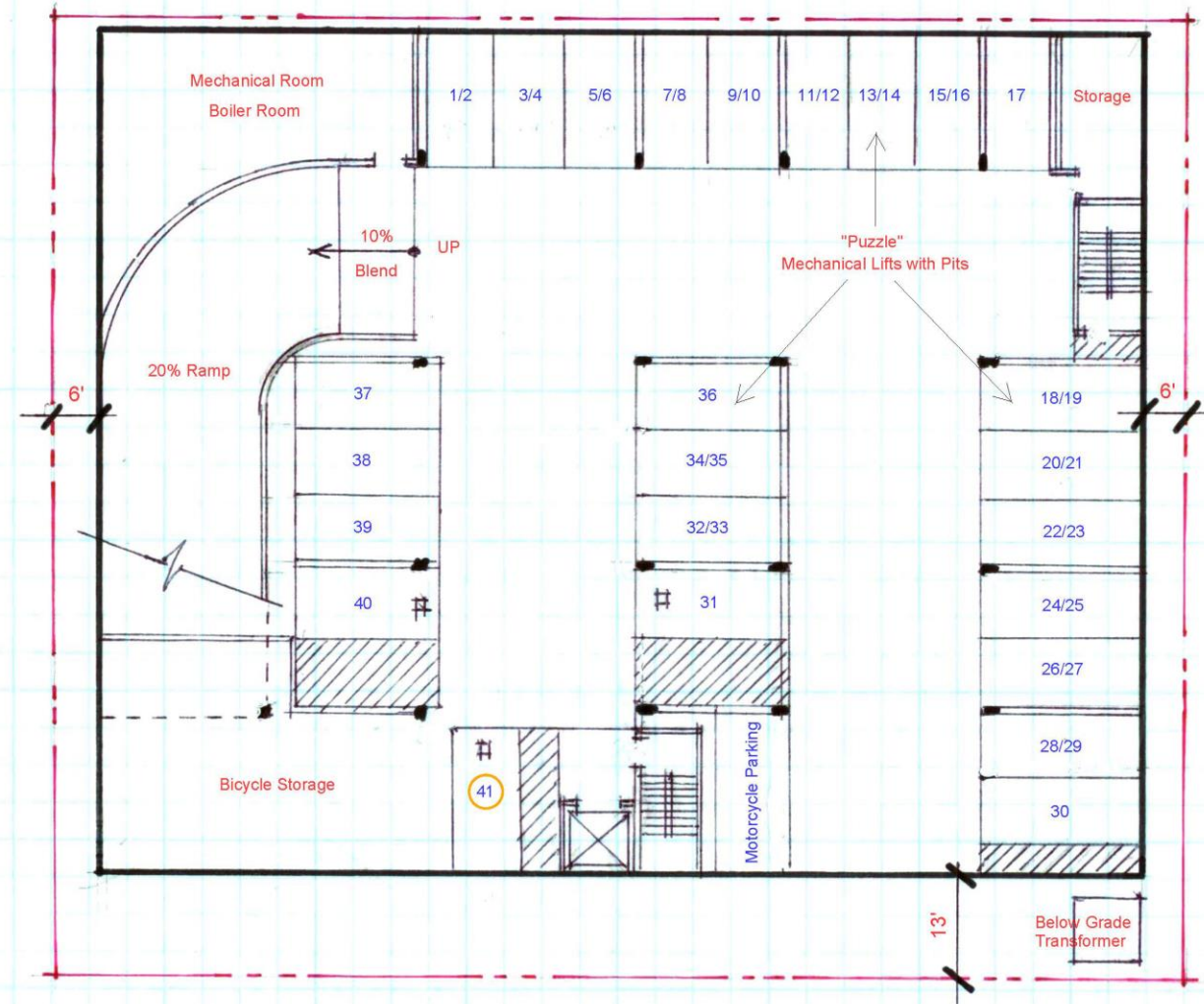
562-568 South Mathilda Avenue

- 4,240 sf commercial



First Floor

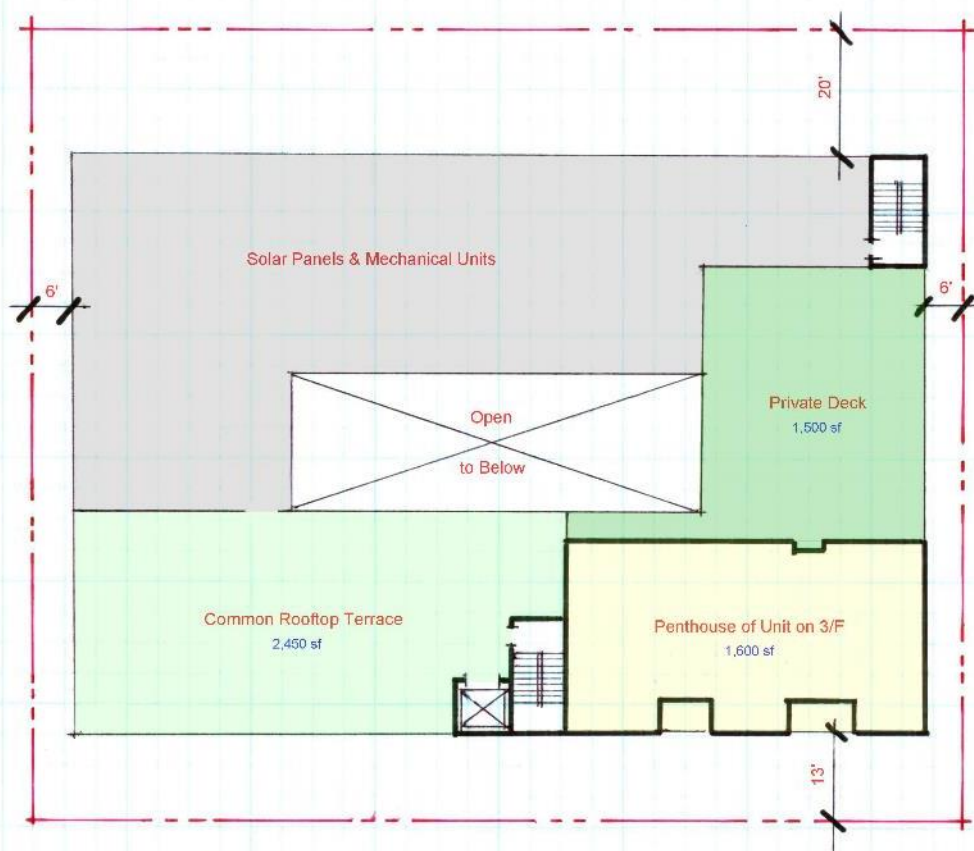
- 41 parking spaces + 14 shared guest/retail spaces)



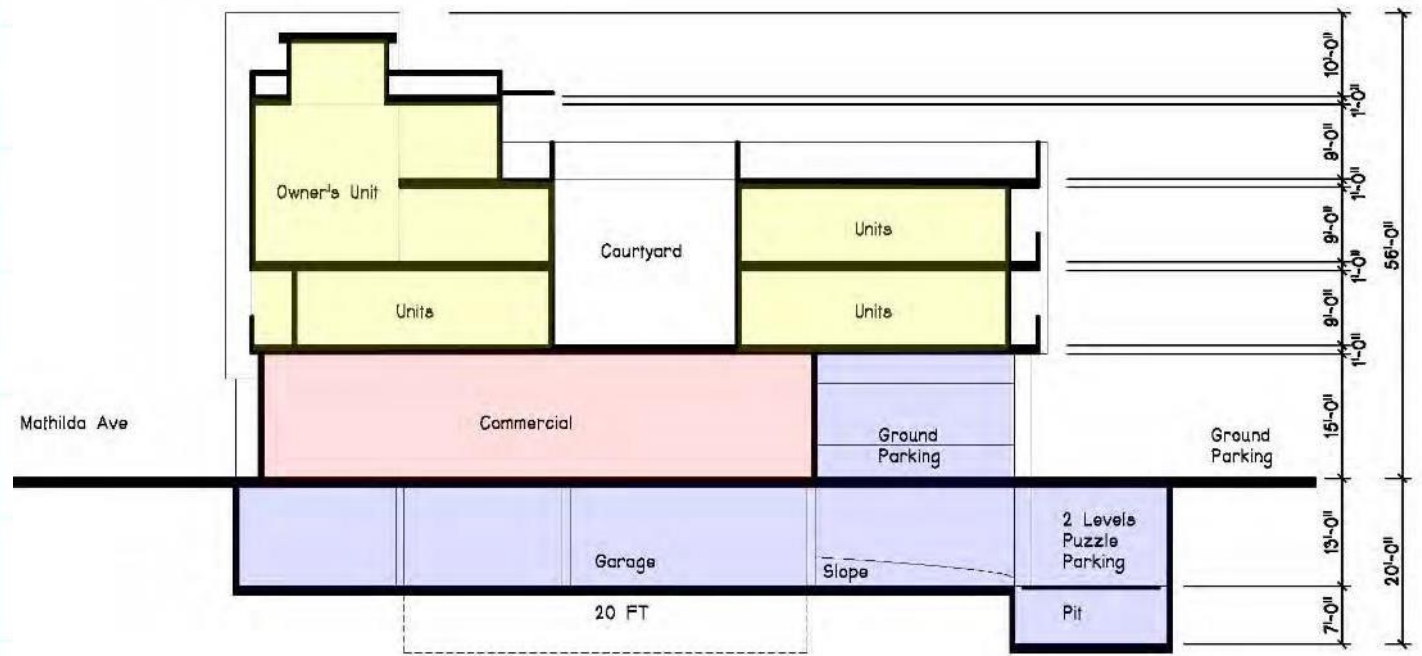
Basement

Conceptual Plans and Sections

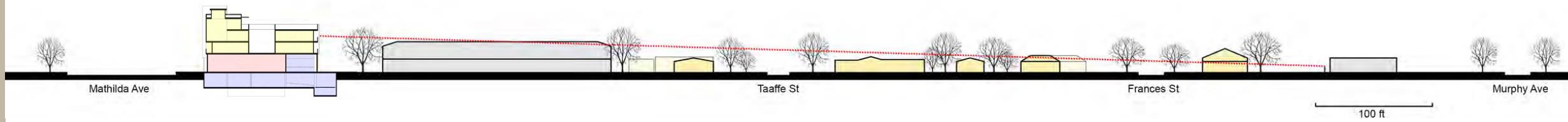
562-568 South Mathilda Avenue



Roof/Partial Fourth Floor



Building Cross Section



Perspective View from South - Before

562-568 South Mathilda Avenue



Perspective View from South - After

562-568 South Mathilda Avenue



Perspective View from North - Before

562-568 South Mathilda Avenue



Perspective View from North - After

562-568 South Mathilda Avenue



Compliance with Code Standards

562-568 South Mathilda Avenue

Development Standard	Current Code Standards	562-568 S. Mathilda Avenue Proposal	Meets Current Development Standards
DSP Land Use	High Density Residential	Mixed Use ↓	No. Request change to Mixed Use.
Lot Coverage	60%	Per approved Site Development Permit	No. Request change to Mixed-Use.
Minimum Front Setback on Mathilda	0 feet	5 feet; (15-foot sidewalk width)	Yes. Building setback to align with 538, 560 Mathilda.
Minimum Interior Side Setback	6 feet	6 feet	Yes
Minimum Rear Setback	20 feet	20 feet	Yes
Maximum Building Height	40 feet	46 feet (3-stories, partial 4th floor)	No. Request to increase max. height to support plans while stepping down next to neighborhoods.



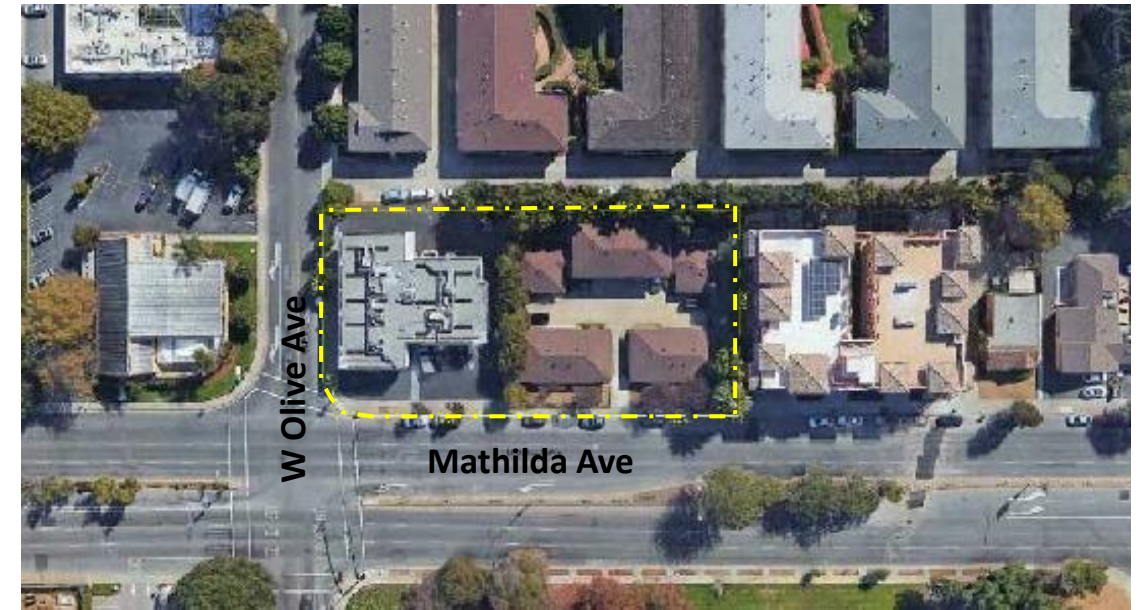
Sunnyvale

510-528 South Mathilda Avenue

Proposed Project Summary

- Site Size: 31,537 sf (0.72 ac.)
- Apartments above commercial (2 options for consideration)
- Up to 5 stories (60 feet)
- 10,230 sf ground floor commercial
- 43-46 units (60-65 units/acre)
- State density bonus may be considered for additional housing units

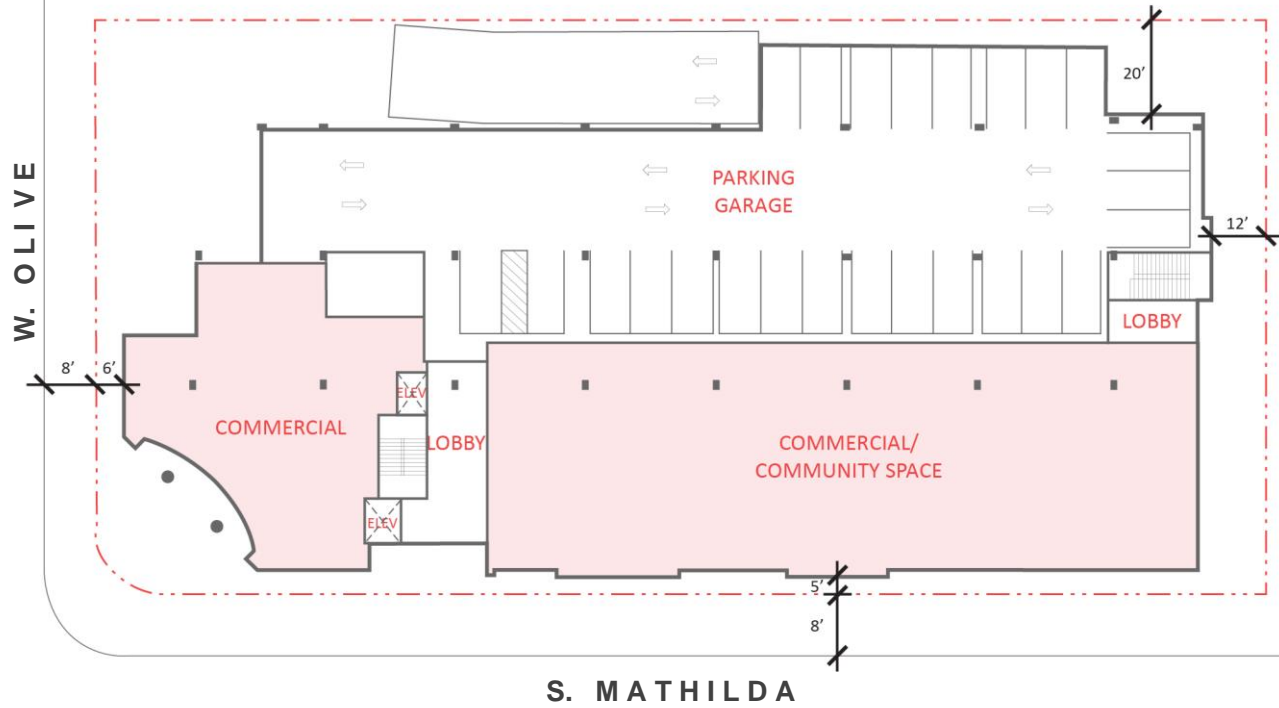
510-528 South Mathilda Avenue



Conceptual Floor Plans

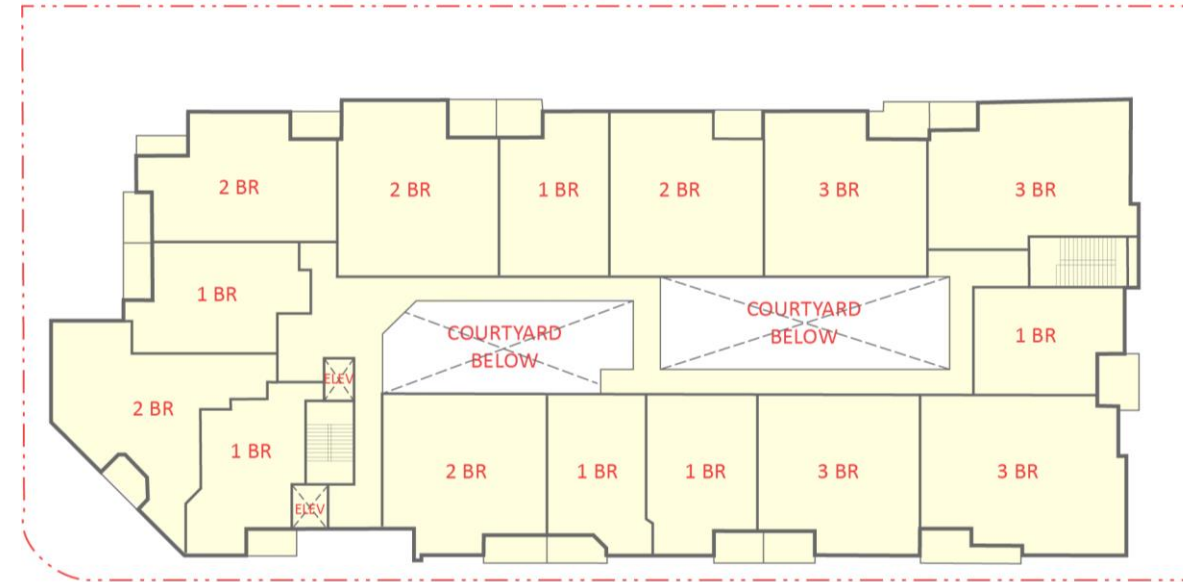
510-528 South Mathilda Avenue

- 10,230 sf commercial
- 100 parking spaces (first and basement floors)



First Floor

- 1 bedrooms at 650-750 sf
- 2 bedrooms at 900-1,100 sf
- 3 bedrooms at 1,100-1,260 sf
- 5-bedroom penthouse at 3,950 sf
- 40-46 units proposed



Example Floor

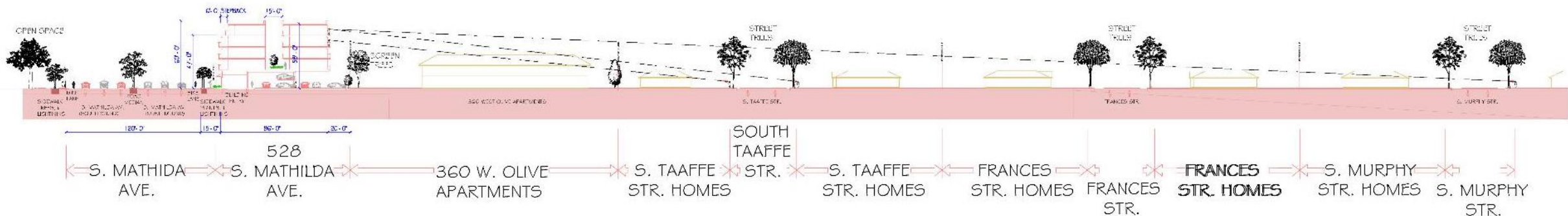
510-528 South Mathilda Massing Concept, Option 1



- 5 stories (up to 60 feet) with stepbacks on Mathilda and next to the adjacent mixed-use site
- 46 units total



Longitudinal Section parallel to Mathilda Avenue



Cross Section from Mathilda Avenue to South Murphy Street

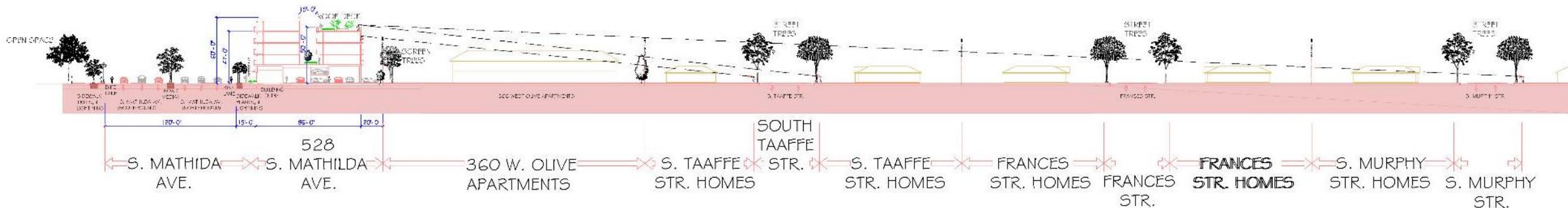
510-528 South Mathilda Massing Concept, Option 2



- 5 stories with a rooftop deck along the access alley
- 43 units total



Longitudinal Section parallel to Mathilda Avenue

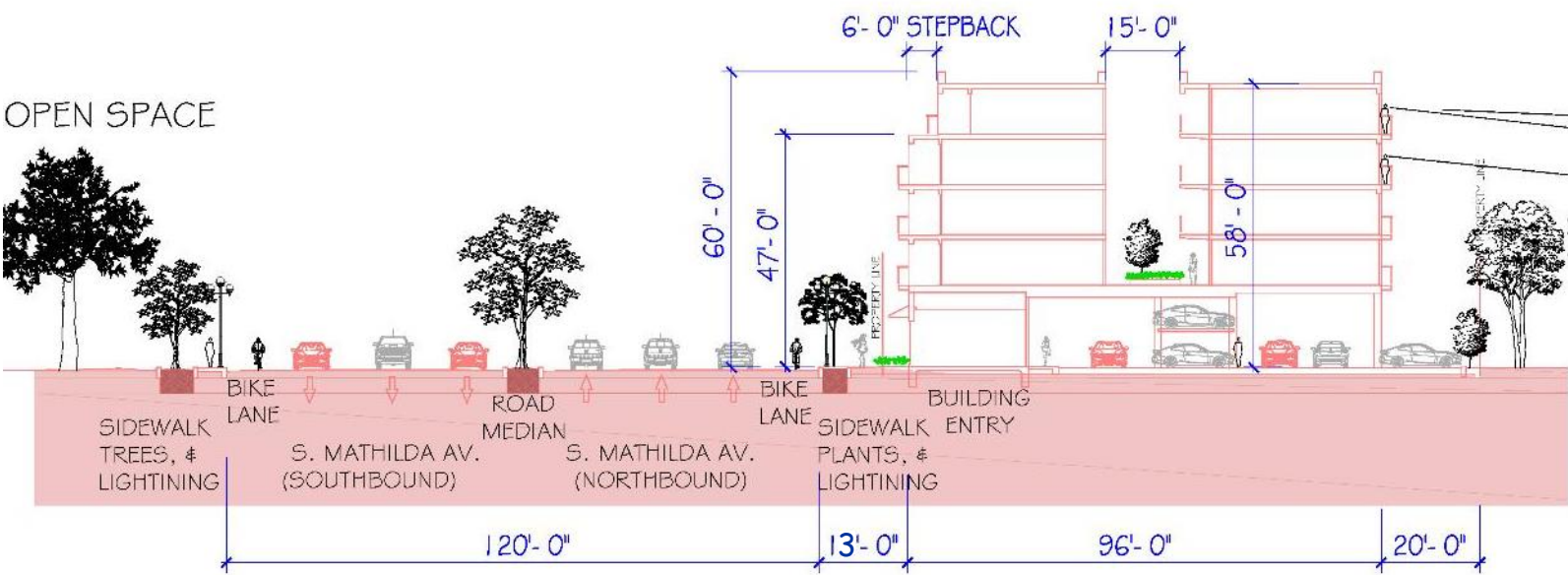


Cross Section from Mathilda Avenue to South Murphy Street

Street Section at 528 S. Mathilda

510-528 South Mathilda Avenue

Option 1



Street Section through Mathilda Avenue

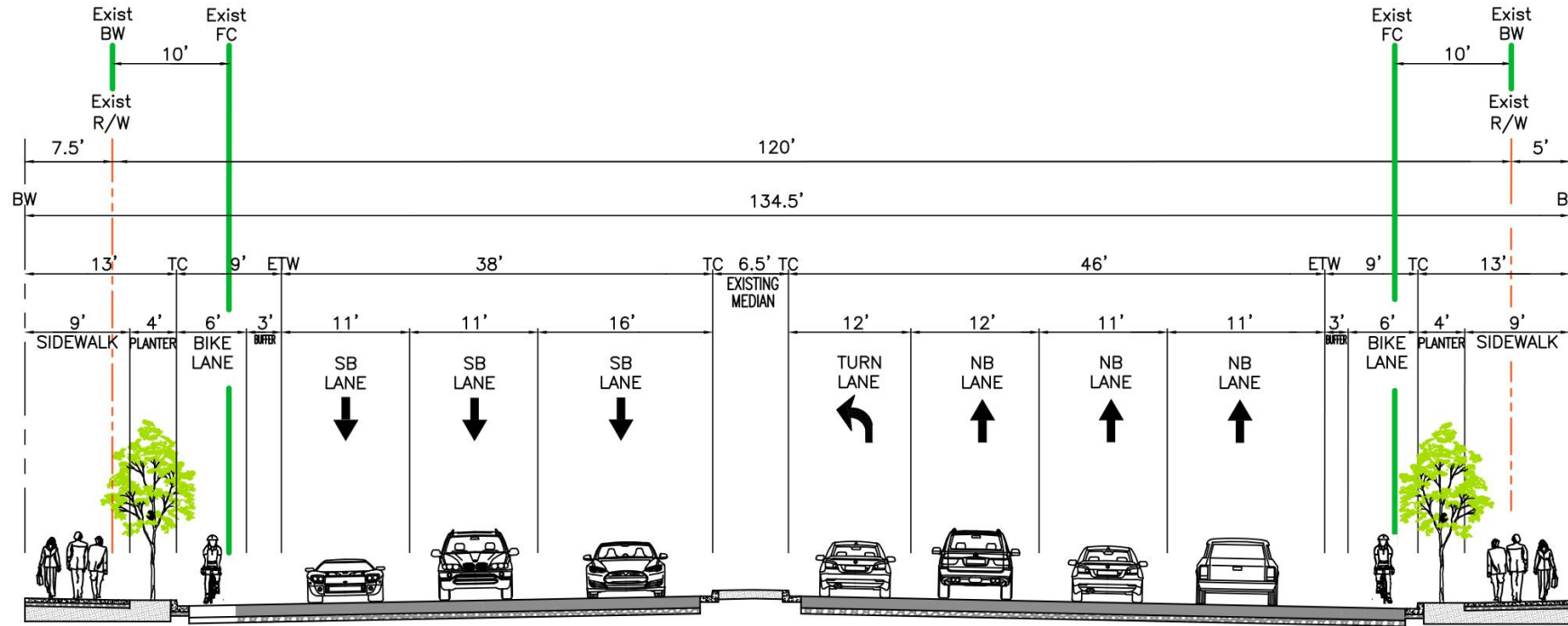


Mathilda Avenue Existing Context



Street Frontage at 538, 560 S. Mathilda

Planned Mathilda Avenue Improvements



Section through Mathilda Avenue, South of Olive Avenue Looking North



Current Streetscape Treatment at 538, 560 S. Mathilda Frontage

Perspective View from South - After

510-528 South Mathilda Avenue
Option 1



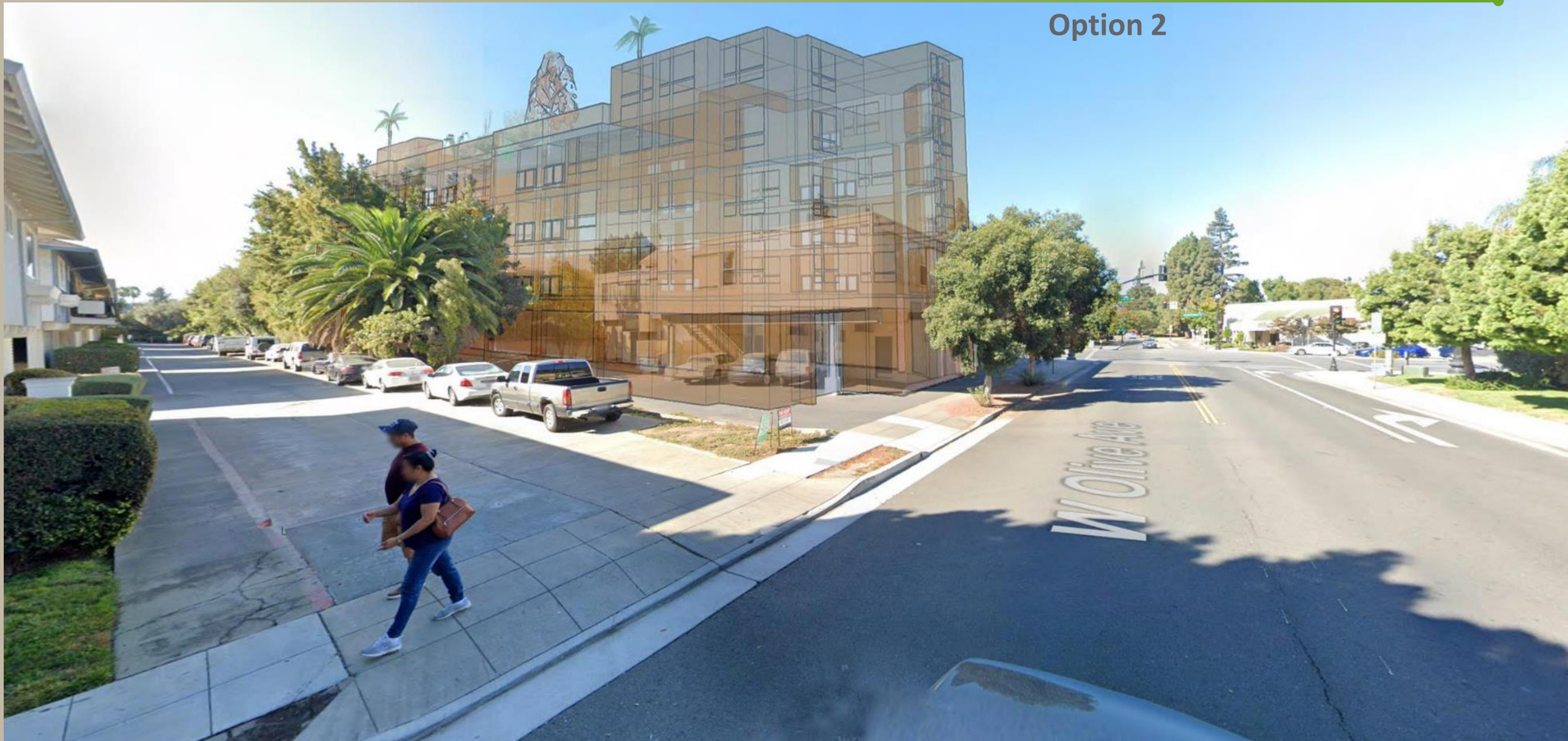
Perspective View from North - After

510-528 South Mathilda Avenue
Option 2



Perspective View from Alley - After

510-528 South Mathilda Avenue
Option 2



Compliance with Code Standards

510-528 South Mathilda Avenue

Development Standard	Current Code Standards	510/528 S. Mathilda Avenue Proposal	Meets Current Development Standards
DSP Land Use	High Density Residential	Mixed Use ↓	No. Request change to Mixed Use.
Lot Coverage	60%	Per approved Site Development Permit	No. Request change to Mixed Use.
Minimum Front Setback on Mathilda	0 feet	5 feet; (13-foot sidewalk width)	Yes. Building setback to align with 538, 560 Mathilda.
Minimum Front Setback on Olive	10 feet	6 feet; (14-foot sidewalk width)	Yes
Minimum Interior Side Setback	6 feet	6 feet, 12 feet	Yes
Minimum Rear Setback	20 feet	20 feet	Yes
Maximum Building Height	40 feet	50-60 feet (5 stories)	No. Request to increase max. height to support plans while addressing compatibility concerns.



Sunnyvale

Community Meeting Input on Block 20 Projects

July 14, 2021, 6:00 – 7:30 pm

Input from the Community Meeting – July 14, 2021

- Concern regarding views from streets in the Taaffe-Frances Heritage District
- Concern projects first on the block would receive the most unit allocation, leading to additional future project requests
 - Residential units are allocated based on property size
 - Total unit allocation identified is based on General Plan allowed intensity; height limits in the DSP are more restrictive
- Maintain current height limits (40' residential; 30' office)
 - Concerns with 4 & 5 stories, penthouse
- Why study the block based on an inactive 510/528 project? (new owners now engaged)

Input from the Community Meeting – July 14, 2021

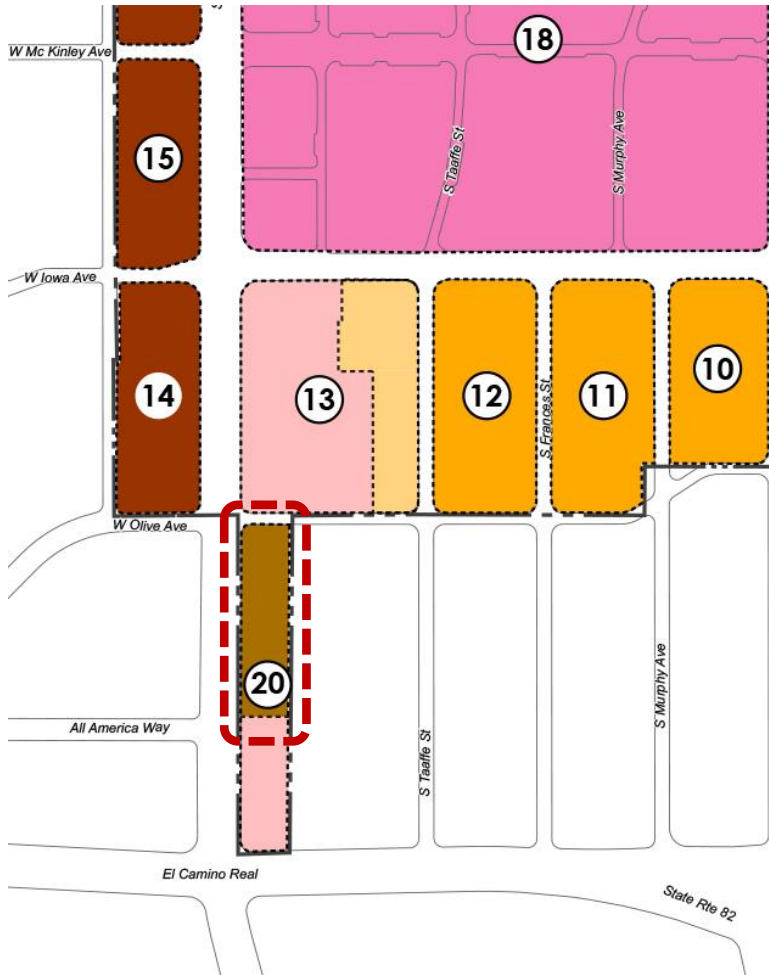
- Project can help add articulation along Mathilda Ave
- On-site parking, ie. lift parking, appreciated to prevent parking spill over into residential neighborhoods
- Is mixed-use necessary? Projects currently propose office on the ground floor; Mathilda Avenue is a busy frontage for residential on the ground floor
- Would changing the designation to mix-use impact the height?
No, the height limit in the DSP is not tied to land use
- Preference for slow build up in height entering Downtown from Mathilda on the south
 - Consider distributing units based on a height gradient transition



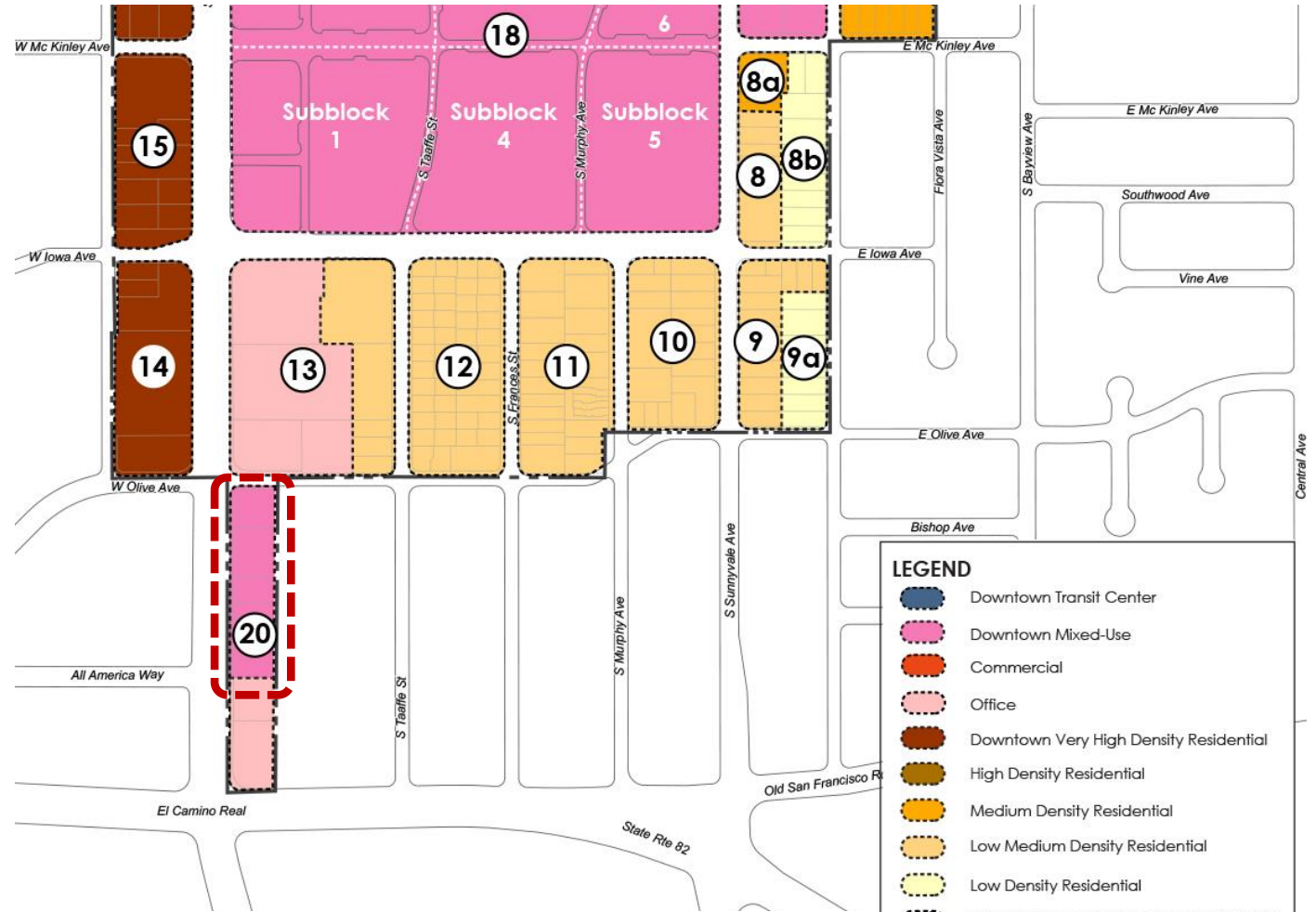
Staff Recommendations for the DSP Update

Proposed DSP Amendments – Land Use Diagram Update

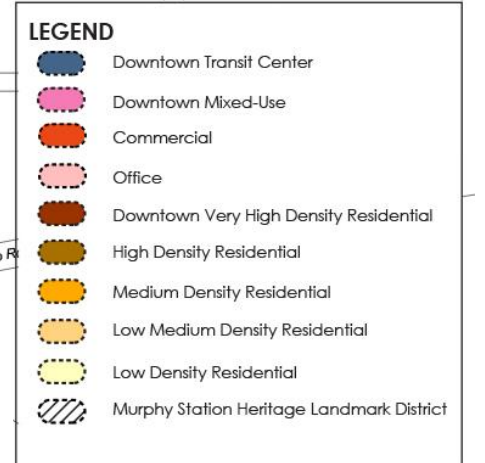
- Change from High Density Residential, Office to Mixed-Use on Block's north end



Existing DSP Land Use



Proposed DSP Land Use Update



Proposed DSP Amendments – Table 5-1

- Maintain current allowed building height limits in the DSP
- Supports additional density and intensity more consistent with the DSP allowed building height
- The City's Below Market Rate (BMR) program requires 15% of units to be developed as below market rate units

Table 5-1 Land Uses and Development Intensities [1]

Block #	Area (acres)	Downtown Land Use Types	Residential Units per Block	Max. Office (sq. ft.)	Max. Commercial (sq. ft.)	Max. Building Height
South of Iowa District						
20	1.4963	Downtown Mixed Use	5169	16,40036,500	-	40 ft.
	0.93	Office	-			30 ft.

Note:

[1] Refer to Section 5.2 for an explanation of the table and a description of the Downtown land uses and development options.

Proposed DSP Amendments – App. A: Residential Unit Allocation

- Up to 69 units permitted on the block
- 510/528 S. Mathilda Ave: 31.7 units (39 units with BMR Program)
- 562/568 S. Mathilda Ave: 18.7 units (24 units with BMR Program)

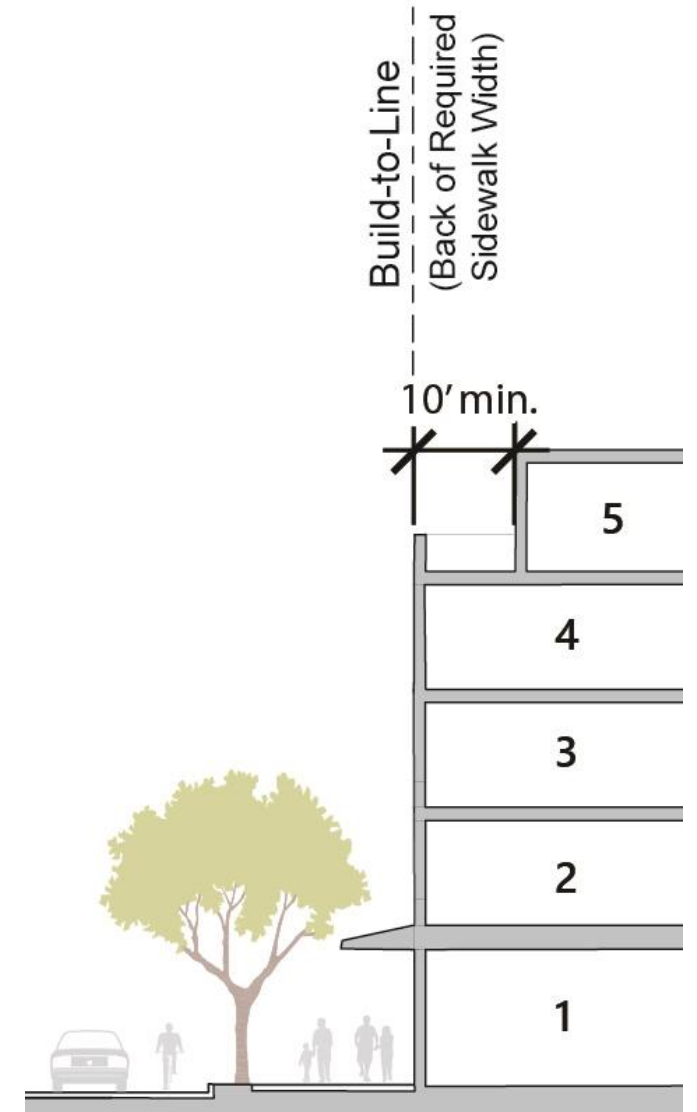
South of Iowa District

Block 20	Land Use Designation	APN	Address			Site Apt	County Lot Size	% of Block	Allocated Units
20	Mixed Use	20929057	562	S	Mathilda	Av	6,350	9%	6.19
20	Mixed Use	20929060	528	S	Mathilda	Av	18,288	26%	17.82
20	Mixed Use	20929061	510	S	Mathilda	Av	14,209	20%	13.84
20	Mixed Use	20929080-095	538	S	Mathilda	Av 201-308	19,185	27%	18.69
20	Mixed Use	20929076	568-564	S	Mathilda	Av	12,790	18%	12.46
Total Area							70,822		
Total Acres							1.63		
Block Unit Allocation							69		

Proposed DSP Amendments – Applicable Design Guidelines

Building Massing and Articulation

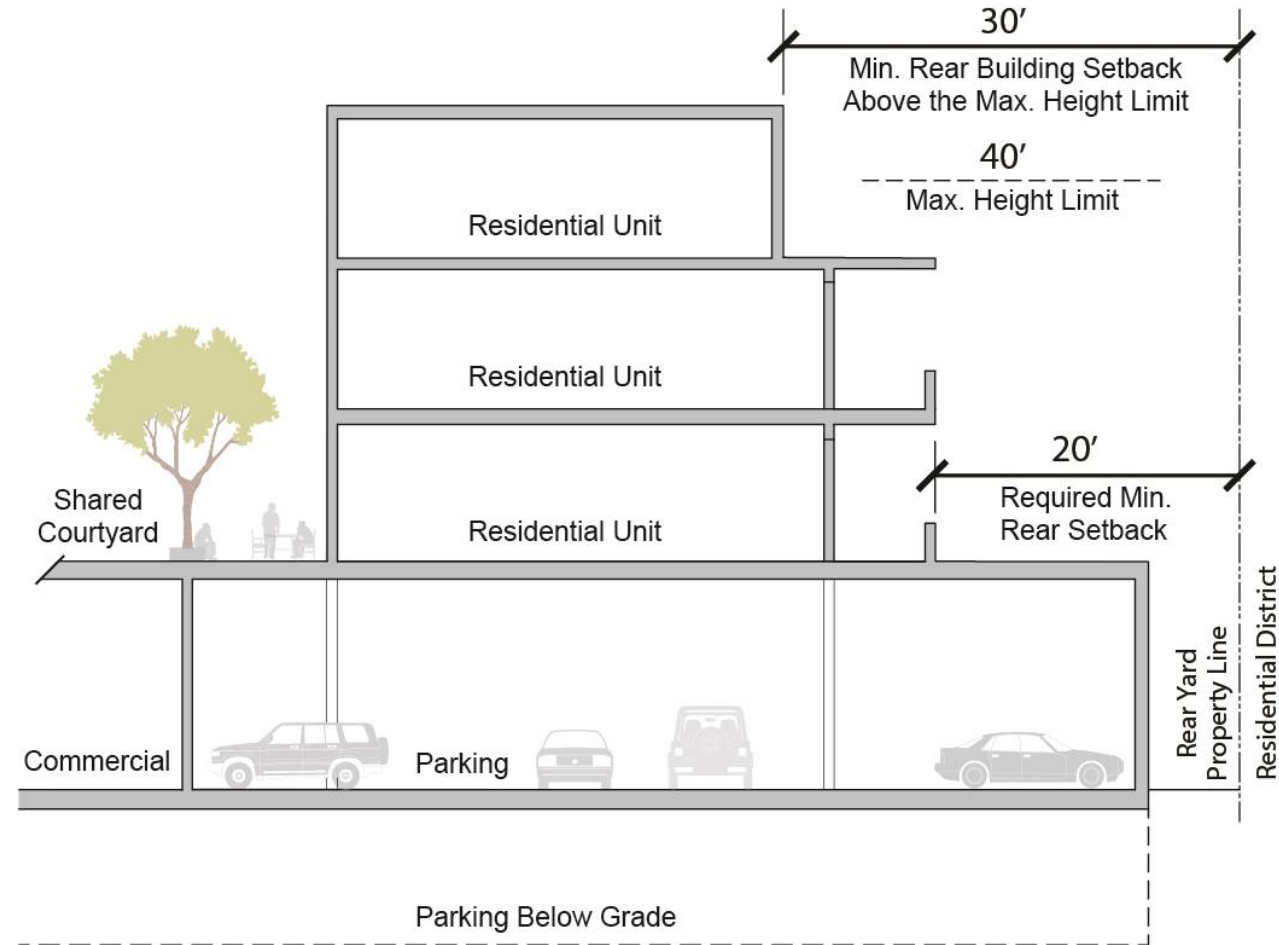
- Active building frontages on the street, such as ground level commercial and residential amenity spaces
- Variation of building setback to support pedestrian amenities, such as landscaping and seating
- Articulation and variation of the building façade with pedestrian-oriented architectural elements and details
- A required building step back above the 4th story on Olive and Mathilda Avenues



Proposed DSP Amendments – Applicable Design Guidelines

Design Transitions from Residential Districts

- Requiring development to set back an additional 10 feet from the rear property line above the maximum allowed height
- Design of windows and outdoor spaces to respect adjacent neighborhood privacy through use of screen trees and design and placement of windows



Proposed DSP Amendments – Applicable Design Guidelines

Public and Private Open Space

- Update of usable open space standards to allow:
 - ◆ Private balconies with min. dimension of 5 feet in any direction, min. area of 50 sf
 - ◆ Podium level or central courtyards of multifamily units, min. average width of 25 feet in any direction, min. area of 1,000 sf
 - ◆ Open space open to the sky
- Applicable parking and signage guidelines



Downtown Specific Plan Amendment Next Steps

WE ARE HERE



**Review of
Project
Applications**

Completed



**Conduct
Community
Meeting**

July 2021



**Prepare
Initial Draft
DSP Amend. +
Commission
Briefing**

Aug-Nov 2021



**Prepare Draft
DSP Amend. +
Environ.
Document**

Dec 2021-Feb 2022



**Conduct
Commission +
City Council
Hearings +
Public Input**

March-April 2022



**Finalize
DSP Amend. +
Environ.
Document**

May 2022



Sunnyvale

Back-Up Slides

Building Height Context

