

DOUGLAS B. AIKINS
ATTORNEY AT LAW

303 Twin Dolphin Drive, Suite 600
Redwood City, CA 94065
Phone: (650) 632-4535
Mobile: (650) 346-9102
Fax: (650) 632-4547
doug@dbaikins.com

Mr. Shaunn Mendrin
Community Development Department
City of Sunnyvale
P.O. Box 3707
Sunnyvale, CA 94088-3707
April 10, 2014

Re: General Plan Status Review; 920, 930 and 950 De Guigne ("Property")

Dear Mr. Mendrin:

On behalf of my client, the St. Paul Fire & Marine Insurance Company ("Travelers"), this is to summarize the planning policy issues most of concern to Travelers.

Watt Companies' General Plan Amendment Application. Travelers has no objection to Watt Companies' pending application to develop its northerly adjacent property for Medium-density residential use. Indeed, increasing the intensity of development at major intersections within the Highway 101 Corridor, for either Residential or Office uses, is sound regional planning and should benefit current Sunnyvale residents, future residents and employees, and the affected property owners alike.

Redevelopment of Travelers' Property. The three office buildings on the Property are leased through November, 2019. Travelers has no current plans to redevelop the Property, at least through 2019. As an institutional real estate investor, Travelers would redevelop the Property only if there were a clear financial advantage in doing so. The location, size and land use compatibilities involved appear to make the Property suitable for either High-density (R-4) Residential use or an Office use with a .45 FAR.

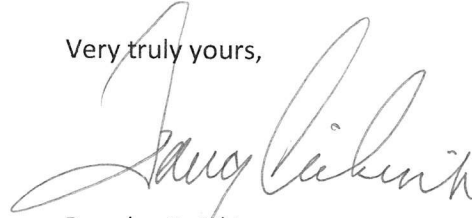
Park Land and In-lieu Fees. Travelers is aware of the current policy discussion about the sufficiency and locations of parks in the immediate area. The main worry affecting Travelers and all other owners of property near the Watt Companies' parcel is that by developing Medium-density Residential uses there first, demand for additional park/open space nearby will increase, and later developments will bear a disproportionately high burden of either parkland dedication or park/open space in-lieu fees. Travelers respectfully requests that any General Plan amendment specify that all affected properties will bear proportionately equal parkland dedication and in-lieu fee burdens.

Land Use Compatibility. The large size of the Property and nearby parcels allows for considerable flexibility in locating a variety of land uses adjacent to each other. The Property successfully could be redeveloped for either higher-density Office or Residential uses. Substantial buffers or "transitional-density" site designs, however, can be economically justified only by increasing the density of the rest of the site area. This design principle is justified not only by increasing land use compatibilities between adjacent properties, but also by the broader goal of managing peak hour commute traffic and taking full advantage of the Highway 101 Corridor for keeping commute traffic off of Sunnyvale's surface streets.

Travelers respectfully requests that any General Plan amendment specify that site design considerations may not justify a reduction in each affected property's total authorized development density.

We hope that the foregoing information is helpful. Travelers welcomes the chance to participate in Sunnyvale's ongoing policy discussion regarding this important area of the community.

Very truly yours,



Douglas B. Aikins

Cc: Mr. Robert O'Leary; The Travelers Companies
Mr. R. W. Inserra; The Travelers Companies
Ms. Anne O'Dea; Orchard Commercial