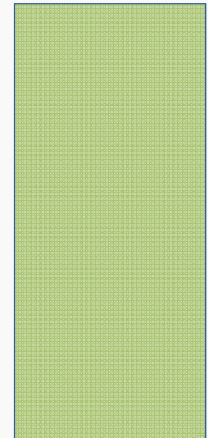


STATUS OF TOWN CENTER PROJECT & RETAIL MARKET ASSESSMENT

COUNCIL/SUCCESSOR AGENCY STUDY SESSION
DECEMBER 10, 2015

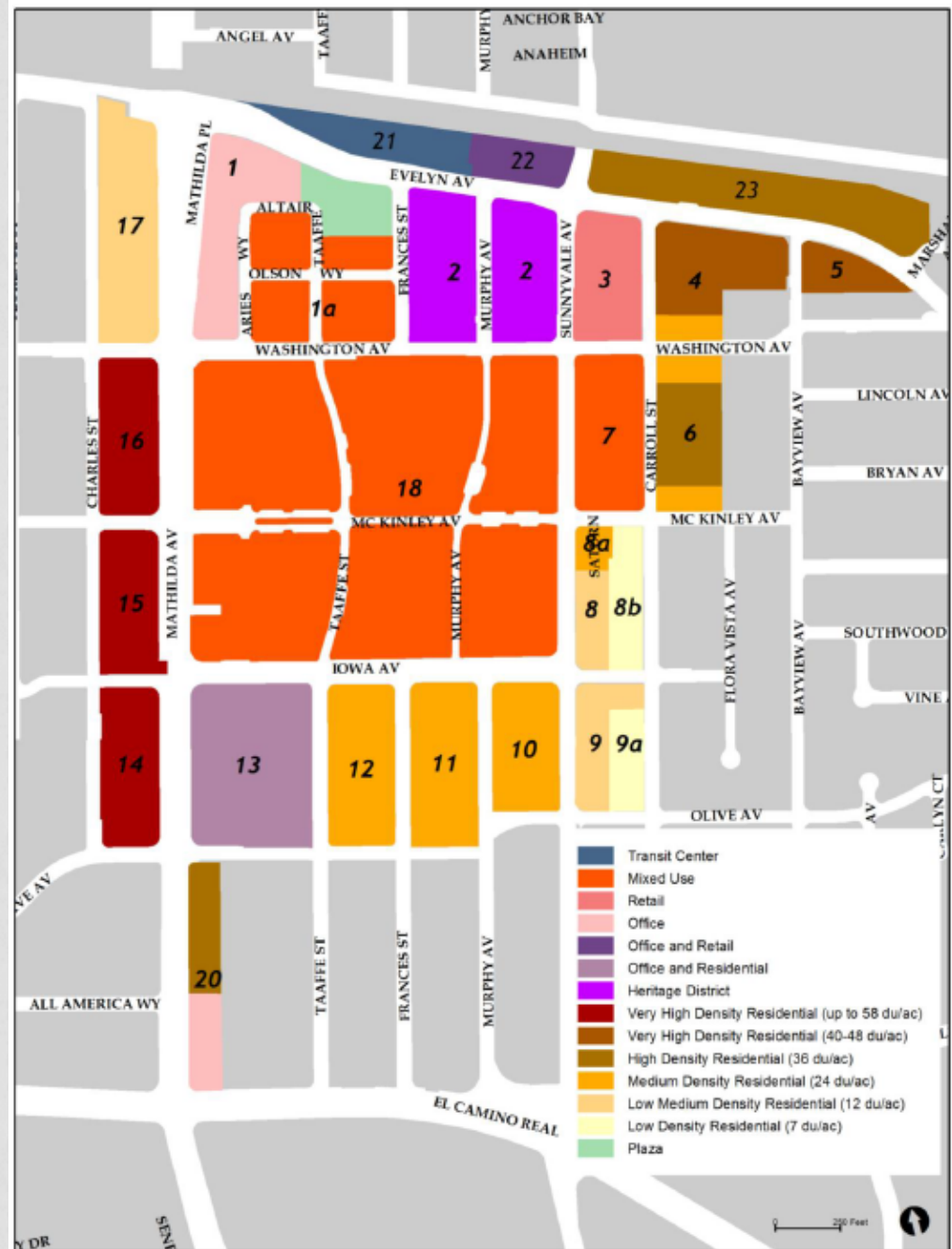


AGENDA

- Existing Land Use Entitlements
- Project Completion Status
- Land Use Amendment Process
- Sunnyvale Town Center Market Assessment

DOWNTOWN SPECIFIC PLAN

LAND USE MAP



March 2013

DOWNTOWN SPECIFIC PLAN (BLOCK 18)

- Maximum:
 - 292 residential units
 - 322,000 square feet office
 - 1,007,876 square feet retail
 - 200 hotel rooms
- Ground floor retail

LAND USE ENTITLEMENTS (SPECIAL DEVELOPMENT PERMITS)

- Maximum 292 for-sale residential units
- Maximum 315,000 square feet office
- Maximum 1,000,000 square feet retail
 - Multiplex cinema – up to 60,000 SF and 2,950 seats
 - Restaurants – up to 90,000 SF
 - Outdoor uses – up to 12,000 SF
 - Recreation facility – up to 40,000 SF on 2nd level
 - Hotel – up to 200 rooms

SITE PLAN (GROUND LEVEL)



	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	TOTALS
AREA - UNITS	-	-	68,000 SF	-	-	-	68,000 SF
PARKING	-	-	-	-	-	-	-
AREA - UNITS	-	-	-	15,000 SF	-	-	15,000 SF
PARKING	-	-	-	-	-	-	-
AREA - UNITS	75,000 SF	80,000 SF	110,000 SF	80,000 SF	100,000 SF	100,000 SF	445,000 SF
PARKING	-	-	-	-	-	-	-
AREA - UNITS	-	-	-	-	-	-	-
PARKING	-	-	-	-	-	-	-
AREA - UNITS	-	-	-	2,000 SF	-	-	2,000 SF
PARKING	-	-	-	-	-	-	-
AREA - UNITS	15,000 SF	2,000 SF	-	-	8,000 SF	-	25,000 SF
PARKING	-	-	-	-	-	-	-
TOTALS	90,000 SF	117,000 SF	198,000 SF	90,000 SF	108,000 SF	100,000 SF	603,000 SF
	200	200	11	304	270	178	1,353
	80,000 SF	80,000 SF	80,000 SF	80,000 SF	80,000 SF	80,000 SF	

- RETAIL
- ANCHOR (MACYS, TARGET, THEATER)
- OFFICE
- RESIDENTIAL
- PARKING
- VERTICAL CIRCULATION

SITE PLAN (SECOND LEVEL)



		BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	TOTALS
MACY'S	AREA - LOT 10	---	---	50,000 SF	---	---	---	50,000 SF
	PARKING	---	---	---	---	---	---	---
TARGET	AREA - LOT 10	---	---	50,000 SF	---	---	---	50,000 SF
	PARKING	---	---	---	---	---	---	---
RETAIL	AREA - LOT 10	50,000 SF	---	50,000 SF	---	---	---	100,000 SF
	PARKING	---	---	---	---	---	---	---
OFFICE	AREA - LOT 10	---	---	50,000 SF	---	---	---	50,000 SF
	PARKING	---	---	---	---	---	---	---
CINEMA	AREA - LOT 10	---	---	50,000 SF	---	---	---	50,000 SF
	PARKING	---	---	---	---	---	---	---
TOTALS	AREA - LOT 10	50,000 SF	---	100,000 SF	---	---	---	150,000 SF
	PARKING	---	---	---	---	---	---	---
TOTALS		100	200	---	---	---	---	300
		BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	

- RETAIL
- ANCHOR (MACY'S, TARGET, THEATER)
- OFFICE
- RESIDENTIAL
- PARKING
- VERTICAL CIRCULATION

2010 ADDOPA

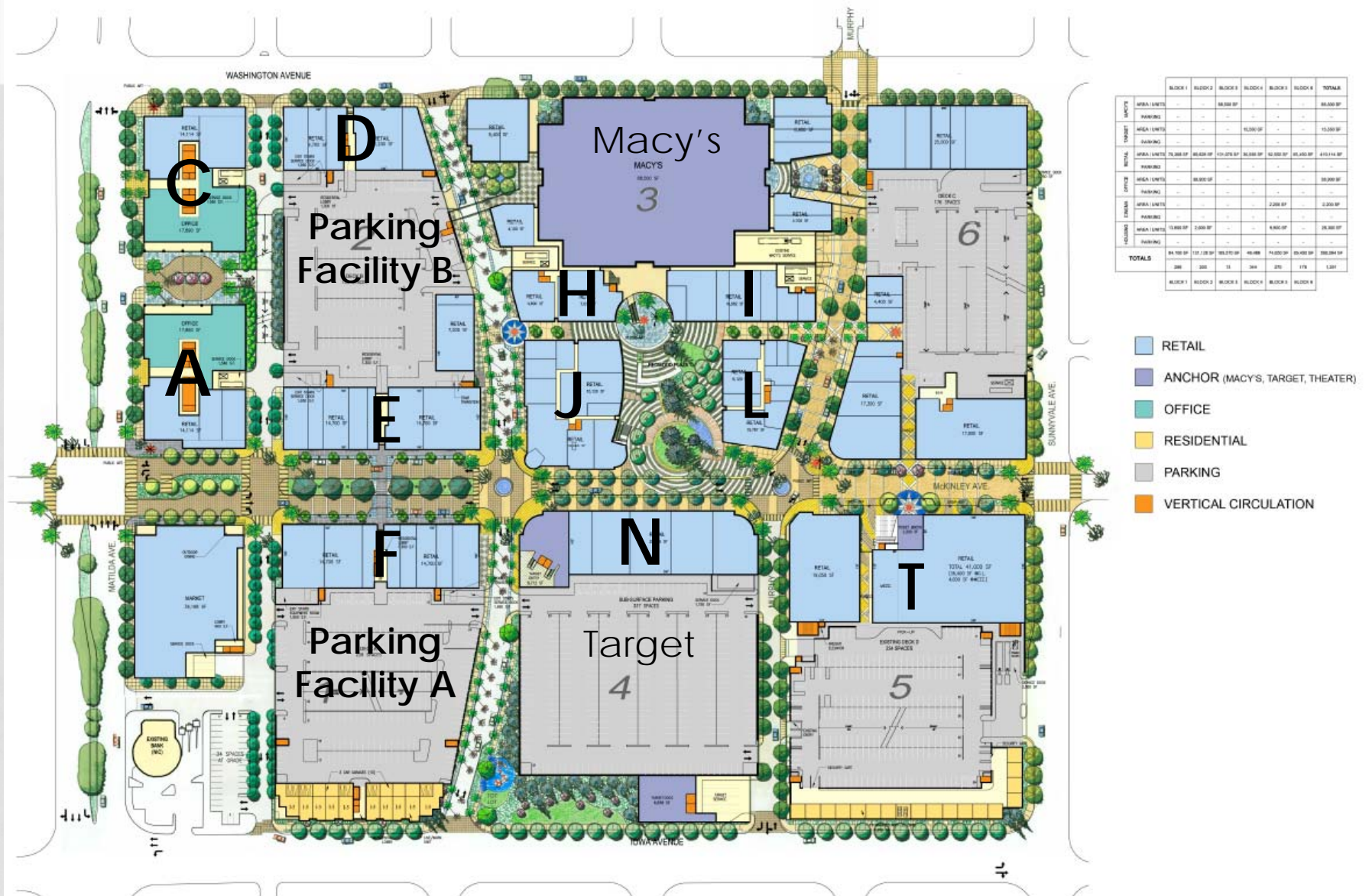
Approximately:

- Retail/theater/hotel - 634,000 SF
 - Excluding Macy's and Target stores
- Office - 314,000 SF
- Residential - 292 dwelling units
 - Mapped for condominiums
- Parking
 - 1,112 underground spaces
 - 5,371 total spaces
- Hotel - 200-room hotel

COMPARISON OF ALLOWABLE USES

Land Uses	Downtown Specific Plan	Approved Permits	2010 ADDOPA
Retail <ul style="list-style-type: none"> • Theater • Restaurant • Recreation Facility • Outdoor uses 	Max. 1,007,876 SF w/ Macy's & Target	Max. 1,000,000 SF w/ Macy's & Target <ul style="list-style-type: none"> • 2,950 seats • 90,000 SF • 40,000 SF on 2nd level • 12,000 SF 	Approx. 634,000 SF w/o Macy's & Target
Office	Max. 322,000 SF	Max. 315,000 SF	Approx. 314,000 SF
Residential	Max. 292 units	Max. 292 units	Approx. 292 units
Hotel	Max. 200 rooms	Max. 200 rooms	Approx. 200 rooms

ADDOPA MINIMUM PROJECT



ADDOPA MINIMUM PROJECT

LAND USE	LOCATION	AMOUNT
Office	A & C	273,000 SF
Retail	A, C, D, E, F, N, H, I, J, L	317,800
Theater	T	54,000 SF
Residential	D, E, F	198 units
Parking	Parking Facilities A & B	2,648 spaces
Redwood Square	Block 3	per approved plans
Public Streets	Taaffe McKinley Murphy (Washington to McKinley)	

PROJECT STATUS – DECEMBER 2015



POSSIBLE LAND USE CHANGES

Item	DSP	ADDOPA	SDP (CC)	SDP (PC)	Staff
Change land use mix and quantities	X	Maybe	X		
Amend Minimum Project		X			
Amend Master Site Development Plan	Maybe		X		
Convert residential to rentals		None if condo map		X	
Amend Block-level site or architectural plans only				X (if major)	X (if minor)
Adjust parking	Maybe	Maybe	Maybe	X (if major)	X (if minor)

APPROVAL PROCESS: AMENDMENTS TO DOWNTOWN SPECIFIC PLAN & SPECIAL DEVELOPMENT PERMIT



Overall process:

- *SDP amendment only:
4 to 12 months*
- *DSP and SDP amendments:
6 to 18 months*
- *CEQA/traffic analysis can significantly affect processing time*

DISCUSSION