



Downtown Sunnyvale Charles Street Property

Council Study Session | West Conference Room | December 15, 2015

Charles Street Property (Block 15)



Agenda

- Status of Downtown Specific Plan
- Land Use Options
- Surplus Property Process
- Land Use Approvals

Development Options

A. Conforming Uses

A1. Affordable Housing w/ supportive commercial

A2. Market-Rate Housing w/ supportive commercial

B. Options Requiring Specific Plan Amendment

B1. Public Facility/Public Park

B2. Commercial (Primary Use)

C. Land bank (reserve for future opportunity)



Washington
Park

Stratford
School

Pastoria Avenue

McKinley Avenue

Washington Park
Neighborhood

Iowa Avenue

Charles Street

BLOCK 15

Charles
Street
Property

Mathilda Avenue

Sunnyvale
Town
Center

Target

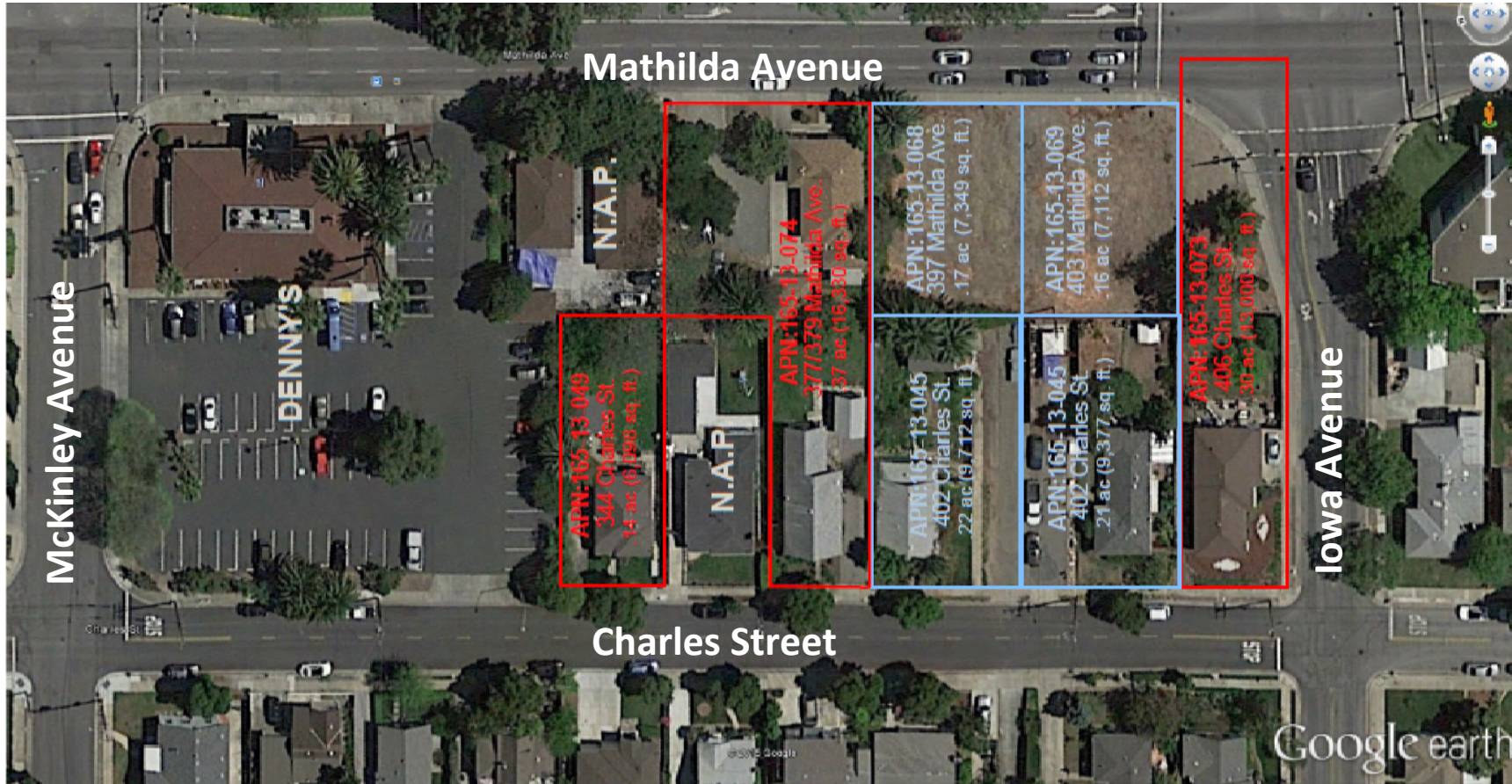
Summerhill's
481 on Mathilda

Google earth



1948

Imagery Date: 3/28/2015 37°22'28.45" N 122°02'02.18" W elev 104 ft eye alt 2655 ft

Block 15: Charles Street Property

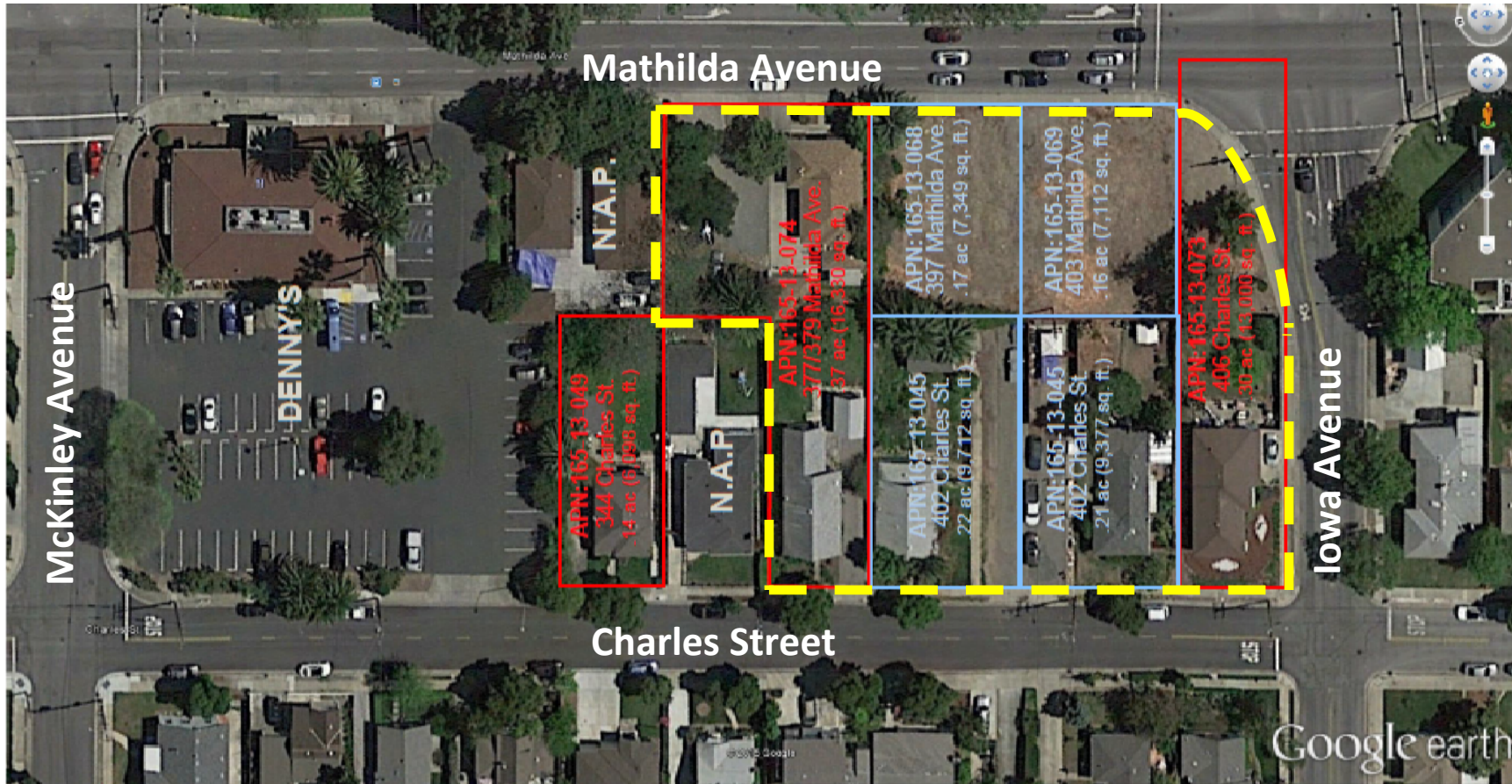


City Property:

- Past Acquired (0.81 acre) 
- Acquired 2015 (0.76 acre) 

Total: 1.57 acres
(less street ROW)

Block 15: Charles Street Property



Development Site:

- 1.44 acres (62,533 sq. ft.)
- \$7.82 million appraisal value (December 2014)
- One parcel purchased with housing mitigation funds

General Plan Map



General Plan Land Use

- Low Density Res(0-7 du/ac)
- Low Medium Density Res (7-14 du/ac)
- Medium Density Res (14-27 du/ac)
- High Density Res (27-45 du/ac)
- Very High Density Res (45-65 du/ac)
- Mobile Home Residential
- General Business
- Central Business
- Neighborhood Commercial
- Commercial Intensification
- Downtown Specific Plan
- Office
- Office/High Density Residential
- Parks
- Schools
- Civic Center



Downtown Specific Plan

Block 15 (2.82 acres)

- Very High Density Residential/Retail
 - 152 Residential Units (approx. 54 du/ac)
 - 10,000 SF Retail, Restaurant, Entertainment
- Height Limit
 - 30 ft. (2 stories) along Charles
 - 50 ft. (4 stories) along Mathilda
- Setbacks
 - Front Yard - 10 ft. Charles, 0 ft. Mathilda
 - Side Yard - 6 ft.
- Parking
 - Underground or podium (hidden from view)

Status of Downtown Specific Plan (December 2015)

Block Number	Maximum Dwelling Units Allowed	Existing Units, Under Construction or Approved*	Remaining Dwelling Units Allowed	Maximum Commercial Allowed (sq. ft.)	Existing Commercial (sq. ft.)**	Remaining Commercial Allowed (sq. ft.)
15	152	7	145	10,000	4,057	5,943
18 (Town Center)	292	292	0	1,315,000	665,420	649,580
Rest of DSP	1,756	1,310	661	1,161,432	1,105,808	227,753
TOTAL	2,200	1,609	806	2,486,432	1,779,342	883,276
% of Plan Capacity	100%	73.1%	36.6%	100%	71.5%	35.5%

* Includes additional green building and affordable housing density bonus units.

** Includes existing commercial square footage not allotted in plan for some blocks.

Recently Completed Hotel Renovation



Aloft Sunnyvale

Residential Projects Under Construction



Ironworks (South)



Ironworks (North)

Residential Projects Under Construction



Carroll Street



481 @ Mathilda



Mathilda Villas

Development Options

A. Conforming Uses

A1. Affordable Housing w/ supportive commercial

A2. Market-rate Housing w/ supportive commercial



Example: Armory Site

Housing w/ Commercial

- **Market Rate Housing** - maximum 78 dwelling units
- **Affordable Housing** - maximum 104 dwelling units
 - Minimum 8 very low income units (11 %), or
 - Minimum 15 low income units (20 %)
- **Commercial** – ground floor retail at Iowa and McKinley

Affordable Housing Option



Stony Pine Villa

- Meets Housing Element goals
- Downtown site convenient to transit
- Highly competitive for tax credit financing
- Potential County financial participation (County letter)
- Potential to serve lower income Sunnyvale residents
- Potential 208 to 260 residents (104 dwelling units @ 2.0-2.5 pp/unit)

PROCESS: Sale or Lease to Affordable Housing Developer

Sale or Lease Approval:

TOTAL TIME – 7 to 10 months

1. Issue Affordable Housing RFP – ***6 to 8 weeks***
2. Response period – ***4 to 6 weeks***
3. Council closed session (authorize negotiations and set parameters) - ***4 to 6 weeks***
4. Property negotiations/Council closed session - ***8 to 12 weeks***
5. Council conditional approves sale or lease – ***6 to 8 weeks***

Entitlements/Financing/Permits:

TOTAL TIME – 27 to 39 months

1. Preliminary review application – ***3 months***
2. Planning application submitted and processed – ***6 to 12 months depending on CEQA review***
3. Process City regulatory/loan agreements – ***6 to 9 months (overlaps with Step 2)***
4. Developer obtains additional financing – ***12 to 18 months***
5. Building permit submitted and processed – ***6 months***
6. **BEGIN CONSTRUCTION**

PROCESS: Sale or Lease of Surplus Land

Sale or Lease Approval:

TOTAL TIME – 12 to 18 months

1. Steps 1-4 per previous slide (surplus per Gov. Code 54222) – ***5.5 to 8 months***

End Negotiations w/ Priority Entity
5. Issue Open RFP - ***4 to 6 weeks***
6. Response period - ***4 to 6 weeks***
7. Council closed session (authorize negotiations and set parameters) - ***4 to 6 weeks***
8. Property negotiations/Council closed session - ***8 to 12 weeks***
9. Council conditional approves sale or lease - ***6 to 8 weeks***

Entitlements/Building Permits:

TOTAL TIME – 15 to 24 months

1. Preliminary review – ***3 to 6 months***
2. Planning application submitted and approved – ***6 to 12 months*** (*depending on CEQA review with no DSP amendment*)
3. Building permit submitted and issued – ***6 months***
4. **BEGIN CONSTRUCTION**

AB 2135 – Amendments to Surplus Land Statute

(Gov. Code 54220-54233)

- Minimum 25% lower income units for affordable housing
- ***Minimum 15% lower income units for market rate housing***
- Minimum 90-day negotiation period with affordable housing developer
- 55-year term for rental housing
- ***Equity sharing agreement for ownership housing***

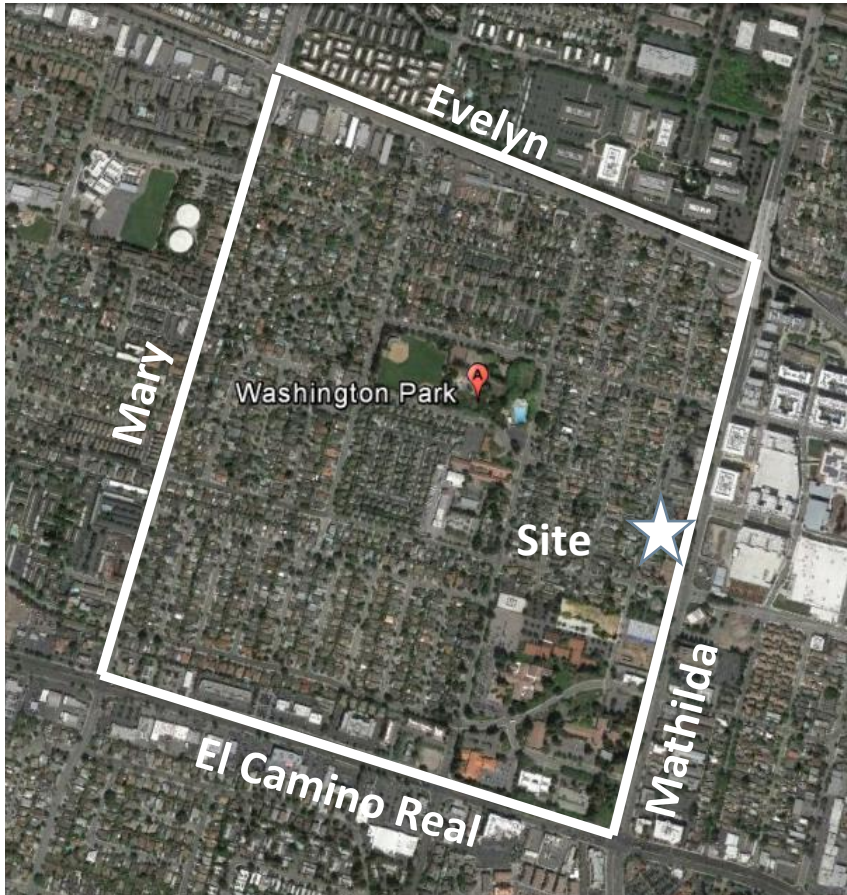
Development Options

B. Options Requiring Specific Plan Amendment

B1. Public Facility/Public Park

B2. Change in Land Use or Development Capacity

Public Park Option



Census Tract 5086.01

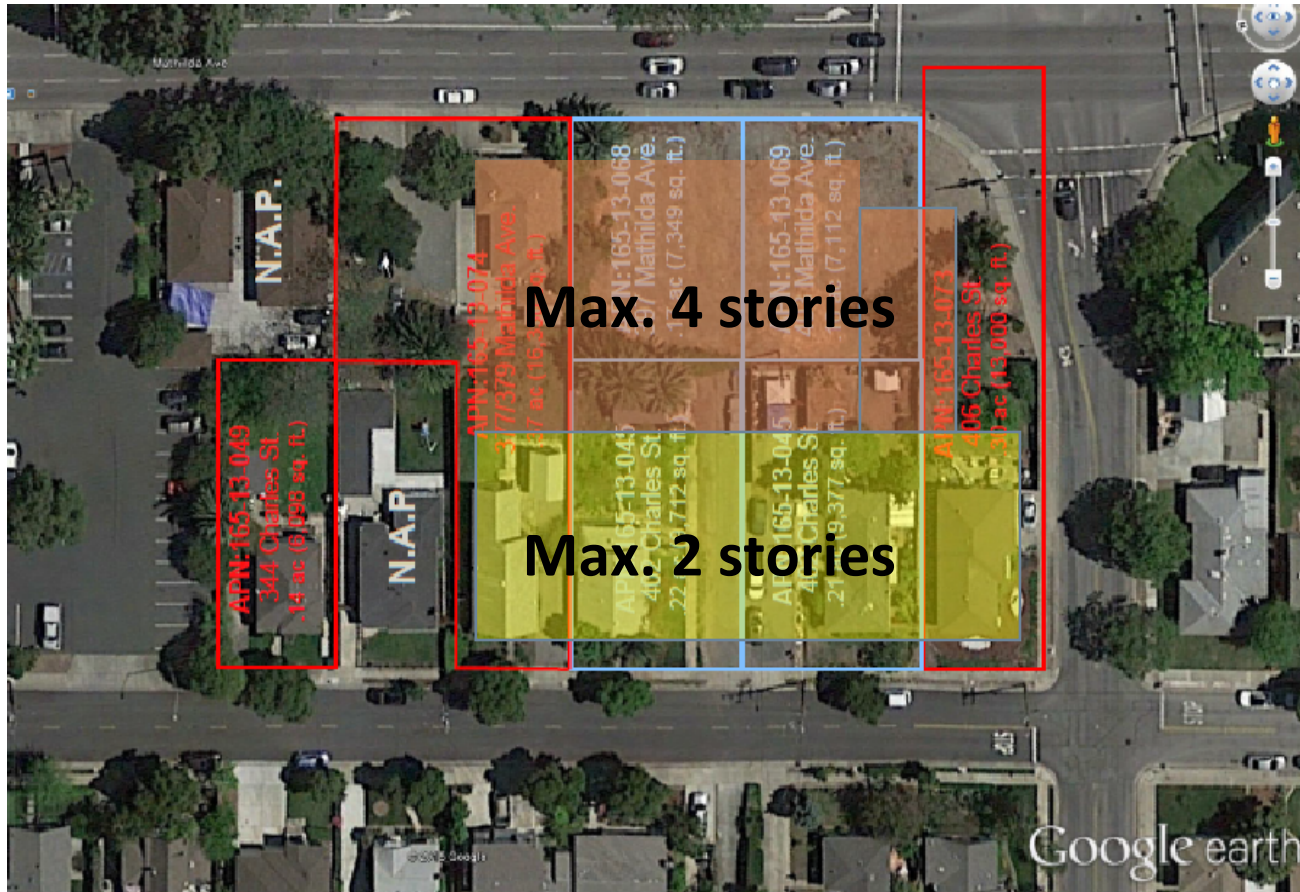
Washington Park

- 12-acre park within ¼-mile of site
- Recreational Facilities
 - Basketball
 - Children's Play Area
 - Horseshoe Pits
 - Multi-use Field
 - Community Building/ Restrooms
 - Swimming Pool

Neighborhood Need

- Census Tract 5086.01 (2010)
 - Population – 3,668
 - Housing Units – 1,415
 - Median Age – 40.2
- Parkland Ratio
 - 3.27 acres/1,000 population

Public Facility or Commercial Use: Estimated Development Potential



EACH FLOOR:

- 1st Floor: 50,000 sq. ft.
(less min. 20% site landscaping)
- 2nd Floor: 50,000 sq. ft.
- 3rd Floor: 25,000 sq. ft.
- 4th Floor: 25,000 sq. ft.

TOTAL: 150,000 sq. ft. (2.4 FAR)*

* assumes all underground parking

COUNCIL DISCUSSION

- ***Sale or Lease for Residential Development?***
 - Affordable Housing w/ supportive commercial
 - Surplus Property – Market Rate Housing w/ supportive commercial
- ***Initiate Specific Plan Amendment Study?***
 - Public Park/Public Facility
 - Private Development w/ change in land use and development capacity
- ***Land bank for future opportunity or exchange?***
 - Status of 6 existing dwellings