



January 29, 2016

City of Sunnyvale
C/O Momoko Ishijima, Associate Planner
456 W. Olive Ave.
Sunnyvale, CA – 94088-3707

Re: Specific Plan Amendment for 160 Aries Way

Dear Council Members,

I'd like to request a Specific Plan Amendment on the above referenced site for consideration of a 6-story, 100,000 SF, commercial building with ground floor retail. The existing zoning is DSP for limited retail and high density residential with a maximum building height of 85 feet. The proposed development is requesting an increase in the building height to 100 feet and a use change to limited retail and commercial office in lieu of high density residential.

The site is located in the Downtown Specific Plan Block 1a but due to its location it is adjacent to Block 1 to the north and west, which allows a 100 foot height limit and commercial use. To the south is high density residential with Plaza del Sol to the east. The sites location is ideal for commuter use of Cal Train and its proximity to specialty retail and Plaza del Sol makes it ideal for bringing weekday business to the local restaurants and specialty shops. This is nearly the last site in this area of Downtown yet to be redeveloped. As a commercial office use this site will be the transitional site between office and residential.

Parking for the building is anticipated to be a combination of 4 levels of below grade parking under the building and the adjacent public parking garage at Plaza del Sol. Reductions will be necessary in the City required parking, which will be supported by a detailed Traffic Demand Management Plan. Provided with this request is a conceptual ground level floor plan, below grade parking plans, typical upper floor plan, the sixth floor plan, and conceptual building elevations.

Regarding the proposed change from the existing zoning allowing for residential use and the request to change to office – the proximity of the residential building behind the current structure as it stands is not conducive for residential. We also feel that the downtown association from Murphy Street would be amenable to office instead of residential development as the increase in density allows for more customers and the Murphy Street retail will be affected by the Town Center development. Lastly, as it relates to the existing residential tenants in the building – we plan on doing a relocation plan for them as was discussed with Connie and Trudi in our last meeting.

I hope this provides the necessary conceptual details needed to consider this request. Should you have any questions please don't hesitate to contact me.



Sincerely,

A handwritten signature in black ink, appearing to read "Ara Bezdjian", is written over the typed name.

Ara Bezdjian, as agent for
Andy Kasik

Cc: Andy Kasik, Owner
John Duquette, ArcTec