



Sunnyvale

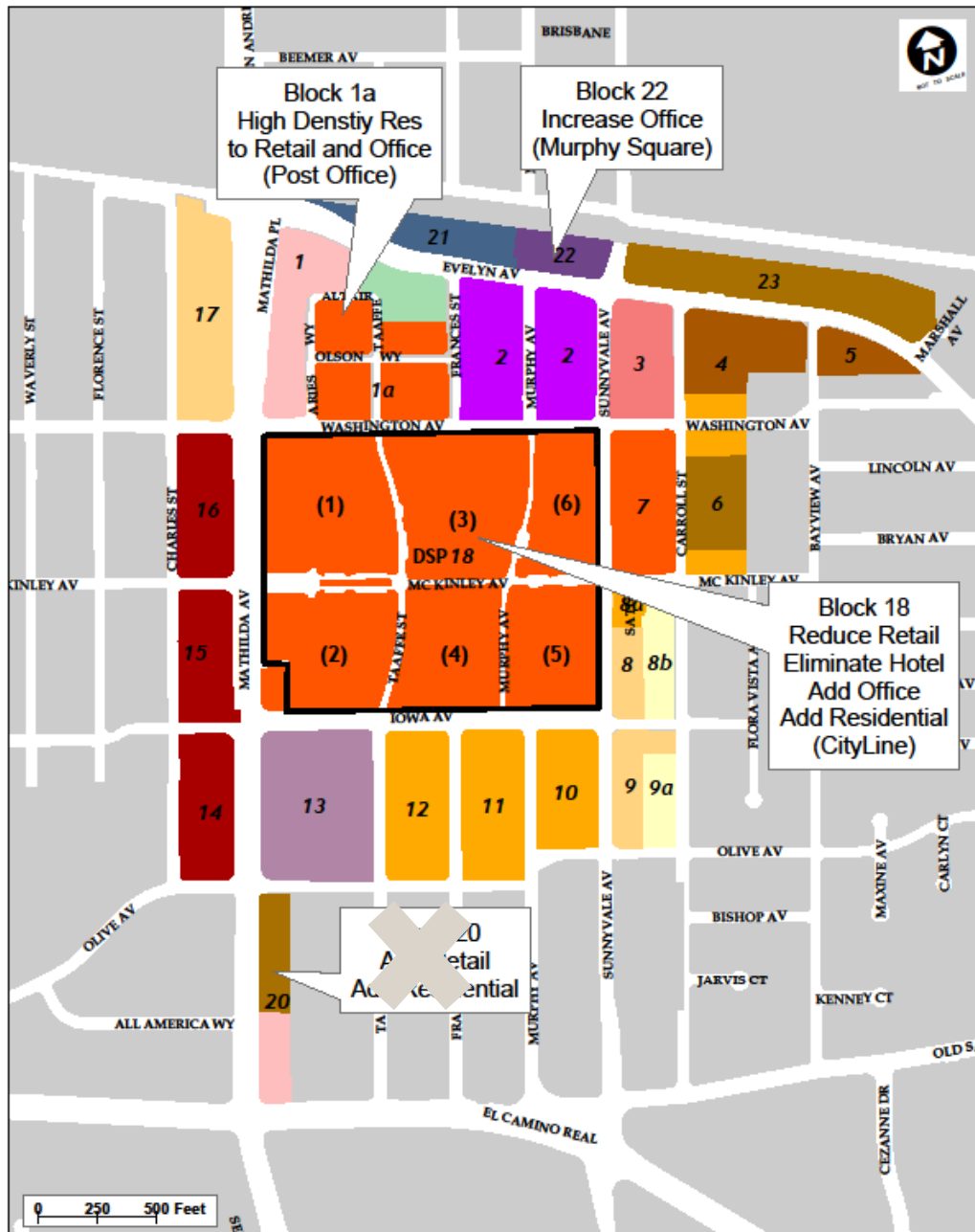
# Status Report Downtown Specific Plan Update

City Council, March 5, 2019

# Agenda

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**Downtown Specific Plan - Commercial Core Amendment**

# DSP Amendments

- Commercial Core
  - ◆ 18 - CityLine
  - ◆ 1a - Altair / Taaffe
  - ◆ 22 - Murphy Square
- Block 20
  - ◆ Silicon Sage
  - ◆ Rest of block

# City Council Direction: General Plan Initiations

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- Altair / Taaffe (GPI 5-3-16)
  - ◆ *Office and Residential*
- Murphy Square (GPI 8-15-17)
  - ◆ *Additional Office*
- CityLine (GPI 8-15-17)
  - ◆ *Office along Mathilda Avenue*
  - ◆ *Office and Residential*
  - ◆ *Residential and Retail and/or a Hotel*



# Council Direction: How to Study

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- Coordinate Studies and Outreach for 3 sites
  1. Murphy Square
  2. CityLine
  3. Macy's site (now part of CityLine)
    - ◆ *Altair joined the study*
- Market study for hotel and commercial
- Include Sunnyvale Downtown Association in discussions

# Council Direction: What to Study

## Land Use

### RESIDENTIAL

- CityLine: +500
- Altair: -20 (existing) or -43 (DSP max.)
- Council: +250
- **793 total** units—all on new CityLine

### COMMERCIAL/OFFICE/HOTEL

- Reduced Retail (-674,000 s.f.)
- More Office and flex space (+793,000)
- With and without Hotel (-200 rms)
- Mixed-use on Altair

# Council Direction: What to Study

## Development Standards

- Variety of Housing Sizes
- Increased Height
- Open Space & Redwood Square Vision
- Pedestrian and Bicycle Connections
  - ◆ Particularly: Washington to Redwood Square
  - ◆ Improvements for the Pedestrian Realm
- Parking and Transit
  - ◆ Flexible Parking Design
  - ◆ Shared Parking

# DSP Commercial Core *Amendment Summary*

## Net Land Use Changes

- + 750 housing units
- + 793,000 SF office/flex
- - 674,000 SF retail
- - 200-room Hotel

## Changes to Scale

- ▲ Increase in Residential
- ▲ Increase in Height
- ▲ Increase in Open Space
- ▼ Small Decrease in non-residential (-14,000 SF)

# Focus of Downtown Specific Plan Update



# Downtown Specific Plan Update Process

Consultant: Ascent

- ✓ Evaluate Current DSP
- ✓ Prepare Initial Draft
- ✓ Evaluate Private projects
- ✓ Administrative Draft of DSP
  - Outreach
  - Study Sessions
  - Final Draft
  - Public Hearings on Final DSP

# Status of Technical Studies

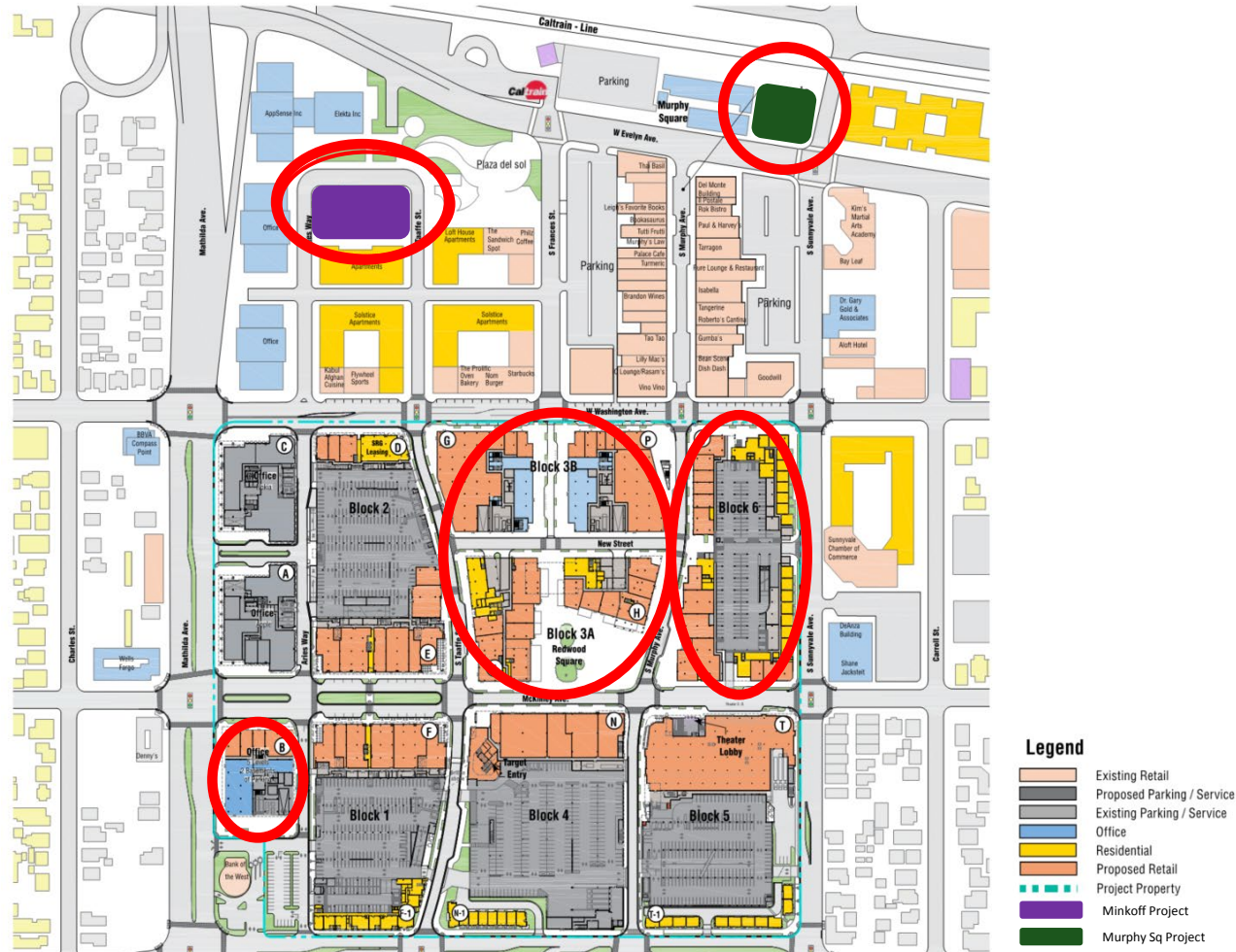
## Completed

- Arborist Reports
- Fiscal & Market Analysis
- Historic Inventory
- Phase I Studies

## Underway

- Noise, Air Quality/GHG
- Parking Demand Study
- Traffic Impact Analysis
- Utility Impact Study
- Water Supply Assessment

# Development Application Locations





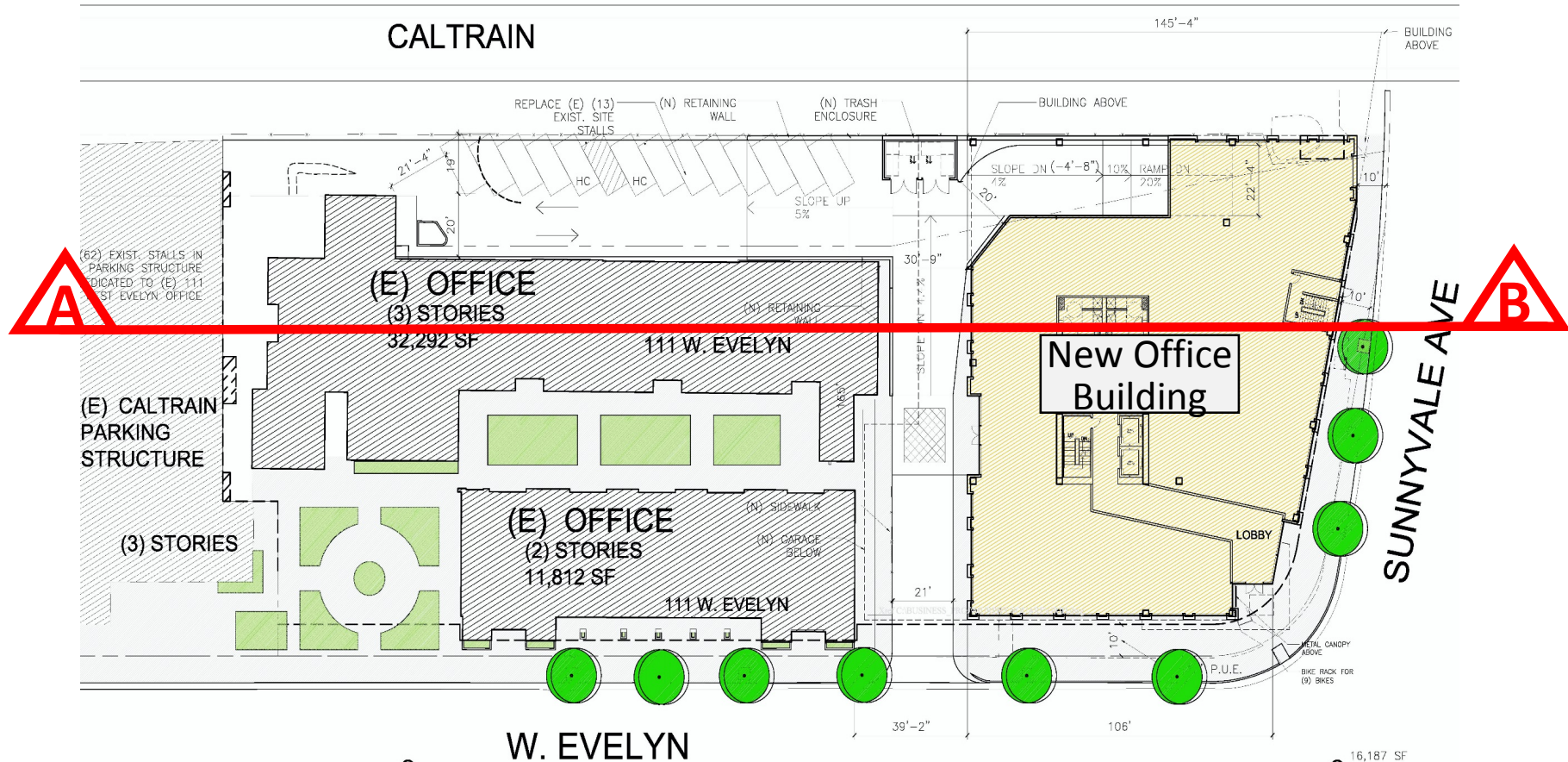
# Development Application - Murphy Square

## General Plan Initiation – Additional Office



# Murphy Square – Site Plan

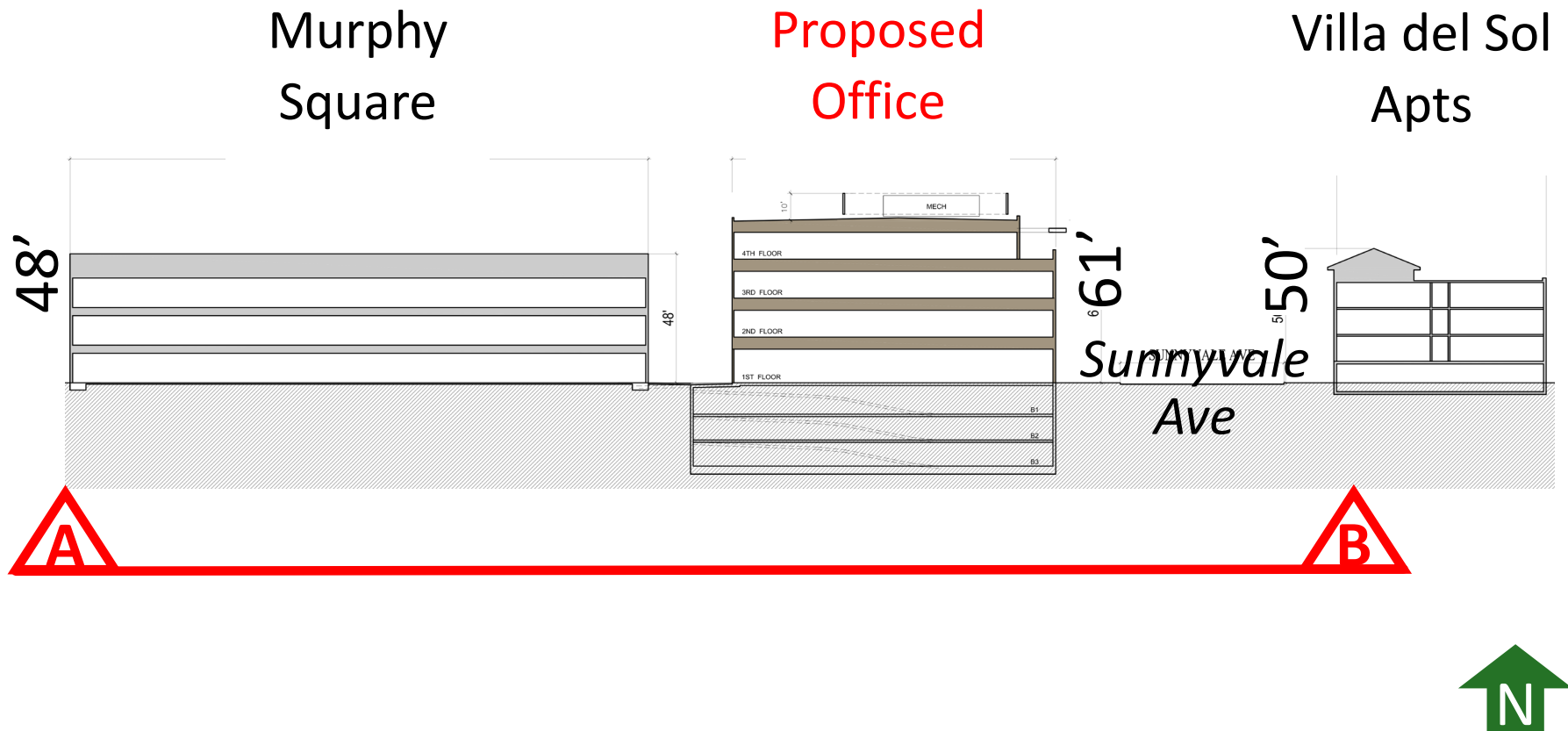
4-Story, 66,100 SF Office with underground parking



## Ground Floor Site Plan



# Murphy Square - Building Cross Sections



# Murphy Square - Project Rendering

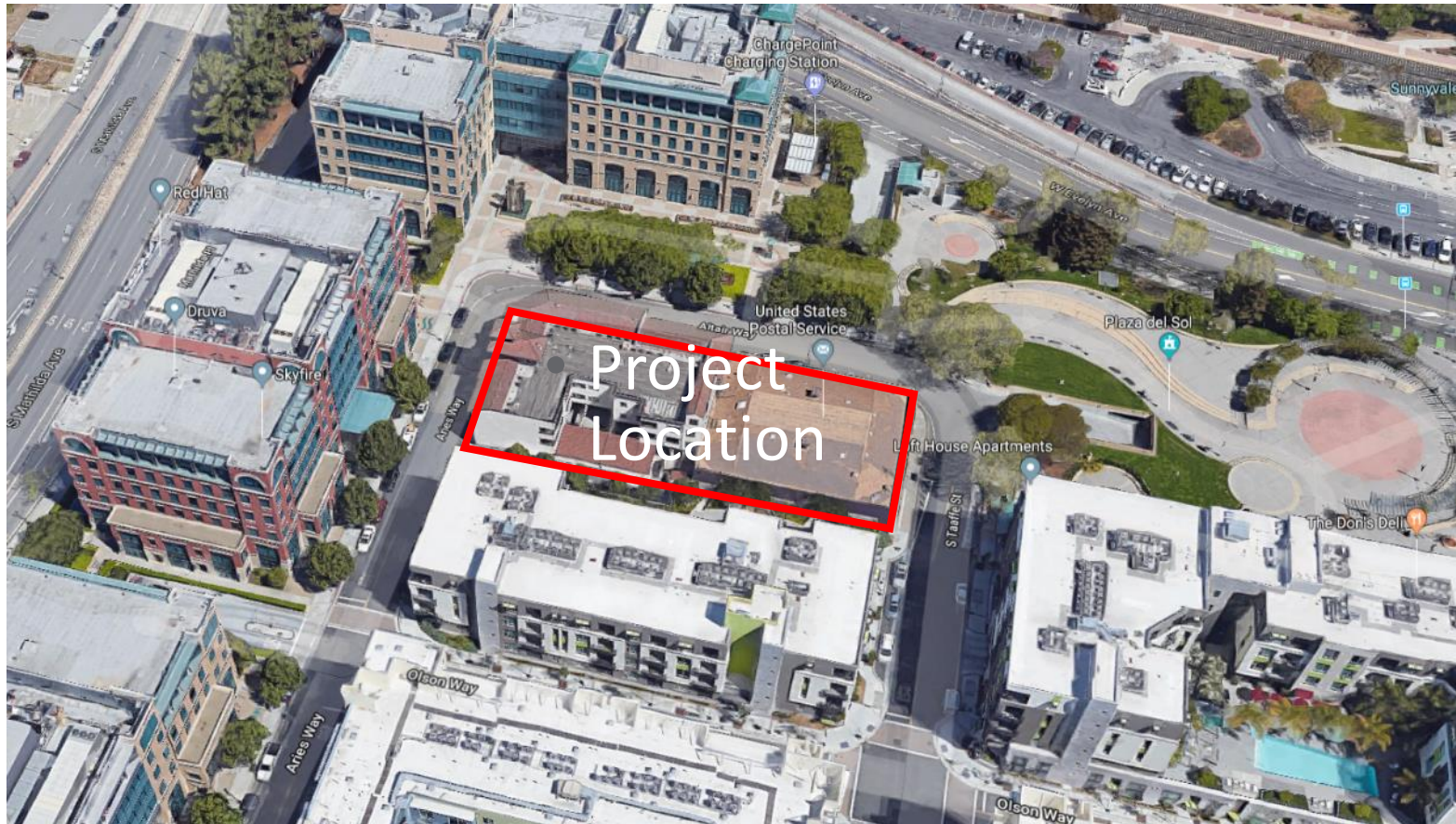


Sunnyvale and Evelyn (looking NW)



# Development Application – Altair Way

## General Plan Initiation – Additional Office & Residential



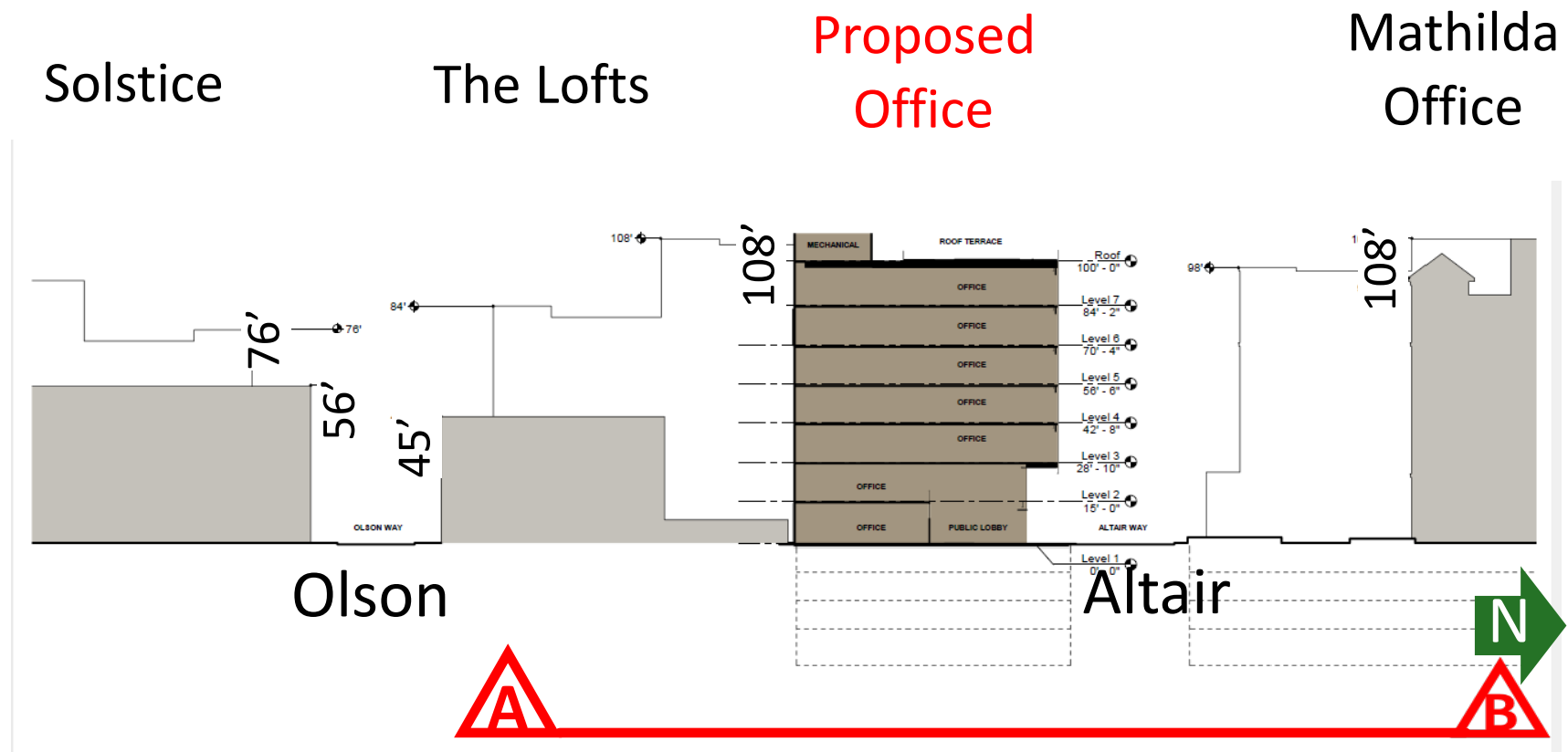
# Altair Way – Site Plan

7-Story, 134,000 SF Office with underground parking



## Ground Floor Site Plan

# Altair Way - Building Cross Section





# Altair Way - Project Rendering 1



View from Plaza del Sol (looking SW)



# Altair Way - Project Rendering 2



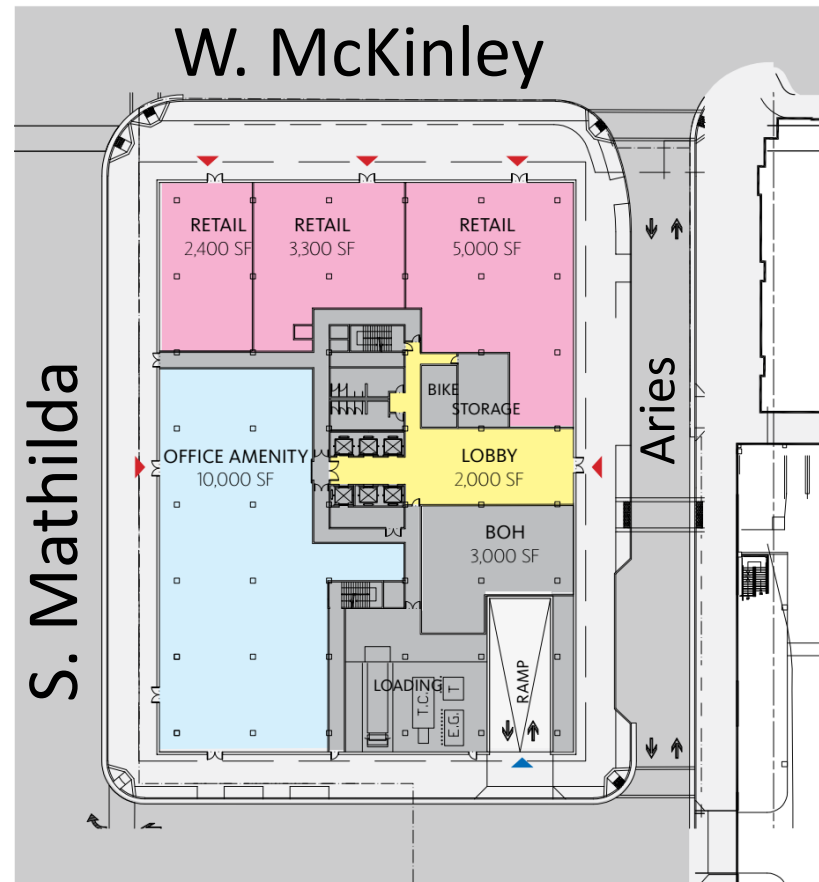
View from Aries (looking NE)



An aerial map of the San Jose area, specifically the downtown core, with four sub-blocks highlighted by red outlines. Sub-block 1 is located in the bottom left, showing a large industrial or construction site. Sub-block 3 North is in the top center, featuring a large building complex and a parking lot. Sub-block 3 South is in the bottom center, showing a large building complex and a parking lot. Sub-block 6 is in the bottom right, showing a large parking lot and some commercial buildings. The map includes various street names and landmarks, such as the Wells Fargo Bank and the San Jose City Hall.

# Development Application – Sub-Block 1

5-Story, 155,000 SF Office with underground parking



Ground Floor Site Plan

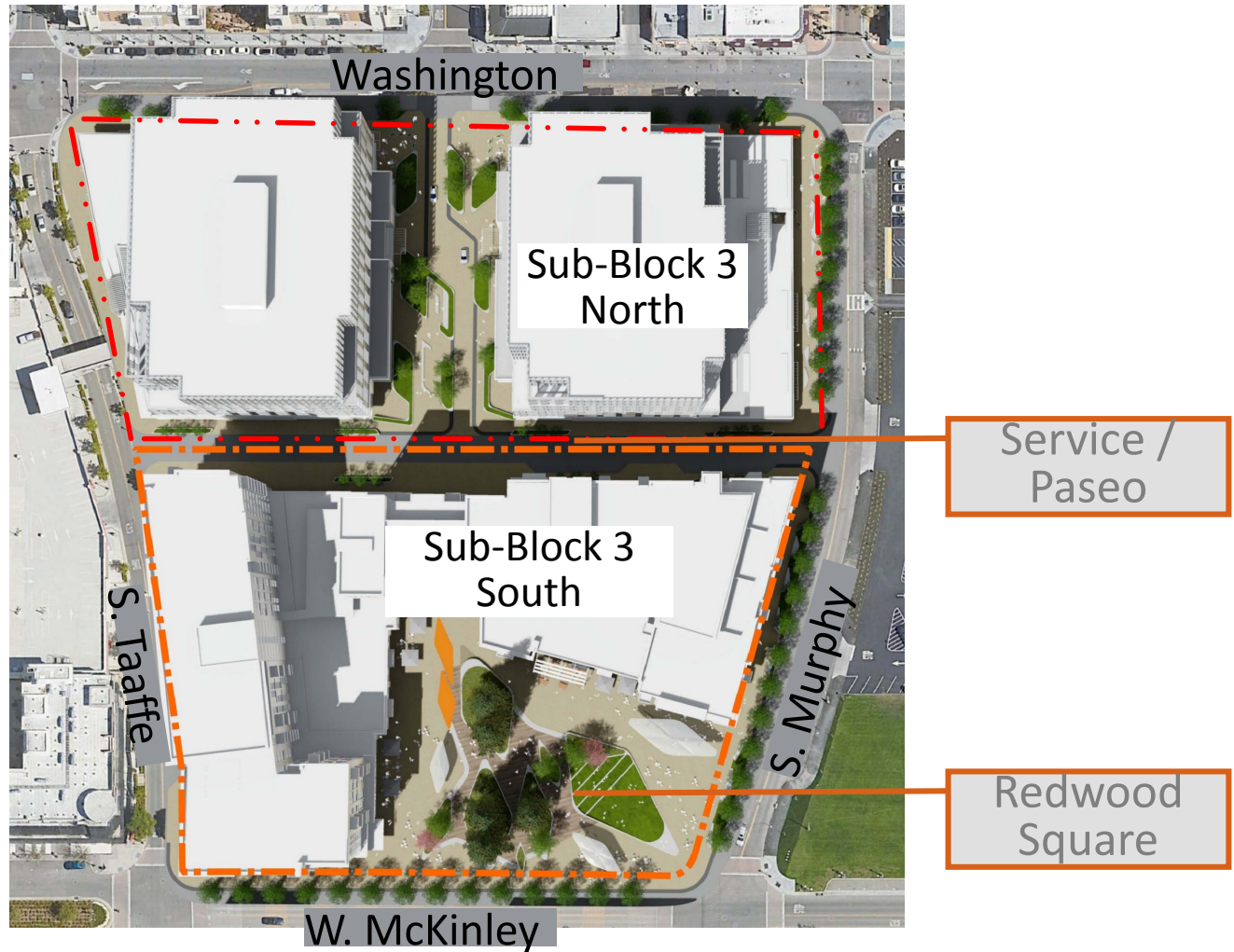


# Sub-Block 1 - Project Rendering



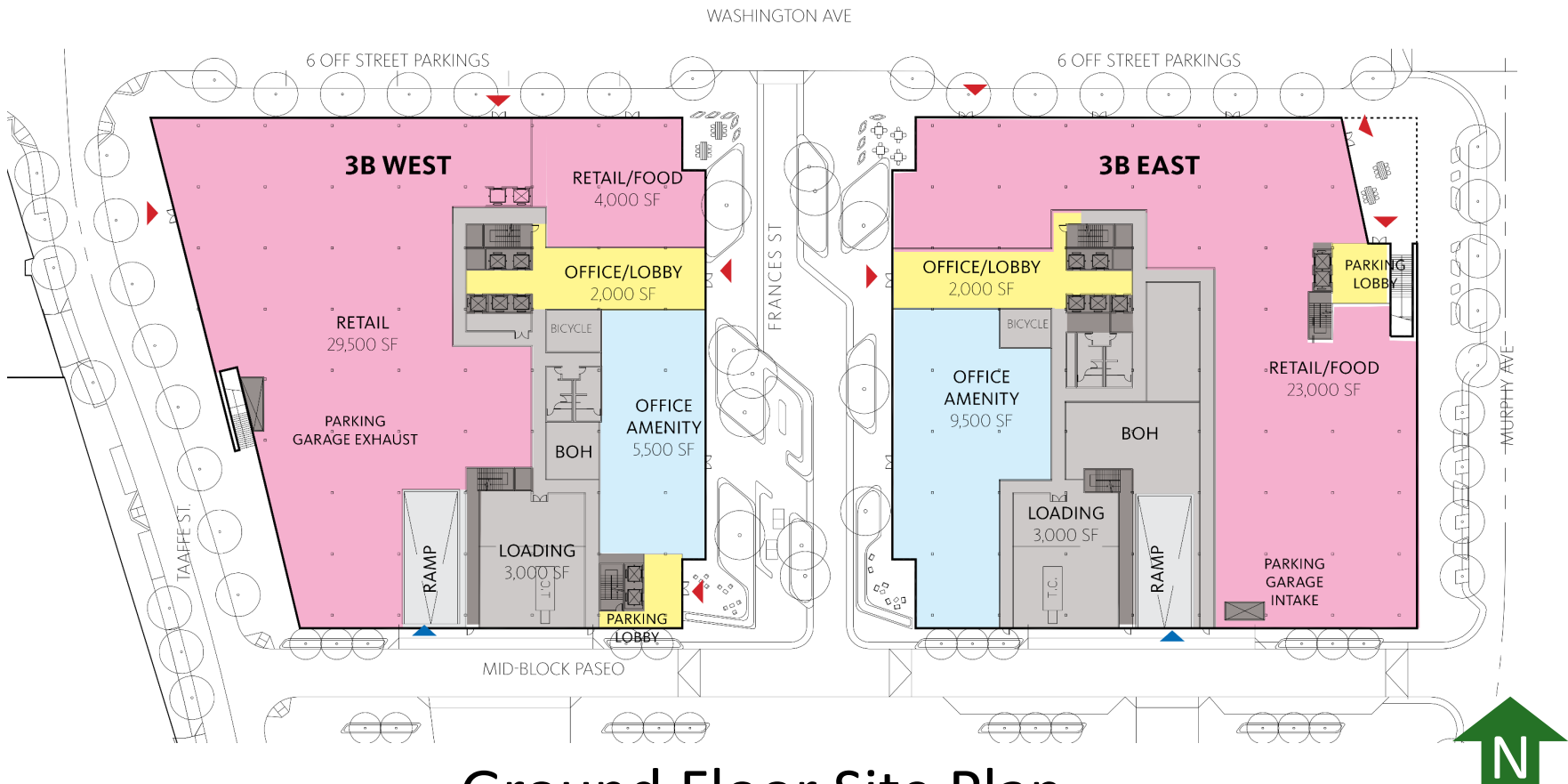
Mathilda at McKinley (looking SE)

# Sub-Block 3 Layout



# Development Application – Sub-Block 3 North

7-Story 518,000 SF Office with retail and underground parking



## Ground Floor Site Plan



# Sub-Block 3 North - Project Rendering 1



Murphy and Washington (looking SW)

# Sub-Block 3 North - Project Rendering 2





# View down extension of Frances at Washington



10-13 Story building with 400 Units and 50,000 SF  
Retail with a Public Plaza and underground parking



City of Sunnyvale – Downtown Specific Plan Amendment – March 2019



# Sub-Block 3 South - Project Rendering 1



FRANCES GATEWAY LOOKING TOWARD REDWOOD SQUARE

Frances Gateway Looking Toward Redwood Square



# Sub-Block 3 South – Project Rendering 2



Murphy Looking Toward Theater

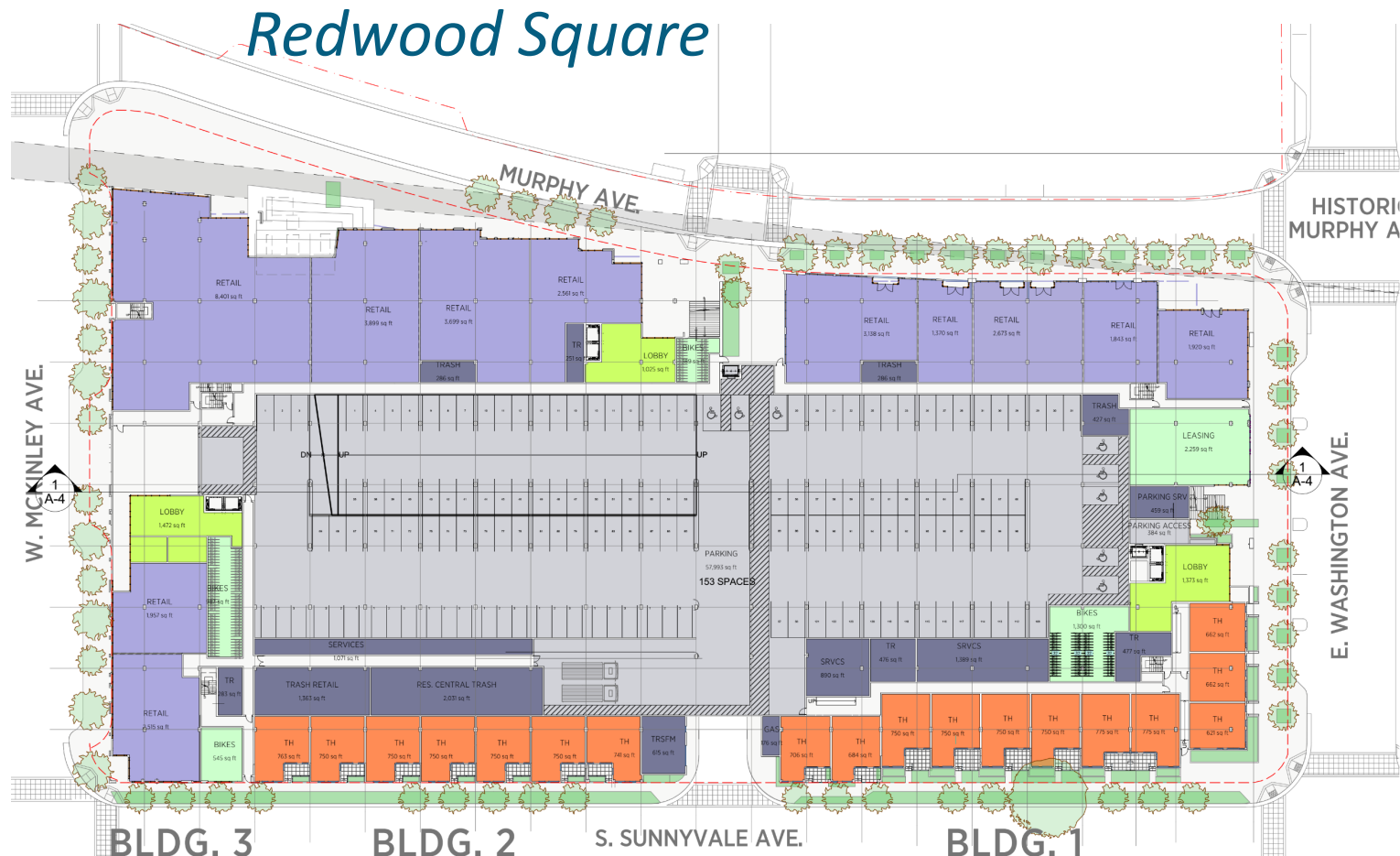


# Sub-Block 3 South - Project Rendering 3



Murphy and McKinley Corner (looking NW)

5-Story, 392 units with retail and underground parking



## Ground Floor Site Plan



# Sub-Block 6 Project Rendering 1



View from Washington (looking S)



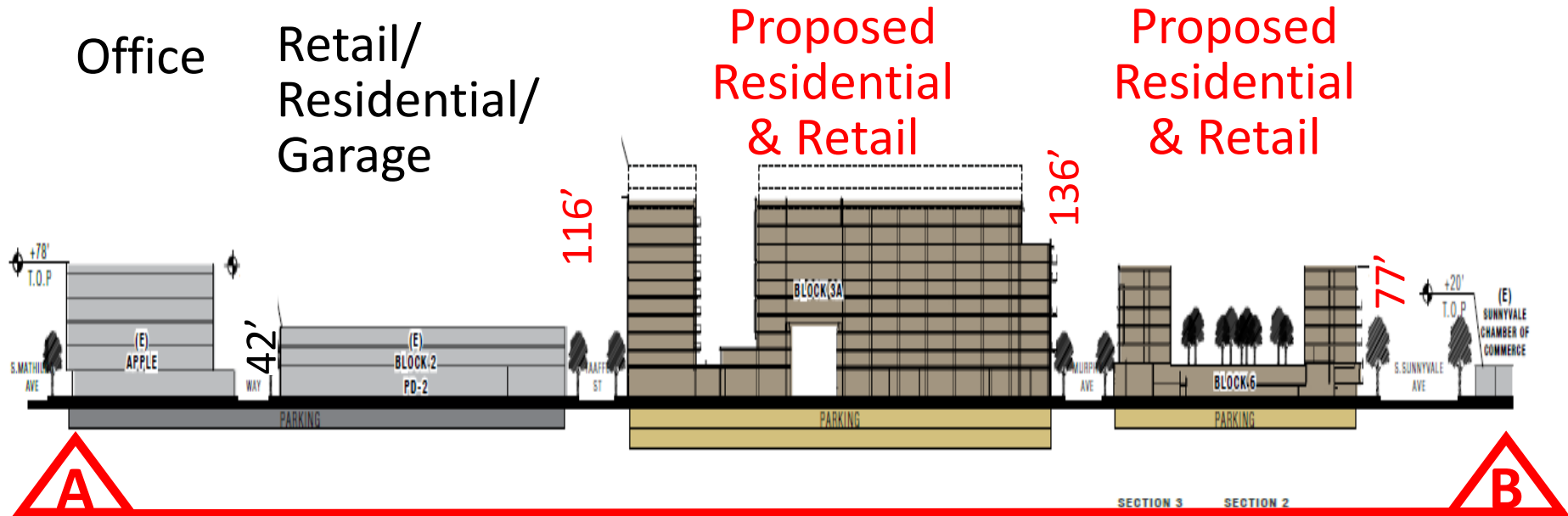
# Sub-Block 6 Project Rendering 2



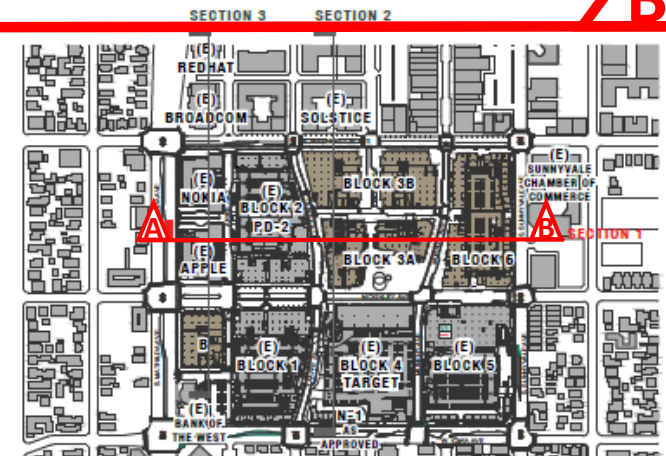
Murphy and Washington (looking S)



# Cityline Building Cross Sections: East-West

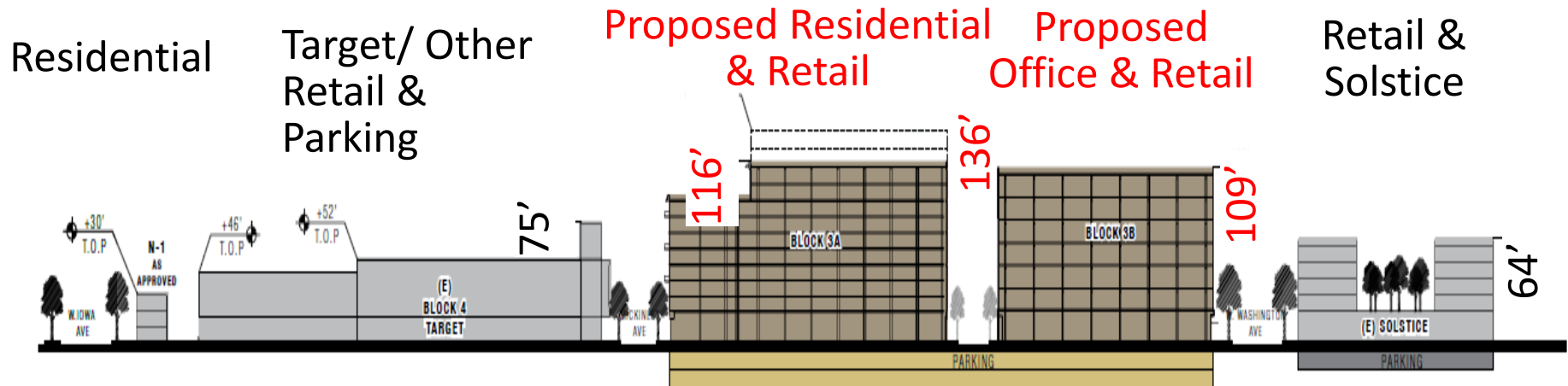


 • Looking North

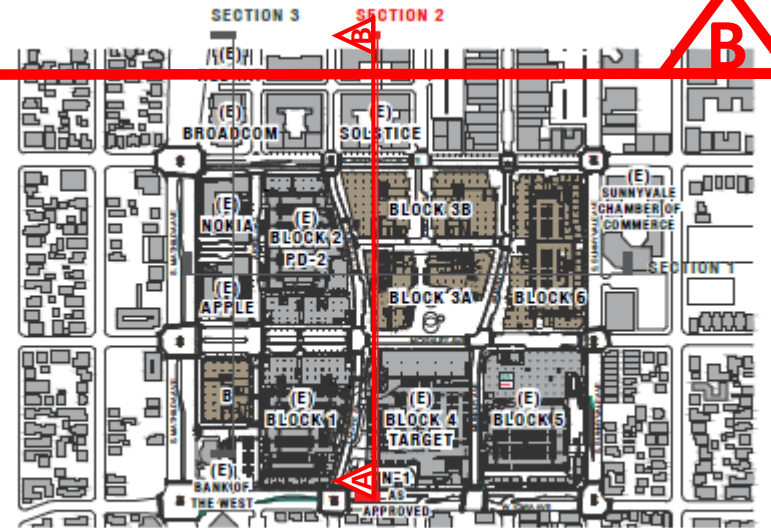


KEY MAP

# Cityline Building Cross Sections: North-South

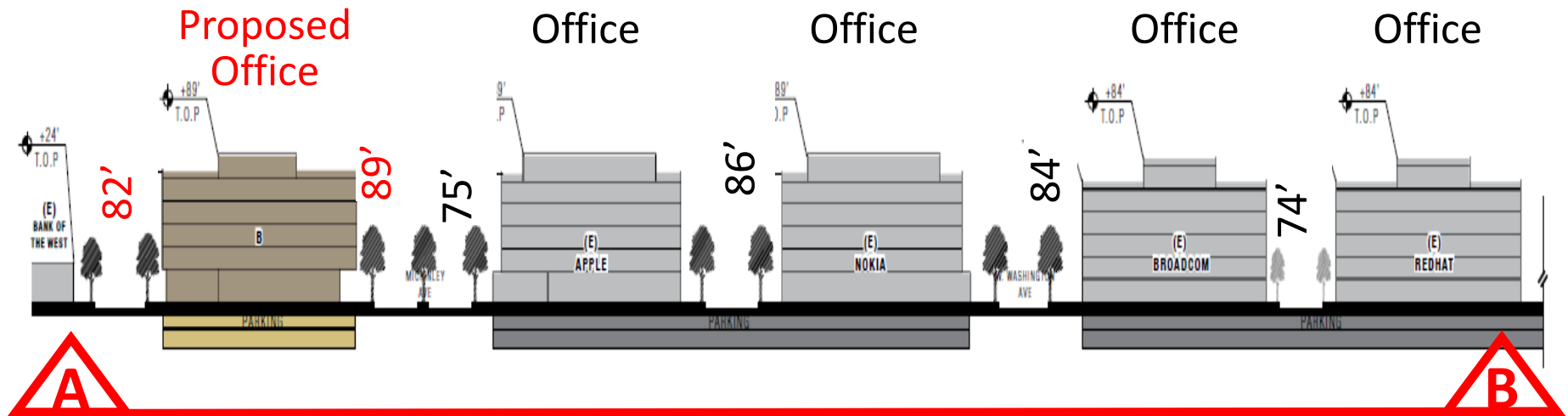


• Looking West

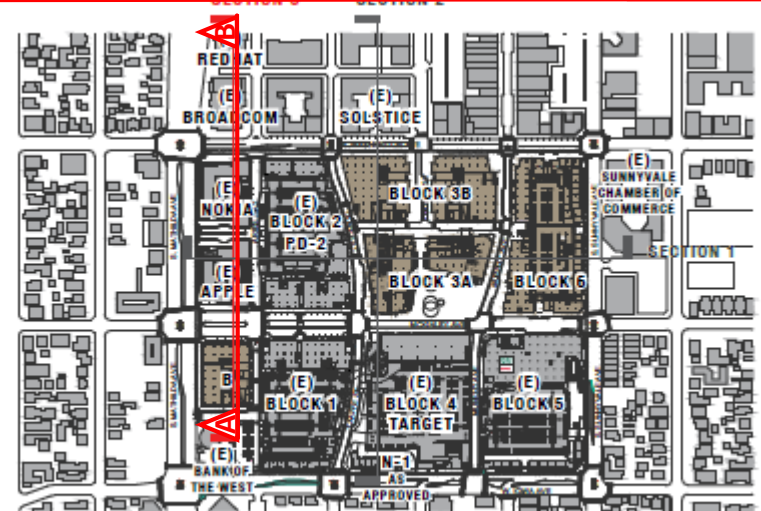


KEY MAP

# Cityline Building Cross Sections:



• Looking West



KEY MAP

# Downtown Specific Plan Update Timeline



- March 2019 - PC & CC Study Sessions
- March 2019 - Open House @ Washington Park
- April 2019 - Draft Specific Plan
- June 2019 - Final Draft Specific Plan
- Summer 2019 - Environmental Review
- Fall 2019 - Public Hearings

# Community Outreach

- Community Forums (4)
- Pop-up venues
- Public Comments on Draft EIR
- Overview or Public Hearing to Boards / Commissions
  - ◆ Bicycle and Pedestrian Advisory Commission
  - ◆ Sustainability Commission
  - ◆ Planning Commission
- City Council



# Downtown Specific Plan Update Study Session

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## City Council Discussion



Sunnyvale

# Downtown Specific Plan Update