

DOWNTOWN SUNNYVALE SPECIFIC PLAN UPDATE

Planning Commission Study Session

August 26, 2019



Adopted Vision for Downtown Sunnyvale

An enhanced, traditional Downtown
serving the community with a variety of destinations
in a pedestrian-friendly environment



View of Plaza del Sol and Frances Street arriving from the Caltrain Station

What's Proposed?

Key Updates

- Commercial Core District
 - Land uses modified to meet current market demand
- Development standards updated
 - Moved to zoning code to implement Specific Plan
- Vision for open space
 - added guidance for the public realm (plazas, gateways, streetscape, buildings relationship to the street)
- Updated Guidelines and Standards
 - Architecture
 - Park management
 - Infrastructure and implementation



Continuing Themes for Downtown

- Distinct Downtown Districts
- Variety of Uses
- Multimodal Circulation and Connections
- Gateways and Wayfinding
- Plazas and Open Space
- Historic Buildings and Heritage Resources



Variety of uses that support activities 7-days a week



Gateways identifying Historic Murphy Ave. and the boundaries of the Commercial Core

Goals and Select Policy Updates

Policies updated to reflect growth and evolution of the Downtown.

A. Strengthen Downtown as the center of the community

A.5 Create vibrant public spaces

A.6 Increase programming for community and cultural events

A.7 Establish clear identity and sense of arrival

B. Develop uses in a cohesive form that clearly identifies Downtown

B.4 Allow additional development in exchange for community amenities

B.6 High-quality urban form that contributes to the walkability and vibrancy of the area



Goals and Select Policy Updates

C. Protect and enhance existing neighborhoods

C.1 Preserve, enhance the character of Historic Murphy Avenue

D. Enhance access to parks, open space, plazas, public realm amenities

D.5 Improve the pedestrian quality of Downtown streets

E. Promote a balanced street system serving all modes of travel

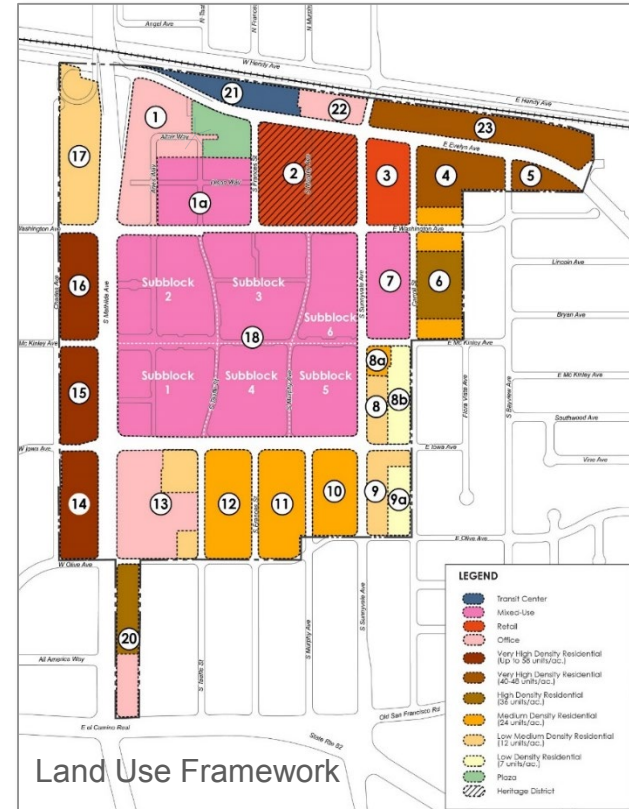
E.7 Accommodate new, emerging transportation technologies

E.8 Require a TDM program for new non-residential developments



Land Use Plan Updates

- An **increase** in office and housing and **decrease** in retail, entertainment within the overall Downtown
- EIR analyzes proposed maximum allowed development with the change areas limited to Blocks: 1, 18, and 22
 - Approximately 1 M sf of retail, entertainment
 - Over 1.5 M sf of office
 - 1,900 housing units
- Updated proposes no change to base heights
- 100 Altair moved into Block 1 from Block 1a



What's Proposed?

Community Benefits Program

- Allows development above the base threshold with community benefits
- Establishes a community criteria
- Potential community benefits include:
 - affordable housing
 - infrastructure enhancements
 - transportation improvements
 - additional publicly accessible open space
 - funding for future improvements
- Developer benefits
 - additional building intensity
 - Height
 - floor area ratio
 - housing units up to the allowed maximum

Design Guidelines Update

Focus on evolving the Downtown as a pedestrian-oriented, urban destination with high quality architecture and public spaces

Key Updates:

- Modifies architectural guidelines to reflect more contemporary development types and design
- Updates and expands open space, landscape, and streetscape guidelines
- Addresses creation of active building frontages
- Addresses compatibility and transitions to historic Murphy Avenue and residential neighborhoods



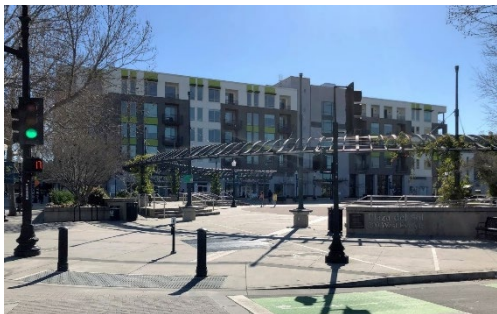
Public Realm Concepts

“The Loop”

A civic and community open space spine connecting the activity nodes within the Commercial Core district



1 Caltrain Multimodal Station



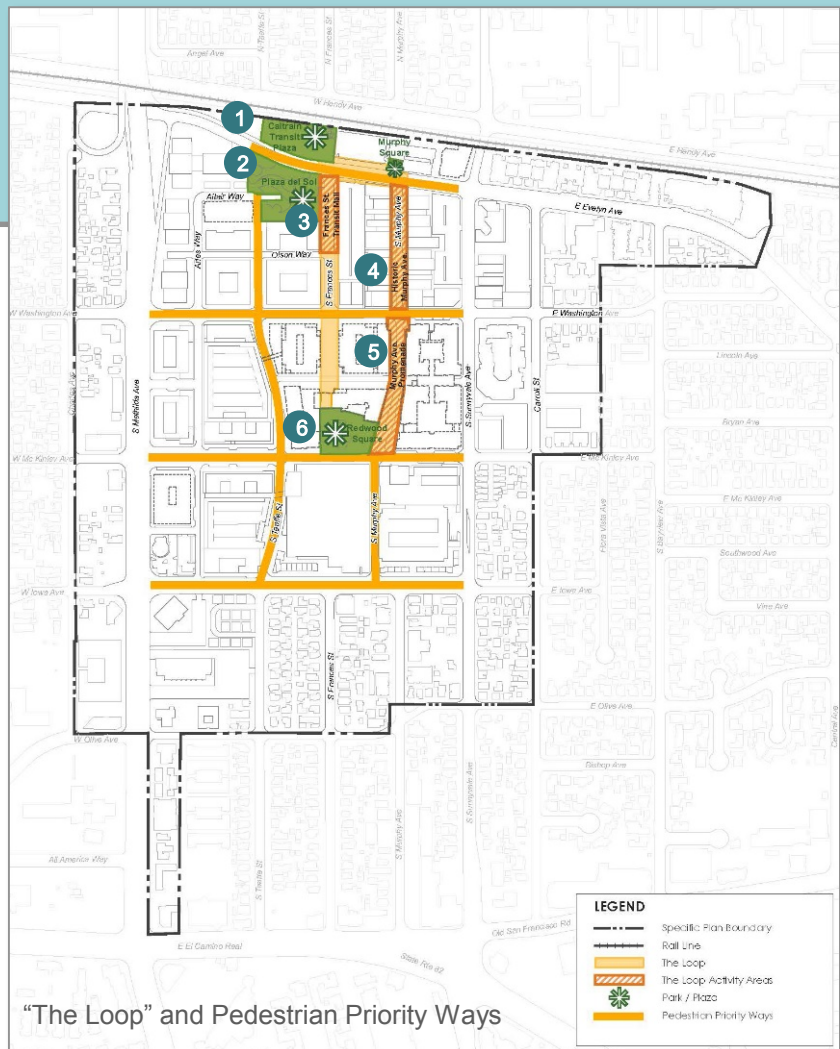
2 Plaza del Sol



3 Frances Street Transit Mall



4 Historic Murphy Avenue



“The Loop” and Pedestrian Priority Ways

Public Realm Concepts: Active Public Spaces



View of Redwood Square and Murphy Avenue Promenade



5 Murphy Avenue Promenade Concept



6 Redwood Square Concept

Design Guidelines Updates

Architectural Guidelines

Adding Design Guidelines to include:

- Design approach that respects the character and patterns of historic downtown
- Active building frontage at the ground level
- Horizontal articulation continued from historic buildings
- Upper level setback to strongly define base of the building and create pedestrian scale
- Variable heights and roof forms
- Private open usable open space on roof tops

Design Guidelines Updates

Architectural Guidelines

- Updated Guidelines for
 - Massing that relates to surrounding development and preserves significant views
 - Building form, façade articulation
 - High quality building materials



Downtown Specific Plan Update Process

