



Sunnyvale

# DEVELOPMENT AGREEMENT City of Sunnyvale & STC Venture LLC

Planning Commission Public Hearing  
July 27, 2020



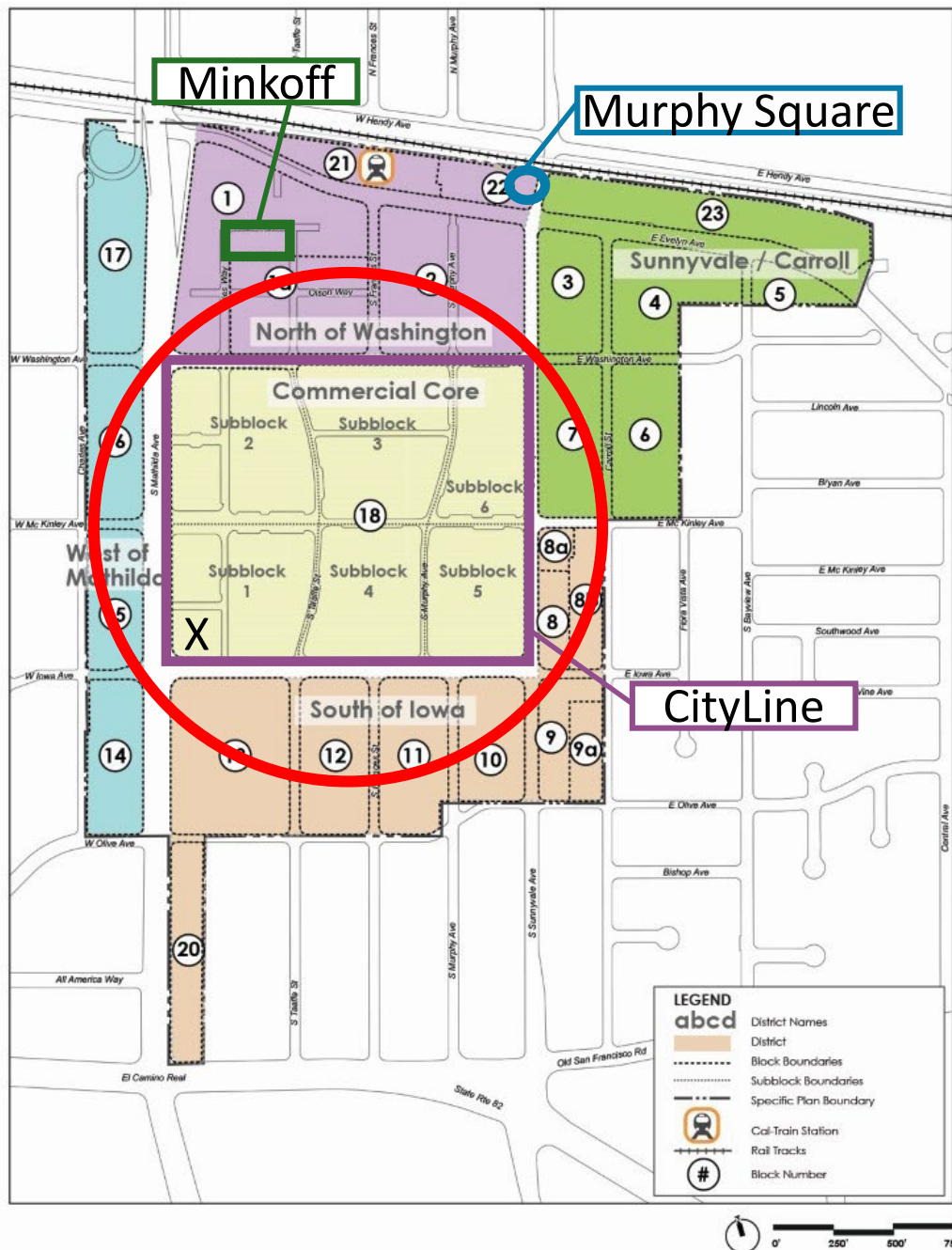


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# DEVELOPMENT AGREEMENT

# What is a Development Agreement?

- Tool to provide assurances for a developer and a city
- Essentially a contract between City and developer
  - ◆ Planning Commission recommendation required
  - ◆ City Council approves through adoption of an ordinance
- Outlines obligations of the developer, must describe:
  - ◆ Benefit to Developer
  - ◆ Benefit to City.

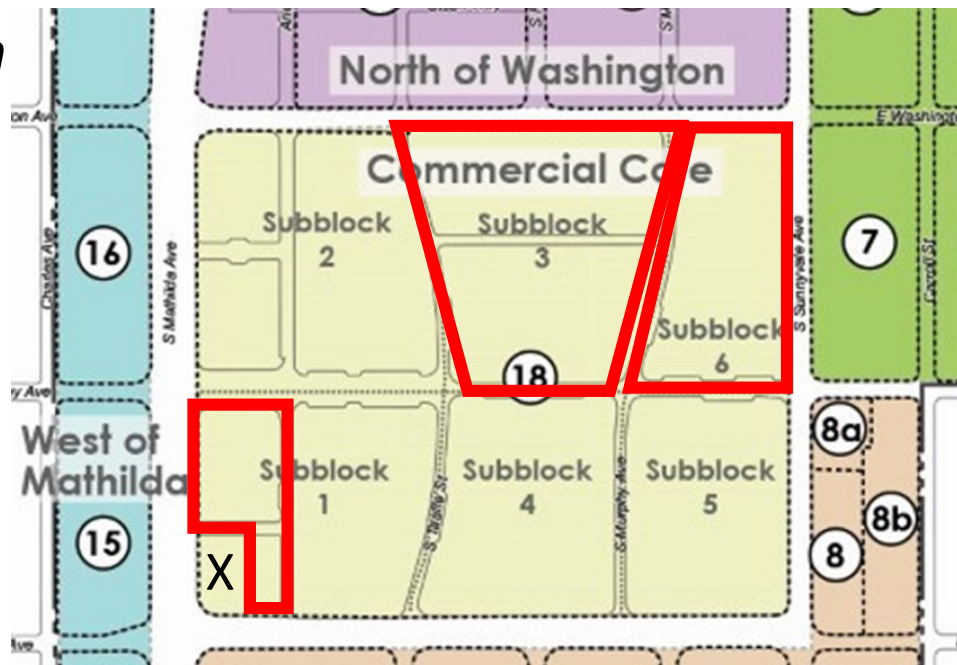


# Downtown Specific Plan Area and Current Projects

# STC Venture (CityLine)

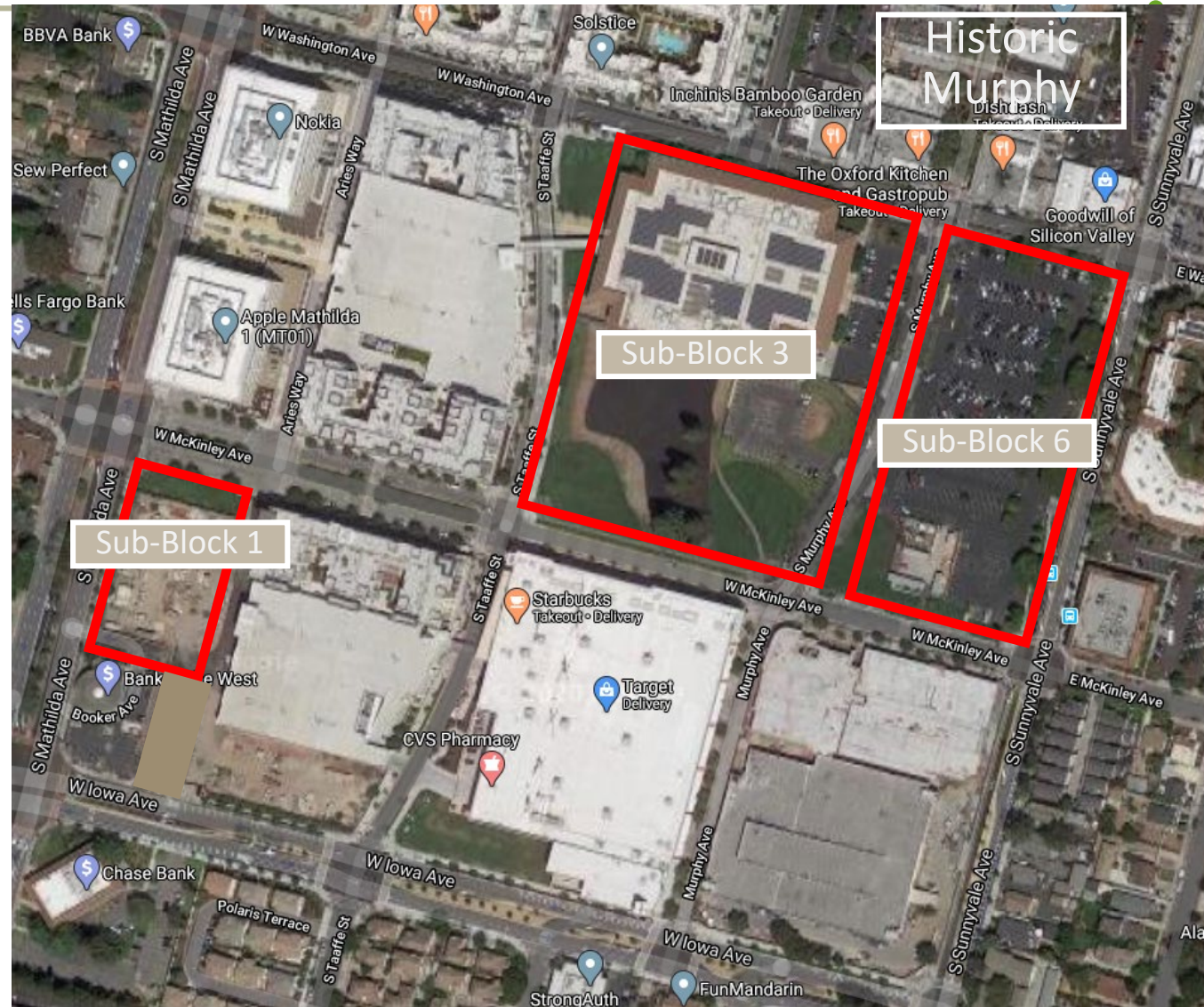
## Project Location

- Downtown Commercial Core
- Block 18 (primarily CityLine)
  - ◆ Sub-block 1 - *portion*
  - ◆ Sub-block 3
  - ◆ Sub-block 6
- ~34 acres





# Portions of Block 18 Subject to Development Agreement



# STC Venture (CityLine)

## Project

- Mixed Use Development
  - ◆ **RETAIL**      **181,931 sf** (all new building)
  - ◆ **HOUSING**    **793 units** (Sub-blocks 3 and 6)
    - 525 base units
    - 210 affordable housing density bonus units
    - 58 commercial core bonus units
  - ◆ **OFFICE**      **652,801 sf (Sub-blocks 1 and 3)**
    - 387,000 sf base
    - 265,801 sf bonus
  - ◆ **PLAZA**      **Redwood Square**

# Block 18 Full Buildout (with DA)

Cityline, Target and Bank of the West

- Mixed Use Development
  - ◆ **RETAIL**      **642,000 sf**
  - ◆ **HOUSING**   **1085 units**
    - 124 affordable units (VL, L, MOD)
  - ◆ **OFFICE**      **966,800 sf**
  - ◆ **PLAZA:**      **Redwood Square**



# Sub-block 1

View looking Southeast



CITYLINE SUNNYVALE BUILDING B

## Sub-block 3 - North

### Office on Washington *North of Redwood Square*

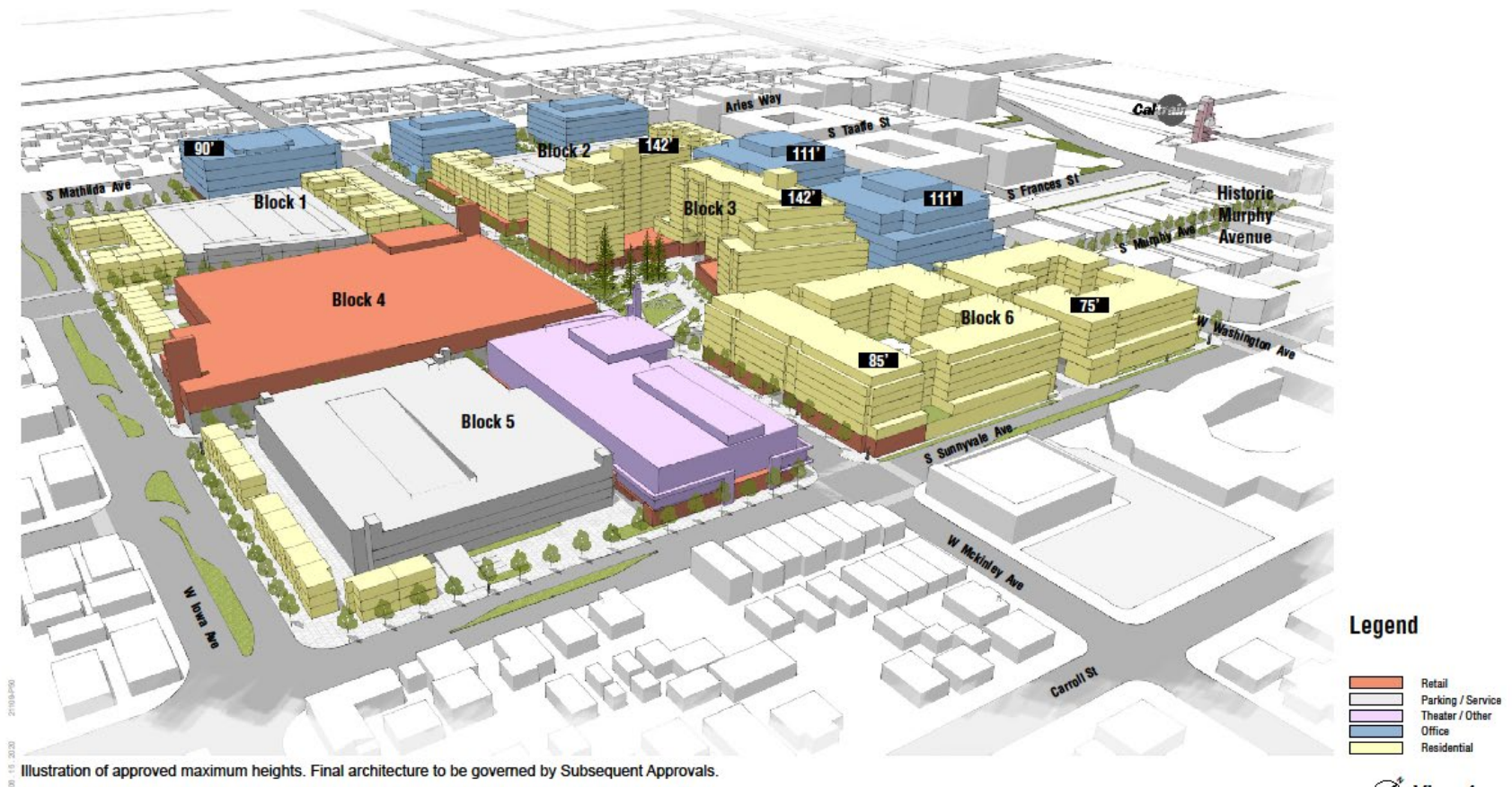




## Sub-block 3 - South



# Height Overview



**View 1**

Overall Site Plan - Building Heights

**CITYLINE**

HUNTER STORM SARES/REGIS

Page 1 of 6 | **SGPA** ARCHITECTURE AND PLANNING

# STC Venture (CityLine)

## DA – Benefits to the Developer

- ◆ Additional development potential
  - Residential
  - Office
- ◆ Additional height (top of parapets) above 75 feet

Location	Use	Feet	Stories
Sub-Block 1	Office	90	5-6
Sub-Block 3	Office	111	7
Sub-Block 3	Residential	142	12
Sub-Block 6 (south)	Residential	85	6



# STC Venture (CityLine)

## DA – Benefits to the Developer (*continued*)

- Freeze on impact fees for 30 months
- No new fees/taxes for 30 months
- No new building code until 2023
  - ◆ *e.g. no Reach Codes*
- 10 year term
  - ◆ *+10 w/occupancy of Sub-block 3 or 6 housing units*
- Biweekly meetings during entitlements and construction

# STC Venture (CityLine)

## DA – Benefits to the City

- Community benefit fund ~**\$10.5 M**
- **88 Affordable Units** (26-VLI, 52-LI, 10-MOD)
- **All electric** appliances in residential units
- Publicly Accessible **Open Space**:
  - ◆ *City use of Redwood Square 16 times per year*
- **Ice Rink** (3 seasons)
- **Publicly Available Parking**
  - ◆ *325 daytime; + 1100 evenings & weekends*
- Dynamic Parking Supply System
- LED Streetlights
- **Point of Sale** for Project Construction

# STC Venture (CityLine)

## DA – Benefits to the City (*continued*)

### Other Benefits

- Freezing fees incentivizes earlier construction
- Phasing requirements
  - ◆ Start 300 housing units prior to completing 200,000 s.f. office
- Surface Parking available during construction of Redwood Square area

# STC Venture (CityLine)

## Other Benefits to the City

- Park dedication in-lieu fee **\$31.88 Million**
  - ◆ Credit for portion of Redwood Square
- TIF **\$4.77 Million**
- HMF **\$11.05 Million**
- Construction Tax **\$1.27 Million**
- General Plan Maintenance Fee **\$351,000**

# Staff recommendation

## Recommend to City Council

### Alternatives 1 and 3

- Make the Findings for Development Agreement
- Introduce an Ordinance Approving and Adopting a Development Agreement





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## QUESTIONS & COMMENTS