



Sunnyvale

200 W. Taaffe Street  
2020-7262

Shaunn Mendrin  
Planning Commission Study Session  
September 28, 2020

# Proposed Project

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- Special Development Permit & Tentative Map
  - ◆ 12 Story Mixed Use Building
    - 142 Feet
    - 481 Units
      - ◆ Mix of studio, 1, 2 and 3 bed units
    - 25,119 square feet of restaurant space
    - 4,646 square feet of retail
    - Improvements to Redwood Square
    - Associated Site Improvements on all street frontages
  - Deviations: Lockable Storage; >150 Trash Chute locations; and >10% Compact Spaces

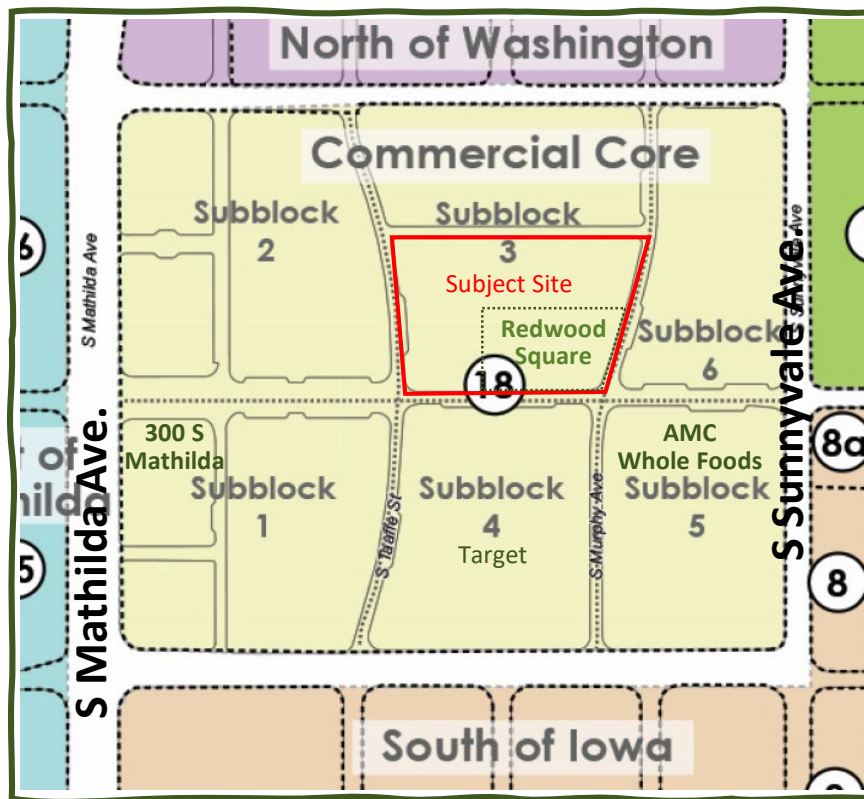
# Background

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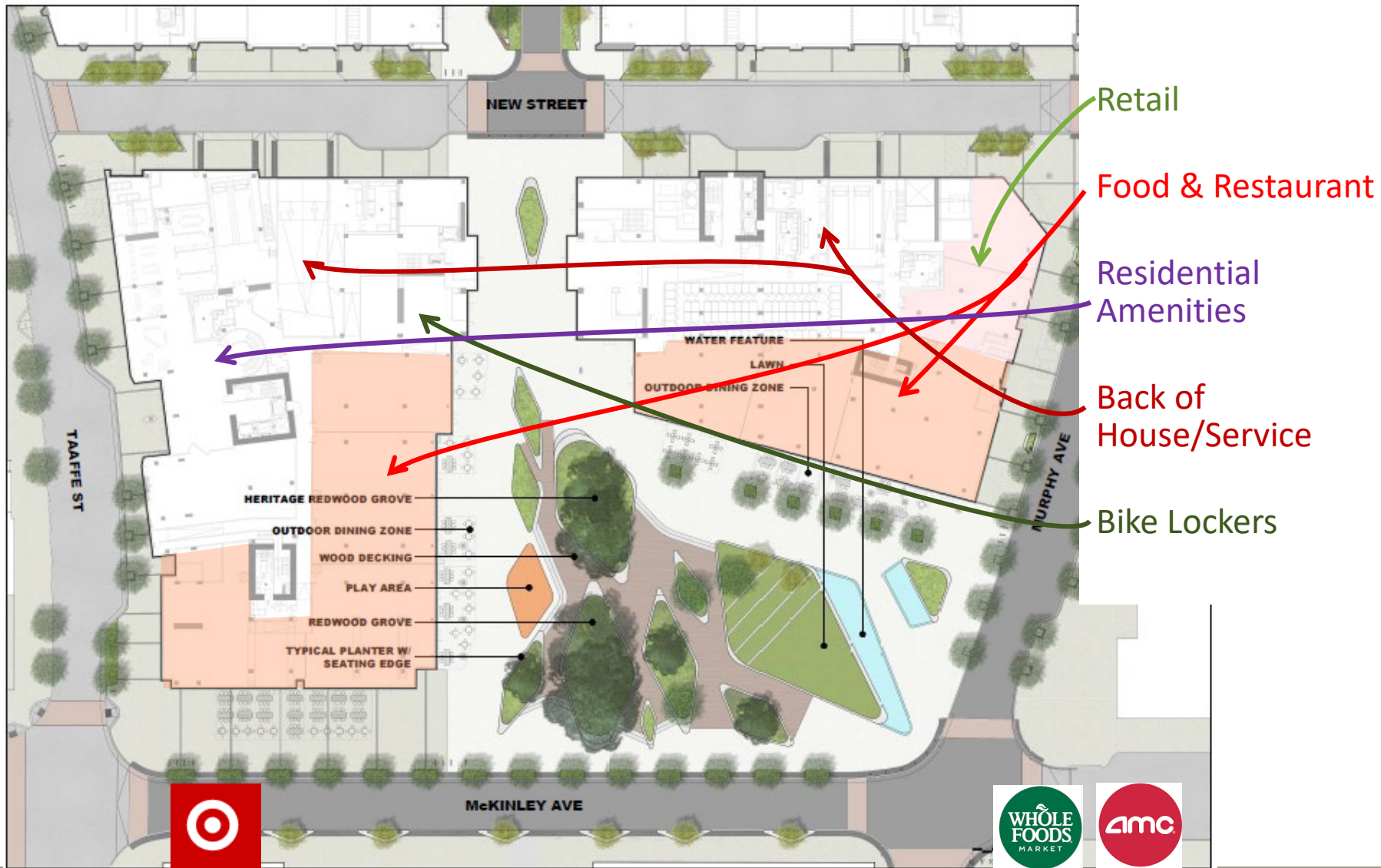
- Development Agreement
  - Guarantees 142 Height
  - Additional Block Density of 210 Market Rate Units
  - Additional 58 affordable Units
  - All Electric Residential Units
- Environmental Review
  - Completed with DSP EIR
  - Redwood Tree Removal - Requires Approval by HPC
    - City Council adopted Statement of Overriding Considerations for Tree Removal

# Background

## Part of Block 18 – Commercial Core



# Site Plan





# Site Planning-Considerations



# Site Planning-Considerations





# Architecture-View From McKinley & Taaffe



- Façade Articulation
  - Ground Floor
  - Bays
  - Upper Planes
- Active Ground Floor
- Transition from Ground Floor to Upper floors

1  
A4.3

MCKINLEY AND TAAFFE CORNER



# Architecture-View From McKinley & Taaffe

- Façade Articulation
  - Ground Floor
  - Bays
  - Upper Planes
- Active Ground Floor
- Transition from Ground Floor to Upper floors



2  
A4.1

MURPHY AND NEW STREET CORNER

# Architecture-View North from McKinley



3  
AA.2

MCKINLEY LOOKING NORTH TOWARD GATEWAY AND CALTRAIN TOWER



# Architecture-Taaffe Facade (Residential Entry)



2  
A4.3

TAAFFE RESIDENTIAL ENTRY AND PORTE COCHERE CANOPY



# Architecture-Redwood Square from Murphy



3

A4.1

MURPHY RESTAURANTS FACING REDWOOD SQUARE



# Architecture-Gateway (view North down Frances)



4  
A4.2

REDWOOD SQUARE LOOKING NORTH TOWARD CALTRAIN TOWER AND BUILDING 2 RESIDENTIAL ENTRY

# Recommendation for Council Consideration

## Requested Feedback

- **Site Planning**
  - ◆ Redwood Square
  - ◆ Sidewalk Interface
- **Architecture**
  - ◆ Façade Articulation
  - ◆ Residential Entry
  - ◆ Ground Floor Treatment
  - ◆ Gateway Treatment