



Sunnyvale

100 Altair Way
2016-7438

Shaunn Mendrin
Planning Commission
October 12, 2020



Project

SPECIAL DEVELOPMENT PERMIT

- Demolish the existing buildings
- Construct a new 141,333 square foot seven (7) story office building
- Four (4) levels of underground parking
- Parking Adjustment request
- LEED GOLD, all electric

Project

TENTATIVE PARCEL MAP

- Adjustment existing parcel boundary
- Street easement dedication and vacation
- New utility and architectural easements

ENVIRONMENTAL REVIEW

- Evaluated in the Downtown Specific Plan EIR
- Specific Development Mitigations included in MMRP and incorporated into Conditions of Approval

Background

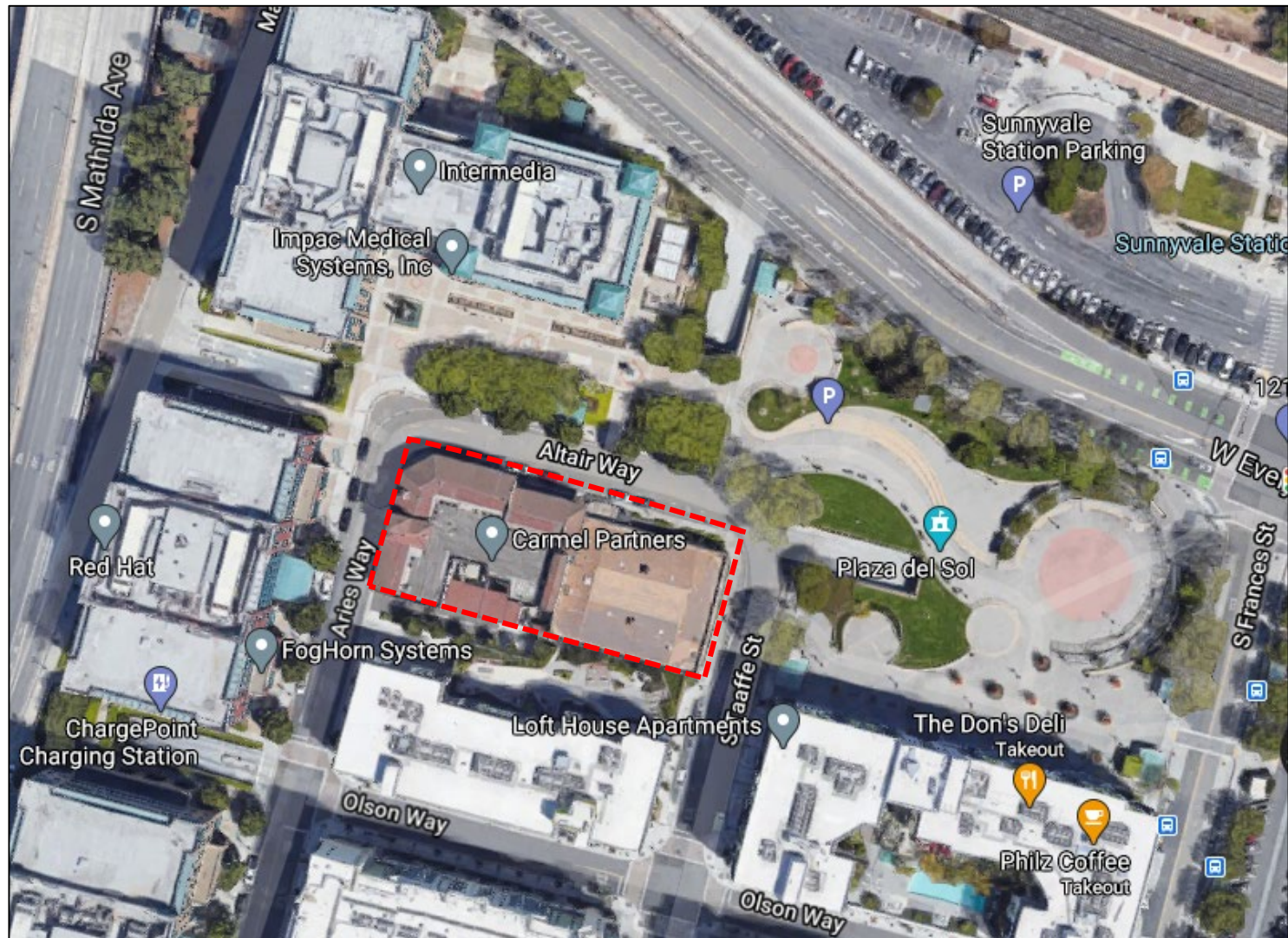
Revised DSP

- Subject to recently amended DSP and zoning

Development Agreement

- Establishes 125 Height
- Establishes 141,333 square feet of office
- All Electric

Existing Site



Site Plan



Project Rendering-Looking Southwest



Project Rendering-Birdseye



Project Rendering- Southern Façade/Aries



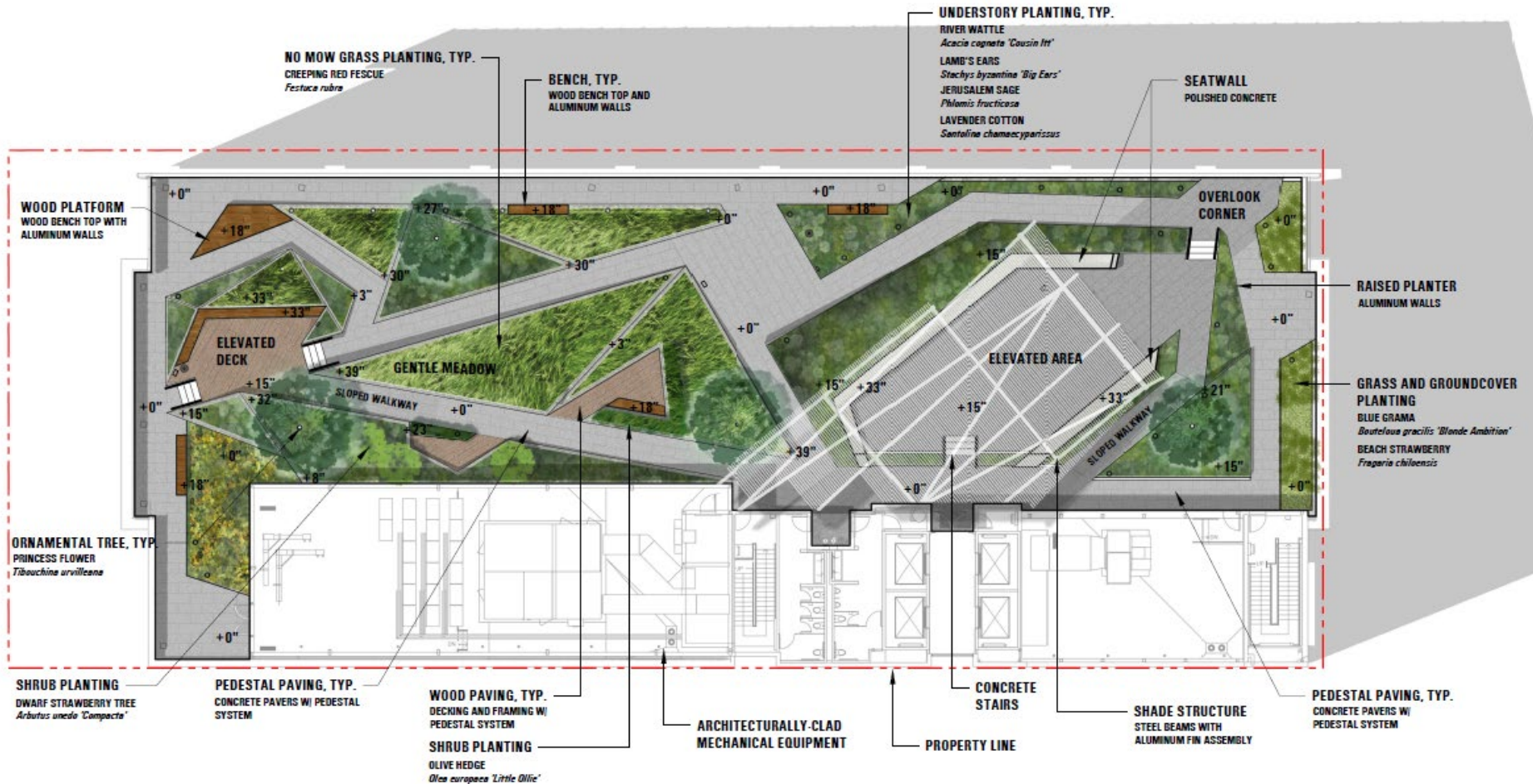
VIEW FROM ARIES

Project Rendering- Southern Façade/Taafe



VIEW FROM TAAFFE

Rooftop Garden



Rooftop Garden



Exterior Materials



Glass Fiber Panels



Mullion/Frame



Curtain Wall



Trim



Pavers on Altair & Taaffe



Soffit



Living Wall



**Truncated
Dome**



**Planter Wall
Finish**



Wood Benches

Exterior Materials



LOBBY VIEW EXTERIOR



Exterior Materials



VIEW FROM TAAFFE

Development Standards

- **Development Standards**
 - Complies with Standards
 - Requesting Parking Adjustment
 - Allow Valet Parking
 - Includes 39 Compact Spaces
 - Transportation Demand Management (TDM) Program
 - 30% reduction upon occupancy
 - 40% reduction within 1 year of occupancy

Design Guidelines

- **DSP Design Guidelines**
 - Generally Complies
 - Justification for two guidelines
 - Base, Middle and Top
 - Roof Variation
- **Structured Parking Design Guidelines**
 - Garage Ramp Slopes

Building Section



Design Guidelines - Justification

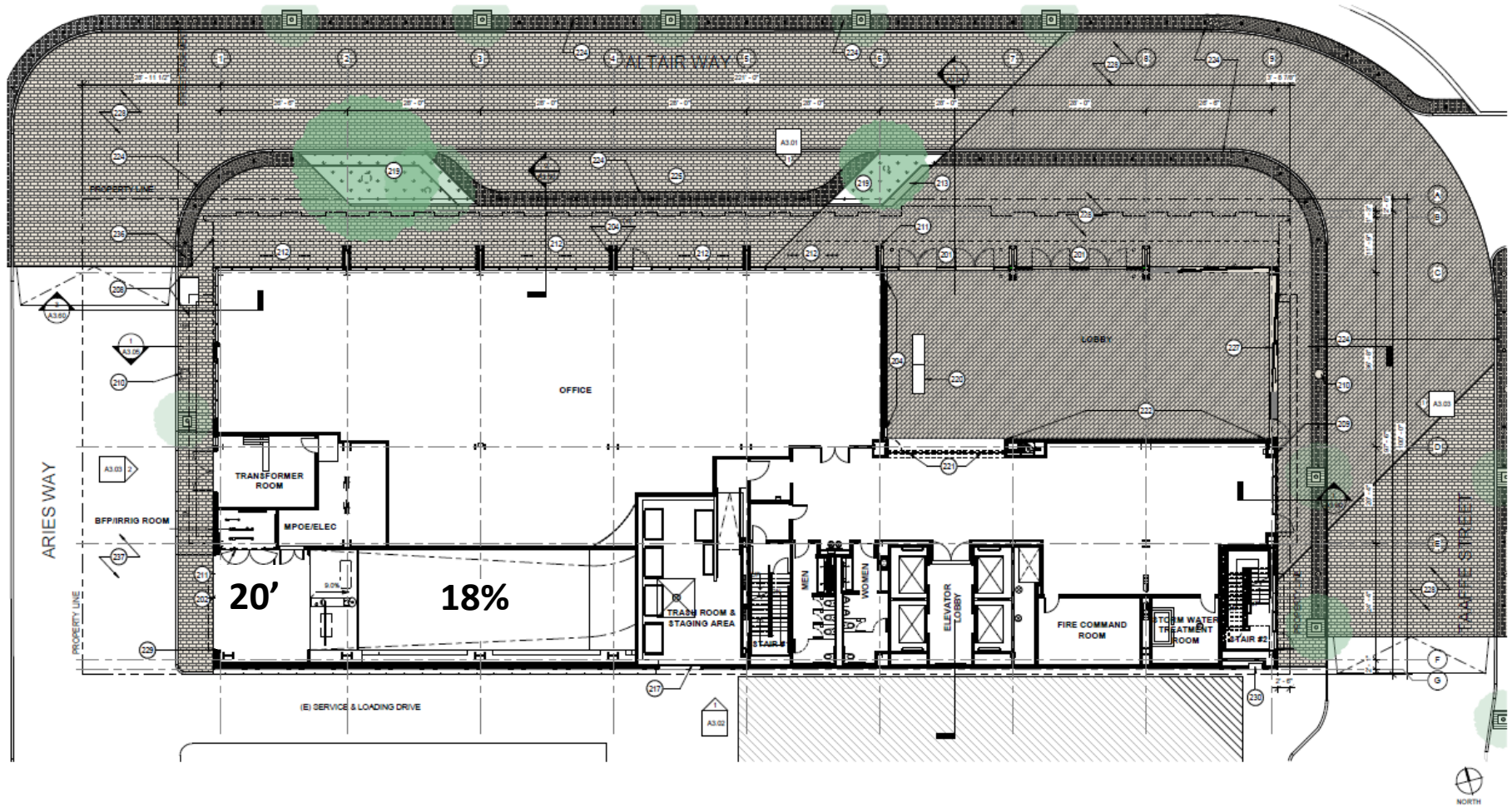


Altair Elevation

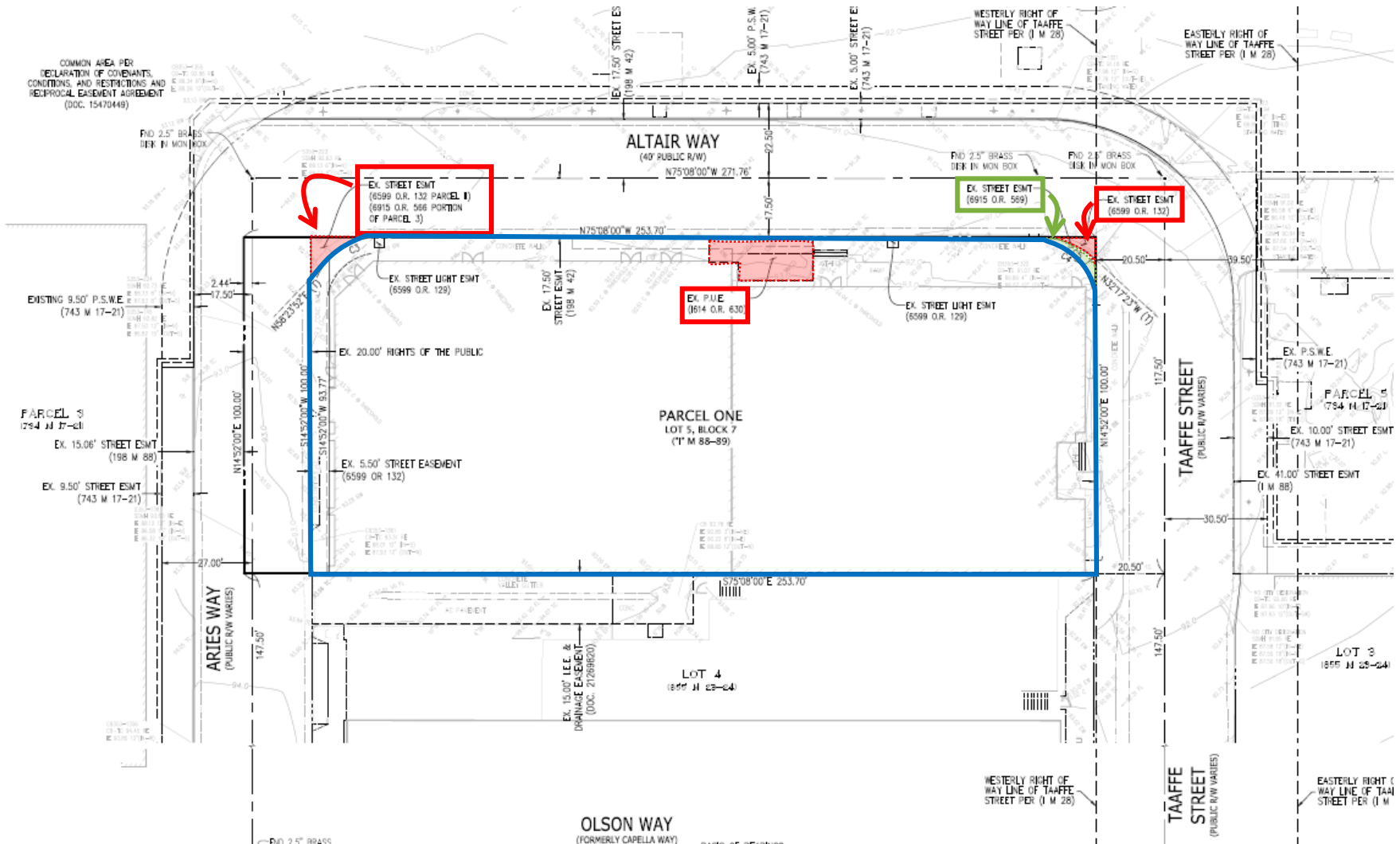
Design Guidelines - Justification



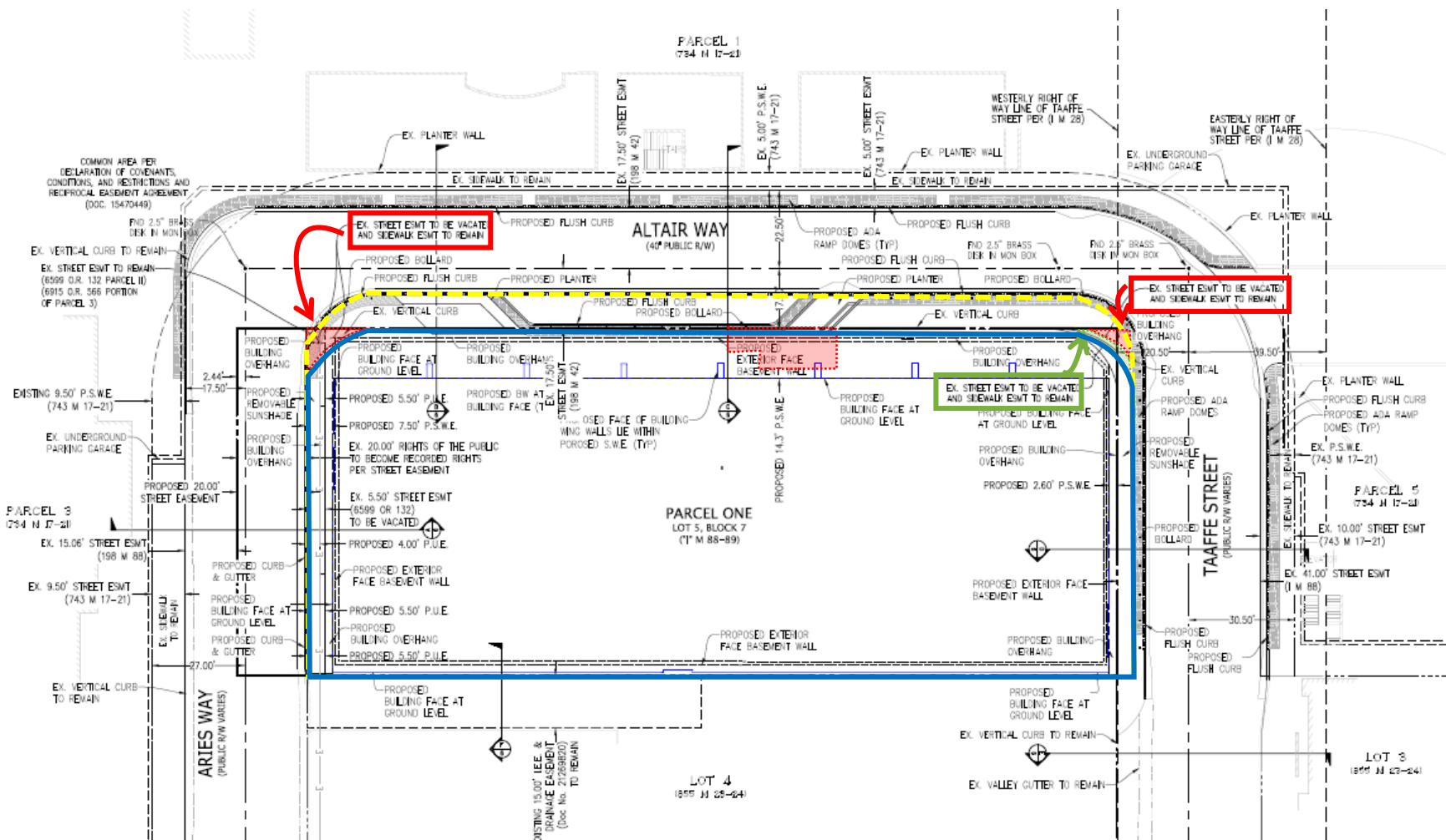
Design Guidelines - Justification



Tentative Parcel Map – Existing Conditions



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Recommendation

Alternatives

Alternative 1:

- Make CEQA Findings consistent with DSP EIR
- Make Findings and Approve SDP and Map
- Recommended Conditions of Approval in Attachment 4

Alternative 2:

- Same as Alternative 1, with modified Conditions of Approval

Alternative 3:

- Deny the Special Development Permit and Tentative Parcel Map and provide direction where changes should be made

Staff Recommendation

Alternative 1 – Approve the Special Development Permit and Map