

CITYLINE SUBBLOCK 3S

PLANNING RESUBMITTAL #4

RESPONSES TO PLANNING COMMISSION COMMENTS

PRC NO.: 2020-7262

ADDRESS: 200 S TAAFFE, SUNNYVALE, CA

Commissioner	Comment	Block 3S Response
DH	Children play area - great! Although looks like people will lock bikes to these structures.	Excellent feedback. The imagery shown in the rendering is for reference only and photographs of actual play structures we are considering have been provided in the landscape set. We remain committed to providing a play area for all abilities and will avoid any possible bike locking. Please note there are over 30 short term bike parking options along the perimeter of the plaza as well.
DH	Outline where we will have bicycle parking in and around the park.	Please reference pages A1.17 for the Class I (interior) spaces and Sheet L1.1 for the Class II (exterior) spaces which shows where short and long term bike parking is throughout the site
DH	Likes the direction of the project. Bringing a little bit of Europe in SV!	We whole-heartedly agree!
KO	Play structure being inclusive: Engage of all ages and abilities.	Agreed, we have further detailed our thought process for the play area, using Magic Bridge as a reference. Please see reference images in the landscape set, and we have engaged Specified Play Equipment Co to help us further detail this critical piece of the plaza. We recommend a COA for all-inclusive play area to be fully detailed during the bldg. permit stage
KO	Please confirm if real lawn or fake?	As a result of the discussion from the Study Session, and to better accommodate the Winter Ice Rink, synthetic lawn will be used
KO	Like overall design: Open space on building.	Thank you, noted
KO	Likes darker colors at base.	Thank you, noted
KO	Likes vertical columns interspaced.	Thank you, noted
KO	Likes the glass & windows. Setbacks at top works well.	Thank you, noted
KO	"Sunnyvale Commons" rather than Redwood Square	Thank you for the comment. We have begun a further investigation of the name of the open space and look forward to finalizing as it opens.
DS	Public bathrooms: DS - how about Parisian robotic bathrooms?	We understand and appreciate the Commissioner's comment. After study, we are not planning on providing permanent public restrooms in this privately owned open space as they are long term liability we are unable to undertake
DS	More information on Wayfinding:	Yes, we have a comprehensive master sign program that has been submitted to the planning department. This is a critical need for the success of the retail.
DS	Outdoor Spaces: Seeing small cantilever for shelter. We can study the retail spaces for outdoor dining.	After the comments from the Commission, we have re-evaluated the open space area to provide additional landscape areas and additional shade.
DS	What areas have flush roads? Flexibility for events is nice. Issues with PW?	Please reference diagram L0.3 in the plan set showing where we are proposing flush sidewalk conditions and where we are proposing City Standard conditions. While we would have like additional flush areas, Public Works has required these limited areas
DS	Landscaping: Can we integrate art into the landscape and buildings?	Excellent suggestion, as seen in the Landscape Renderings, we are proposing a "muse" through the redwood trees and will incorporate the history of the Sunnyvale redwood grove into this experience. We recommend confirming via a COA that requires we provide plaques outlining the history of the trees along this muse
DS	Bike Parking: Secure lockers.	Please reference pages A1.17 for the Class I (interior) spaces and Sheet L1.1 for the Class II (exterior) spaces which shows where short and long term bike parking is throughout the site
DS	New Redwoods: What size. Make sure we size them right. Smaller may be better, long term.	Excellent comment. We will coordinate with a licensed arborist to ensure the appropriate size tree is selected for the ultimate health and longevity of the tree.
DS	Water usage: How will fountain work? Recycle water?	We do plan to utilize water recycling for the water feature. We recommend a COA requiring recycling water.
DS	Concrete spaces: Do a lot of engineered fill for roots, etc.	Thank you noted, appropriate fill will be provided for street trees as noted in the civil drawing details. See Page L3.3
DS	More Green & Taller Trees, considering the building height.	After the comments from the Commission, we have re-evaluated the open space area to provide additional landscape areas and additional shade.
DS	Would prefer more prominent signage. More animation in the signage.	Yes, we have a comprehensive master sign program that has been submitted to the planning department since our last meeting. We will also have a prominent sign at our residential entry similar in scale to the one at The Flats
DS	Outline Bottom, middle & top of the building.	Per the Downtown Specific Plan, we have separated the building form into a strong base, middle and top. We have solidified the building top, particularly on Taaffe, in response to these comments. Please review the Taaffe rendering

DS	Concerned with the upper stories - the pop-outs; picture framed modern that are projected out.	Per the Downtown Specific Plan, we have separated the building form into a strong base, middle and top. We have solidified the building top, particularly on Taaffe, in response to these comments. Please review the Taaffe rendering
DS	Changes of window style at upper floors? Maybe not so much in contemporary style.	We appreciate this comment, maintaining a cohesive approach to the building is critical to it being of timeless design.
DS	In large cantilevered spaces, try to use glass?	After the comments from the Commission, we have re-evaluated the open space area to provide additional landscape areas and additional shade.
DS	Squares: surrounded by streets? It is more of a park, not square.	Thank you for the comment. We have begun a further investigation of the name of the open space and look forward to finalizing as it opens
DS	Wood on top of concrete - not good idea. Maybe another material?	Please review the conceptual detail provided on Sheet L3.2 which outlines how these two materials can work together
DS	Light art at Gateway?	Thank you for the suggestion. Art is a critical piece of the downtown fabric, and the underside of the Gateway is a place we are studying. Should it be selected, light art is a suggestion we will review and evaluate. Art moves in a separate parallel process and will go to both the Arts Commission and City Council.
KR	Too much concrete. Wants more green; Too hot.	After the comments from the Commission, we have re-evaluated the open space area to provide additional landscape areas and additional shade.
KR	More cover - awnings.	After the comments from the Commission, we have re-evaluated the open space area to provide additional landscape areas and additional shade.
KR	Put walkway through the redwood grove?	Excellent suggestion, as seen in the Landscape Renderings, we are proposing a "muse" through the redwood trees and will incorporate the history of the Sunnyvale redwood grove into this experience. We recommend confirming via a COA that requires we provide plaques outling the history of the trees along this muse
KR	Wants more redwoods. Wants taller trees.	We are providing over 50 new trees as part of this proposal and maintaining 5 of the 6 redwood trees in the historic grove, including planting two significantly sized new redwood trees to create better visibility to the grove.
KR	Grass area may not be too useful.	We believe this lawn can be both an informal gathering place for shoppers, diners, residents and community members; and be able to support large scale gathering events (when again allowed). This unique flexibility is critical to the success of the plaza.
KR	Reconsider the water feature?	As a result of this comment and those related to more "green" we have expanded the lawn area and reduced the fountain to only the east side. We will continue to use recycled water for the fountain.
KR	Likes standard city sidewalk going into park.	Please reference diagram L1.1 in the plan set showing where we are showing city standard and enhanced paving options around the plaza.
KR	Residential entrance needs work. Go higher? Vs. 12-story bldg.	Thank you for this comment. We have refined the entry, please see the porte cochere rendering for the best view. We will also have a building sign (similar to the Flats) which will increase the scale.
KR	Would like to see a fly-through realistic videos	Unfortunately we are not in a position to provide such a videa. If there is a particular view you'd like to see we are happy to provide
KR	Show how do floors step back.	Please refer to the floor plans which show how the floor plate is reduced as you make your way up the building. We are in compliance with the DSP which requires a reduction of floor plan area as you go up.
KR	Material boards. Wants to see where the materials are used. Talk about Mock-up process at approval hearing.	Thank you for this comment. We have provided reference imagery for the main materials, and have rendered the project in a sharper form to give you a sense of the true color and impact.
KR	Window look a bit like a hotel?	As this is a higher density residential project that will be constructed out of concrete, we are able to provide higher quality windows than is typical.
KR	Base layer: Recessed entry ways? Doesn't always need to be storefront windows to the base.	Very appropriate comment - we have recessed the entries to the retail spaces.
KR	Use redwood tree taking down to build benches?	We are going to the Heritage Commission to remove the 1 redwood and will be milling the tree for use as lumber. We will make that lumber available for community members who would like to use it. We are still evaluating the best way to integrate the redwood wood into the project.
Public Comment		
Mike Serrone	Likes gateway. Show what is going on @ Murphy & McKinley - for events. Block 6.	Great comment we have included a couple of views to show this
Mike Serrone	Too much concrete. Semi permeable?	After the comments from the Commission, we have re-evaluated the open space area to provide additional landscape areas and additional shade.
Mike Serrone	Disruption to downtown. Construction timing and sequence.	We plan to build the combined Block 3S & N project at one time to minimize disruption to the downtown. Block 6 (across the street) would follow Block 3 as we need that land to stage materials, provide storage and trailers. Some of Block 6 will remain open for public parking per the Development Agreement