



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

---

**File #:** 19-0406, **Version:** 1

---

Study Session Summary of March 5, 2019 - Update on Downtown Specific Plan Amendment

**Call to Order:**

Vice Mayor Russ Melton called the meeting to order at 5:30 p.m.

**City Councilmembers Present:**

Vice Mayor Russ Melton  
Councilmember Glenn Hendricks  
Councilmember Nancy Smith  
Councilmember Michael S. Goldman  
Councilmember Mason Fong

**City Councilmembers Absent:**

Mayor Larry Klein (recused)  
Councilmember Gustav Larsson (recused)

**Study Session Summary:**

Trudi Ryan, Director of Community Development, delivered a presentation summarizing three developments proposed for the Downtown Specific Plan Area.

Councilmembers asked questions and made comments:

**Architecture**

- A comment that the buildings should be more “wedding cake” and less boxy.
- What are the building heights for the CityLine project?
- Appreciation was expressed for the CityLine sub-block 3 (Redwood Square) project and the trade-off of additional height for more open space. A range of heights for CityLine’s residential buildings is desirable.
- Questions on how Murphy Square’s existing plaza could be replicated.
- The desire for more building articulation was mentioned by several Councilmembers.
- Concerns with so much steel and glass.
- A comment that there may not be total support in the community for tall buildings.
- The project at Murphy Square should open up at the corner facing Murphy Avenue and should match the adjacent architectural style.
- More vibrant design, including more “wedding cake” design, is desirable.
- The community should discuss trading height for open space.

**Housing**

- The 750-maximum net new housing units were noted with a question of whether there was a minimum number of units, and the number of each type of unit.

- What percentage of the housing units proposed are affordable?

#### Site Planning and Wayfinding

- Better wayfinding is needed in Downtown.
- There is a need for better wayfinding for parking in the downtown area.
- More community space in Redwood Square, including a playground, is desirable.
- Support for the Frances Street extension “art walk”.
- It was noted that the redwood trees downtown are historic and that there are hand prints in the concrete near Macy’s that should be preserved.

#### Circulation, Transportation and Parking

- Would the Frances Street extension be used primarily by pedestrians?
- Questions regarding a potential future Caltrain grade separation and how it might affect the Murphy Square project.
- How many people are projected to work at the 100 Altair project and would use the train for commuting?
- Questions about parking in the downtown.
- Consideration should be given to bicycle and personal transportation vehicle docking and charging stations.

#### Other

- Downtown should be accessible for families including such amenities as open space and public art.
- Have tenants been identified for the proposed buildings in Block 1A and 18, noting a desire for incubation space for startups included in the downtown?
- Has a Water Supply Analysis been prepared for the project and has a Phase 1 study been completed?
- Questions about the status of the Traffic Impact Study for the amendment and if the Caltrain Grade Separation had been considered as part of the project design and for the traffic study.
- A Community Benefits Program is desirable, such as was approved for the Peery Park Specific Plan.
- Questions about how and when the Macy’s building will be demolished and what is in the best interest of the community.
- As a separate item, the repainting of the water tower on Hendy was mentioned.

#### **Public Comment:**

Members of the public made the following comments:

#### Architecture and Housing

- Allow up to 12-13 story buildings in exchange for 20% affordable units.
- The City Line project should provide 20% affordable housing units and should target the “missing middle.”
- Support for the heights of the buildings and the additional housing downtown.
- Suggested that 15% of all units be below market rate.
- Commented that the City needs more housing.

- Wanted to see additional height in the middle of the downtown.
- Asked that tall buildings be close to transit.
- Suggested that with additional height, additional affordable units should be required.
- Commented that liked tall buildings but wants to see views of the local hills.

#### Site Planning and Wayfinding

- Requested that the Council consider a place downtown for ice skating, either seasonally or permanently.
- Commented that the downtown needs a “there, there.”
- Commented that the downtown needs better wayfinding and parking directions.
- Suggested that the roof tops be open to the public.

#### Circulation, Transportation and Parking

- An Uber pick-up area should be considered for the Frances Street extension.
- The projects should include recycled water collection and use.
- Commented that there needs to be better non-auto improvements downtown to get people out of their cars.

#### Other

- Proposed that Sunnyvale be “carbon free.”
- Suggested that the City encourage all electric projects.
- The Sunnyvale Downtown Association board asked to be included in the process and asked that decision makers not forget about Historic Downtown.
- Suggested that flexible workspace be included in the downtown.

#### **Adjournment:**

Vice Mayor Russ Melton adjourned the meeting at 6:55 p.m.