



Sunnyvale

DOWNTOWN SPECIFIC PLAN AMENDMENT BLOCK 20 PROJECTS

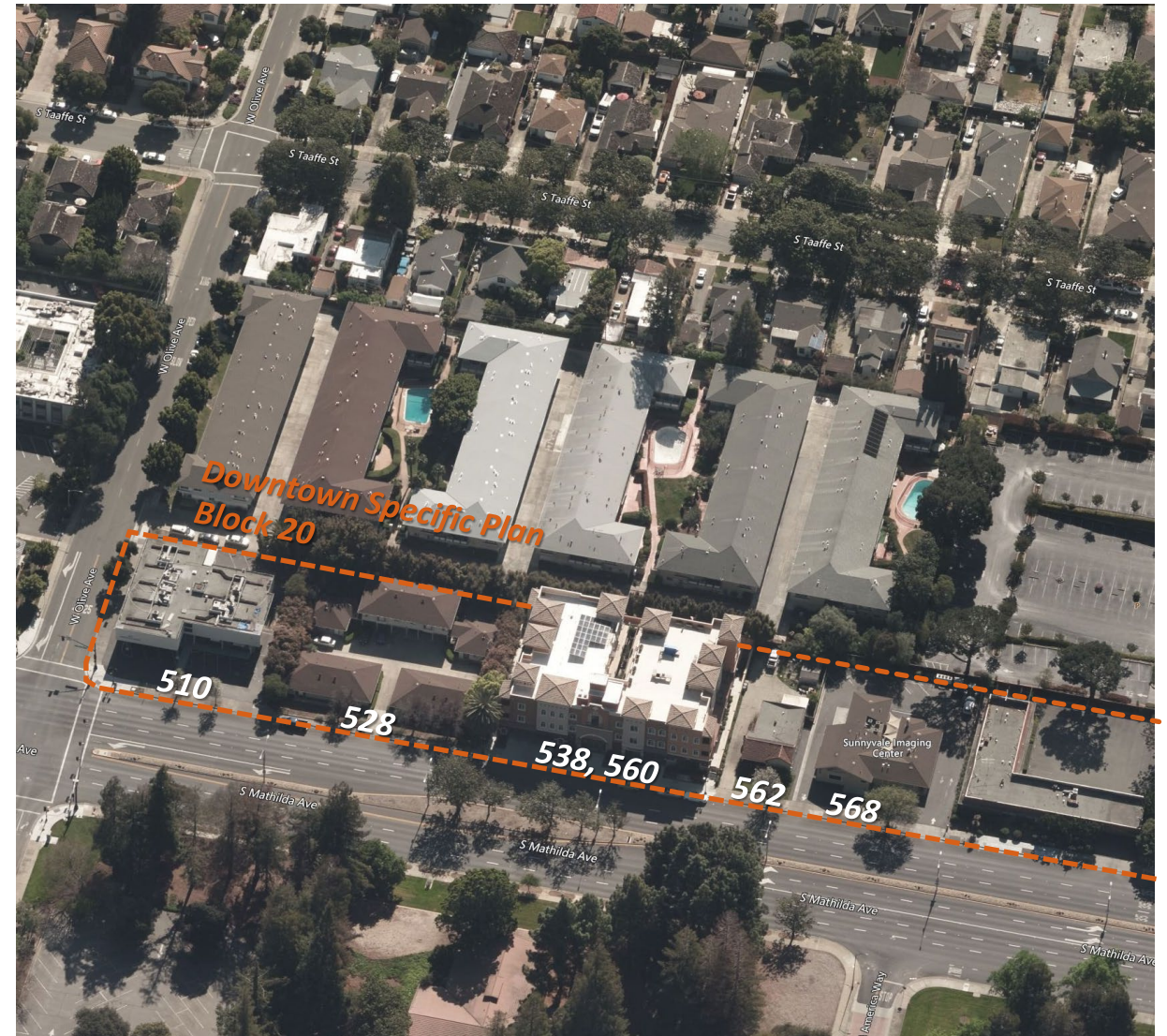
Community Meeting

July 14, 2021



Agenda

- Introduction + Background
- Applicable Standards + Guidelines
- 562-568 S. Mathilda Proposal
- **Public Questions + Comments**
- 510-528 S. Mathilda Proposal
- **Public Questions + Comments**
- Next Steps



Proposed Projects & Purpose Today

A Downtown Specific Plan Amendment and rezoning that considers two project proposals for Block 20

- Share project proposal plans and massing studies
- Provide context on applicable city standards and guidelines
- Use public input today to inform land use and development standard updates in the Downtown Specific Plan Area

Your Role

- Provide input on the project studies, Downtown Specific Plan, considering:
 - Scale and height
 - Form and massing
 - Transitions to surrounding uses, neighborhoods
 - Streetscape design and relationship to the street

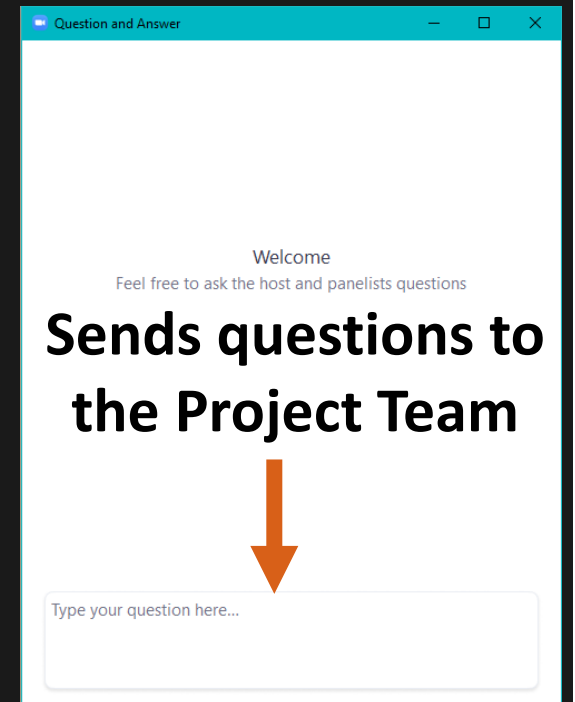
Zoom Controls for Computer or Mobile Device

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Use the Q&A feature or
Text 916.720.1256

Use “Raise Hand” during
Q&A periods to get in
line to speak

Use “Q&A” to send
comments/questions
at any time during the
meeting

“Chat” has been
disabled for public use
(except for the host to
share instructions
during the meeting)



Team Here Today

City of Sunnyvale

Project Planners

- **Shaunn Mendrin**,
Project Contact, Q&A Panel
- **Cindy Hom**,
Planner, Q&A Panel

Project Applicant/Reps.

562/568 S. Mathilda Ave

- **Shawn Karmi**,
Project Applicant, Q&A Panel
- **Anthony Ho**,
Project Architect, Q&A Panel

Ascent Environmental

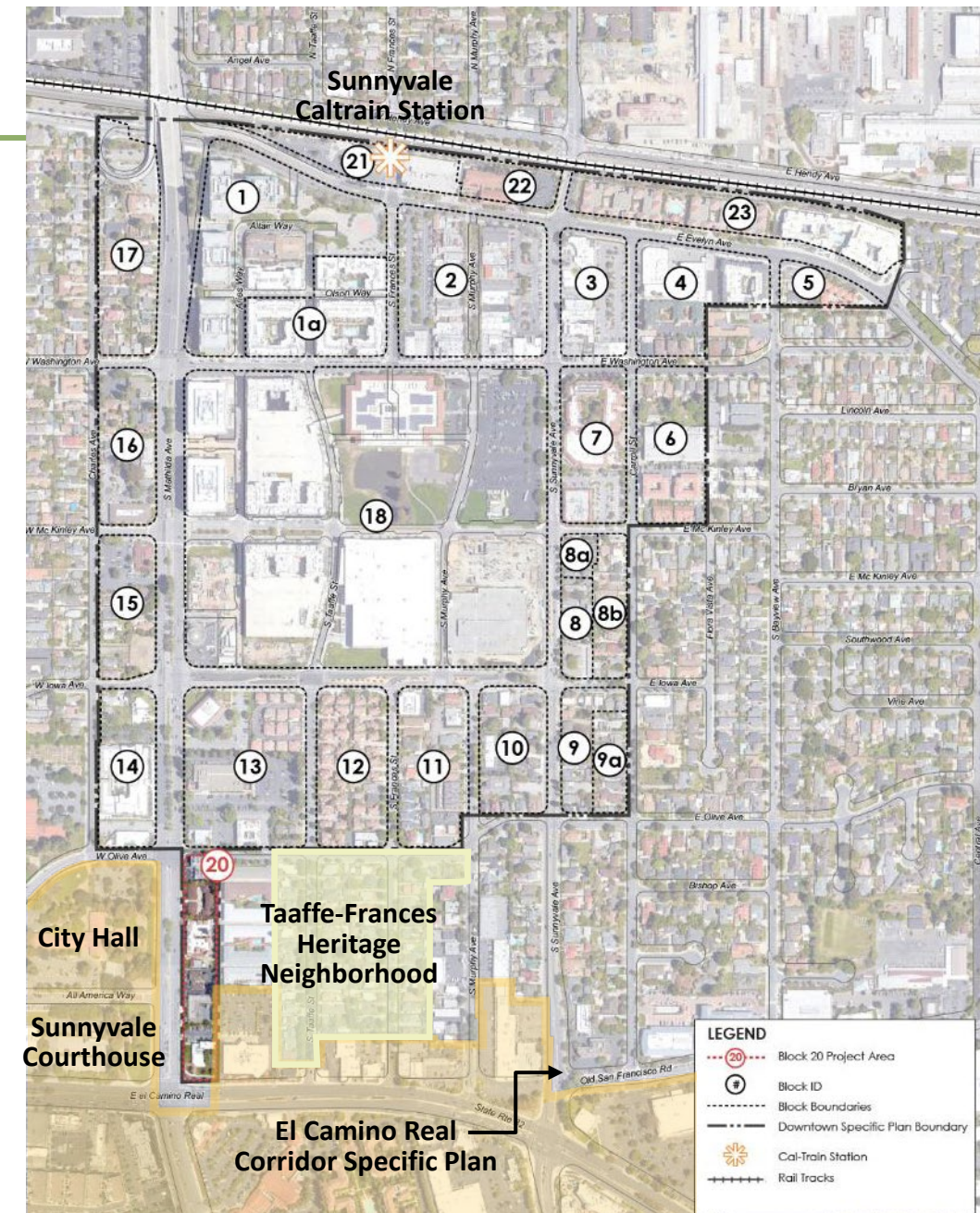
Design + Planning Consultants on the DSP Amendment

- | | |
|-----------------------------------------------------------------|----------------------------------------------------------|
| ■ Allen Folks , Principal,
Presenter, Q&A Facilitator | ■ Matt Gelbman, Senior Planner
Chat Monitor/Moderator |
| ■ Anh Thai, Urban Designer
Chat Monitor, Notetaker | ■ Jamie Kirchner
Meeting Manager, Tech. Support |

Project panelist for
Q&A response are
shown in **bold**

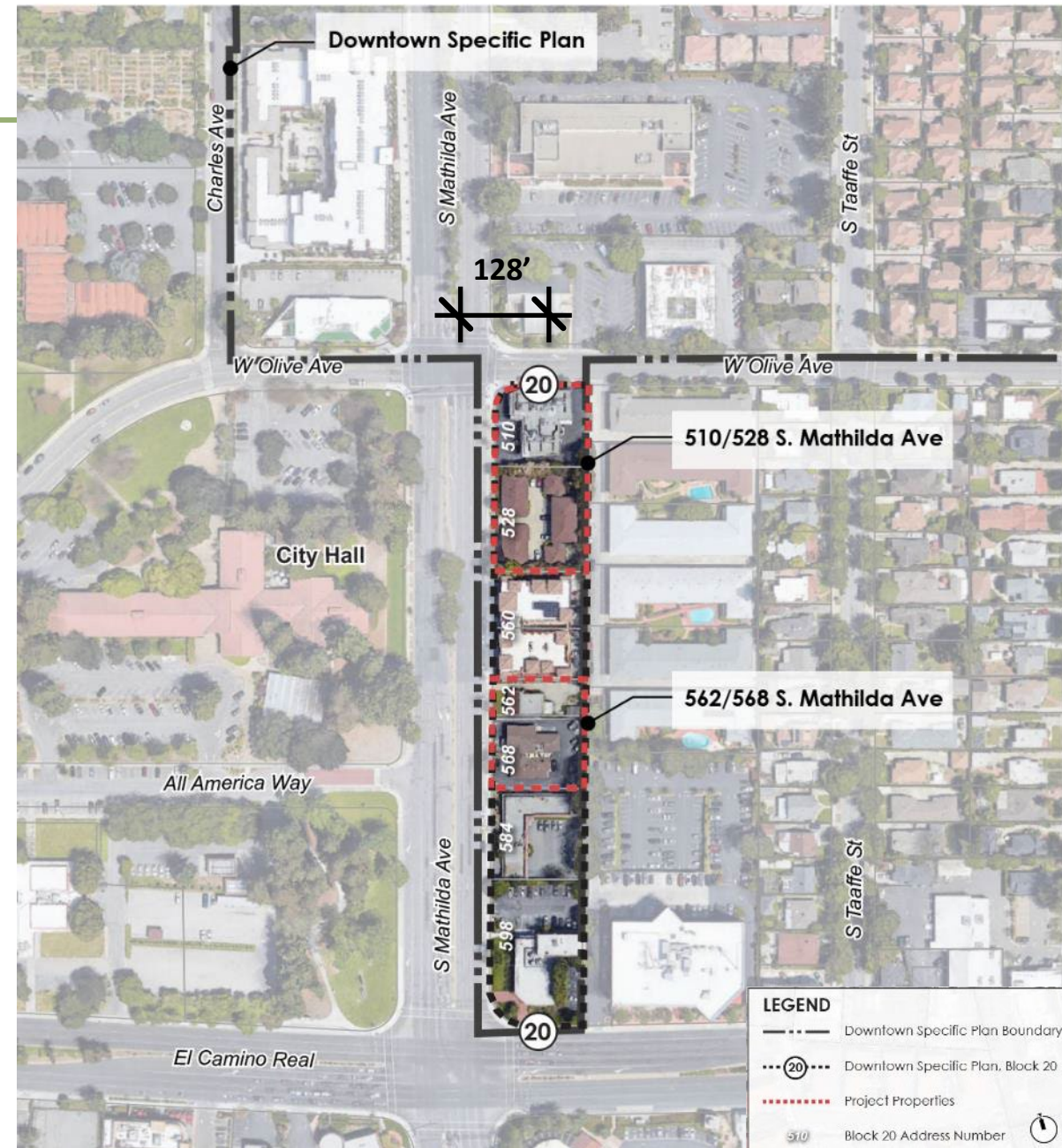
Downtown Sunnyvale Context

- Within the Downtown Specific Plan (DSP) Area
- Entry into Downtown from south at Mathilda Ave/El Camino Real
- 240 feet west of the Taaffe-Frances Heritage Neighborhood
- Across the street from City Hall
- Adjacent to El Camino Real Corridor Specific Plan Area
- Near transit on El Camino Real; one mile to the Caltrain Station



Project Sites Being Studied

- 510-528 S. Mathilda Avenue
 - DSP Land Use: High Density Residential
- 562-568 S. Mathilda Avenue
 - DSP Land Use: High Density Residential, Office
- Redevelops existing on-site uses



Existing Block 20 Development



Commercial uses at 510 S. Mathilda Ave.



Residential units at 528 S. Mathilda Ave.



Mixed-use at 538,560 S. Mathilda Ave.



Residential home at 562 S. Mathilda Ave.



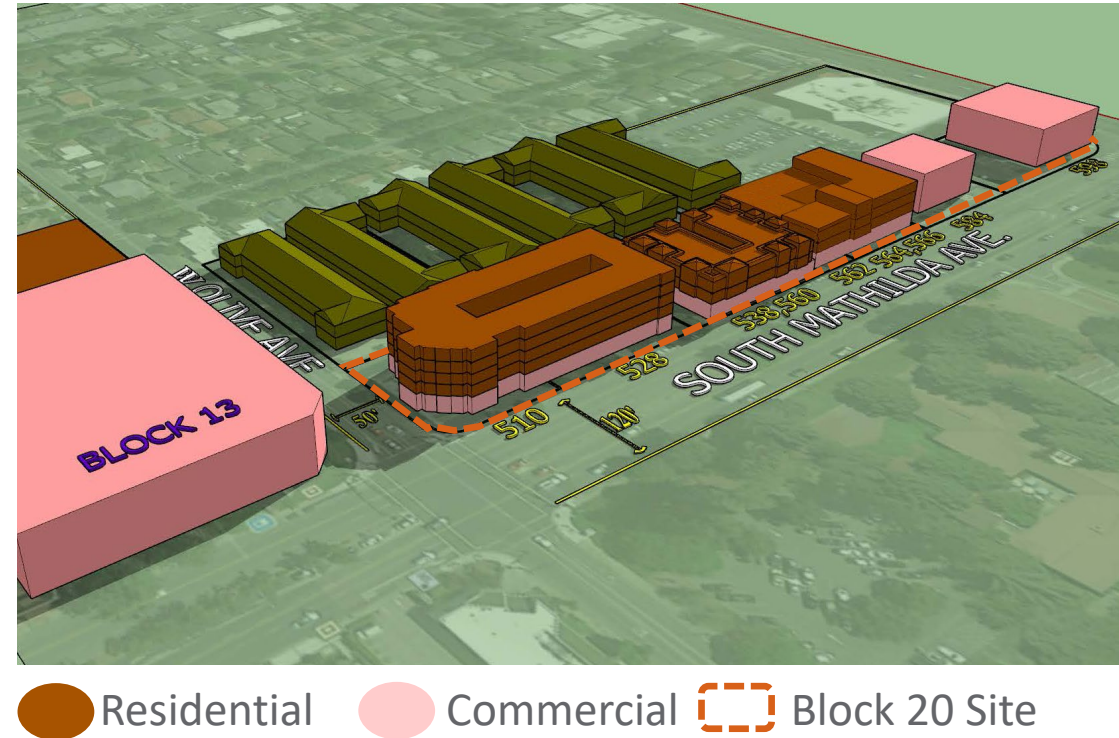
Office at 568 S. Mathilda Ave.



Intersection at Mathilda/El Camino Real

Project History

- 1 GP Amendment Initiation (GPI) application submitted
- 2 City staff review
- 3 GPI application begun + approved w/ direction for project site studies
- 4 DSP Amendment process begun
 - Process paused during COVID-19
 - Application for 510-528 S. Mathilda Avenue withdrawn
 - Input today will inform the DSP amendment



City Council Direction on DSP Amendment Initiation

- Study Block 20 in its entirety
- Change primary land use from **High Density Residential and Office to Mixed Use**
- Increase maximum **residential units** allowed on the block from **51 to 103**, with densities no greater than **65 units/acre**
- Increase maximum **office/commercial area** on the block from **16,400 sf to 36,500 sf**
- **Maintain height limits** for project sites (office - 30 feet, residential - 40 feet)

City Council Direction on DSP Amendment Initiation

- Conduct **additional community outreach**
- Provide **additional technical analysis** (traffic, market, utility, parking, environmental)
- Ensure **good architectural design and detail**, esp. at the pedestrian level
- Improve **streetscape design on Mathilda**



Existing Block 20 Development

Property Address	Residential (units)	Commercial (square feet)
510 S Mathilda Ave*	0	8,883
528 S Mathilda Ave*	8	0
538, 560 S Mathilda Ave	15	5,500
562 S Mathilda Ave*	1	0
564-568 S Mathilda Ave*	0	3,190
584 S Mathilda	0	3,665
598 S Mathilda	0	6,420
Total	24	27,658



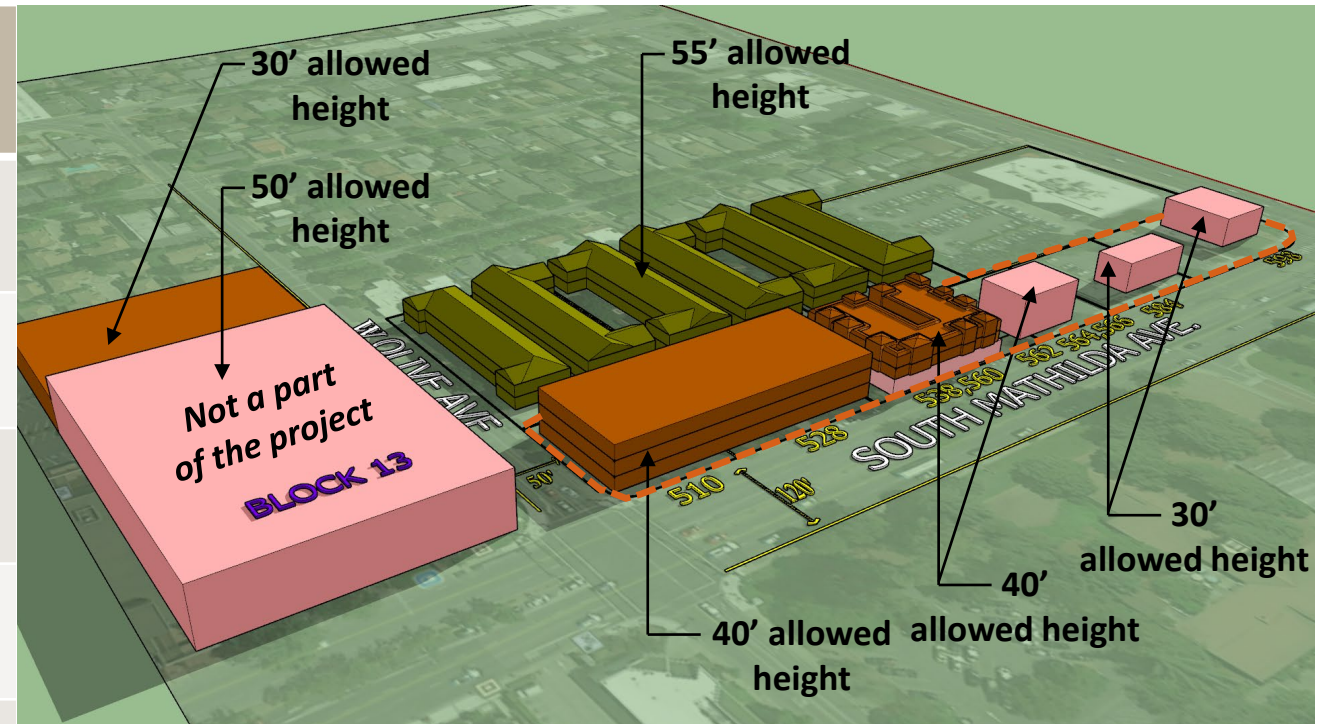
Residential
 Commercial
 Block 20 Site

Project sites are identified in blue in the table.

* Existing uses on project sites are proposed to be redeveloped with new uses.

Allowed Block 20 Development

Property Address	Residential (units)	Commercial (square feet)
510 S Mathilda Ave	18	8,883
528 S Mathilda Ave	18	0
538, 560 S Mathilda Ave	15	5,500
562 S Mathilda Ave	0	0
564-568 S Mathilda Ave	0	3,500
584 S Mathilda	0	2,925
598 S Mathilda	0	4,475
Total	51	16,400



Residential
 Commercial
 Block 20 Site

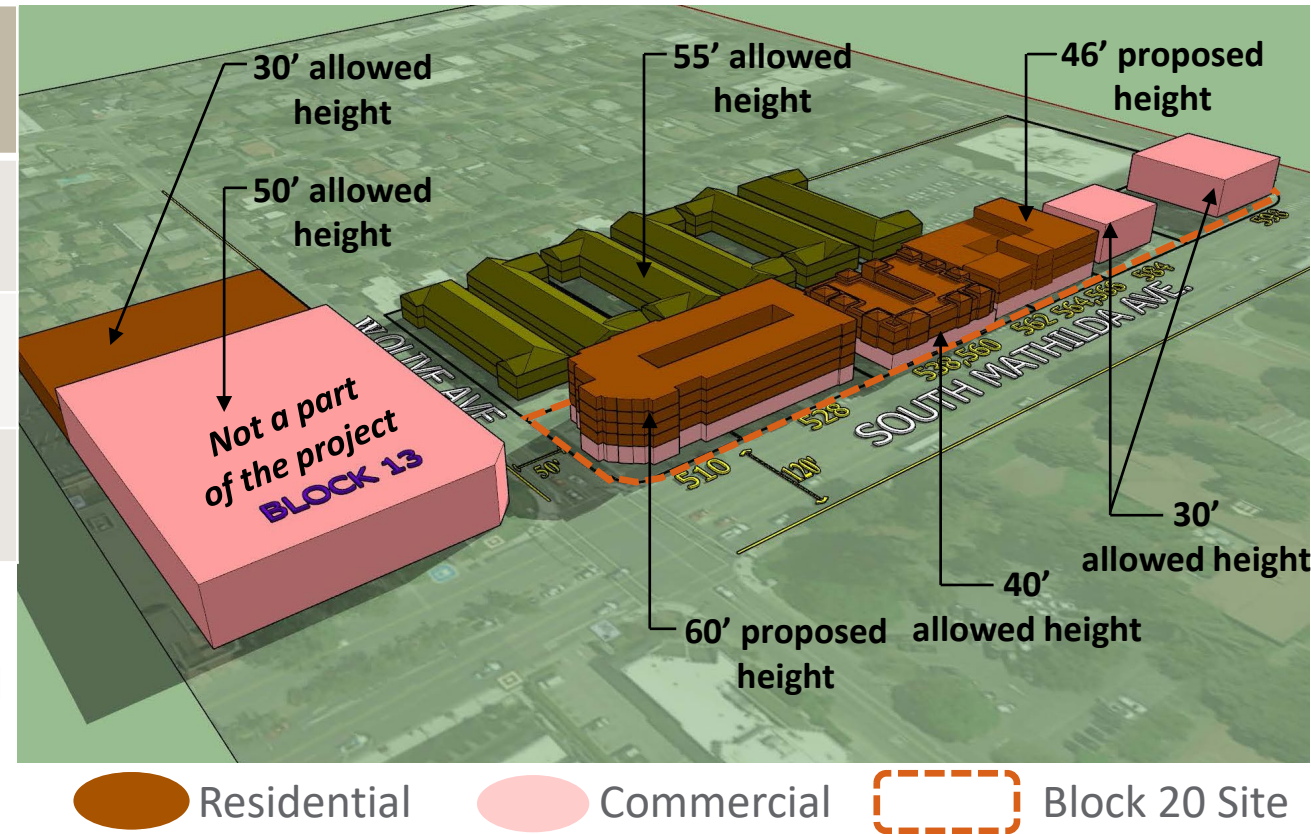
Project sites are identified in blue in the table.

Proposed Block 20 Development

Property Address	Residential (units)	Commercial (square feet)
510/528 S Mathilda Ave*	40-46	10,230
562-568 S Mathilda Ave*	25	4,240
Total Proposed for Block 20	103	36,500

Project sites are identified in blue in the table.

* Existing uses on project sites proposed to be redeveloped with new uses.



Allowed vs. Proposed Block 20 Development

Property Address	Allowed Residential (units)	Proposed Residential (units)	Allowed Commercial (square feet)	Proposed Commercial (square feet)
510 S Mathilda Ave*	18	40-46	8,883	10,230
528 S Mathilda Ave*	18		0	
538, 560 S Mathilda Ave	15	15*	5,500	5,500*
562 S Mathilda Ave*	0	25		4,240
564, 568 S Mathilda Ave*	0		3,500	
584 S Mathilda	0	N/A	2,925	N/A
598 S Mathilda	0	N/A	4,475	N/A
Total Proposed for Block 20	51	103	16,400	36,500

Applicable Development Standards & Guidelines

Development Standard	For 510/528 & 562/568 S. Mathilda Proposals
GP Designation	Transit Mixed Use
DSP Land Use	High Density Residential, Office
Maximum Lot Coverage	60%
Minimum Front Setback at Mathilda	0 feet
Minimum Front Setback at Olive	10 feet
Minimum Interior Side Setback	6 feet
Minimum Rear Setback	20 feet
Maximum Building Height	30 feet (Office); 40 feet (High Density Residential)

DSP Design Guidelines address:

- Activation of the street
- Transitions to lower scale neighborhoods and districts
- Façade articulation and variation
- Architectural character and detail
- Public and private open space
- Landscaping and street trees
- Streetscape design
- Parking location and design
- Signage

Downtown Specific Plan Amendment Next Steps

WE ARE HERE



**Review of
Project
Applications**

Completed



**Conduct
Community
Meeting**

July 2021



**Prepare
Initial Draft
DSP Amend. +
Environ.
Document**

August 2021



**Prepare
Public Draft
DSP Amend. +
Environ.
Document**

September 2021



**Conduct
Commission +
City Council
Hearings +
Public Input**

October 2021



**Finalize
DSP Amend. +
Environ.
Document**

Oct/Nov 2021



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562-568 South Mathilda Avenue

Proposed Project Summary

- Site Size: 19,185 sf (0.44 ac.)
- Housing units over commercial
- 4,240 sf ground floor retail/office
- 25 multifamily units in 2 stories above ground floor commercial (56.8 units/acre)
- Mix of studios, 1-bedroom and 2-bedroom units
- Maximum height 46 feet (3+ stories)
- 55 parking spaces (14 guest/retail)

562-568 South Mathilda Avenue



Conceptual Floor Plans

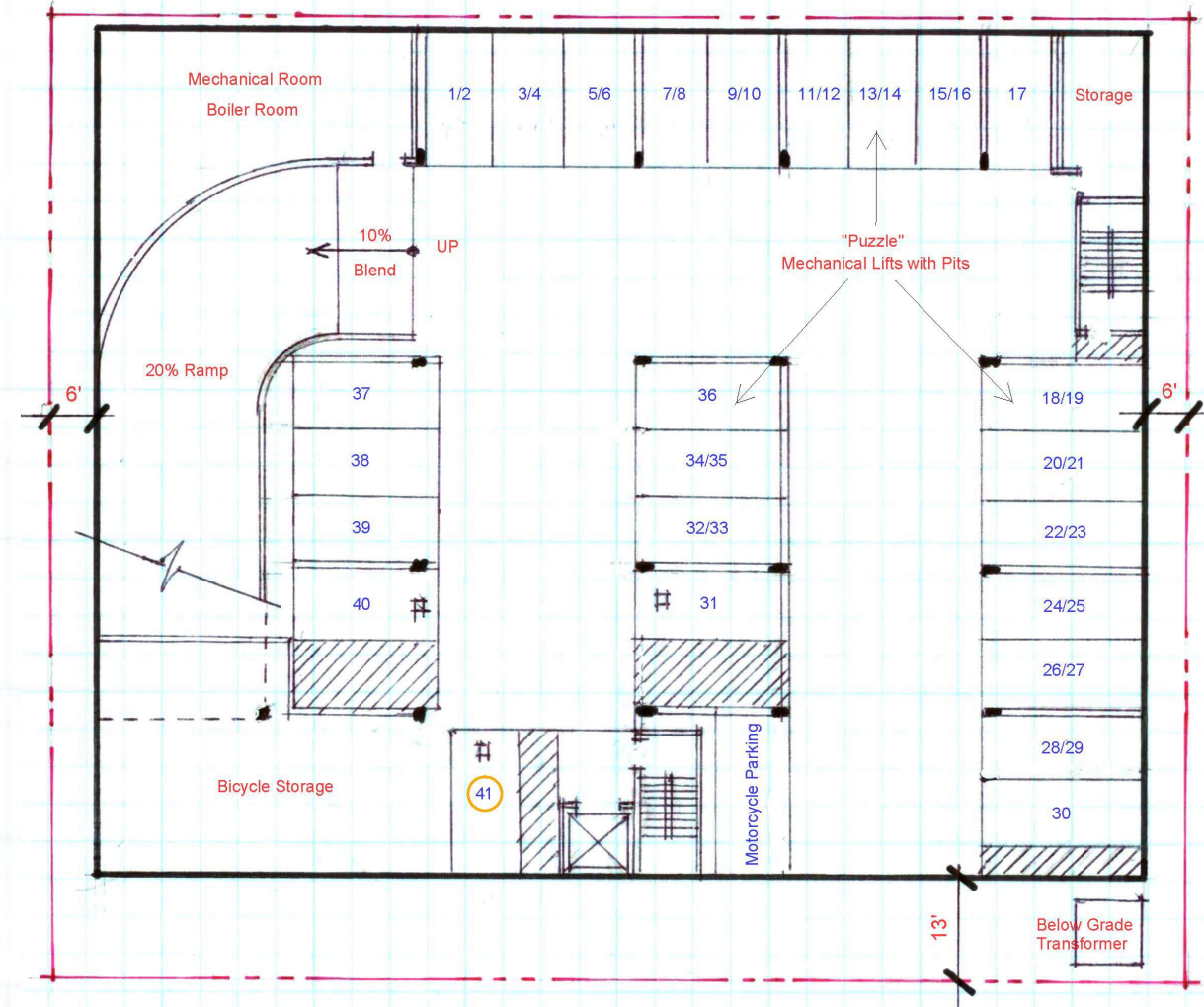
562-568 South Mathilda Avenue

- 4,240 sf retail



First Floor

- 41 parking spaces + 14 shared guest/retail spaces)

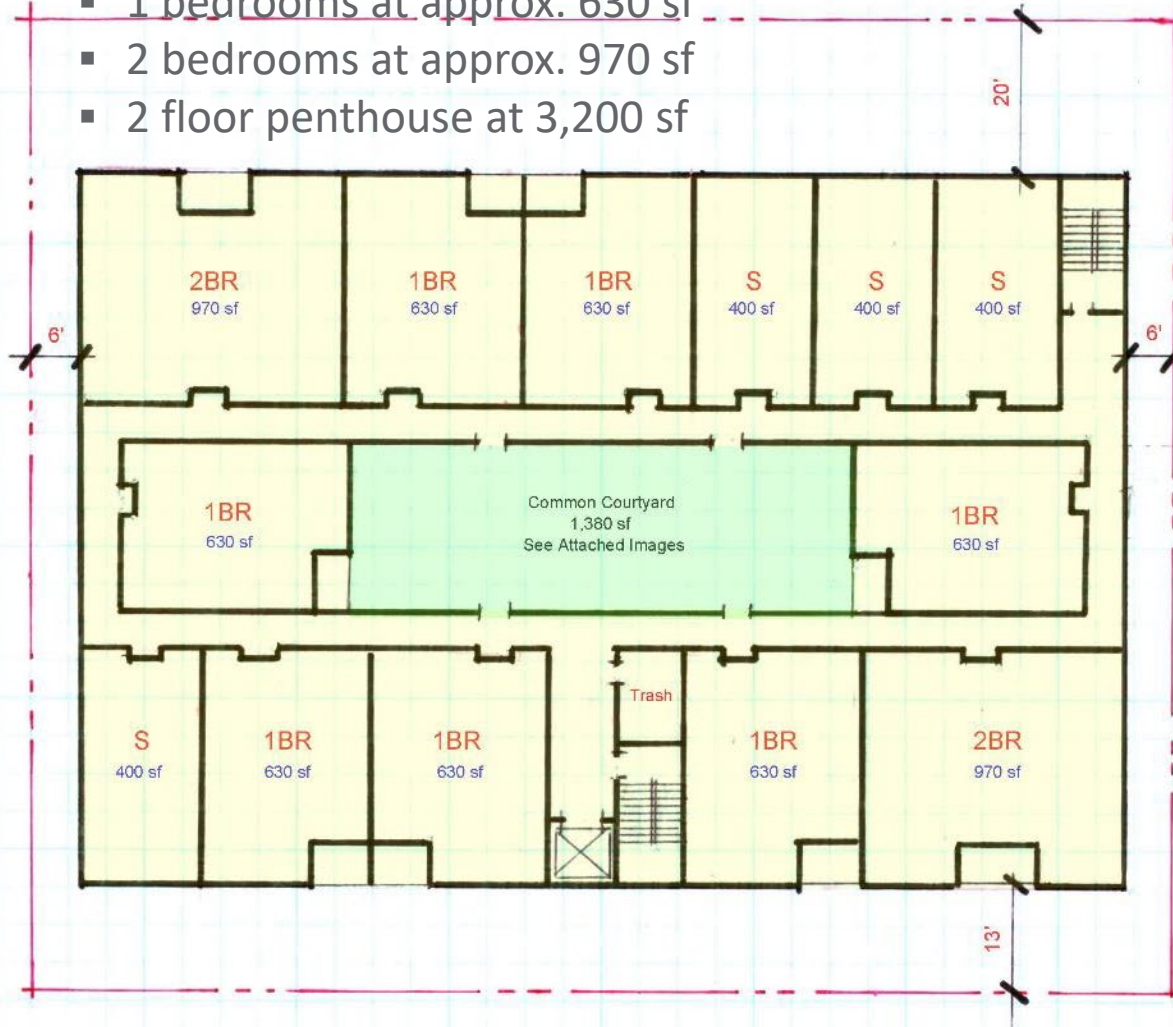


Basement

Conceptual Floor Plans

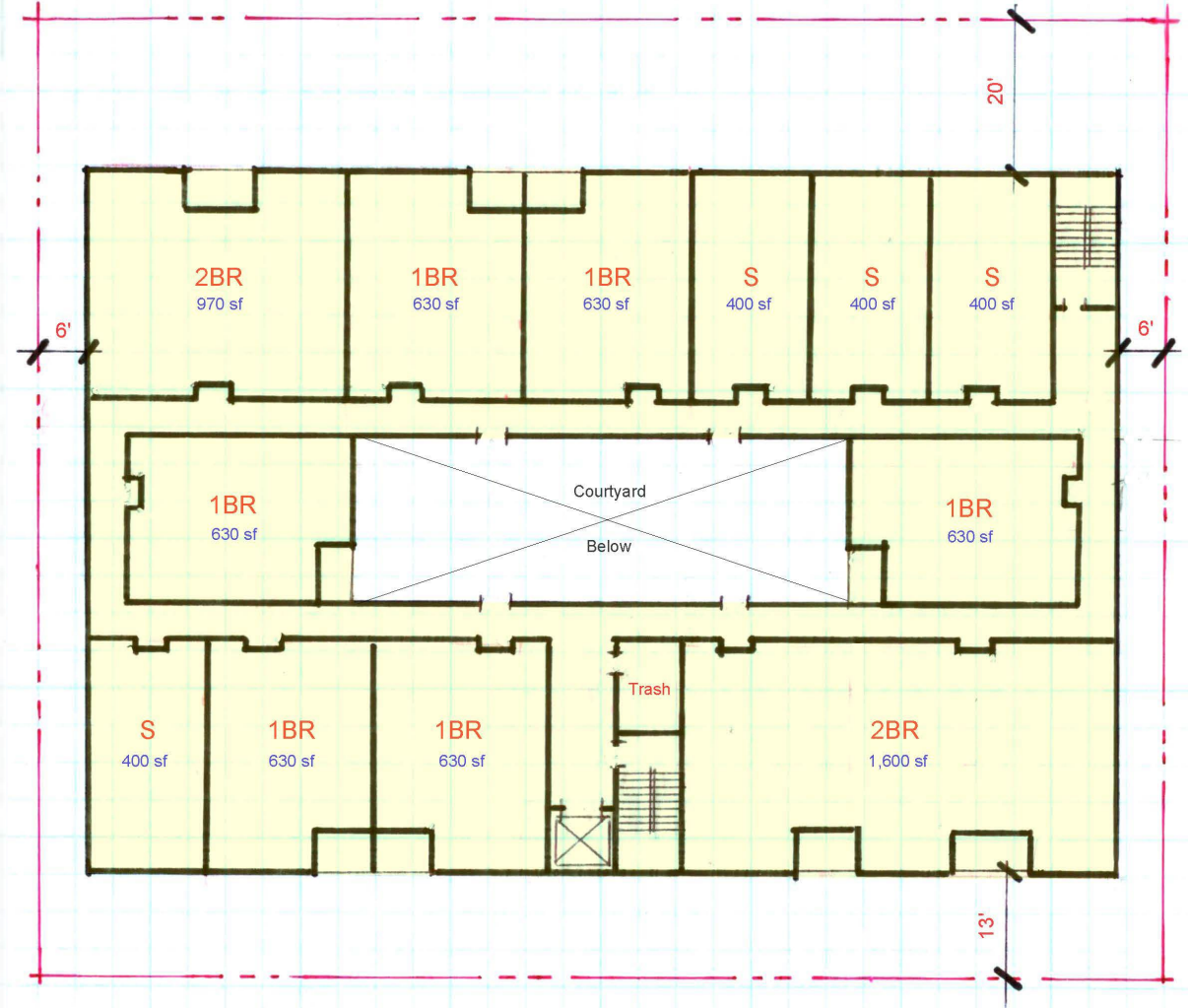
562-568 South Mathilda Avenue

- Studios at approx. 400 sf
- 1 bedrooms at approx. 630 sf
- 2 bedrooms at approx. 970 sf
- 2 floor penthouse at 3,200 sf



Second Floor

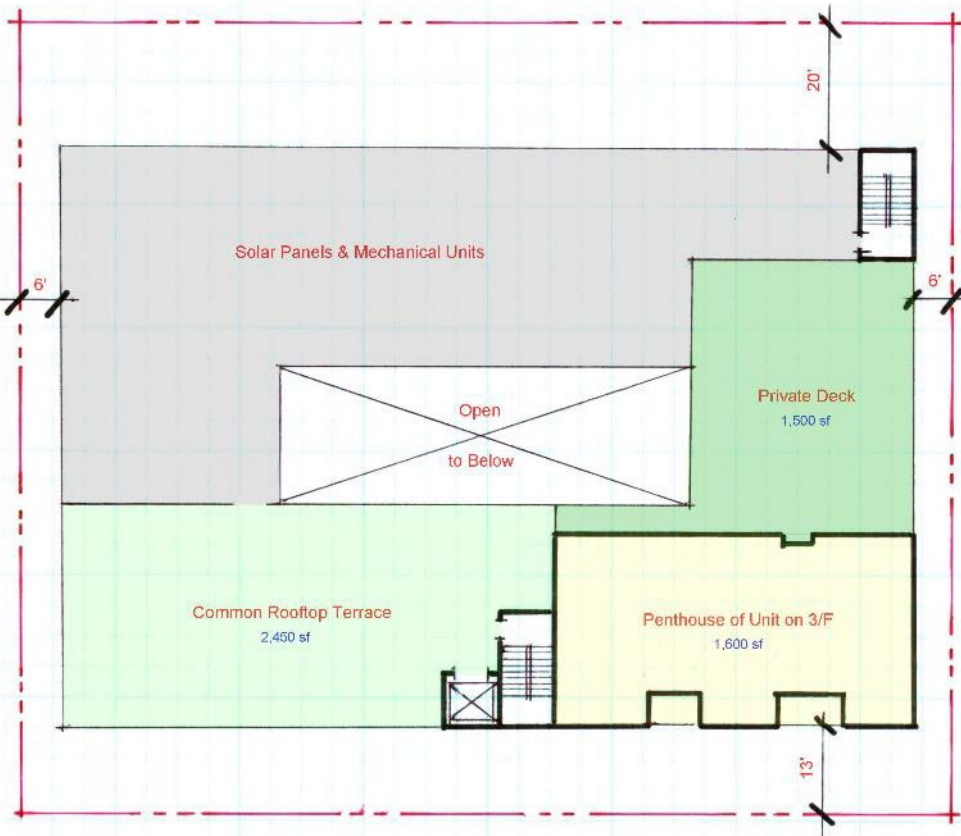
- 25 units proposed



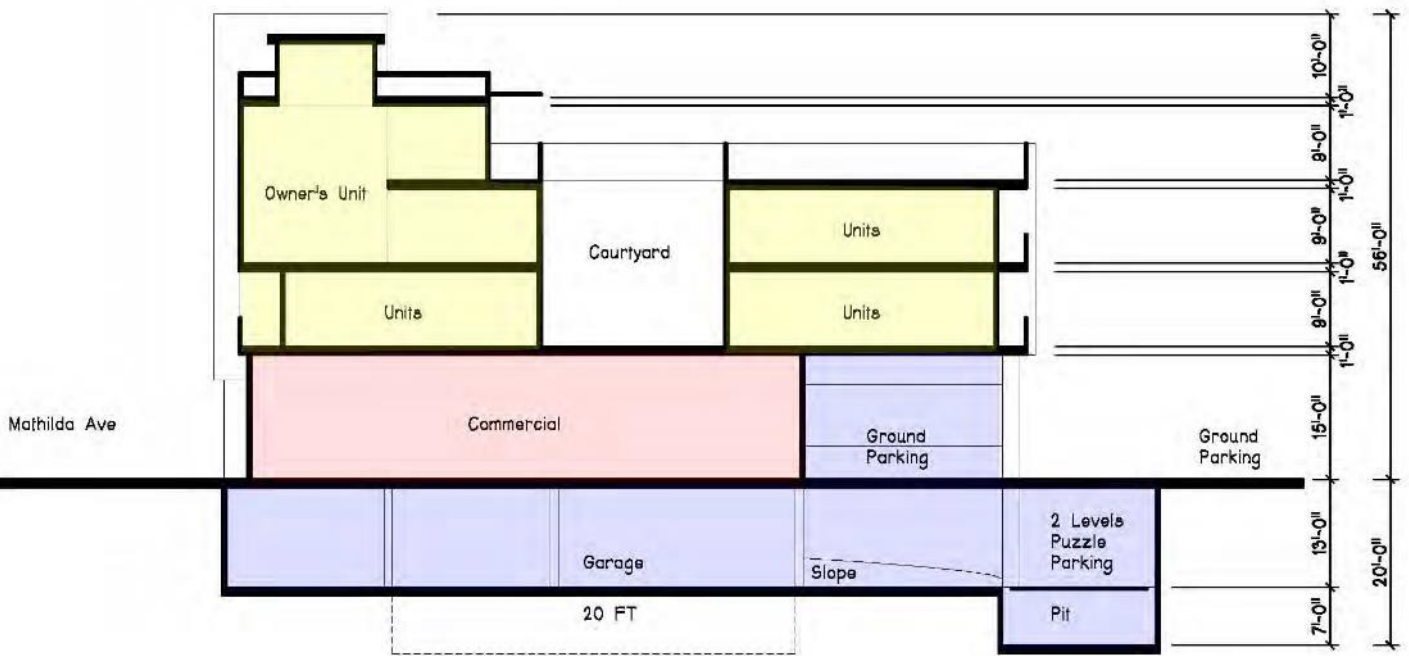
Third Floor

Conceptual Plans and Sections

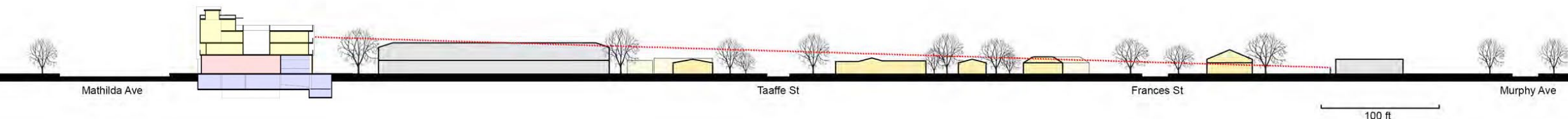
562-568 South Mathilda Avenue



Roof/Partial Fourth Floor



Building Cross Section



Perspective View from South - Before

562-568 South Mathilda Avenue



Perspective View from South - After

562-568 South Mathilda Avenue



Perspective View from North - Before

562-568 South Mathilda Avenue



Perspective View from North - After

562-568 South Mathilda Avenue



Aspirational Images

562-568 South Mathilda Avenue

Private Deck & Courtyard Common Spaces



Contemporary Design with Traditional Forms

Compliance with Code Standards

562-568 South Mathilda Avenue

Development Standard	Current Code Standards	562-568 S. Mathilda Avenue Proposal	Meets Current Development Standards
DSP Land Use	High Density Residential	Mixed Use ↓	No. Request change to Mixed Use.
Lot Coverage	60%	Per approved Site Development Permit	No. Request change to Mixed-Use.
Minimum Front Setback on Mathilda	0 feet	5 feet; (15-foot sidewalk width)	Yes. Building setback to align with 538, 560 Mathilda.
Minimum Interior Side Setback	6 feet	6 feet	Yes
Minimum Rear Setback	20 feet	20 feet	Yes
Maximum Building Height	40 feet	46 feet (3-stories, partial 4th floor)	No. Request to increase max. height to support plans while stepping down next to neighborhoods.



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562-568 South Mathilda Avenue Proposal or Other Questions & Comments

Zoom Controls for Q&A

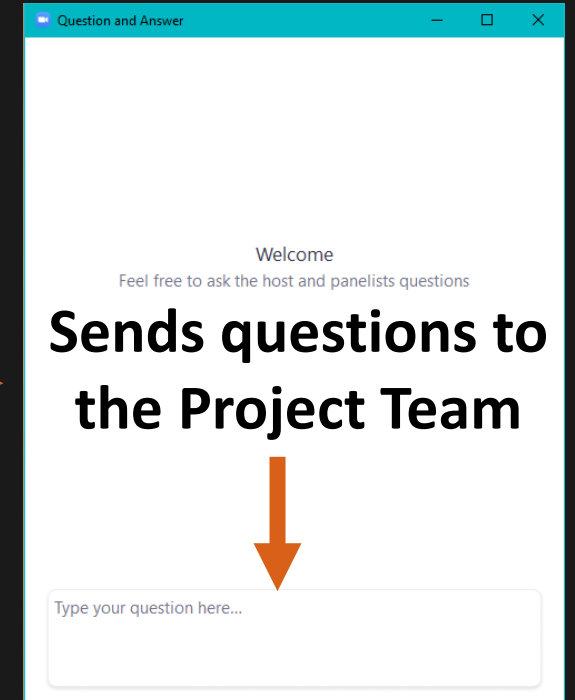
Q&A Rules:

- Questions/comments will generally be answered in the order received, starting with those in the Q&A box, followed by verbal comments
- Please limit verbal comments to 2 minutes

2:00

Use “Raise Hand” during Q&A sessions to get in line to speak

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Sends questions to the Project Team





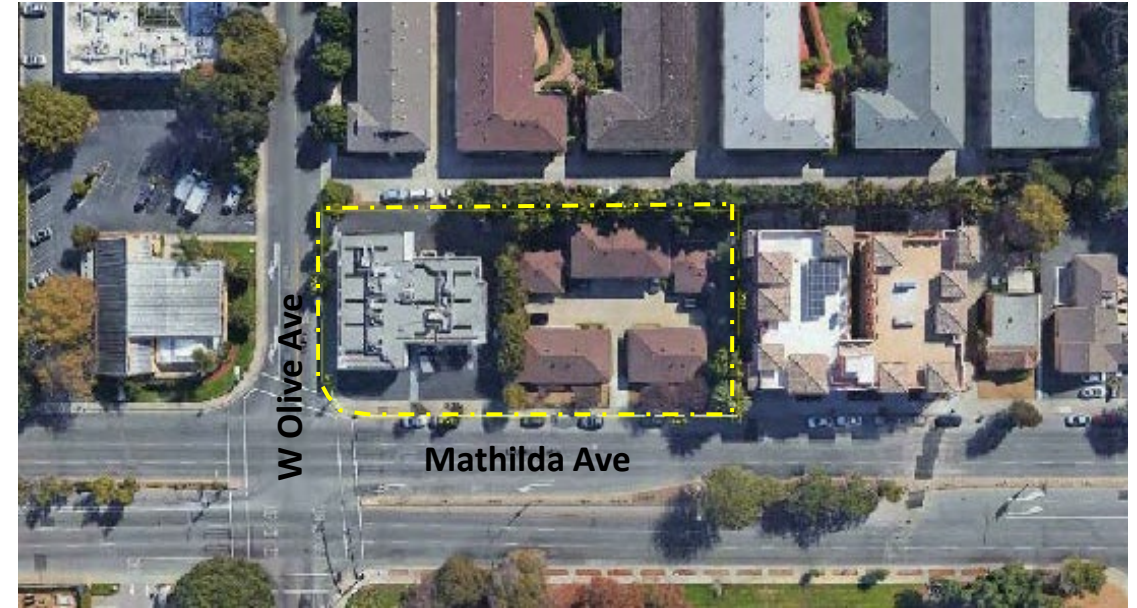
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510-528 South Mathilda Avenue

Proposed Project Summary

- Site Size: 31,537 sf (0.72 ac.)
- Apartments above commercial (3 options to follow)
- Up to 5 stories (60 feet)
- 10,200 sf ground floor retail/office
- 40-46 units; (56-65 units/acre)
- Application withdrawn proposed 11% of units for very-low-income households, qualifying for 35% density bonus (or +16 units)

510-528 South Mathilda Avenue

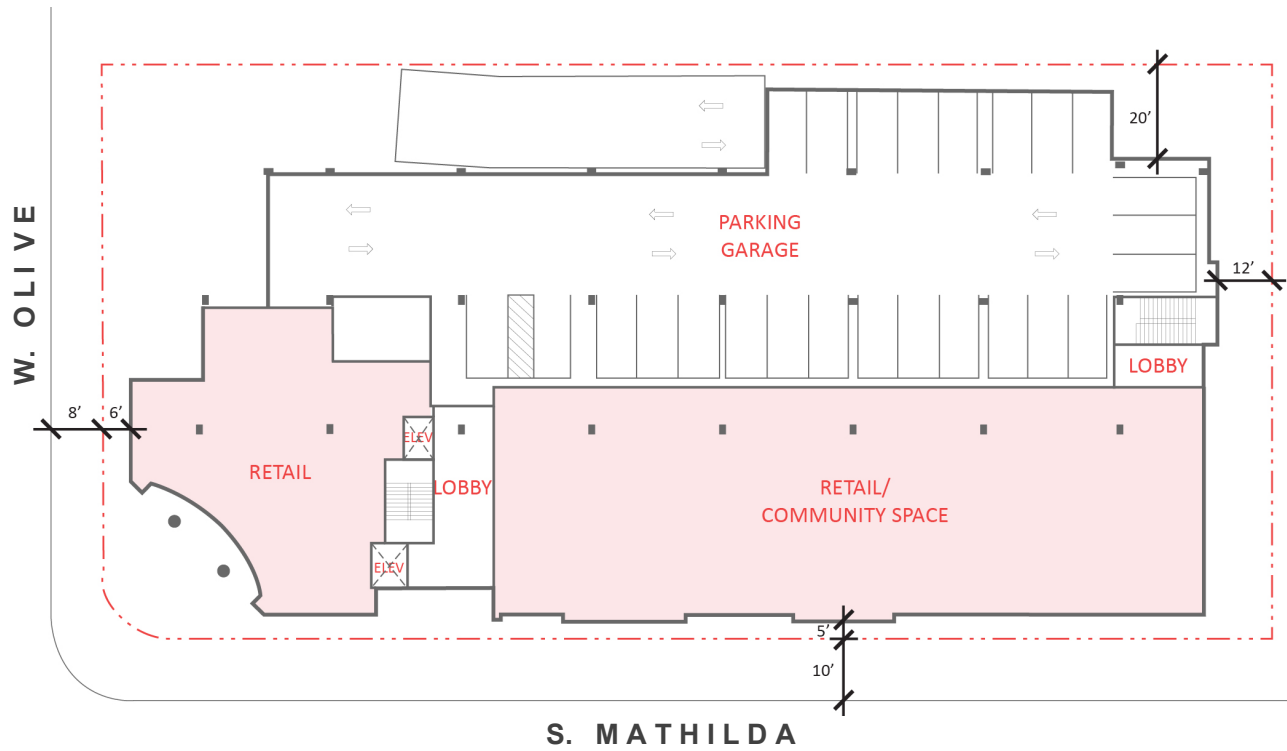


Conceptual Floor Plans

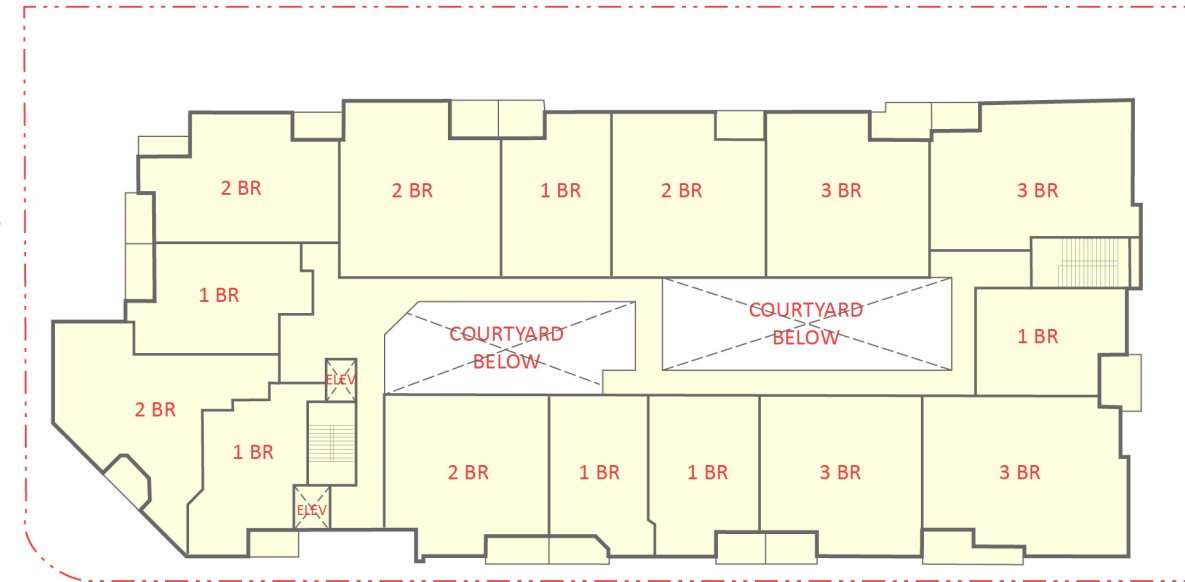
510-528 South Mathilda Avenue

- 10,230 sf retail
- 100 parking spaces (first and basement floors)

- 1 bedrooms at 650-750 sf
- 2 bedrooms at 900-1,100 sf
- 3 bedrooms at 1,100-1,260 sf
- 5-bedroom penthouse at 3,950 sf
- 40-46 units proposed



First Floor



Example Floor

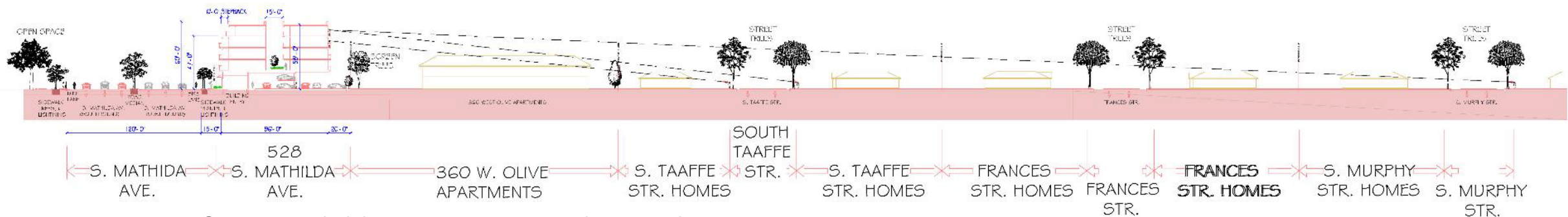
510-528 South Mathilda Massing Concept, Option 1



- 5 stories (up to 60 feet) with stepbacks on Mathilda and next to the adjacent mixed-use site
- 46 units total



Longitudinal Section parallel to Mathilda Avenue



Cross Section from Mathilda Avenue to South Murphy Street

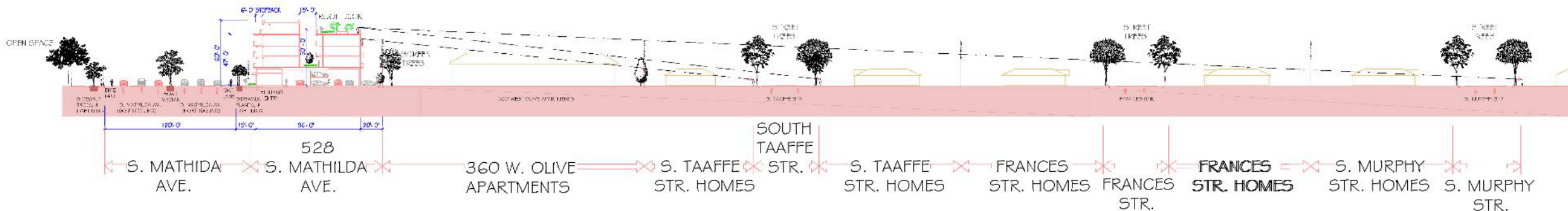
510-528 South Mathilda Massing Concept, Option 2



- 5 stories with stepback on Mathilda
- 4 stories with a rooftop deck along the access alley
- 40 units total



Longitudinal Section parallel to Mathilda Avenue



Cross Section from Mathilda Avenue to South Murphy Street

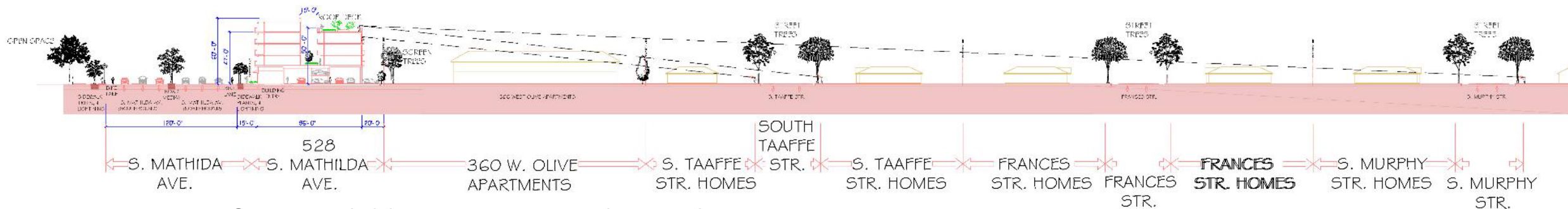
510-528 South Mathilda Massing Concept, Option 3



- 5 stories with a rooftop deck along the access alley
- 43 units total



Longitudinal Section parallel to Mathilda Avenue



Cross Section from Mathilda Avenue to South Murphy Street

510-528 South Mathilda Massing Concept Options

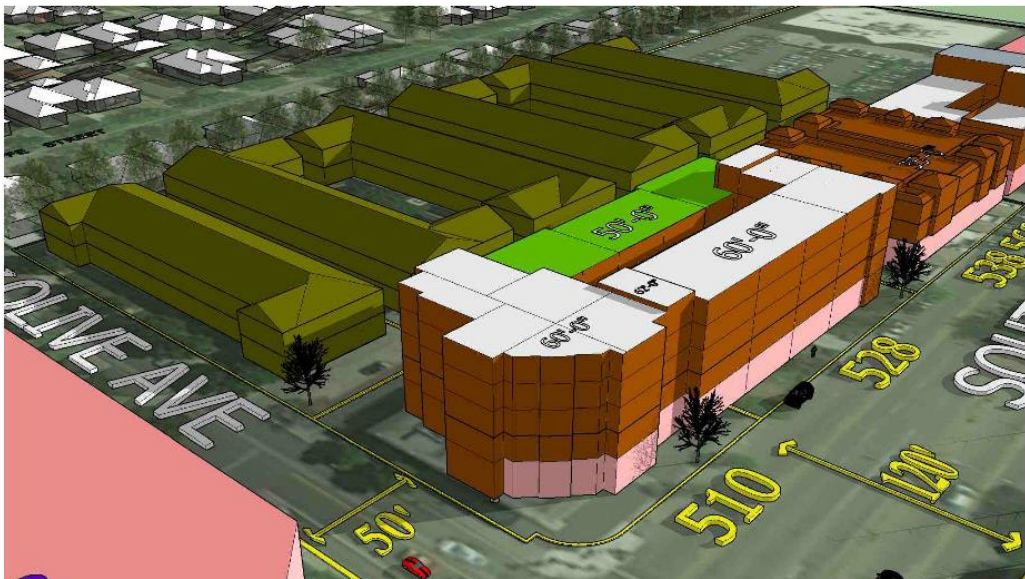
Option 1



Option 2



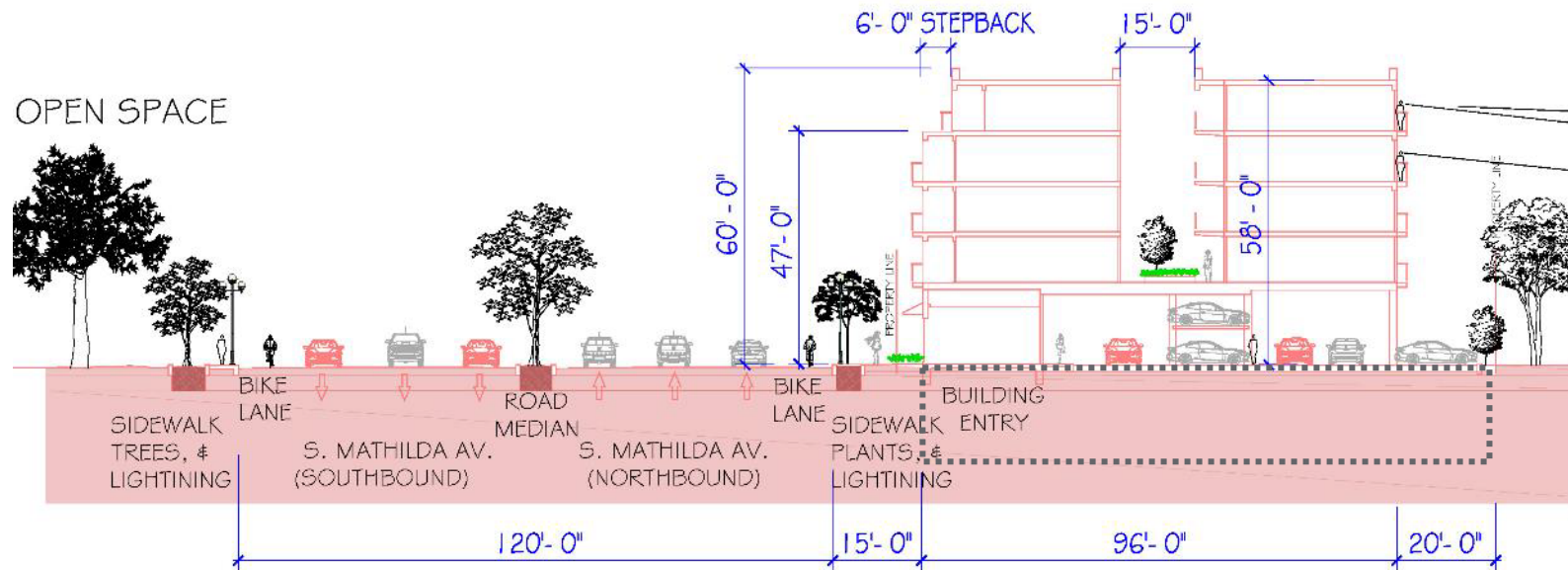
Option 3



- ◆ Does the addition of housing, including affordable units, justify the increase in units and building height?

Street Section at 528 S. Mathilda

510-528 South Mathilda Avenue



Street Section through Mathilda Avenue

- Bike lanes planned
- 15-foot sidewalks (min. 14 feet specified in the Downtown Specific Plan)

♦ What is the desired sidewalk character along Mathilda Ave?



Mathilda Avenue Existing Context



Street Frontage at 538, 560 S. Mathilda

Perspective View from South - After

510-528 South Mathilda Avenue



Perspective View from North - After

510-528 South Mathilda Avenue



Perspective View from Alley - After

510-528 South Mathilda Avenue



Aspirational Images

510-528 South Mathilda Avenue

Building Massing



Common and Rooftop Deck Spaces

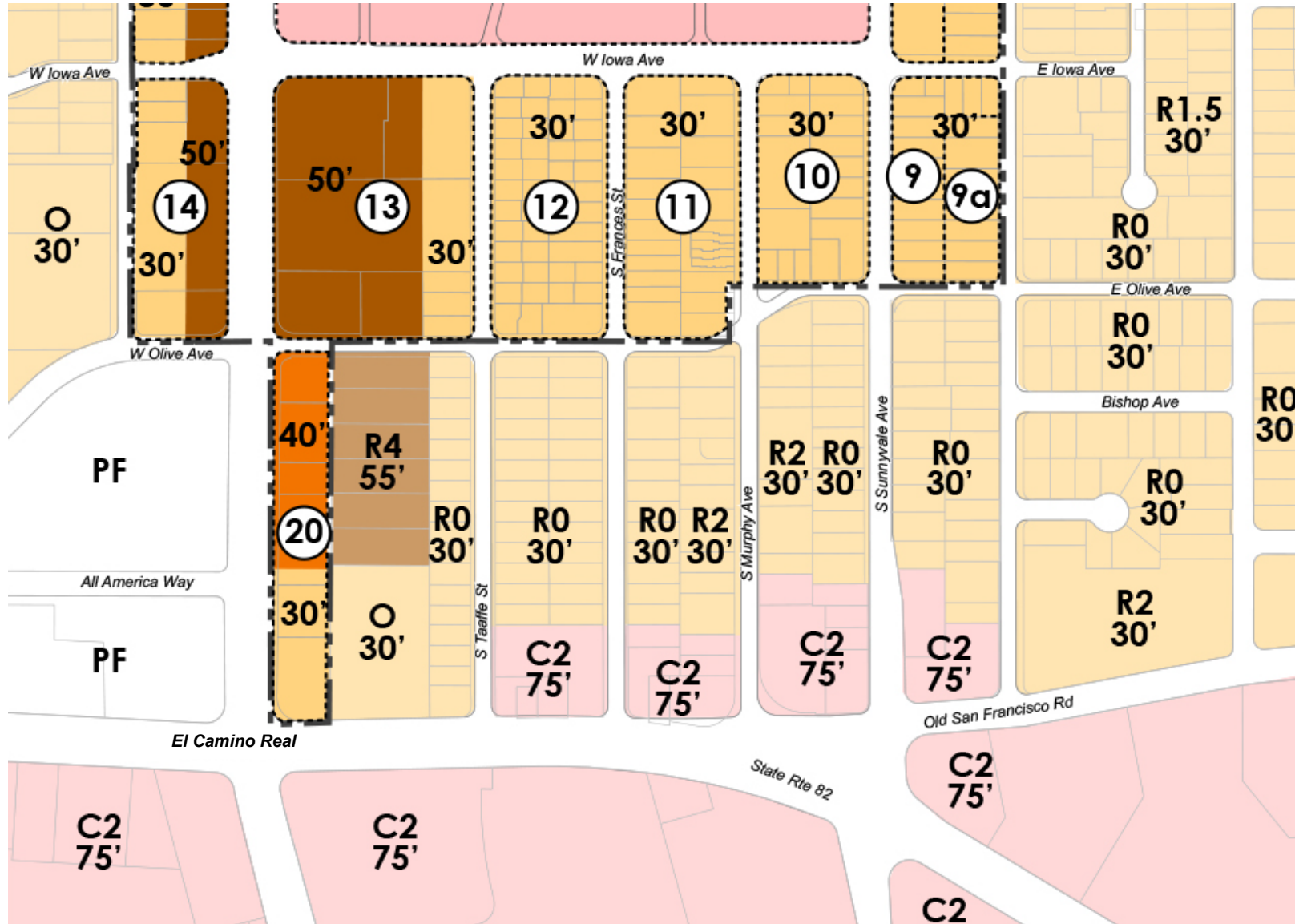


Compliance with Code Standards

510-528 South Mathilda Avenue













Development Standard	Current Code Standards	510/528 S. Mathilda Avenue Proposal	Meets Current Development Standards
DSP Land Use	High Density Residential	Mixed Use ↓	No. Request change to Mixed Use.
Lot Coverage	60%	Per approved Site Development Permit	No. Request change to Mixed Use.
Minimum Front Setback on Mathilda	0 feet	5 feet; (15-foot sidewalk width)	Yes. Building setback to align with 538, 560 Mathilda.
Minimum Front Setback on Olive	10 feet	6 feet; (14-foot sidewalk width)	Yes
Minimum Interior Side Setback	6 feet	6 feet, 12 feet	Yes
Minimum Rear Setback	20 feet	20 feet	Yes
Maximum Building Height	40 feet	60 feet (5 stories)	No. Request to increase max. height to support plans while addressing compatibility concerns.

Building Height Context



- ◆ Based on project studies on the block, max. 65 units/acre require (approx. 4 stories) min. building heights of 45'
- ◆ 50' preferred to allow architectural variation
- ◆ Massing and height step downs next to residential neighborhoods are addressed in the DSP design guidelines

LEGEND

	Block ID		30'
	Block Boundaries		35'/36'
	Specific Plan Boundary		40'
	Cal-Train Station		50'/55'
	Rail Tracks		75'
			85'
			100'



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510-528 South Mathilda Avenue Proposal or Other Questions & Comments

Zoom Controls for Q&A

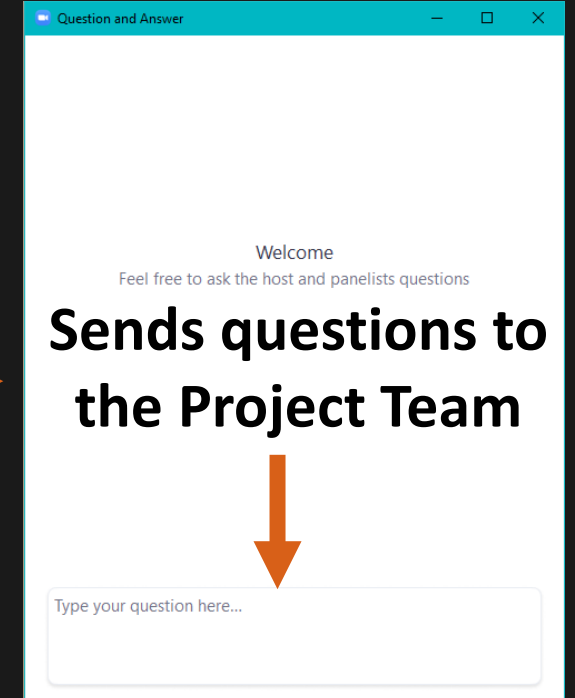
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Downtown Specific Plan Amendment Next Steps



City Project Contact:

Shaunn Mendrin, Principal Planner
smendrin@sunnyvale.ca.gov | 408-730-7431

Thank you for participating!

Existing Downtown Specific Plan website:
<https://sunnyvale.ca.gov/news/topics/dsp/default.htm>