

# SUNNYVALE BLOCK 15

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DEVELOPMENT OF AFFORDABLE HOUSING

PLANNING COMMISSION HEARING

APRIL 27, 2020

## DEVELOPMENT TEAM

# DEVELOPMENT TEAM

Related California – **Developer/Owner/Property Manager**

Affordable Housing Access – **Non-profit Owner**

Housing Choices Coalition – **Non-Profit Service Provider**

Steinberg Hart - **Architect**

 **RELATED**

 **Housing  
Choices**

 **aha.**  
affordable housing access

**steinberg  
hart**

## COMMUNITY ENGAGEMENT

# COMMUNITY ENGAGEMENT

Meeting 1	Local Neighborhood Introduction
Meeting 2	Community Wide Neighborhood Introduction
Mayfield Tour	Tour of Related's Newly Opened Palo Alto Affordable Housing Project
Meeting 3	Design visioning and participant feedback
Neighborhood Meeting	Presentation at Washington Park Neighborhood Association Meeting
Meeting 4	Design Feedback Meeting
Meeting 5	Planning Commission Study Session Presentation

# COMMUNITY ENGAGEMENT MEETING

MARCH 21, 2019



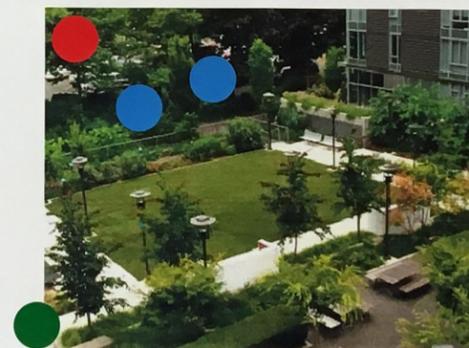
CHARLES STREET - PATTERN OF DEVELOPMENT



BUILDING ARTICULATION



BUILDING ARTICULATION



LANDSCAPE USE



STOOP ACCESS

SUNNYVALE BLOCK 15 | AFFORDABLE HOUSING

# COMMUNITY ENGAGEMENT MEETING

MARCH 21, 2019



EXISTING HOME



EXISTING HOME



EXISTING HOME



EXISTING HOME



PANALIZED SIDING



BRICK SIDING



WOOD SIDING

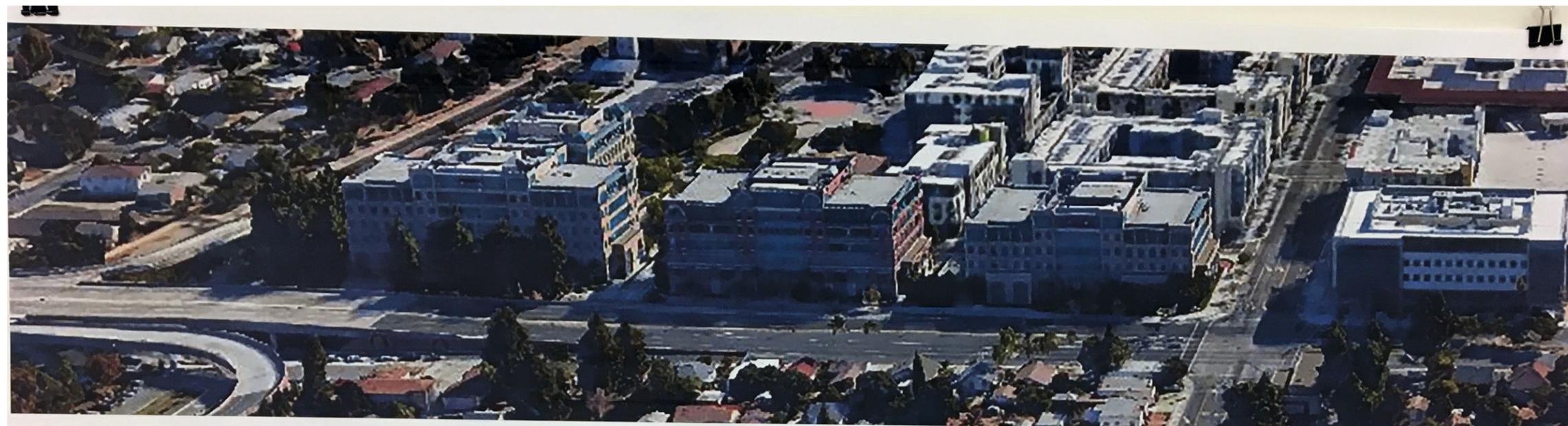


STUCCO

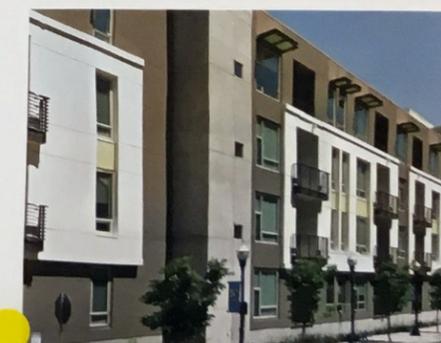
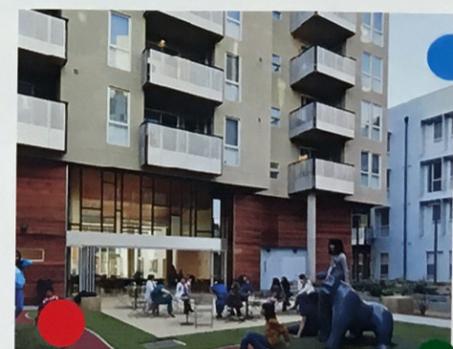
RELATED CALIFORNIA | AFFORDABLE HOUSING ACCESS | STEINBERG HART | HOUSING CHOICES COALITION | 03.21.2019

# COMMUNITY ENGAGEMENT MEETING

MARCH 21, 2019



MAHTILDA AVENUE - PATTERN OF DEVELOPMENT



PEDESTRIAN ACCESSIBILITY

SOLAR SHADING

COLOR AND MATERIALS

MASSING ARTICULATION

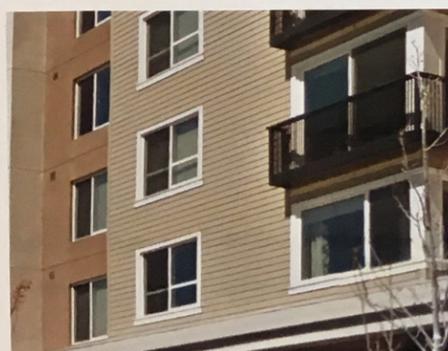
SUNNYVALE BLOCK 15 | AFFORDABLE HOUSING

# COMMUNITY ENGAGEMENT MEETING

MARCH 21, 2019



CURRENT MATHILDA CONTEXT



SIDING



BRICK



WOOD SIDING



STUCCO

RELATED CALIFORNIA | AFFORDABLE HOUSING ACCESS | STEINBERG HART | HOUSING CHOICES COALITION | 03.21.2019

# DESIGN APPROACH

## INTERNAL DESIGN REVIEWS





# COMMUNITY

## NEIGHBORHOOD OBSERVATIONS

The design team surveyed the nearby homes on Charles St. to gain insight on the adjacent building stock and architectural elements that exist in the neighborhood.



PROJECT SITE —

OBSERVATION AREA —

# COMMUNITY

## NEIGHBORHOOD OBSERVATIONS

A selection of street views which identify the types of homes that exist in the immediate vicinity of the Sunnyvale - Block 15 site.



# COMMUNITY

## NEIGHBORHOOD OBSERVATIONS

A selection of street views which identify the types of homes that exist in the immediate vicinity of the Sunnyvale - Block 15 site.



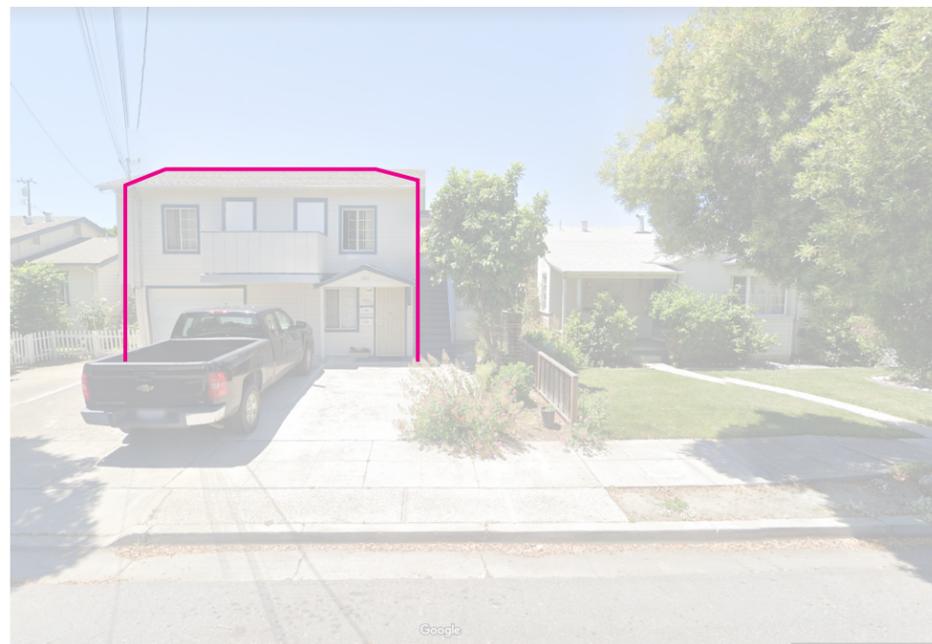
PEAKED ROOF PROFILE



LINEAR SIDING



LINEAR SIDING



TWO STORY SCALE



MONOCHROMATIC COLOR SCHEME

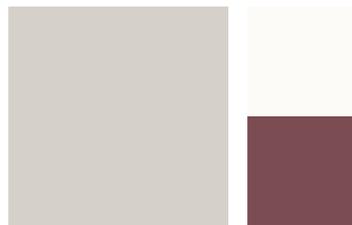
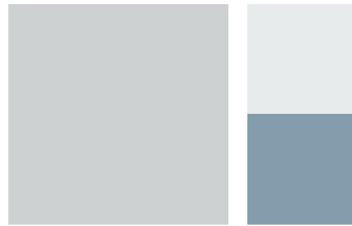


TWO STORY SCALE AND ENTRY

# COMMUNITY

## NEIGHBORHOOD COLORS

Photos provided by a neighborhood advocate as exemplary projects were used to grab selective moments of reference for the Sunnyvale Block 15 project.

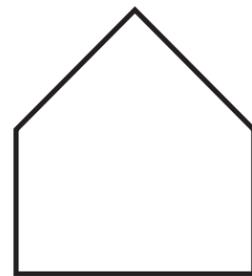


# COMMUNITY

## NEIGHBORHOOD OBSERVATIONS

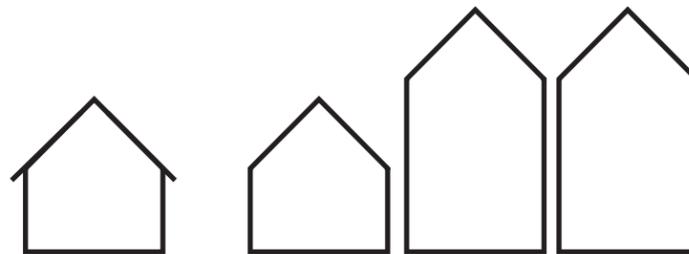
From the outset of the design process a goal for the team was to find ways to create an identity for this new development that maintained some clear connections and inspiration from the surrounding community.

The new residential project will have its own look, but has been developed out of a desire to be connected to the neighborhood that it will be built in. To achieve this delicate balance we have captured three primary inspirations that have guided our design thinking from day one. Profile, Scale and Materiality have all been important to us as we continue developing the design.



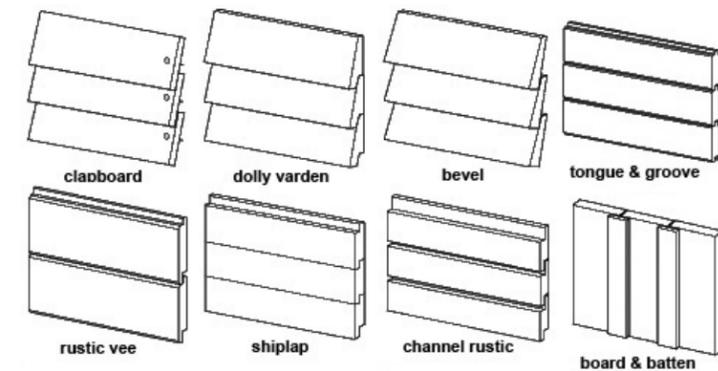
**PROFILE / OUTLINE**

The project takes inspiration from the typical residential peaked roof shape that is predominate in the neighborhood. Not copying, while still blending in, the design aspires to have an individual look while still belonging to the community.



**SCALE**

The project seeks a careful balance of scales between the residential street and the city center street, with the form and size demonstrably being sympathetic to the more residential shapes in the community.

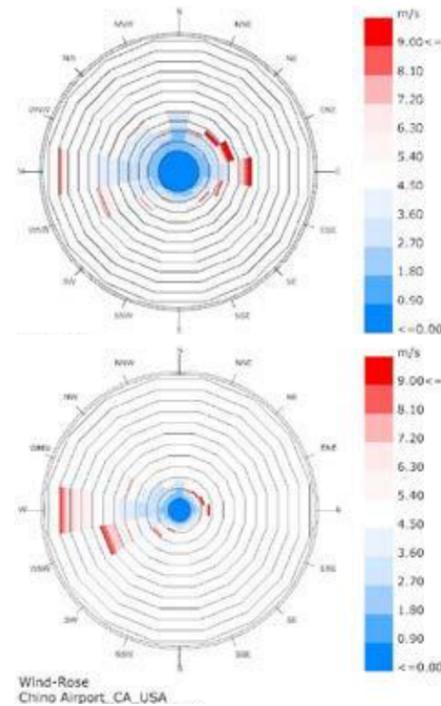


**MATERIALITY**

The project also borrows from the neighboring homes by utilizing similar cladding materials that are found in the surrounding community.

# ANALYSIS-BASED SUSTAINABLE DESIGN PROCESS

Sustainable buildings fit into their climates and take benefit of natural light, air and energy flows while elegantly providing solutions to various programmatic, functional and operational aspects inside and outside. Sustainability is the result of conscious intentions - informed and validated by analysis.



With a plethora of tools available for various types of analysis, it can sometimes be confusing for design teams to understand which tools to use, when to use them, and what to get out of them. Therefore, we have created a flowchart to describe an analysis based sustainable design process. Design teams should refer to this flowchart to understand the purpose and relationship of analytical steps within the design process.

All analyses during concept and schematic phase will be conducted in-house. Detailed energy modeling during DD and CD will be performed by an MEP Engineer.

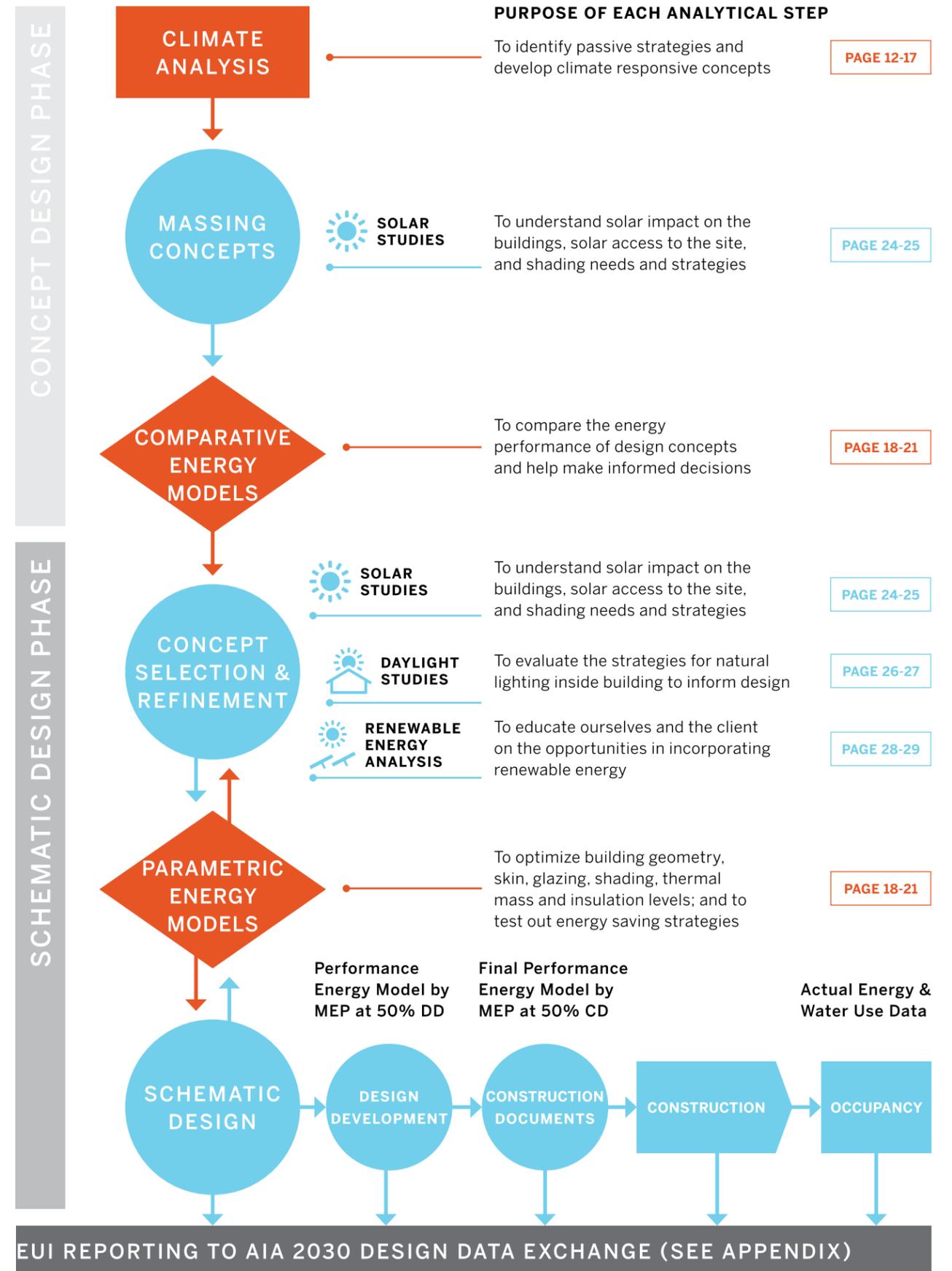
## PRIMARY FOCUS

The primary focus of the outlined process is to help design teams utilize analytical tools to inform energy conscious, site specific, climate responsive design solutions and help create beautiful, long lasting architecture of long term value — buildings that exemplify environmental stewardship, high performance, comfort and economy. Please note that other aspects of sustainable design that are not in the scope of this document, such as sustainable site design, water conservation, waste reduction, durability, longevity, and health and wellness, need to be considered and addressed in all stages of design.

### TRACKING PROGRESS

At the beginning of each project the design team will establish 2030 Challenge benchmark EUI (Energy Use Intensity) for the project using Energy Star Target Finder or the Zero Tool available at <https://zerotool.org/>. At each design milestone (SD, DD and CD), the EUI calculated through energy modeling shall be uploaded to AIA 2030 DDx (Design Data Exchange). While this reporting becomes part of an anonymous database that tracks the industry's progress toward 2030 Challenge, it helps design teams and firms to track their progress and compare energy performance with similar buildings. See Appendix for more information on AIA 2030 DDx.

Each of the analysis steps are briefly explained on the following pages with information on the purpose, available tools and examples of output that should be used during team meetings, design reviews and client presentations to inform and support design direction. A checklist for managing and implementing Sustainable Design at different phases is provided on pg 32-33.



# SUSTAINABLE DESIGN MEASURES

## Passive Design Strategies:

- Maximize natural ventilation strategies for passive cooling and natural daylight opportunities

## Minimize Energy Use:

- No combustion in the building – all electric HVAC
- Energy efficient LED light fixtures
- Site lighting controlled by photosensors
- Common Laundry with EnergyStar electric washer and dryers

## Green Point Rated Systems Highlights:

- Low-flow showers, faucets, and low flush toilets
- Native and adaptive vegetation
- High-efficiency drip irrigation system
- Tobacco-free building
- Zero-VOC interior paint
- Solar Photo-voltaic renewable energy
- Enhanced building envelope with optimized insulation, air-tight wall and window assemblies to reduce air infiltration

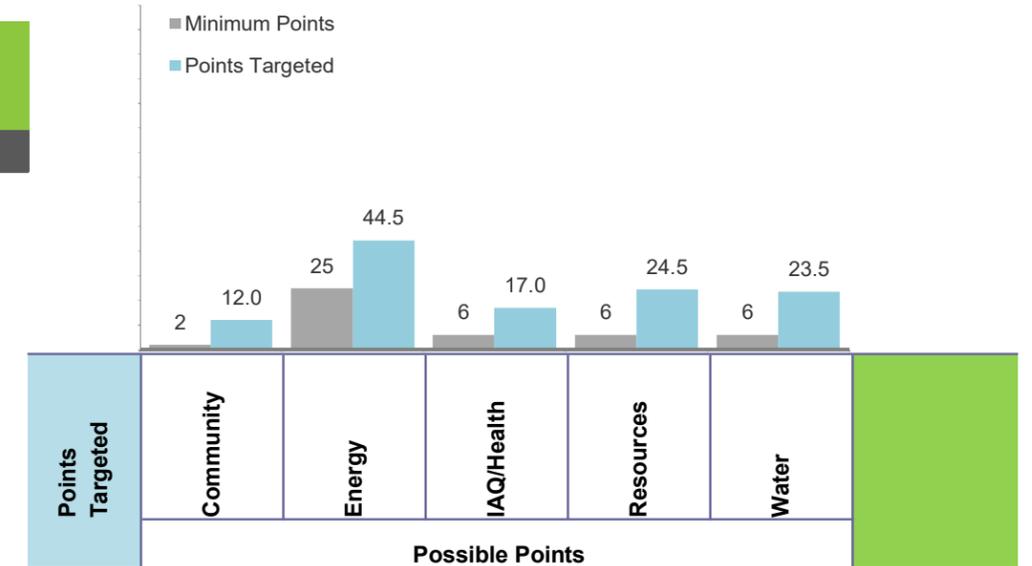


**NEW HOME RATING SYSTEM, VERSION 7.0**  
**MULTIFAMILY**



## Planning Scoresheet

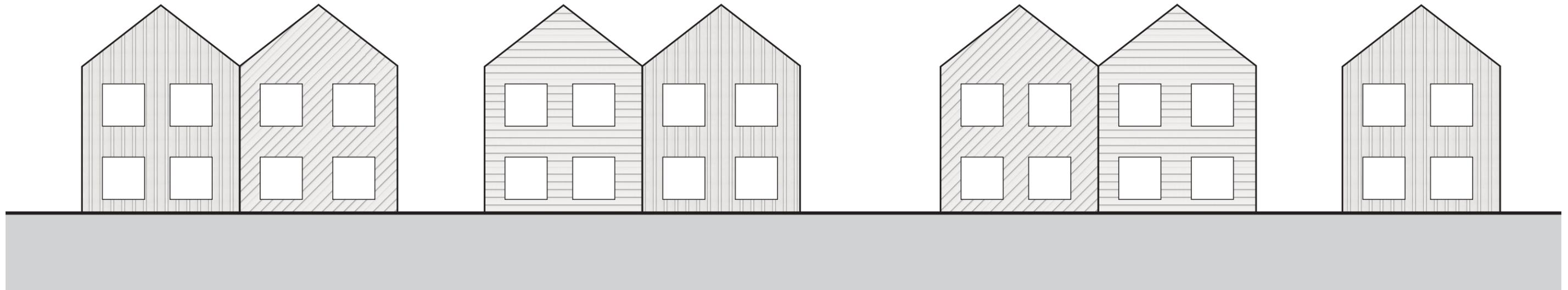
**Points Targeted:** 121.5  
**Certification Level Targeted:** Gold  
**Compliance Pathway Targeted:** Option 1: Compliance Over Title 24  
**Energy Compliance Targeted:** 10.00%



# DESIGN APPROACH

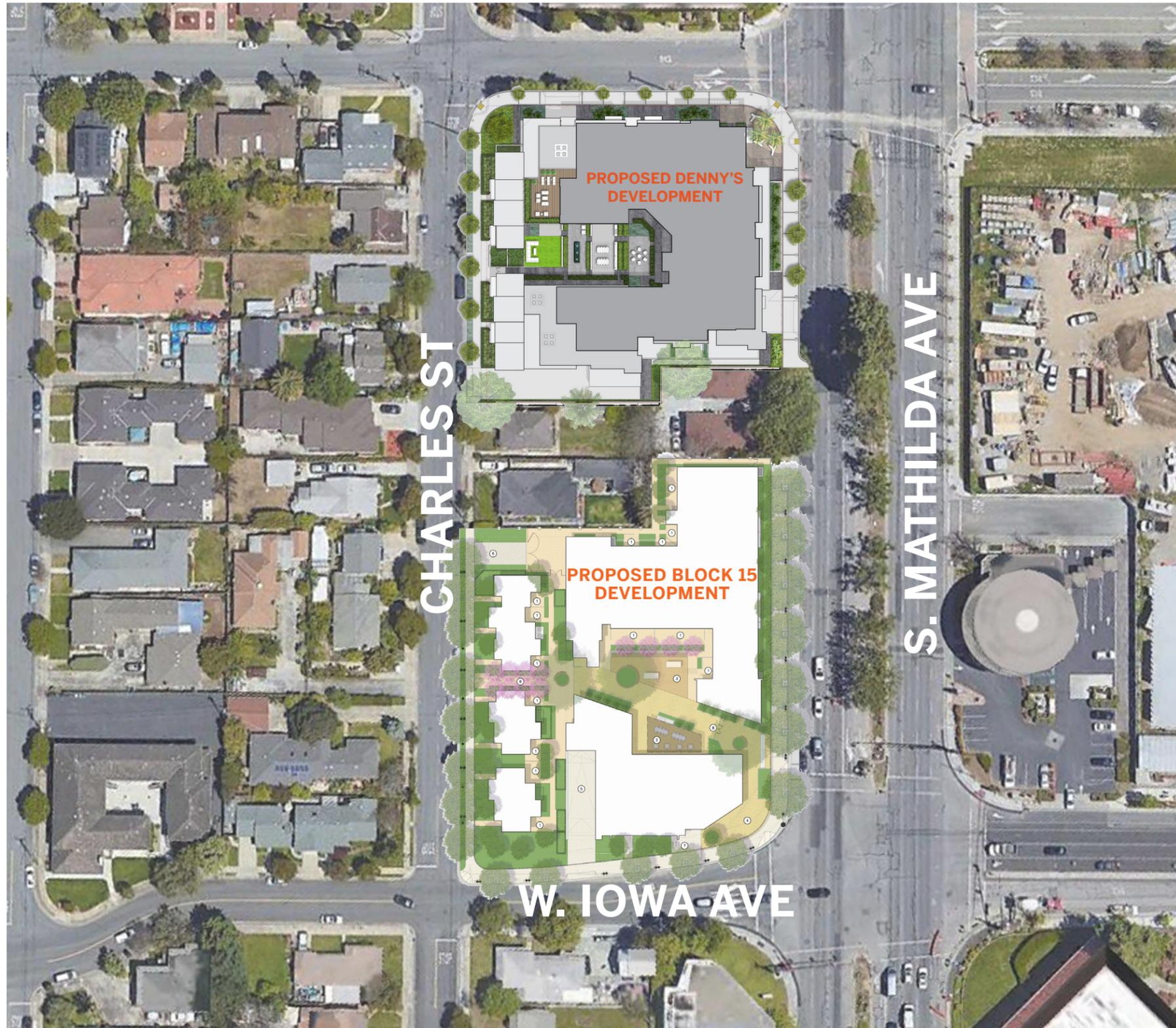
## MATERIALITY

The materiality approach for the project is to leverage straightforward and common materials used in most residential neighborhoods. The design intent is to create diversity by subtle shifts in the patterning of the material, while maintaining consistency in the tones and colors to establish a clear unity for the new development.



# NEIGHBORHOOD CONTEXT

## SITE PLAN



# GROUND FLOOR PLAN



## LEGEND

SYMBOL	DESCRIPTION
①	RESIDENT PATIO
②	GROUP LOUNGE / OUTDOOR KITCHEN
③	FLEX PLAY
④	ENTRY PLAZA
⑤	VEHICULAR RAMP
⑥	TRASH STAGING AREA
⑦	BIKE PARKING
⑧	GATEWAY

# HARDSCAPE AND FURNISHING CHARACTER



FLEXIBLE PLAY SURFACE  
HARDSCAPE



FLEXIBLE PLAY SURFACE



ENHANCED CONCRETE



UNIT PAVERS



UNIT PAVERS



STAMPED CONCRETE



DOWNTOWN SUNNYVALE SIDEWALK PAVING



WOOD FENCE  
SITE STRUCTURES



METAL FENCE



GATE



TRELLIS



ON-STRUCTURE PLANTER



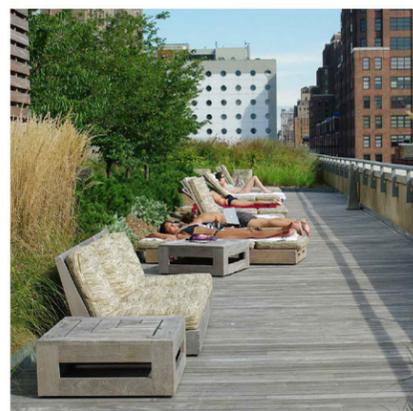
STACKED WOOD SEATING



BUILT-IN SEATING  
SITE FURNISHINGS



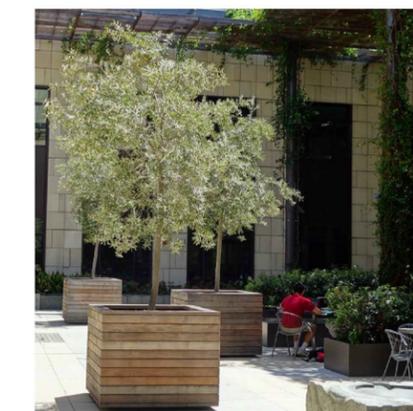
COMMUNITY COLLABORATION TABLE



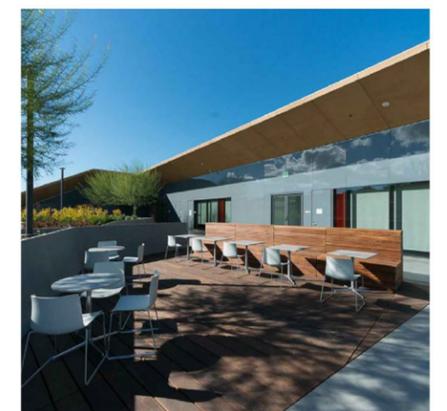
LOUNGE SEATING



CASUAL SEATING



MOVEABLE PLANTERS



MOVEABLE TABLES

# PLANTING CHARACTER



ROOFTOP PLANTING



STORM WATER PLANTING



COURTYARD PLANTING



RESIDENTIAL PLANTING



EXISTING CHARLES' STREET CHARACTER

# CURRENT DESIGN

## PARKING LEVEL PLAN

-  PARKING
-  CIRCULATION
-  BACK OF HOUSE



PARKING LEVEL PLAN  
SCALE: 1" = 40'



# CURRENT DESIGN

## GROUND FLOOR PLAN

-  TOWNHOUSES
-  APARTMENTS
-  RESIDENTIAL SPACES
-  CIRCULATION
-  BACK OF HOUSE



GROUND FLOOR PLAN  
SCALE: 1" = 40'



# CURRENT DESIGN

## THIRD FLOOR PLAN

-  TOWNHOUSES
-  APARTMENTS
-  CIRCULATION
-  BACK OF HOUSE

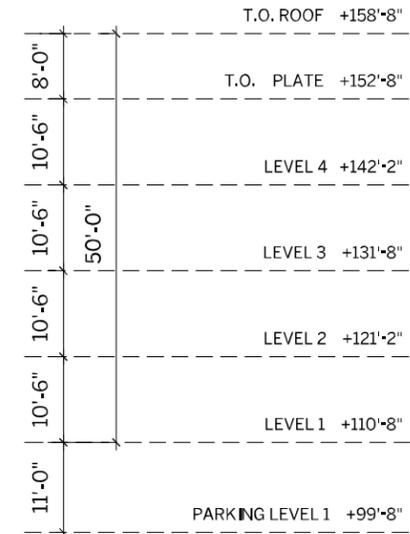
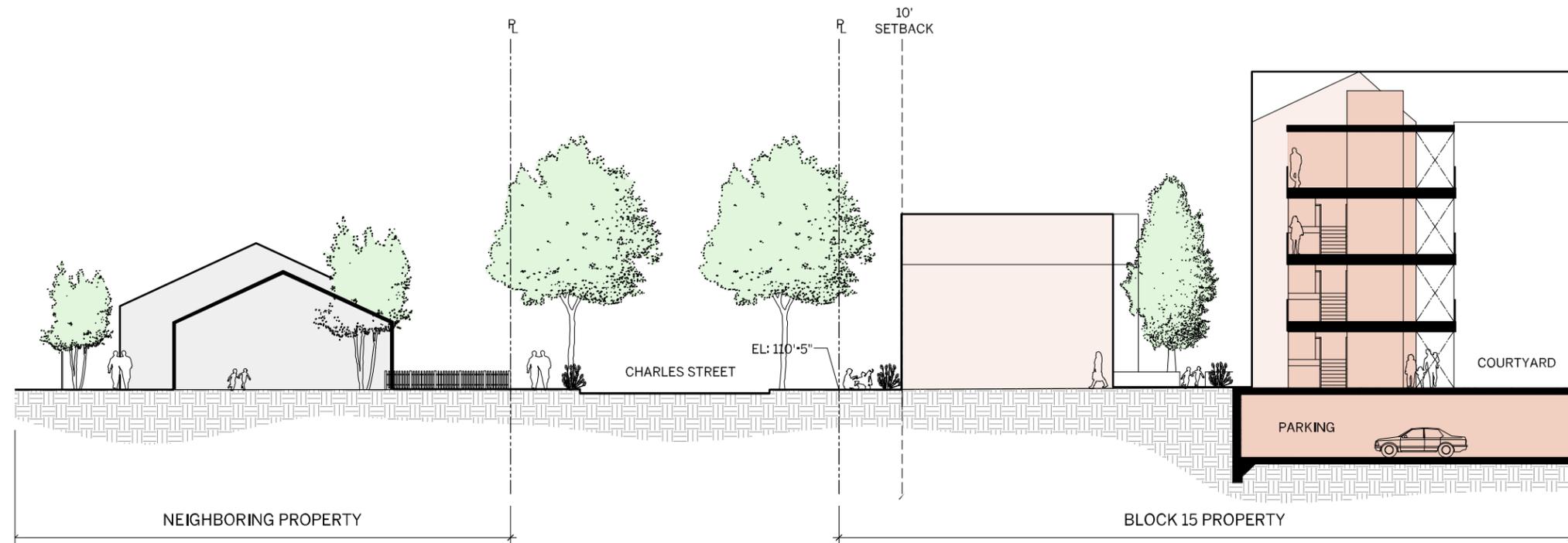


THIRD FLOOR PLAN  
SCALE: 1" = 40'



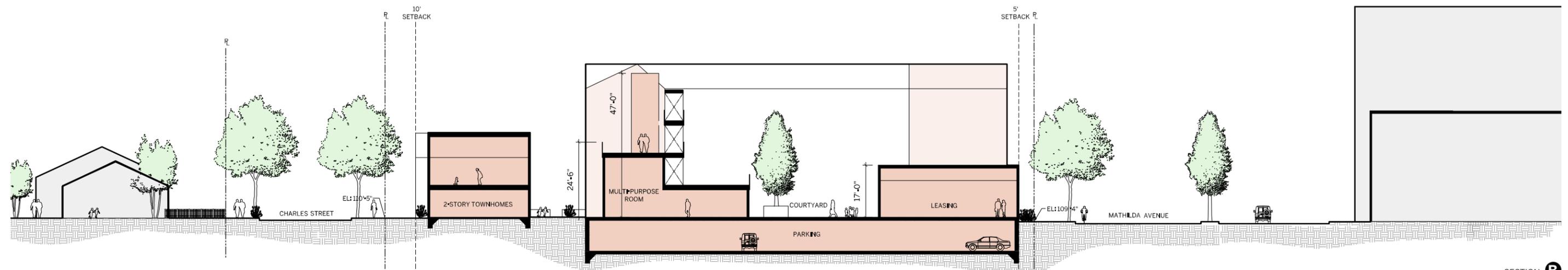
# CURRENT DESIGN

## SECTIONS



KEY PLAN

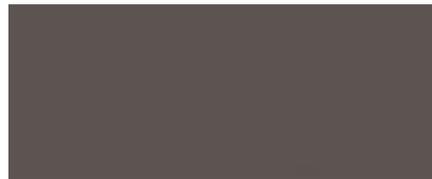
SECTION **A**



SECTION **B**

# MATERIAL PALETTE

## EXTERIOR PAINT COLOR SWATCHES



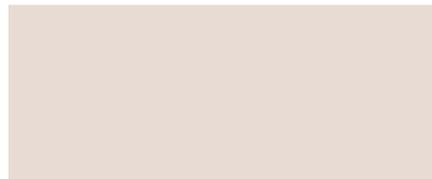
ESPRESSO MACCHIATO - DET680



TWILIGHT TAUPE - DE6060



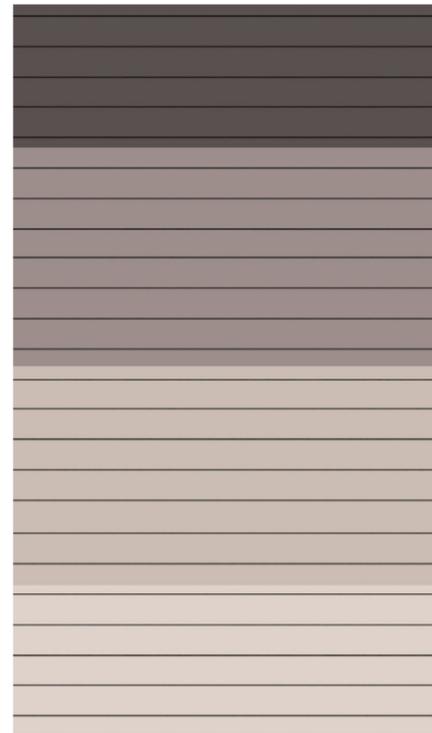
DESERT ROCK - DE6066



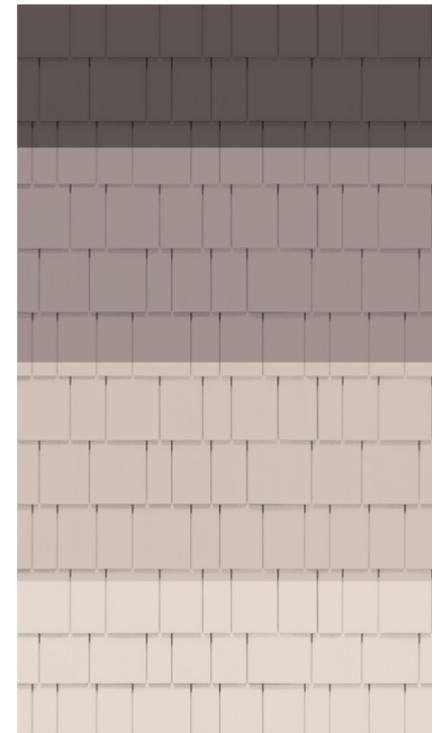
STUDIO WHITE - DE6065



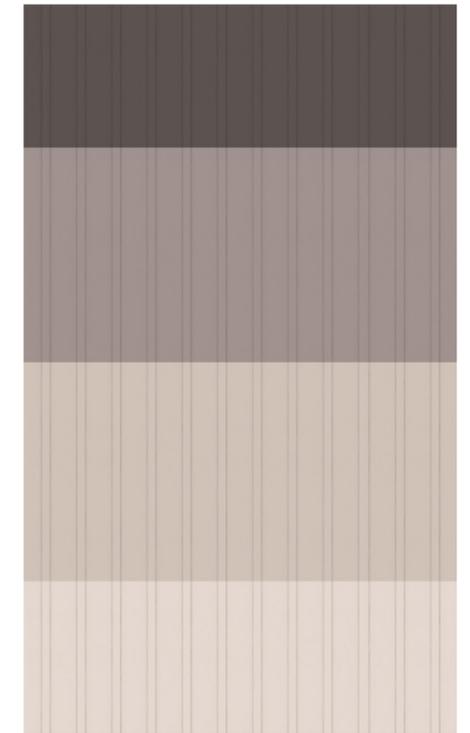
CLAY POT - DE5174



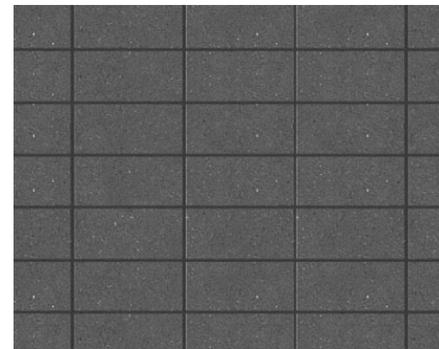
① LAP SIDING - HORIZONTAL  
DET680/DE6060 /DE6066/ DE6065



② SHAKES  
DET680/DE6060 /DE6066/ DE6065



③ BOARD AND BATTEN  
DET680/DE6060 /DE6066/ DE6065



④ MASONRY VENEER - CHARCOAL



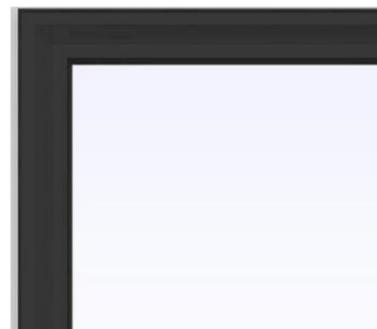
⑤ MASONRY VENEER - LIGHT GREY



⑥ ASPHALT SHINGLES



⑦ FORMED METAL TRIMS



⑧ STOREFRONT



⑨ VINYL WINDOW



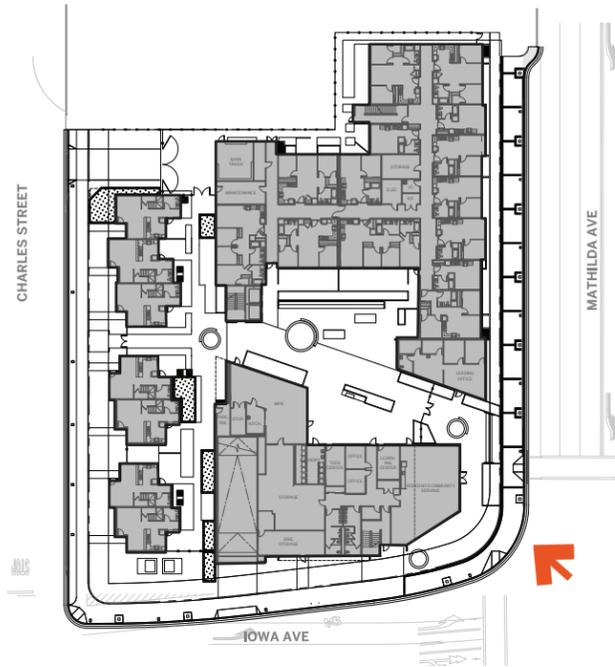
⑩ FENCE / GATE



⑪ RAILING - CARL STAHL X-TEND RAIL  
WITH WOOD TOP CAP

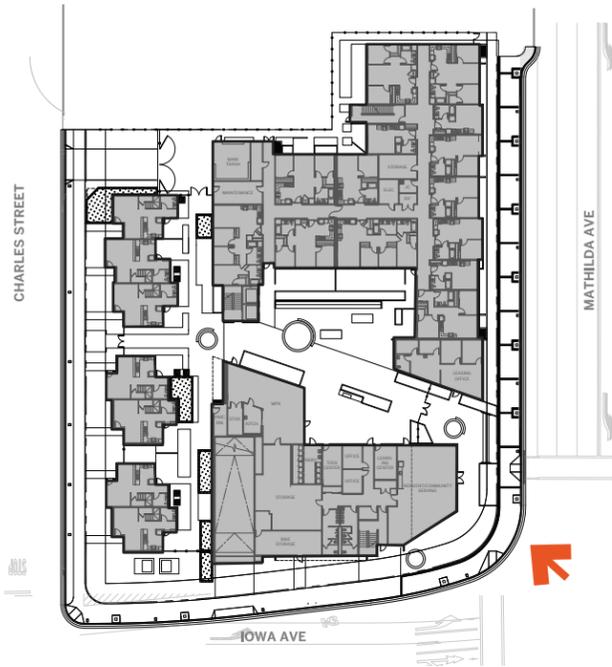
# EXISTING SITE CONDITION

CORNER OF MATHILDA AND IOWA



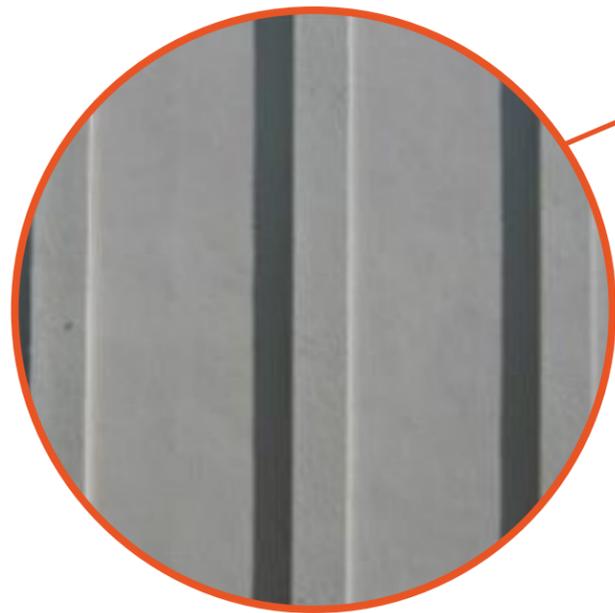
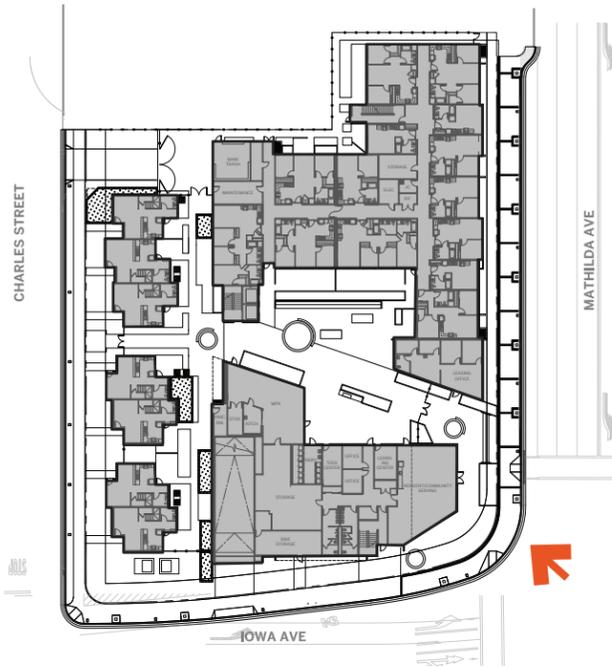
# CURRENT DESIGN

## COMMUNITY FOCUSED CORNER



# CURRENT DESIGN

## COMMUNITY FOCUSED CORNER

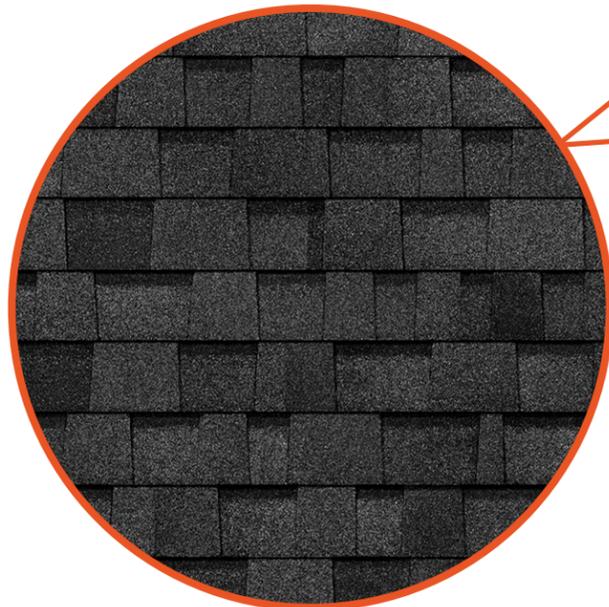
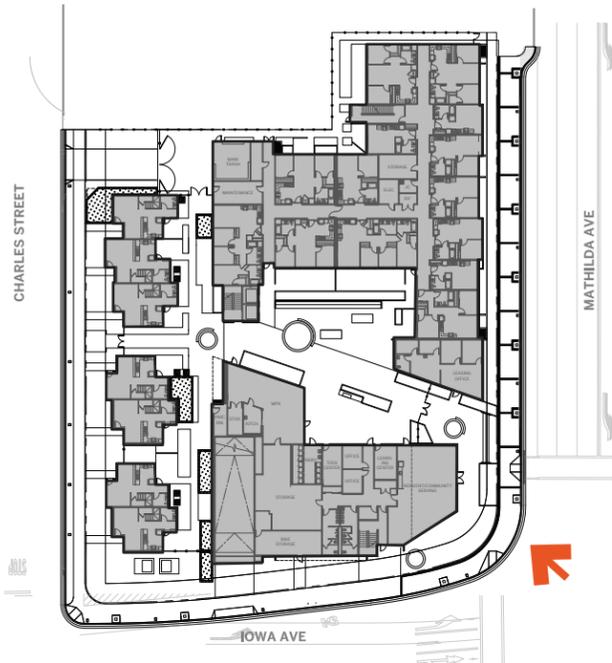


CEMENT FIBER  
BOARD & BATTEN SIDING



# CURRENT DESIGN

## COMMUNITY FOCUSED CORNER

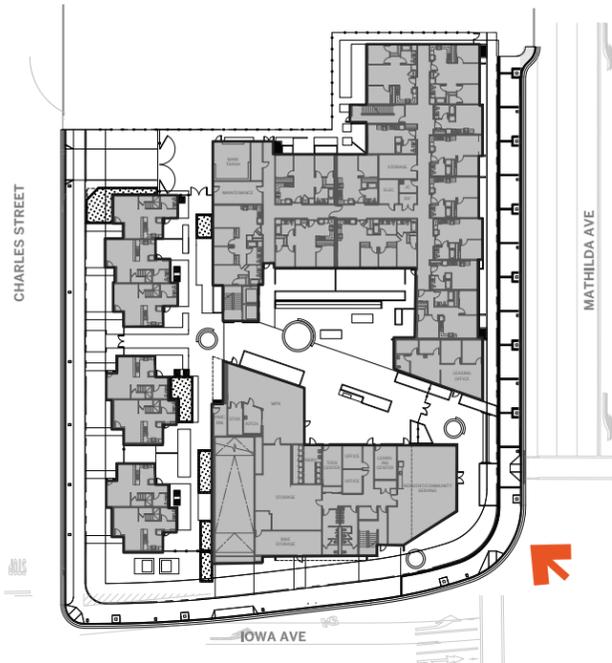


ASPHALT SHINGLES



# CURRENT DESIGN

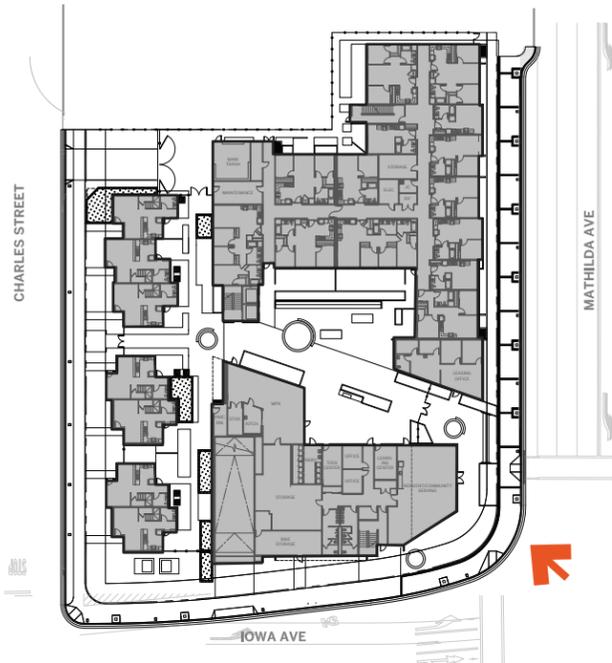
## COMMUNITY FOCUSED CORNER



BRONZE VINYL WINDOW

# CURRENT DESIGN

## COMMUNITY FOCUSED CORNER

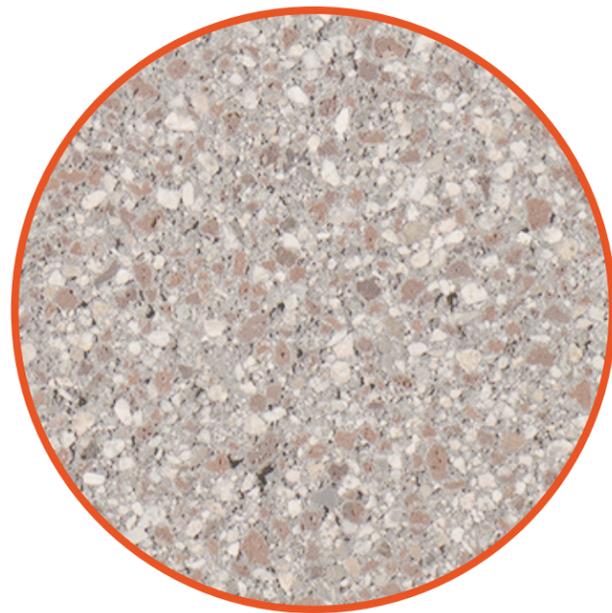
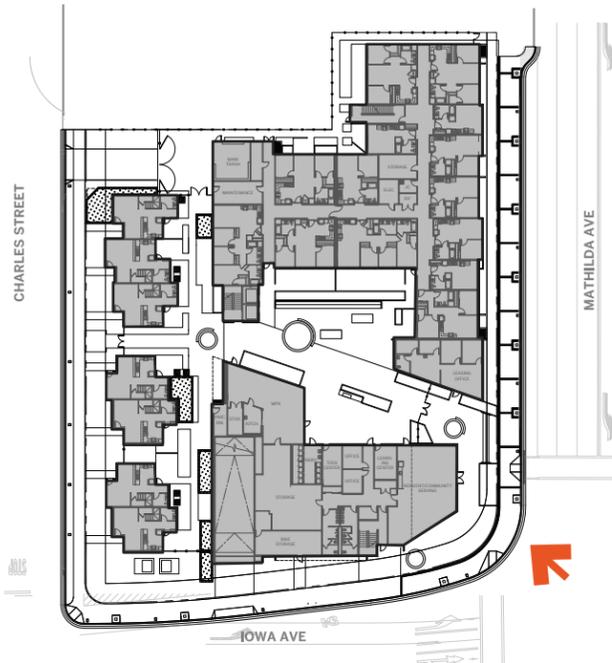


DARK BRONZE STOREFRONT



# CURRENT DESIGN

## COMMUNITY FOCUSED CORNER

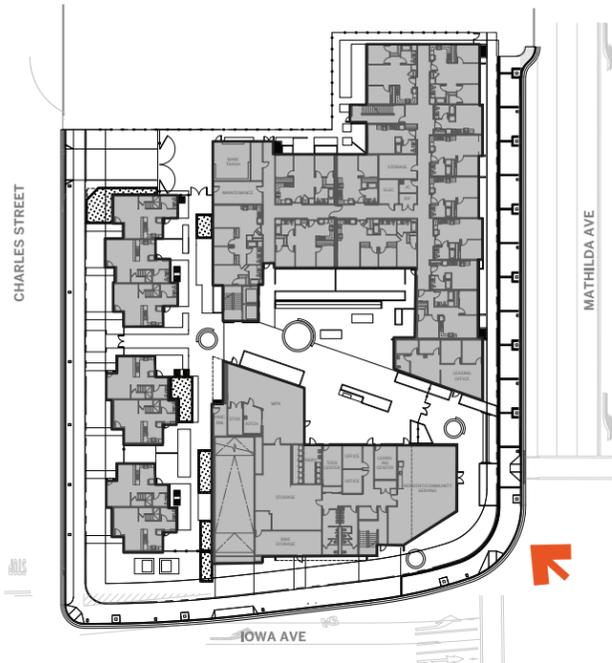


CMU VENEER - STACK BOND



# CURRENT DESIGN

## COMMUNITY FOCUSED CORNER

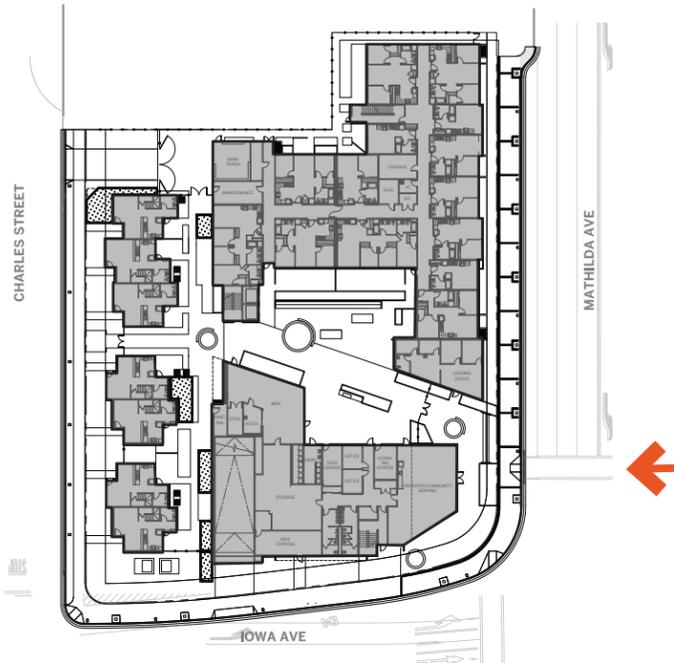


CMU BLOCK - RAISED PLANTERS



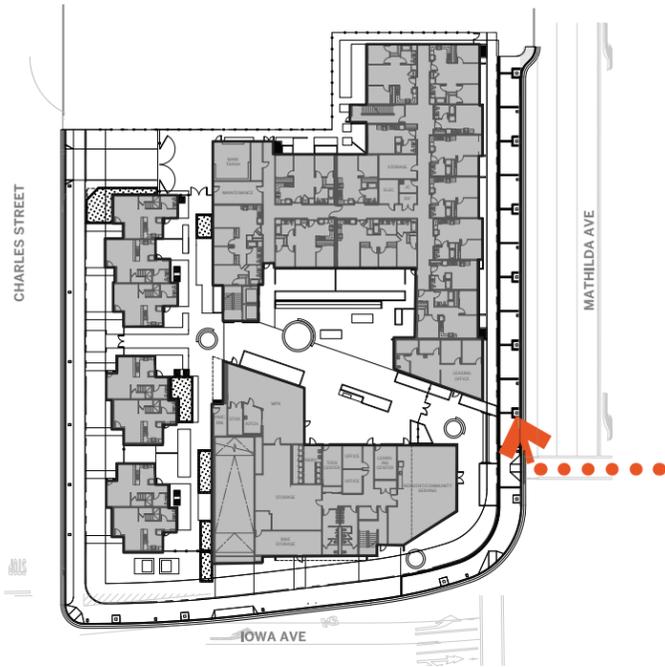
# CURRENT DESIGN

## MATHILDA CORNER VIEW ACROSS THE STREET



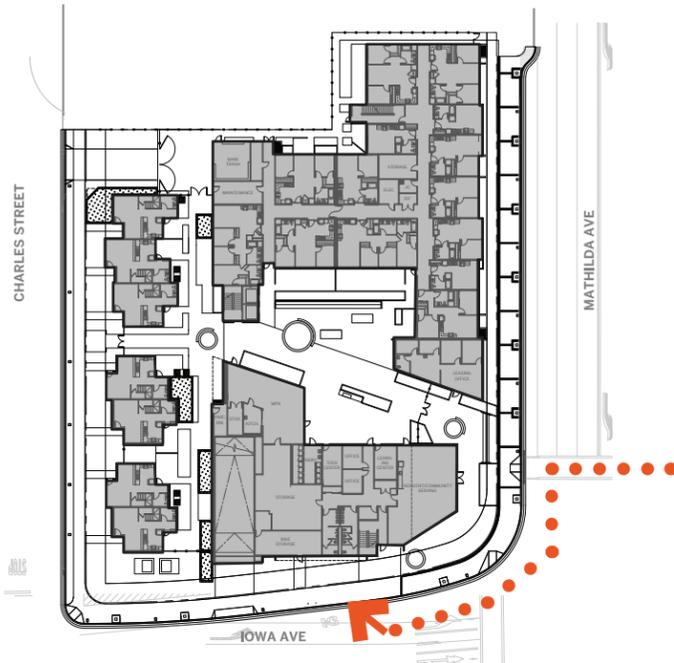
# CURRENT DESIGN

## MATHILDA CORNER VIEW WEST



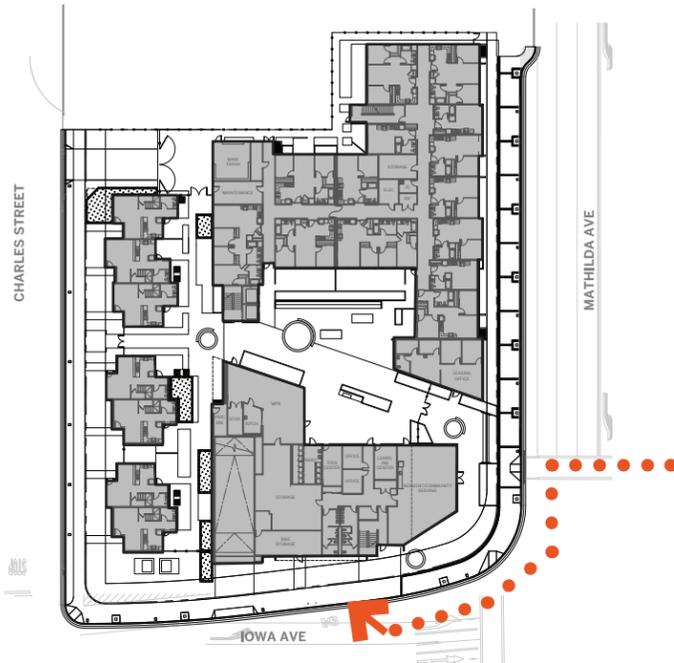
# EXISTING SITE CONDITION

IOWA AVENUE LOOKING WEST



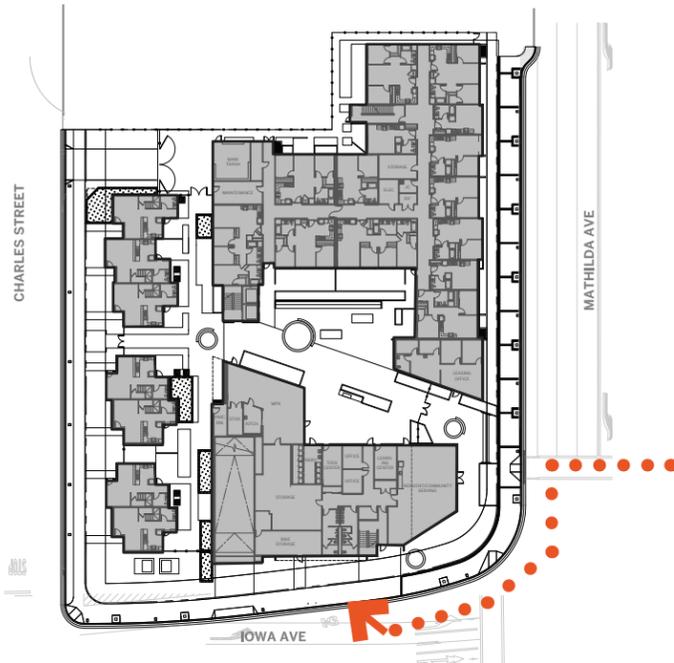
# CURRENT DESIGN

IOWA AVENUE LOOKING WEST



# CURRENT DESIGN

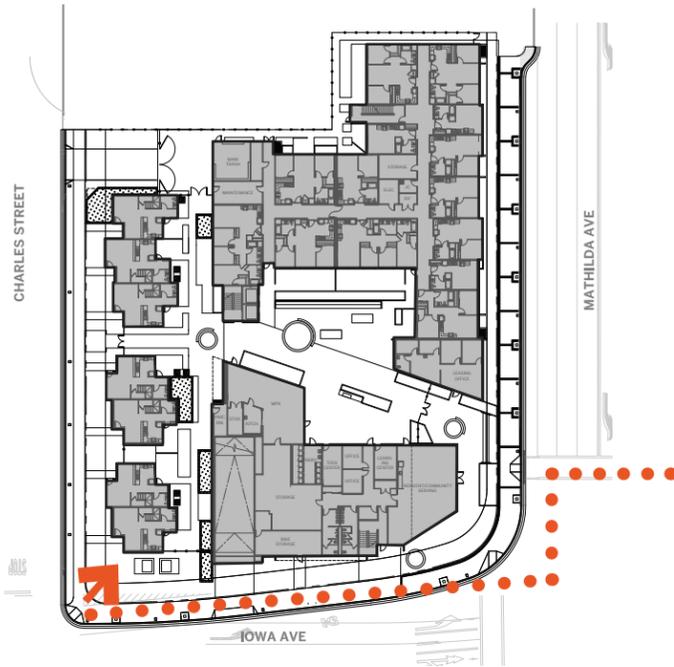
IOWA AVENUE LOOKING WEST



CEMENT FIBER BOARD -  
LAP SIDING

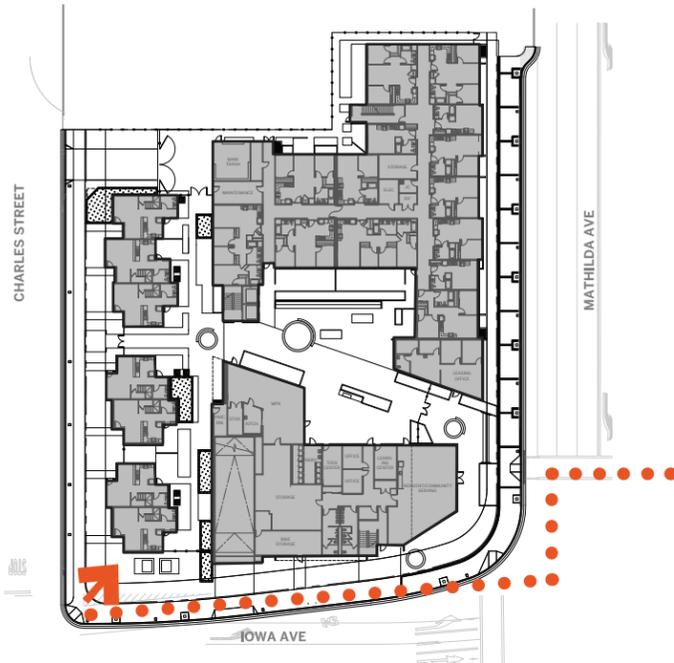
# SITE CONDITION

CHARLES STREET CORNER LOOKING EAST



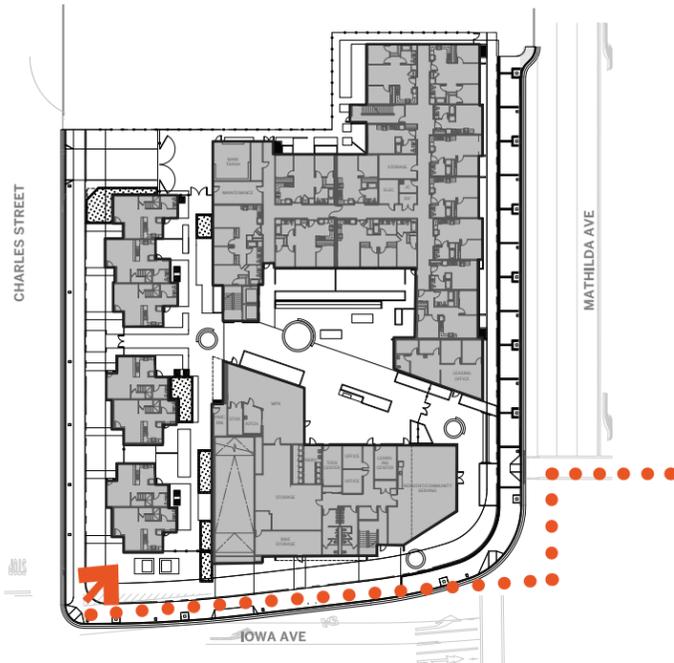
# CURRENT DESIGN

CHARLES STREET CORNER LOOKING EAST



# CURRENT DESIGN

CHARLES STREET CORNER LOOKING EAST

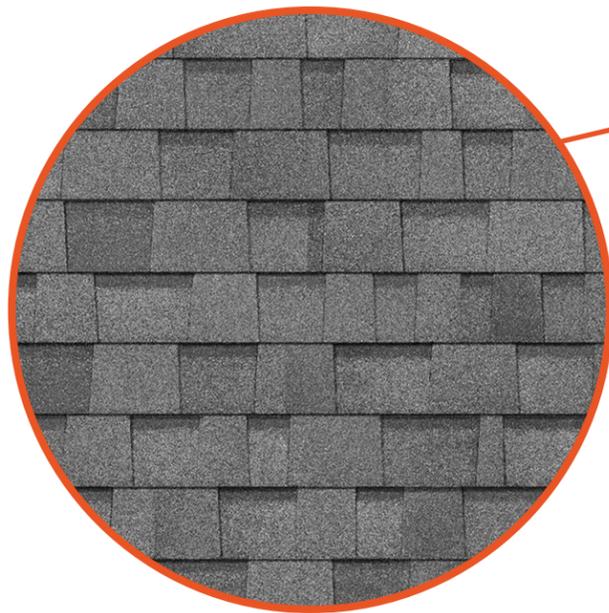
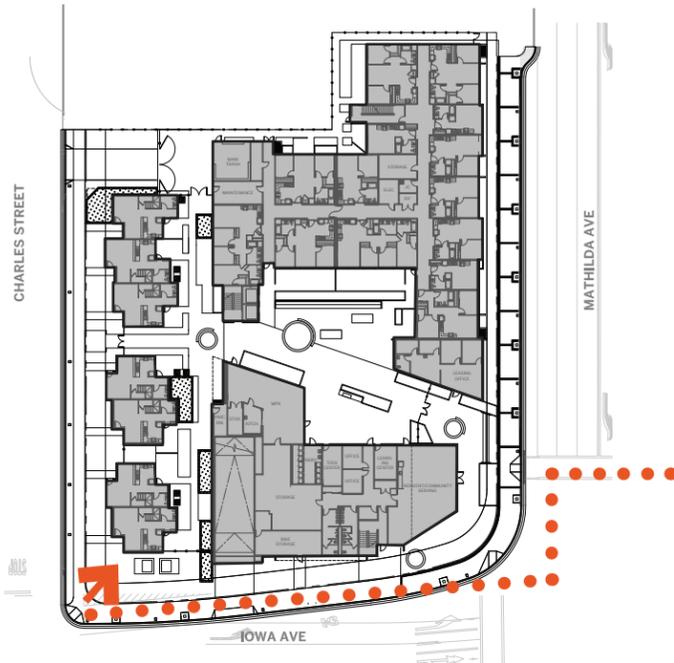


CEMENT FIBER BOARD - SHAKES



# CURRENT DESIGN

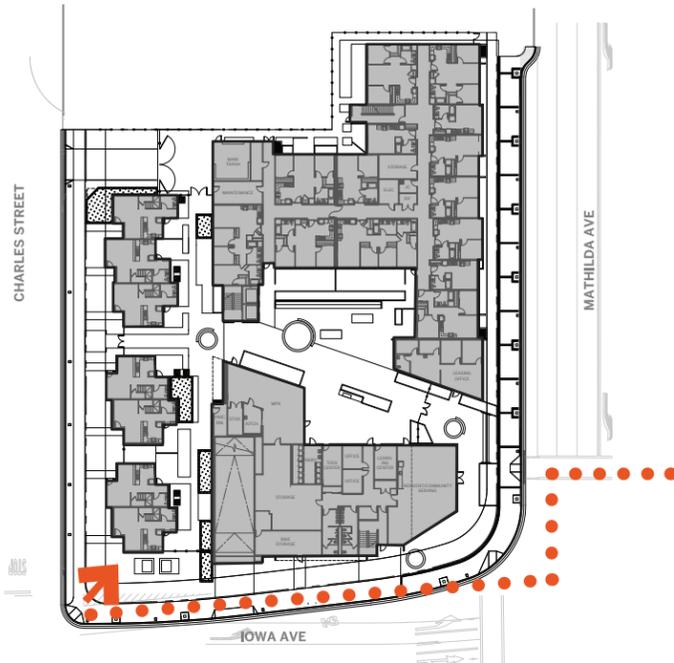
CHARLES STREET CORNER LOOKING EAST



ASPHALT SHINGLES

# CURRENT DESIGN

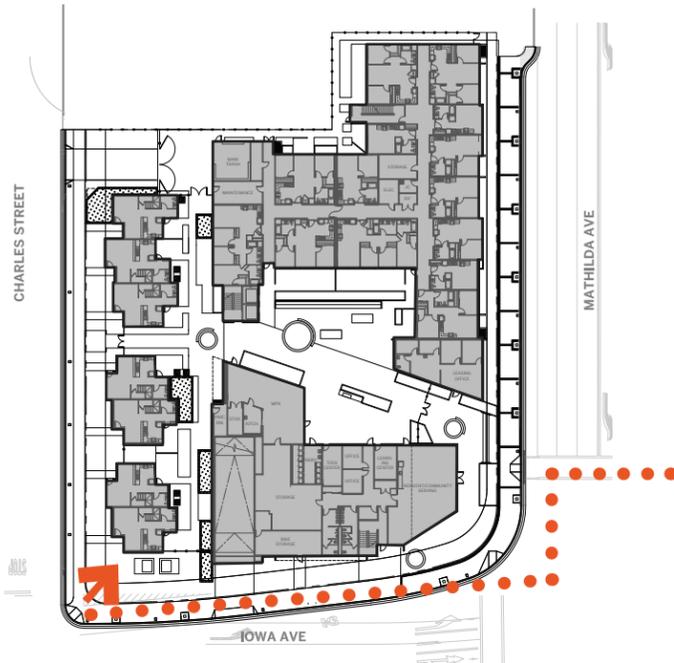
CHARLES STREET CORNER LOOKING EAST



CLAY VINYL WINDOW

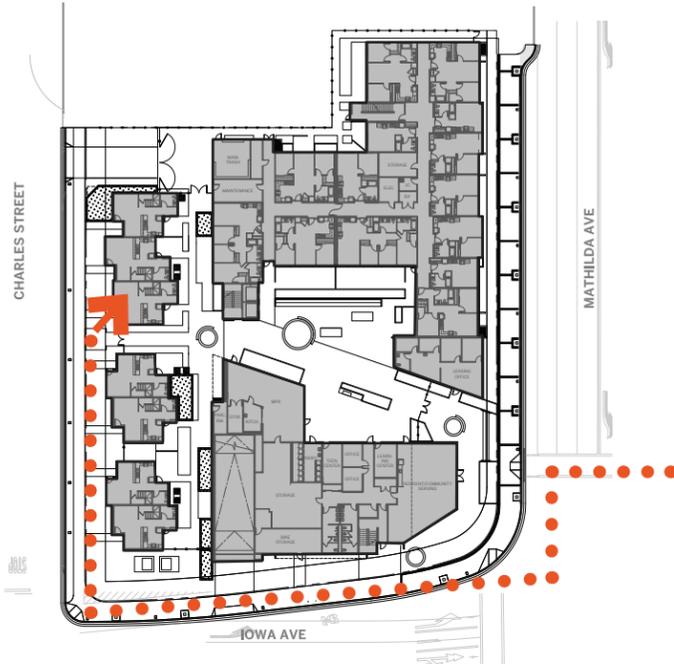
# CURRENT DESIGN

## CHARLES STREET LOOKING NORTH



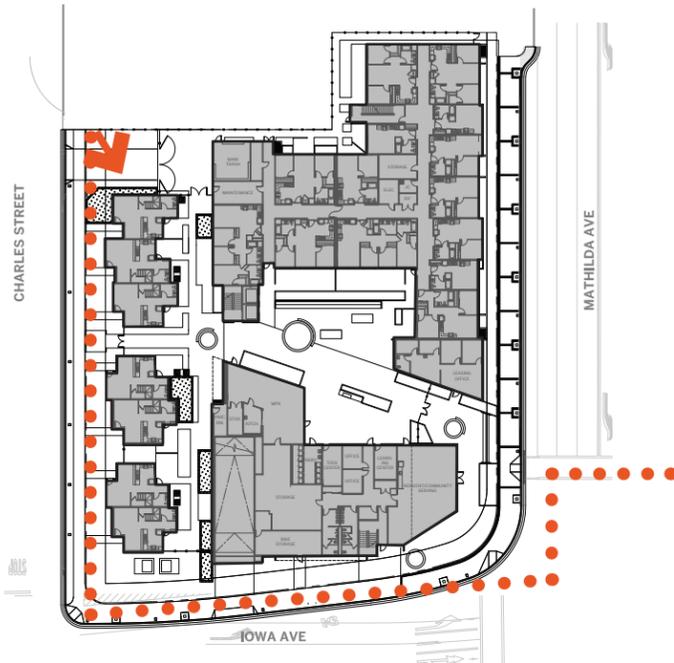
# CURRENT DESIGN

## CHARLES STREET ENTRIES

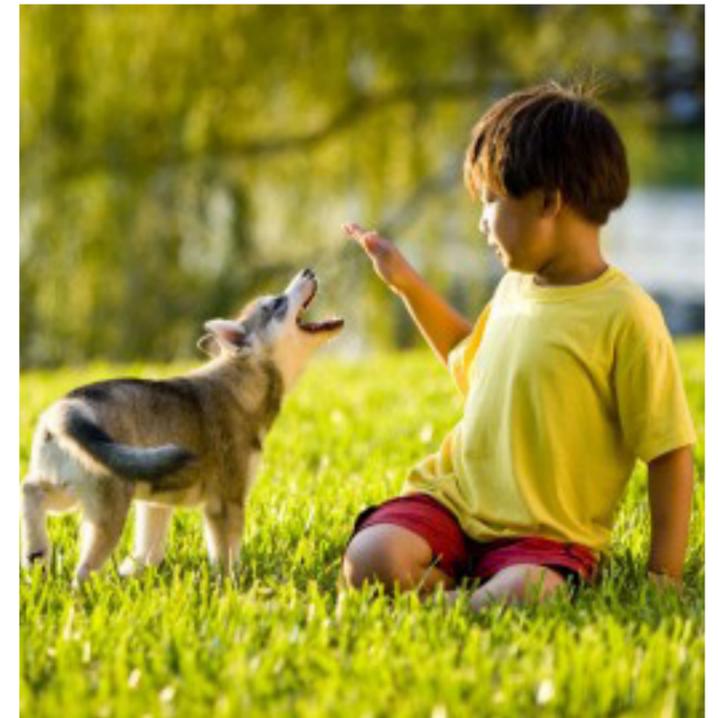


# CURRENT DESIGN

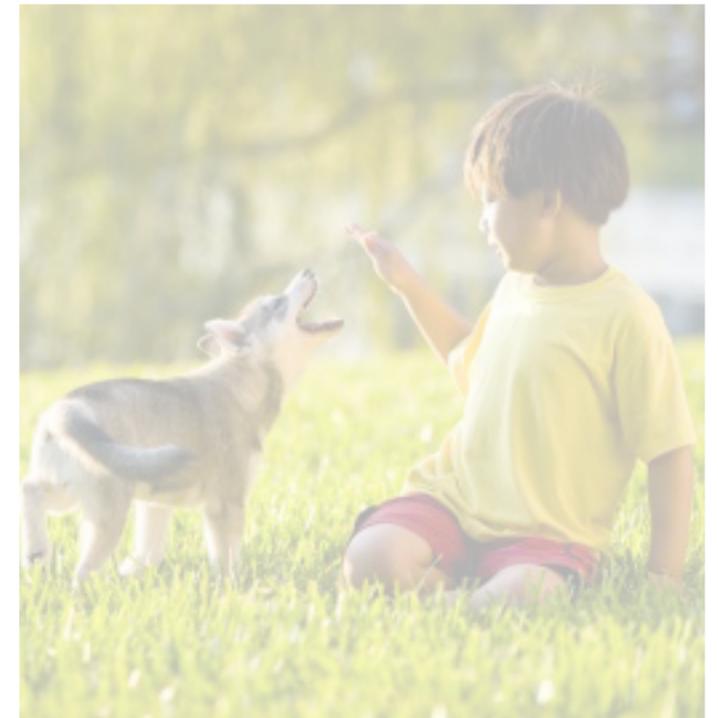
## CHARLES STREET LOOKING SOUTH



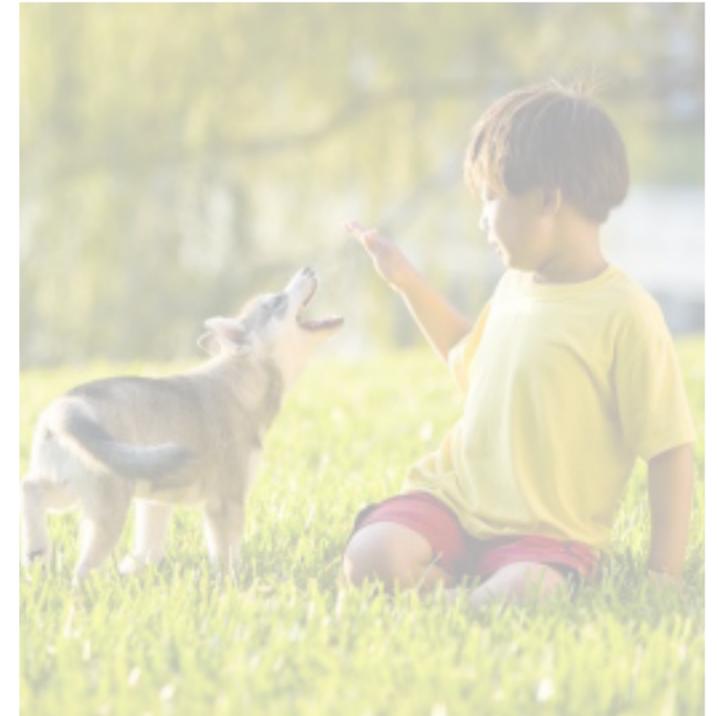
# COMMUNITY BENEFIT



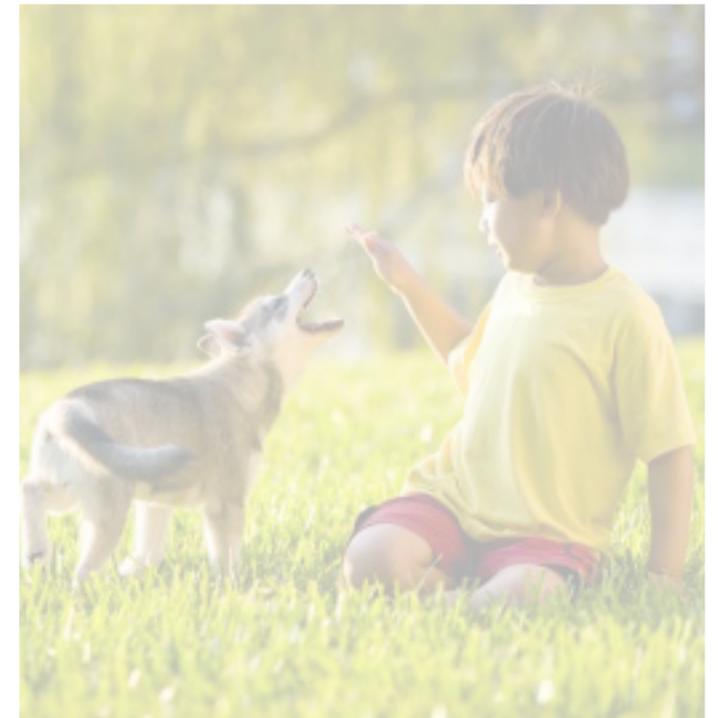
# COMMUNITY BENEFIT



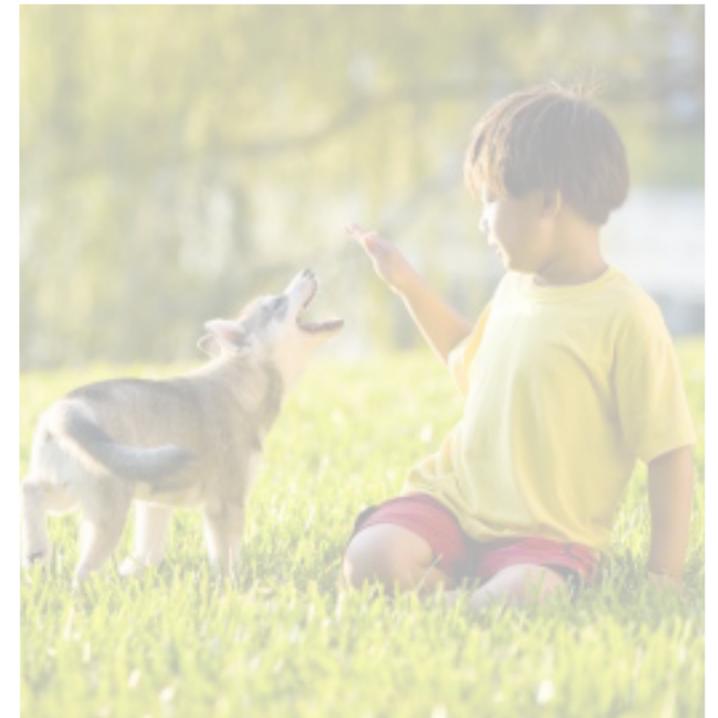
# COMMUNITY BENEFIT



# COMMUNITY BENEFIT



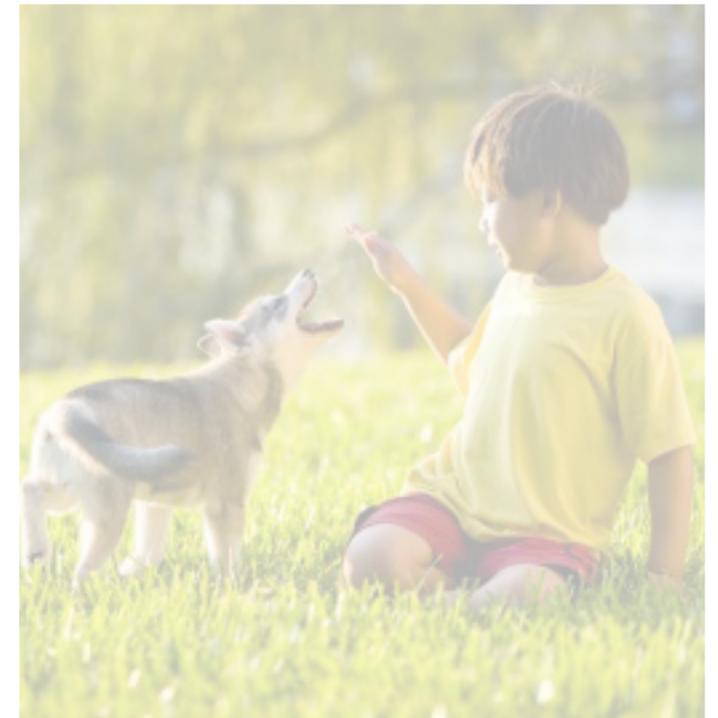
# COMMUNITY BENEFIT



neighborhood



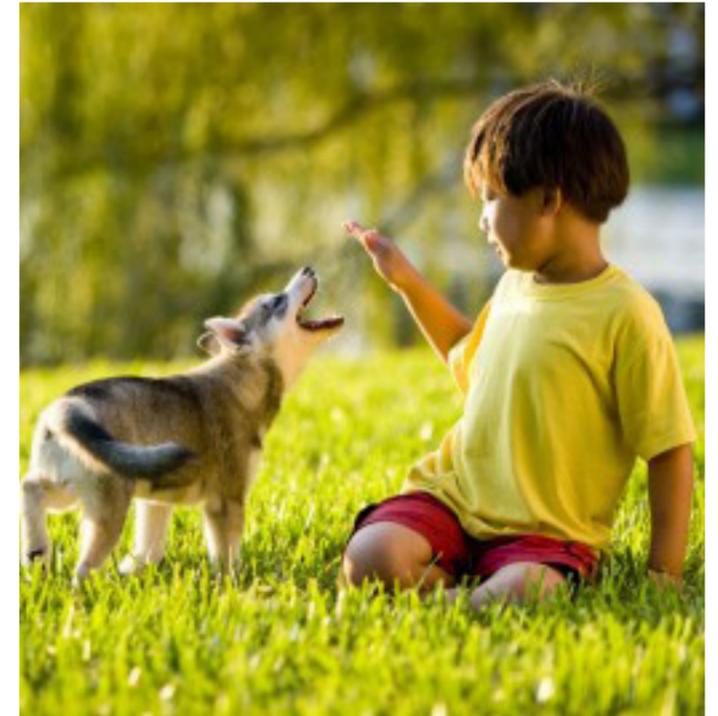
# COMMUNITY BENEFIT



health & wellness



# COMMUNITY BENEFIT



# THANK YOU

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COMMENTS AND QUESTIONS