



March 3, 2020

Momoko Ishijima, Associate Planner
City of Sunnyvale, Community Development Dept.
456 W. Olive Avenue
Sunnyvale, CA 94086

RE: *Sunnyvale Block 15 Affordable Housing Project – 365 Mathilda Planning Application Submittal*

Dear Momo,

Related California is pleased to submit a formal planning application for the proposed new construction of a multifamily residential project on the City of Sunnyvale owned 1.44 acre site located within the Sunnyvale Downtown Specific Plan area at the northeast corner of Mathilda and Iowa Avenues. The site is currently six existing lots made up of the following APNs that are proposed to be consolidated into one 1.25 acre lot.

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|------------|------------|
| 165-13-045 | 165-13-069 |
| 165-13-046 | 165-13-073 |
| 165-13-068 | 165-13-074 |

The Project, currently being referred to as *Sunnyvale Block 15*, consists of 90 affordable housing units with nearly 5,000 SF of resident serving spaces. All units at the project, except one two-bedroom manager unit, will be restricted to low income tenants by a regulatory agreement with the City of Sunnyvale in addition to regulatory agreements with other financial funders. The 89 restricted units will serve income levels from 30 percent to 100 percent Santa Clara County area median income (AMI) with 25 percent of the units having a preference to households with developmental and intellectual disabilities. Related California entered into a Disposition and Development Agreement with the City of Sunnyvale in 2018 detailing terms for the project and conditionally committing \$12.5 million in funds from the City of Sunnyvale's Housing Mitigation Fund to the project.

The Project's site and building designs are conceived in a way to encourage chance encounters among residents and the surrounding community, and to create multi-generational spaces where neighbors get to know one another. The Project seeks to achieve porosity between exterior and interior spaces; provide private, semi-private, and public common areas for a full range of residential and community benefit; and activate the streetscape to inspire connections with the surrounding neighborhood. Three undeveloped parcels remain separating the Project and the recently approved 311 Mathilda Project at the Northeast end of Block 15. These remaining parcels are contiguous, and the Project's design has assumed there may be an opportunity for future development at this site.

The buildings on the site will be a combination of four stories of Type V construction over a Type I-A subterranean garage and two-story Type V-B townhomes over slabs-on-grade. The proposed four-story building is 115,534 GSF and the Townhomes are 9,299 GSF. The development includes ground-level and third-floor level resident amenities, 90 storage lockers, 93 automobile parking stalls, and 23 bicycle parking stalls; as well as 8,200 SF of public and private open space. Refer to G0.01 for detailed project data including zoning compliance and unit mix and distribution. To achieve the 90 units the Project is using the California State Density Bonus Law, under Section 65915 of the California Government Code. In addition to increased

density, the Density Bonus allows for up to three concessions from development standards. The project has requested the two following concessions –

- 1) Reduction in the 26-foot distance requirement between main buildings (SMC Section 19.48.030). The proposed distance between the townhouse style units on Charles Street and the main apartment buildings range between 10 to 18 feet.
- 2) The requirement that recycling and solid waste enclosures must be located within 150 feet of any dwelling unit (SMC Section 19.38.030). The project proposes a trash room with a trash chute located on the north side of each floor of the main apartment building. 47 unit of the proposed 90 units exceed the requirement.

The buildings' exterior design reflects a contemporary nod to the traditional house form with asymmetrical pitched roofs and a modern, patterned materials palette that fits into the existing neighborhood while creating its own presence and sense of individuality. Public improvements include widened sidewalks with enhanced paving, tree grates, decorative pedestrian-scale lighting, bike lanes and new street trees. Site improvements include a setback building façade at Iowa and Mathilda Avenues allowing for a neighborhood gateway fronted by Residential Amenity uses. A low seat wall and specimen tree are proposed as anchors to this public space. Additionally, the Charles Street public right of way directly responds to the residential neighborhood's existing scale, openness of yards, and character. Specific Improvements include:

- Mathilda Avenue: 13' sidewalks including 4' tree grates with Acer Rubrum (Sunset Red) Maples
- Iowa Avenue: 11' sidewalks including 4' tree grates with Quercus Rugosa (Net Leaf Oak)
- Charles Street: Existing street trees are maintained. 6' wide sidewalk separated from curb by a 4' planting strip; Shumard Oaks planted. Street-level units along Charles have open landscaped front yards and private landscaped back-yard gardens with low garden walls.

As diagrammed on G1.01, the site and building footprints are designed to maximize pedestrian circulation opportunities while maintaining a high-level of functionality, visibility, security, and accessibility. The central courtyard is visually and physically bisected by a west-east pedestrian corridor, accessed off Mathilda Avenue and Charles Street via decorative, secured gates and fencing. Similar decorative fencing is proposed along Iowa Avenue, creating a through-site visual connection to private residential patios. Passersby can see into the site and their internal activities at the various landscaped common areas. The goal is to make the site inviting to the public yet allow for a high degree of visual surveillance for the residents.

Sustainable goals have influenced both the site's and buildings' layout, particularly regarding the symbiosis between built spaces and open areas. Refer to G1.41 for Solar Access and Shadow Studies depicting how the central courtyard benefits from daily sun exposure during spring, summer, and fall months. The Landscape Plan significantly reduces water consumption through the use of native and naturalized plant species appropriate for Sunnyvale's climate. Over 90% of proposed plant species are classified as "Low Water" per State of California WUCOLS requirements and no turf is proposed for the project. The project will obtain at minimum 120 points on Build it Green's GreenPoint Rated scale, G0.03 the sustainability targets this project is seeking.

The project provides 86 total stalls for residents and 3 stalls for their guests in a below-grade parking garage. Of these, 17 stalls are in a tandem configuration and to be assigned to the Project's 3-bedroom units. Per CalGreen requirements, the Project will provide three total Electric Vehicle Charging Stations (3% of the total stall count) within the garage. The garage is accessed off a vehicular ramp centered mid-block on Iowa



Avenue. The Ownership team understands the surrounding community's concerns regarding traffic and parking impacts, therefore the Project provides 18 stalls above the 72 stalls required for SB1818.

The United States Postal Service has approved the Project's proposed mailbox and package storage locations near the elevator core. 90 mail boxes are required (additional boxes may be added pending on-site office needs) and 18 parcel lockers are provided at a ratio of 1 locker per 5 units. The USPS has recommended a separate Parcel Room be provided for storage of large deliverables. Additionally, the waste management strategy for the Project has been assembled by American Trash Management.

Our team looks forward to the City of Sunnyvale's review of this submittal. For any questions or requests for additional information please don't hesitate to contact us.

Sincerely,



Andrew Schorfhaar
Senior Project Manager, Related California