



Sunnyvale

# Modifications to the Orchard Gardens Project 245 West Weddell Drive PLNG-2025-0332

Cindy Hom, Associate Planner  
Planning Commission Study Session, July 14, 2025

# Overview

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- Planning Commission approved the project on September 20, 2021
- The project consists of 123 affordable housing units
  - ◆ Demolish 30 units
  - ◆ Retain and renovate 32 units (Parkview Apts)
  - ◆ Construct 93 new units in a new six-story building
  - ◆ Various site improvements
  - ◆ Density Bonus with multiple concessions and waivers
- Modifications are prompted by a 10-15% cost reduction needed to make the project financially feasible

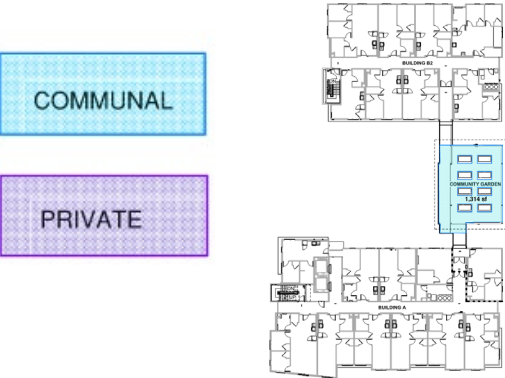
# Site Context



- **Site Area:** 1.72-acres
- **Zoning:** R-4/PD

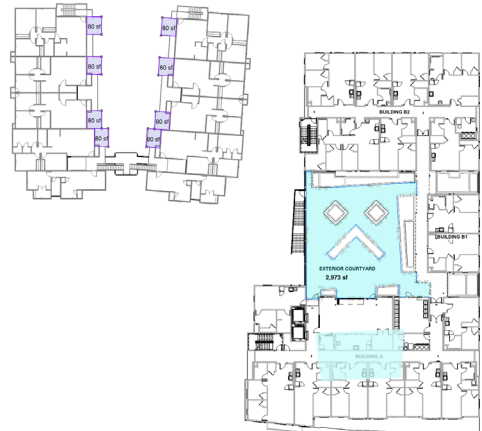


# Usable Open Space



Usable Open Space (S.F.)	Approved	Proposed
Total Usable Open	28,069	21,923
Private Balconies	6,880 (86 Units x 80 s.f.)	1,920 (24 units x 80s.f.)
Usable Open Space Per Unit	178	168

3 USABLE SPACE EXHIBIT - SIXTH FLOOR PLAN  
1" = 20'-0"



1 USABLE SPACE EXHIBIT - SECOND FLOOR PLAN  
1" = 20'-0"

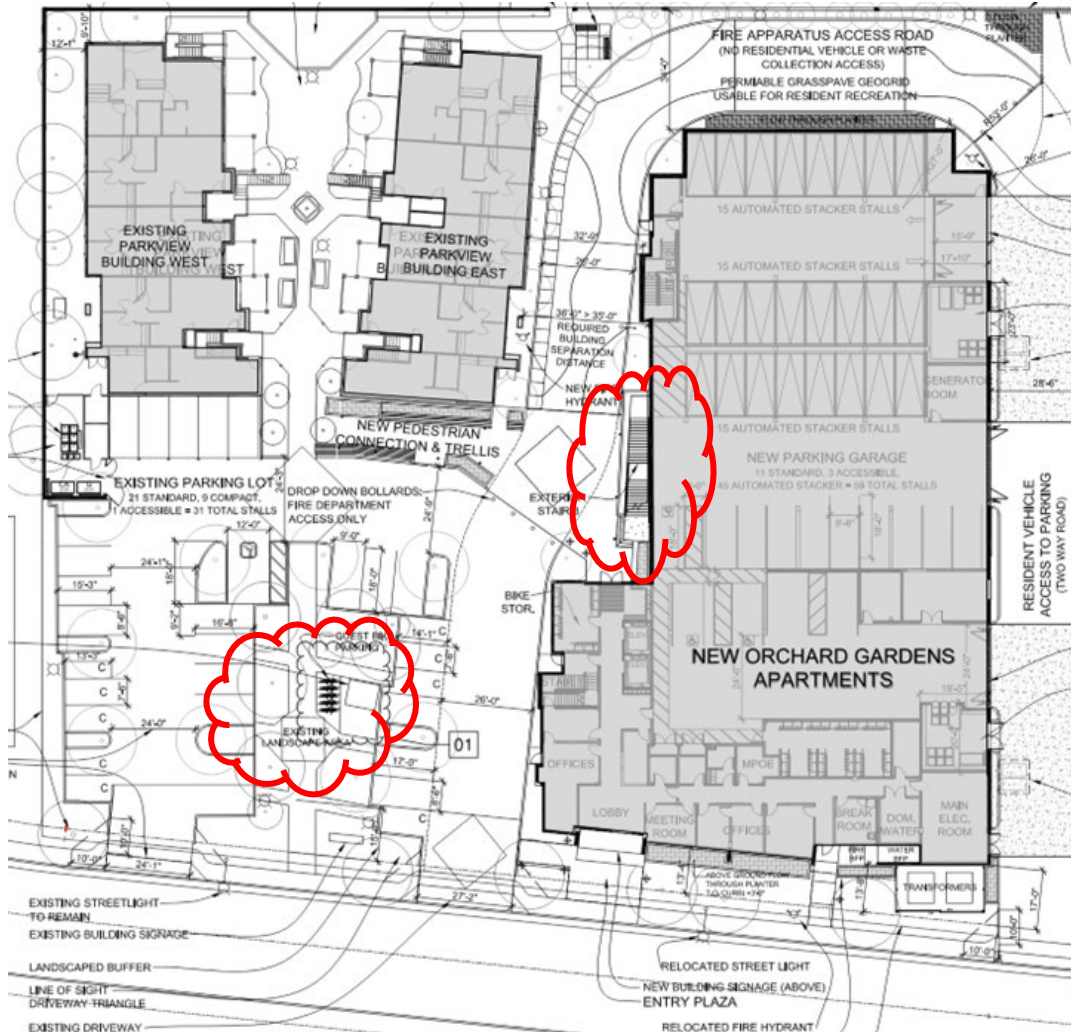


2 USABLE SPACE EXHIBIT - SITE PLAN  
1" = 20'-0"



# Ground Level Modifications

## Approved

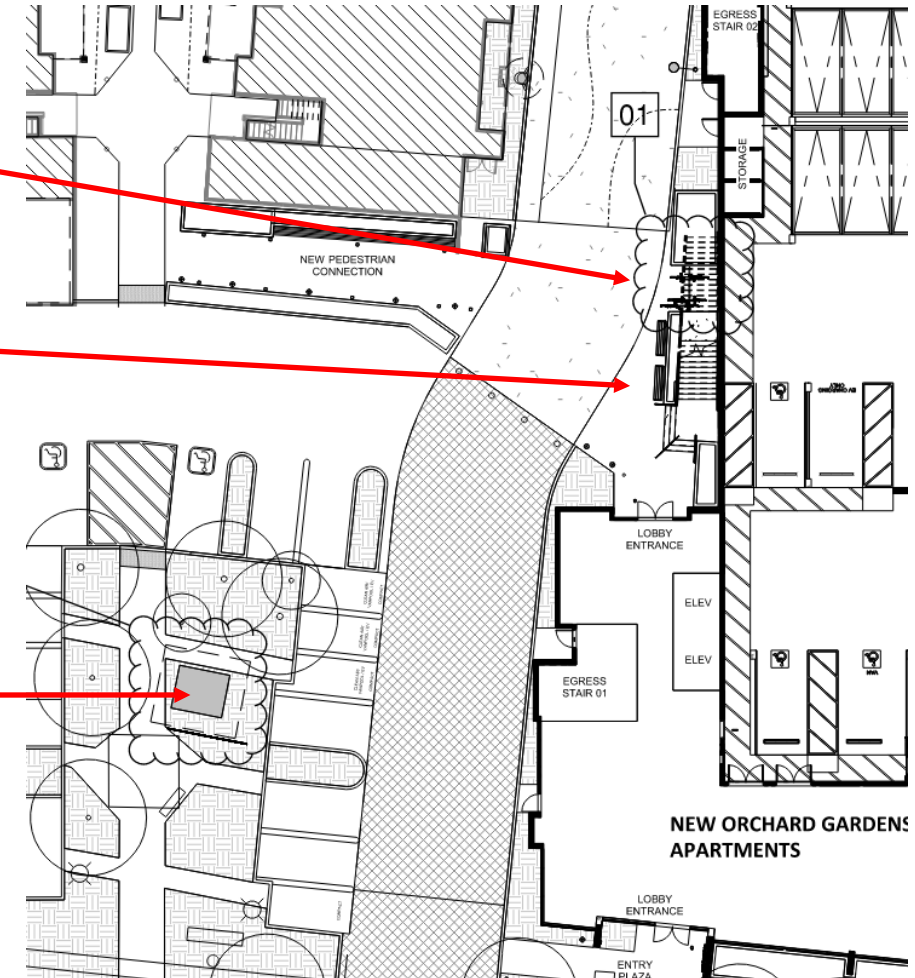


## Proposed

Bike parking relocated under podium stairs

Remove steel canopy over podium stairs

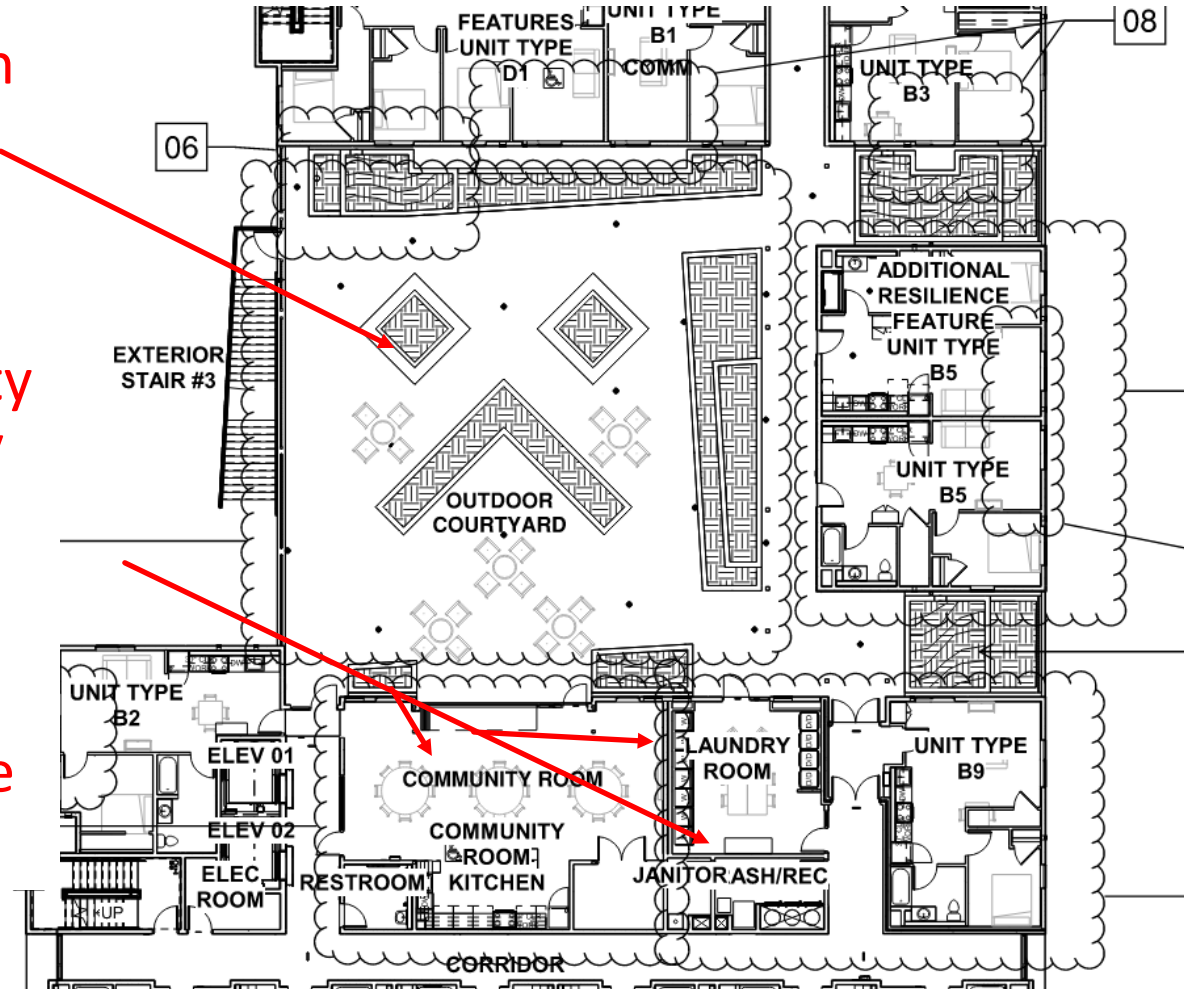
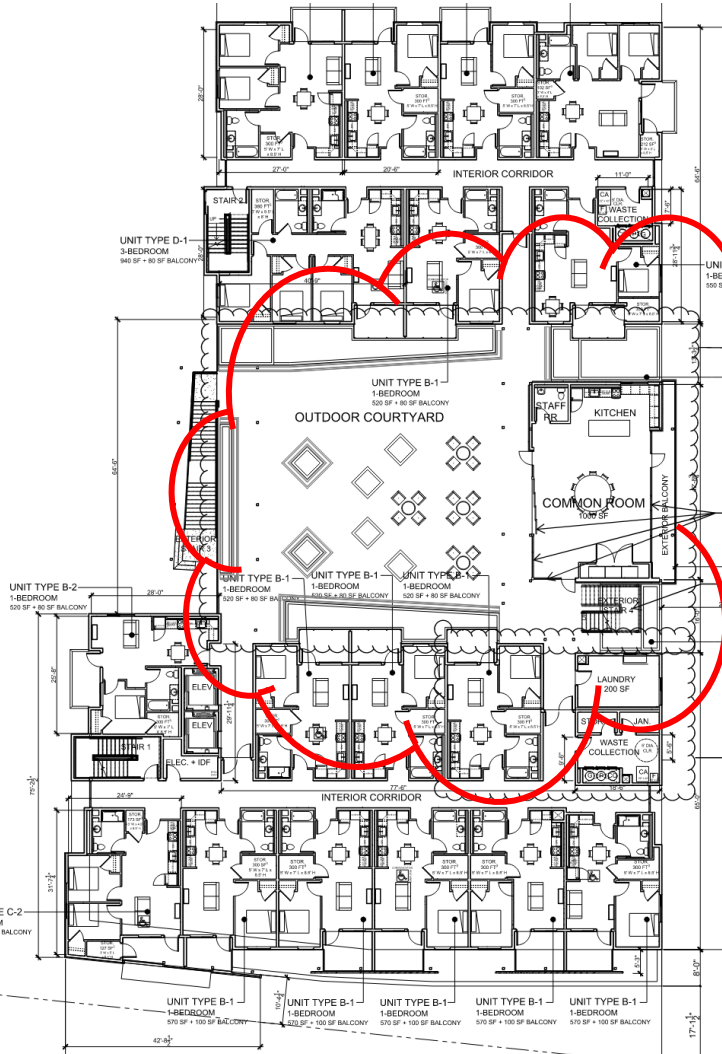
(E) Above-ground transformer to remain with (N) screen wall



# 2<sup>nd</sup> Level Modifications

Reconfiguration  
of courtyard

Relocation of  
the community  
room, laundry  
room, and trash  
room from the east  
side of the  
building to the  
south



# Roof Level Modifications

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- Removal of the roof-mounted centralized HVAC system and substitution with wall-mounted individual package terminal heat pumps (PTAC)
- Removal of the steel trellis over the community garden on the roof deck
- A one-foot increase in building height

# Exterior Modifications

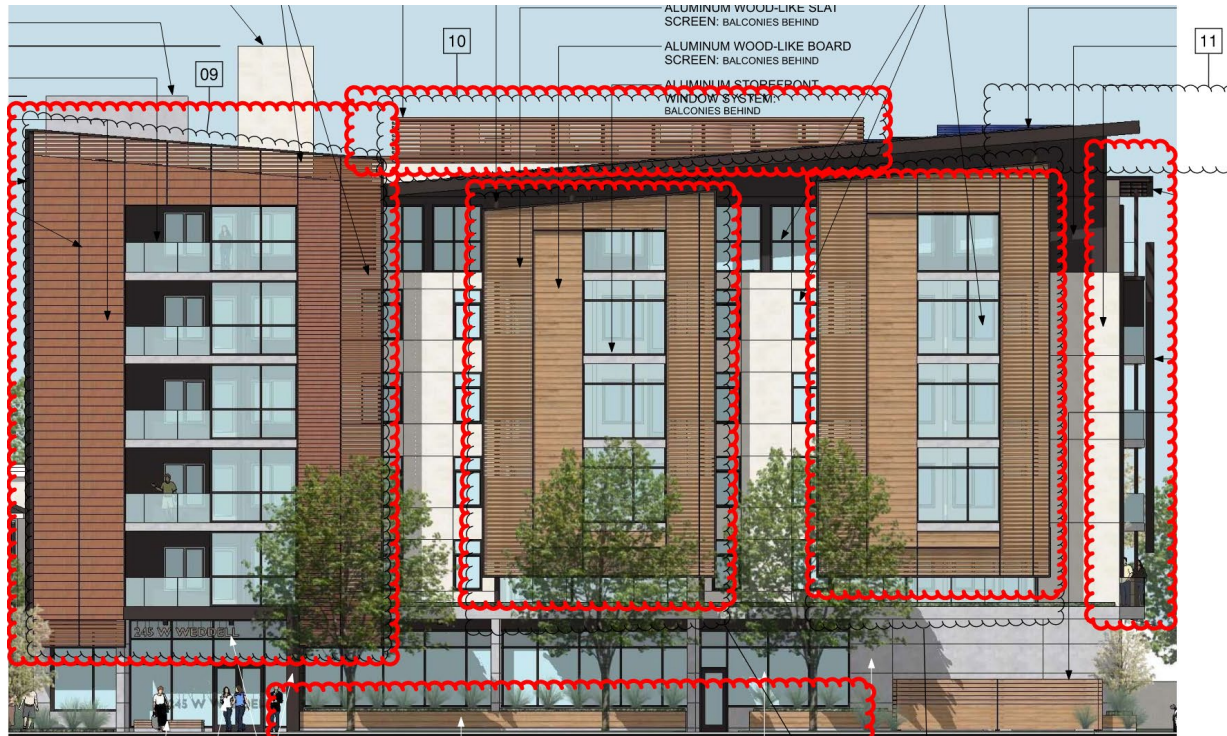
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- Removal of all balconies
- Removal of screen wall on southern façade (front elevation) and along the interior courtyard
- Replace window walls at corridor ends with individual punch window openings
- Removal of exterior stairs on the east side of the building
- Material cladding changes



# Front Elevation (South)

## Approved

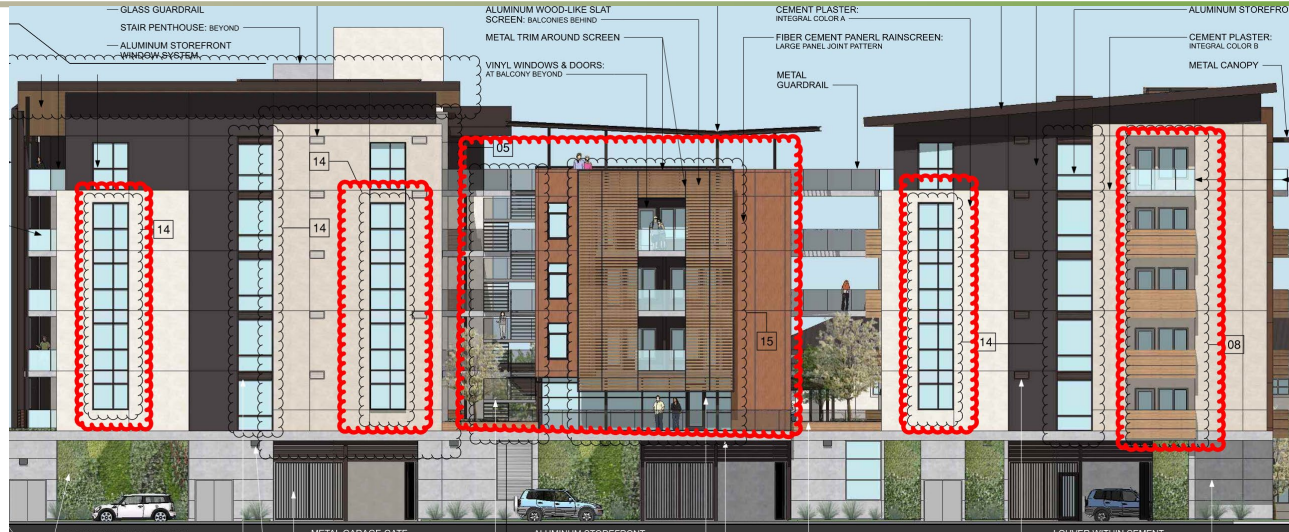


## Proposed



# East Side Elevation

Approved



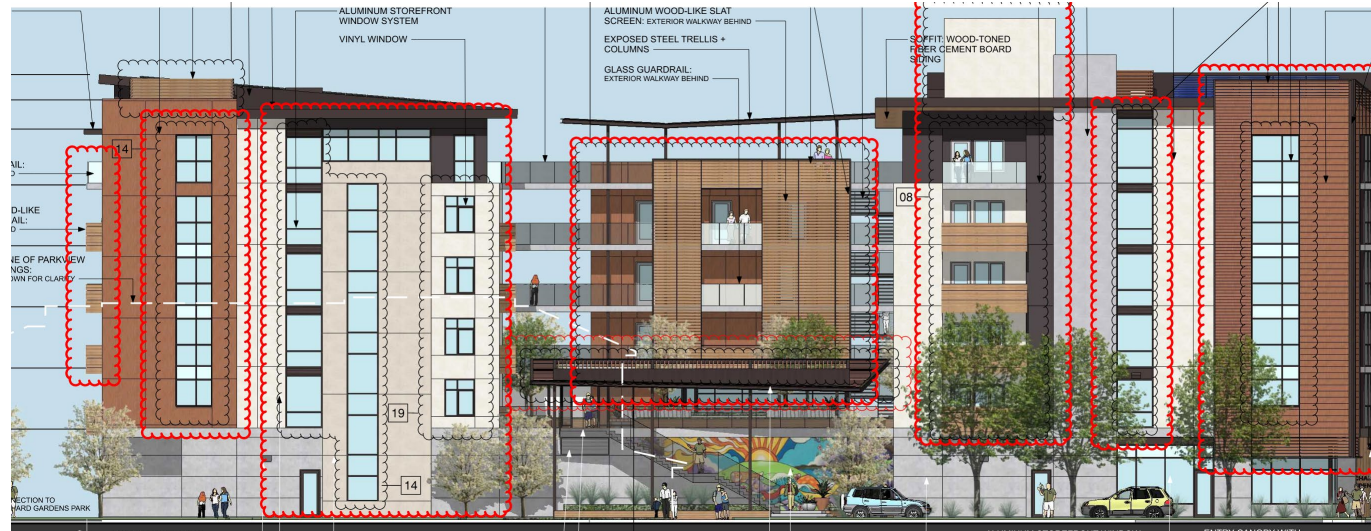
Proposed





# West Side Elevation

Approved

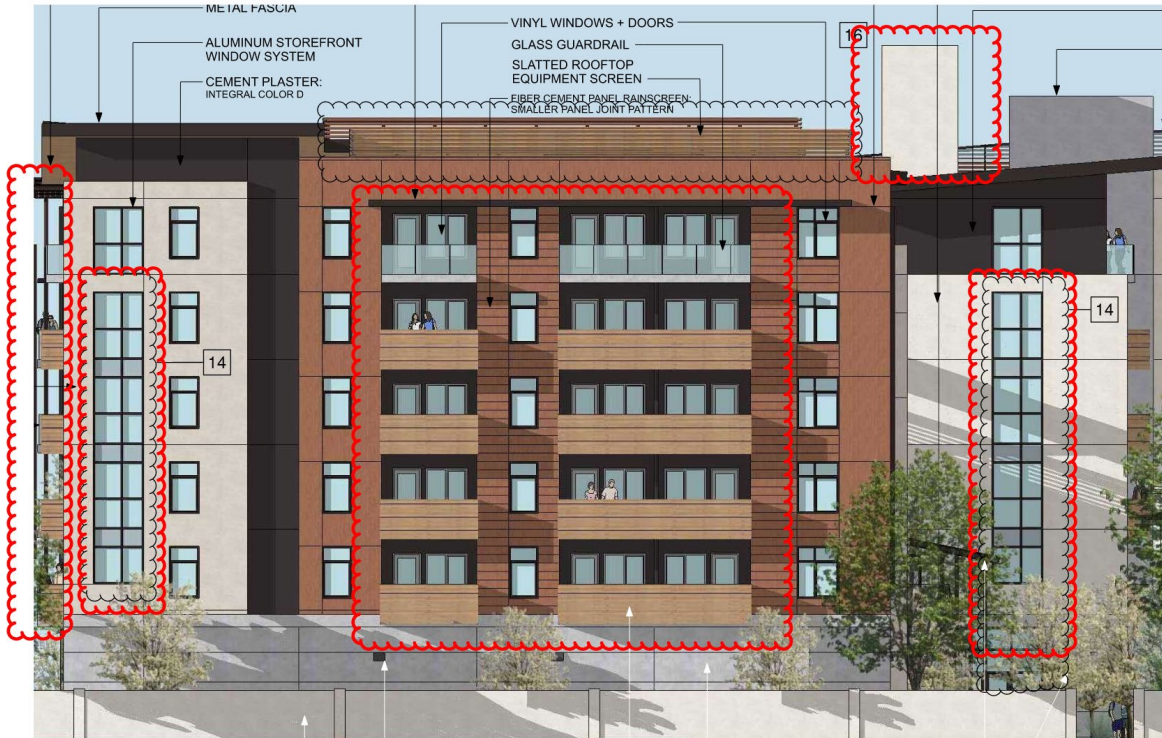


Proposed



# Rear Elevation (North)

## Approved



## Proposed





# Interior Courtyard Rendering

Approved



Proposed





# Courtyard Approach Rendering

Approved



Proposed





# Proposed Front Rendering



# Feedback and Direction

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- Provide staff with feedback and direction to work with the Applicant and allow minor modifications to be approved by the Director of Community Development.



# Materials and Finishes



- SHEET NOTES**
- 22 REMOVAL OF DECORATIVE STEEL TRELLIS OVER ROOF GARDEN.
  - 23 ROOF LAKE EXTENDED BALANCING BUTTERFLY ROOF
  - 24 HORIZONTAL TONGUE & GROOVE SIDING IN HONEY
  - 25 HORIZONTAL LAP SIDING IN CHARCOAL GREY
  - 26 TERRA COTTA COLORED PANELS
  - 27 PRECEDENT IMAGE WITH PANELS AND RECESSED HORIZONTAL LAP SIDING

① STREET FRONTAGE RENDERING - EXTERIOR CLADDING UPDATES  
MISC. PLANNING PERMIT ADJUSTMENT DRAWING