



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

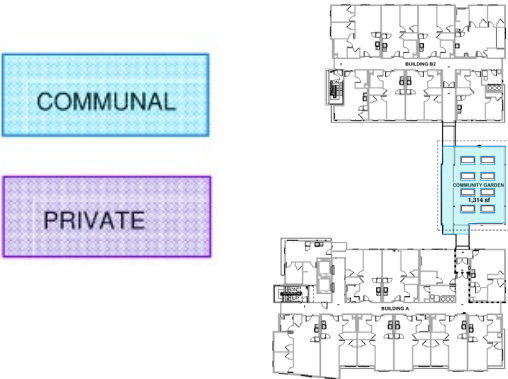
- Planning Commission approved the project on November 8, 2021
- The project consists of 123 affordable housing units
 - ◆ Demolish 30 units
 - ◆ Retain and renovate 32 units (Parkview Apts)
 - ◆ Construct 93 new units in a new six-story building
 - ◆ Various site improvements
 - ◆ Density Bonus with multiple concessions and waivers
- Modifications are prompted by a 10-15% cost reduction needed to make the project financially feasible

Site Context

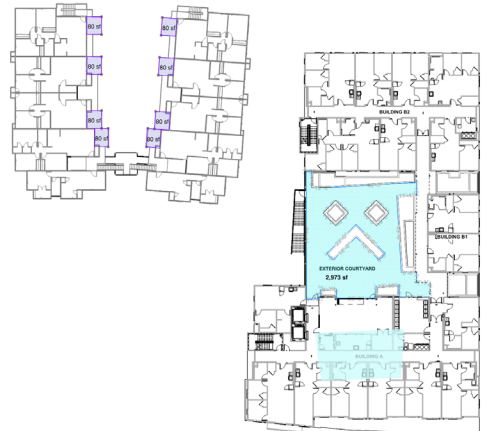


- **Site Area:** 1.72-acres
- **Zoning:** R-4/PD

Usable Open Space



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



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

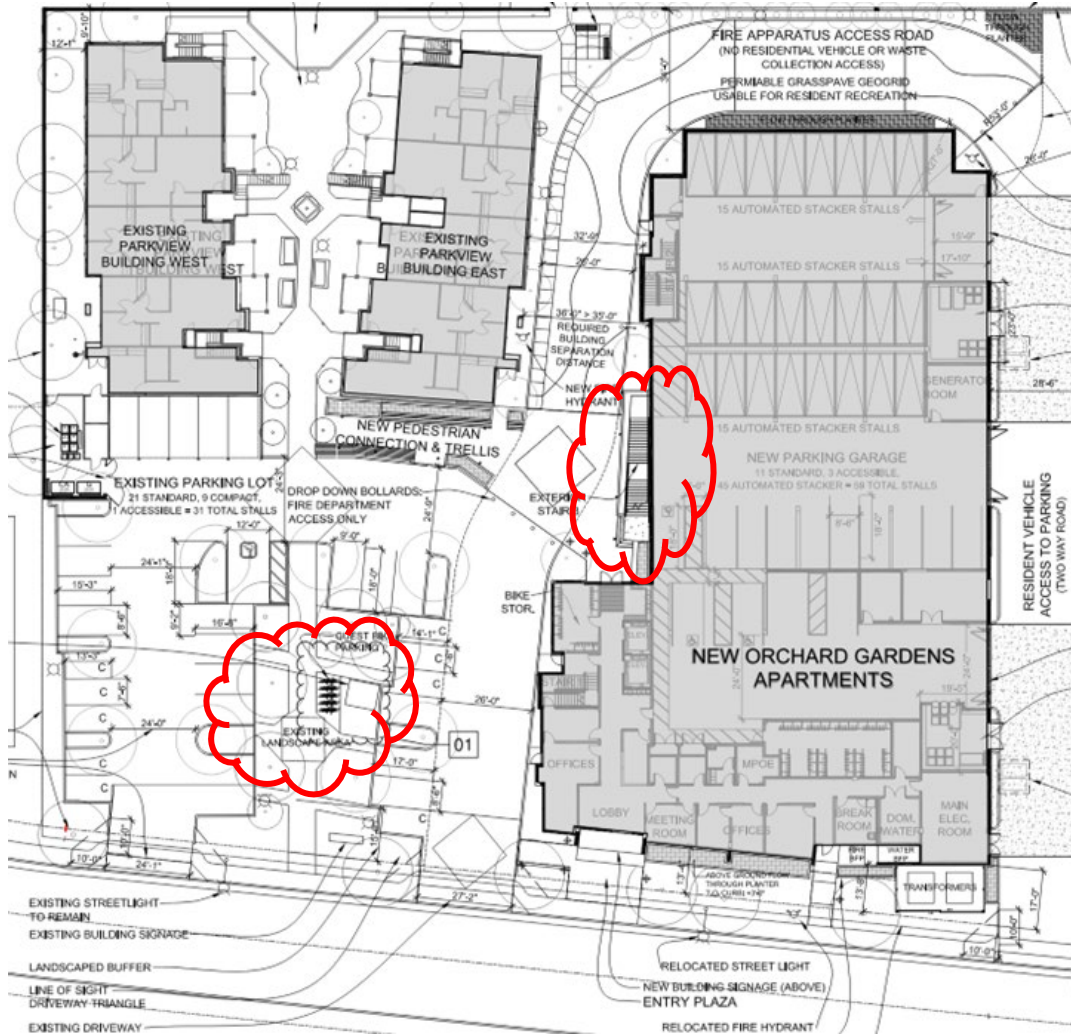


2 USABLE SPACE EXHIBIT - SITE PLAN
1" = 20'-0"

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

Ground Level Modifications

Approved

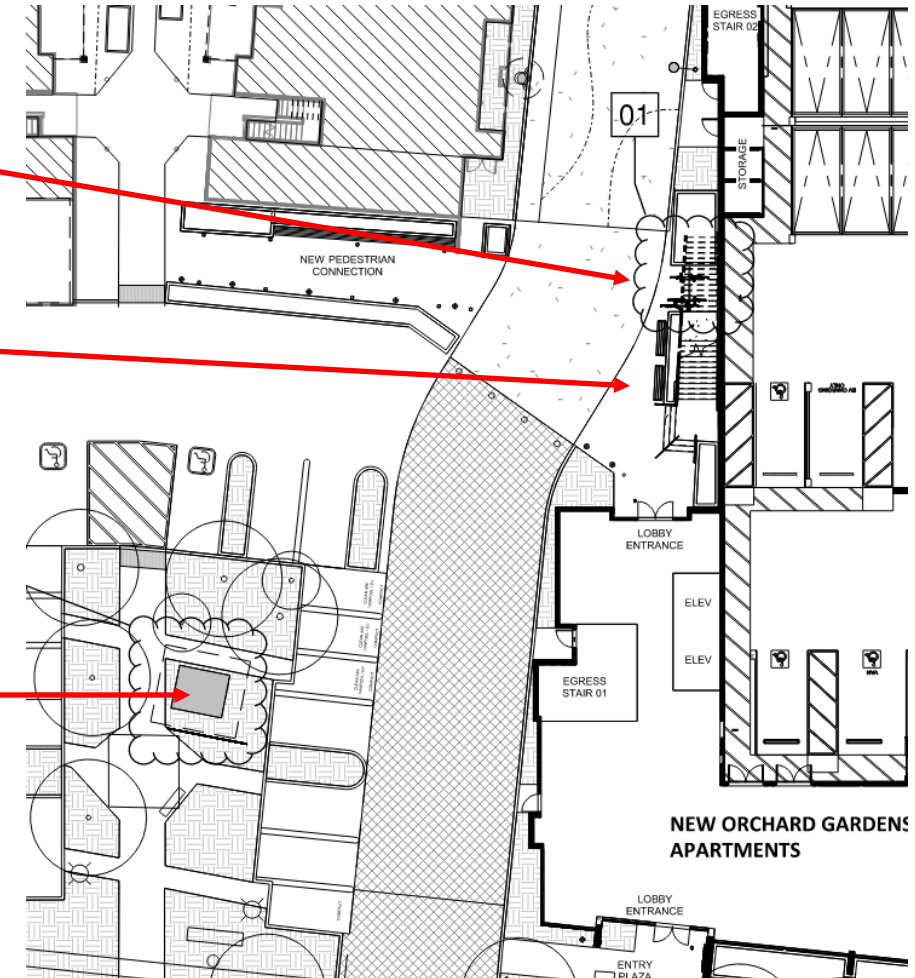


Proposed

Bike parking relocated under podium stairs

Remove steel canopy over podium stairs

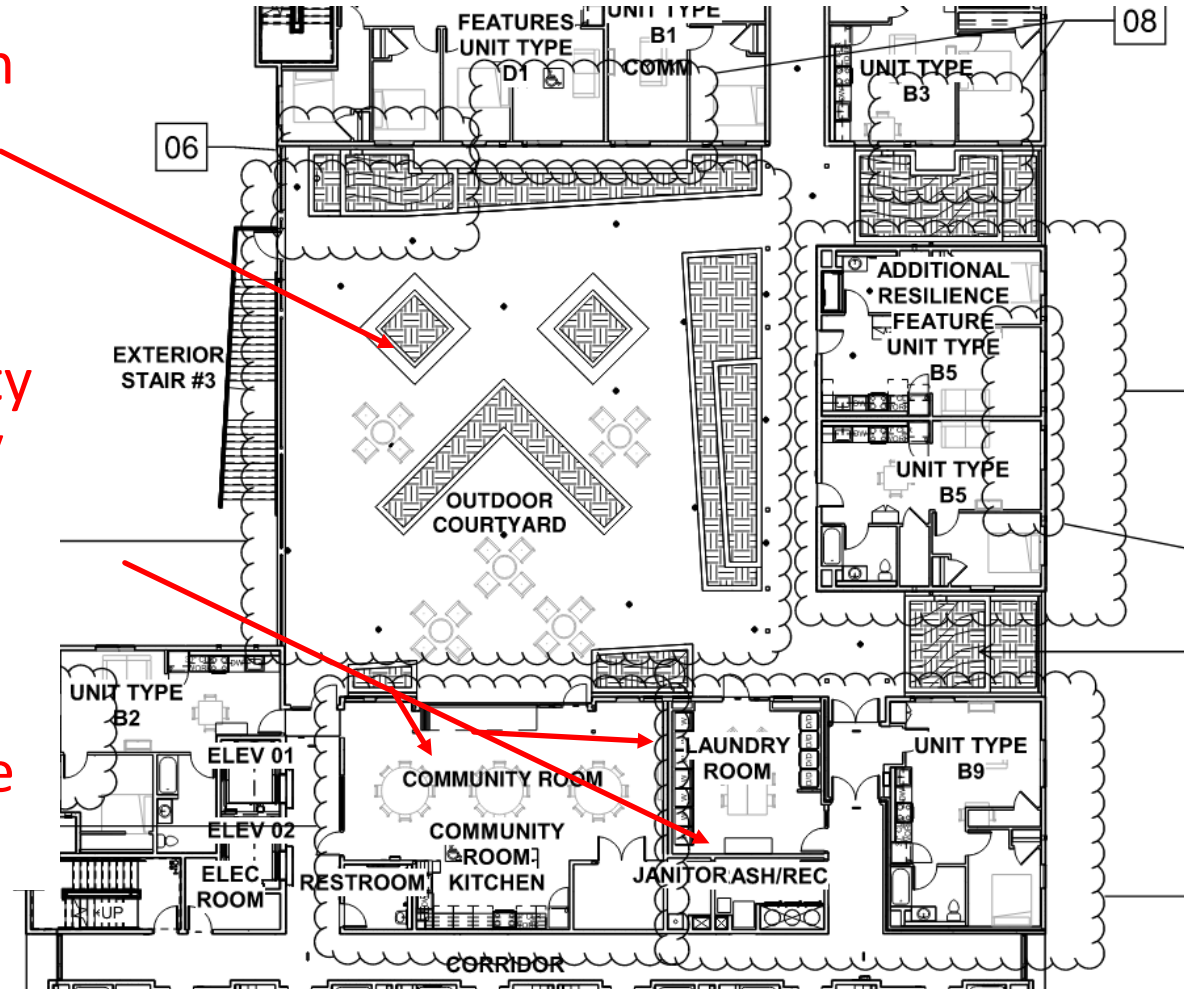
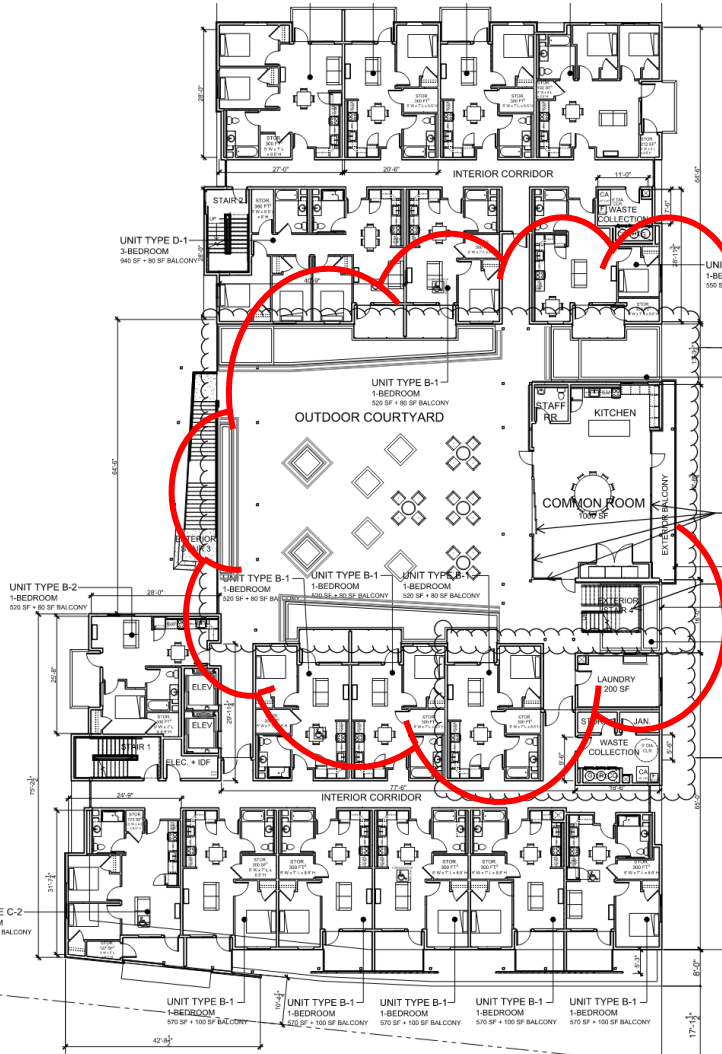
(E) Above-ground transformer to remain with (N) screen wall



2nd 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

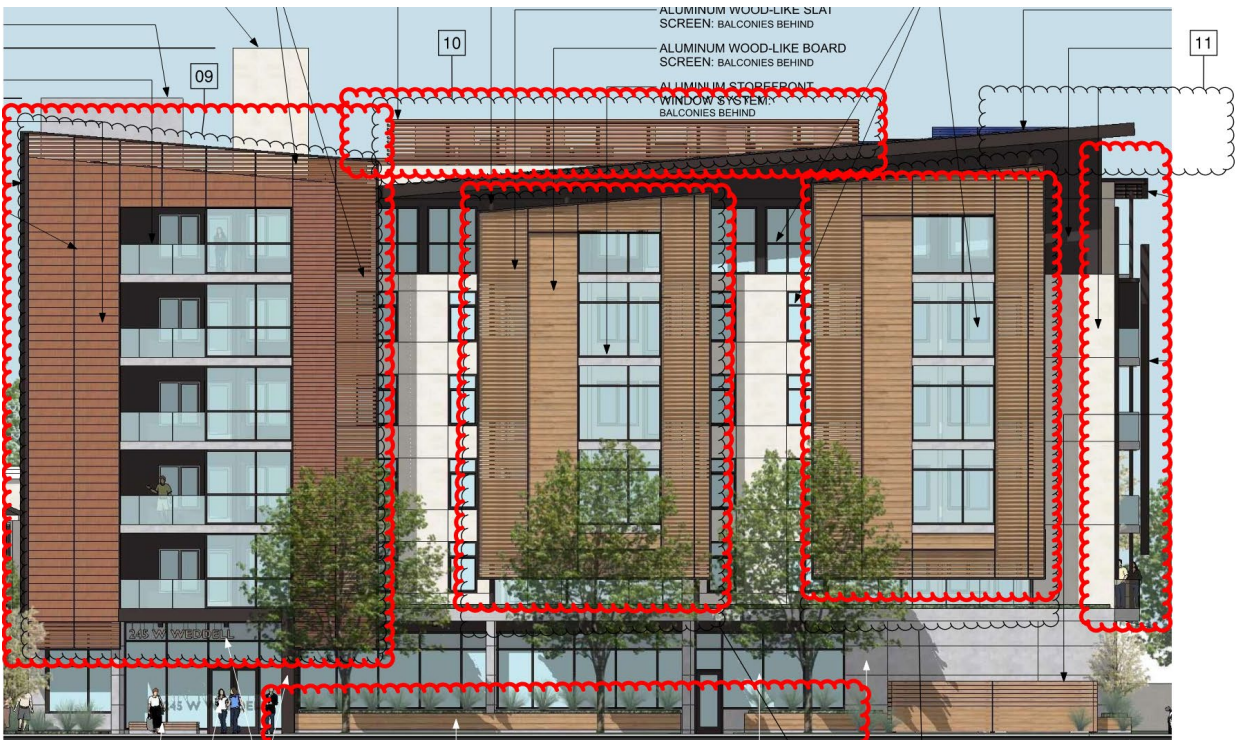
- Removal of the roof-mounted centralized HVAC system and substitution with wall-mounted individual package terminal heat pumps (PTAC)
- Removal of the steel trellis over the community garden on the roof deck
- A one-foot increase in building height

Exterior Modifications

- 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

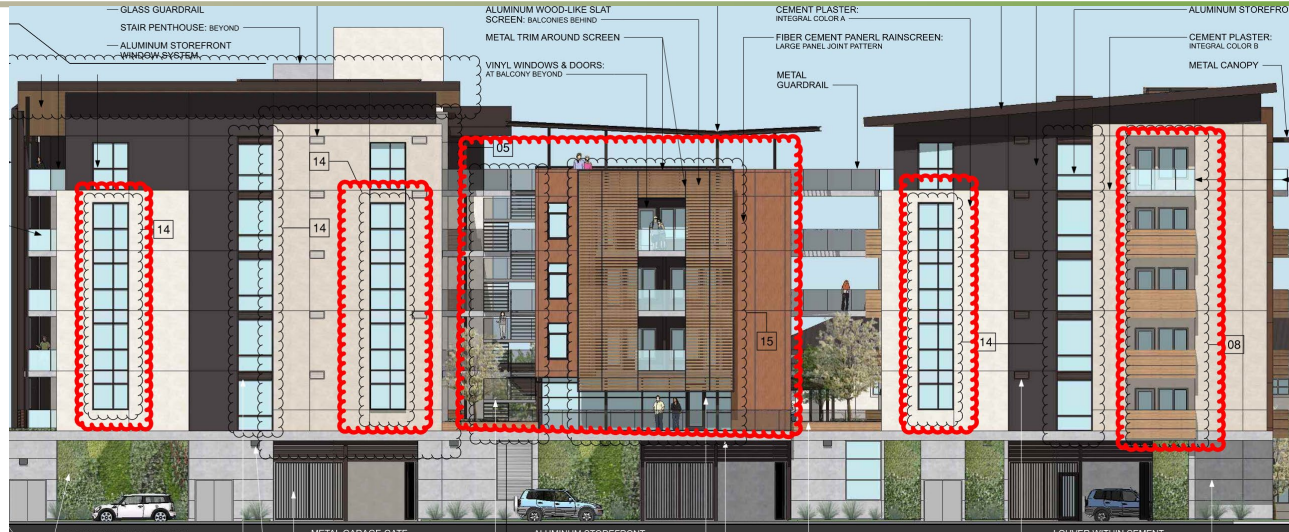


Proposed



East Side Elevation

Approved

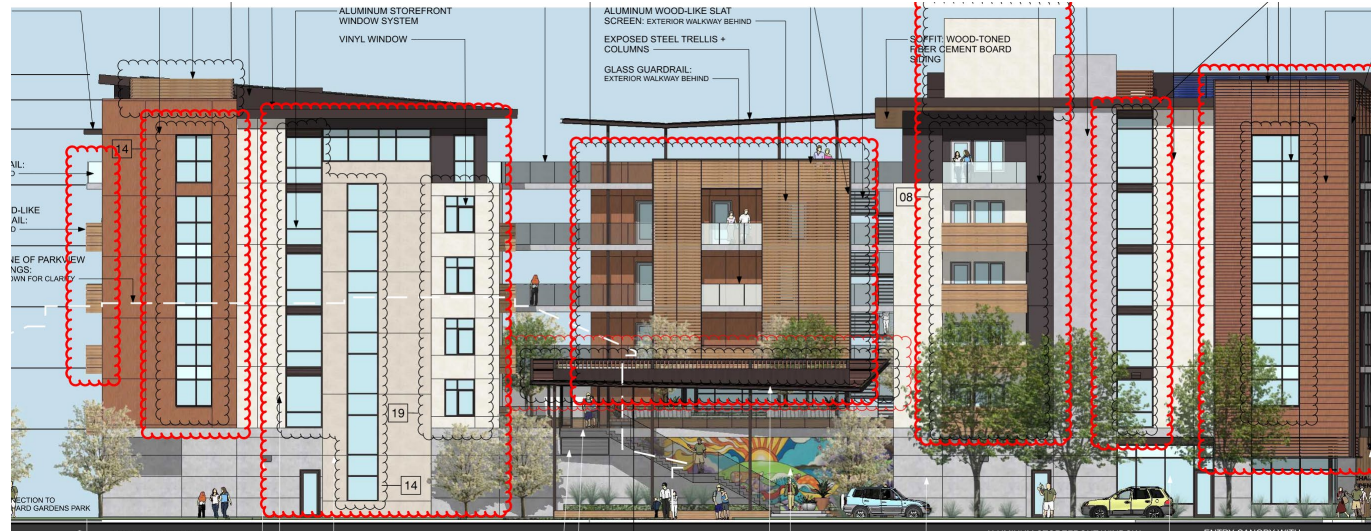


Proposed



West Side Elevation

Approved

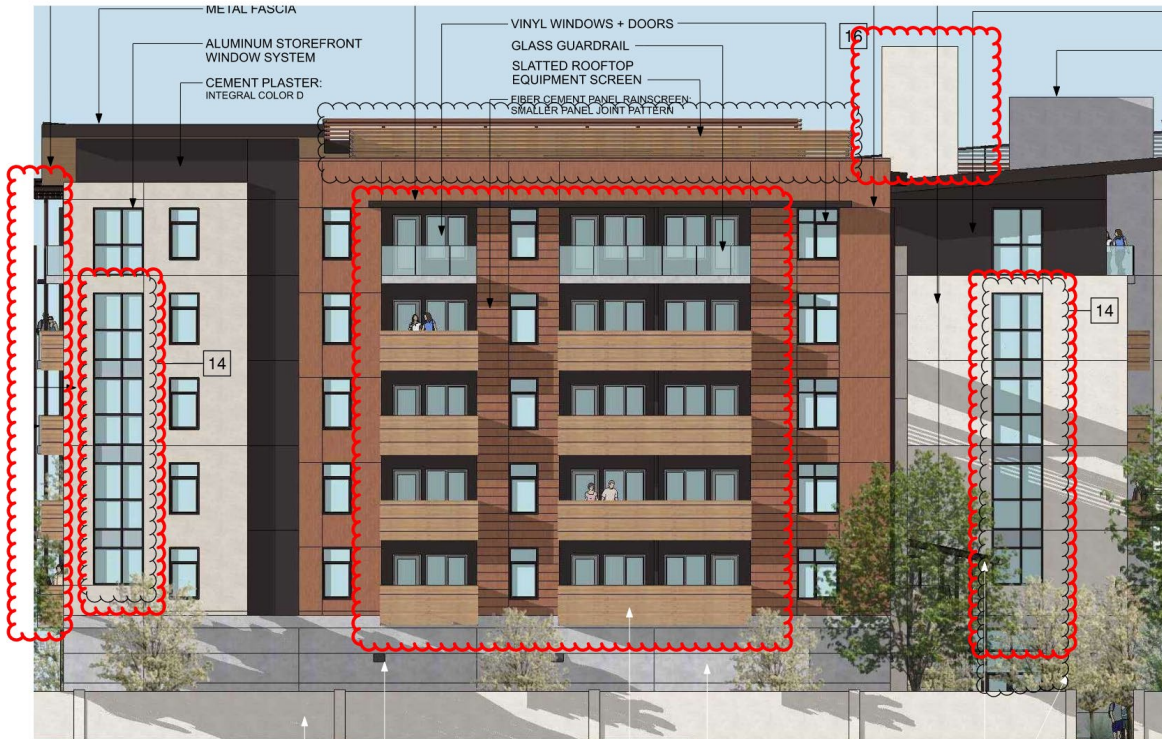


Proposed



Rear Elevation (North)

Approved



Proposed



Interior Courtyard Rendering

Approved



Proposed



Courtyard Approach Rendering

Approved



Proposed



Proposed Front Rendering



Feedback and Direction

- 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 SISING IN HONEY
 - 25 HORIZONTAL LAP SISING IN CHARCOAL GREY
 - 26 TERRA COTTA COLORED PANELS
 - 27 PRECEDENT IMAGE WITH PANELS AND RECESSED HORIZONTAL LAP SISING

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