

1100 North Mathilda Project Description  
1 Hotel Sunnyvale  
January 2019

## I. INTRODUCTION

DoveHill and Starwood Capital Group are requesting a design review and approval for the conversion of the existing Sheraton Sunnyvale on 1100 North Mathilda Avenue into the luxurious and environmentally friendly 1 Hotel Sunnyvale. Our goal is to transform the existing 173 room hotel into a 358-room urban resort with over 18,000 SF of meeting and event space, destination restaurant, rooftop pool deck with bar, outdoor “beer garden,” **coffee shop/market, and spa. The existing Sheraton is primarily a business hotel with limited weekend activity; we would like to transform this location into a week-long destination with community and neighborhood activation, truly complementing and enhancing the Moffett Park neighborhood.**

## II. VISION

We envision the building facade and building materials be re-concepted to a design of Northern California **Craftsman / modern farmhouse; creating a fantasy of a “Country Retreat” amongst the modern** glass and steel buildings in Moffett Park. The exteriors will feature lapboard siding, metal or shingled roofing, and natural stones. The living-wall covered parking garage will create a buffer from the intersection and the freeway off-ramp, serving as the platform for an agrarian-themed ballroom structure and event lawn on its roof. The entry provides seclusion from N. Mathilda Ave and creates a beautiful landscaping opportunity for the arrival experience. The parking garage will be designed to blend into the background and will reinforce the atmosphere of a retreat.

## III. BRAND – 1 Hotel

### **A Platform for Change: leading hospitality forward**

The 1 Hotel brand is a Platform for Change. 1 Vision. The future of the world and the future of hospitality are one in the same. 1 hotels aspires to be a platform to spark conversations, between innovators and guests, that transform the industry and our lives. 1 Hotels are thoughtfully designed, from building materials to room furnishings and live green moments. Each detail intended to bring the outdoors inside, creating a unique, natural environment.

Every 1 is designed by nature, we celebrate and honor nature in everything we do.  
Every 1 is a platform for change, we do our part to make a difference in the world.  
Every 1 wakes up to day-life, we encourage guests to capture the day.  
Every 1 is evolving, we are always learning, growing, and changing

The Vision: to create the most sustainable, beautiful and inspiring hotel experience.  
The Mission: to capture the beauty of nature while building a platform for change.  
The Compass: do all the good you can.

Founder and CEO of Starwood Capital –**Barry Sternlicht’s ethos on the 1 Hotel Brand:** “I have come to realize that true luxury is not derived from extravagance, but from recognizing the simple, abundant natural beauty that surrounds us. The thrill of watching ocean waves, the taste of a shared picnic lunch, a deep and restful sleep - **powerful gestures that anchor us to what’s real, and that** honor our relationship with the world and each other. I wanted to capture the beauty of nature in a hotel, and in doing so, commit to safeguarding it as best I can, **a responsibility that I believe we all share. It’s 1 world.”**

#### IV. SCHEDULE and PHASING

**Concurrent with the preliminary application and the City’s review period, we have engaged a world class** Architecture firm, Interior Design firm, and Landscape Architect to begin working on detailed plans so as to not lose any time once the project has been approved.

Phase I will consist of the demolition of the current single-story restaurant, the main hotel and lobby, the north-western most guestroom building, and a portion of the northernmost guestroom building (a total of 45,817 SF). The northernmost guestroom building will be partially demolished to ensure complete 360-degree emergency vehicle access. All site work fill and grading will be completed immediately after demolition by June 2019. Phase II will be the construction of the nine-story hotel tower and parking garage (241,341 SF) which is projected to be complete by August of 2021. Phase II will also include the structural and architectural renovations of the two remaining guestroom buildings. Phase III will include all FF&E installation and will terminate with the hotel opening and CO in August of 2021.

#### V. DETAILED PROJECT DESCRIPTION

The design for the hotel tower contemplates a 9-story, L-shaped building with a top of structure not to exceed **120’**. **Cascading balconies filled with landscaped elements will break up straight planes of the building to** create a more organic and flowing aesthetic. The 385-space parking garage, normally an extremely unappealing aspect of any development will be a significant focus. The walls of the garage will be covered with living greenery and textural elements, blending it in with the main tower and the buildings surrounding it. The top of the garage will feature a free-standing barn-type structure that will serve as the main ball room as well as an event lawn –essentially hiding the garage and creating another level of greenery and landscaping. All parking for hotel and restaurant guests, and meeting attendees, will be valet only to ensure efficient hotel operations.

The front motor court will be slightly elevated to create a beautifully landscaped entry featuring symmetrical greenery, a water feature, and a wood and stone porte-cochere. This will also create a feature whereby the new-construction hotel building is elevated above the courtyard and grounds. A rear terrace and bar will overlook the courtyard area which will feature a garden and other green spaces. The fitness facilities and pool will be located on the roof providing sweeping views of the surrounding area while the spa will be in a free-standing structure on the ground level surrounded by landscaping and water features. The entire perimeter along the entrance will be heavily landscaped and the lobby will be protected from the road. Large, mature shade trees along the freeway side will be added to provide lushness. The hotel will be an inviting natural sanctuary surrounded by the modern bustle of Moffett Park.

The hotel will contain a unique, destination- style restaurant featuring local ingredients and sustainable practices. Complementing this space is indoor/outdoor beer-garden concept highlighting local beers, wines, and tapas style food. The lobby will showcase a coffee shop and gourmet market with to-go foods, sundries, and craft-goods. The rear of the property will house a freestanding spa complete with plunge pools and

multiple treatment areas. The ideas behind these concepts is to be as inclusive of the neighborhood as possible while at the same time maximizing the experience for hotel guests and conference attendees.

The 1 Hotel Sunnyvale will feature 358 beautifully appointed guest rooms featuring natural and reclaimed materials and clean aesthetics. 96 of those rooms will be from the existing Sheraton and be completely renovated. 35 of the rooms will be designated for suites, with 2 unique presidential suites, 12 junior suites, 5 **“luxury” suites, and 16 ground-floor Garden Suites** featuring a landscaped patio.

A significant focus of this project will be in the meeting/conference space. The current program designates over 18,000 sq. feet of indoor and outdoor meeting space with a grand ballroom, event lawn, and multiple breakout and boardrooms on the 3<sup>rd</sup> floor. These rooms will be specifically targeted towards the business and tech community in the area for weddings, conferences, meetings, and events of all sizes.