

PROJECT DESCRIPTION

Site

The project site is located at 1120 Innovation Way near Mathilda Avenue in the Moffett Park Specific Plan. This is a 1.65 acre site which had the fire station #5 formerly. The caltrain also runs to the east of the site.

Primary access to the site will be provided from Innovation way only with the driveway from Mathilda Avenue/VTA tracks closed. Currently there is a public walkway along Innovation way which will be updated to include a parkway and walkway.

The proposed plan places the building along the eastern edge of the site parallel to Mathilda Avenue. Along the west side of the building will be an outdoor plaza area, landscape area, hotel drop off, ramp to the basement and surface parking. A total of 59 stalls will be provided on the surface with the rest of the 126 parking stalls in the basement garage.

A trash/ recycling enclosure and the fire pump room is located in the south-east corner of the site with the service access from Innovation way.

Building

Our proposal is to develop a 7-story, 113,550 SF Hotel with 180 rooms. The first floor provides about 4,500 sf of Independent restaurant area, hotel lobby, some admin space, meeting rooms as well as some back of the house functions. The second floor is for the hotel restaurant, the hotel lounge, bar/ buffet area for the hotel guests and some guest rooms. Floors three to seven would be for guest rooms.

The first and second floors are at 16'-0" with the above floors at 10'-0" and the top floor which will have suites at 12'-0" high.

Also, there will be an opportunity to provide some amenities on the roof of the Hotel.

Architecture

The proposed building has a contemporary style of architecture compatible in character with the existing buildings on the Moffett field area.

Its massing is a unique combination of stepping, notching, ratcheting and overlapping layers of architectural planes and volumes. These gestures reduce massing bulk and create a variety of interesting architectural aesthetics around the building. The building mass is also articulated by exterior balconies, serrated accent trims, entry canopies, rood top trellis elements. There is also a mix of punch windows and ribbon glass. In a addition the building will also receive a mix of colors and materials which create another level of interest in the architectural massing.

Overall the building facades are treated and designed with equal importance. There are portions of the facades which are dealt with additional level of interest due to its visual importance and long range views – The North façade at the corner of Innovation and Mathilda ; the building façade at South/Southeast due to it’s long range view along Mathilda ; and the lobby entry area of the east façade. Back of house and service areas are treated with equal sensitivity as well.

The curvilinear north façade is very glassy and accented with angled metal horizontal bands. These exciting and unique building feature help set up a welcoming arrival experience to the hotel. The entry lobby façade and porte cochere area are highlighted with an elegant two story expressed stone clad portal and a contrasting curvilinear canopy that’s eye catching ; provide interest to the hotel lobby entry; and therefore facilitate ease of way finding. The south/southeast façade is refined in articulation particularly the ground floor façade which is expressed with stone clad pilasters, green vine screens and glazing while the top floors have a pattern of intersecting bands and glass windows.

The building base, body and crown are very well pronounced. The first and second floors are expressed as the building base and are articulated with larger architectural fenestrations, accent stone cladding and other design elements top off by a strong architectural band at the 3rd floor which sets up the transition to the body of the building. The overall building body is composed of organized window openings with a rhythmic pattern of glass mullions and reveals lines that evoke a playful character. The angled metal horizontal bands at each window sill provide an added layer of sophistication in the architectural vocabulary. The top floor where all the suites are have outdoor balconies with glass rails that create a lighter looking top capped by broad metal parapet band; this then transitions to the building crown with a roof canopy/trellis that spans the roof top terraces. These canopies are designed to look like floating planes supported by simple, thin round posts. The stair towers at the corners of the building with its vertical character are expressed as structural looking pillars that anchor the building to the ground.

The architectural materials and finishes are predominantly painted cement plaster with metal panel banding and articulation. Stone cladding highlights areas of interest in the building façade. Building fenestrations are made up of high performance tinted vision glass and aluminum mullion frames. Rails at outdoor balconies and terraces are mostly laminated glass supported by metal balustrades. Entry canopy and roof top terrace canopies are made of composite metal panel.

Landscape

Plant material is drought tolerant Mediterranean species and California Natives to reduce water consumption and follow Bay Friendly Landscape standards for the health of the SF Bay. Vegetated bio-retention area is proposed at the back and sides of the building which will increase quality and reduce quantity of on-site storm water.

PROJECT DATA

Address: 1120 Innovation Way, Sunnyvale

Zone District: Moffett Park Specific Plan

Lot Area: 71,775 SF = 1.65 Acres

Building Area: 133,550 SF

F.A.R.: 1.59 %

Lot Coverage: 23.3 %

Building Height: 100'-0"

Open Space: 38%

Parking: 0.8 Per room + 6/1000 for independent restaurant
= $180 \times 0.8 + 4,500 \times 9/1000 = 144 + 41 = 185$ stalls

Provided:	On Grade	59
	<u>Basement Parking</u>	<u>126</u>
	Total Stalls	185 stalls