

311 S Mathilda Project Description

Lane Partners and Bay West Development respectfully submit the attached Formal Application for a new mixed use development located on the 311 S Mathilda property, existing Denny's site. This application employs the California State Density Bonus Law in order to provide more housing in a city where housing is in high demand.

The attached revised conceptual development plans propose 75 apartment units with a mix of studios, one, and two bedroom configurations. The plans include one building with a massing that ranges from 2 to 5 stories above one level of subterranean parking. The massing was specifically designed to take full advantage of the density while responding to the site's context. The massing was reduced and stepped down from 5 stories to 2 stories on Charles Street where single family homes occupy the adjacency. The massing steps up from 2 to 3, 3 to 4, and 4 to 5 to provide a gradual stepping rather than an abrupt transition from 2 to 5. A 5 story massing is proposed along Mathilda per Downtown Specific Plan request to have a taller building mass along Mathilda Avenue. The ground level will include a commercial garage which is completely wrapped with a commercial space on Mathilda, leasing and lobby on McKinley, and townhouse units on Charles.

The development will provide sufficient outdoor and indoor amenities for the residents and plans to include a clubroom, rooftop patio/deck, fitness room, and an outdoor courtyard that includes a seating and cooking area. To help activate the street frontage: a commercial space, where Denny's will occupy, accounts for majority of the Mathilda frontage, leasing and lobby spaces line the McKinley frontage, and townhomes with stoops along Charles.

The building will be constructed to comply with the latest efficiency design with regard to lighting, heating, water usage, air quality, and more. Furthermore, the project will meet the "Green Point Rating" minimal requirements. The architectural style of the building elevations have been carefully thought out to be designed to fit into its context while maintaining a timeless articulation. The proposed materials and finishes were selected to provide a residential scale and high quality appearance.

Through many meetings with the city staff that included numerous PRC meetings, community meeting, and Planning Commission Study session, the project has developed into a project that we are proud to develop in Sunnyvale. We have responded to the concerns of the community, made changes per Planning Commission request, and worked diligently with City Staff to put forth a project that we feel will be a building that the city will proudly accept to be a part of the community.