



Sunnyvale

2019-7576

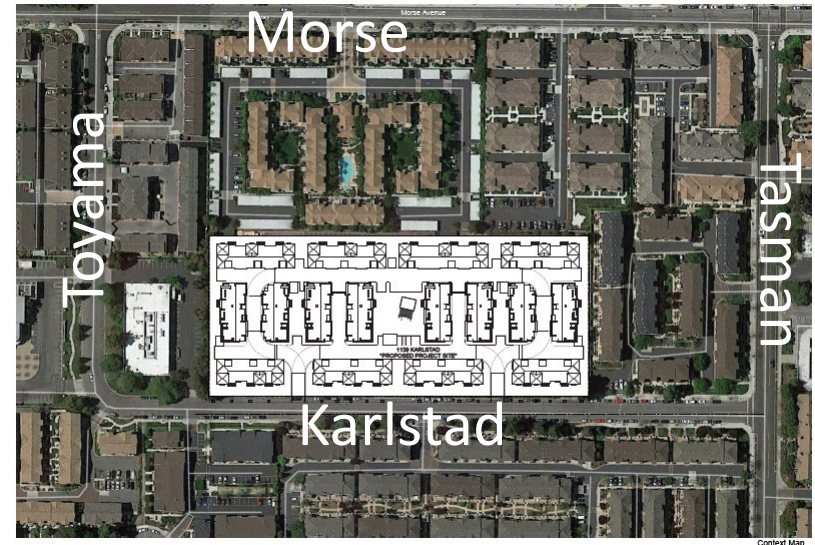
1139 Karlstad Drive

Aastha Vashist, Project Planner

Planning Commission Study Session, November 23, 2020

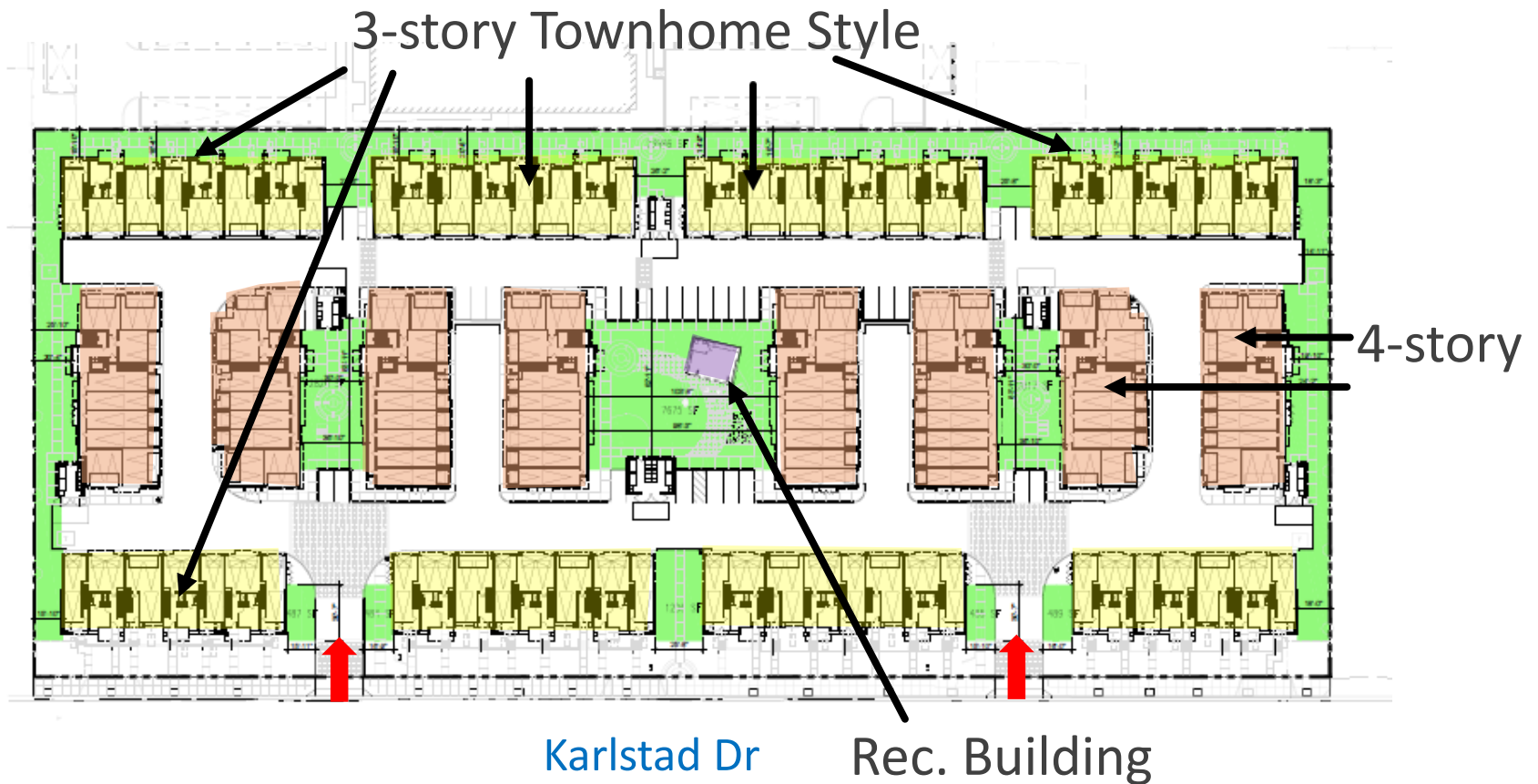
Background

- R-4/PD
- 135 condominiums
- 5-acre site
- Previously 250 apartments approved (2016-8065)
- State Density Bonus
 - ◆ 17 BMR units
 - ◆ Reduced rear yard setback



Proposed Project

- 3 to 4-storied (16 buildings)



Design and Architecture: 3-Story Buildings



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

Design and Architecture: 4-Story Buildings



Left Elevation



Front



Right Elevation



Rear

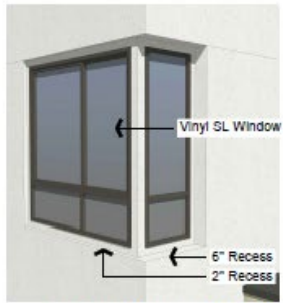
Views from Karlstad Dr



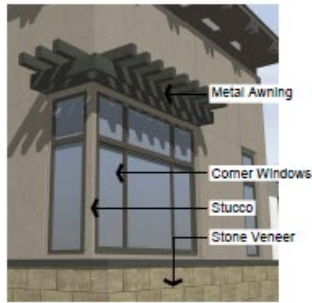
Views from the open area



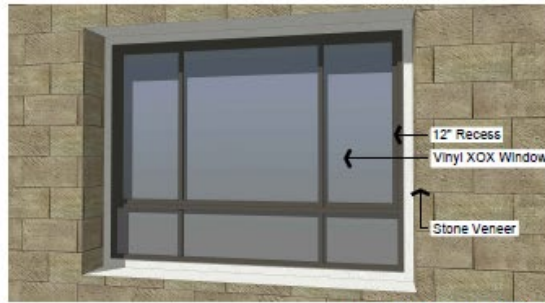
Materials and Details



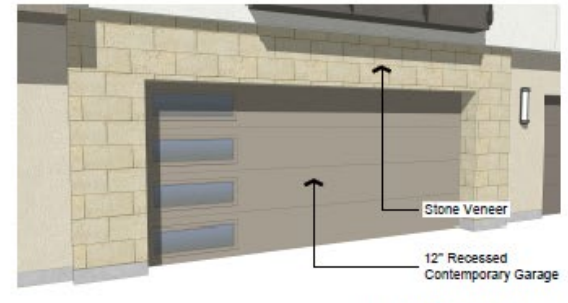
10. Corner Recessed Window



7. Corner Windows With Awning



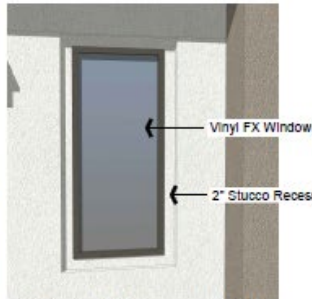
4. 12" Recessed Window



1. 12" Recessed Garage



11. Roof Eave With Awning



8. Typical 2" Recessed Window



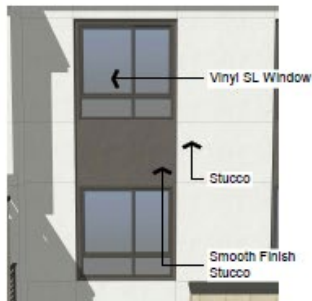
5. Unit Entry With Awning



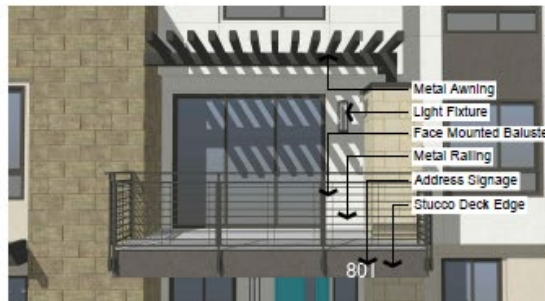
2. 6" Recessed Garage



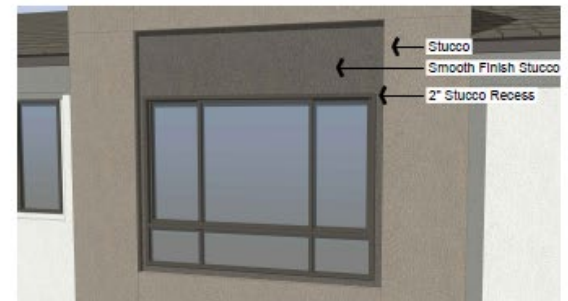
12. Roof Eave



9. Paired Vertical Windows

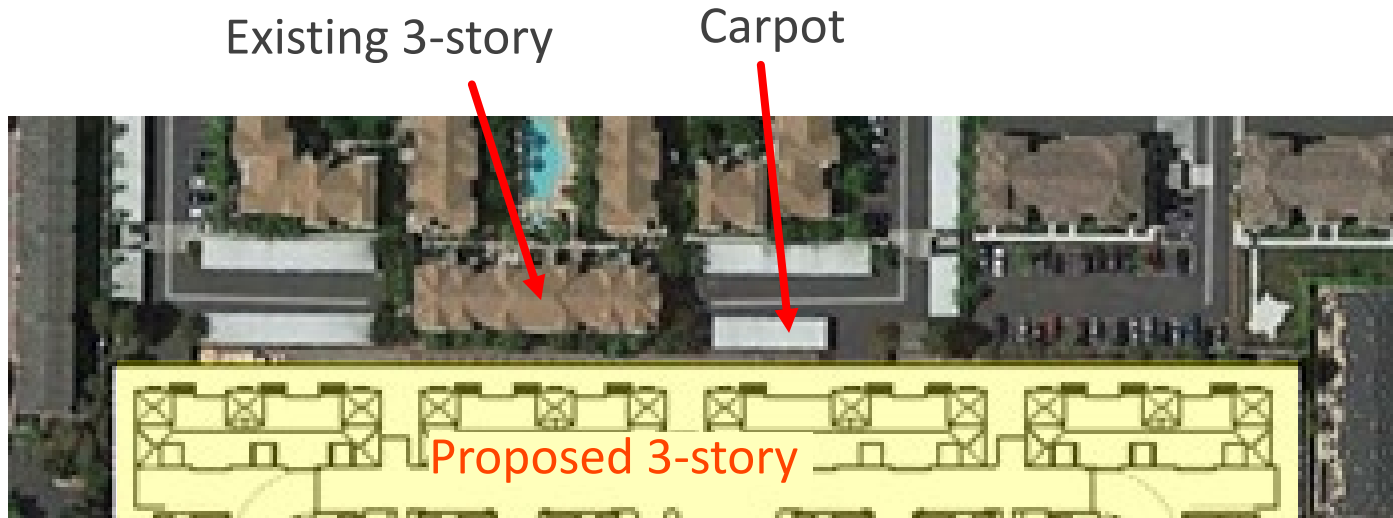


6. Typical Deck Railing



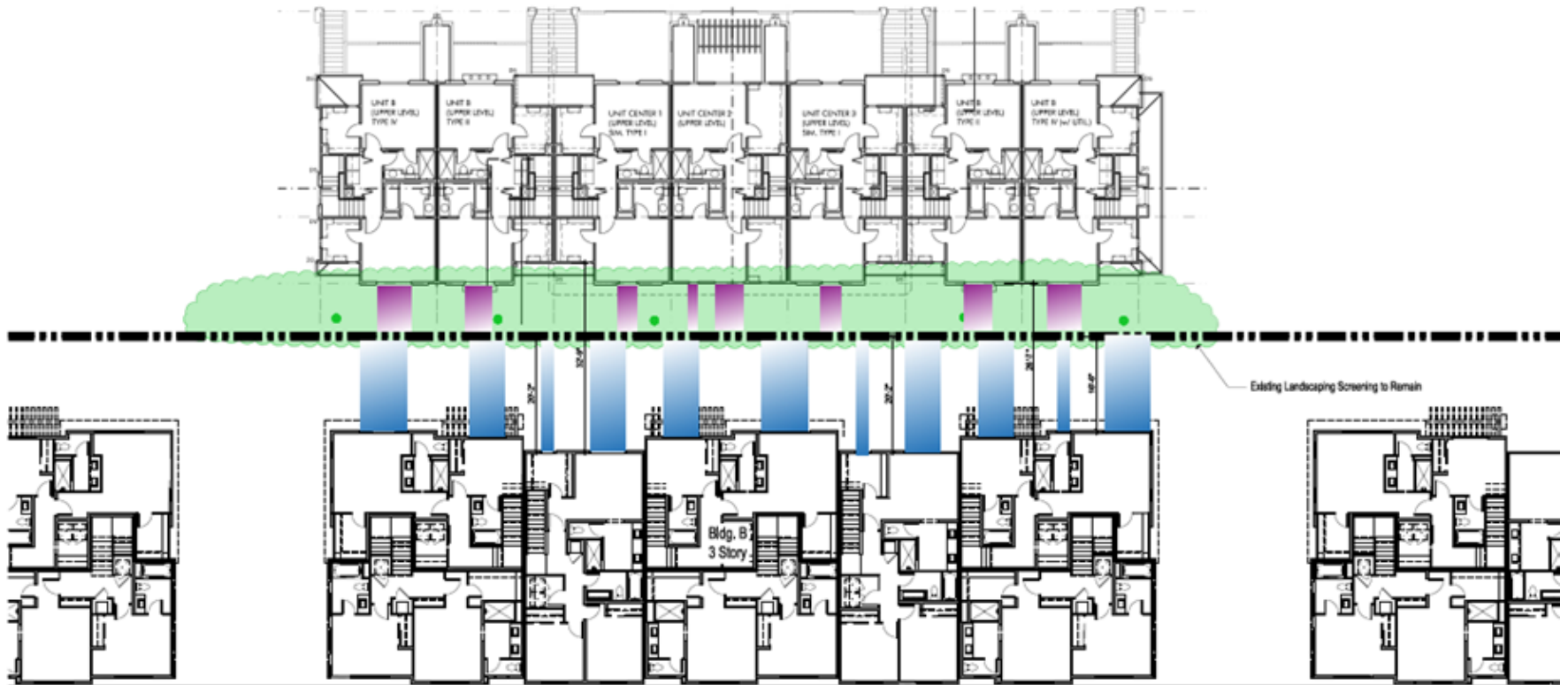
3. Recessed Window

Concession: Rear Yard Setback



- ◆ 10'-10" setback where 20' is minimum required
- ◆ Avoided direct window alignment

Concession: Rear Yard Setback



Design Guidelines and Conclusion

- Meets majority of High Density Residential Design Guidelines and zoning code requirements.
- Concerns:
 - ◆ Building corners (along the driveways).
 - ◆ Side elevations
 - ◆ 4-story apartment style building design
 - Lack of well-defined building base.
 - Repetitive design with visually significant building middle.

Requested Feedback

- Architecture