

October 2, 2015

**AC Hotel, by Marriott
Courtyard, by Marriott**

**RE: Design Narrative: Bordeaux Drive & Java Drive
Moffett Park – Sunnyvale, California**

To Whom It May Concern,

The hotel project is located along Bordeaux Drive and Java Drive in the Moffett Park specific plan area of the City of Sunnyvale, CA. The project consists of two hotels, the first an AC Hotel consisting of 200 keys, the second is a Courtyard Marriot, extended stay hotel, consisting of 150 keys. Each hotel is eight stories and shares a covered open space and third level podium deck that both serve as an outdoor dining / lounge amenity area. Access to both hotels is provided by a common drop off loop separate from the entry drive. The entry adjoins the main drive that loops around the project to additional surface parking and a parking structure. The project is especially pedestrian / bicycling friendly with numerous enhanced connections, bike parking and seating areas open to the public. As an amenity to the hotels and the surrounding community public art and a communal park / lounge area is provided at street level.

The AC Hotel, an upscale lifestyle hotel, will be furnished with its own restaurant / bar, lounge, along with a shared outdoor pool deck that is linked to the fitness and other guest amenity areas. Within the hotel are meeting rooms that provide meeting space, board room and pre-function space. In addition to the meeting areas the bar and open lounge concept enhances the pedestrian experience along Java Street. The Residence Inn, an extended stay hotel, shares the outdoor pool deck and covered open space on the ground floor. Within the extended stay hotel meeting / board rooms, fitness and business center areas and dining are provided under one roof. For each hotel the service and support activities are sited towards the rear of the project to make efficient use of, and activate the street frontages.

The project offers a seamless connection to the nearby offices and shopping centers in the surrounding Moffett Park area. Two hundred and eighty parking stalls are provided with 52 stalls and a shared drop-off on grade and the rest of the parking provided in an on grade parking structure. Local flora and fauna will blend the buildings, site parking and parking structure into the surrounding landscape. Full access for the public and emergency services is provided through the site.

The program of the building is intended to enliven Bordeaux and Java Drives by activating the public realm with public hotel activity. New public improvements along the project's street frontage will create a safer pedestrian / bicycle linkage throughout Moffett Park -- stimulating even further development in the active specific plan area. The project will strive for LEED Certification and include programs to promote public transportation which are readily available to this location. Garden courtyard, pool deck, lounge and dining areas will provide a shelter from the surrounding environment. The existing site trees will be preserved wherever possible through a tree preservation and removal plan. The project has been designed to comply with the General Plan, Moffett Park Specific Plan established by the City of Sunnyvale municipal code.

This hotel project will increase the quality of the neighborhood environment through its bold and technical architectural design. The high-rise building architecture is clean and contemporary -- it

contributes to the collection of exciting projects developing around the tech industry. It utilizes a straightforward palette of materials to break up the density -- including concrete, plaster, steel, galvanized and painted metal accents and an extensive amount of glazing at the street frontage. The exterior colors are simple and subdued, consisting primarily of metal mullion systems, metal paneling, natural stone, and integral color plaster. Ground level finishes along the project's exterior consists primarily of storefront glazing, metal mullion systems, concrete, natural stone, architectural paving systems and native landscaping. Substantial glazing is used throughout the project's guestroom floors with occasional sections of smooth and textured plaster and metal cladding. It's an attractive design of contemporary architecture and contributes to the urban design and planning of the overall Moffett Park plan area.

The hotel, once opened, will have operational sustainability. Hotel operation are sustainable because of many systems we'll have in place throughout the hotel and exterior. By using high efficiency HVAC energy, natural lighting, energy efficient lightbulbs, motion sensor and timed light switches in all offices, store rooms, and public restrooms, and LED Exit signs. For clean air, high efficiency air filters with a minimum efficiency reporting value (MERV) of 8 or better. A Maintenance Program that has Monthly/Quarterly preventative maintenance plan that checks building energy and water equipment Green hotels Global Hotels Global Monthly Tracking overall energy water and water usage.

As an AC Hotel by Marriott, we challenge ourselves on a daily basis. Conserving water is vital for California and our Water Management will be filtered water station for reusable water bottles in the Fitness Center and Employee Breakroom. We will have Sensors and water conserving faucets in public restrooms. Low flow toilets, water faucets and showerheads in guestrooms and common area. Water efficient commercial dishwashers and laundry washing machines. Irrigation submeter and management control system and all biodegradable non-phosphate cleaning supplies.

For exterior operations, the Landscaping will have a drip system with drought tolerant plants and shrubs. The Pool Area will use high efficiency energy saving pumps. For Lighting, the parking lot will have LED lights with timers and there will be charging stations for guest Electric Vehicles. Our Solid Waste Management plan will include recycle bins located at each trash bin in the common areas, recycle bins in each guestroom and a recycle program for kitchen grease.

The interior building will be operationally sustainable in many areas. We will use energy efficient lighting in the Lobby, Meeting Room, Fitness Center, Business Center, Hallways, and Storage Rooms. Also, there will be programmable digital thermostats in the Lobby, Meeting Room, Fitness Center, and Hallways. The thermostat in the Meeting Room will be motion censored, and the Energy Efficient Lighting will be motion censored in Storage Rooms. The Hallways will have trash cans marked for recycle. The Restaurant will use Biodegradable supplies, Starbucks® recyclable cups from post-consumer paper. The Kitchen will use Biodegradable chemicals for cleaning and energy efficient HVAC systems. The Offices will operate Energy efficient copier/fax, recycled paper will be used by staff, recycle bins for trash and shutdown PC's after hours.

Our Guestrooms will use Energy Efficient Lighting, programmable digital thermostats with setback features. The toilets in all guestrooms will be low flow, as well as the showerheads. There will be a Water/Energy Saving Linen/Terry Program in which linen washed every 3rd day, guests are requested to reuse towels. The windows will be double glazed for heating and cooling insulation. Glassware will be used to minimize disposable products and biodegradable chemicals and cleaners for room cleaning.

The meeting space is approximately 1,200 square feet that can be separated into three separate board rooms if required. The area of Moffett Park has its' own existing meeting space, therefore additional meeting space at the hotel is not necessary as it will be preferable for outside vendors to utilize the hotel meeting space.

The food and beverage offering consists of a healthy breakfast buffet (paid) for the guest in a contemporary European styled lobby, lounge, dining area. Communal and conventional dining areas populate the flexible space, and are cross utilized for meetings and hotel guest socializing. The bar area features cocktails, beverages and small plate offerings for the guest. With forty (40) seats and a peak number of two employees on shift the bar serves the AC Hotel guest from 4pm to midnight.

The Bordeaux AC & Courtyard Hotel Development is consistent with the City's Parking Structure Guidelines. Per city standard, the proposed development utilizes energy-efficient lighting technologies and all new parking lots, crosswalks, and sidewalks are made of high albedo content to mitigate the urban heat island effect and reduce energy associated with heating and cooling. The parking structure has designated parking stalls for electric and hybrid vehicles consistent with the California Green Building Code. The project also promotes the use of car sharing in order to establish and maintain at least one viable car-share operation within the city by 2020. Appropriate locations will be identified. Per Valley Transportation Authority Bicycle Technical Guidelines, bicycle parking is provided in sheltered, secured area within the parking structure. The proposed parking structure preserves and enhances an attractive community, with a positive image and a sense of place and identity linked to the hotels. It is compatible with the neighborhood, adjacent land uses and the transportation system. It enhances pedestrian movement, minimizes vehicular/pedestrian conflicts, promotes efficient site circulation and street access, integrates substantial landscaping, and minimizes impacts to adjacent neighbors. Some below-grade parking is provided with garage entries placed at the rear of the project. The above-grade parking structure is located away from major street frontages and is sited at the back of the site. The edges of the garage structure and vents into the garage visible above grade are screened with evergreen plant materials. For public safety, the non-gated secured parking structure provides natural surveillance by providing high visibility into the structure from adjacent activity and public areas.

The Bordeaux AC & Courtyard Hotels and Parking Structure is consistent with the City's Parking Bird-Safe Guidelines. In order to maintain safe avian habitat, the proposed development minimizes light pollution and minimize risks of bird collision with windows. It will implement efforts to ensure that all unused lighting is turned off during spring and fall birds' migration. Rooms where interior lighting is used at night will have window coverings and draperies that adequately block light transmission. Per city standards, the building owner will educate employees about the unique species next to the property and their habitat requirements, engage in "wildlife-friendly" behavior, such as adopting policies requiring the trapping and removal of feral cats, employing wildlife-safe rodent control measures, and encouraging beneficial species.

If you have any questions, please contact Jeremy Grant at 626-204-5740 or jgrant@dlrgroup.com

Sincerely,

Jeremy Grant

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