



April 22, 2015

City of Sunnyvale
Planning Commission
456 West Olive Avenue
Sunnyvale, CA 94086

RE: 201-225 Moffett Park Drive
Façade Renovation and Building Expansion Proposal – Description Letter

Dear Commissioners:

After working with staff, conducting community outreach and incorporating comments from several Planning Commission study sessions, we are requesting the City of Sunnyvale review and approve of the attached project application for a façade renovation and expansion of the existing building.

The expansion is designed as a new two story building that connects to the existing two story building via two bridges at the second level. This plan includes a façade renovation of the existing building but is different in style so that it will be more architecturally compatible with the new building. The building architecture will be represented by modern, energy efficient building materials of glass, architectural metal and wood accents. Parking will be primarily located in a new parking structure that has two levels above grade and will include solar panels on the top level to provide energy production and top level parking shading. We also propose a small amenity/restaurant building (with appropriate surface parking) on the site. In order to maintain future tenancy flexibility, we will work with staff on the final architectural detailing of the amenity/restaurant building and request the relevant approvals at a future date. By preserving as much ground area as possible through the construction of a new parking structure, abundant areas of new water efficient landscaping is proposed over the entire site as well. Another environmentally friendly feature is the addition of a secured bike parking structure near the entrance of the project. Lastly, our proposed project will incorporate numerous offsite improvements (including sidewalks, street trees, bike lane, etc.). We are very excited about this plan and think it will be a nice rejuvenation to the area and community.

There is no proposed change of use from R&D/Office, except during the construction. The existing tenant, Applied Micro Circuits Corporation, has typical operating hours between 7:30am until 6:30pm, but they do run certain operations 24 hours a day for several days at a time. The number of employees is confidential, but historically we estimated the building occupancy on the order of 3.5 to 4.5 employees per 1,000 square feet. We would expect similar use in the future.

We appreciate your consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rich Ying', with a stylized, flowing script.

Rich Ying
Four Corners Properties