

## **RECOMMENDED FINDINGS**

### **Moffett Park Design Review**

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Sunnyvale Municipal Code (SMC 19.29.110(d)(3)) requires the following findings be met:

- A) The project attains the objectives and purposes of the Moffett Park Specific Plan (MPSP), and
- B) Substantially conforms with the Moffett Park Design Guidelines set for in Chapter Six of the MPSP.

### **Objectives and Purpose of Moffett Park Specific Plan**

#### **Objective:**

- *Diversify and strengthen the economic opportunities and fiscal health of the city.*
- *Contribute positively to the city's regional prominence and community character.*
- *Promote smart growth and sustainable development.*

#### **Purpose:**

- *Protect and promote the public health, safety, peace, comfort and general welfare;*

The project, as conditioned, develops and intensifies a vacant site by constructing four new buildings including restaurant facilities that will be serviced by a parking structure and attains the objectives and purpose noted above.

**and,**

The proposed project substantially conforms with the Moffett Park Design Guidelines as noted below:

### **MPSP - Design Guidelines.**

<b>Basic Design Principle</b>	<b>Comments</b>
<b><u>Site Planning</u></b>	
<i>1. Building placement near the front setback line especially on Java Drive to encourage a more pedestrian environment and urban character.</i>	The proposed buildings are located close to the street frontages with a majority of the parking located in the parking structure in the interior of the lot. The proposed layout allows connections to new sidewalks to promote pedestrian activity.
<i>2 Buildings located on corner parcels should be placed at or near the setback lines to encourage strong pedestrian</i>	The proposed conceptual location of the restaurant building at the corner of Borregas Avenue and Moffett Park

<i>connection to the street.</i>	Drive with minimal setbacks will encourage strong pedestrian connection to the streets. The proposed minimal setbacks include elements such as pedestrian walkways, landscaped plazas and artwork that will enhance the project's pedestrian connection to the streets.
<i>3. Buildings near transit stations should orient their main entrances toward the stations and provide pedestrian connections</i>	The project has the main entrance off Borregas Avenue which is in close proximity to Light Rail stations on Java Avenue.
<i>4. When multiple buildings are proposed for a site, they should be grouped to provide functional open spaces, plazas, and courtyards with strong pedestrian links.</i>	The proposed four buildings (2 office buildings, 1 restaurant building and 1 parking structure) are grouped around common open spaces between them and are connected with pathways, and bridges.
<i>5. Loading areas and service yards should be located to the rear of the site and completely screened from view</i>	The loading and service yards although located near the entrance of the site will be completely screened from view with the use of screening walls and landscaping.
<b>Architecture</b>	
<i>1. Large scaled elements of undifferentiated mass should not appear bulky and monotonous through use of appropriate design techniques.</i>	The proposed architectural style, with the use of glass, variation of planes, including addition of metal mesh layers in the form of fins and panels, is intended to reduce the appearance of monotony of the two 2-story office buildings.
<i>2. Corner buildings shall place prominent architectural features and detailing at the corner of the buildings adjacent to the streets to provide a strong entry feature.</i>	The proposed site plan includes a one-story restaurant building at the corner of Moffett Parkway and Borregas Avenue. Detailed architectural plans are not available at this time but shall include adequate detailing regarding the corner building standard. This project is conditioned to have the restaurant reviewed and approved by the planning commission.
<i>4. Architectural design and detailing should be consistent on all elevations of the building and between different buildings within the same complex.</i>	The two office buildings have the same building materials that are consistently used on all four sides. Subtle variations result in similar yet complimentary design styles for each building. Detailed architectural design

	for the restaurant building will be submitted and reviewed by the Planning Commission in the future.
<i>5. The use of varied materials and colors is generally encouraged. Materials should be of high quality and should relate to each other in logical ways.</i>	The proposed office buildings utilize two types of glass, wood panels, concrete panels, metal mesh, vertical green walls; and the parking structure also includes these materials. As conditioned, the proposed materials are of high quality and logically relate to each other to enhance the architectural design of the buildings.
<i>6. Roof forms shall be consistent with the design theme of the building and should continue all the way around the building to complete the design.</i>	The existing and proposed buildings share a flat roof form with mechanical screen forms. The roof forms are architecturally compatible with the overall design of the project.
<i>7. Parapet walls and equipment screen walls shall be treated as an integral part of the building design.</i>	Rooftop mechanical equipment is screened with features that are integral to the building design.
<i>8. Accessory structures shall be architecturally compatible with the primary structures on the site.</i>	The parking structure, as conditioned, includes design style and materials similar to the office buildings and effectively ties together the architecture of all three buildings on the site.
<i>9. Art in private development requirement may allow integration of art projects into building design, features and materials.</i>	The project is required to provide art in private development which is visible from the either or both the public streets. The Arts Commission will review the art proposal and determine an appropriate location and artist to address integration of art into the building and site design.
<b>Landscaping and Site Amenities:</b>	
<i>1. Landscaping shall serve a variety of purposes and be designed to serve multiple needs.</i>	The project will have new landscaping that will serve a variety of purposes and uses including informal gathering areas and gardens, grasscrete to soften paved parking areas, and vertical green screens that integrate landscaping with the architectural design of the buildings. The proposed landscaping is intended to be functional, softens the appearance of structures, provides visual interest and contrast, provides for recreational

	space, and satisfies storm water runoff and infiltration BMP requirements.
<i>2. When appropriate, landscape design should be coordinated with adjacent uses.</i>	The project retains existing trees located on adjacent properties which are very close to the property line. New landscaping plantings and measures will address existing conditions on adjacent properties.
<i>3. Existing trees shall be incorporated to the extent feasible into the site designs of new buildings.</i>	The proposal removes all the existing trees on-site. The project will include new tree plantings including large sized trees and appropriate species as required by code.
<i>4. Outdoor recreation and eating areas for employees are strongly encouraged.</i>	The project includes outdoor eating areas, informal gathering areas and a basketball court to encourage indoor and outdoor recreation.
<i>5. Parking lot design shall allow for phased implementation as necessitated by on-site demand.</i>	The project does not lend itself to phased parking implementation.
<i>6. Window design shall, in addition to considering such issues as energy efficiency and aesthetic appeal, strive to provide for high levels of day lighting for office type uses.</i>	The proposed Gold LEED USGBC certification will include appropriate measures to provide uniformity for aesthetic appeal and also allow for high levels of day lighting. Tenants will also be required to maintain LEED Gold levels.
<i>7. Indoor and outdoor materials should contain a high percentage of recycled content or rapidly renewable resources and produced in the region, when available to satisfy the required utility or aesthetic.</i>	The project will be LEED Gold certified and the preliminary LEED checklist notes utilization of some recycled content (10-20%), regional materials (10%) and certified wood.
<i>8. Interior design is encouraged to provide high levels of indoor environmental quality that provides for long term benefits to employees' health and productivity through the use of low-emitting materials and efficient ventilation methods.</i>	The proposal will be conditioned to include the interior of the building to also be LEED compliant.
<i>9. Existing building materials shall be salvaged or reused for new construction or recycled when feasible.</i>	The project retains the existing office building and will be upgraded to LEED Gold level along with the new buildings. The project meets 67 points and utilizes recycled materials where feasible.
<b>Art in Private Development</b>	

<i>Provide art in private development for sites greater than two acres. A variety of mediums are encouraged for artwork.</i>	The project as conditioned will include art in private development. The artist and the artwork will be reviewed by the City's Arts Commission. Artwork shall be installed prior to Final Permit.
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**Green Building Program(2012-2014)**

*City Council approved a Resolution #6/ 13 in September 2012 to modify Sunnyvale's Green Building Program to allow an increase by an additional 10% FAR for projects achieving LEED Gold with USGBC certification.*

The proposed project with 67 points on the Green Building checklist aims to achieve the USGBC certification to allow for the additional 10% FAR above the 35% FAR allowed in the MP-I zone.