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PROJECT DESCRIPTION

Name of Project: Hampton Inn and Suites
Project Location: 861 E. El Camino Real

PLANNING DIVISION

The site is located at 861 East El Camino Real, just to the north of the intersection of El Camino Real and South Wolfe Road. The site is bordered on the north by a miniature golf facility, on the south by an existing one-story commercial building, on the west by East El Camino Real, and on the east by South Wolfe Road. The site is relatively flat, sloping down approximately 2 ½ feet from west to east. The property was previously used as a commercial nursery. It is accessed by one curb cut from East El Camino Real on the north side of the property, and by two curb cuts from South Wolfe Road: one on the north side and one on the south side.

The proposed use for the site is a Hampton Inn and Suites Hotel. The Sunnyvale area is a popular destination for tourists, and is in close proximity to technology campuses. Therefore, this upper mid-scale hotel will cater to both families and business travelers. The hotel will be five (5) stories in height and contain 162 guestrooms. Up to 149 parking spaces will be provided on the site either at grade or on one level underground.

The site will most commonly be accessed by travelers arriving from the San Jose Airport to the east. Therefore, guests will be directed to enter the site from northbound East El Camino Real. Visitors will access a porte-cochere on the north side of the hotel. After checking in, guests can either park at grade in one of 46 parking spaces or continue east from the porte-cochere and enter the ramp leading to the underground parking level which will be located just west of the South Wolfe Road entrance. In summary, vehicular access to the site is provided via right turn only from north-bound East El Camino Real, via left turn from north-bound South Wolfe Road, and via right turn from south-bound South Wolfe Road. When leaving the site, visitors can either make a right turn onto north-bound East El Camino Real or via a right turn onto south-bound South Wolfe Road.

Use of alternative forms of transportation will be encouraged when practical. While it is not likely for hotel guests to arrive via bicycle, some guests will utilize cabs and town cars when arriving from the airport or even to access other destinations in the bay area. Two high-frequency bus lines – one on East El Camino Real and one on South Wolfe Road – are easily accessible to the site via existing bus stops adjacent to the property. Electric car charging stations will also be provided at the site which will encourage the use of alternative energy vehicles.

As previously stated, the site is bordered on the north and south by existing commercial properties. It is expected that the site to the north, the existing miniature golf facility, will receive some shading from the proposed hotel building. There is an existing one-story building at the miniature golf facility that is situated on the north property line of the project site. However, this is an uninhabited commercial building. There is an existing apartment complex located across S. Wolfe Road to the east of the site, but the closest building at that complex is more than 100 feet away.

Hotel employees will use personal vehicles, public transportation (such as the bus), or bicycles. As a result, short-term bicycle parking will be provided on site per the City's municipal code requirements. While a bicycle lane currently is provided on south-bound South Wolfe Road, the City's requirement for 15 foot wide sidewalks encourages the use of bicycles for traveling in other directions to and from the hotel. Additionally, bike lanes are planned for development in the future which will provide additional linkages to the site.

Exhibit A - Project Fee Proposal
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Pedestrian connectivity will be provided between all public entrances and egresses from the building to both public streets. This will encourage the use of public transportation, bicycles, and even walking to access nearby restaurants, shopping, and other attractions.