



JP DINAPOLI  
COMPANIES INC.

November 22, 2016

Sunnyvale Planning Commission  
456 West Olive Avenue  
Sunnyvale, CA 94086

Attention: Ms. Sue Harrison, Chairperson

Regarding: Mathilda Commons (File # 2013-7609)

Dear Chairperson Harrison and Planning Commissioners:

We are pleased to present our Mathilda Commons project to you for your consideration. We propose to redevelop 8 parcels by combining the properties into one 7.5 acre site and construct two new four-story office R&D buildings with 330,353 square feet and a new five-level parking garage. The site fronts on Mathilda Avenue and continues west along Del Rey to Vaqueros Avenue.

Assembling the site was a lengthy, difficult and costly undertaking since none of the eight parcels were on the market for sale. To complicate matters, a key element to successfully assemble the site and redevelop it in accordance with the General Plan vision, is the need to relocate the existing McDonald's restaurant. As part of our efforts, we acquired two additional parcels at the corner of Mathilda and San Aleso Avenues for the restaurant relocation site. The new McDonald's was recently approved by the Commission and we are responsible for the entire cost of that new facility.

We initially submitted our application in 2013, at which time the long-standing General Plan Futures classification allowed up to 80% floor area ratio (Futures Site allowed 70% FAR plus 10% FAR for LEED gold level). We also began preparation of an environmental impact report. After this effort was well underway, the City Council authorized the preparation of the Peery Park Specific Plan, and, as requested by the City, we suspended our application until the Specific Plan could be created. The Specific Plan process obviated our need to prepare an EIR, so the costs that had been incurred were sunk costs.

We then participated in the lengthy Specific Plan process, which included numerous public workshops and meetings, focus groups, interviews and study sessions over the next two and a half years. Our project plans were modified several times to assure they conformed with the Specific Plan standards and in response to helpful staff suggestions. We believe the Specific Plan is an excellent plan and has many creative standards to assure that there will be high quality development, neighborhood sensitivity and public benefits, however, we were disappointed that the base floor area ratio for analyzing our project was set at 55% rather than the long-standing 70% Futures Site base allowance.

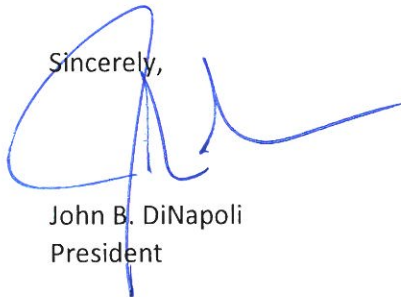
From the outset of our planning, we have maximized the building setbacks from Mathilda and Del Rey, to minimize visibility from the neighborhood to the east. Additionally, our four-story buildings are set at 59 feet in height and we elected not to take advantage of the six-story height allowed in the Specific Plan, 300 feet back from Mathilda. The fourth floors of the buildings are also set back further to create a more pleasing appearance and we have agreed to provide automated window coverings to shield night lighting from the top floor.

At the Commission's suggestions at the November 7 study session, our landscape architects have been able to save an additional six existing trees, with a focus near the Mathilda/Del Rey corner. Additionally, we have increased the size of new trees to be planted along Mathilda and Del Rey and the species on Del Rey will be changed to Sycamore for greater impact and screening. Also, the public art that is shown on the Transit Center on Vaqueros has been expanded to the front entry to bring some color out to Mathilda, as suggested.

As part of the Flexible Community Benefits, we propose to add new street trees to the east side of Mathilda from San Aleso to Maude, and in the median. We will work with the neighbors and City staff to develop the streetscape plan with the goal of increasing the tree canopy along this section of Mathilda. We will also work with the neighbors and City staff to assess whether we can add street trees in the neighborhood, primarily along Pine Avenue and near its intersections with the east-west streets. We recognize that any neighborhood trees that we can plant will not give us Community Benefit credits, but it is something we feel will make us all better neighbors.

Given our considerable efforts to bring this project to fruition and its conformance with the Peery Park Specific Plan, we respectfully ask that you approve our application.

Sincerely,

A handwritten signature in blue ink, appearing to read "John B. DiNapoli", with a long horizontal flourish extending to the right.

John B. DiNapoli  
President