

May 5th, 2017

Gerri Caruso
Dept. of Community Development
456 West Olive Avenue
Sunnyvale, CA 94088-3707

111 W. EVELYN PROJECT DESCRIPTION

Dear Gerri:

Thank you for working on this project with us. You will find our proposal is consistent with the downtown context, will enhance the area and take advantage of the adjacent public transportation facility.

The site is located at 111 West Evelyn at the intersection of W. Evelyn and Mathilda Ave. at the end of the retail/dining district on S. Murphy Avenue. The Caltrain station is immediately to the west with the tracks running to the north. The property, owned by the Giurlani Family, is 1.46 acres and is zoned DSP-22. Parking is provided by an on-grade parking lot at the corner of Sunnyvale Ave and W. Evelyn and 62 stalls reserved for the building's exclusive use inside the adjacent Caltrain garage. There is an access easement off W. Evelyn immediately east of the office leading to the parking lot. To the east is a 3-story apartment complex. To the south is a 3-story building leading into S. Murphy Ave. The office is 3-stories and includes 42,000 sf of space. It is composed of stucco walls and pitched roofs.

Our proposal includes replacing the corner parking lot with a new 3-story office building containing 69,102 sf of office space and bring the total office area to 111,102 sf. It would be a separate structure, separated by the entry drive. A new 3-story underground garage below the new office would accommodate 162 stalls with an entry ramp at the rear of the building, away from street view facing the train tracks. 15 remaining stalls to the north of the existing building would be preserved along with the 62 Caltrain stalls. The total 239 stalls would provide 2.1 stalls/1,000 sf. The adjacent Caltrain station will provide a major portion of access to the buildings.

The new building will be designed to complement the character as the existing building with stucco walls and pitched roofs that define a strong base, middle and top. Similar to the existing building, it will front the surrounding streets and define a pedestrian oriented scale for the street. The building will have a strong rhythm and articulated surfaces using a rich blend of materials.