

**RECEIVED****Project Description**

MAR 15 2017

**PLANNING DIVISION**

East Dunne Investors is proposing to revitalize the Blue Bonnet Mobile Home Park property with new for-sale townhomes. The new medium-density community will have 62 new residential units, with seven (7) of the homes to be sold at Below Market Rate prices in compliance with the city's inclusionary housing policy. This will be a net increase of 7 additional homes compared to what is currently on the 3.26 acre project site. East Dunne Investors is looking to redevelop this site and work with the city to ensure both conformance with the city's approved General Plan as well as to create a beautiful neighborhood community of the highest quality.

The 62 residences will include homes ranging from approximately 1,474-1,910 square feet, spread over 16 buildings on the property. Community vehicular access will comprise of one entrance on East Evelyn Avenue, and another driveway located on the far west end of the project site on Elm Court. A private street, spanning the development will be surrounded with abundant landscaping, tastefully designed vegetation, as well as a communal park.



FRONT ELEVATION

Each home includes a private attached 2-car garage. In an attempt to encourage both sustainable and green building, the project will exceed 110 Build-It-Green points on the GreenPoint Rated Checklist, which qualifies it for a height limit bonus of 5' (40' max).

The community is located less than a mile from both the Lawrence and Sunnyvale Caltrain stations, and boast a 10-minute walking distance to numerous employment centers including the Apple campus at Sunnyvale crossings, and office parks along Kifer Road and Central Expressway