

July 9, 2019

City of Sunnyvale  
Community Development Department  
456 W. Olive Avenue  
Sunnyvale, CA 94086

**Re: Response To The Planning Commission Study Session**

Dear Planning Commission and Staff:

The items listed below are the responses to the Planning Commission study session comments.

**1. Flood Plane**

The information related to the FF elevation and FEMA 100-year flood elevation is included on sheet C3.0 of the civil plans. The 100-year base flood elevation is 11.00 and we have set the building FF at elevation 12.00 to provide 1 foot of freeboard. The existing building is at FF elevation 5.9+/-, as shown on sheet C1.0 of the civil plans. Attached is the FEMA National Flood Hazard map for reference.

**2. Shade trees for outdoor spaces.**

To understand the approach to tree planting and shading of outdoor spaces please reference the plan rendering on L0 and the landscape site plan on L1. The landscape site plan labels the types of outdoor spaces and shows the tree locations relative to them. As shown, shade trees have been thoughtfully provided at all outdoor spaces. The trees have been located to provide both shaded and sunny areas for outdoor working, exercise, dining and socializing. For a detailed look at parking lot shading please see sheet L4 Parking lot Shading.

**3. Will the tall grasses be a long term maintenance issue?**

The planting design will have a balanced palette of long lived shrubs, ground covers, perennials and grasses. This is reflected in the planting schedule on sheet L5. All plants will require some maintenance, but will be located and sized appropriately to minimize pruning and overcrowding. Where grasses are used in the design, they will need to be maintained on a yearly basis. Warm season grasses are cut to the ground in February-March in preparation for new spring growth. Cool season grasses are cut to the ground in October-November in preparation for the rainy seasonal and new winter growth. This yearly practice will keep grasses vigorous and looking fresh and well-tended with only a short dormancy period. The rushes, which are often used in storm water plantings, can be maintained even less frequently if desired. Evergreen grasses do not need to be cut, but can be raked to remove spent grass blades.

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#### **4. Aging and the maintenance of exterior wood elements?**

We recommend the use of FSC-certified hardwoods such as Ipe for exterior wood elements. Natural wood elements will gray with age, unless treated with a penetrating stain or sealer. Depending on the desired aesthetic, we recommend either allowing the wood to weather to a beautiful silver-grey or to apply linseed oil 2-3 times per year to reduce fading. The structural integrity will not be compromised by UV induced fading of the wood. Site furnishings could be a combination of wood, composite and metal products to achieve a range of design looks. The trellis and outdoor office structures on the dining terrace and amenity area could be a composite material or a combination of metal, composite and wood construction.

#### **5. Native shade trees?**

As shown on L5 Tree Planting Schedule; both native as well as California adapted, drought tolerant, non-invasive trees are to be used in the design. *Acer negundo*, *Platanus racemosa*, *Quercus agrifolia* are large native shade trees and *Cercis occidentalis* are is a smaller flowering native selection.

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#### **6. Estate size trees?**

Please see Tree Schedule on sheet L5 for tree specie, size at installation and mature size. The tree schedule shows a palette of trees with a range of mature sizes that will be used in appropriate locations to both provide shading and create a beautiful planting design.

Please see sheet L6 Tree Removal and Protection Plan for quantity, size and location of trees to be preserved on site. As shown in the legend; 27 "Protected Trees" over 12" diameter are to be preserved. These mature trees will provide significant shading along the site perimeter and parking area.

#### **7. Types of trees for the roof terraces?**

Drought, wind and salt tolerant trees will be used on the roof decks. These trees would be under 15' tall. Sufficiently sized planters will be used to ensure success of the trees and provide a garden-like quality to the roof deck spaces. The trees will be effectively guyed to prevent wind damage and ensure a thriving tree.

#### **8. Success of the green wall on the wood trellis.**

Large climbing vines are to be used at the full height building trellis. Please see sheet L5 for vine species and sizes. *Bignonia capreolata* and *Campsis radicans* are vigorous, flowering, evergreen and semi-evergreen vines that will quickly grow to 60' and 40'+ respectively. These species of vines securely hold to trellis structures using both tendrils and hold-fast discs. The vines are to be planted at the base of the trellis as well as on the rooftop in planters. Between

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the at-grade and rooftop plantings, these vines will be able to reach the full extents of the trellis and provide beautiful displays of flowers. As the vines grow they will need to be seasonally maintained using a cherry picker. A natural buffer will also be provided at the base of the trellis to protect the base of the vines.

**9. Concern with pervious paving and the amount shown.**

The concern of bay water intrusion into the site is important to consider and will be mitigated through the grading and drainage approach. We do not feel that pervious pavements will invite or enable bay water intrusion into the site. If water is percolating up through the pervious paving then it will also be flooding the surrounding site regardless of the paving used.

**10. Bike lane along Caribbean Drive.**

A 10' wide multi-use trail with 2' shoulders has been provided along Caribbean Drive project frontage. The trail will be a minimum 18.5 feet from the existing face of the curb providing a buffer from the street and traffic.

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Please do not hesitate to call me with any questions or concerns.

Sincerely yours,



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cc: file