



DESIGN INTENT NARRATIVE

A new 90-unit, 77,900 square feet (SF) assisted living facility with one level of subterranean parking is proposed (Project) at 581 and 583 East Fremont Ave. in Sunnyvale, California (Project site). The Project site is currently developed with two single-story worship centers and a community garden at the rear of the site. The Project proposes to remove the existing structures, but will maintain a community garden space in the location the current one currently exists. Existing perimeter off-site trees will be protected in-place as well as an existing tree along Fremont Ave. A narrative regarding the Project's landscape design is provided below.

The Project site is zoned P-F (Public Facilities) and abuts residential zones R-0 and R-2 .

For height, lot coverage and setback requirements, the P-F zoning district applies the more restrictive standards of any abutting residential district. The Project site is adjacent to two types of residential zoning districts, R-0 or R-2, both of which provide the same height, lot coverage and setback standards.

The R-2 and R-0 zoning districts have a height restriction of 30' with 40% lot coverage and 15' minimum and 20' average side yard, 20' front yard and 20' rear yard setbacks. The P-F zoning district permits exceedance of the applicable residential height limit with the provision of increased side setbacks. Specifically, where buildings in P-F zoning districts exceed the applicable height limit, side yard setbacks shall be increased by 0.5' for every one foot exceeding the maximum allowable height.

Three stories along E. Fremont Ave. is proposed with two stories at the rear of the Project site adjacent to the residential neighborhood. The maximum height proposed for the Project is 42', which exceeds the maximum height limit by 12'. This exceedance requires an additional 6' for each side setback, as described above, which results in a 26' minimum requirement for the side yard. The proposed side yard setbacks are 42', rear yard setbacks are 81' and front yard setbacks are 65'. Therefore, the Project meets the minimum setback requirements. The proposed lot coverage is 30% of the site area, and therefore complies with city standards.

Project site organization and access is based on existing traffic patterns already established by the existing development. Vehicles would enter the Project site from Manet Drive and East Fremont Avenue, and would exit from East Fremont Avenue only. East of the driveway are the two ADA-compliant visitor parking spaces and fleet vehicle stall, and access to the subterranean parking garage. A fire access road is also provided along the eastern edge of the Project site. There are four community garden parking spaces as well.

The proposed increased building setback provides for increased landscape buffer between the Project and adjacent uses. The defined entry structure, one-story porch and entry vestibule create a pedestrian-friendly scale to the entry sequence.

The Project's building massing and architecture respects the scale and style of the surrounding uses. The increased setbacks and proposed two-story height in the rear of the Project site is compatible with surrounding residential properties. The use of a base, middle and top with varied roof forms of parapet

and sloped roofs also reduce the building's mass and scale, and creates interest to the exterior elevations, which is encouraged by the city design guidelines.

The architectural style proposed is Californian and the materials used are a combination of exterior plaster, stone veneer, and concrete tile roofs. Both parapet and tile sloped roofs create variation in roof forms and is consistent with developments in the area. Colors and materials will be chosen to blend in with the surrounding developments as well. Architectural detailing and features such as balconies, varied window style, articulating wall planes, arcades, corniced parapets and window surrounds will enhance the residential quality of the building.

Service access to trash and deliveries are in the rear of the Project Site with access off Manet Dr. The trash enclosure will be 9' high CMU with plastered wall finish with trellised roof structure and a pair of 5'-0" metal panel doors. The colors will match the building.

Mechanical equipment will be roof-mounted and screened from view with architectural parapet and sloped roof elements. Any ground mounted equipment will be screened from view with landscaping.

Pedestrian on- and off-site circulation will be provided and the crossing drive lane will be defined with enhanced paving.

The landscape system supports wayfinding, which is particularly critical to first time users. The main arrival features entry signage, while enhanced paving patterns and accent planting areas create a strong sense of directionality toward the building entry, drawing vehicles from the street to the drop-off area.

A five-foot wide pedestrian walkway provides a safe and inviting connection around the building, to the community garden and to the public sidewalk. These walkway areas are optimized with seating and trees to unify the site accessible amenities. Color-stamped AC paving will highlight pedestrian walkway and be visually distinct from vehicular driving surfaces and access across the driveways. Bollard lights are placed along the pedestrian walkways, seating nodes and in the courtyards for nighttime uses. Post top lights are placed in the parking lot areas for safety.

The existing fences along the perimeter of the Project site and adjacent to the residents will be replaced with a 8' high perimeter fence, a hybrid design consisting of CMU base block and pilaster with wood infill.

Environmental sustainability is a priority throughout the landscape. Native, drought tolerant, and hardy species will be planted in a manner that allows them to grow to their natural size and forms, minimizing trimming and creation of plant waste. Low water use plantings and high-efficiency irrigation systems maximize water conservation. Attractive bioswales allow for cleansing and infiltration of stormwater on the site.