

November 7, 2019



### **PUBLIC BENEFITS SUMMARY**

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 zoned P-F (Public Facilities), in which zone “uses compatible with the public character of the district” are appropriate. (Sunnyvale Zoning Code § 19.24.020(b)).

The Project is well-suited the P-F zone for a variety of reasons. The Project combines the care of a traditional “rest home” with an attractive, modern, and local option for Sunnyvale’s seniors, so that families can stay together and continue to enrich the community. The Project also provides a range of wider community benefits.

The Project site is currently developed with two single-story worship centers and a community garden at the rear of the site that is frequently used by the general public. The Project proposes to remove the existing structures, but will maintain a community garden space in the same location it currently occupies. Maintenance of the community garden is an important public benefit the Project will provide. Additionally, Sunrise communities are committed to providing broader public benefits, and frequently hold public events.

The following provides more details with regard to the community garden and anticipated community events and community use of Project space:

#### **COMMUNITY GARDEN**

As part of the Project, Sunrise will install and maintain garden improvements, including 28, 10’ x 10’ garden plots with a 6’ path for user access and a shed to house tools and green waste. In addition to pedestrian and bicycle access, four dedicated parking spaces are provided for the community garden. This is a valuable preservation of green space and a popular amenity utilized by members of the local community.

Individual garden plots will be assigned to members of the public and individuals will enter into an agreement governing access, use, and maintenance responsibilities. Sunrise may oversee garden use itself or contract with a qualified third party.

#### **PUBLIC EVENTS AND COMMUNITY USE OF PROJECT SPACE**

In addition to providing events for the Project’s own residents, Sunrise plans to hold frequent public events for the community and provide free space for community organizations to meet and hold events. While the exact events and organizations have not yet been planned for this Project, Sunrise anticipates similar public benefits to the existing Sunrise community on S. Knickerbocker Drive, which hosts the following events on a regular basis free of charge:

- Monthly Cookie Giving to Local Fire Department
- Bimonthly Making Lunch to provide to local Homeless Shelters and a Center for Troubled Teens
- Annual Food Collection for Second Harvest Food Bank

- Designated Voting Location
- Monthly Meeting Space for City Council Members
- Monthly Meeting Space for Toastmasters
- Meeting Space for Girls Scout Troops, and Association of Sunnyvale Widows and Widowers

As you can see, Sunrise not only provides critically necessary elder care to the local citizens of Sunnyvale, but also serves as a crucial hub of public benefit to a number of civic and social causes. Additionally, Sunrise purposely designed its use to preserve the existing community garden as an amenity benefit the broader public.