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100 ALTAIR WAY PROJECT DESCRIPTION

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100 Altair Way is located on a 25,370 square foot parcel of land bounded by Aries Way, Altair Way, and South Taaffe Street. The Assessor's Parcel Number (APN) is 209-07-007 and the zoning designation is DSP (Downtown Specific Plan). The proposed project is the demolition of the existing structures and the new construction of a seven-story commercial building with publicly accessible interior space located on the corner of Altair Way and Taaffe Street facing Plaza del Sol. Aries Way, Altair Way, and Taaffe Street are proposed to be repaved with modular pavers and a curbless transition to existing sidewalks across these streets. Public Art spaces are proposed along the building frontage along Altair Way.

EXISTING CONDITIONS

Three structures currently occupy the property: a three-story mixed use building (ground floor office with residential above) at the corner of Aries Way and Altair Way, a single-story building at the corner of Altair Way and Taaffe Street (formerly occupied by the US Postal Service), and a utility enclosure in the middle of the block on Altair Way.

The mixed-use building is primarily beige and brown color cement plaster with wood trim and eaves. Modestly-sized glazing units face the public right of way, and balconies on the upper floors project over the sidewalk. A surface level parking lot is accessed from Aries Way.

Immediately adjacent to the mixed-use building is the single story building, which is composed of painted concrete walls and brick wainscoting, with metal panel overhangs, soffit, and trim. Minimal glazing units are provided along both Altair Way and Taaffe Streets. A full-height, main entry storefront is on Taaffe Street and a smaller rear entry on Altair Way, both accessed via pedestrian ramps and stairs.

The utility enclosure occupies an existing Public Utility Easement, and is composed of cement plaster pony walls, wood gates, fencing, posts and beams, and metal roof.

Low level planters line the perimeter of the block at various lengths, populating areas between the building exteriors and the back of the sidewalk.

PROPOSED PROJECT

The proposed redevelopment of 100 Altair is driven by 4 major goals:

1. **To anchor this vital, yet underutilized property as a transit-centric employment center that leverages synergies with surrounding residential developments to diversify and enrich the mixed-use potential of the surrounding neighborhood.**

The project constructs a purposeful relationship between the building form, materials, and the pedestrian landscape experience. Full-story height living walls stationed between full-height storefront glass walls march along the length of the Altair frontage, not only expressing the building structure and vertical landscape design, but also significantly expanding the sidewalk width and provide natural spaces for visitors to pause and gather. The structure is positioned to act as a beacon to Plaza del Sol and to the CalTrain station beyond. This proximity will create a walkable and vibrant atmosphere in the neighborhood that will benefit existing retail tenants, enliven the public realm, and reduce car trips.

2. **Create a contextually sensitive development that recognizes and honors the existing urban fabric of the surrounding neighborhood. In creating a development that stitches the neighborhood together, 100 Altair will enhance the pedestrian experience of neighboring buildings and most importantly, help bring about positive change in Plaza del Sol.**

100 Altair intends to reimagine the urban condition of the site. The existing neighboring buildings and public plaza provide ample outdoor space and opportunities for activities, however they currently are not fully invigorating this area of downtown as a desirable place to be for the local community or visitors. Through formal and material gestures, the architecture and landscape design of the proposed project promotes greater pedestrian engagement along adjacent outdoor spaces, activates the street corner at Altair and Taaffe with an enhanced relationship with Plaza del Sol, and provides visibility to the greater bay area as an icon and unique destination in Downtown Sunnyvale.

Surrounding the building is a curbless streetscape with enhanced, modular paving at the sidewalk and street conditions, thoughtfully partitioned with attractive light bollards and detectable surfaces. This hardscape is anchored and extends into a double-height lounge at the Altair and Taaffe street corner, hosting an exceptionally large living wall feature facing Plaza del Sol. Large sliding doors are intended to remain open during business hours and take advantage of the mild Northern California climate throughout the year. This space not only invites the public to visit and pause in built-in lounge areas, but also office users from the upper floors for informal meeting, creating the opportunity for a diverse downtown energy.

3. **Provide a thoughtfully planned and high quality office development that will suit a wide range of tenants, both large and small for generations to come. Focused attention on the flexibility of the structure to host a wide variety of tenants of varying sizes will allow the building to remain a vibrant contributor to downtown Sunnyvale over decades and ever-changing market cycles.**

The building mass takes advantage of an optimal solar orientation, as the broad edge of the property is faces nearly true north. The façade strategies are defined by three distinct design compositions: South, North, and East/West.

The South façade is proposed directly on the property line, and hosts many of the primary building core elements. Where usable office space is available, articulated punched-opening window systems populate two cementitious fields at either end of the building and are separated by a vertical section of panelized siding terminating at a roof terrace penthouse. These punched openings are further enhanced with a deep metal trim recess, which provide a natural barrier to solar gain. This composition of glazing, trim, and envelope materials not only allows natural light into the floor areas, but also add variety and interest to a fairly restricted façade.

The North façade above the ground floor, facing Altair Way, takes advantage of the optimal site orientation and an opportunity to host a fully transparent curtain wall system without the need to architecturally manage solar gain. Operable windows are arranged in the field of glass which provides natural ventilation. A balcony on the fourth floor carves a multi-story void directly above the main building entry, and provides a natural break in an otherwise taut, continuous glazing system along the total length of the building.

At both the East and West ends of the building, a system of deep, tightly-spaced vertical fins and fritted glazing panels are integrated into the façade design. These components facilitate the transition between the cementitious southern building mass and the thin glazing system along the north, reduce solar heat gain at low sun angles, as well as provide dynamic, interior corner workspace conditions and views out toward the Plaza.

Above the facades, a generously landscaped roof deck provides a place for informal gathering and respite for office users. A trellis extends from the elevator lobby to provide shade over gathering spaces. Planters within the roof deck area are bermed and raised to provide greater soil depth - enough to host small trees and reduce peak rates of stormwater runoff.

The subterranean parking garage is accessed from Aries way and includes 158 striped stalls (including electric vehicle charging stalls and accessible stalls and an additional 143 valet-assist stalls (total 301 on-site stalls). The site is part of the Downtown Parking

Maintenance District.

4. **Construct an environmentally sensitive structure that promotes transit ridership, facilitates bicycle transit, utilizes 100% electric power and reduces energy consumption far beyond the building code.**

The proposed project intends to achieve a LEED Gold or Platinum rating for sustainable building practices. Natural light, operable windows, material sourcing strategies, along with various features for convenient, low-footprint commuting options all contribute to this goal. The building is oriented to take advantage of indirect sunlight, and any direct sunlight exposure is passively mitigated through architectural elements to reduce overall cooling loads.

Exceptionally tall living walls are applied to the (columns) along Altair Way, ranging from 12' tall to 28' in height and fully accessible for public engagement and appreciation as a public art composition. This series of vertical plantings can be viewed at a variety of textures and scales, from multiple vantage points on the site, as well as seen from a distance across Plaza del Sol as a natural complement to the architecture.

On the Southern façade, climbing vines at the ground level conceals the building core elements and parking ramp. A generous roof deck above the top floor of the building is designed to host a greater amount of landscaped area relative to occupiable space.

The proposed project also intends to achieve WELL Certification from the International WELL Building Institute. This program is focused on the overall health and well being of building occupants, through an array of architectural, building systems, and site-specific features to ensure positive human health and well-being through air, water, nourishment, light, fitness, comfort, and mind. Strict indoor air ventilation and monitoring, promotion of health and nutrition, circadian lighting design, and available on-site physical and mental coaching all serve as a human-scale compliment to the larger, environmental-scale impacts of building-construction sustainability practices established through LEED.

Overall through these programs, the project aims to serve as an icon for environmental stewardship and future developments in the community.

~~PROPOSED CHANGES TO DOWNTOWN SPECIFIC PLAN 2003~~

(This section has been removed, as the DSP has been approved and adopted by the City of Sunnyvale. Project is in compliance with the current DSP, and the parking is in compliance with the project-specific recommendations make by Walker consultants hired by the City of Sunnyvale.)