

ATTACHMENT A
Westport Cupertino
Project Description

Project Location

The project site is located in the City of Cupertino, California, within the *Heart of the City Specific Plan*, on an approximate 8.1-acre site (7.9 net acres) at the intersection of Stevens Creek Boulevard and California State Road 85 (SR-85). The street address for the property is 21267 Stevens Creek Boulevard, Cupertino 95014. The project site is designated as Oaks Gateway, a Mixed-Use Planned Development (General Commercial) [P(CG)] and as Priority Housing Site (HE-3) in the Cupertino General Plan *Community Vision 2015-2040*. The site is intended to assist the City in meeting its Regional Housing Needs Allocation (RHNA).

Project Overview

The proposed project is the redevelopment of a 71,254 square-foot shopping center on the 8.1-acre site (7.9 net acres) with a mixed-use urban village consisting of 242 residential units and 20,000 square feet of neighborhood commercial space. The proposed project would result in the construction of two residential/commercial buildings; one six-story building with 115 residential units and 17,600 square-feet of ground-floor commercial/retail space, one five-story building with 39 below market rate (BMR) senior units and 2,400 square feet of ground-floor commercial/retail. In addition, 70 single-family residential townhouses, 18 residential rowhouses, and a one-story, below-ground garage with 232 parking spaces are proposed. The six-story building is 70'-0" to the eave line, 79'-6" to the roof ridge and 91'-9" to the top of the non-occupied tower. The five-story building is 55' to the eave line, 65'-6" to the roof peak, and 73'-9" to the top of the non-occupied tower. The townhouses and rowhouses have attached garages, while the multi-family and retail use would utilize surface parking and the below-ground garage. The site's proposed density is 30.6 dwelling units per acre. The project conforms to the City's Density Bonus and Inclusionary (BMR) Housing Program by providing 16.1% on-site below-market rate senior housing units (as further described in the BMR Housing Attachment B).

Zoning Designation

The site is zoned as a Planned Development with permitted uses of General Commercial and Residential. Cupertino's General Plan, *Community Vision 2015-2040*, calls for the Oaks Gateway Node of the West Stevens Creek Boulevard Region to become a retail and shopping node with a residential component in the form of a "mixed-use village." According to the Housing Element, the site has a maximum density of 30 dwelling units per acre with a realistic capacity of 200

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Dwelling Units. The proposed project includes a request for a density bonus of five (5) additional units, bringing the total number of units to 242 dwelling units.

As noted above, inclusive of the requested density bonus, the site's proposed density is 30.6 dwelling units per acre (based on a net site area of 7.9 acres).

Project Objectives

Site Development

- To redevelop the underutilized, functionally obsolete shopping center into a vibrant, community-focused western gateway site, with mixed commercial/residential uses consistent with the Heart of the City Specific Plan.
- To create a gateway district providing affordable and senior housing, neighborhood retail, common green, promenade areas, and pocket parks.
- To implement a complete reconfiguration of the site to enhance and activate ground floor retail along Stevens Creek Boulevard, to enhance outdoor dining, public open space/common green areas, improve walkability and connectivity through and across the site to Mary Avenue.
- To create a high-quality architectural design integrated into a richly landscaped public realm; and, to improve the landscape in order to unify the appearance of the street and be consistent with the "Oak Grove" theme outlined in the Heart of the City Specific Plan.
- To redevelop the site into a pedestrian-inclusive gathering place that will create a positive and memorable experience for residents and visitors, consistent with the Heart of the City Specific Plan.
- To meet accepted sustainability standards and strategies by employing Smart Growth land use planning principles and applying green building design and construction methodologies.
- To respond to the surrounding neighborhood context through stepped-back building massing, improved pedestrian connectivity and environment along the street frontage, and buffering trees and shrubs.

Housing

- As a designated Priority Housing Element Site, to assist the City in meeting its Regional Housing Needs Allocation (RHNA) goals as stated in the General Plan, while also helping address the current jobs/housing imbalance in the City.
- To fulfill a demand for multi-family senior housing and increase the supply of age-restricted communities as expressed in the General Plan.
- To provide more affordable housing per the City's BMR program.

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- To provide a minimum of 200 units of housing near Cupertino jobs to help reduce local trips, and to improve the jobs/housing imbalance in the City.
- To accommodate both ownership and rental housing in different configurations, as well as to accommodate an opportunity for a diverse range of unit types that are affordable by design.
- To provide 16.1% Below Market Rate Housing for seniors.

Financial

- To provide a density that supports below grade parking, open space plazas and 20,000 square feet of viable/supportable neighborhood-serving commercial retail space.
- To enhance the City's economic vitality and direct and indirect fiscal stability by strengthening the City's tax base through the redevelopment of an obsolete center with uses that will increase the City's sales tax revenue.

Project Characteristics

Westport Cupertino's prime corner for access, visibility and commercial activity would be located in the southeast corner of the site, at the intersection of Mary Avenue and Stevens Creek Boulevard. Here, active ground floor retail uses would include restaurants and shops providing neighborhood-serving retail and services, intended for use by Cupertino residents, particularly those who live on the west side of the city.

The active ground floor retail area includes an active pedestrian environment, including a central green located at the eastern end of the property and leading into the residential area. Retail shops are double-sided to front both the central green and external streets, thus promoting activity as well as internal and external visibility. Automobile and bicycle parking are located at grade, for ease of access to the retail uses. In addition, there will be below-grade auto parking under both residential/commercial structures.

Building heights are varied, with taller buildings at the eastern section of the site, and lower buildings at the western end. Uninhabited tower elements are included to help signify building articulation and entry points to the site and to the buildings. Residential/Commercial Building 1, located at the intersection of Mary Avenue and Stevens Creek Boulevard comprises five stories of residential housing over 17,600 SF of ground floor commercial/retail. It has a 70'-0" eave line and is 79'-6" at the highest main roof point. The building has a tower element that is 91'-9" to the tallest tower peak.

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Residential/commercial Building 2 comprises four stories of residential living, three ground floor residences, and 2,400 SF of ground floor retail. It has a 55' eave line and is 64'-6" at the highest main roof point. The building has a tower element that is 73'-9" to the tallest tower peak. This structure would accommodate 39 single-bedroom affordable senior living units with all required specialty design accessibility features. (See Attachment B).

The project is eligible for Density Bonus per Chapter 19.56. of the Cupertino Municipal Code (CMC). This Application is requesting three waivers of development standards that would have the effect of physically precluding the development of the Project at the density proposed by the Applicant. Those waivers include:

1. Height waivers for Building 1 (residential/commercial) and Building 2 (senior housing) from 45 ft. height limit to allow heights currently illustrated on Sheets G204 and A211 thru A217.
2. Slope setback waivers for Building 1 (residential/commercial) and Building 2 (senior housing) from 1:1 to slope setback currently illustrated on Sheet G204.
3. Waiver to CMC requirement that the affordable units be dispersed throughout the project (Section 19.56.050.G.1) to allow that all affordable units be located within the senior housing building (Building 2).

Off-Street Parking for the project will be in accordance with Table 19.56.040B, as provided for in CMC Section 19.56.040.C.

Residential Uses

The proposed residential uses are consistent with the mixed-use residential designation and permitted use associated with the Housing Element Priority Site designation. The Westport Cupertino site includes a variety of housing types. In the project's central section 70 residential three-story Townhouses are proposed. Of this number, 44 will be 3 bedroom, 3 -bath units, and 26 will be 3-bedroom, 2.5 bath units. At the western edge of the property, 18 residential three-story Rowhouses are proposed, 12 of which will be 3-bedroom, 3-bath units. The remaining 6 will have 3 bedrooms and 2.5 baths.

The mix of unit types have been programmed to provide living spaces for young professionals, couples, families, and active seniors who enjoy living in a mixed-use village environment (refer to Table 1, Residential Product Mix/Size). It is anticipated that Westport Cupertino will become a vibrant, integrated community with people of varying ages and interests. The retail

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component of the development is intended to bring together residents and visitors alike for dining and group activities.

Table 1: Residential Product Mix/Size

	# of Units	# of Bedrooms	# of Bathrooms	Gross Square Feet (GSF)	SF Garage	Total GSF (GSF+SF Garage)
Townhouse	26	3	2.5	2468	530	2998
	44	3	3	1760	597	2357
Rowhouse	6	3	2.5	2028	660	2688
	12	3	3	1698	529	2227
Building 1- Multi-Family	45	1	1	650-750		
	64	2	2	1100-1300		
	6	3	2.5	1400-1800		
Senior Housing	18	Studio	1	500-650		
	21	1	1	650-733		

Open Space/Landscaping

An approximate 29,068 square foot Common Green area is proposed as a place for social gatherings, events, and minor recreation. Small pocket parks and connecting paseos would provide landscaped zones throughout the site. The Stevens Creek Boulevard frontage is proposed to be landscaped per the “Oak Grove” theme outlined in the *Heart of the City Specific Plan*. The “panhandle” of the Green also extends west, into the residential portion of the site, providing a connecting landscaped space to unify the development.

Pursuant to the goals of the *Heart of the City Specific Plan*, Westport Cupertino has been designed to integrate seamlessly with the surrounding community. Its proximity to Memorial Park, the Cupertino Senior Center, De Anza College, and to nearby stores and services on Stevens Creek Boulevard provide its residents with opportunities to participate in social, recreational, educational, and shopping activities all within safe, comfortable walking distance.

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Rapid 523 VTA Bus Service along Stevens Creek Boulevard would provide connections with Light Rail service and ultimately with BART.

Neighborhood Buffers

The project site abuts the multi-family neighborhood of the Glenbrook Apartments. This community is currently buffered by Mary Avenue. This is the only residential neighbor adjacent to the project site. Pocket parks are proposed at the NW and SW corners of the site to buffer the project site and proposed residences from external traffic. Building 1, at the corner of Mary Avenue and Stevens Creek Boulevard, is set back from the sidewalk and roadway to provide space for landscaping, sitting areas, and open area. All buildings along Stevens Creek Boulevard are set back a minimum of 35' from the curb as a part of the "Oak Alley" landscape plan for this segment of Stevens Creek Boulevard. Building 1 and Building 2 are setback a minimum of 43' from the curb to provide additional seating area for potential commercial outdoor seating area.

Access, Circulation and Parking

There are currently two driveway access points along Stevens Creek Boulevard. The proposed project would result in the elimination of the existing driveway located closest to the State Road 85/Stevens Creek Boulevard intersection. The elimination of this existing driveway removes traffic from where it would cross the City's new Class IV bike lane, thereby creating a safer condition for bike riders and improving the diversion movements for traffic merging onto southbound State Road 85. As shown on the Project Site Plan, four new driveways would be provided to provide safe and efficient access to the proposed project site; one along Stevens Creek Boulevard (right in/right out), and three separate locations along Mary Avenue (refer to Project Site Plan provided in the Application Submittal).

Locations along Mary Avenue would have various turning movement restrictions to ensure site distance visibility, and safe turning movement distances. Internal circulation is shown on the Project Site Plan and provides access for vehicles, bicyclists and pedestrian mobility.

Refer to Tables 2 and 3 for a description of onsite vehicular and bicycle parking. Based on the City of Cupertino Municipal Code, the proposed project provides sufficient parking for all onsite uses. Parking standards used are per section 19.56.040C Reduction of Parking Standards and corresponding Table 19.56.040B Off-Street Parking Standards for Projects Eligible for a Density Bonus. The required number of accessible Parking Stalls have been provided, and there are accessible and van accessible parking spaces provided for each building.

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Table 2: Vehicle Parking

Building #	Building Use	Parking Rate	Required Spaces	Provided Spaces
Building 1: Residential- Retail	Retail (17,600 SF) (Uni-size)	1 per 250 SF	71	71 (at grade)
	Residential (115 Units) (9'-6" x 20')	Req'd Spaces for 1BR Units (1 per Unit)	45	
		Req'd Spaces for 2-3BR Units (2 per Unit)	140	
		Total Req'd Spaces	185	193 total covered spaces in garage. (76 tandem & 117 single spaces. Spaces are assigned to units)
Building 2: Residential- Retail (Senior / BMR Housing)	Retail (2,400 SF) (Uni-size)	1 per 250 SF	10	10 (at grade)
	Residential (39 units) (9'-6" x 20')	Req'd Spaces for Studio-1BR Units (1 per Unit)	39	39 total covered single spaces in garage. (Spaces are assigned to units)
Building 3: Residential- Townhouses/ Rowhouses	Residential (88 units) (10'x20')	Req'd Spaces for 2-3BR Units (2 per Unit)	176	176 (in unit)
		Visitor Spaces	0	32 (at grade)

Note: Parking for Each Building Use is per Parking Table 19.124.040(A) for Retail and Table 19.56.040B for Residential

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Table 3: Bicycle Parking

Requirements	Building 1		Building 2	
		(Required/Provided)		(Required/Provided)
Green Building Standards Non-Residential: Mitigation Measure 5.106.4.1.1	Long Term Retail (Class I) 5% of Vehicles (71 Vehicles)	3.55 Req'd / 4 Provided	Long Term Retail (Class I) 5% of Vehicles (10 Vehicles)	0.5 Req'd / 2 Provided
Parking Table 19.124.040(A)	Short Term Retail (Class II) (1/ 1,250 SF)	14.08 Req'd / 16 Provided	Short Term Retail (Class II) (1/ 1,250 SF)	1.92 Req'd / 2 Provided
	Long Term Residential (Class I) (1 per 2 units)	57.5 Req'd / 58 Provided	Long Term Residential (Class I) (1 per 2 units)	19.5 Req'd / 20 Provided
	Short Term Residential (Class II) (1/ 10 units)	11.5 Req'd / 12 Provided	Short Term Residential (Class II) (1/ 10 units)	3.9 Req'd / 4 Provided

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Grading

Preliminary site grading is shown on Sheet C1 of the Project Application Submittal. The project would require approximately 69,000 cubic yards of soil import/export during the grading/site preparation phase to accommodate the subterranean parking garage.

Stormwater Management

The proposed project would incorporate on-site stormwater management best practices to meet the Municipal Regional Permit Order No. R2-2015-0049 prior to discharging to the City storm drain system. The project would result in the demolition of existing buildings and asphalt parking on the site and replacement of these buildings and parking with new development. The project site would be treated with both above ground and underground bioretention areas. The underground bioretention would include the use of a structural support such as Silva Cells. The proposed development would reduce the impervious area from the existing conditions and would therefore reduce post-project run-off, meeting the Regional Water Quality Board's hydromodification standard.

Wastewater

The proposed project would be served by a new on-site public sanitary sewer owned and operated by the Cupertino Sanitary District. The new sanitary sewer system would be designed to comply with District standards and would connect to the existing system located in Mary Avenue. The District has confirmed adequate existing down-stream capacity.

Water Supply

The proposed project is estimated to use approximately 37 acre-feet of water per year at build-out during normal conditions. The proposed project's water demands are incorporated within San Jose Water's anticipated future customer water demands, and thus recognized in the San Jose Water Urban Water Management Plan analysis of supply sufficiency. Refer to the Project Application for further detail.

Tree Protection/Removal

The proposed site configuration (site extent, layout, orientation and massing) would result in removal of approximately 74 interior trees located onsite. A Preliminary Arborist Report prepared by HortScience, Inc. (July 2018), was prepared to survey and document the health and structural condition of existing trees within and immediately adjacent to the project site. The arborist provided a suitability score to the existing trees ranked according to High, Moderate and Low. The report includes an identification of all "Protected" trees as defined by the City of

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Cupertino Ordinance #07-2003, Chapter 14.18, an assessment of the potential impacts associated with constructing the proposed project, and guidelines for tree preservation during the design, construction and maintenance phases of development. Of the 83 trees identified and evaluated, there are three species identified as most frequently occurring: chinese pistache (24 trees), evergreen ash (24 trees) and Coast Live Oak (18 trees). Ten other species are represented by 3 or few individuals including, Crape Myrtles, Nichols Gum Eucalyptus, Callery Pears, Evergreen Pears, Victorian Box, Monterey Pine, Holly Oak, Canary Island Pine, Deodar Cedar, and Japanese Maple.

Based on the arborist report, approximately 77% (64 trees) are in poor to fair condition. The remaining 19 trees are identified as being in good condition. Evaluation of suitability for tree preservation considered several factors such as tree health, structural integrity, species response to a construction environment, tree age and longevity, and species invasiveness. Based on these factors and the location of proposed structures, approximately nine (9) trees were preliminarily identified for potential preservation. Potential impacts from construction were estimated for each tree. Refer to the Arborist Report for the recommended action for each tree, along with their "Protected" status and a description of impacts, guidelines for tree preservation, and pre-construction treatments and recommendations.

Project Construction/Phasing

The proposed project is anticipated to be built over a period of approximately 24 months in up to three phases that could occur either simultaneously or in staggered stages. Demolition of the existing 71,254 square-foot shopping center and corresponding surface parking would be required in the first stage, followed by site grading, site backbone infrastructure, and vertical construction.