



April 26, 2019

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City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014-3202

SUBJECT: Application Incomplete Letter (4) dated March 26, 2019:
21265 Stevens Creek Blvd, (APN#326-27-043, 042) Development Permit, File# DP-2018-05 Architectural and Site Approval, File# ADA-2018-05 Tentative Map, File# TM-2018-03 Tree Removal, File# TR-2018-22 Environmental Assessment, File# EA-2018-04

Dear Gian:

This letter has been prepared in response to the City of Cupertino's request in the March 26, 2019 Incomplete Letter (4) for a better understanding of the request for Density Bonus Waivers for 21265 Stevens Creek Blvd. (aka "the project").

Density Bonus Waivers

In the Incomplete Letter (4), the city is requesting additional information from the project to demonstrate why the additional height (40' in Building 1, and 30' in the Senior Affordable Housing Building 2) and associated slope setback waivers are necessary to construct the development.

- The Height increase in these two building allows us to increase the density of the site thereby providing for the economic viability of project. This is accomplished by:
 - Product Mix: Allowing for robust product mix of BMR Senior Housing, Townhomes and Multi-family Units provides more housing options for the community, a more diverse community and a supportable response to the market for housing.
 - Efficiency in construction: By consolidating the multi-family units and Senior housing in two taller, individual buildings, efficiencies in construction are created. Multiple floors of stacking units, consolidated parking garage, building support systems, common areas and amenities, utility connections, trash rooms, elevators, reduced building skin area are areas that denser developments provide construction savings and impact project viability
 - Retail viability: Positioning a greater number of residents immediately adjacent to retail, provides the opportunity for more support of the retail and less reliance on commuters to the site.
 - Density Bonus Alternate Parking Standards: The Density Bonus allows for a reduction in parking requirements, which reduces the size of the below grade parking garage. The taller buildings provide for this density and ability to meet the Density Bonus Threshold of units provided.
 - A "Walkable" Community: Creating a greater concentration of residential units at the eastern hub of the site promotes walkable access to the retail stores, nearby amenities

(such as the adjacent park, senior center, pedestrian crossing to DeAnza college, the Central Green), public transportation (bus stop), and the bike route. It creates less of a desire to drive if there are community resources accessible outside your doorstep.

- Without the height increase and setback waivers for Buildings 1 and 2, we would be forced to reduce the variety of housing offered and therefore be unable to build the project, for the following reasons.
 - Product mix is narrowed with more multi-unit buildings and more smaller units being offered. This impacts the diversity of the community as well as responding only to a limited segment of the housing market.
 - Construction efficiencies are lost as below grade parking garages, amenity spaces, building support systems, elevators, building envelope area, etc. need to be duplicated in multiple, multi-family buildings.
 - There would be less units immediately adjacent to retail, which can negatively impact the viability and type of retail offered.
 - The positive effect of the Density Bonus Alternate Parking Standards is reduced when multiple garages need to be created.
 - The community becomes more homogenously spread across the site with less residences immediately adjacent to the transportation and amenity offerings of the community at large as well as reductions in required Open Space.
 - Pushing the taller buildings deeper into the site to conform with the 1:1 slope would compromise the site circulation and reduce the required Open Space and distance between buildings to an unacceptable degree.
 - Alternately, removing the top floor of Building 2 and top 3 floors of Building 1 and placing those units elsewhere on the site would displace townhome units which would compromise the economic viability of the project.

To give you background, we have done over 30 planning and programmatic studies for this site. We believe that the current program provides the best response to meeting the project goals for the site. To reiterate from our previous response on this topic:

The density and height of the project is a result of the project programming. The project program is the mix of housing and retail, determined by code, site, and market factors, that creates a viable project for development. As noted, it represents a housing program that responds to market demands for affordable and market rate units and presents a variety of living options, ranging from studios to townhome units. It is in the planning of the site and the variety of units, so that they physically work together, meet code criteria, and are designed in a meaningful way, that enhances the project and ultimately the community.

Best regards,



Steven Ohlhaber AIA
C2K Architecture