

Cupertino Assisted Living - Project Modification Back Up

Building 1 (Senior Assisted Living) Parking Needs:

Use	Expected Count	Typical Parking Need	Onsite Stalls	Potential Surplus	Reasoning for Delta	Alternative for Potential Overflow
Residents	171 Units	14 Stalls = 8% Utilization Rate (# of Cars / # of Units)	3	11	Residents will be encouraged against bringing cars. Onsite stalls will be dedicated to concierge vehicles.	Concierge vehicles take Residents w/in 25 min radius, nearby Oakmont Properties have surplus parking (6.5-8.0 miles away in SJ)
Staff	110 Staff / 3 Shifts = 37 Staff per Shift	10-13 Stalls = 25-35% of Max 40 Shift Staff	10	3	75% of staff at nearby Oakmont Properties take alt transit, staff will be incentivized through vouchers, etc.	Bus, Bike, Hopper, Carpool, De Anza, Use of Retail Space when not open (i.e. night shift)
Visitor	30 Daily throughout Day = 5-10 at given time	5-10 Stalls = 17-33% of Daily Visitors	5	5	Guest count is variable on day/time, estimated 30 guests per day spread across 3-6 visit times	Uber/Carshare, De Anza Public Parking
Subtotal - Senior Assisted Living		37 Stalls	18 Stalls	19 Stalls		
Retail	4 Stalls per 1,000 GSF on 4,000 GSF	16 Stalls	16	0	N/A	
Total		53 Stalls	34 Stalls	19 Stalls		
ALTERNATIVE: REMOVE RETAIL SF					Reallocate 16 Retail Stalls	
Reallocate 16 Retail Stalls to Resident/Staff Parking			16 Stalls		to Residential/Staff Parking	
Total - Senior Assisted Living		53 Stalls	34 Stalls			

Impacts to Building 2 (Senior Independent) if Building 1 (Senior Assisted Living) doesn't get built:

1. Added Annual Maintenance Costs per REA Budget:				
Year 1 REA Budget	\$97,945			
Building 1 Share	\$50,931			
2. Loss of 7 Parking Stalls to be provided following construction of Building 1				
7 Parking Stalls	Cost PSF	SF per Stall	Total Cost	
Underground \$ value	\$300.00	325	\$682,500	
Surface \$ value	\$60.00	325	\$136,500	
3. Loss of Common Open Space (Building 2 Open Space included in Building 1's Central Green)				
	Park SF	Cost PSF	Total Cost	
Estimated Cost of Park	12,250	\$170	\$2,082,500	includes Hard + Soft Costs