

SUMMERHILL HOMESSM

COMMUNITIES OF DISTINCTION



20840 STEVENS CREEK BOULEVARD

PLANNING APPROACH



Build on SummerHill's
50+ years of experience
developing Communities of
Distinction in the Bay Area



Complement nearby
residential neighborhoods



Landscape Design
Consistent with the Heart
of the City Specific Plan



Provide housing on a
Housing Inventory Site



Comply with Objective
Standards and contribute to
the Heart of the City Specific
Plan



Respect City Staff Input

- Tree Screening with adjacent properties
- Increased setback adjacent to the existing residential neighborhood

PROCESS TO DATE



Jan 2024	SB 330 Preliminary Application
June 2024	SummerHill hosted Neighborhood Meeting
July 2024	Formal Development Application
Oct 2024	Development Application determined complete
Mar 2025	SummerHill submitted fully compliant plan set to City
June 2025	Planning Commission Hearing
TBD 2025	City Council Hearing

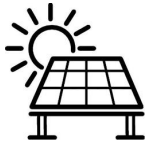
SAMPLE BUILDING ELEVATION



SUSTAINABLE DESIGN



All-electric residential community including heating, water heating, and appliances



Each home will include **solar panels** and **energy efficient** electric appliances, windows, and insulation



The community will include **drought tolerant and/or native landscaping**, **water-conserving irrigation systems** including climate-sensitive controllers in common areas, and **biological treatment of stormwater runoff**



Each garage will have:

- (1) **Level 2 Electric Vehicle (EV) Ready space**
- (1) **Level 1 EV Ready space**
- Space for **bicycle parking** for alt. mode of transit

COMMUNITY BENEFITS

**59 Townhome-style Condominiums
compatible with the neighborhood
3/4-bedroom floor plans**

- **2.7M Park Fees**
- **550k School Fees**
- **120k Contribution to the Stevens Creek Boulevard Class IV Bike Lane**

**12 Homes at below-market price
for Median & Moderate Income
families**

**Propose public art along project
frontage**

**Enhanced pedestrian environment along
Stevens Creek Boulevard per the Heart
of the City Specific Plan**

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COMMUNITIES OF DISTINCTION



THANK YOU

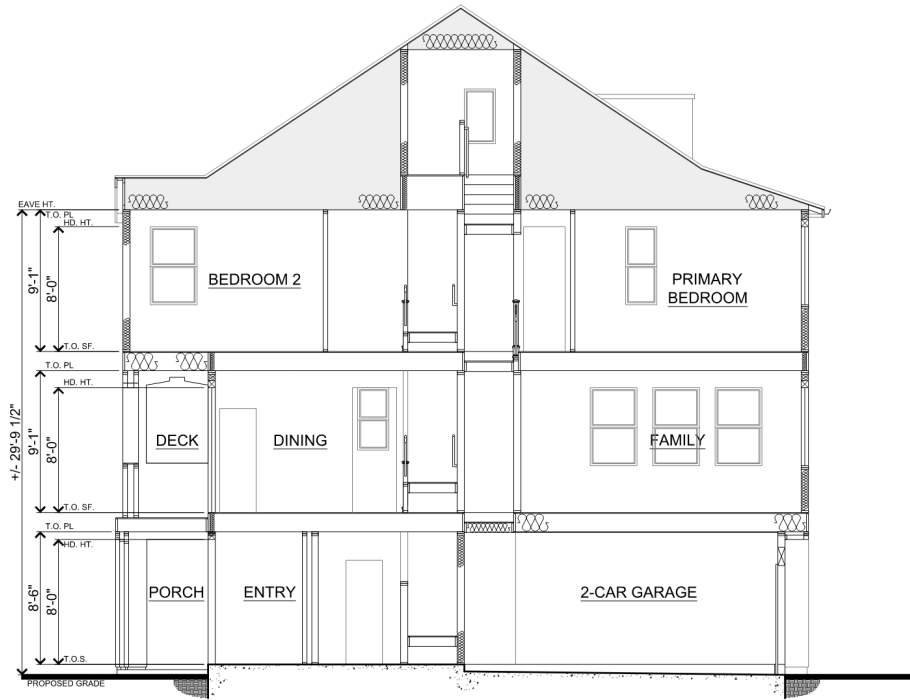


EXISTING SITE OVERVIEW

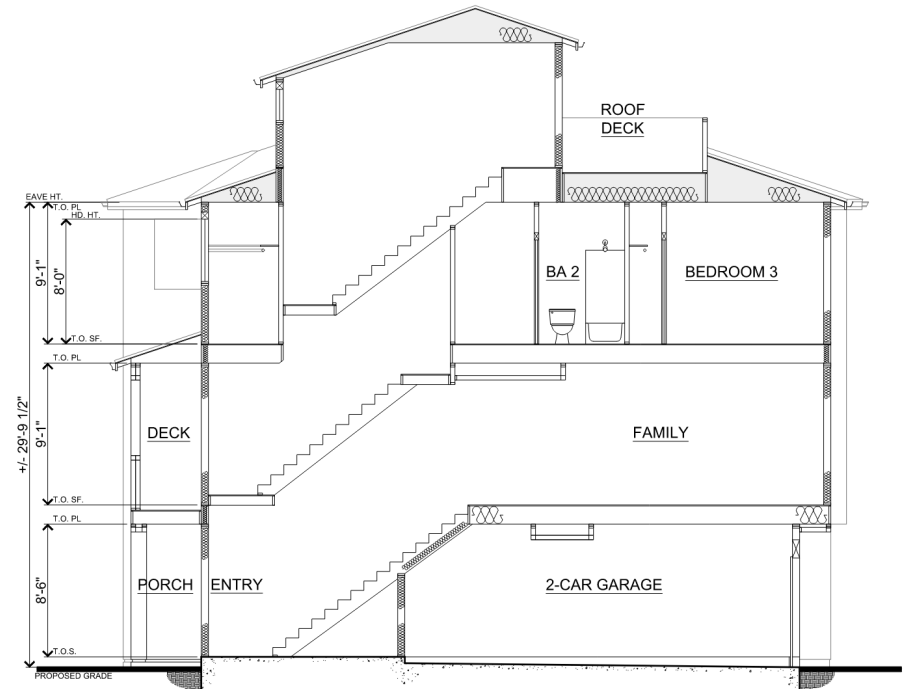


BELOW MARKET RATE AFFORDABLE HOUSING PLAN

- 1** **12 BELOW MARKET PRICE HOMES**
- 2** **1,363 SF – 2,008 SF | 3/4 BEDROOMS + 3 OR 3.5 BATHS**
- 3** **6 HOMES SOLD TO MEDIAN-INCOME HOUSEHOLDS
80% - 100% OF SANTA CLARA CO'S AREA MEDIAN INCOME**
- 4** **6 HOMES SOLD TO MODERATE-INCOME HOUSEHOLDS
100% - 120% OF SANTA CLARA CO.'S AREA MEDIAN INCOME**
- 5** **DEED-RESTRICTED**
- 6** **HOMES DISPERSED THROUGHOUT THE COMMUNITY**
- 7** **PREFERENCES DETERMINED BY CUPERTINO BELOW MARKET
RATE HOUSING PROGRAM GUIDELINES**

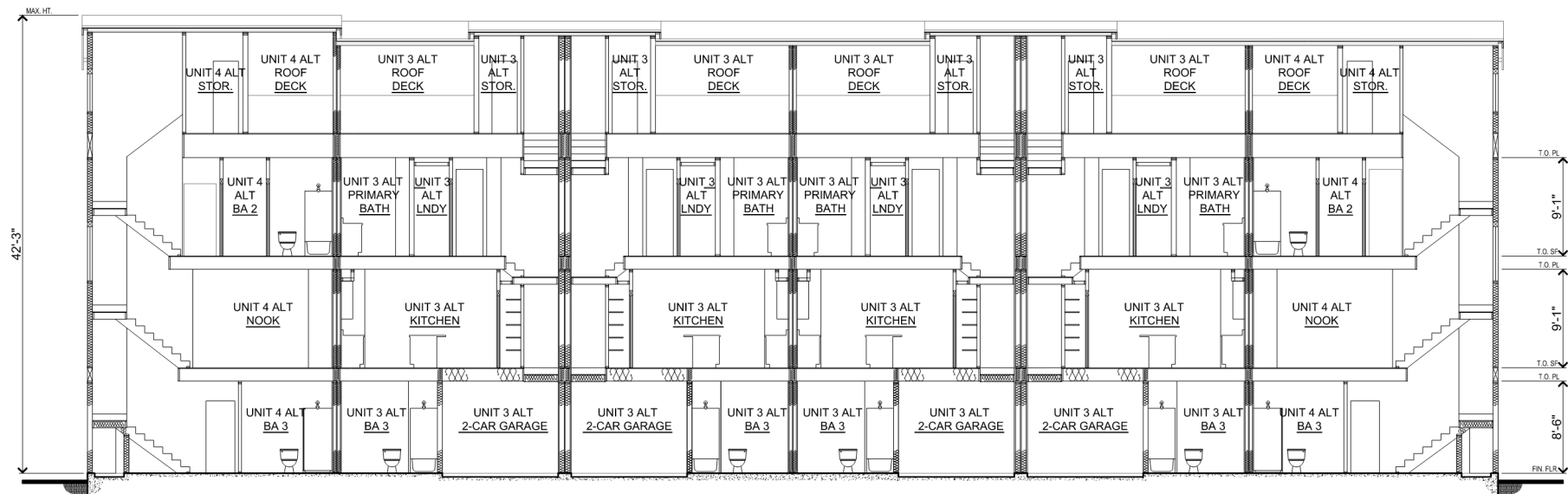


UNIT 4 ALT - SECTION

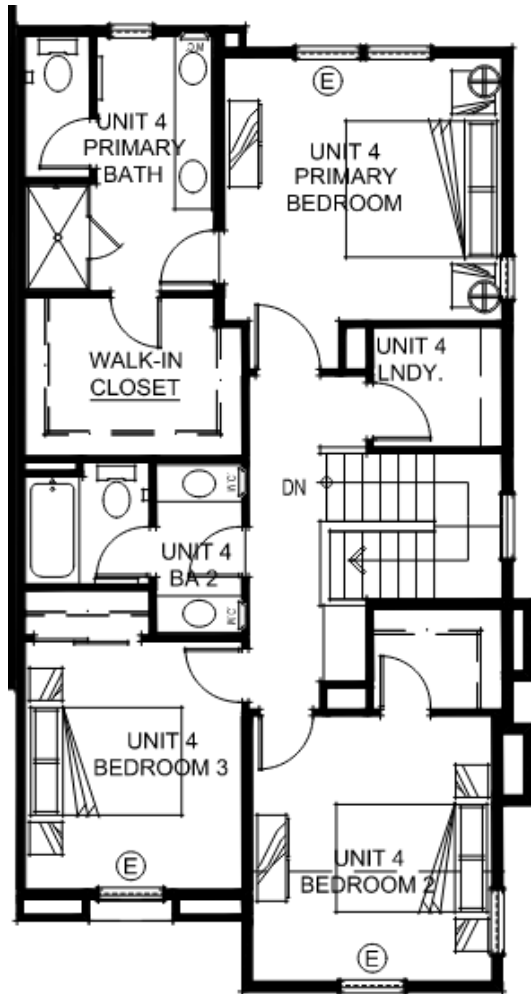


UNIT 3 ALT - SECTION

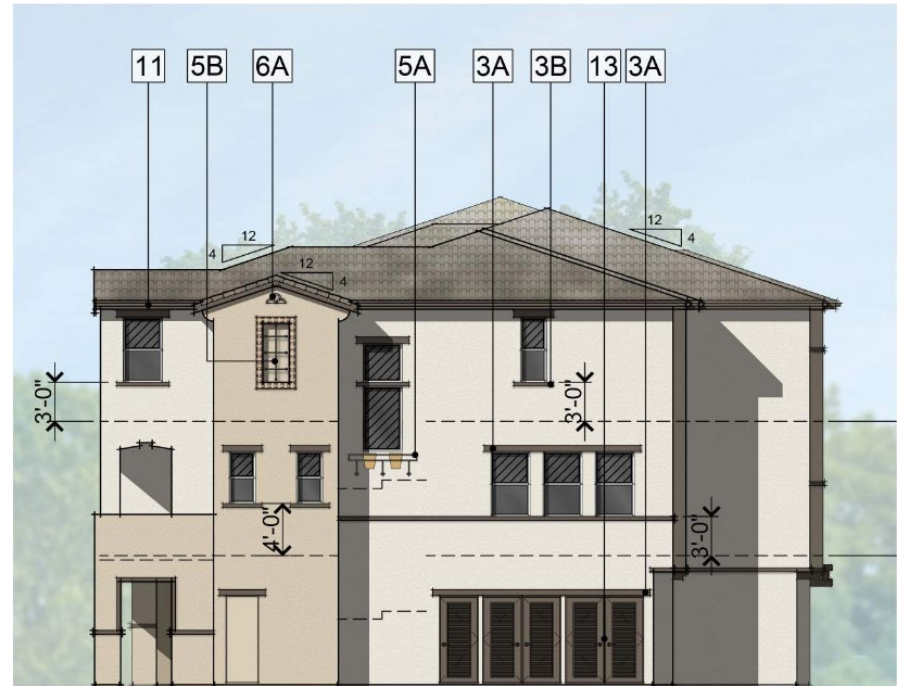
UNIT 3 ALT AND UNIT 4 ALT SECTIONS



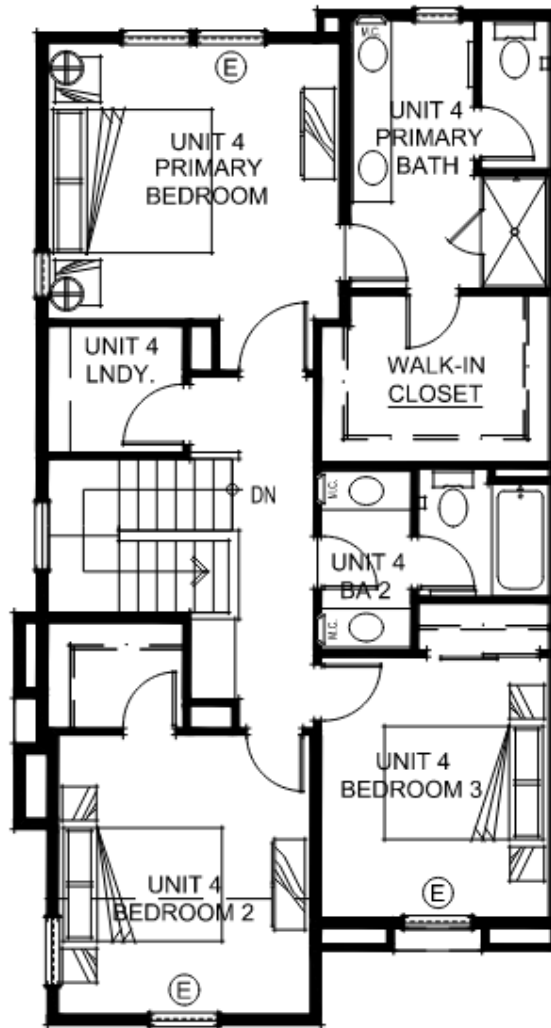
BUILDING - SECTION



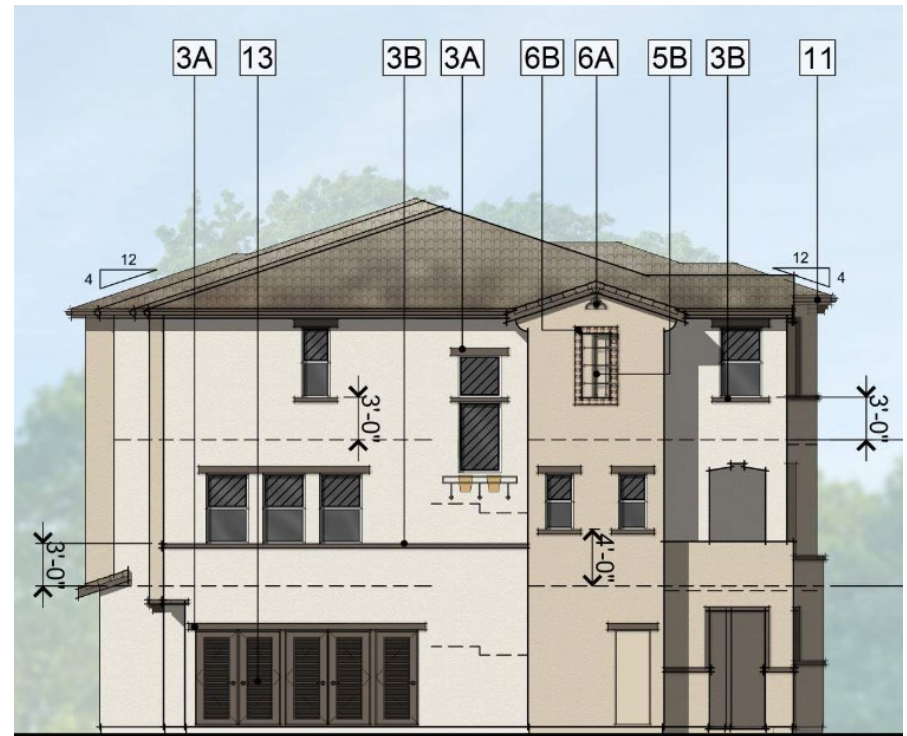
3rd Floor



Right Elevation



3rd Floor



Left Elevation