



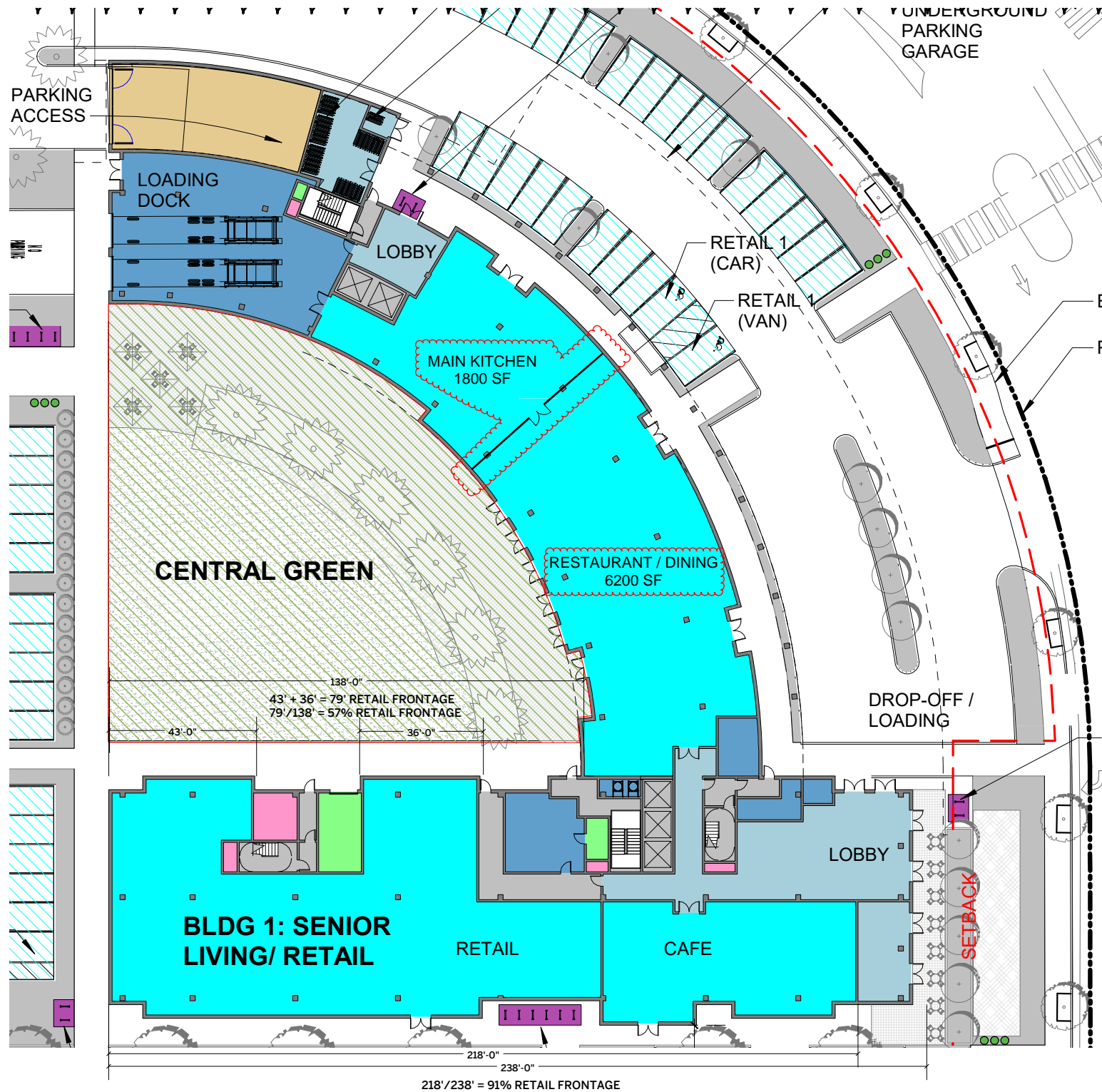
# ATRIA CUPERTINO

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CITY COUNCIL PACKAGE UPDATE  
DECEMBER 14, 2021

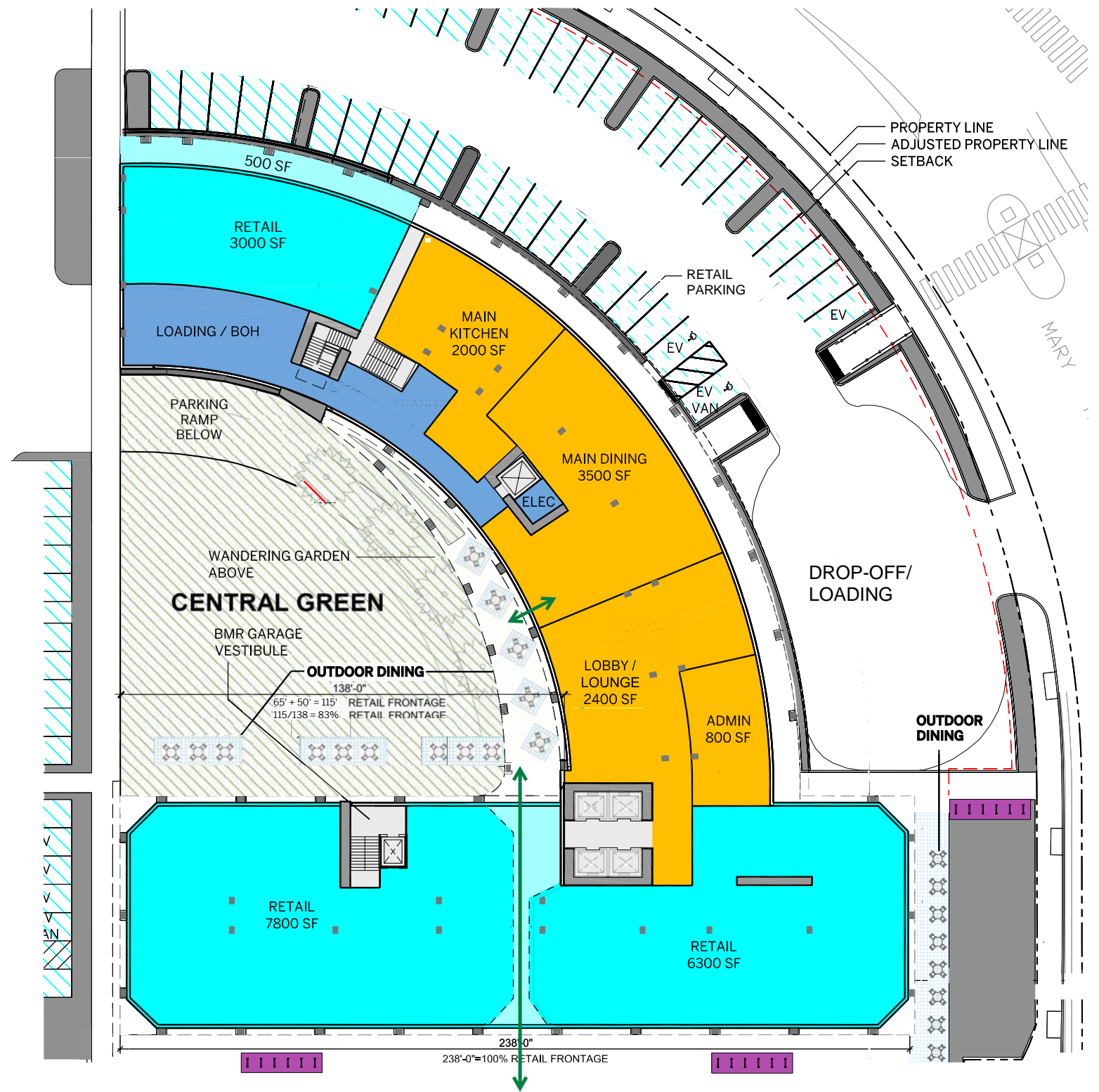
# RETAIL UPDATE

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**■** = 17,600 sf Total Bldg 1 Retail

**Entitled Senior Housing Building 1  
Ground Floor Retail Plan**



**■** = 17,600 sf Total Bldg 1 Public Facing Retail

**■** = 8,700 sf Resident Dining / Lobby

**Proposed Senior Housing Building 1  
Ground Floor Retail Plan**

# PARKING UPDATE

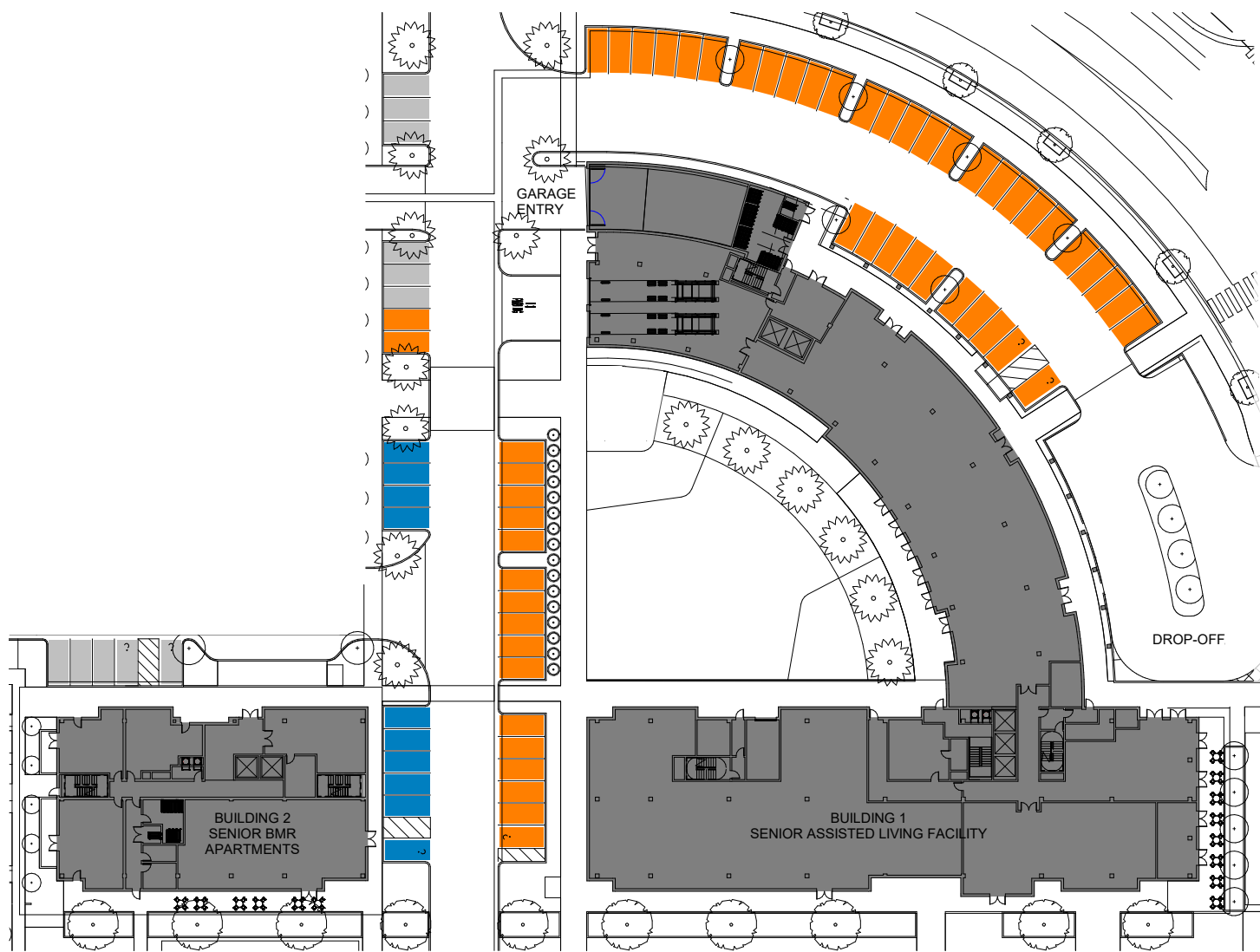
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ORIGINAL PARKING REQUIREMENTS (per 2020-08-12 WESTPORT compiled city set)						
<b>BUILDING 1</b>						
	<b>Total</b>	<b>Studios</b>	<b>1Br</b>	<b>2Br</b>	<b>MC</b>	
Residential units	158	26	74	31	27	
Parking rate per bedroom		0.50	0.50	0.50	0.00	
Building 1 residential spaces	81	13	37	31	0	
<b>Total Residential Spaces</b>	<b>81</b>					
<b>SL Employees</b>						
	<b>Total</b>	<b>Rate</b>	<b>Units</b>			
Doctor	4	1.00	4			
Employees	18	0.33	55			
Bed	4	0.17	27			
<b>Employee Spaces</b>	<b>27</b>					
<b>Retail</b>						
	<b>Total</b>	<b>SF</b>	<b>Seats</b>	<b>Spaces/Seat</b>	<b>Spaces</b>	<b>Empty Spaces</b>
Café	24	2,345	50	0.330	17	7
Retail 01	29	7,245	--	0.004	29	--
Restaurant (Seniors)	50	8,010	150	0.330	50	<i>incl. in SL Employees</i>
<b>Building 1 Total Retail Spaces</b>	<b>103</b>	<b>17,600</b>				
<b>Employee + Retail</b>	<b>130</b>					
<b>TOTAL BUILDING 1</b>	<b>211</b>					
<b>BUILDING 2</b>						
	<b>Total</b>	<b>Studios</b>	<b>1Br</b>	<b>2Br</b>	<b>3Br</b>	
Resi Units	48	9	28	11		
Parking Rate per Br		0.50	0.50	0.50		
Building 2 residential spaces	30	5	14	11	30	
<b>Total Residential Spaces</b>	<b>30</b>					
<b>SL Employees</b>						
	<b>Total</b>	<b>Rate</b>	<b>Units</b>			
Doctor	1	1.00	1			
Employees	1	0.33	4			
Bed	2	0.17	9			
<b>Employee Spaces</b>	<b>4</b>					
<b>Retail</b>						
	<b>Total</b>	<b>SF</b>	<b>Seats</b>	<b>Spaces/Seat</b>	<b>Spaces</b>	
Retail 01	10	2,400	--	0.004	10	
<b>Retail Spaces</b>	<b>10</b>	<b>2,400</b>				
<b>Employee + Retail</b>	<b>14</b>					
<b>TOTAL BUILDING 2</b>	<b>44</b>					
<b>TOTAL BUILDING 1 + 2</b>	<b>255</b>					
	<b>Total</b>					
Above Grade Provided	64					
Below Grade Provided	191					
<b>TOTAL PROVIDED</b>	<b>255</b>					

## Entitled Senior Housing Building 1 and BMR Building 2 Parking Data

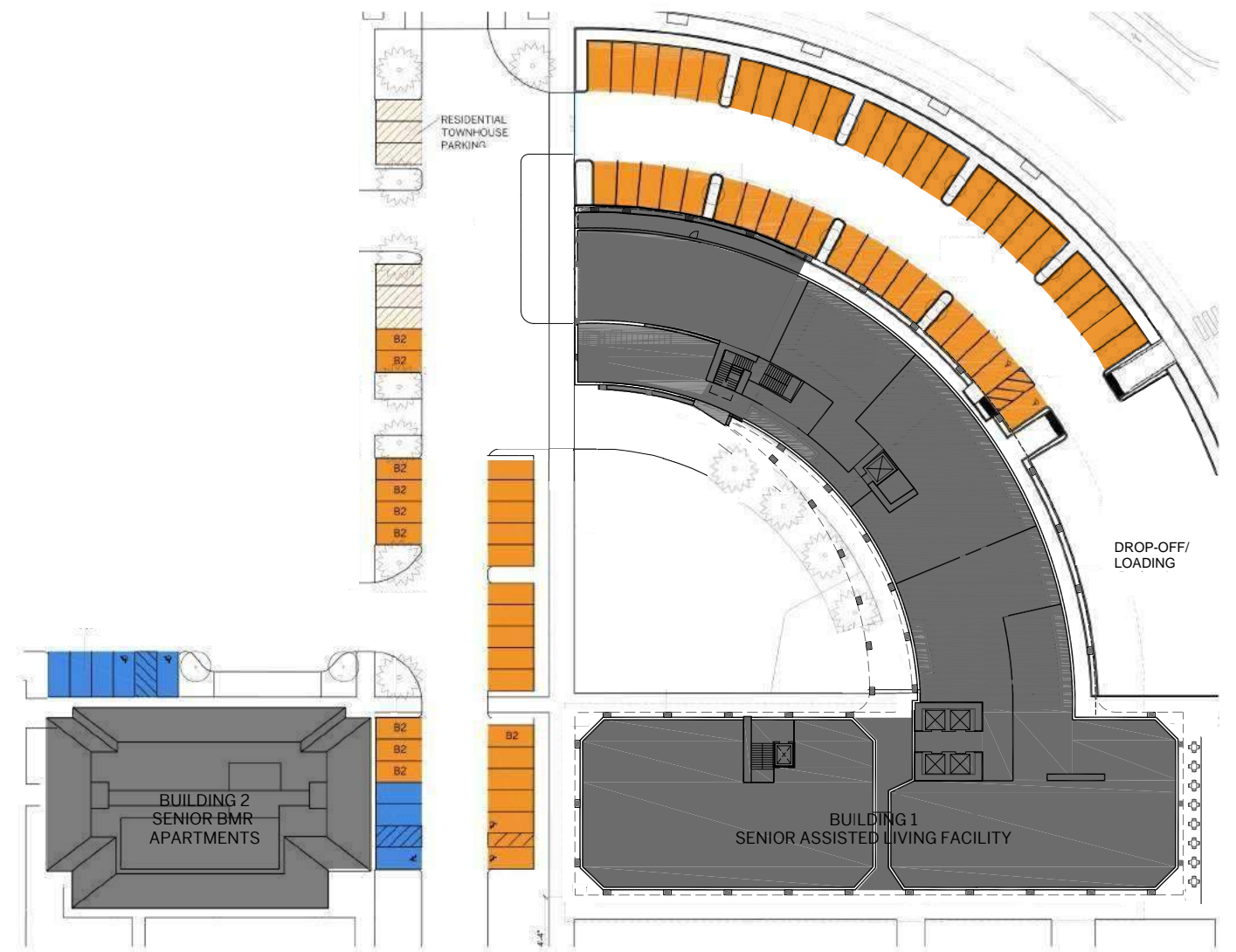
REVISED PARKING REQUIREMENTS						
<b>BUILDING 1</b>						
	<b>Total</b>	<b>Studios</b>	<b>1Br</b>	<b>2Br</b>	<b>MC</b>	
Residential units	158	12	74	37	35	
Parking rate per bedroom		0.50	0.50	0.50	0.00	
Building 1 residential spaces	80	6	37	37	0	
<b>Total Residential Spaces</b>	<b>80</b>					
<b>SL Employees</b>						
	<b>Total</b>	<b>Rate</b>	<b>Units</b>			
Doctor	4	1.00	4			
Employees	18	0.33	55			
Bed	6	0.17	35			
<b>Employee Spaces</b>	<b>28</b>					
<b>Retail</b>						
	<b>Total</b>	<b>SF</b>	<b>Seats</b>	<b>Units</b>	<b>Spaces</b>	<b>Empty Spaces</b>
Café Bistro	10	2,400	30	0.330	10	<i>incl. in SL Employees</i>
Retail	61	15,200	--	0.004	61	--
<b>Building 1 Total Retail Spaces</b>	<b>71</b>	<b>17,600</b>				
<b>Employee + Retail</b>	<b>99</b>					
<b>TOTAL BUILDING 1</b>	<b>179</b>					<b>32 delta</b>
<b>BUILDING 2</b>						
	<b>Total</b>	<b>Studios</b>	<b>1Br</b>	<b>2Br</b>	<b>3Br</b>	
Resi Units	48	9	28	11	0	
Parking Rate per Br		0.50	0.50	0.50	0.5	
Building 2 residential spaces	30	5	14	11	0	
<b>Residential Spaces located in BLDG 1</b>	<b>26</b>					
<b>Residential Spaces located in BLDG 2</b>	<b>4</b>					
<b>SL Employees</b>						
	<b>Total</b>	<b>Rate</b>	<b>Units</b>			
Doctor	1	1.00	1			
Employees	1	0.33	4			
Bed	2	0.17	9			
<b>Employee Spaces</b>	<b>4</b>					
<b>Retail</b>						
	<b>Total</b>	<b>SF</b>	<b>Seats</b>	<b>Spaces/Seat</b>	<b>Spaces</b>	
Retail 01 (7 provided at BLDG 1)	10	2,400	--	0.004	10	
<b>Retail Spaces located in BLDG 1</b>	<b>7</b>					
<b>Retail Spaces located in BLDG 2</b>	<b>3</b>					
<b>Employee + Retail</b>	<b>14</b>					
<b>TOTAL BUILDING 2</b>	<b>44</b>					
<b>TOTAL BUILDING 1 + 2</b>	<b>223</b>					<b>32 delta</b>
	<b>Total</b>	<b>BLDG 1</b>	<b>BLDG 2</b>			
Above Grade Provided	79	61	18			
Below Grade Provided	144	118	26			
<b>TOTAL PROVIDED</b>	<b>223</b>	<b>179</b>	<b>44</b>			

## Proposed Senior Housing Building 1 and BMR Building 2 Parking Data



	STALLS
RETAIL	54
BLDG 1: ATRIA RESIDENT & STAFF	0
BLDG 2: BMR	10
<b>TOTAL</b>	<b>64</b>

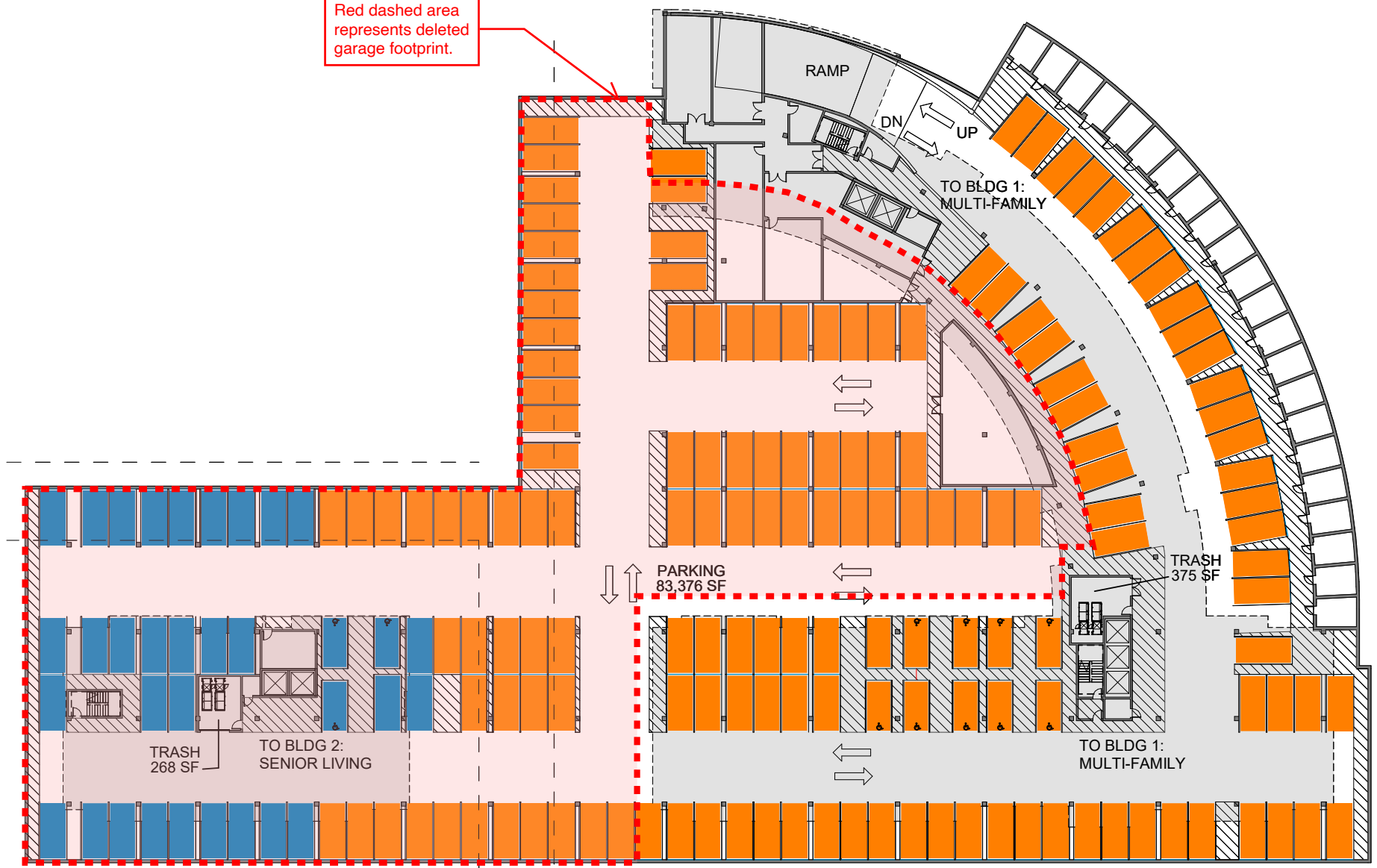
**Entitled Senior Housing Building 1 and BMR Building 2 Parking Plan**



	STALLS
RETAIL	71
BLDG 1: ATRIA RESIDENT & STAFF	0
BLDG 2: BMR RESIDENT & STAFF	8
<b>TOTAL</b>	<b>79</b>

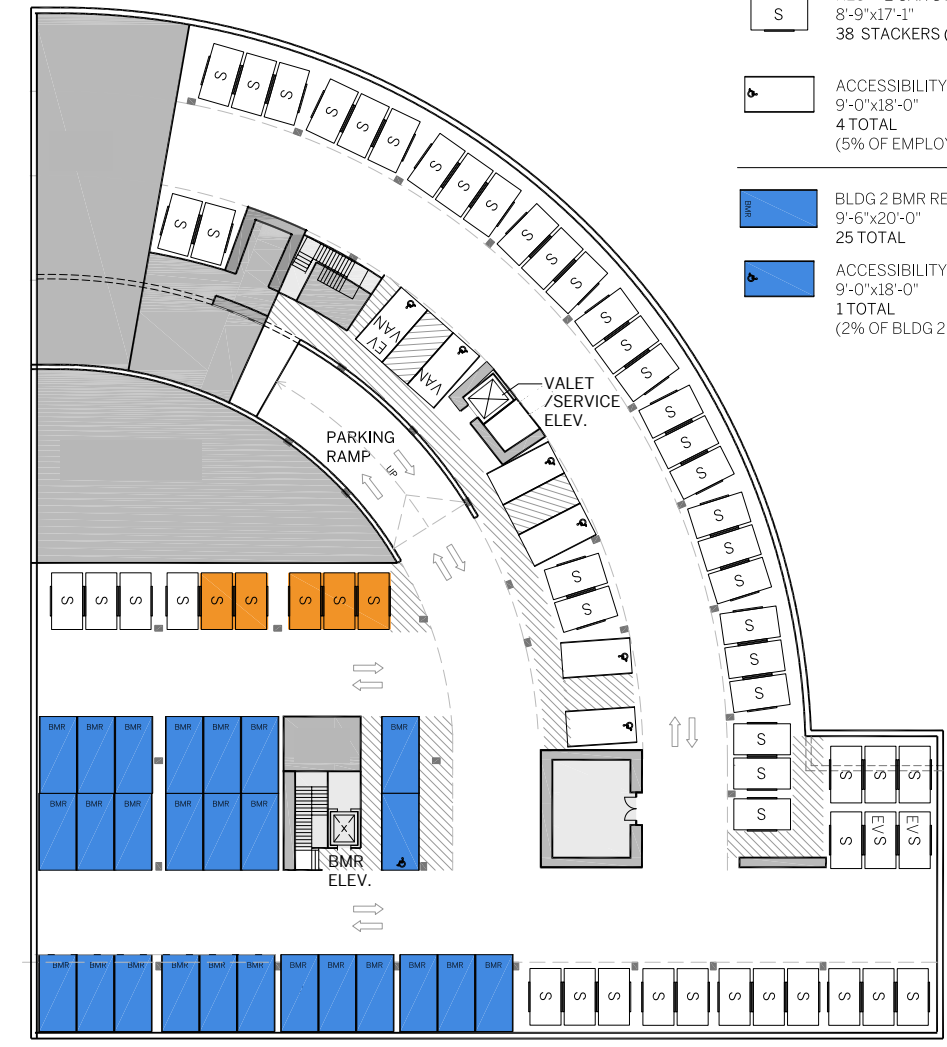
**Proposed Senior Housing Building 1 and BMR Building 2 Parking Plan**

Red dashed area represents deleted garage footprint.



	STALLS
RETAIL	157
BLDG 1: ATRIA RESIDENT & STAFF	0
BLDG 2: BMR	34
<b>TOTAL</b>	<b>191</b>

### Entitled Senior Housing Building 1 and BMR Building 2 Below Grade Parking Plan



	STALLS
RETAIL	10
BLDG 1: ATRIA RESIDENT & STAFF	108
BLDG 2: BMR	26
<b>TOTAL</b>	<b>144</b>

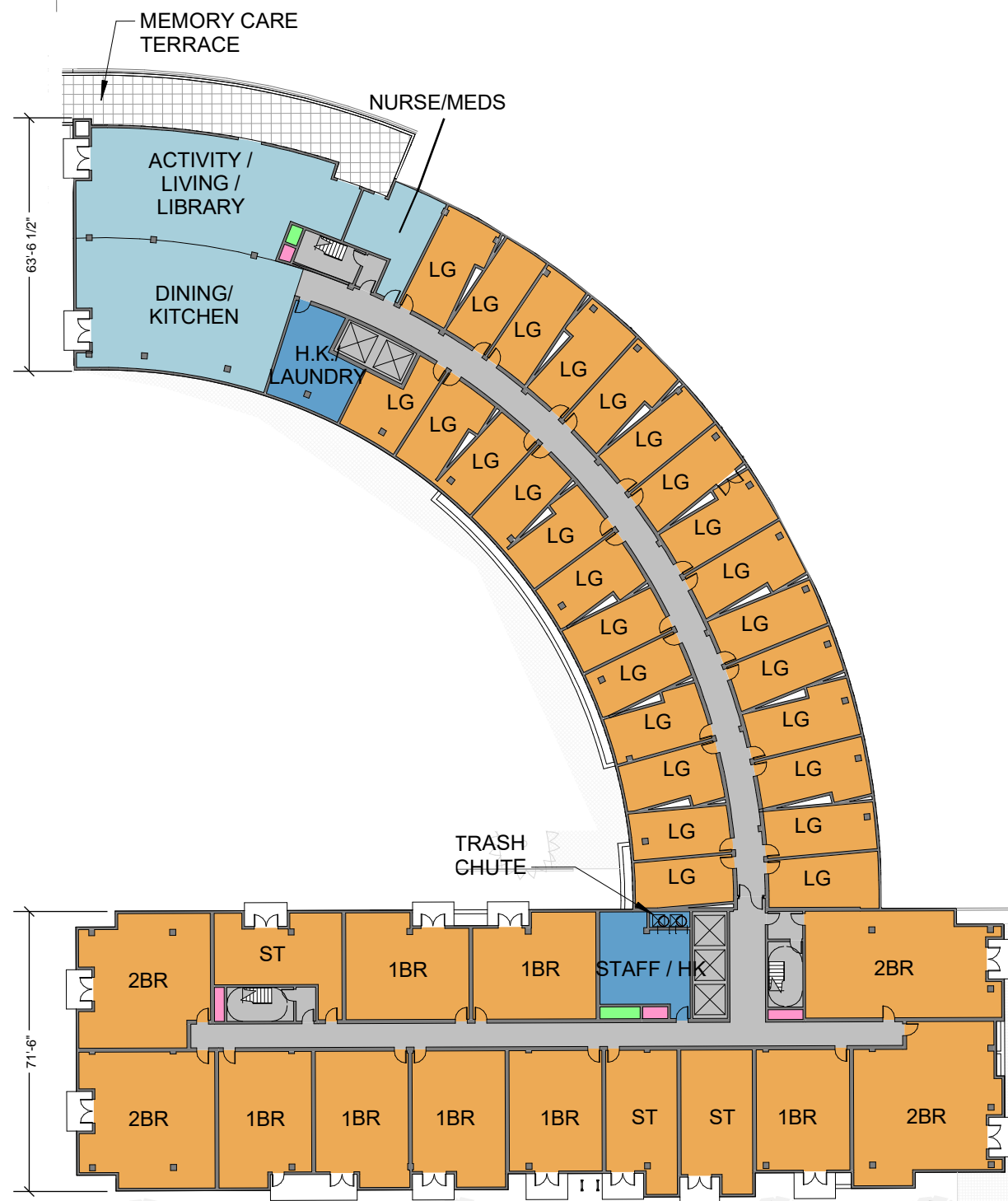
### Proposed Senior Housing Building 1 Below Grade Parking Plan

- RETAIL - 2 CAR STACKERS  
8'-9"x17'-1"  
5 STACKERS (10 STALLS TOTAL)
- EMPLOYEE - 2 CAR STACKERS  
8'-9"x17'-1"  
14 STACKERS (28 STALLS TOTAL)
- RESI- 2 CAR STACKERS  
8'-9"x17'-1"  
38 STACKERS (76 STALLS TOTAL)
- ACCESSIBILITY  
9'-0"x18'-0"  
4 TOTAL  
(5% OF EMPLOYEE / 2% OF BLDG 1 RESI)
- BLDG 2 BMR RESI STALLS  
9'-6"x20'-0"  
25 TOTAL
- ACCESSIBILITY  
9'-0"x18'-0"  
1 TOTAL  
(2% OF BLDG 2 RESI)

# **LEVEL 2-6 UPDATES**

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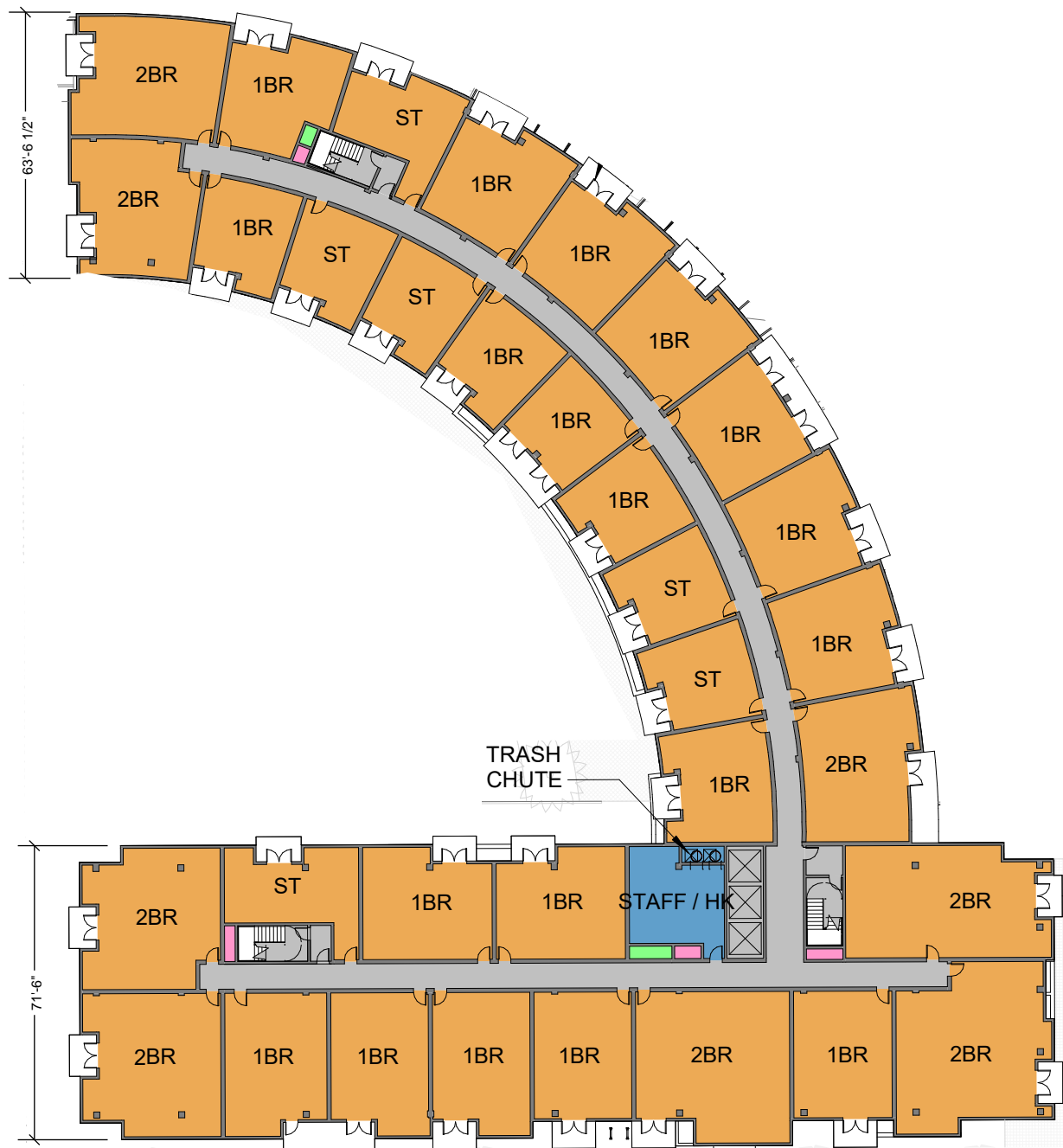




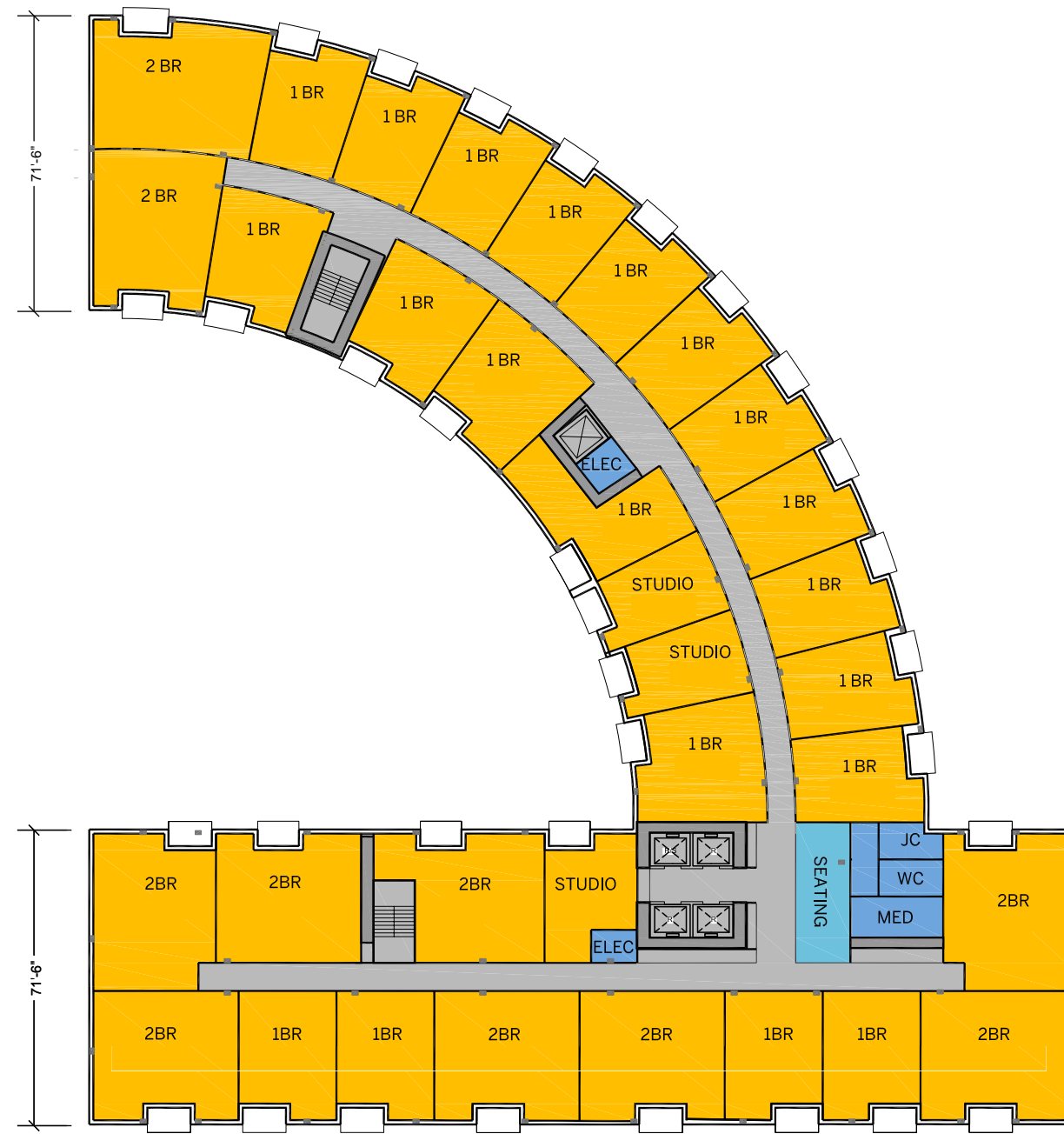
**Entitled Senior Housing Building 1  
Level 2 Plan**



**Proposed Senior Housing Building 1  
Level 2 Plan**



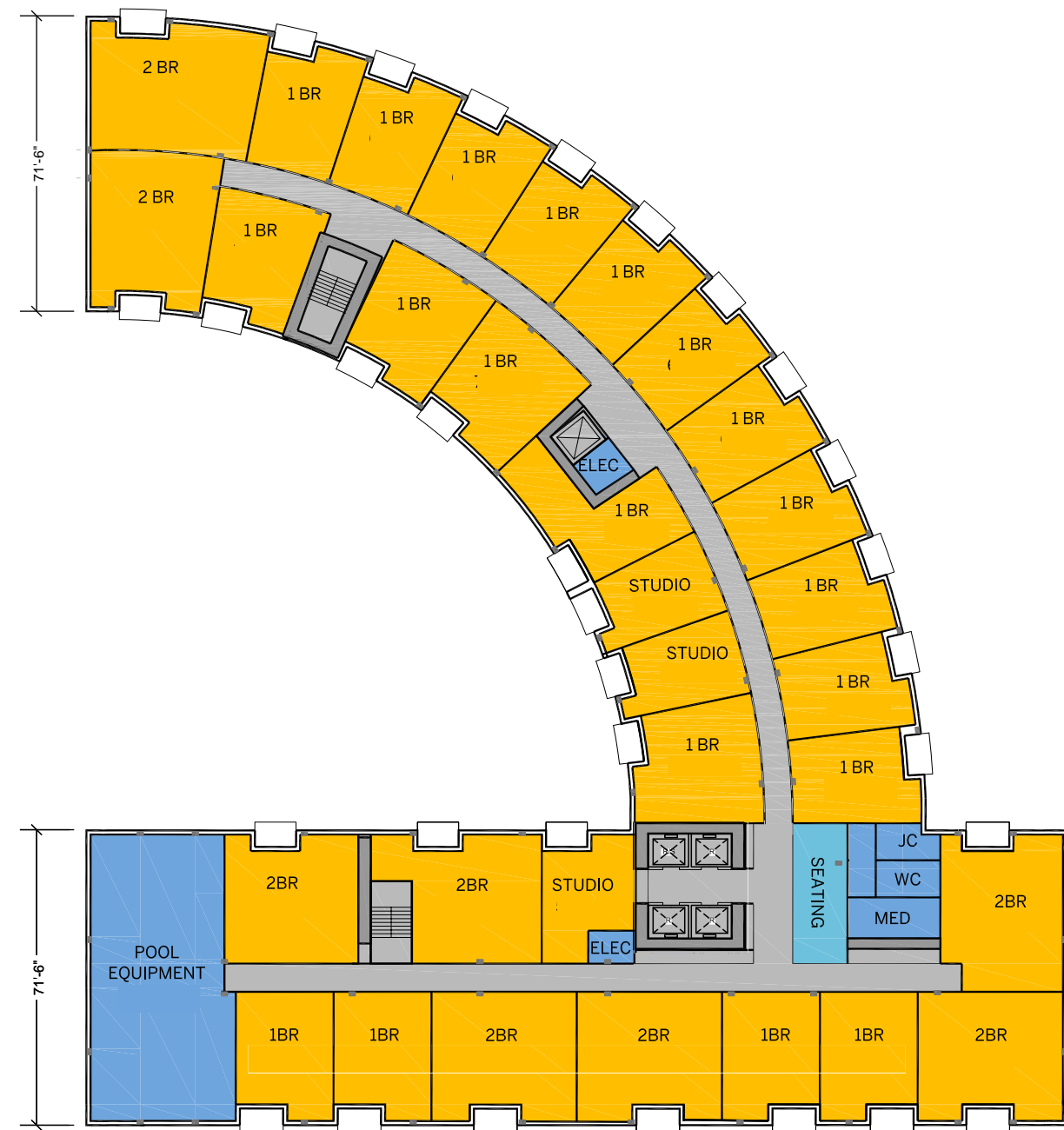
**Entitled Senior Housing Building 1  
Level 3-5 Plan**



**Proposed Senior Housing Building 1  
Level 3-4 Plan**



**Entitled Senior Housing Building 1  
Level 3-5 Plan**



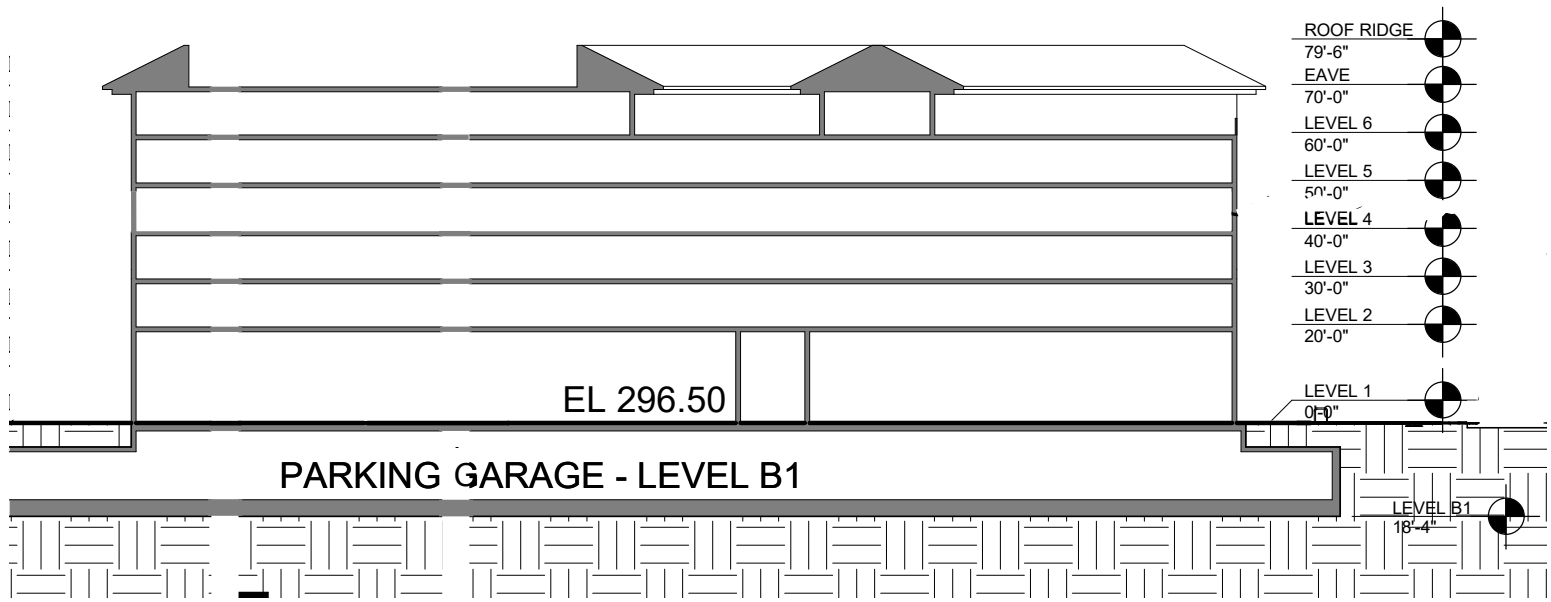
**Proposed Senior Housing Building 1  
Level 5 Plan**



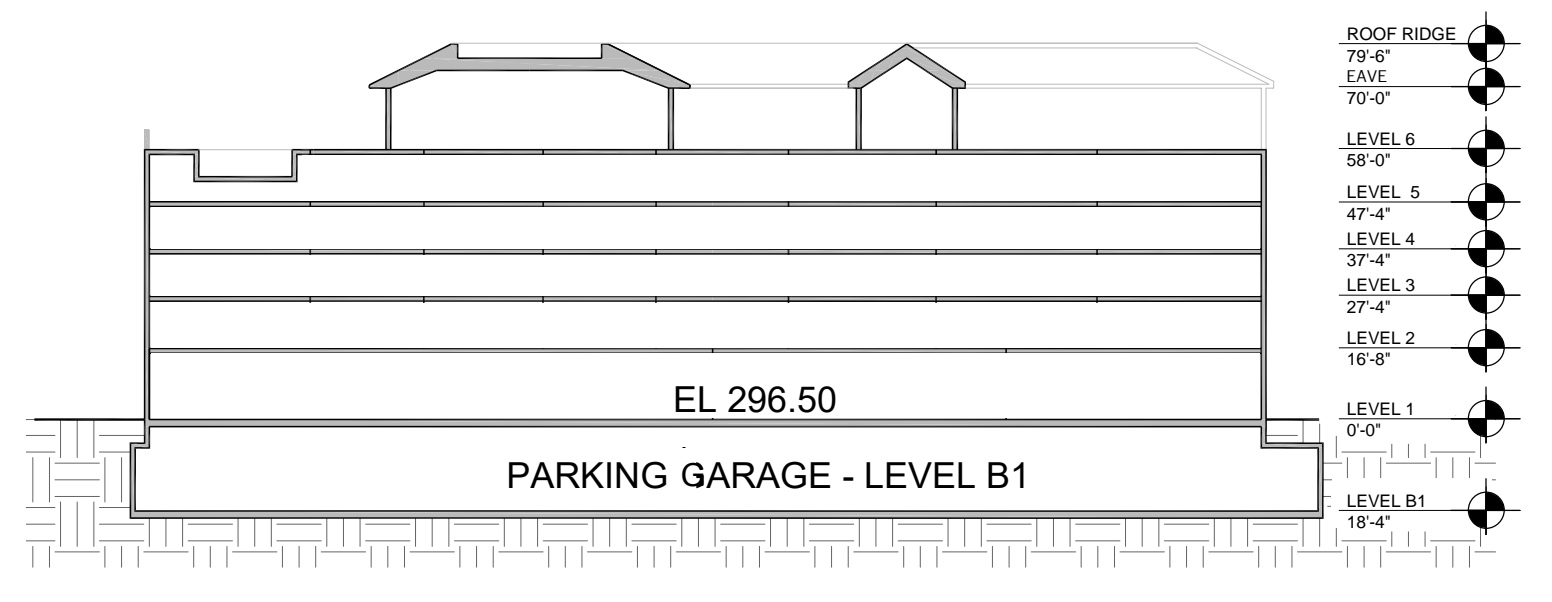
**Entitled Senior Housing Building 1  
Level 6 Plan**



**Proposed Senior Housing Building 1  
Level 6 Plan**



**Entitled Senior Housing Building 1**  
**Section**



**Proposed Senior Housing Building 1**  
**Section**

RESIDENTIAL ( SENIOR HOUSING): BUILDING 1						RETAIL
UNIT MIX	STUDIO	1 BR	2BR	MEMORY CARE	TOTAL	RETAIL
AVG AREA	538 SF	691 SF	1,087 SF			
ROOF (EAVE)						
LEVEL 6	5	10	3	-	18	
LEVEL 5	6	19	8	-	33	
LEVEL 4	6	19	8	-	33	
LEVEL 3	6	19	8	-	33	
LEVEL 2	3	7	4	27	41	
LEVEL 1						
<b>TOTAL</b>	<b>26</b>	<b>74</b>	<b>31</b>	<b>27</b>	<b>158</b>	<b>17,600</b>
<b>MIX %</b>	<b>20%</b>	<b>56%</b>	<b>24%</b>	<b>not included</b>	<b>100%</b>	

- Senior Living / Retail Building 1: 6-stories;  
157,180 SF residential; 190,810 GSF  
158 senior living units (27 memory care)  
17,600 SF of ground-level retail.

**Entitled Senior Housing Building 1  
Project Data and Mix**

RESIDENTIAL ( SENIOR HOUSING): BUILDING 1						RETAIL
UNIT MIX	STUDIO	1 BR	2BR	MEMORY CARE	TOTAL	RETAIL
AVG AREA	530 SF	710 SF	1,110 SF			
ROOF (EAVE)						
LEVEL 6	3	13	3	-	19	
LEVEL 5	3	20	8	-	31	
LEVEL 4	3	20	10	-	33	
LEVEL 3	3	20	10	-	33	
LEVEL 2	-	2	5	35	42	
LEVEL 1						
<b>TOTAL</b>	<b>12</b>	<b>75</b>	<b>36</b>	<b>35</b>	<b>158</b>	<b>17,600</b>
<b>MIX %</b>	<b>8%</b>	<b>47%</b>	<b>23%</b>	<b>not included</b>	<b>100%</b>	

- Senior Living / Retail Building 1: 6-stories;  
168,000 SF residential; 199,800 GSF  
158 senior living units (35 memory care)  
17,600 SF of ground-level retail.

**Proposed Senior Housing Building 1  
Project Data and Mix**