

## 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
<b>Subtotal - Senior Assisted Living</b>		<b>37 Stalls</b>	<b>18 Stalls</b>	<b>19 Stalls</b>		
Retail	4 Stalls per 1,000 GSF on 4,000 GSF	16 Stalls	16	0	N/A	
<b>Total</b>		<b>53 Stalls</b>	<b>34 Stalls</b>	<b>19 Stalls</b>		
<b>ALTERNATIVE: REMOVE RETAIL SF</b>					Reallocate 16 Retail Stalls	
<b>Reallocate 16 Retail Stalls to Resident/Staff Parking</b>			<b>16 Stalls</b>		to Residential/Staff Parking	
<b>Total - Senior Assisted Living</b>		<b>53 Stalls</b>	<b>34 Stalls</b>			

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