

CC 06-21-2023

#1

Memorial Park Specific
Plan

Presentation



CUPERTINO

— **revitalize** —
Memorial Park

MEMORIAL PARK
SPECIFIC PLAN

City Council Meeting
June 21, 2023



PURPOSE: To present findings from the Community Input, and facilitate confirmation of the Preferred Draft Concept plan's design direction.

1. INTRODUCTIONS
2. ABOUT THE PROJECT
3. COMMUNITY INPUT & CONCEPT ALTERNATIVES
4. PREFERRED DRAFT CONCEPT
5. COMMENTS / QUESTIONS
6. NEXT STEPS





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Programs Manager

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Principal in Charge

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Parks and Recreation

Rebecca Flanagan
Outreach Coordinator



EXPERTISE

in park design & placemaking



INCLUSIVE PROCESS

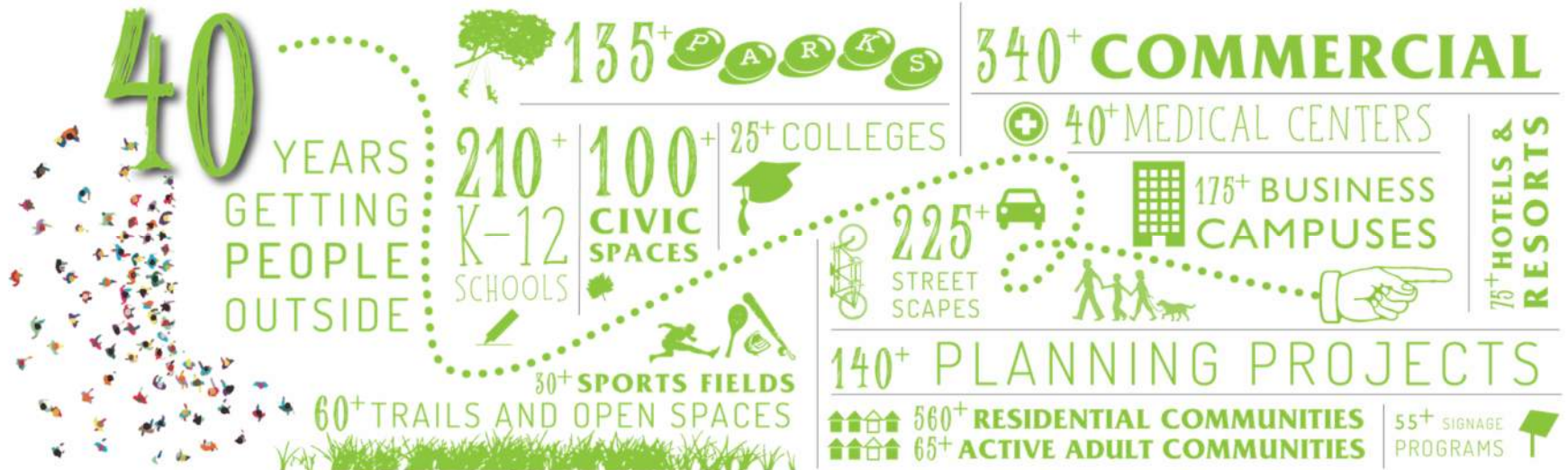
proactive community engagement



IMPLEMENTATION ORIENTED

reality based

GATES +ASSOCIATES





ABOUT THE PROJECT

PROJECT PURPOSE

- **Improve the site** and determine how to best **meet the future recreation, community gathering, event, and open space needs** of Cupertino.
- Further Parks and Recreation System Master Plan's vision for **expanding civic event and community gathering spaces** and **enhancing natural site and park features**.
- Enhance Memorial Park's **unique identity**, create a **sense of place**, and grow a distinctive expression of the park to achieve a balance between the built and natural environments.









PARKS AND RECREATION SYSTEM MASTER PLAN (2020)

KEY COMMUNITY THEMES



Recommendations for Memorial Park

FOCUS Community hub
Multi-use
Civic-focused event space

-  Nature Play Areas
-  Universal/All-Inclusive Play Areas
-  Water Play
-  Improved Outdoor Event Space Citywide Events
-  Improved Outdoor Event Space Neighborhood Events
-  Pickleball Courts
-  Outdoor Recreation Diversity
-  Improved Comfort & Amenities
-  Natural Vegetation Enhancements

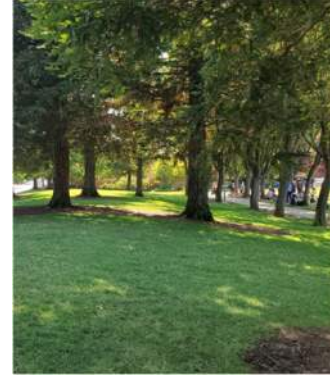
ABOUT THE PROJECT

VISION: Engage the public to **REVITALIZE MEMORIAL PARK**

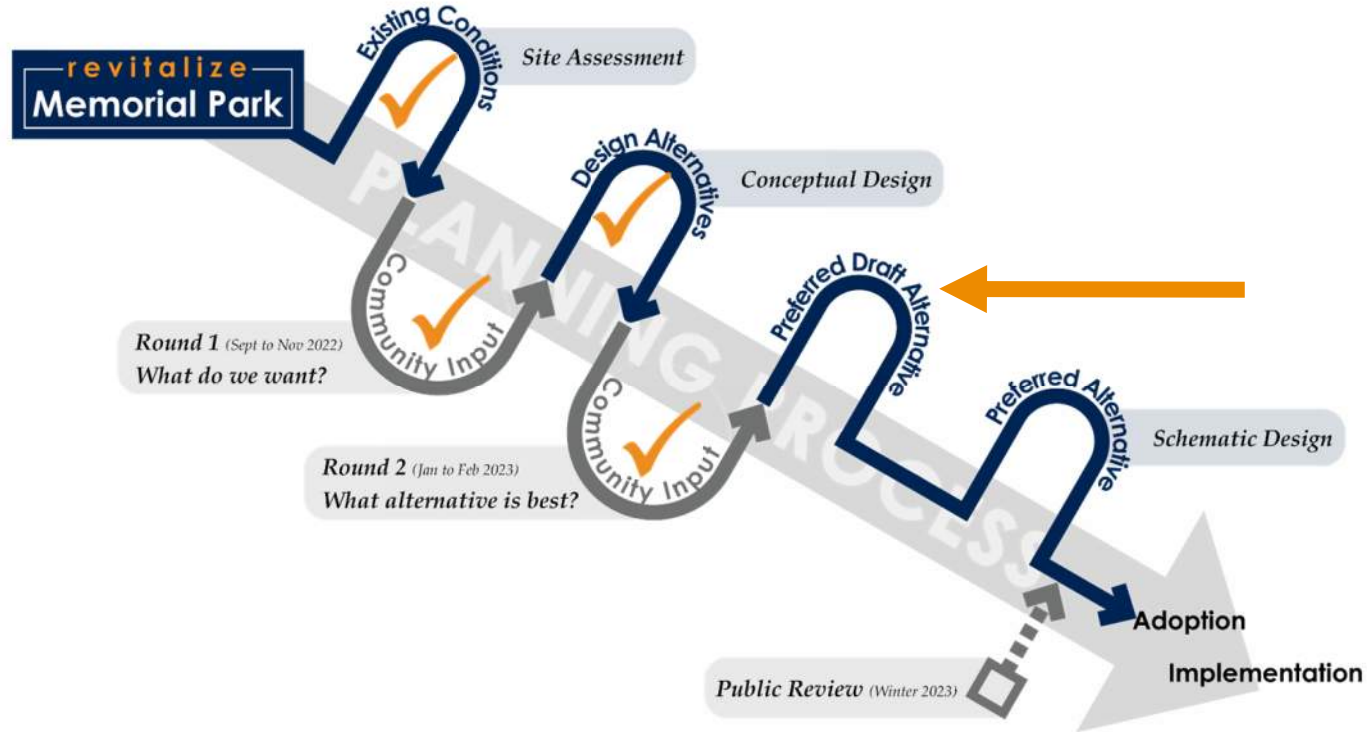
as a **community gathering** and **multi-use, civic-focused event space** while considering the context of the **natural landscape** and facilities, community needs, and the existing site's potential.

GUIDING PRINCIPLES

- Restore and preserve **natural habitat**
- Maximize **shade**
- Develop walkways and bikeways that further **connectivity**
- Foster **social cohesiveness** and **diverse activities** for all ages and abilities
- Create **high quality recreation** experiences
- Provide **sustainable** facilities, programs and services



PLANNING PROCESS



OUTREACH EFFORTS

2,300+
COMMUNITY MEMBERS
ENGAGED THROUGHOUT
ROUND 1 OUTREACH



- ONE** community survey
- THREE** pop-up booths
- ONE** webinar
- SIX** focus group interviews



revitalize
Memorial Park

LAST CHANCE

We want to hear from you!



ONLINE SURVEY
Closes tomorrow,
February 22

Review the park concepts and make your voice heard!



HELP THE CITY
REVITALIZE
MEMORIAL
PARK!



EXISTING LIKES, CHALLENGES & IDEAS FOR THE FUTURE

What do you like **BEST** about Memorial Park?

Which **PARK IDENTITY** best describes Memorial Park?

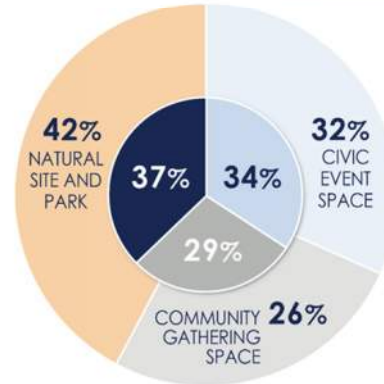
What **FEATURES** would you like to see?

TOP 5
PARK FEATURES MOST LIKED
Combined survey and dot votes

- 1 WALKING PATHS 
- 2 NATURAL AREA AND TREES 
- 3 FESTIVALS AND EVENTS 
- 4 PLAYGROUNDS 
- 5 LAWN SPACE FOR INFORMAL USE 

SCENARIOS
CURRENT AND FUTURE MEMORIAL PARK IDENTITY

Survey Questions #6-7
and Dot Votes



- CURRENT**
- NATURAL SITE AND PARK
 - COMMUNITY GATHERING SPACE
 - CIVIC EVENT SPACE
- FUTURE**
- NATURAL SITE AND PARK
 - COMMUNITY GATHERING SPACE
 - CIVIC EVENT SPACE



THREE PARK CONCEPTS

PARK CONCEPT A

Community Focus



Offers a wide range of community-oriented activities, while balancing natural and civic elements of the park.

PARK CONCEPT B

Nature Focus



Expands and enhances the park's natural elements and blends them with other civic and community-oriented spaces.

PARK CONCEPT C

Civic Focus



Enhanced opportunities for civic engagement while integrating nature and community-oriented elements of the park.

OUTREACH EFFORTS

1,000+
COMMUNITY MEMBERS
ENGAGED THROUGH
ROUND 2 OUTREACH



- ONE community design survey
- ONE community open house
- ONE webinar



KEY TAKEAWAYS & PRIORITIES

IDENTIFY YOUR FAVORITE CONCEPT



TOP 5 MOST IMPORTANT FEATURES FOR DESIGN



KEY TAKEAWAYS & PRIORITIES

TOP 3 FAVORITE FEATURES OF CONCEPT A

Online Survey

1

RELOCATED/EXPANDED PLAYGROUND

(MULTI-AGE PLAY AREA @ LOCATION
OF CURRENT SOFTBALL FIELD)



2

PASSIVE GARDEN WALK

(MIDDLE OF PARK)



3

DEDICATED PICKLEBALL COURTS (3)



TOP 3 FAVORITE FEATURES OF CONCEPT B

Online Survey

1

NATURE PLAYGROUND



2

PASSIVE GARDEN WALK

(BETWEEN SOFTBALL FIELD &
MEMORIAL EVENT LAWN)



3

EDUCATIONAL GARDEN ZONE

(SOUTH END OF PARK ALONG
STEVENS CREEK BLVD.)



TOP 3 FAVORITE FEATURES OF CONCEPT C

Online Survey

1

PASSIVE GARDEN WALK

(BEHIND RELOCATED AMPHITHEATER)



2

UPGRADED PLAYGROUND

(AT CURRENT LOCATION NEXT
TO MEMORIAL LAWN)



3

RELOCATED/EXPANDED AMPHITHEATER

(AT THE LOCATION OF CURRENT
SOFTBALL FIELD)



KEY TAKEAWAYS & PRIORITIES



These features received the most votes for **LEAST FAVORITE** Features

PREFERRED DRAFT CONCEPT



PREFERRED DRAFT CONCEPT



SITE PLAN

- ① Event Lawn
- ② New Parking Lot
- ③ Relocated/ Upgraded Restroom
- ④ Expanded Senior Center Courtyard
- ⑤ Bocce Court
- ⑥ Nature Playground
- ⑦ Enhanced Pedestrian/Bike Access
- ⑧ Veterans Memorial
- ⑨ Upgraded Amphitheater and Stage
- ⑩ Gazebo Picnic Area
- ⑪ Passive Garden Walk
- ⑫ Playground (2-5, 5-12, Tricycle Track)
- ⑬ New Restroom
- ⑭ Basketball Court
- ⑮ Pickleball Courts
- ⑯ Off-Leash Dog Area (Fenced)
- ⑰ Existing Tennis Courts
- ⑱ Reservable Picnic Area
- ⑲ Upgraded Quinlan Courtyard
- ⑳ Existing Parking Lot

● Proposed Trees ● Existing Trees



PREFERRED DRAFT CONCEPT



ENLARGEMENT PLAN

- ① Event Lawn
- ② New Parking Lot
- ③ Relocated/Upgraded Restroom
- ④ Focal Element
- ⑤ Park Entry Signage
- ⑥ Educational Garden Zone
- ⑦ Expanded Senior Center Courtyard
- ⑧ Fitness Stations
- ⑨ Bocce Court
- ⑩ Nature Playground
- ⑪ Picnic Area with Shade
- ⑫ Pedestrian Sidewalk Connections
- Proposed Trees
- Existing Trees



Event Lawn



Relocated/Upgraded Restrooms



Bocce Court



Fitness Stations



Nature Playground



Educational Garden Zone

PREFERRED DRAFT CONCEPT



ENLARGEMENT PLAN

- ① Reservable Picnic Area with Shade
- ② Pickleball Courts
- ③ New Restroom with Storage
- ④ Off-Leash Small/Large Dog Area (Fenced)
- ⑤ Basketball Court
- ⑥ Playground (2-5, 5-12, Tricycle Track)
- ⑦ Passive Garden Walk
- ⑧ Educational Garden Zone
- ⑨ Picnic Area With Shade
- ⑩ Event Lawn
- ⑪ Gazebo Picnic Area
- ⑫ Upgraded Amphitheater and Stage
- ⑬ Veterans Memorial
- ⑭ Existing Cell Tower

● Proposed Trees ● Existing Trees



Reservable Picnic Area with Shade



Playground



Pickleball Courts



Passive Garden Walk

NEXT STEPS: STAY INVOLVED

PROJECT WEBSITE

*[engagecupertino.org/
memorial-park-specific-plan](https://engagecupertino.org/memorial-park-specific-plan)*

SPREAD THE WORD

Share project information
with family, friends, and
colleagues

PUBLIC MEETINGS & PRESENTATIONS

June 21 

City Council

Summer - Winter 2003

Environmental Review

Winter 2023

Parks and Recreation Commission

Bicycle Pedestrian Commission

City Council



CUPERTINO

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Memorial Park

MEMORIAL PARK
SPECIFIC PLAN

THANK YOU!

engagecupertino.org/memorial-park-specific-plan

CC 06-21-2023

#10

Development Proposal
1655 S. De Anza Blvd

Presentation

Mixed Use Development 1655 S. De Anza Blvd.

June 21, 2023



CUPERTINO

Subject

Consider a proposed mixed-use development with 34 residential units, 7,595 sq. ft. commercial space, and the removal and replacement of 51 development trees.

Project Request

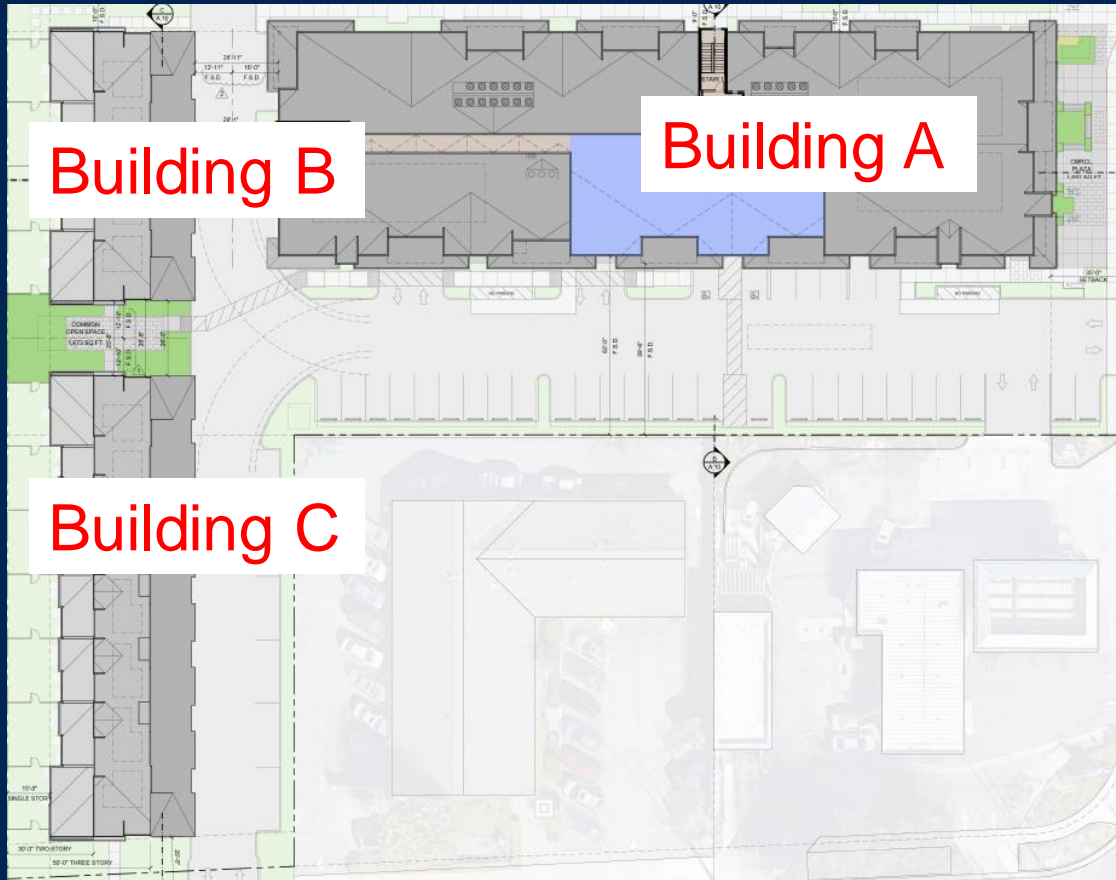
- Adoption a Mitigated Negative Declaration (EA-2022-005);
- Development Permit (DP-2021-002);
- Architectural and Site Approval Permit (ASA-2021-004);
- Use Permit (U-2021-001);
- Vesting Tentative Map (TM-2021-003); and
- Tree Removal Permit (TR-2022-006).

Project Location / Background



- Mix of uses
- South De Anza Special Area
- South Saratoga-Sunnyvale Road Conceptual Zoning Plan

Project Summary



- 51 onsite tree replacements for the 51 protected development
- A vesting tentative map to subdivide the two existing properties into twelve parcels.

Planning Commission – May 23, 2023

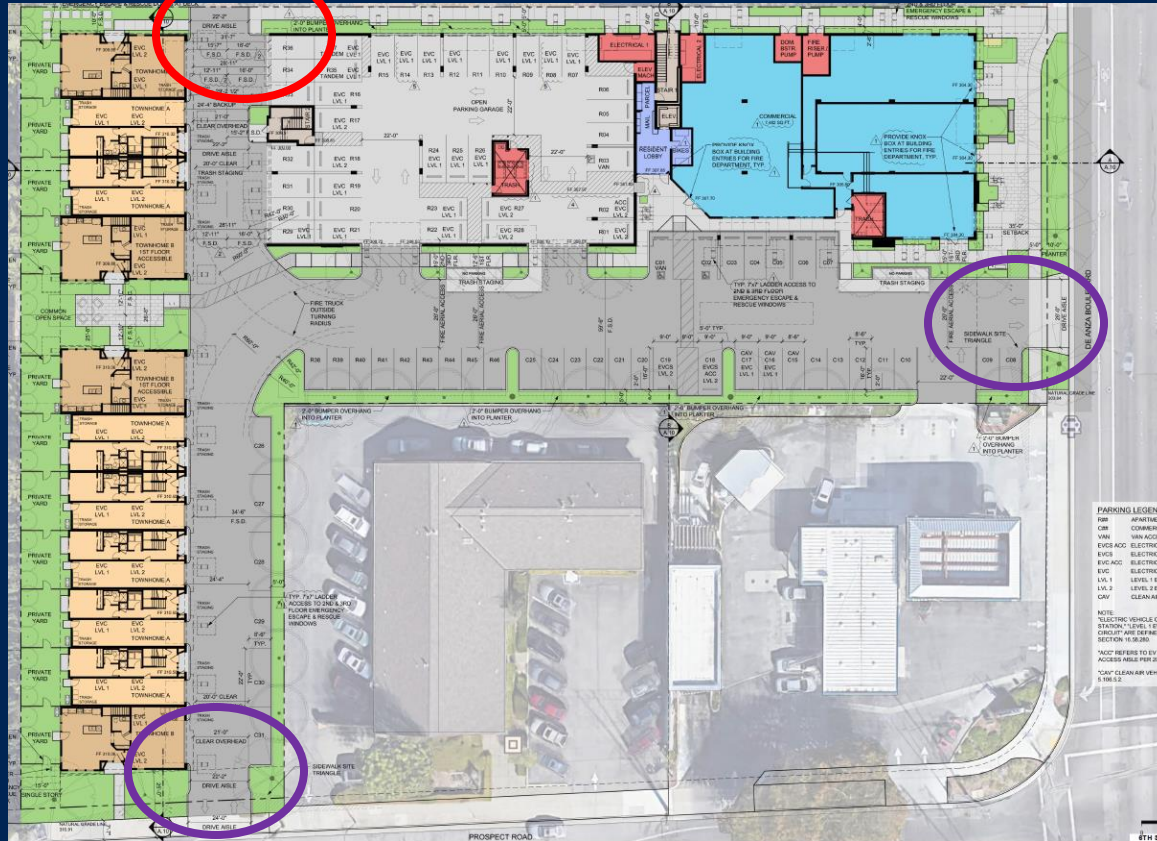
Planning Commission recommended (5-0) on May 23, 2023 that City Council:

- Adopt the MND and resolutions approving the project; and

Planning Commission – May 23, 2023 (cont.)

- Include the following modifications:
 - Remove condition 13 and amend Condition 7 of the Development Permit; and
 - MND to improve the E-bike programming

Site Design



Architectural Design



Density Bonus and Waiver Requests (CMC 19.56)

Income Level	Below Market Rate Units	% of Base Density
Median Income	1 unit (20% of affordable units)	4%
Low Income	1 unit (20% of affordable units)	4%
Very Low Income	3 units (60% of affordable units)	12%

- 15 DU/acre
- Density bonus for Very Low-Income units selected.
- Applicant entitled to Density Bonus (35%)
- Providing 20% BMR

Density Bonus and Waiver Requests (CMC 19.56)

Applicant may request waivers or reduction of development standards that will have effect of physically precluding construction of a density bonus development.

Density Bonus and Waiver Requests (CMC 19.56) - Height and Front Setback of Building A



Density Bonus and Waiver Requests (CMC 19.56) – Justification

- **Height Waiver:** 12 units would be lost if the 30-foot height limit were enforced, including entire third floor
- **Front Setback Waiver:** Lose approximately 3 units per floor, for an overall combined total of at least 6 units.

Parking Analysis

- Density Bonus Ordinance allows density bonus projects option to use alternate parking standards
- CMC19.124 Requires 2.8 per Townhome & 2 per Apartment.

Building Use	Parking Standards per Density Bonus Law CMC 19.56.040(C)	# of Units or S.f.	Allowed Spaces	Provided Spaces
Townhomes	Three-bedroom units = 2 onsite spaces/unit	11	22	22
Apartments	2-3-bedroom units = 2 spaces/unit	23	46	46
Sub-total		34	68	68
Retail	1 space per 250 s.f.	7,482 s.f.	30	31
Total			98	99

Tree Removal and Replacement

- Replace 51 removed trees with 51 trees of various box sizes.
- Conditioned to retain Italian Cypresses along western property line to privacy protection to rear yards of adjoining single-family residences.

Vesting Tentative Map

Vesting Tentative Map (VTM)
merge/subdivide two separate lots to
create:

- 11 parcels for the Townhomes.
- 1 parcel for the mixed-use portion of the development.

Development Permit Conditions

Staff added following conditions following Planning Commission Hearing:

- Condition 40 - Asbestos-containing Materials
- Condition 41 - Lead-based Paints

Housing Accountability Act

May disprove project only if:

- The project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density; and
- No feasible method to satisfactorily mitigate or avoid the adverse impact exists.

Environmental Review

A Draft Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared:

- City can rely on the adopted Environmental Protection Standards (Chapter 17.04).
- Transportation: Reduce VMT with fair share contribution for bike improvements, preparation of a School Pool, Bicycle, Car Share Program, and Behavioral Intervention Programs.

Environmental Review (cont.)

- Noise Levels: Construction shall comply with the Noise Ordinance and best management practices for noise mitigation, and ensure mechanical equipment selected meet City's noise ordinance.

Environmental Review Committee (ERC) on October 20, 2022, recommended City Council adopt a Mitigated Negative Declaration (EA-2022-005)

Conclusion

Staff recommends approval because:

- Project and conditions of approval addressed concerns related to the proposed development and all findings for approval of the proposed project, consistent with Chapters 14.18, 18.28, 19.56, 19.156, and 19.168 of the Cupertino Municipal Code, could be made.

Conclusion (cont.)

- Concerning the development's height, and front setback waivers, evidence in the record demonstrated that the project met the standards for granting the waivers under the State Density Bonus Law.

Next Steps

City Council's decision is final subject to any Petition for Reconsideration that is filed within 10 days of the decision.

Density Bonus and Waiver Requests (CMC 19.56) – Height of Building A

	<u>Allowed/Required</u>	<u>Proposed</u>
Height of Structures	Up to 30 feet	Building A – 38-feet to top of roof ridge, 52-feet top of elevator tower (Waiver Requested)

Density Bonus and Waiver Requests (CMC 19.56) – Side Setback

	<u>Allowed/Required</u>	<u>Proposed</u>
	Average 50 feet from the face of curb (S. De Anza Blvd.), no less than 35 feet.	Building A – 35 feet (Waiver Requested)

Findings Required for Denial of a Waiver or an Incentive/Concession

- That the waiver or incentive/concession would have an adverse impact on real property listed in the California Register of Historic Resources; or
- That the waiver or incentive/concession would have a specific, adverse impact upon public health or safety or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the residential project unaffordable to low- and moderate-income households; or
- That the waiver or incentive/concession is contrary to state or federal law.

Housing Accountability Act

- Limits ability of a city to deny or impose certain conditions on a housing development project when project complies with applicable, objective general plan, zoning, and subdivision standards and criteria.
- This project is a “housing development project” under HAA because it is a mixed-use development consisting of residential and nonresidential uses with at least two-thirds of square footage designated for residential use.
- Project is either consistent with City’s objective standards or has applied for waivers and/or incentives/concessions under Density Bonus Law.