

Westport Development

21267 Stevens Creek Boulevard

May 12, 2020



CUPERTINO

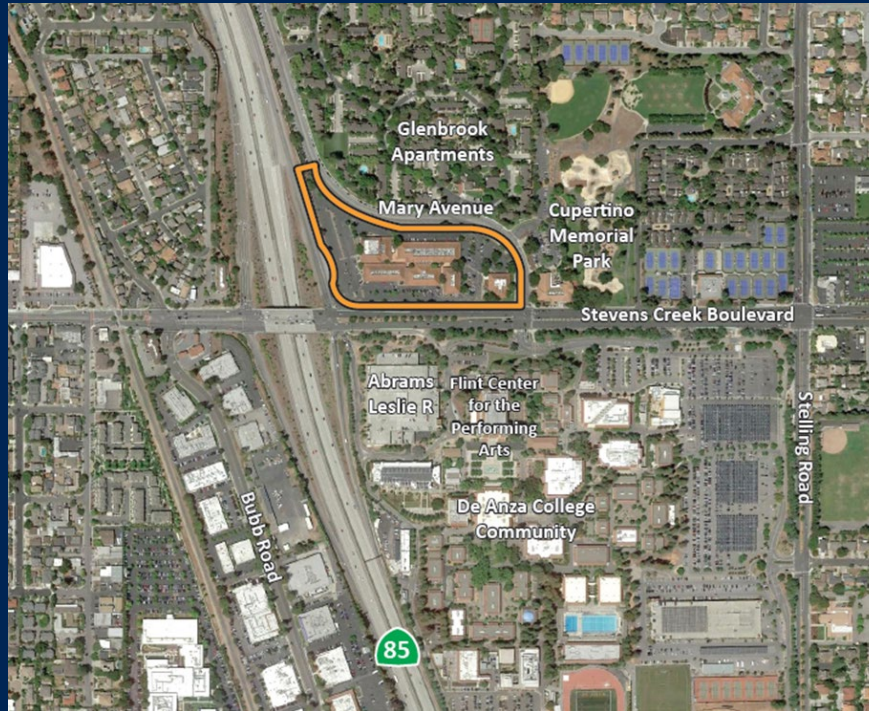
Subject

Development proposal to demolish a 71,250 square foot retail center (The Oaks), remove and replace 74 protected trees, and construct a mixed-used development consisting of 294 housing units (88 Rowhouse/Townhomes, 206 senior apartments, which include 48 senior affordable apartments and 27 memory care units) and 20,000 square feet of commercial space. The applicant is requesting a Heart of the City Exception for retail frontage along Stevens Creek Boulevard.

Applications

- Certifying the Final Environmental Impact Report (FEIR) (EA-2018-04);
- Development Permit (DP-2018-05);
- Architectural and Site Approval Permit (ASA-2018-05);
- Use Permit (U-2019-03);
- Vesting Tentative Map (TM-2018-03);
- Heart of the City Exception (EXC-2019-03); and
- Tree Removal Permit (TR-2018-03).

Project Location



- Mix of uses
- Heart of the City Specific Plan Special Area
- Oaks Gateway

Priority Housing Site

- Priority Housing Site in General Plan/Housing Element
 - Allocated 200 units based on 'Realistic Capacity', 85% of maximum capacity (which for this site is 30 DU/acre).
- Proposed base density (237 units) is consistent with what is allowed in General Plan.

Project Data

- Two residential/commercial buildings:
 - **Building 1**: six-story building with 167 senior residential units, including nine below market rate (BMR) senior units, 27 memory care units, and 17,600 square-feet of ground-floor retail/commercial space.
 - **Building 2**: five-story building with 39 below market rate (BMR) senior residential units and 2,400 square feet of ground-floor retail/commercial.
- 70 single-family residential townhouses and 18 single-family residential rowhouse condominiums.

Project Data

- One-level, below-ground garage with 183 parking spaces.
- 44,945 square feet of Residential Common Open Space
- 2,621 square feet of Commercial Common Open Space
- 386 onsite and offsite tree replacements, for 73 protected development trees proposed to be removed and/or relocated.
- A vesting tentative map that would divide the property into two separate parcels.



Density Bonus and Waiver Requests (CMC 19.56)

	Number of Below Market Rate Units	Percentage of Development Units
Very Low Income	60% or 29 units	12.2%
Low Income	40% or 19 units	8%

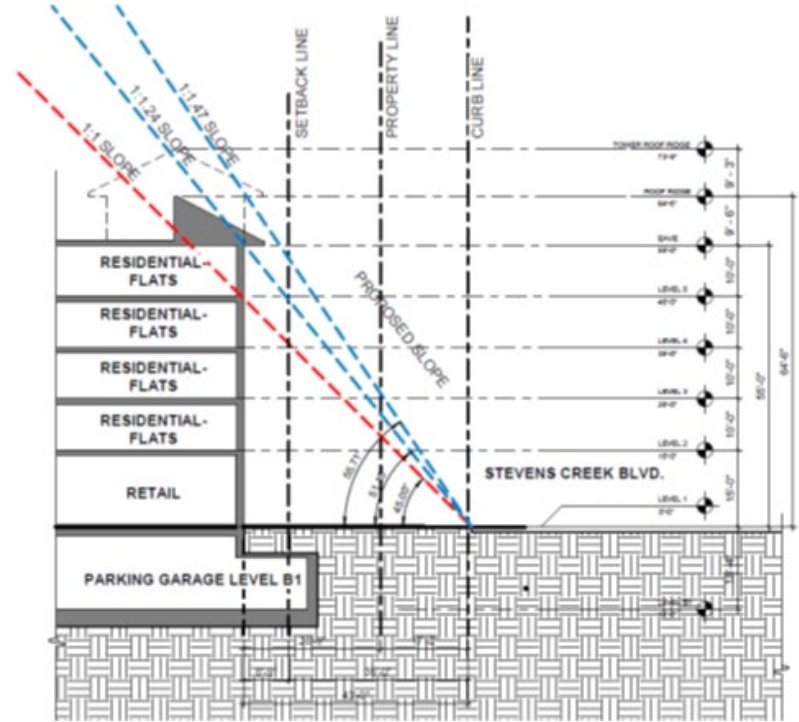
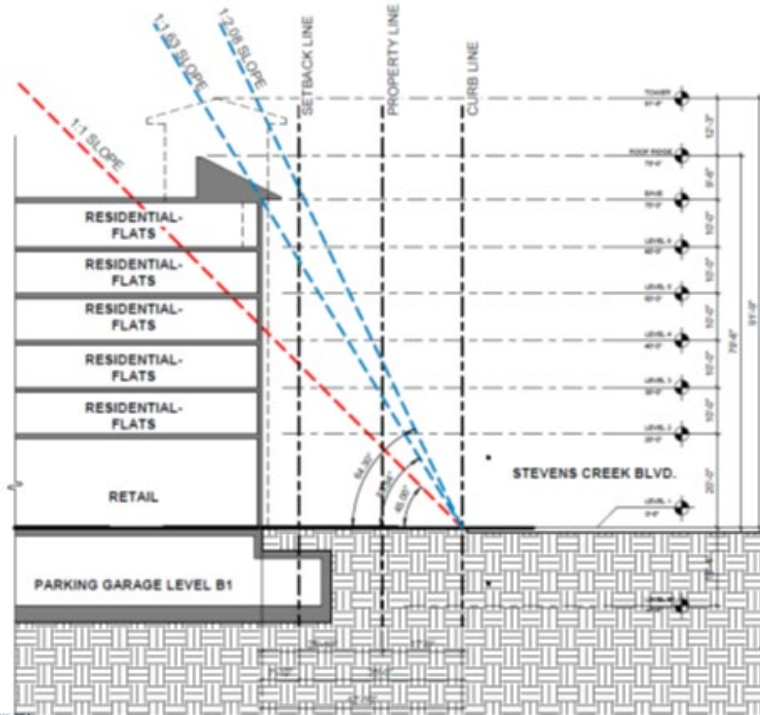
- Density bonus for very-low income units selected.
- Applicant entitled to maximum Density Bonus (35%) allowed by State Law (83 units) in addition to the base density of 237 units.
- Requested 24% bonus, or 57 units above the base density of 237, for 294 units.

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.

- Height waivers of 45 ft. height limit in the General Plan:
 - Building 1 would be 70' 0" to eave line, 79' 6" to roof ridge, and 91' 9" to the top of non-occupied tower.
 - Building 2 would be 55' to eave line, 64' 6" to roof ridge, and 73' 9" to the top of non-occupied tower.
- Slope setback waivers of 1:1 slope setback from curb line in General Plan to slope setback of 1:2.08 for Building 1 and a slope setback of 1:1.47 for Building 2.
- Waiver from requirement in Section 19.56.050.G.1 that affordable units be dispersed throughout the project.

DENSITY BONUS AND WAIVER REQUESTS (CMC 19.56)



Density Bonus and Waiver Requests (CMC 19.56)

Waiver Justification - Applicant

- Taller structures with higher density housing and retail are concentrated on eastern end of site, allowing a greater product mix of housing
- Better transition to single family and lower-elevated apartments along Mary Avenue.
- Strict enforcement standards would:
 - Require the units to be further relocated to parts around site.
 - Lose required open space.
 - Limiting the height of Building 1 to 45 feet would directly eliminate 64 senior units, plus eliminate another 4 units in order to relocate the amenity terrace to a lower floor.
 - Limiting the height of Building 2 to 45 feet would directly eliminate nine BMR senior units from the project.
- Consolidation of the senior housing components adheres to certain design requirements and code regulations that are particular to senior population.
- Dispersion of the Senior Housing within a mixed housing development is precluded by State Law.

Density Bonus and Waiver Requests (CMC 19.56)

The City's third-party architectural firm found that applying the height and slope line requirements would:

- Decrease the amount of open space and landscaped areas
- Reduce average size of senior units
- Reduce the retail support space including areas identified for trash, loading, and lobby space.
- Reduce commercial ceiling heights
- Decrease above ground parking and increase underground parking

Use Permit

- Required for development of residential units on a mixed-use Housing Element site that proposes units above the realistic capacity in the Housing Element.
 - This site (the Oaks) is allocated 200 units based on a 'Realistic Capacity', which is generally 85% of the maximum capacity allowed (30 DU/acre) for the site.
 - Proposes project at maximum allowable density, which is 30 units per acre or 237 units.
- The applicant has submitted this application under protest because maximum density for site as shown in the General Plan is 30 units per acre.

Use Permit

- Allow a residential care facility, with seven or greater residents in a residential zone.
 - Memory care facility, will also include a separate kitchen, activity room/library, and terrace. The residents will be supervised 24 hours a day, although they will live independently within their one-bedroom units.
 - Pursuant to CMC Section 19.20.020, 500 feet from the property boundary of another residential care facility.
 - If required, must obtain any license issued by appropriate State and/or County agencies and/or departments.

Heart of the City Exception

- Heart of the City Specific Plan limits uses that do not involve the direct retailing of goods or services to the general public to no more than 25% of a building frontage along Stevens Creek Boulevard, and no more than 50% of the rear of a building. The project provides approximately 40% of the frontage along Stevens Creek and approximately 75% of the rear of the buildings along Stevens Creek as non-direct retail

The diagram illustrates the proposed retail layout for the Stevens Creek Boulevard project. It features a central row of buildings, including a large multi-story structure on the left and several smaller units on the right. A large parking lot is situated in front of the buildings. The layout is bordered by Stevens Creek Boulevard to the south and a residential area to the north. Key features include a central green space, a restaurant, and various retail and residential units. The diagram also shows the location of the Stevens Creek Boulevard station and the proposed transit stop.

Architectural Design



Architectural Design

View from Mary Avenue



View from Stevens Creek Boulevard



Roof Plan



Architectural Design



- Revise primary building entrances for both Building 1 and Building 2 to provide greater visual interest and orientation at pedestrian level on-site.
 - Projecting tower massing element at a lower height, attached roof form at a lower height, awning/overhang at the first floor, and/or change in color/material application, among other possible design interventions.
- Pursue revisions to tower location to better highlight the primary entrance for the residential portion of Building 1 and/or highlight building corners.

Tree Removal and Replacement

- The development proposes to remove and replace 74 protected development trees.
 - 14 are Coast Live Oaks with trunk diameters ranging between 11-51 inches. Of the 14 Coast Live Oaks, four (4) will be relocated on-site.
- The applicant is proposing to replace the removed trees with 386 trees (314 on-site and 74 off site).

Tree Removal and Replacement

Protected Trees Removed	Sizes	Required Replacements			Replacements	
			24-inch box	36-inch box	24-inch box	36-inch box
36	Up to 12 inches*	One 24" box tree	36			
11	Over 12 inches and up to 18 inches	Two 24" box trees or One 36" box tree	68			
23	Over 18 inches and up to 36 inches					
3	Over 36 inches	One 36" box tree		3		
Totals			104	3	287	17

Traffic, Circulation and Parking Analysis

Type	Existing Conditions	Senior Enhanced	Difference
Trips			
Total Daily Trips	2,209	1,462	-747
Total AM Peak Trips	57	39	-18
Total PM Peak Trips	152	112	-40

Traffic, Circulation and Parking Analysis

- The City's Density Bonus Ordinance, in compliance with State Law, allows density bonus projects option to use alternate parking standards for all residential units (market-rate and affordable) based on bedroom count (0.5 per bedroom).
 - Required to provide only 336 spaces.
 - Proposes 455 parking spaces.

Vesting Tentative Map

- A Vesting Tentative Map is proposed to divide property into two parcels [one 4.7 acre and one 3.1 acre parcel].
- Bike route (similar to Class III) on west side and access to cross development route from Mary to Stevens Creek Boulevard.
- Stevens Creek Boulevard upgrades to include detached Class IV bike lanes and other improvements.

Prior Version

- On May 17, 2018 the applicant submitted an application that was deemed complete on July 23, 2019 and evaluated in Draft Environmental Impact Report (DEIR).
- In February of 2020, the applicant submitted a Senior Enhanced Alternative that was evaluated as a feasible alternative in Final Environmental Impact Report (Final EIR) (Increased Senior Housing Alternative).
- On April 22, 2020, applicant requested that Senior Enhanced Alternative Plan be considered as proposed project.
 - Although massing of buildings, square footage, and overall exterior appearance are virtually identical to previous proposed project, unit count has been increased.

Environmental Review/EIR

- Air Quality (construction)
- Biological Resources (nesting birds, tree removal)
- Cultural & Tribal Cultural Resources (unknown resources)
- Geology and Soils (unknown paleontological resources)
- Noise (construction)
- Tribal Cultural Resources (unknown resources)
- Utilities and Service Systems (wastewater)

Environmental Review/EIR

- At its April 16, 2020 meeting, the Environmental Review Committee (ERC) determined on a 5-0 vote that the project may have significant impacts to the environment requiring the preparation of an EIR for the City Council to consider certifying

THE EIR PROCESS

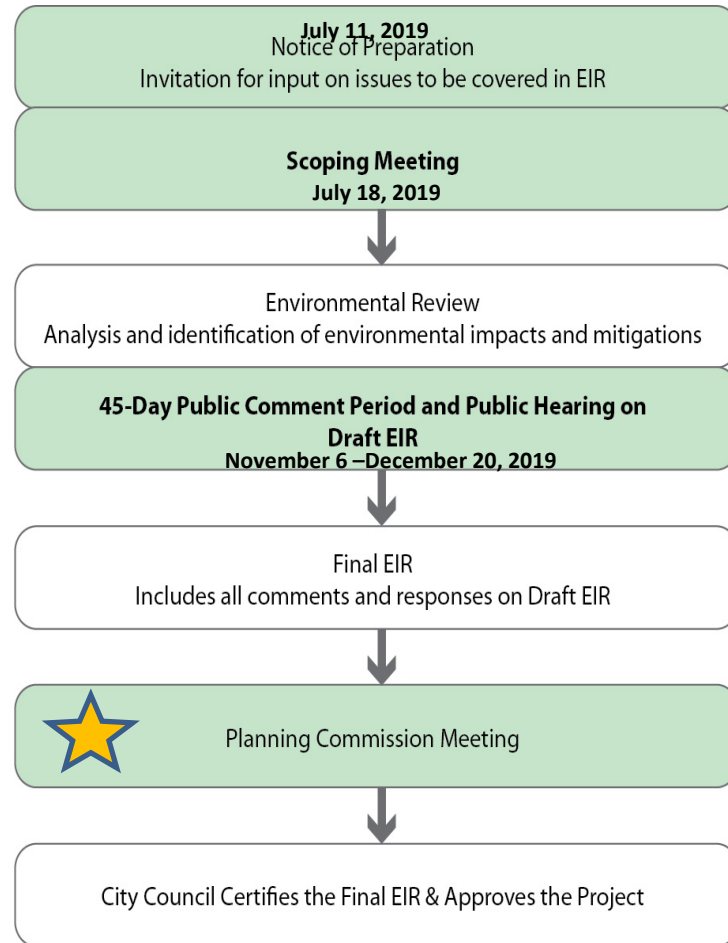
This chart shows the opportunities for public input during the EIR process.



= Current phase



= Opportunities
for public input



Housing Accountability Act

- Limits the ability of a city to deny or impose certain conditions on a housing development project when the 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 under Density Bonus Law.

Corrections to Conditions of Approval (Development Permit)

BMR UNIT TERMS OF AFFORDABILITY:

Prior to occupancy, the proposed project shall record covenants that require 36 of the BMR senior units to be occupied at rents that are affordable to very low or low-income households at a ratio of 60% very low-income (22 units) to 40% low-income (14 units) for a period not less than 99 years from the date of first occupancy of the unit pursuant to CMC Section 19.56.050.B and the City's Below Market Rate Housing Program. Also prior to occupancy, for the remaining 12 BMR senior units, the proposed project shall record covenants that require the units to be occupied at rents that are affordable to very low or low-income households at a ratio of 60% very low-income (7 units) to 40% low-income (5 units) for a period of not less than 55 years from the date of first occupancy of the unit pursuant to CMC Section 19.56.050.A.

Corrections to Conditions of Approval (Development Permit)

STREET IMPROVEMENTS & DEDICATION

Provide street dedication in fee title...

Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a description of such dedication. You are hereby further notified that the 90-day approval period in which you may protest this dedication, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such dedication.

Corrections to Conditions of Approval (Development Permit)

PEDESTRIAN AND BICYCLE IMPROVEMENTS

The Applicant shall provide pedestrian and bicycle related improvements, including but not limited to, ~~Class 4~~ pedestrian and bike paths and bicycle racks throughout the project site, and RRFB consistent with the Cupertino Bicycle Transportation Plan and the Pedestrian Transportation Guidelines, and as approved by the Director of Public Works.

FINAL MAP

Prior to recordation of final map, all building(s) that straddle the new property line must be removed. Project is required to dedicate Public Access Easements to facilitate on-site bike and pedestrian paths as identified in the Cupertino Bicycle Transportation Plan and Pedestrian Transportation Plan and shall be substantially consistent with those shown on the Vesting Tentative Map. Public Access Easements will be required at the northwestern and southwestern property corners, along the west side of the project site connecting north to south between Stevens Creek Boulevard and Mary Avenue. Final alignment of the public paths and easements shall be approved by the City Engineer.

Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a description of such dedication. You are hereby further notified that the 90-day approval period in which you may protest this dedication, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such dedication.

Corrections to Conditions of Approval (Heart of the City Exception)

EXCEPTION

A Heart of the City Exception is granted to allow the construction of the proposed project with a maximum of 40% of the building frontage along Stevens Creek Boulevard and 75% of the rear of the building to be occupied by non-retail uses in substantial conformance with the Level 1 Layout as illustrated in Sheet A201.

Outreach

Notice of Public Hearing and Intent, Site Notice & Legal Ad	Agenda
<ul style="list-style-type: none">▪ Site Signage (10 days prior to the hearing)▪ Legal ad placed in newspaper (at least 10 days prior to the hearing)▪ Public hearing notices were mailed to property owners citywide (10 days prior to the hearing)	<ul style="list-style-type: none">▪ Posted on the City's official notice bulletin board (one week prior to the hearing)▪ Posted on the City of Cupertino's website (one week prior to the hearing)

Conclusion

That the Planning Commission conduct a public hearing, and recommend to the City Council:

- Certify the FEIR(EA-2018-04) and;
- Approve Development Permit (DP-2018-05), Architectural and Site Approval (ASA-2018-05), Use Permit (U-2019-03), Vesting Tentative Map (TM-2018-03), Heart of the City Exception (EXC-2019-03), Tree Removal Permit (TR-2018-03).

Next Step

- City Council June 2, 2020



	Required	Building 1	Building 2	Townhomes/Rowhouses
Front Setback along Stevens Creek Boulevard	35 feet from curb line	42.83 feet	43 feet	35 feet
Side Setback along Mary Avenue	Minimum 1/2 the height of the Building, or 10 feet, whichever is greater.	68 feet (Required 40 feet)	-	17.6 feet (Required 15 feet)
Side Setback along Highway 85	Minimum 1/2 the height of the Building, or 10 feet, whichever is greater.	-	-	17.6 feet (Required 15 feet)
Private Open Space	60 square feet per unit	60 - 132 square feet per unit (balconies)	60 square feet per unit (balconies)	Town Houses: 104 to 125 square feet per unit (Patio) Row Houses: 295 to 375 square feet per unit (Patio)
Height	45 feet	Tower Element - 91.75 feet	Tower Element - 73.75 feet	30 feet
		Roof Ridge - 79.5 feet	Roof Ridge - 64.5 feet	
Slope Line form the curb line along Stevens Creek Boulevard	1:1 Slope Line Setback	Tower Element - 1:2.08	Tower Element - 1:1.47	1:1
		Roof Ridge - 1:1.63	Roof Ridge - 1:1.24	

HOUSING PRECEDENTS





PUBLIC ART PRECEDENTS





Relocated Trees

Species	#	Sizes (DBH)
Coast Live Oak	8	7-23"

Building	Building Use	Parking Rate	Required Spaces	Provided Spaces
Building 1	Retail (17,600 SF)	1/250 SF	71	114 Spaces (54 at grade, 60 in the garage)
	Residential (167 Senior Units)	0.5 per bedroom	101	101 total covered single spaces in garage. (Spaces are assigned to units)
Building 2	Retail (2,400 SF)	1/250 SF	11	11 Total (10 at grade, 1 in garage)
	Residential (39 units Senior Units)	0.5 per bedroom	21	21 total covered single spaces in garage. (Spaces are assigned to units)
Townhouses/ Rowhouses	Residential (88 units)	0.5 per bedroom	132	176 (2 per unit/in unit garages)
	Visitor Parking	-	-	32 (at grade)
Total			336 Required	455 Provided

Project Comparison		
	Originally Proposed Project	Senior Enhanced Alternative Proposed Project
Total Unit Count	242	294
Town Houses/ Row Houses	88	88 (No Change)
Units in Building 1	115 Market Rate Condominiums	167 Senior Apartments, including 27 memory care units and 9 Below Market Rate Units
Units in Building 2	39 Below Market Rate Units	39 Below Market Rate Units (No Change)
Total Below Market Rate Units - Project Wide	39	48 (9 dispersed throughout Building 1)
Waivers Requested	Height waivers for Buildings 1 & 2	No Change
	Slope Setback waivers for Buildings 1 & 2	
	Affordable Unit Dispersion	

General Plan Land Use Designation	Commercial/Residential	
Special Planning Area	Heart of the City Specific Plan (West Stevens Creek subarea)	
Zoning Designation	P(CG, Res)	
Net lot area	7.9 acres	
	<i>Allowed/Required</i>	Proposed
Maximum units based on density	237	294
35% Density Bonus units (State Law)	83	
Total number of units	320	
Residential Density	30 du/acre	37.22 du/acre
Height of Structures	Up to 45 feet	Building 1 – 91.75 feet
		Building 2 – 73.75 feet
		Townhomes – 30 feet
		Rowhouses – 30 feet

Setbacks		
Front	35 feet from the face of curb (min.)	35 feet from the face of curb
Side	Minimum One-half (1/2) the height of the Building (, or ten (10) feet, whichever is greater. (15 feet)	17.6 feet
Parking		
Residential	254 (Based on Density Bonus standards in Chapter 19.56)	330
Retail	82	125
Total on-site	336	455

Private Open Space (s.f. per unit)	<i>60 s.f. per unit</i>	60-375 s.f. per unit
Common Open Space per Heart of the City		
Residential	<i>44,100 s.f.(150 s.f. per unit)</i>	44,945 s.f.
Commercial (Retail)	2.5% of gross floor area of buildings \geq 20,000 sq. ft., or restaurants \geq 10,000 sq. ft.	2,621 s.f.
Retail Frontage		
Stevens Creek Boulevard frontage	75%	60%
Rear of building	50%	26%
Building Area	536,684 s.f.	



** Affordable Senior Apartments location within Market Rate Senior Apartments assumed.*

***Density Bonus Units location assumed and part of Market Rate Senior Apartment unit total.*





WESTPORT
CUPERTINO

Project Team

- Master Developer
 - Local, experienced Developer
 - KT Urban
- Senior Facility
 - Nationally known Developer and Operator
 - Atria and Related Companies
- Architects C2K



How Did We Get Here?



Enhanced Senior and Family Living Project

- Aging shopping center in need of renovation
- Multiple project iterations over six years
- This Project
 - No General Plan or Zoning Amendment needed
 - Helps Cupertino's Housing needs
 - Senior
 - Family
 - Very Low and Low Income
 - No environmental impacts



Refinements per City/Community Comments

- Comment: Maximize opportunity to provide senior housing
 - Response: 52 more bonus units, 167 senior units added (9 more affordable) in same building envelope
- Comment: Concerns over traffic and parking
 - Response: More Senior Units reduce parking and traffic
- Comment: Request for more retail on project
 - Response: Retail increased from 10 ksf to 20 ksf.
- Comment: Request for Bike trail connection
 - Response: Working with Public Works on path through site in addition to future Mary Avenue improvements



Applicable Housing Laws



State Housing Laws Mandate Approval

- Housing Accountability Act (Govt. C. 65589.5)
- Density Bonus Law (Govt. C. 65915)

Both are to be interpreted to maximize housing

- “This chapter shall be interpreted liberally in favor of producing the maximum number of total housing units.” (Govt. Code Sec. 65915(r).



Housing Accountability Act (HAA)

- This is a “Housing Development Project”
- Objective Standards must be applied
 - Reduced density or denial requires finding of “specific, adverse impact on the public health or safety.”
 - EIR found no unmitigated impacts.
- Consistency with City Policies is judged by “Reasonable Person” Standard, NOT deference to City.



Compliance with ALL Objective Standards

As Noted in Staff Report, the Project (with DBL bonus and waivers) complies with ALL of City's objective standards

Objectives Standards Matrix Westport Cupertino Enhanced Senior and Family Living Project				
Cupertino General Plan				
Uses	General Plan	Proposed	General Plan Section	Compliant (Yes/No)
Uses allowed	Commercial/Residential	Mixed-use commercial, residential	Land Use Map	Yes
Density	General Plan	Proposed	General Plan Section	Compliant (Yes/No)
Residential Max. Density	30 du/ac	37.2 du/ac (Density Bonus Units)	Fig. LU-2; Table HE-5; HE-2.3.7	Yes
Development Allocation Available (Heart of the City)	General Plan	Proposed	General Plan Section	Compliant (Yes/No)
Commercial Residential	793,270 sq. ft.	20,000 sq. ft.	Table LU-1	Yes
	237 units	294 units = 237 +57 (Density Bonus Units)	Table HE-5 HE-2.3.7	Yes
Building bulk	General Plan	Proposed	General Plan Section	Compliant (Yes/No)
Building Planes	Below 1:1 slope line along Stevens Creek Boulevard	Above 1:1 slope line for Building 1 and 2 only. (Density Bonus waiver)	Figure LU-2	Yes
Building Heights	General Plan	Proposed	General Plan Section	Compliant (Yes/No)
Max. Height	45 ft. to Eave	Building 1: 70 ft to Eave, Building 2: 55 ft to Eave. (Density Bonus waiver) All other buildings are under 45 ft.	Figure LU-2 Policy LU-3.2 HE-2.3.7	Yes

Heart of The City Specific Plan			
Plan	Proposed	Specific Plan Section	Compliant (Yes/No)
Commercial/Residential	Mixed-use commercial/residential	Fig. 2 \$1.01.020. A. & B.	Yes
Proximity of Creek	Per Conditions of Approval	\$1.01.020. A	Yes
Plan	Proposed	Specific Plan Section	Compliant (Yes/No)
Lots	45,085 sq. ft. w/ Garage	N/A	Yes
	179,300 sq. ft. w/ Garage		Yes
	175,900 sq. ft.		Yes
	36,400 sq. ft.		Yes
	17,600 sq. ft.		Yes
	2,400 sq. ft.		Yes
Units	294 units = 237 +57 (Density Bonus Units)	\$1.01.020.8 (Per Housing Element)	Yes
Plan	Proposed	Specific Plan Section	Compliant (Yes/No)
Max. to	Building 1: 70 ft. to Eave, (Density Bonus Waiver)	\$1.01.030.A.1	Yes
Max. to	Building 2: 55 ft. to Eave (Density Bonus Waiver)	\$1.01.030.A.1	Yes
Max. to	30.5 ft. to Eave	\$1.01.030.A.1	Yes
Plan	Proposed	Specific Plan Section	Compliant (Yes/No)
General Plan	Above 1:1 slope line for Building 1 and 2 only. (Density Bonus Waiver) Balance of site complies	\$1.01.030.A.2	Yes

(cont'd)	
Specific Plan Section	Compliant (Yes/No)
\$1.01.030.B.1	Yes
\$1.01.030.B.2	Yes
\$1.01.030.C.1.a.	Yes
Specific Plan Section	Compliant (Yes/No)
\$1.01.040.C.1	Yes
\$1.01.040.C.2	Yes
\$2.01.010.G.1	Yes
\$2.01.010.G.2	Yes
\$1.01.040.C.2.b.	Yes

d)	
Specific Plan Section	Compliant (Yes/No)
\$1.040.D.a.	Yes
Specific Plan Section	Compliant (Yes/No)
Table 24.040(A)	Yes
Table 6.040(C)	Yes
Table 6.040(C)	Yes
Term:	Yes
Table 24.040(A)	
Term:	Yes
Table 24.040(A)	



Density Bonus Law (DBL) – Bonus Units

- Base allowable unit count for the site is 237 Units
 - 20.3% are affordable
 - 60% Very Low Income (29)
 - 40% Low Income (19)
- Density Bonus Law allows 35% bonus.
 - Project: 24% bonus.

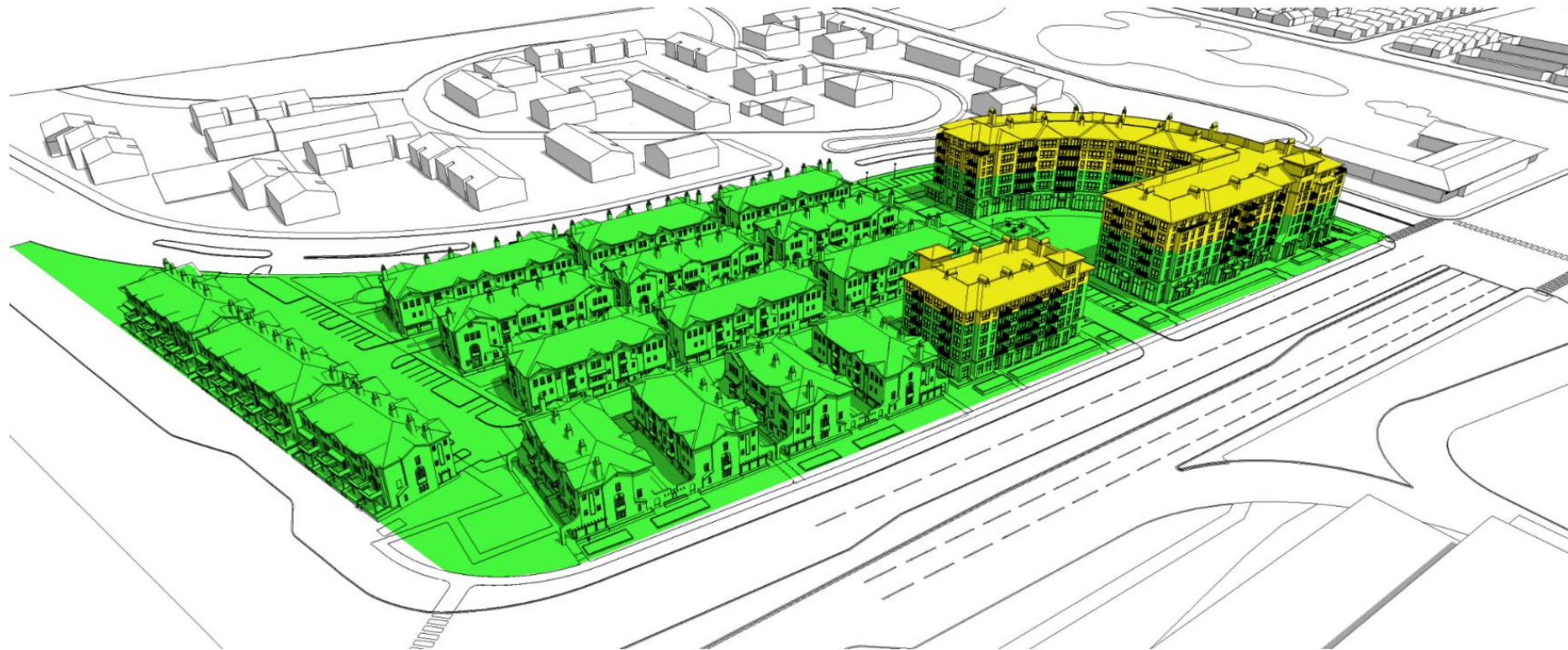


Density Bonus Law (DBL) - Waivers

- Development Standards that would physically preclude development as designed must be waived
- City can't redesign the Project
- Waivers requested for Senior Buildings Only
 - 1:1 Slope Setback
 - 45 ft. Height
 - Concentrate affordable senior units in Bldgs 1, 2



Only Senior Buildings Need Waivers



SITE PERSPECTIVE: not to scale

LEGEND

SITE IN CONFORMANCE



SITE OVER 45' HT LIMIT
AND/OR 45 DEGREE SETBACK
AT STEVENS CREEK BLVD



WESTPORT
CUPERTINO

Request Recommendation of Approval



Appendix



OBJECTIVE STANDARDS MATRIX - 1

Objectives Standards Matrix Westport Cupertino <u>Enhanced Senior and Family Living Project</u>				
Cupertino General Plan				
Uses	General Plan	Proposed	General Plan Section	Compliant (Yes/No)
Uses allowed	Commercial/ Residential	Mixed-use commercial, residential	Land Use Map	Yes
Density	General Plan	Proposed	General Plan Section	Compliant (Yes/No)
Residential Max. Density	30 du/ac	37.2 du/ac (Density Bonus Units)	Fig. LU-2; Table HE-5; HE-2.3.7	Yes
Development Allocation Available (Heart of the City)	General Plan	Proposed	General Plan Section	Compliant (Yes/No)
Commercial Residential	793,270 sq. ft.	20,000 sq. ft.	Table LU-1	Yes
	237 units	294 units = 237 +57 (Density Bonus Units)	Table HE-5 HE-2.3.7	Yes
Building bulk	General Plan	Proposed	General Plan Section	Compliant (Yes/No)
Building Planes	Below 1:1 slope line along Stevens Creek Boulevard	Above 1:1 slope line for Building 1 and 2 only. (Density Bonus waiver)	Figure LU-2	Yes
Building Heights	General Plan	Proposed	General Plan Section	Compliant (Yes/No)
Max. Height	45 ft. to Eave	Building 1: 70 ft to Eave, Building 2: 55 ft to Eave. (Density Bonus waiver) All other buildings are under 45 ft.	Figure LU-2 Policy LU-3.2 HE-2.3.7	Yes



OBJECTIVE STANDARDS MATRIX - 2

Heart of The City Specific Plan				
Uses	Specific Plan	Proposed	Specific Plan Section	Compliant (Yes/No)
Allowable Uses	Commercial/ Residential (P/CG, Res)	Mixed-use commercial/residential	Fig. 2 §1.01.020. A. & B.	Yes
Non-retail commercial	25% max of Stevens Creek commercial frontage	Per Conditions of Approval	§1.01.020. A	Yes
Square Footage	Specific Plan	Proposed	Specific Plan Section	Compliant (Yes/No)
Rowhouses	No stated standards	45,085 sq. ft. w/Garage	N/A	Yes
Townhomes		179,300 sq. ft. w/ Garage		Yes
Senior units – Building 1		175,900 sq. ft.		Yes
Senior Units – Building 2		36,400 sq. ft.		Yes
Retail – Building 1		17,600 sq. ft.		Yes
Retail – Building 2		2,400 sq. ft.		Yes
Unit Count				
Total Units	237 units	294 units = 237 +57 (Density Bonus Units)	§1.01.020.B (Per Housing Element)	Yes
Building Heights	Specific Plan	Proposed	Specific Plan Section	Compliant (Yes/No)
Mixed-use Retail/ Senior Residential Building	45 ft. Max. to Eave	Building 1: 70 ft. to Eave, (Density Bonus Waiver)	§1.01.030.A.1	Yes
Mixed-use Retail/Senior Building	45 ft. Max. to Eave.	Building 2: 55 ft. to Eave (Density Bonus Waiver)	§1.01.030.A.1	Yes
Rowhouses/Townhomes	45 ft. Max. to Eave	30.5 ft. to Eave	§1.01.030.A.1	Yes
Bulk	Specific Plan	Proposed	Specific Plan Section	Compliant (Yes/No)
Building bulk	Per General Plan	Above 1:1 slope line for Building 1 and 2 only. (Density Bonus Waiver) Balance of site complies	§1.01.030.A.2	Yes



OBJECTIVE STANDARDS MATRIX - 3

Heart of The City Specific Plan (cont'd)				
Setbacks	Specific Plan	Proposed	Specific Plan Section	Compliant (Yes/No)
Buildings setback on Stevens Creek Boulevard	35 ft. Min.	35 ft. and greater	§1.01.030.B.1	Yes
Building setback/Corner Parcel (@ Mary Ave.)	35 ft. from edge of curb	>35 ft.	§1.01.030.B.2	Yes
Side Setback (Mary Ave and Highway 85)	Greater of half height of building or 10 ft. – 0 in.	17 ft.- 8 in.	§1.01.030.C.1.a.	Yes
Open Space	Specific Plan	Proposed	Specific Plan Section	Compliant (Yes/No)
Common Open Space: Commercial retail	500 sq. ft.	2621 sq. ft.	§1.01.040.C.1	Yes
Common Open Space: Residential	150 sq. ft. per unit / 44,100 sq. ft.	44,495 sq. ft.	§1.01.040.C.2	Yes
Residential: Common Landscape Space	70%-80% of common outdoor space	34,150 sq. ft. / 76%	§2.01.010.G.1	Yes
Residential: Common Hardscape Space	20%-30% of common outdoor space	9,897 sq. ft. / 22%	§2.01.010.G.2	Yes
Private outdoor space	60 sq. ft. / Unit, min.	<ul style="list-style-type: none"> • Bldg 1: 60 sq. ft. to 132 sq. ft. per Unit (Balcony) • Bldg 2: 60 sq. ft. per Unit (Balcony) • Townhouses: 104 sq. ft. to 125 sq. ft per Unit (Patio) • Rowhouses: 295 sq. ft. to 375 sq. ft. per Unit (Patio) 	§1.01.040.C.2.b.	Yes



OBJECTIVE STANDARDS MATRIX - 4

Heart of The City Specific Plan (cont'd)				
Landscaping and Screening	Specific Plan	Proposed	Specific Plan Section	Compliant (Yes/No)
Boulevard Landscape Easement	26 ft. wide along Stevens Creek Boulevard frontage.	26 ft. wide	§1.01.040.D.a.	Yes

Parking	Specific Plan	Proposed	Specific Plan Section	Compliant (Yes/No)
Vehicle Parking				
Retail parking: Bldg 1	114 spaces	114 spaces	CMC Table 19.124.040(A)	Yes
Retail parking: Bldg 2	11 spaces	11 spaces		
Residential parking: Bldg 1	101 spaces	101 spaces	CMC Table 19.56.040(C)	Yes
Residential parking: Bldg 2	21 spaces	21 spaces		
Residential parking: Rowhouses/ Townhomes	132 spaces 0 visitor spaces	176 spaces 32 visitor spaces	CMC Table 19.56.040(C)	Yes
Bicycle Parking:				
Retail parking: Bldg 1	15 spaces 2 spaces	15 spaces 2 spaces	<u>Short Term:</u> CMC Table 19.124.040(A) <u>Long Term:</u> Green Building Standards – Non-Residential Measure 5.106.4.1.1.	Yes
Short Term				
Long Term				
Retail parking: Bldg 2				
Short Term	2 spaces	2 spaces		
Long Term	1 space	1 space		
Residential parking: Bldg 1	17 spaces 84 spaces	17 spaces 84 spaces	<u>Short and Long Term:</u> CMC Table 19.124.040(A)	Yes
Short Term				
Long Term				
Residential parking: Bldg 2				
Short Term	4 spaces	4 spaces		
Long Term	20 spaces	20 spaces		





Highest quality, large platform senior housing operator in North America

Home to more than **22,000 residents and 14,400 employees** in more than 200 communities across 27 states and 7 Canadian provinces

First **“Purpose-Built”** third party management services company in senior housing

Leading market position, East and West coast markets
Management team with **20+ years of experience** working together **across multiple brands**

In 2018, formed partnership with Related Companies to develop **best-in-class assisted living communities** in urban markets



Atria | Related Communities

Focus on urban and “town center” locations within suburban markets striving for mixed use intergenerational connectivity like Westport Cupertino

Licensed to provide Assisted Living (AL) and Memory Care (MC) services

Holistic wellness approach customized to resident’s individual needs and managed across the care and lifestyle platform (Care, Concierge, F&B, Resident Engagement)

Curated, cultural experiences and programs

A commitment to a legacy of sustainability-design, construction, maintenance and operations of high performance green building



Illustrative renderings

Appendix



ASSISTED LIVING AND MEMORY CARE

ASSISTED LIVING

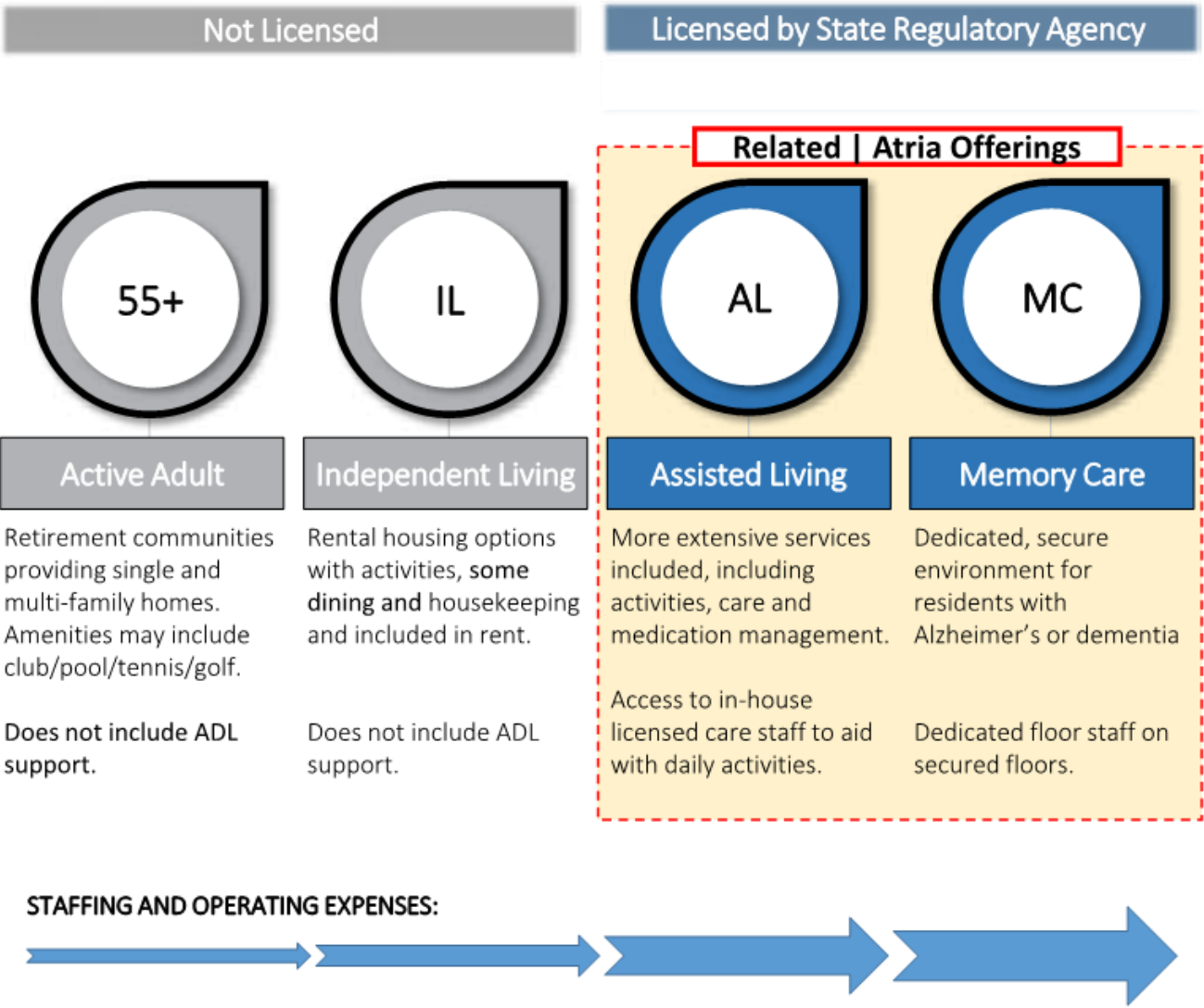
Offers personal care for older people who need assistance with activities of daily living, such as bathing, dressing, and medication.

Provide care and services to residents in a way that enhances their independence, dignity, privacy and individuality.

MEMORY CARE

A specialized type of service specifically for individuals facing the challenges of Alzheimer’s disease, dementia and other types of memory impairment.

Residents receive assistance with medication management and activities of daily living in a secure environment with 24-hour care from specially trained caregivers.



Westport Plaza: Enhanced Senior and Family Living



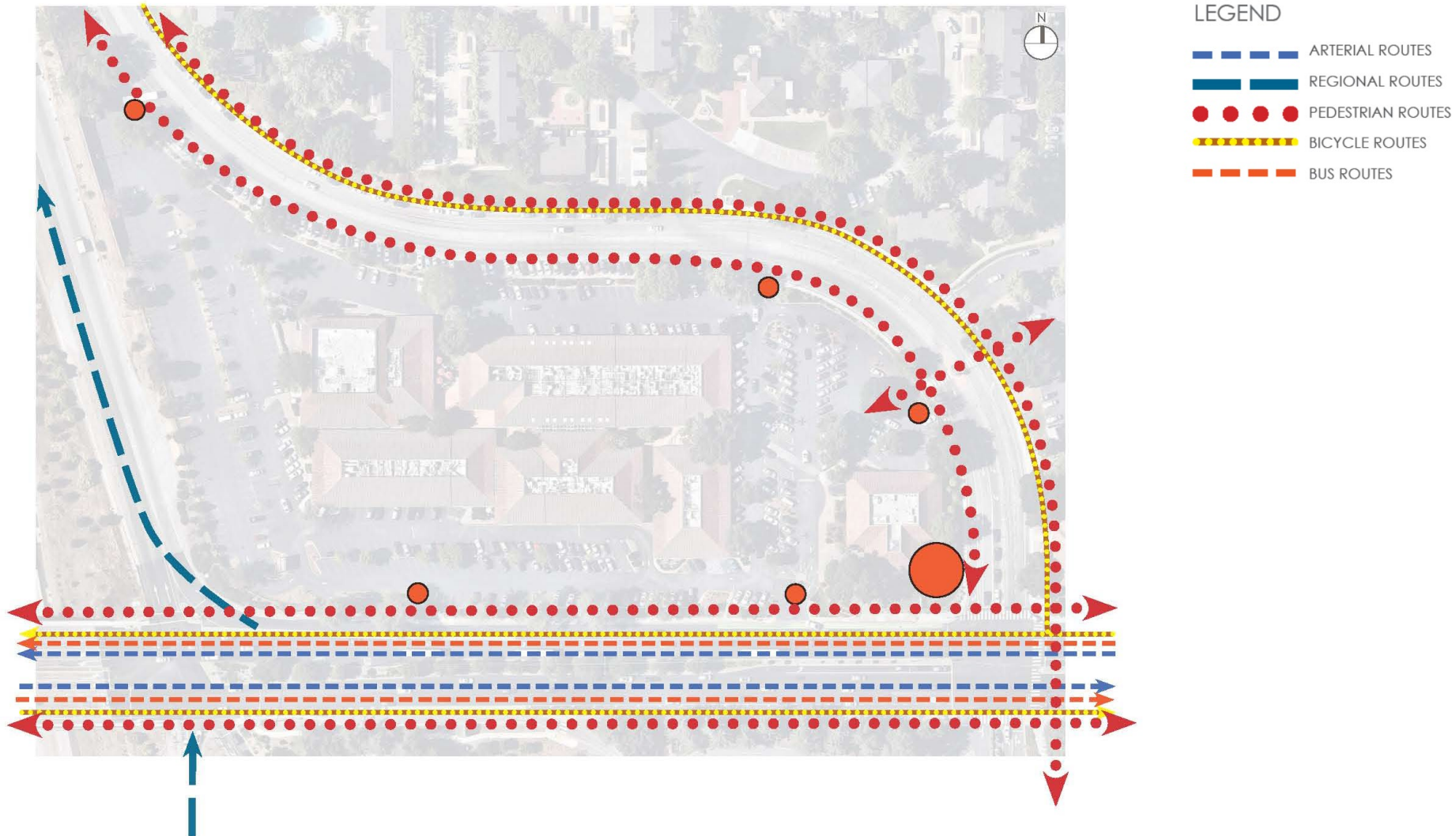
WESTPORT
CUPERTINO

Mixed-Use Urban Village

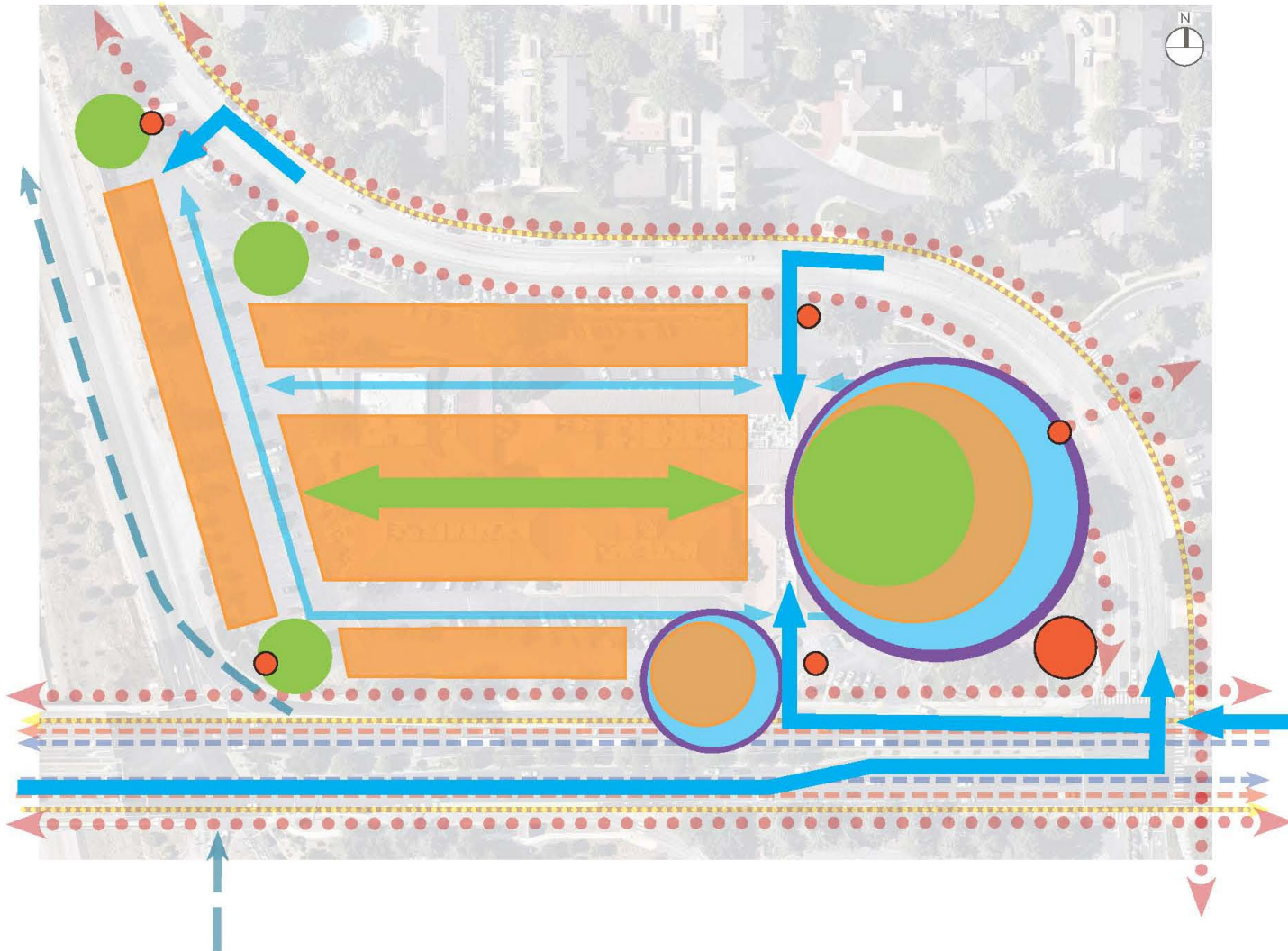
- Complete redevelopment of the site
- Internal Street Grid
- Pedestrian oriented with walkable blocks
- Uses: Retail, Residential, Active spaces
- Open space: Central Green, Pocket Parks
- Architecture and Design
- Parking
- Neighborhood Buffers



Site Plan: Existing Access Points



Site Diagram



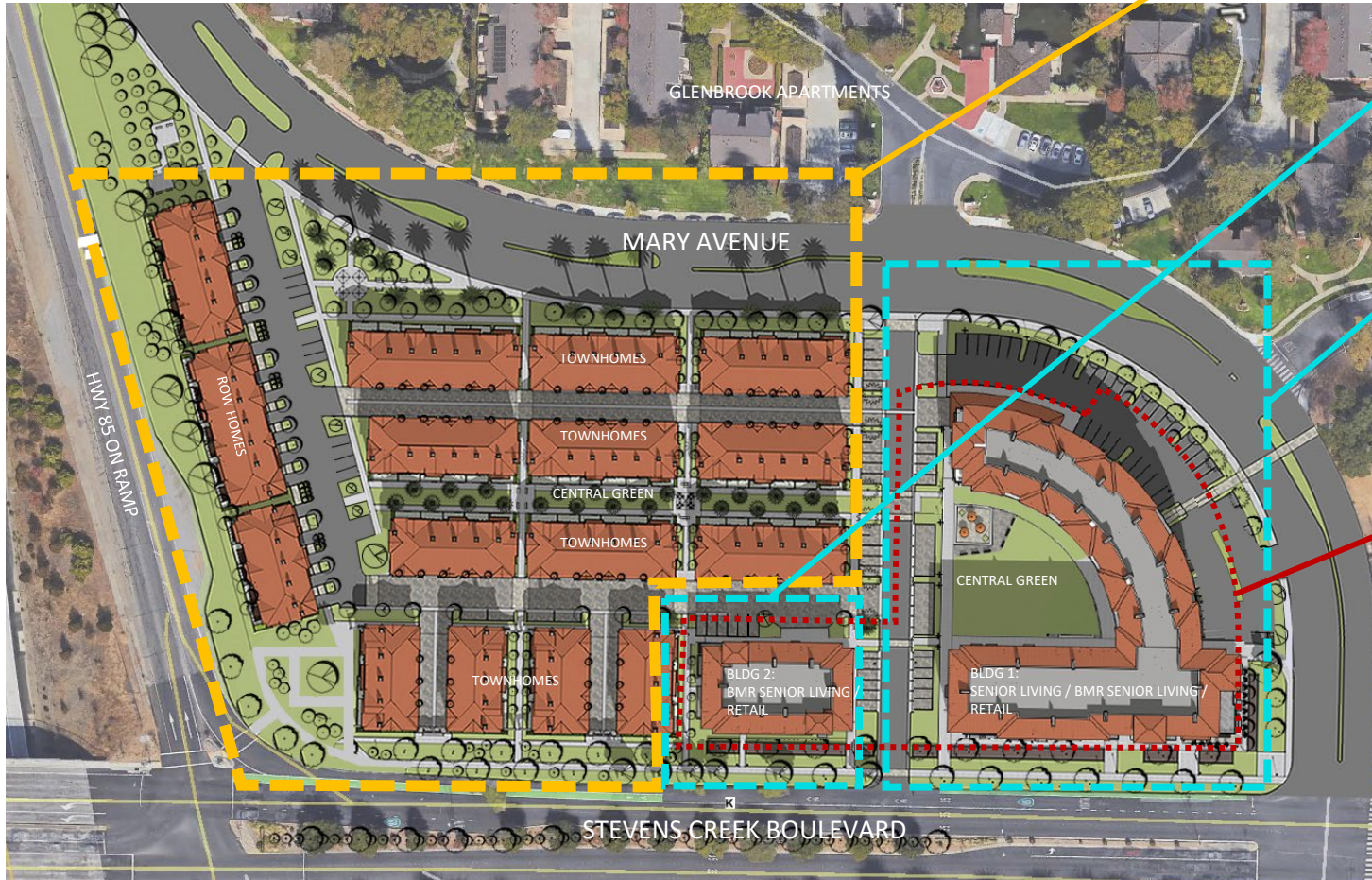
LEGEND

- ARTERIAL ROUTES
- REGIONAL ROUTES
- PEDESTRIAN ROUTES
- BICYCLE ROUTES
- BUS ROUTES

- SITE ACCESS POINT
- SITE CIRCULATION
- RETAIL
- RESIDENTIAL
- GREEN SPACE
- PARKING



Site – Proposed Plan



18 ROWHOMES
70 TOWNHOMES

39 BMR SENIOR
UNITS
2400 SF RETAIL

167 SENIOR UNITS
(INCLUDING 9 BMR
SENIOR UNITS)
17,600 SF RETAIL

BELOW GRADE
PARKING GARAGE



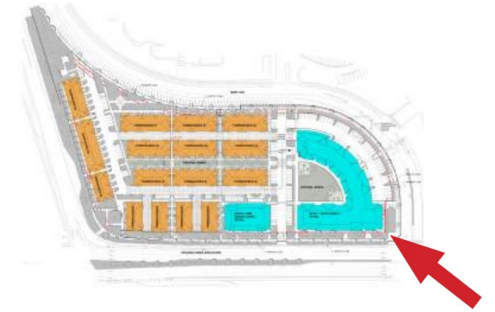
Site – Proposed Plan



View at Stevens Creek Boulevard



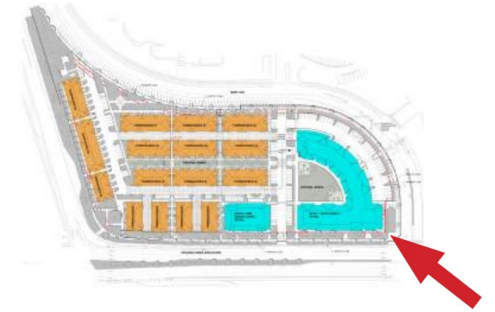
LEGEND



View of Building 1 at Stevens Creek Boulevard and Mary Avenue



LEGEND



View at Building 1 / Village Green



LEGEND



View at Building 2 – Senior Housing



LEGEND



View of Townhomes from Oak Alley at Stevens Creek Boulevard



LEGEND



View at Central Green Walk



LEGEND



View at Townhomes



LEGEND



View at Rowhomes



LEGEND



Thank you
City of Cupertino and the
Planning Commission



WESTPORT
CUPERTINO