

ATTACHMENT A
Westport Cupertino
Enhanced Senior and Family Living Project

Project Overview

The Enhanced Senior and Family Living Project is the redevelopment of a 71,254 square-foot shopping center on the 8.1- acre site (7.9 net acres) with a mixed-use urban village consisting of 294 residential units and 20,000 square feet of neighborhood retail/commercial space. The proposed project would result in the construction of two residential/commercial buildings; Building 1 is a six-story building with 167 senior residential units, including nine below market rate (BMR) senior units and 17,600 square-feet of ground-floor retail/commercial space, Building 2 is a five-story building with 39 below market rate (BMR) senior residential units and 2,400 square feet of ground-floor retail/commercial.

In addition, 70 single-family residential townhouses, 18 single-family residential rowhouses, and a one-level, below-ground garage with 122 residential parking spaces and 61 retail parking spaces are proposed. The townhouses and rowhouses have attached garages with on-site, surface, visitor parking. The senior housing and the retail uses would utilize surface parking and the below-grade parking garage.

The project conforms to the City's Density Bonus and Inclusionary (BMR) Housing Program by providing, of the total of 294 residential units, 48 on-site, below-market rate, senior housing units. This represents 20.3% of the allowed units. (see BMR Housing Attachment B). Twenty-nine would be affordable to families in the Very Low-Income category, and 19 to families in the Low-Income category.

The Enhanced Senior and Family Living Project includes a request for a density bonus of fifty-seven (57) additional units, bringing the total number of units to 294 dwelling units. The proposed density of the site is 37.2 dwelling units per acre (based on a net site area of 7.9 acres). It is entitled to the density bonus by virtue of providing 12.2% Very Low Income units (measured, pursuant to the State Density Bonus Law (Govt. Code Sec. 65915) and the Cupertino Municipal Code (Ch. 19.56), as against the base density of 30 du/ac, allowing 237 units).

The Enhanced Senior and Family Living Project maintains our objective of creating a gateway district with a mixture of housing, while emphasizing an increase in the amount of senior housing (both market rate and affordable) as compared to the originally proposed project.

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Project Characteristics

Westport Cupertino's prime corner for access, visibility and commercial activity is the southeast corner of the site, at the intersection of Mary Avenue and Stevens Creek Boulevard. This is the most prominent corner for viable retail, pedestrian and vehicle access, and the major connecting point to the Senior Center, Veterans Memorial Park, De Anza College, and the Heart of the City. The project responds to this condition by planning the greatest density of housing, coupled with retail and communal space at this corner. The intent is to create more opportunities for residents to support the on-site retail, use public transportation and access nearby amenities (such as the Park, Senior Center, Performing Arts Center), and thus be connected to the community at large. As the residences planned on this corner are senior residences, this also helps with providing convenient and close amenities and immediate access to public transportation. Rapid 523 VTA Bus Service which runs along Stevens Creek Boulevard would provide connections with Light Rail service and ultimately with BART. A new bus stop is being planned at the southeast corner of the site.

The taller, multi-unit, senior living buildings planned at this corner are Buildings 1 and Building 2. Building 1 is six stories, with five levels of senior housing and BMR affordable senior housing over 17,600 square feet of retail space. It has a 70'-0" eave line and is 79'-6" at the highest main roof point. The building has a tower element that is 91'-9" to the tallest tower peak. Building 2 is five stories with BMR senior housing at all levels and 2400 square feet of retail at the ground floor. It has a 55'-0" eave line and is 64'-6" at the highest main roof point. The building also has a tower element that is 73'-9" to the tallest tower peak. The uninhabited tower elements of Buildings 1 and 2 help articulate the buildings and signify entry points to the site and to the buildings. Both buildings provide ground floor retail space along Mary Avenue and along the Stevens Creek Boulevard frontage. Again, retail is positioned here to best serve the multi-family units above and, for viability, to be at the corner with the best access and visibility by the public at large.

The ground floor retail area is designed to be a part of an active pedestrian environment. The retail is planned around the Central Green communal open space with linking landscaped promenade to the residential portion of the site. Retail areas are double-sided to front both the central green and external streets, thus promoting activity as well as internal and external visibility. Automobile and bicycle parking are located at grade and adjacent to the retail areas to promote ease of access. In addition, there will be single story, below-grade auto parking for retail in the garage under Buildings 1 and 2.

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Lower, townhomes and rowhomes transition through the center of the site and to the western edge. The townhomes and rowhomes are three stories with garage and have eaves at 30'-6". The homes are arranged to create a Central Green that connects the ends of the site. Pathways and pocket parks are linked via landscaped walks to give the community opportunities for social gathering and connection.

As mentioned above, the Enhanced Senior and Family Living Project is eligible for a Density Bonus per the State Density Bonus Law and local City Density Bonus Code. Pursuant to both laws, the Applicant is requesting three waivers of development standards that would have the effect of physically precluding the development of the Project at the density and in the manner proposed by the Applicant. These waivers include:

1. Height waivers for Building 1 (senior residential/commercial) and Building 2 (senior housing) from 45 ft. height limit to allow heights currently illustrated on Sheets G204 and A211 thru A217.
2. Slope setback waivers for Building 1 (senior residential/commercial) and Building 2 (senior housing) from 1:1 to slope setback currently illustrated on Sheet G204.
3. Waiver to CMC requirement that the affordable units be dispersed throughout the Project (Section 19.56.050.G.1) to allow that all affordable units be located within the senior housing buildings (Buildings 1 and 2).

Off-Street Parking for the retail portion of the project will be in accordance with Table 19.124.040(A), as provided for in CMC Section 19.124.040. Retail parking will occur in surface lots and in the below grade parking garage.

Off-street residential parking will be per 19.56.040(C), as provided for in Density Bonus CMC section 19.56.040: Off-street parking standards for certain housing developments. The development meets the criteria for this section by providing rental or ownership housing with 12.2% very low income units (over the required 11% very low income units) and within a one-half mile of a Major Transit Stop and unobstructed access to the stop. Parking for Residents in Buildings 1 and 2 will be in the below grade parking garage and have valet assist. Parking for the townhomes and rowhomes will occur inside the structures with additional surface parking for visitors.

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Residential Uses

The proposed residential uses are consistent with the mixed-use residential designation and permitted use associated with the Housing Element Priority Site designation. The Westport Cupertino site includes a variety of housing options. The mix of unit types have been programmed to provide living spaces for young professionals, couples, families, and seniors who enjoy living in a mixed-use village environment (refer to Table 1, Residential Product Mix/Size).

The Senior Residential /Commercial Building 1, has five stories of senior living with a total of 167 senior units. The building lobbies are located on the ground floor with 17,600 square feet of retail space. The residences range from studios to one-bedroom to two-bedroom units. Nine of the units will be affordable senior units at the low-income level. These units will be distributed throughout Building 1. There are also 27 memory care assist residences. The facility has on-site library, theater, lounge, restaurant, café, roof deck and terrace, medical offices, and exercise rooms to provide a range of activity and support for senior residents. A vehicle drop-off / pick-up area is also incorporated into the design to assist with senior transportation.

Senior Residential/Commercial Building 2 comprises five stories of affordable senior residential living, three ground-floor affordable senior residences, and 2,400 square feet of ground floor retail. This structure would accommodate 39 single-bedroom affordable senior living units with all required specialty design accessibility features. (See Attachment B). Twenty-nine of the units will be for Very Low Income seniors, with the remaining 10 for Low Income seniors. It also has an onsite community room, roof deck and the potential to use the amenities of Building 1.

In the project's central section, 70 residential three-story townhouses are proposed. Of this number, 44 will be 3-bedroom, 3-bath units, and 26 will be 3-bedroom, 2.5-bath units. At the western edge of the property, 18 residential three-story rowhouses are proposed, 12 of which will be 3-bedroom, 3-bath units. The remaining six will have 3 bedrooms and 2.5 baths. All townhouse and rowhouse units have an attached garage.

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Retail/Commercial Uses

With the project's prominent location across from the Cupertino Senior Center and Veterans Memorial Park, it is anticipated that, in addition to residents of Westport Cupertino, members of the community, and those who participate in activities and events at the Senior Center and the Park will make use of the neighborhood commercial amenities offered at Westport Cupertino.

The project's senior living units are in Buildings 1 and 2. Within these buildings there is approximately 20,000 square feet of ground floor commercial/retail space that fronts onto Stevens Creek Boulevard and Mary Avenue. The intent of having this commercial component at the corner of the property and within the senior-living component of the Project is to provide easy and direct access to commercial retail and restaurant services for the seniors living in these buildings, as well other non-resident seniors from the Senior Center located across Mary Avenue.

There is on-grade parking between the two buildings. Automobile and bicycle parking are located at grade, for ease of access to the retail uses. In addition, there will be below-grade auto parking under both residential/commercial structures.

The ground floor of Building 1 includes approximately 17,400 square feet commercial/retail space with an active pedestrian environment along the street frontages on Stevens Creek Boulevard and Mary Avenue. The retail/commercial space is double-sided to front both onto the external streets and the central green area that is located along the eastern side of the building, thus promoting pedestrian activity as well as providing internal and external visibility for these spaces. It is envisioned that the ground floor space in Building 1 fronting Mary Avenue would feature a restaurant/dining area with direct access to on-site parking and drop-off valet services. On the side fronting Stevens Creek Boulevard, Building 1 provides commercial space to accommodate a mix of retail and a smaller restaurant or food service uses (such as a bistro).

Additional retail/commercial opportunities are included in Building 2, with approximately 2,400 square feet of retail space fronting on Stevens Creek Boulevard. Thus, over 75% of the linear feet in Buildings 1 and 2 with direct frontage on Stevens Creek Boulevard will be devoted to retail/commercial space.

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Open Space

For the 294 residential units proposed, the project provides approximately 44,945 square feet of Common Open Space on-site. This meets the requirement of 150 square feet per unit or 44,100 square feet of open space requirement. The Heart of the City requires between 70%-80% of the Common Open Space be created as Common Landscape Space and 20%-30% be Common Hardscape Space. The plan achieves this by freeing up previously allocated Common Hardscape Space and allocating it to Common Landscape Space. The balance of Common Hardscape Space is made up by using the Heart of the City option to add roof deck space. A 2,000 square foot roof deck is added to Building 1, and a 1,200 square foot roof deck is added to Building 2. Both decks will be situated in the mechanical wells behind the sloped roofs. The decks will be raised but setback from roof edges, in order to provide views, and to conceal them from the street. In total, the provided Common Landscape Space added in the Central Green and associated pocket parks is approximately 75.9% (34,150 square feet) and Common Hardscape Space is approximately 21.8% (9,800 square feet).

In addition, the residential units are each allocated private space. The requirement is to provide a minimum of 60 square feet per unit, attached to the unit, and a minimum dimension of 6'-0". In the Multi-unit Senior Living Buildings 1 and 2, each unit has a balcony or terrace ranging from 60 square feet to 132 square feet and meeting the dimensional requirement. Due to security and safety requirements, the Memory Care units will not have individual balconies, but a secure 1650 square feet terrace dedicated to these residents and located on their building floor, for supervised activity. The townhomes will have patios ranging from 104 square feet to 125 square feet. The rowhomes will have patios ranging from 295 square feet to 375 square feet. All patios will meet the dimensional requirement.

Open space is also provided for retail uses. For the 20,000 square feet of retail space proposed, a minimum 2.5% of the gross area of the buildings is required for sitting or outdoor eating. Approximately 2400 square feet (or 12% of the retail space) is allocated in front of the retail areas of Buildings 1 and 2. It is located along the Stevens Creek Boulevard and Mary Avenue to promote retail activity and take advantage of the planned Oak Alley along Stevens Creek Boulevard.

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Grading / Stormwater Management / Wastewater / Water Supply

The Enhanced Senior and Family Living Project is primarily a replanning of the interior of Building 1. Utilities (such as water supply and wastewater) will be minimally affected. Grading will not be affected, and Stormwater Management may be minimally reduced with the minor reduction in impervious walkways in select areas of the site.

Access, Circulation and Parking

The access, circulation and parking for the Enhanced Senior and Family Living Project is primarily the same as the base project, with a minimal reduction in number of cars parked in the underground garage per the senior living above. Seventeen of the surface retail spaces will be located to the parking garage to provide for a vehicle drop-off and valet service for the Senior Living in Building 1. The occurs at the end of the eastern surface parking lot. Valet can access the parking garage from on-site roads.

Tree Protection / Removal

The Enhanced Senior and Family Living Project is the same as the base project with minor revisions to the pocket parks in the northwest and southwest corners and at the vehicle drop-off.

Project Construction / Phasing

The Enhanced Senior and Family Living Project will be similar to the base project.

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Table 1: Residential Product Mix/Size

	# of Units	# of Bedrooms	# of Bathrooms	Gross Square Feet (GSF)	SF Garage	Total GSF (GSF+SF Garage)
Townhouse	26	3	2.5	2468	530	2998
	44	3	3	1760	597	2357
Rowhouse	6	3	2.5	2028	660	2688
	12	3	3	1698	529	2227
Building 1- Senior Housing	27	Memory Care Units (LG)	1	282-306		
	25	Studio	1	340-590		
	82	1	1	518-1000		
	33	2	2	1000-1200		
Building 2 - Senior Housing	18	Studio	1	500-595		
	21	1	1	624-948		

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Table 2: Vehicle Parking

Building #	Building Use	Parking Rate	Required Spaces	Provided Spaces
Building 1: Residential- Retail	Retail (17,600 SF) (Uni-size)	Retail: 1 spaces per 250 SF Restaurant: .33 space per seat	34 80	114 Total 54 (at grade) 60 (in garage)
	Residential (167 Units) (9'-6" x 20')	Req'd Spaces for units (.5 per Bedroom)	101	101 total covered single spaces in garage. (Spaces are assigned to units)
Building 2: Residential- Retail (Senior / BMR Housing)	Retail (2,400 SF) (Uni-size)	1 per 250 SF	11	11 Total 10 (at grade) 1 (in garage)
	Residential (39 units) (9'-6" x 20')	Req'd Spaces for Studio-1BR Units (.5 per Bedroom)	21	21 total covered single spaces in garage. (Spaces are assigned to units)
Building 3: Residential- Townhouses/ Rowhouses	Residential (88 units) (10'x20')	Req'd Spaces for 2-3BR Units (.5 per Bedroom)	132	176 (2 per unit / in units)
		Visitor Spaces	0	32 (at grade)

Note: Parking for Each Building Use is per Parking Table 19.124.040(A) for Retail and Table 19.56.040(C) for Residential

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Table 3: Bicycle Parking

Requirements	Building 1		Building 2	
		(Required/Provided)		(Required/Provided)
Green Building Standards Non-Residential: Mitigation Measure 5.106.4.1.1	Long Term Retail (Class I) 5% of Vehicles (40 Vehicles)	2 Req'd / 2 Provided	Long Term Retail (Class I) 5% of Vehicles (5 Vehicles)	0.25 Req'd / 1 Provided
Parking Table 19.124.040(A)	Short Term Retail (Class II) (1/ 1,250 SF Retail) (1/1,200 SF Restaurant)	6.48 Req'd / 7 Provided 7.9 Req'd / 8 Provided	Short Term Retail (Class II) (1/ 1,250 SF)	1.92 Req'd / 2 Provided
	Long Term Residential (Class I) (1 per 2 units)	83.5 Req'd / 84 Provided	Long Term Residential (Class I) (1 per 2 units)	19.5 Req'd / 20 Provided
	Short Term Residential (Class II) (1/ 10 units)	16.7 Req'd / 17 Provided	Short Term Residential (Class II) (1/ 10 units)	3.9 Req'd / 4 Provided