

Charrette Two Summary Report



Table of Contents

- **Charrette 2 Focus and Overview**
- **Program Parameters**
- **Patterns of Public Space**
- **Patterns of a Vibrant, Walkable Environment**
- **Allowed heights and uses**
- **Transitions at the Western Edge**
- **Concluding thoughts and Next Steps**



Focus for Charrette Two

What Charrette One did: Established a foundation for further testing/investigation

Focus of Charrette Two:

- Understanding what to put in Specific Plan and Code to ensure predictable implementation
- Test identified parameters for the desired degree of flexibility
- Clarify that the Specific Plan is a set of rules for future development - we are not creating the design



What to Regulate in the Specific Plan:

- **Street and Block Network**
- **Circulation Network: Required vs. Flexible**
- **Heights & Transitions**
- **Town Square: Size, Activation, Potential Locations**
- **Street Design Parameters**

Charrette 2 Schedule:



Community Participation

Charrette Two attracted a range of interested participants:

- 30-40 people at Opening and Closing Presentations, and the presentation on School Enrollment.
- Approximately 30-50 people attended Open Studio over the course of the week.



Community Input To Date

Meeting Participation:

- 3219 public comments recorded
- 928 people participating in person (interviews, charrettes, meetings)
- 152 hours of open public access (open studio, open house)

Online Participation:

- 7446 views of the online page
- 545 online comments
- 440 registered online users



What We Heard

Community Concerns:

- Public space at ground level
- Better streets for pedestrians
- Respect heights
- Places for kids
- Community gardens
- Bird safety in building design



What We Heard

School District's Concerns:

- Decreasing numbers of students
- Not being able to retain teachers due to high cost of living



The Impact of a Vallco Development on School Funding and Enrollment

**Cupertino Community Hall
10350 Torre Avenue, Cupertino
Tuesday, May 22, 2018, 5:30 - 7 pm**

Citizens of Cupertino are rightly concerned about the impact of any development on the highly reputed school districts in Cupertino.

Community members have raised questions about how redevelopment at Vallco might impact our schools.

Fremont Union High School District Superintendent Polly Bove along with EPC Principal Tom Williams, a respected demographer who has worked with most of the school districts in the County for several years, will present a data-driven analysis of what impact a Vallco development is expected to have on our local schools.



Establishing Program Parameters



Program Concerns Heard

After Charrette One, common questions we heard were:

- **Why not study a higher retail program?**
- **Why not study a lower office program?**

After Charrette One, additional program options were created and a preliminary analysis was done by the economist to get a better understanding of the thresholds of viability.

Use	Program Ranges Studied at Charrette One
Retail/Ent.	411,000 - 436,00 sf
Office	1,300,000 - 2,000,000 sf
Housing	2,400 units
Civic	45,000 - 65,000 sf

Use	Program Ranges Studied AFTER Charrette One
Retail/Ent.	400 - 600,000 sf
Office	750,000 - 1,500,000 sf
Housing	3,200 units
Civic	45,000 - 65,000 sf

400-600,000 sf Can Achieve Your Goal of a Vibrant Retail Environment

Retail centers have adapted to changing trends and many popular shopping and entertainment destinations have this range of retail square footage:

- Santana Row = 600,000 sf
- Bay Street = 400,00 sf
- Veranda Concord = 370,000 sf
- Corte Madera Town Center = 400,000 sf



Office Makes Project Viable. Also Can Be Key to a Vibrant Downtown

The benefits of including office as a program use were assessed:

- Offices provide daytime spenders that support local businesses.
- It is possible to attract institutional tenants as major employers.
- The office use can be tailored to include services desired in a downtown: medical and dental offices, professional services, etc.



Provide Diverse Housing Choices

Housing was a key discussion topic:

- The plan should consider creative housing types such as Co-Housing
- A key step will be to determine the desired ratio of below-market rate housing (BMR) and how to provide it.
- Affordable housing must also be considered for groups that have not been discussed to date: median and moderate income
- If there is a need for taller buildings, the plan must regulate how tall and where.



Innovation Center/Hub

The Innovation Hub idea was further explored with possible uses:

- Business incubator/ accelerator
- Educational institutions (all levels), potential satellite campus
- Incubator exchange program
- Executive/ continuing education
- Maker space
- On-site dormitory

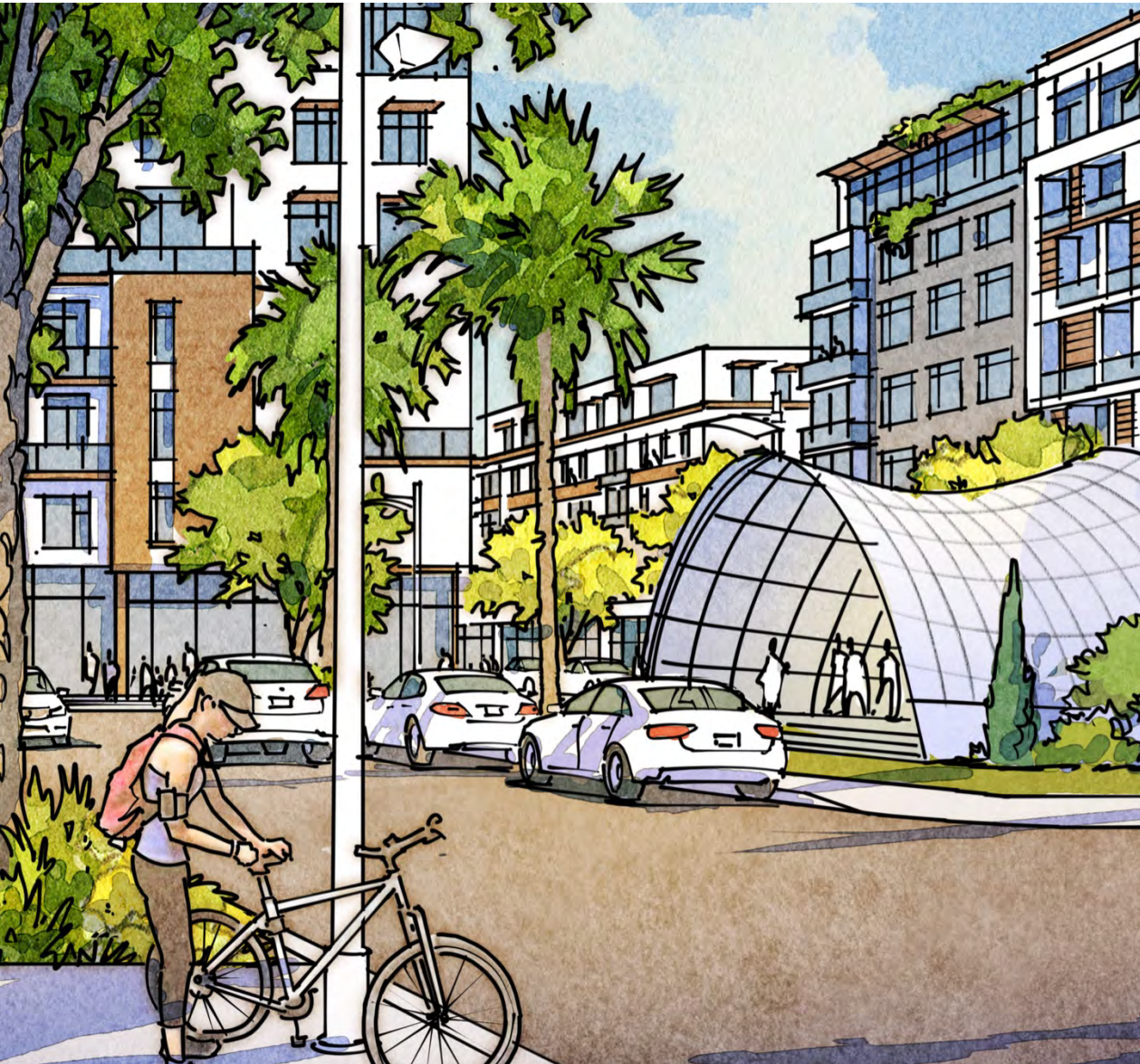


Performing Arts Theater

The desire for a Performing Arts Center was reinforced, with an example from Mountain View for the program:

- 41,000 sf excluding circulation.
- 5,300 square foot lobby
- 600 seat main stage
- 250 seat second stage
- Rehearsal room





Regulating the Patterns of Public Spaces



A Town Square & Downtown is Desired

There can be many viable solutions: the location, shape, and programming can vary.

“The City envisions a complete redevelopment of the existing Vallco Fashion Mall into a vibrant mixed-use “town center...”

Cupertino General Plan 2014-2020, Chapter 3 Land Use



Amount and Quality of Public Space

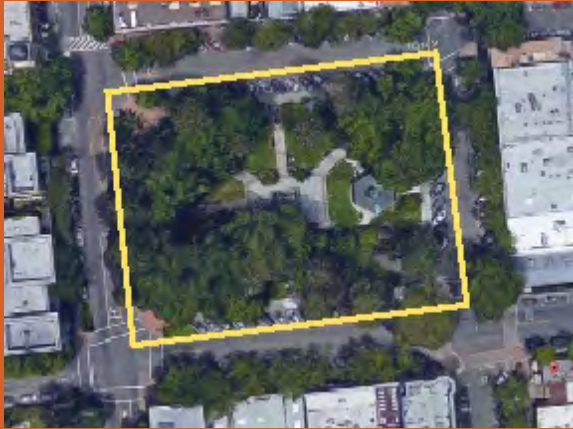
From the community feedback received, it is clear that there is a desire for more public space.

- We are not going to get 30 acres without the large green roof
- However, we can get enough high quality public space at ground level with a thoughtful plan
- There is no reason to not encourage green roofs on individual buildings



Study of Precedents to Inform Rules

Many successful Downtown public spaces are between 1-2 acres in size



Healdsburg, California

200' x 280' | 1.29 acres



Oakland, California

Irregular | 1.95 acres



Portland, Oregon

230' x 230' | 1.21 acres



San Jose, California

440' x 120' | 1.21 acres

Variety of Public Space Types

Public space can be of many types. The Specific Plan can define the required amount of on-site publicly accessible open space and provide standards for minimum sizes.



Neighborhood Park



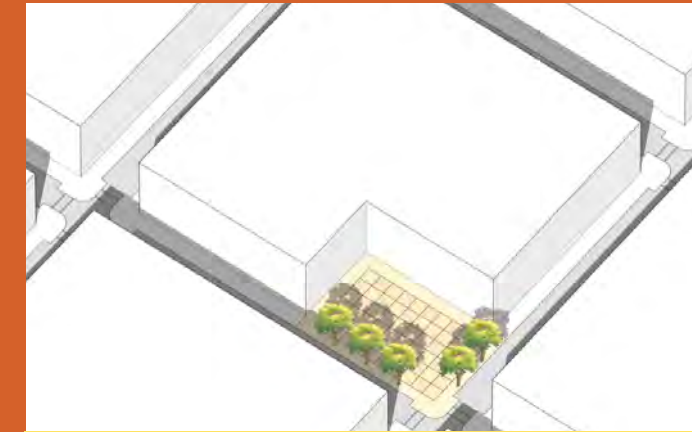
Plaza



Greenway



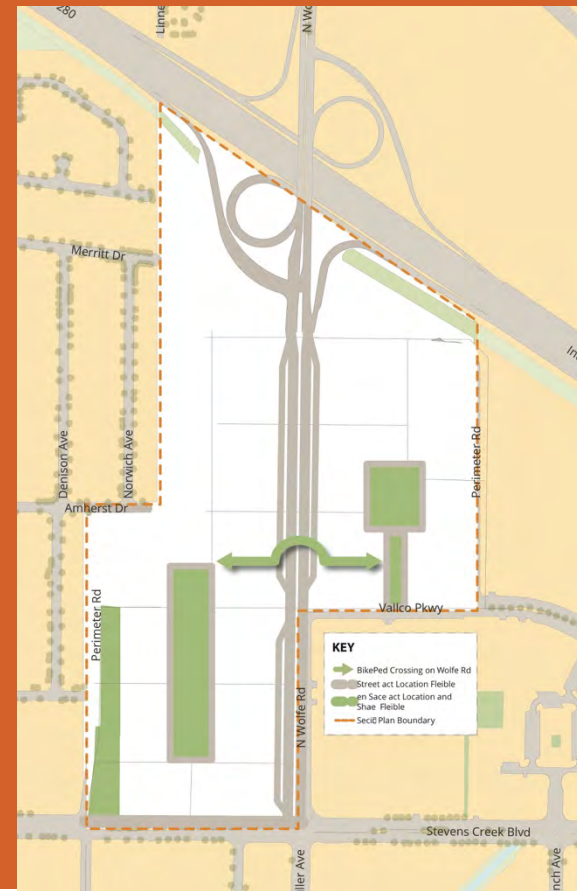
Pocket Park



Pocket Plaza

Regulating for Active Public Spaces

The exact location of publicly accessible open space can vary, as long as they meet certain design parameters (such as minimum size, proportion, surrounding uses, etc)



Regulating for Active Public Spaces

Existing regulations would require approximately 13 acres of park for this site with 2,400 housing units.

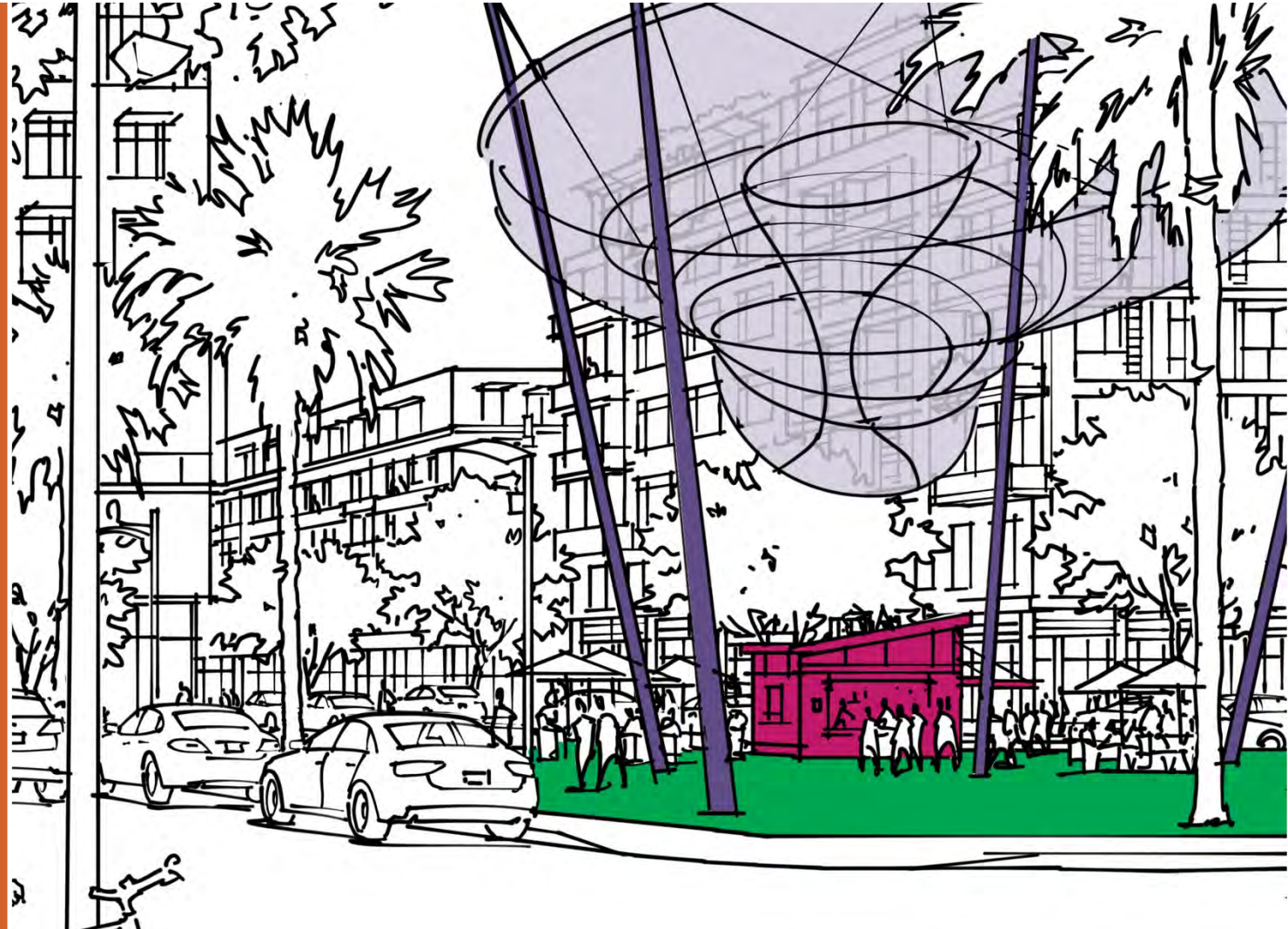
Recommend requiring 6-7 acres at grade on site, with in lieu fee for remaining amount of park space to improve public spaces nearby.



Regulating for Active Public Spaces

Critical components:

- Spaces for recreation and civic gatherings
- Include active uses within the open spaces
- Incorporate public art

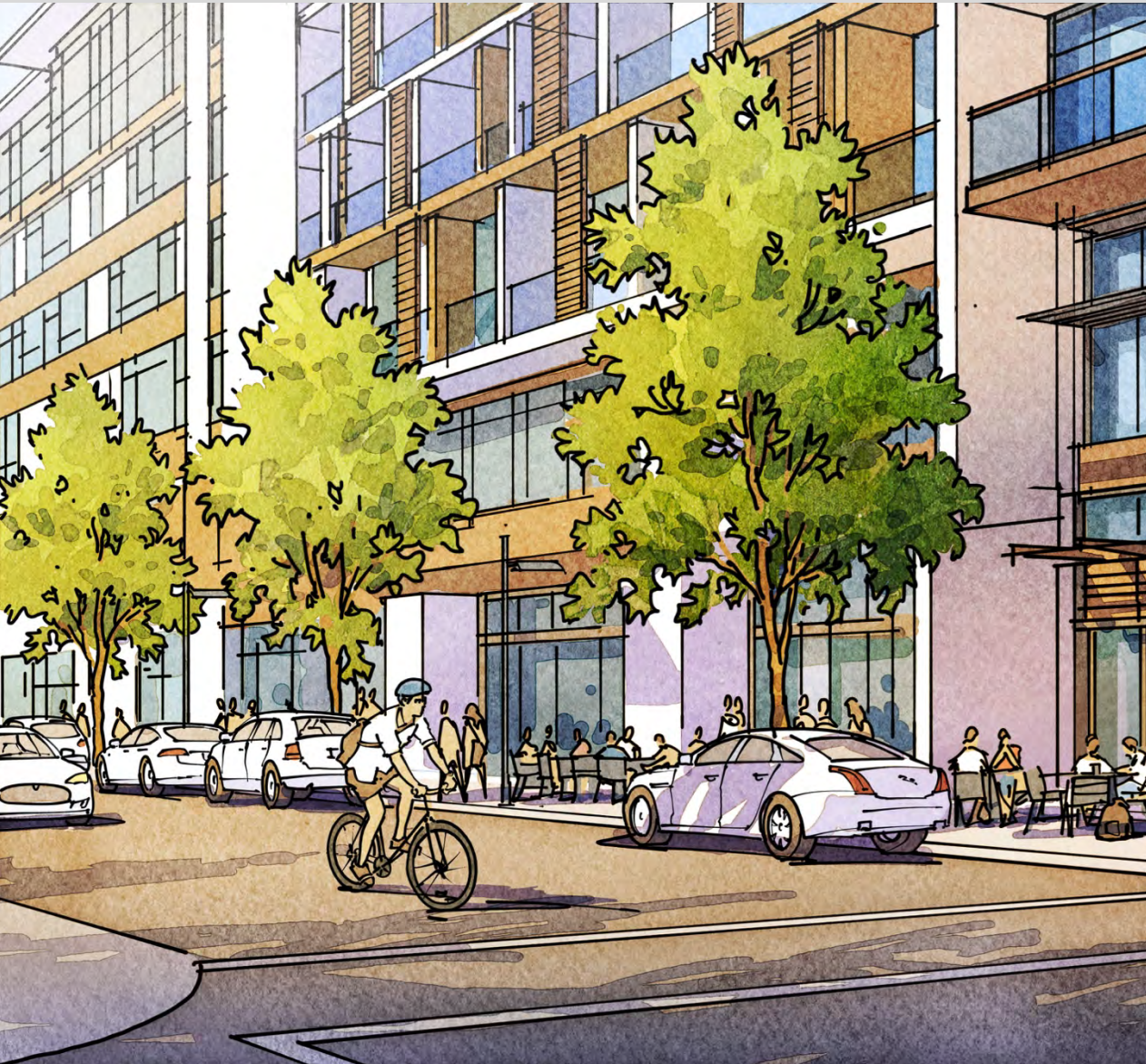


Regulating for Connectivity

A feature such as a signature pedestrian bridge across North Wolfe can allow pedestrian and bicycle connectivity through open spaces.

This can be allowed and encouraged (but not required) in the Specific Plan.





Regulating the Patterns for a Vibrant, Walkable Environment



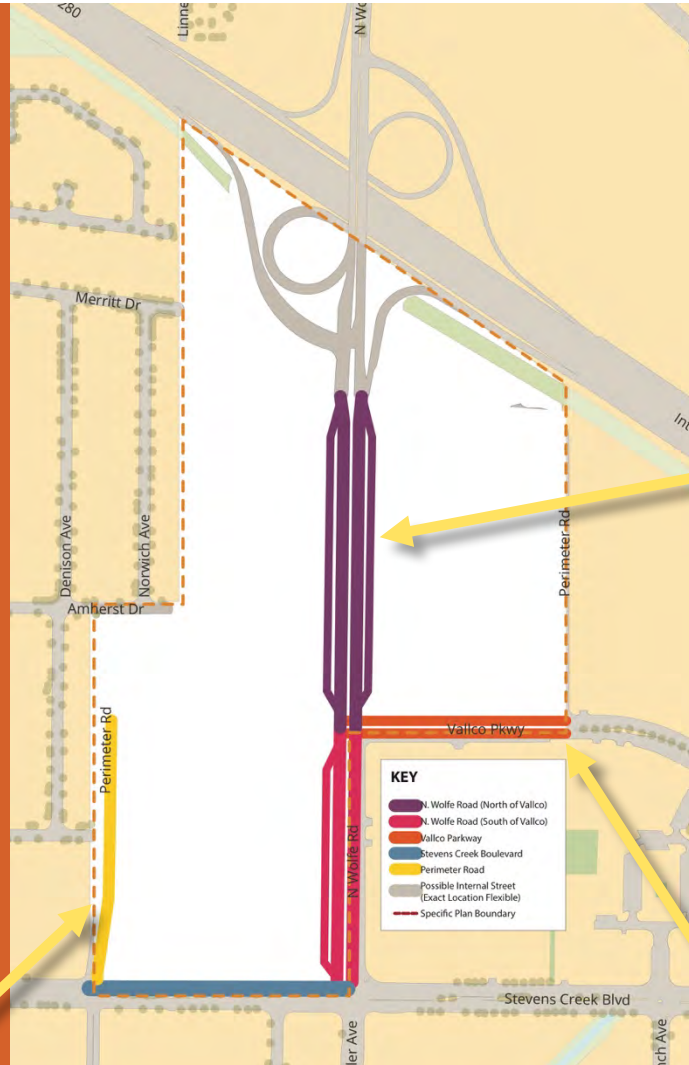
Regulating for a Walkable Environment

Define Primary Streets and their requirements:

- Locations are fixed
- Serve as a transition to existing neighborhoods
- Should support plan design elements



Perimeter Road



North Wolfe Road



Vallco Parkway

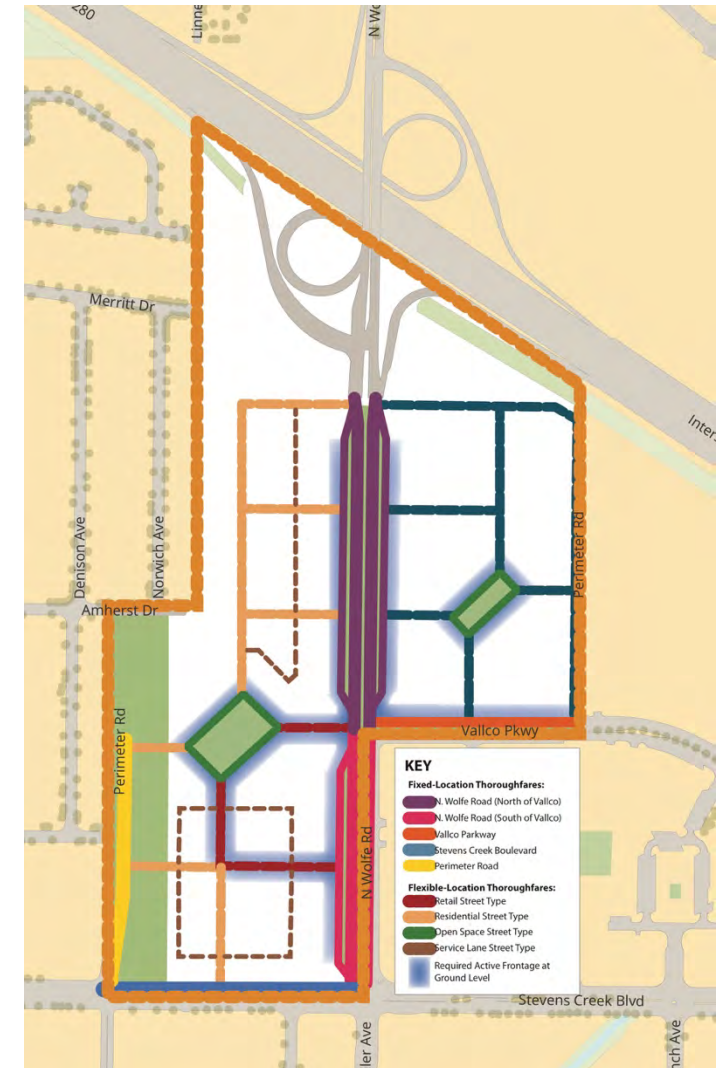
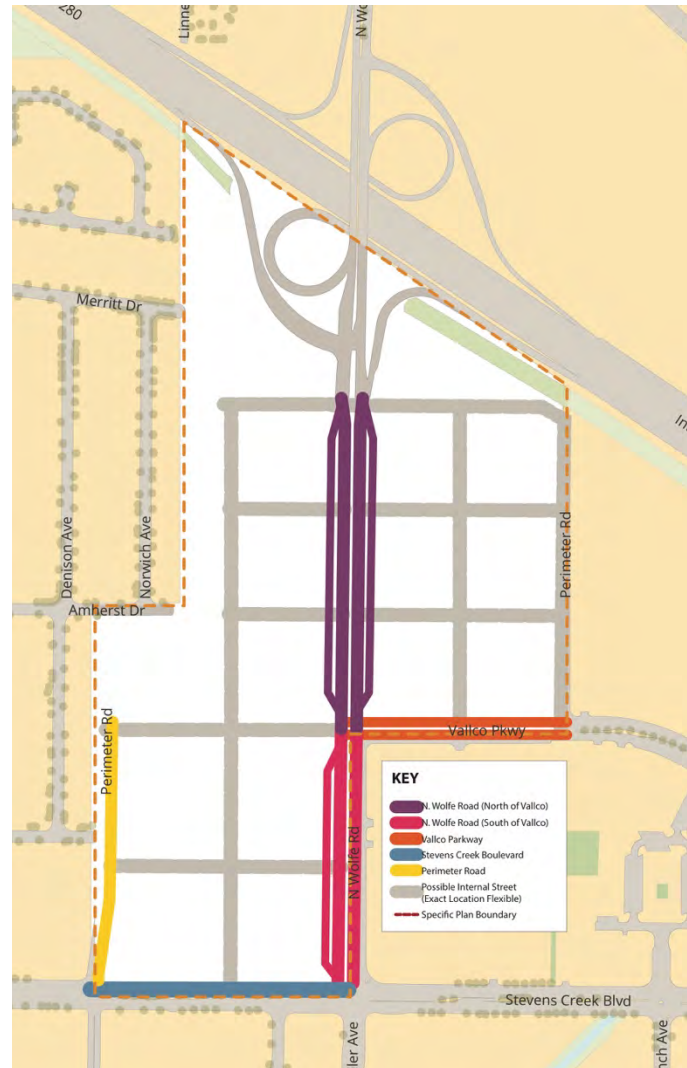
Regulating for a Walkable Environment

Define Secondary Streets and their requirements:

- Locations are flexible
- Adaptable to network necessities.

Define Public Space Elements

- Define conditions for streets and environments around public spaces.



Regulating for a Walkable Environment

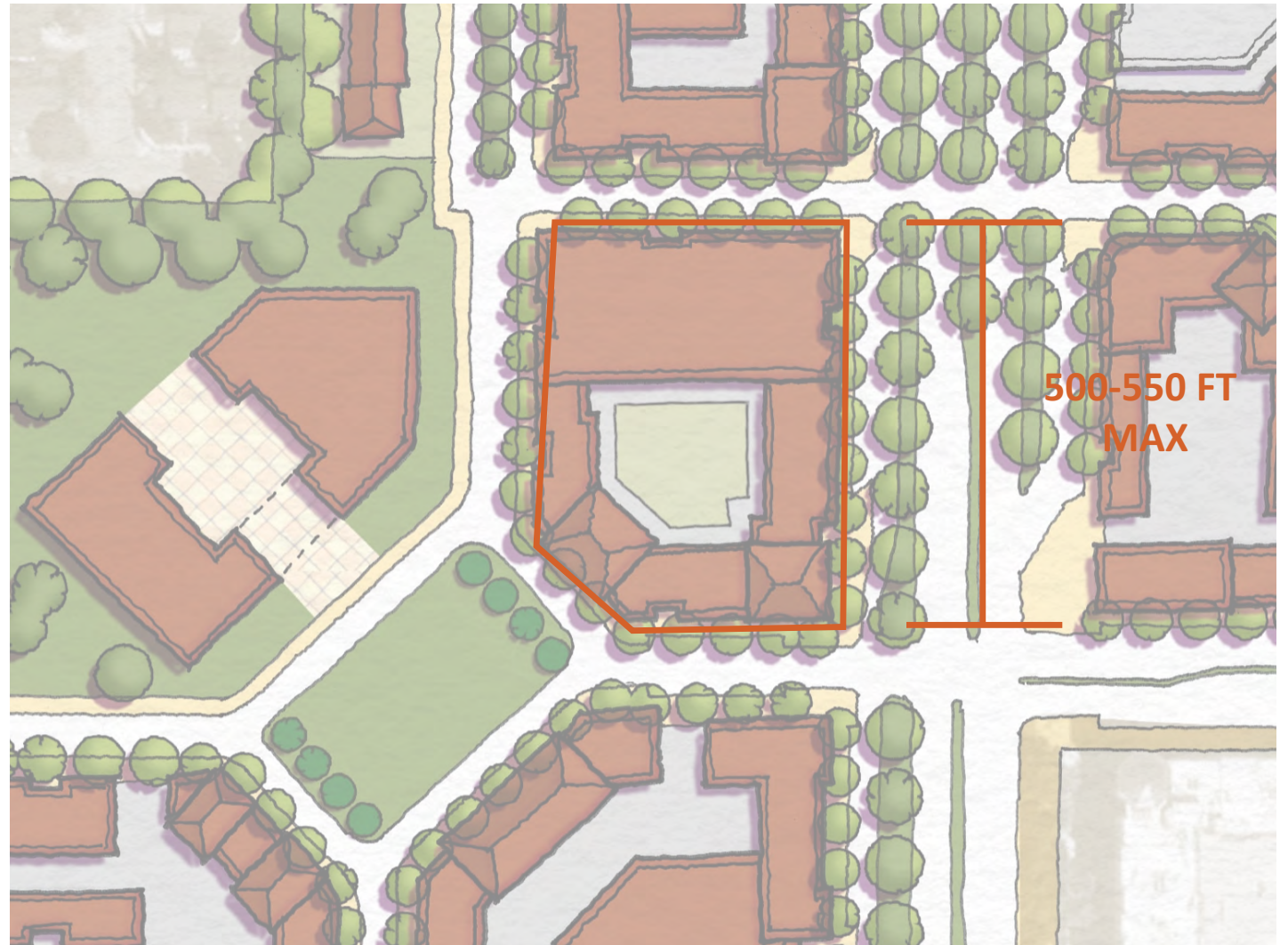
To ensure a walkable environment, the street network will be defined by regulations for block size.

Elements to consider:

- 500-550 feet max. block length
- 1400 feet max. block perimeter

Benefits:

- Promotes walkability
- Strengthens connectivity



Regulating for a Walkable Environment

Vibrant Streetscapes and Active Publicly accessible Open Spaces

- Contribute to a walkable environment
- Community interaction



Regulating for a Walkable Environment

Active Ground Floor

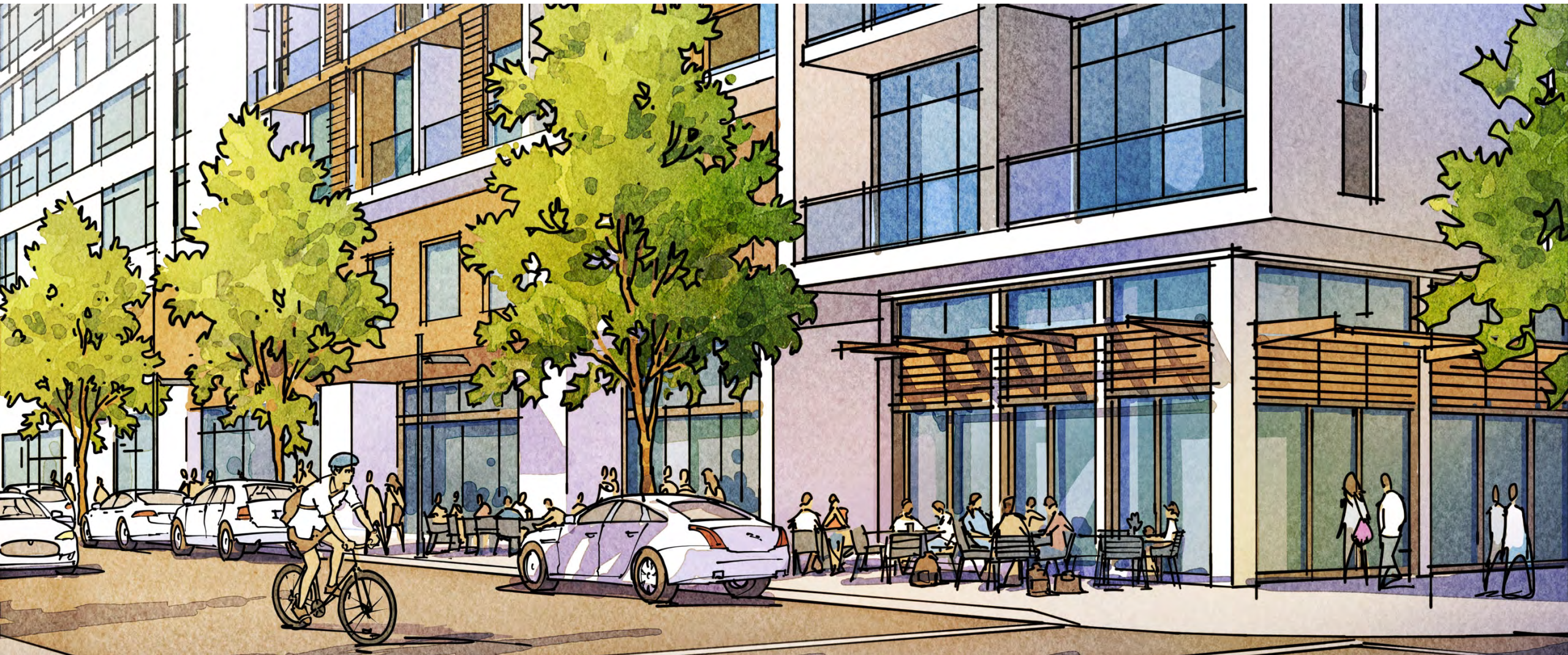
- Shopfronts should be attractive to users (window shop).
- Required degree and percentage of transparency along street.

Public Realm

- Adequate and well designed spaces to walk, sit, or park your bike.



Example of Retail Frontage: 1-story



Example of Retail Frontage: 2-story

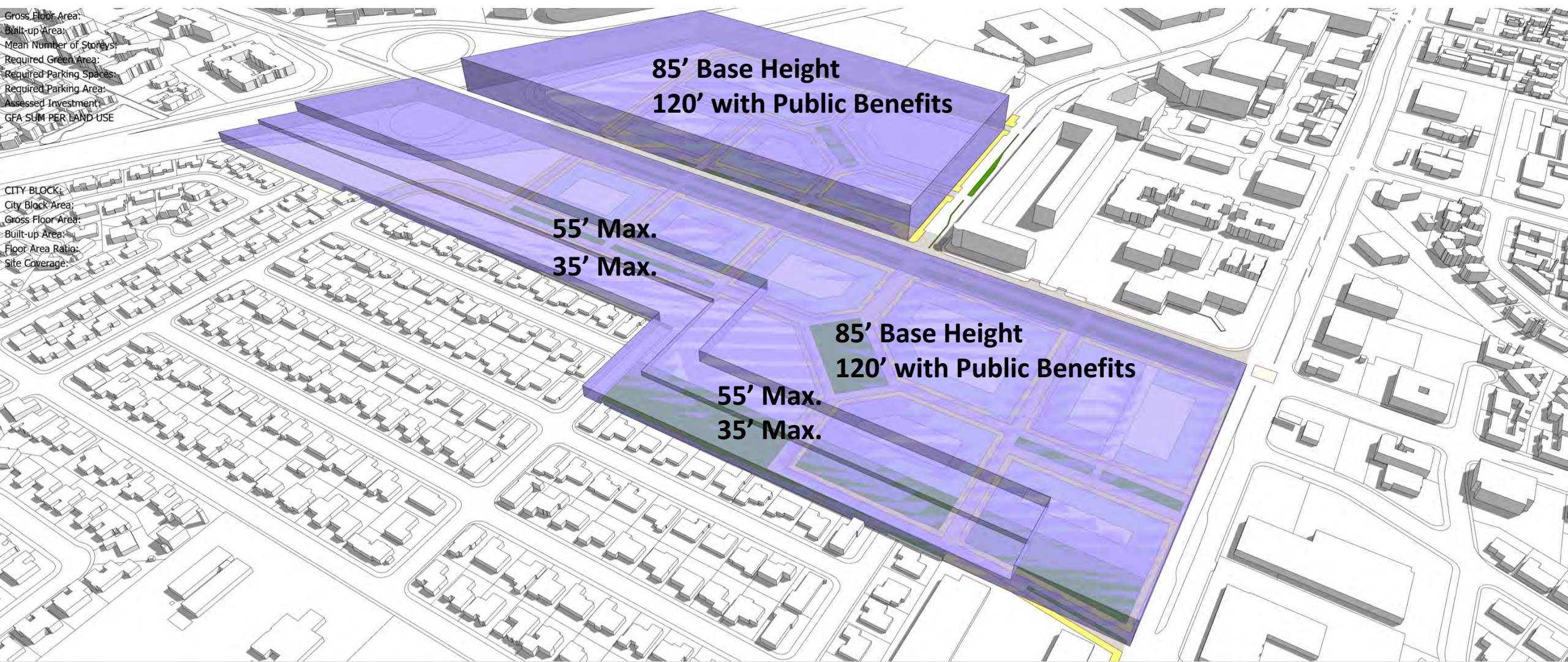




Initial Thoughts on Allowed Heights & Uses



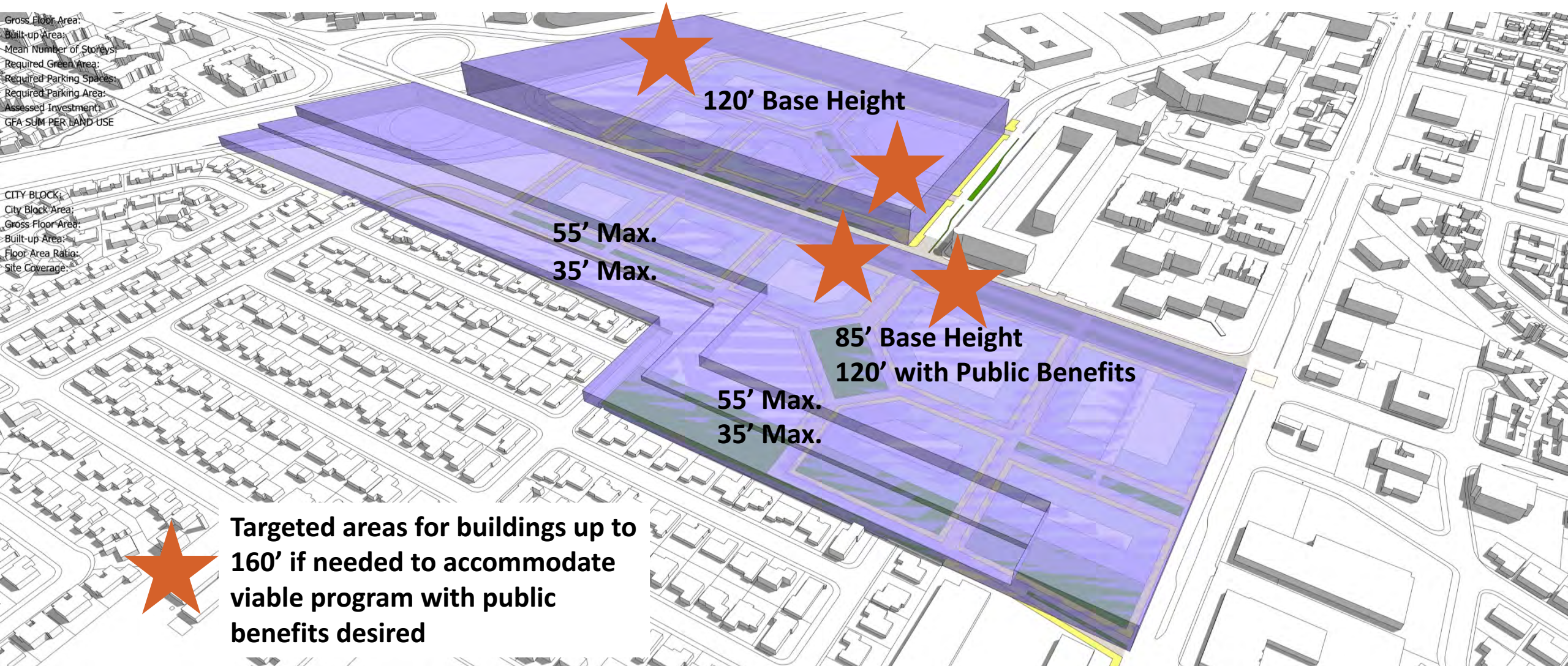
Recommended Allowed Heights



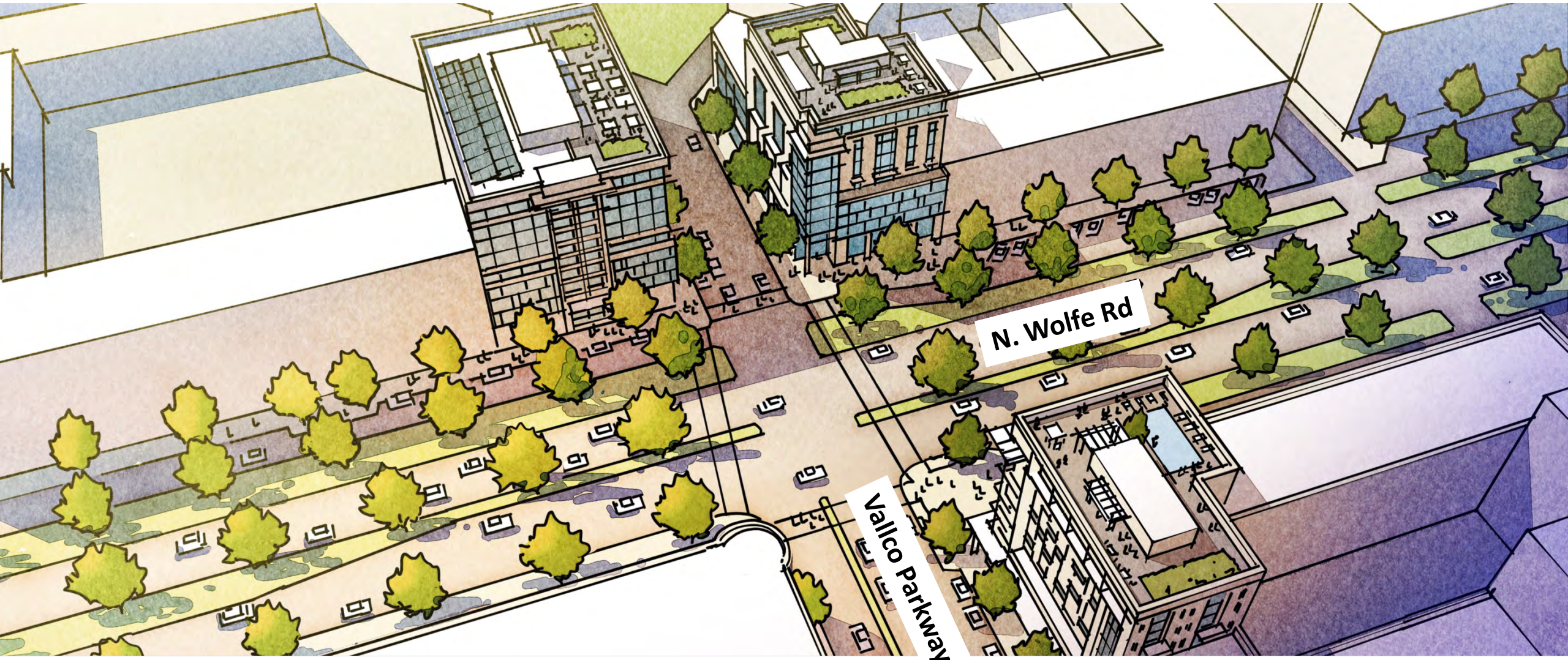
Gross Floor Area:
Built-up Area:
Mean Number of Storeys:
Required Green Area:
Required Parking Spaces:
Required Parking Area:
Assessed Investment:
GFA SUM PER LAND USE

CITY BLOCK:
City Block Area:
Gross Floor Area:
Built-up Area:
Floor Area Ratio:
Site Coverage:

Locations for Taller Buildings if Needed



Focus Taller Buildings in Few Key Locations



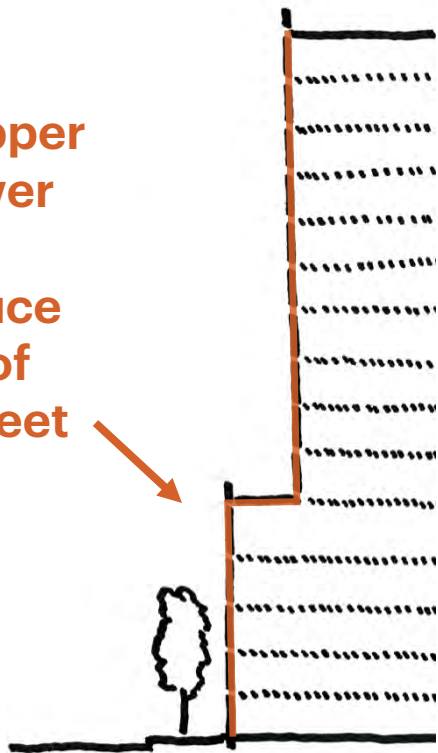
Massing for Taller Buildings

Option 1: No Base Articulation



Massing for Taller Buildings

**Option 2: Upper
floors of tower
steps
back to reduce
perception of
height at street
level**



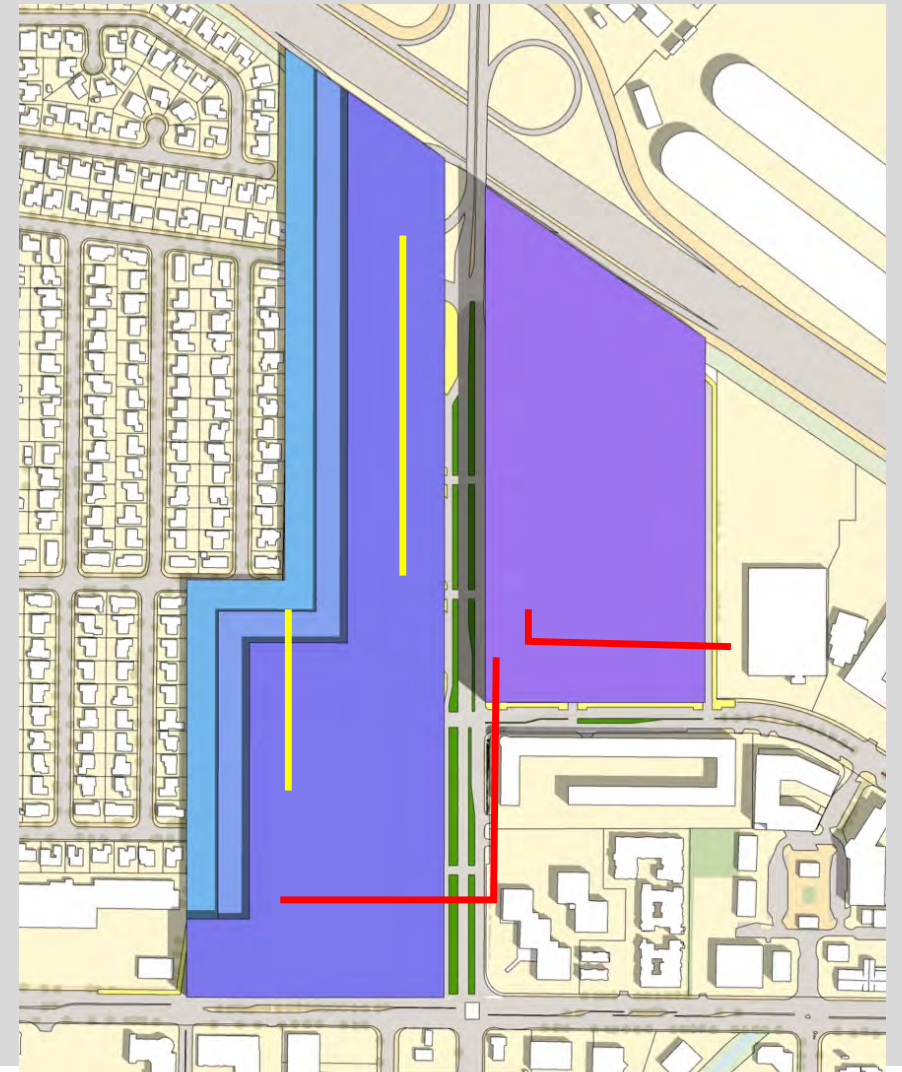
Allowed Uses

General Allowed Use Types Key:

 Required Retail/Entertainment

 Required Residential

Uses are open (Retail, residential, office, etc.)
on ground floor and upper floors for all other
areas



Regulating the Transition at the Western Edge

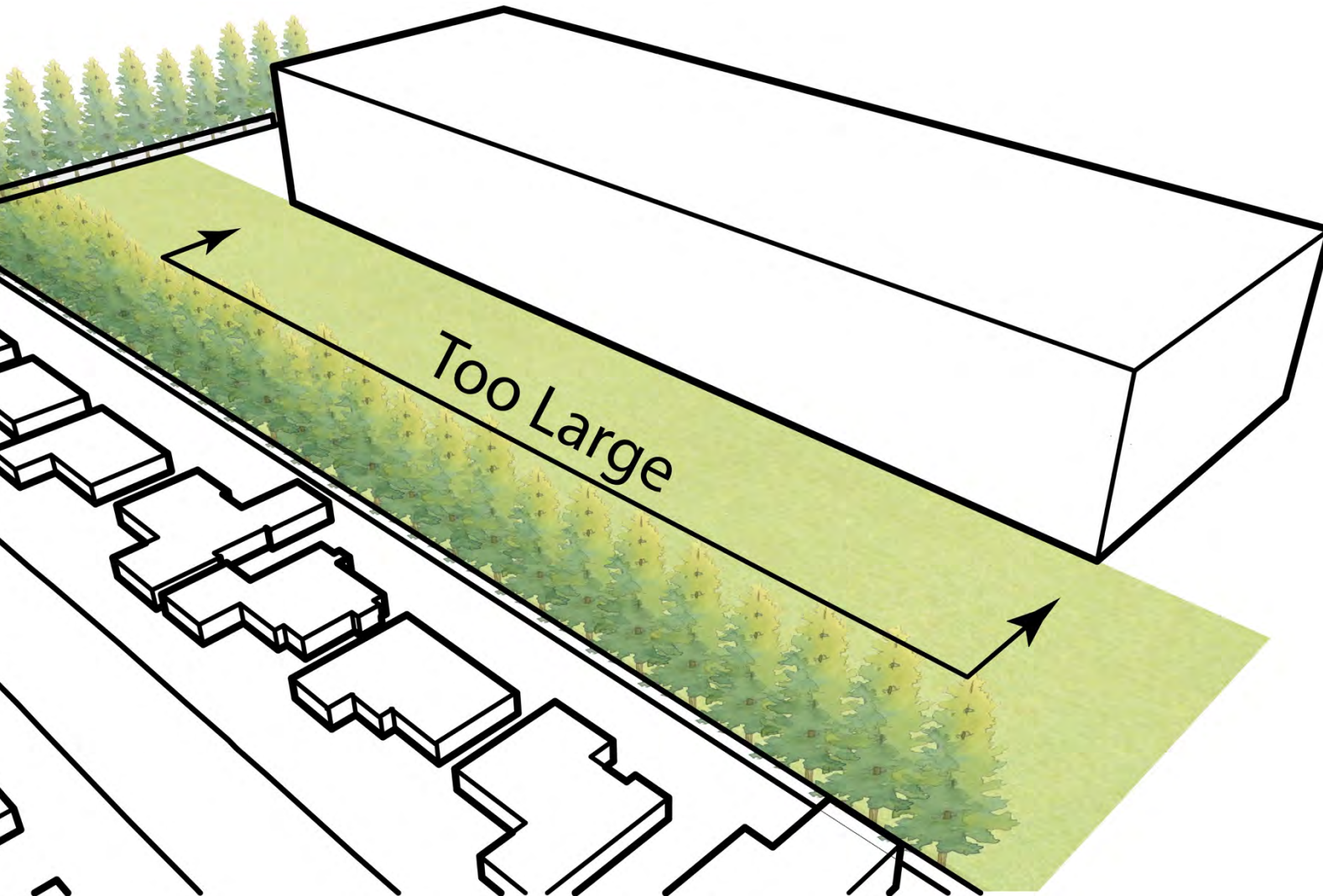


Studied This Transition



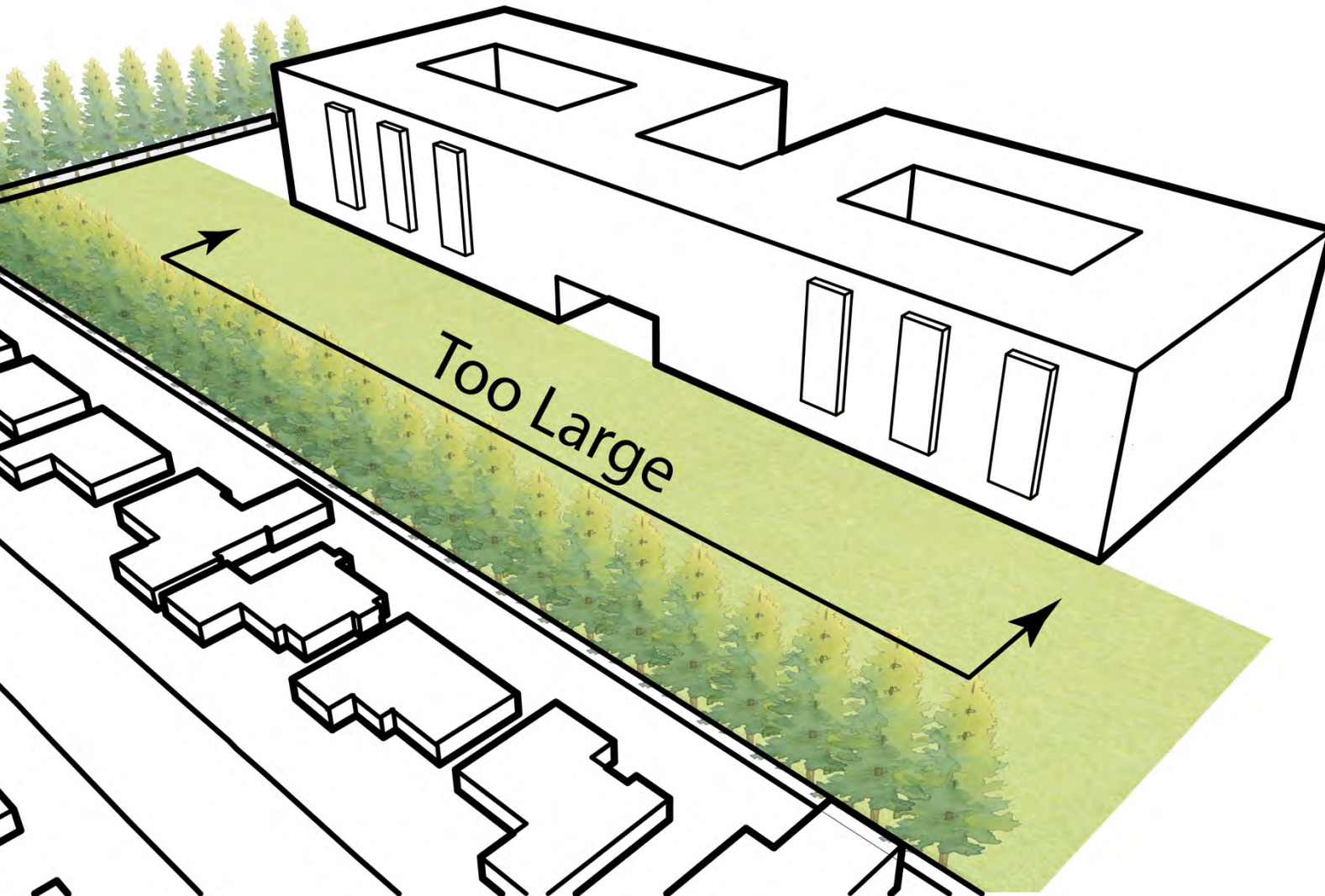
Since this is an important issue, the transition at the western edge was studied by testing various options with the physical model and the digital model.

Scale and Transition: Western Edge



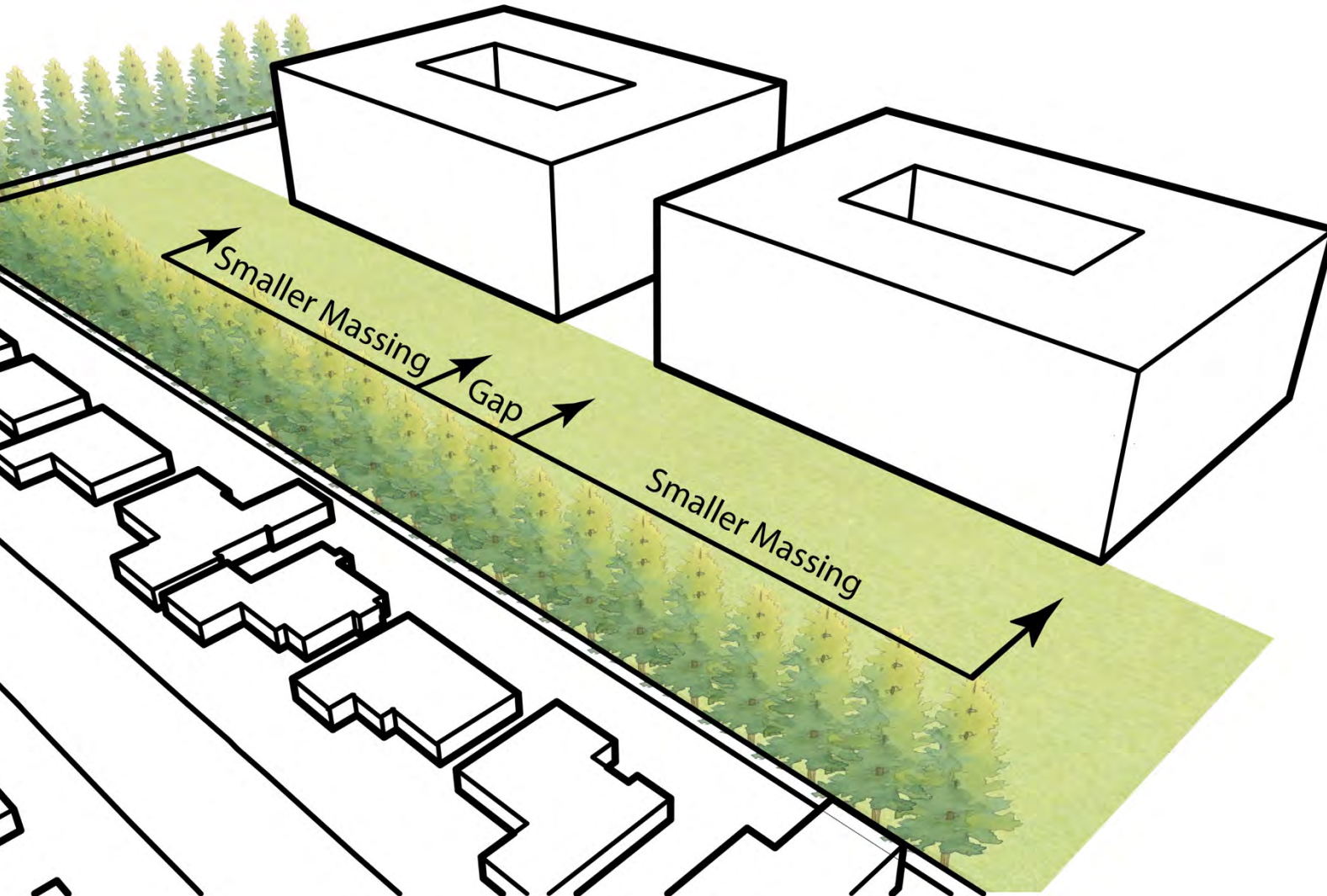
AVOID:
Buildings with large
single massing
along the western
edge.

Scale and Transition: Western Edge



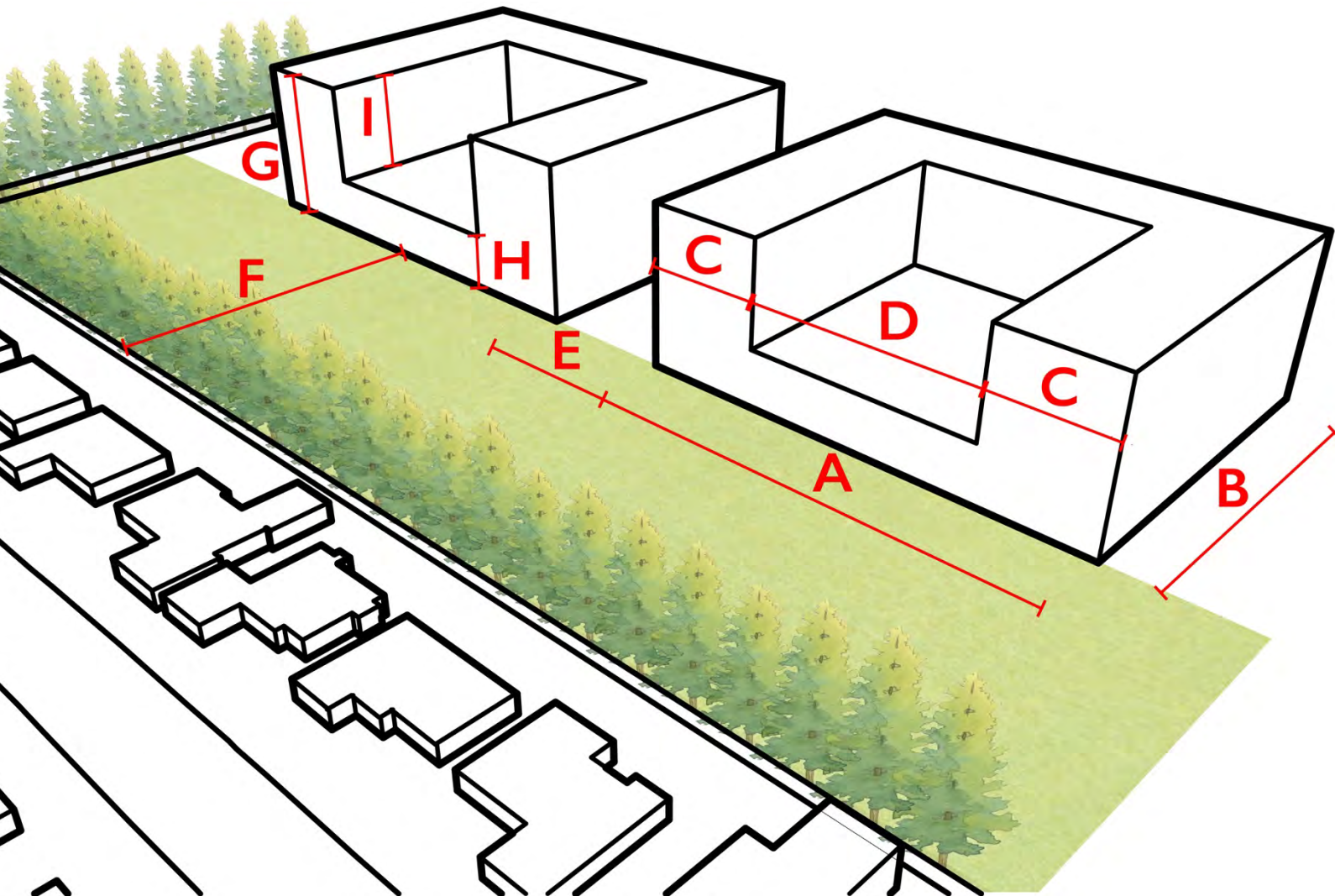
NOT ENOUGH:
Buildings with articulation that form a large single mass along the western edge.

Scale and Transition: Western Edge

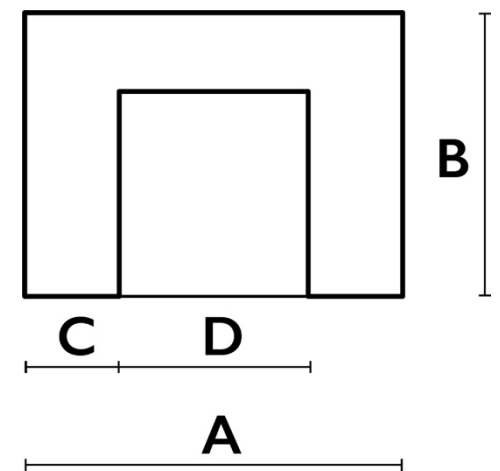


REQUIRE:
Smaller building
massing with space
between buildings.

Scale and Transition: Western Edge



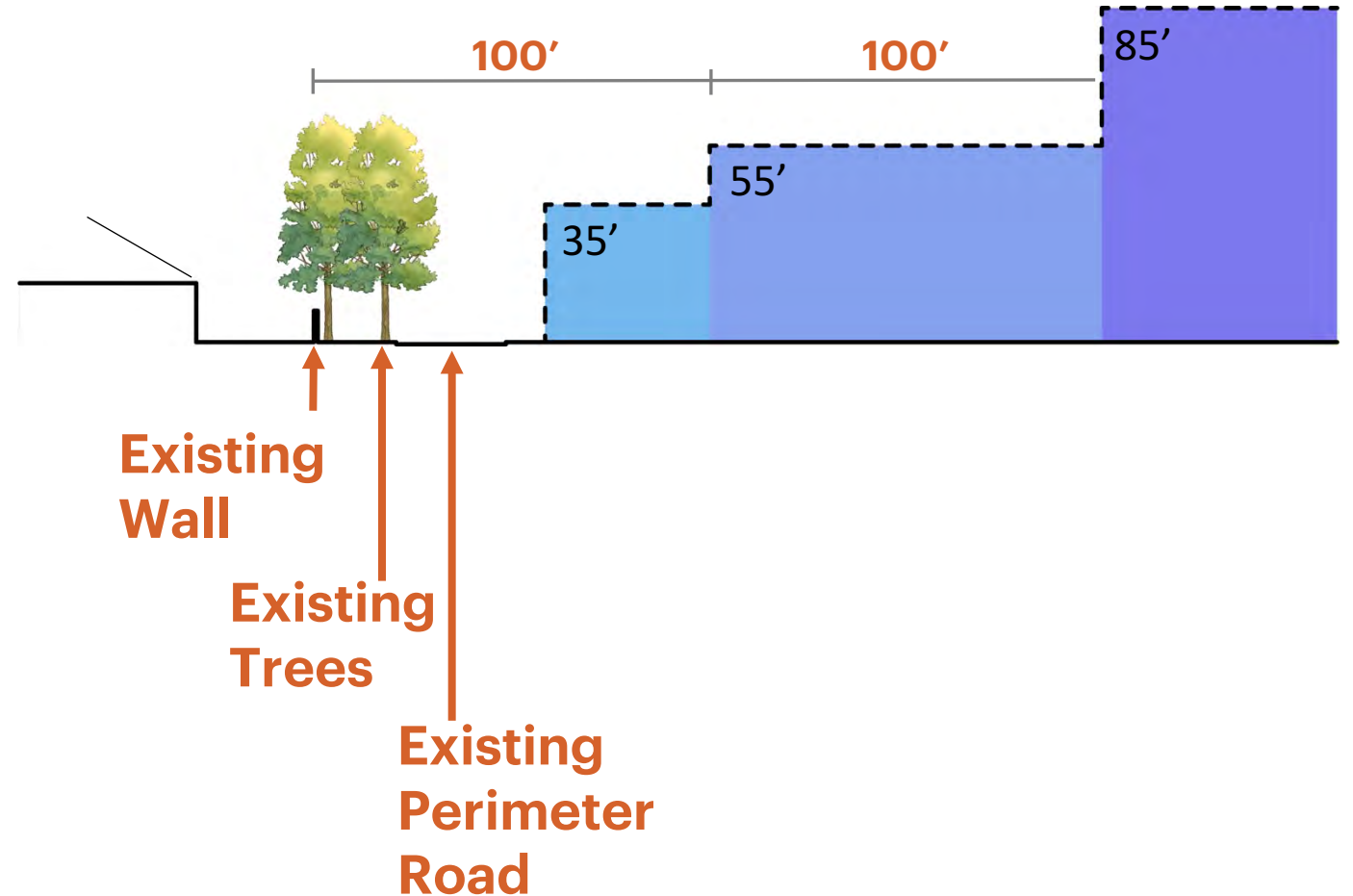
REQUIRE:
Articulated massing
to vary height along
western edge



Transition in Heights on Western Edge

Regulating Transitions:

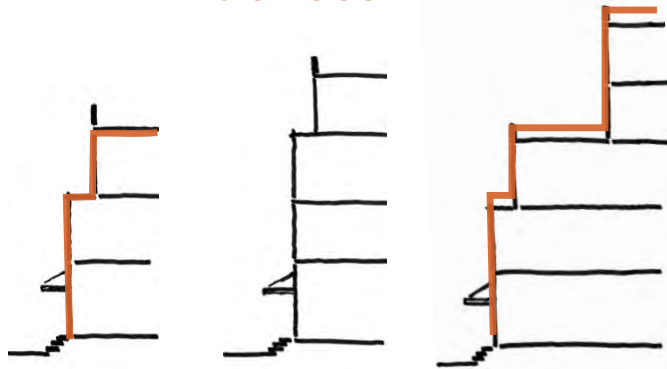
- Building heights step down to the western edge of site.
- No buildings within 50' of existing western perimeter wall south of Amherst Drive.
- No buildings greater than 35' high within 100' of existing western perimeter wall south of Amherst Drive.



Careful Study of Massing Alternatives

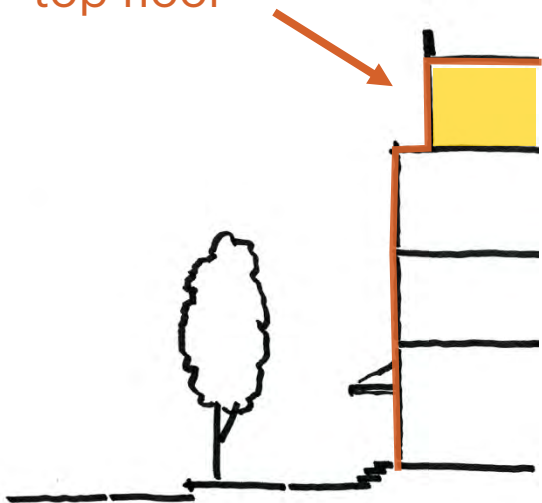
These studies explored ways to articulate building massing:

- Upper-story setbacks
- Maximum continuous building width
- Entrances



Massing Study Examples

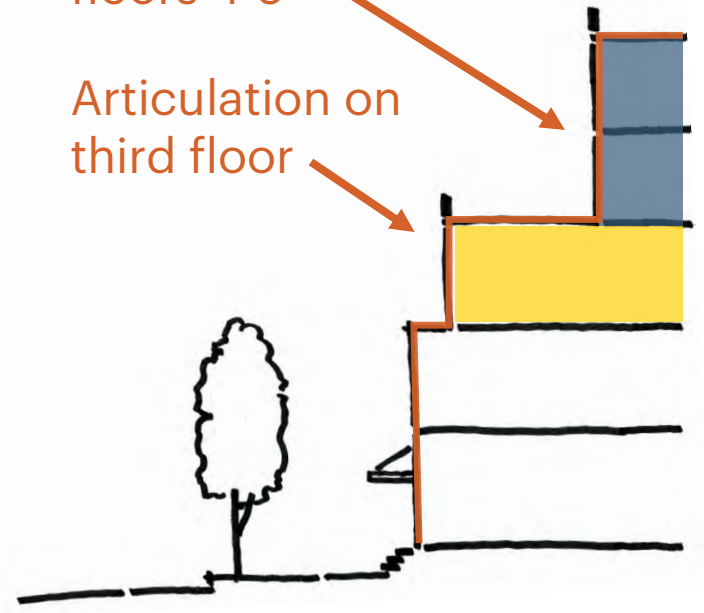
Articulation on top floor

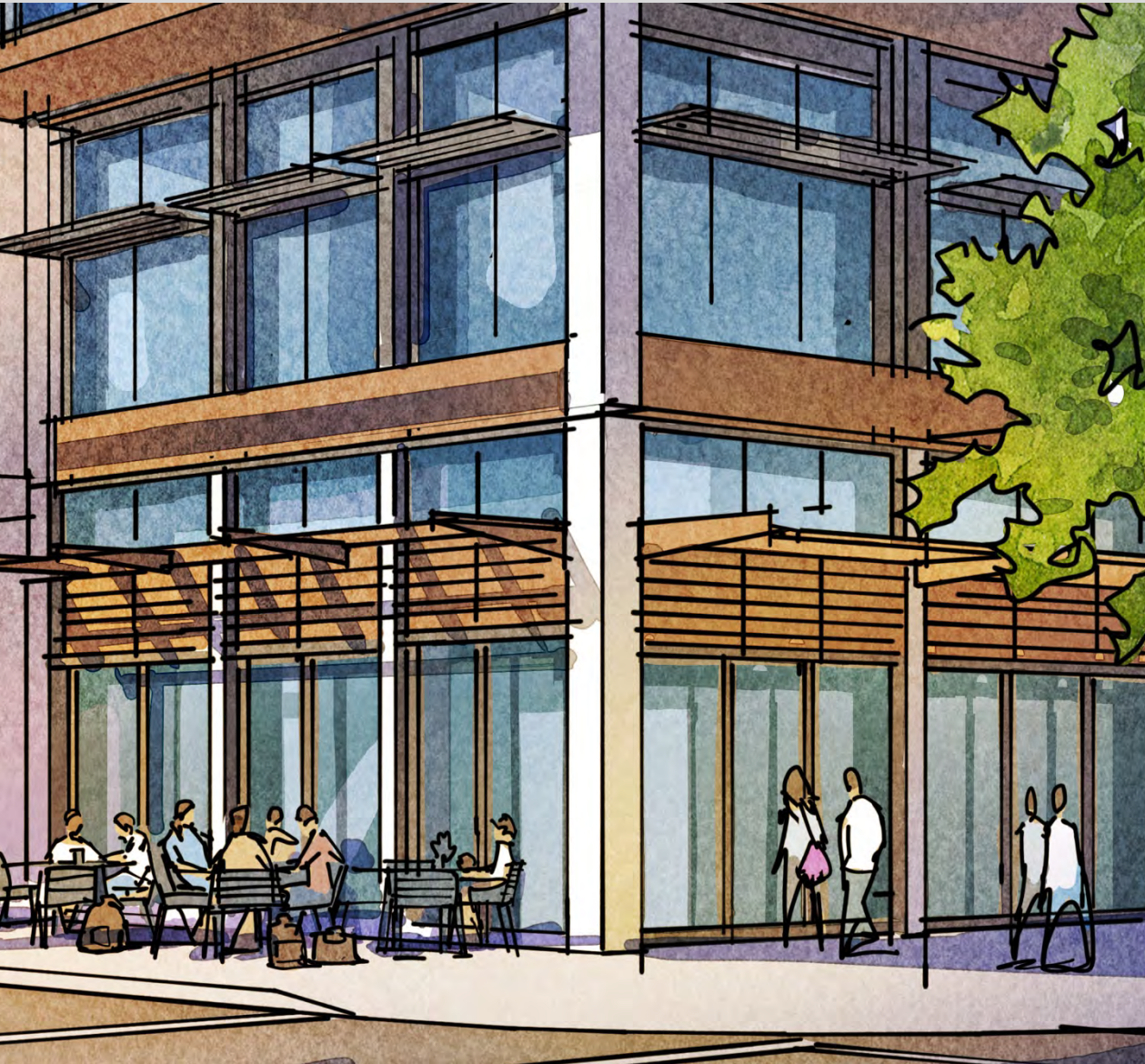


Massing Study Examples

Upper-story setbacks on floors 4-5

Articulation on third floor





Concluding Thoughts and Next Steps



Still More Details to Dive Into

- Use standards
- Refinements to massing/transitions
- Detailed public space standards
- Detailed street designs
- Unique element to consider like Bird safe design

chapter 5

5.2 Bird Safe Design

To minimize adverse effects on native and migratory birds, new construction and major renovations will incorporate design measures to promote bird safety. These measures will help reduce the likelihood of building collision fatalities through façade treatments and light pollution reduction. These measures apply to both residential and non-residential land uses except where specified.


Standards

1. **Bird Safe Design Requirements.** All new construction, building additions, and/or building alterations shall adhere to the Bird Safe Design standards in this section.
2. **Façade treatments.** No more than 10% of the surface area of a building's total exterior façade shall have untreated glazing between the ground and 60 feet above ground.²⁵ Examples of bird-friendly glazing treatments include the use of opaque glass, the covering of clear glass surface with patterns, the use of paned glass with fenestration patterns, and the use of external screens over non-reflective glass.²⁶
3. **Occupancy sensors.** For non-residential development, occupancy sensors or other switch control devices shall be installed on non-emergency lights. These lights should be programmed to shut off during non-work hours and between 10:00 pm and sunrise.
4. **Funneling of flight paths.** New construction shall avoid the funneling of flight paths along buildings or trees towards a building façade.
5. **Skyways, walkways, or glass walls.** New construction and building additions shall avoid building glass skyways or walkways, freestanding glass walls, and transparent building corners. New construction and building additions should reduce glass at tops of buildings, especially when incorporating a green roof into the design.
6. **Exceptions to the bird safe design requirements** The City may waive or reduce any of this chapter's bird safe design requirements based on analysis by a qualified biologist indicating that proposed construction will not pose a collision hazard to birds.


Guidelines

²⁵ The portion of the building most likely to sustain bird strikes is the area between the ground and 60 feet above ground.

²⁶ Bird-friendly glazing treatments must include vertical elements of the window patterns that are at least 1/8 inch wide at a maximum spacing of 4 inches, or have horizontal elements at least 1/8 inch wide at a maximum spacing of 2 inches.



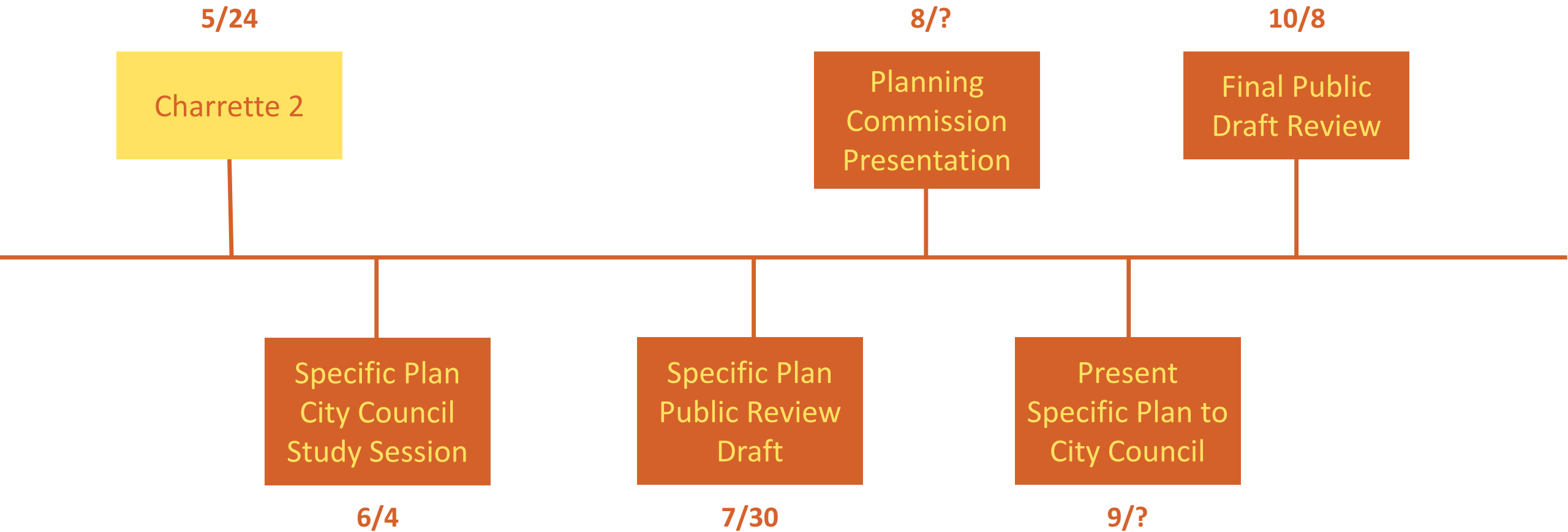
An example of clear glass with bird friendly fritted glass. Rows of closely spaced circles etched in the glass makes the windows more visible to birds.



An example of external screens and stickers of birds of prey silhouettes.

125

Project Process Going Forward





End