

# Planning Commission Public Hearing

**Vallco Special Area  
Specific Plan**  
Envision Vallco: A Collaborative Design Process

Sep 4th, 2018  
Cupertino, CA





# Robust Community Engagement

**Step 1: Kick-Off Meeting and Focus Group Interviews**

**Step 2: Existing Conditions analysis, Guiding Principles (draft)-Public Mtg.**

**Step 3: Community Design Charrette 1 (4.5 Days)**

**Step 4: Community Design Charrette 2 (4.5 Days)**

**Step 5: City Council Study Session**



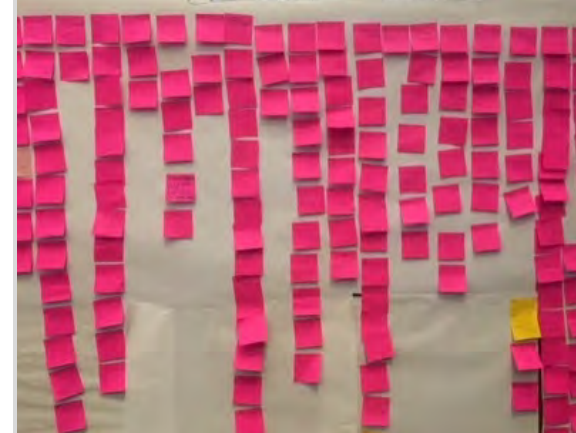
# Community Participation Summary

## Meeting Participation:

- **3,219** recorded public comments
- **928** in-person participants
- **152** hours of public access

## Online Participation:

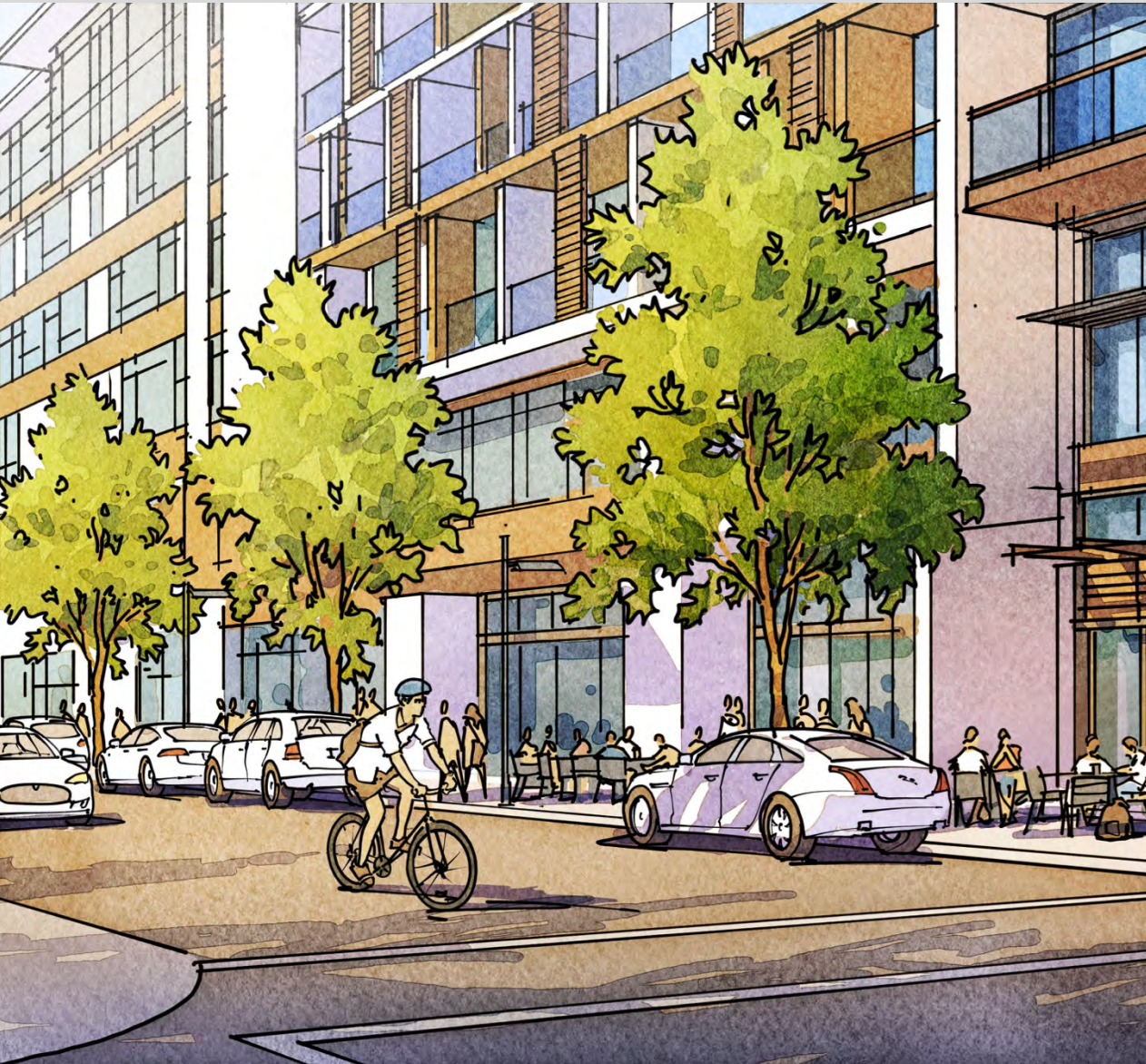
- **7,446** online page views
- **4,175** unique website visits
- **545** online comments
- **440** total registered site users



## Viewpoints Represented:

- **Planning commissioners**
- **Seniors**
- **Faith-based and philanthropic**
- **Planning supporters**
- **Techies**
- **Renters**
- **Parent groups**
- **Neighbors**
- **Block leaders**
- **Pro-C**
- **Pro-D**
- **Students**
- **Business Chamber**
- **Businesses**
- **Middle/undecided**





# Vision for Vallco Town Center





# Key Issues and Opportunities

Layout Option 2  
for this slide



1

**Regional Identity and Relevance**



2

**Housing Needs and Affordability**



3

**Lack of Usable Public Space**



4

**Weak Connectivity and Public Realm**



5

**Transportation Needs and Congestion**



6

**Declining School Enrollment**

# Guiding Principles for the Vision

1. A **Vibrant Mixed-Use District** providing **Goods, Services and Entertainment** for All Ages
2. **Transportation Solutions** that Support **Walkable, Bikeable, Transit-Oriented** Neighborhoods
3. **Parks, Greens and Plazas** link the District's Individual Places





# Guiding Principles for the Vision

4. **Diverse Housing Choices** for All Incomes and Abilities
5. Robust **Public and Cultural Amenities** Create a Unique Identity
6. Thoughtful **Physical Transitions** to Surrounding Context





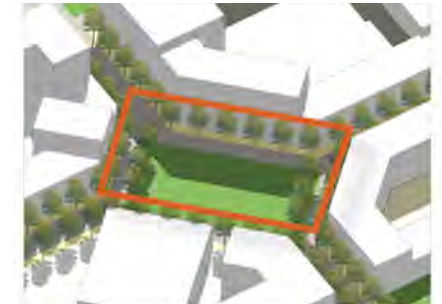
# Elements Needing Special Consideration

Special Focus on Design of Buildings and Public Realm:

**A B** **Town Square and East Plaza**

**C D** **District Edges** (along North Wolfe Road, Vallco Parkway, Stevens Creek Boulevard)

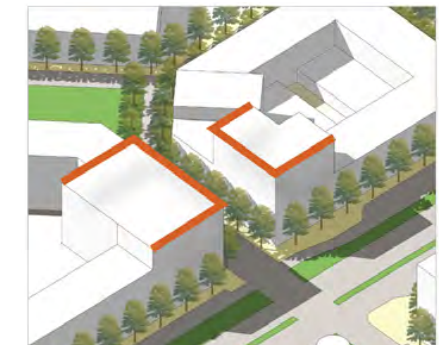
**E** **Vallco Gateway** (at intersection of North Wolfe Road and Vallco Parkway)



**A&B. Town Square, East Plaza**



**C&D. District Edges**



**E. Vallco Gateway**



# Creating a Hierarchy of Places

Three Diverse, Walkable, Mixed-Use Districts:

- **Retail and Entertainment/ Mixed-Use District**
- **Neighborhood/ Mixed-Use District**
- **Office/ Mixed-Use District**





# Retail and Entertainment/ Mixed-Use District

- **New shopping, entertainment and cultural destination for Cupertino and the region.**
- **Walkable streets, with Town Square as the key new public space.**
- **Building heights lower along District Edges; taller buildings located in the core and at Vallco Gateway.**





# Neighborhood/ Mixed-Use District

- Residential focus, with a range of housing options.
- Walkable streets with local-serving retail and services, pocket parks and greenways.
- Building heights step down towards west edge to respect privacy concerns of adjacent single-family neighborhood.





# Office/ Mixed-Use District

- Employment focus, with offices, employee amenities, lodging and housing.
- East Plaza as central public space for the community.
- Building heights lower along District Edges; taller buildings on north and east edge of district.





# Development Program

Two tiers of Development Program; 'Tier 2' with a city-defined **Community Benefits Density Bonus**

**TABLE 3.2. TIER 1 DEVELOPMENT PROGRAM** [without "community benefits density bonus"]  
See Chapter Seven: Administration, Implementation and Financing for more information.

	Simeon Properties (A)	Vallco Property Owner, LLC (B)	KCR Properties (C)	Total
Maximum Residential (Number of units)	181	1,779	74	<b>2,034</b>
Minimum Commercial/ Retail (Square feet)	-	600,000	-	<b>600,000</b>
Maximum Office (Square feet)	-	750,000	-	<b>750,000</b>
Maximum Hotel (Number of rooms)	-	191	148	<b>339</b>
<b>Civic Uses and Public Open Spaces</b>				
Minimum Civic/ Cultural Uses* (Square feet)	None Required			
Minimum Public (at-grade) Open Space (Acres)	-	6.0	-	<b>6.0</b>

**TABLE 3.3. TIER 2 DEVELOPMENT PROGRAM** [with approved "community benefits density bonus"] See Chapter Seven: Administration, Implementation and Financing for more information.

	Simeon Properties (A)	Vallco Property Owner, LLC (B)	KCR Properties (C)	Total
Maximum Residential (Number of units)	181	2,668	74	<b>2,923</b>
Minimum Commercial/ Retail subject to including Civic/ Cultural Uses* (Square feet)	-	485,000 (includes 85,000 for civic/ cultural uses)	-	<b>485,000</b>
Maximum Office (Square feet)	-	1,500,000	-	<b>1,500,000</b>
Maximum Office Amenity Space (Square feet)	-	250,000	-	<b>250,000</b>
Maximum Hotel (Number of rooms)	-	191	148	<b>339</b>
<b>Civic Uses and Public Open Spaces</b>				
Minimum Public (at-grade) Open Space (Acres)	-	6.0	-	<b>6.0</b>





# Development Standards: Delivering Predictable Implementation

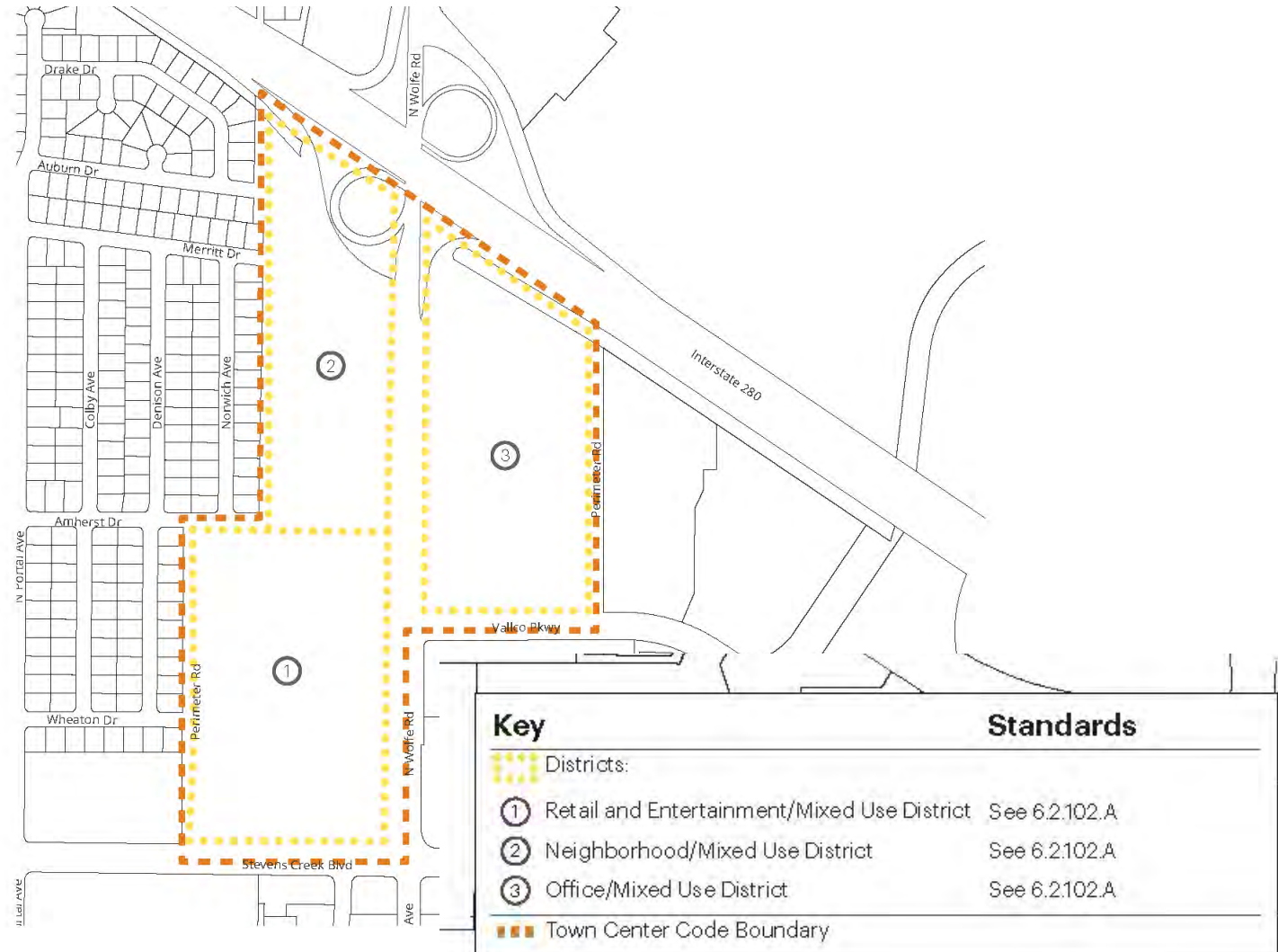




# The Regulating Plan

**Form and character standards** for each of the three districts:

- Block size
- Open Space
- Streets
- Building Heights (General)
- Building Placement
- Façade Articulation
- Building Frontages
- Parking Placement





# Allowed Uses

Table 6.2.206.A: Allowed Land Uses

Use Type	Town Center Zone Form and Character Districts		
	Neighborhood/ Mixed Use	Retail and Entertainment/ Mixed Use	Office/Mixed Use
<b>A. Residential</b>			
Multi Family	P	P	P
Home Occupation	P	P	P
Small family day care (within residential units)	P	P	P
Large family day care (within residential units)	N/A	N/A	N/A
Live/Work	P	P	P
Congregate Residence (Co-Housing)	P	P	P

**Key**

**P** Permitted **CUP-A** Conditional Use Administrative **N/A** Not Allowed

Table 6.2.206.A: Allowed Land Uses (continued)

Use Type	Town Center Zone Form and Character Districts		
	Neighborhood/ Mixed Use	Retail and Entertainment/ Mixed Use	Office/Mixed Use
<b>B. Retail</b>			
Regional Retail*	P <sup>1</sup>	P	P
Pedestrian Oriented Retail	P	P	P
Specialty Food	P	P	P
Convenience Market	P	P	P
Arts/music/photography studio	P	P	P
Temporary /seasonal events (Farmers Market)	P <sup>1</sup> / CUP-A	P	P
Co-working i/incubator	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
<sup>1</sup> Permitted when facing North Wolfe Road and Town Square			
<sup>2</sup> Up to 40,000 sq. ft. of retail is allowed. Exceeding 40,000 sq. ft. is counted toward office use.			
<b>C. Restaurants and Bars</b>			
Eating Establishments, with the following features:			
Without bar facilities;	P	P	P
With bar facilities;	P	P	P
Outdoor Dining	P	P	P
Bars/Clubs/Lounges	P <sup>1</sup> / CUP-A	P	P
Live entertainment in association with eating establishments	P <sup>1</sup> / CUP-A	P	P
<sup>1</sup> Permitted when facing North Wolfe Road and Town Square			
<b>D. Entertainment</b>			
Theaters	P <sup>1</sup> / CUP-A	P	P
Family Entertainment (Bowling, Skating, etc.)	P <sup>1</sup> / CUP-A	P	P
<sup>1</sup> Permitted when facing North Wolfe Road and Town Square			



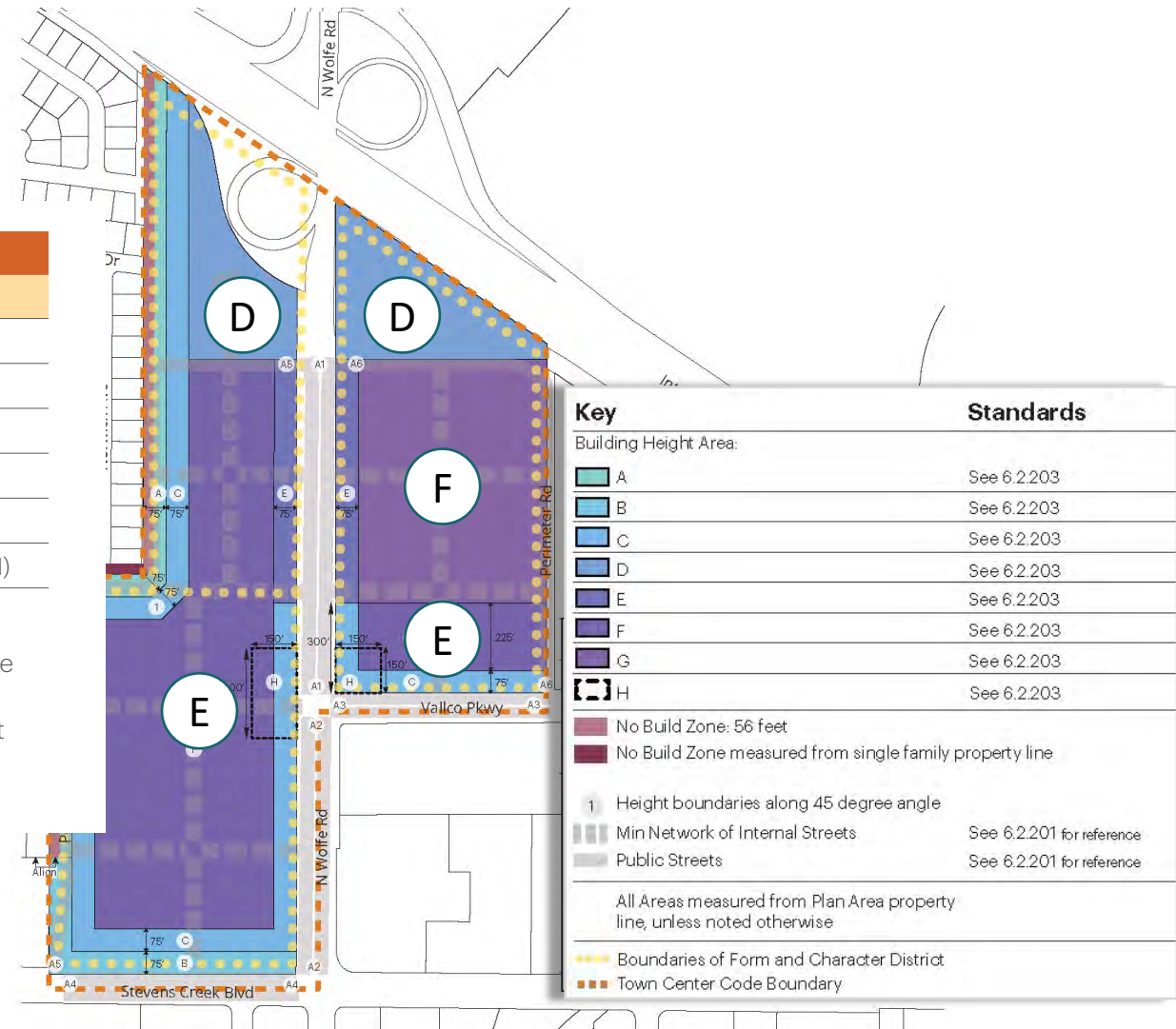
# Building Height Regulating Plan

## Building Height standards

**Table 6.2.203.A: Height Limits**

Area	Max. Height Tier 1	Max. Height Tier 2
Area A	45'max.	45'max.
Area B	60'max.	60'max.
Area C	60'max. (72'max. on Area H)	75'max. (87'max. on Area H)
Area D	75'max.	75'max.
Area E	75'max.	95'max.
Area F	85'max. (97'max. on Area H)	120'max. (132'max. on Area H)
Area G	120'max.	150'max.

**Height adjacent to Open Space.** Building height shall be adjusted in compliance with the height to width ratio requirements in Figure 6.2.203.B (Height to width adjacent to Open Space) within the maximum allowed by this Section for the required Town Square and East Plaza.

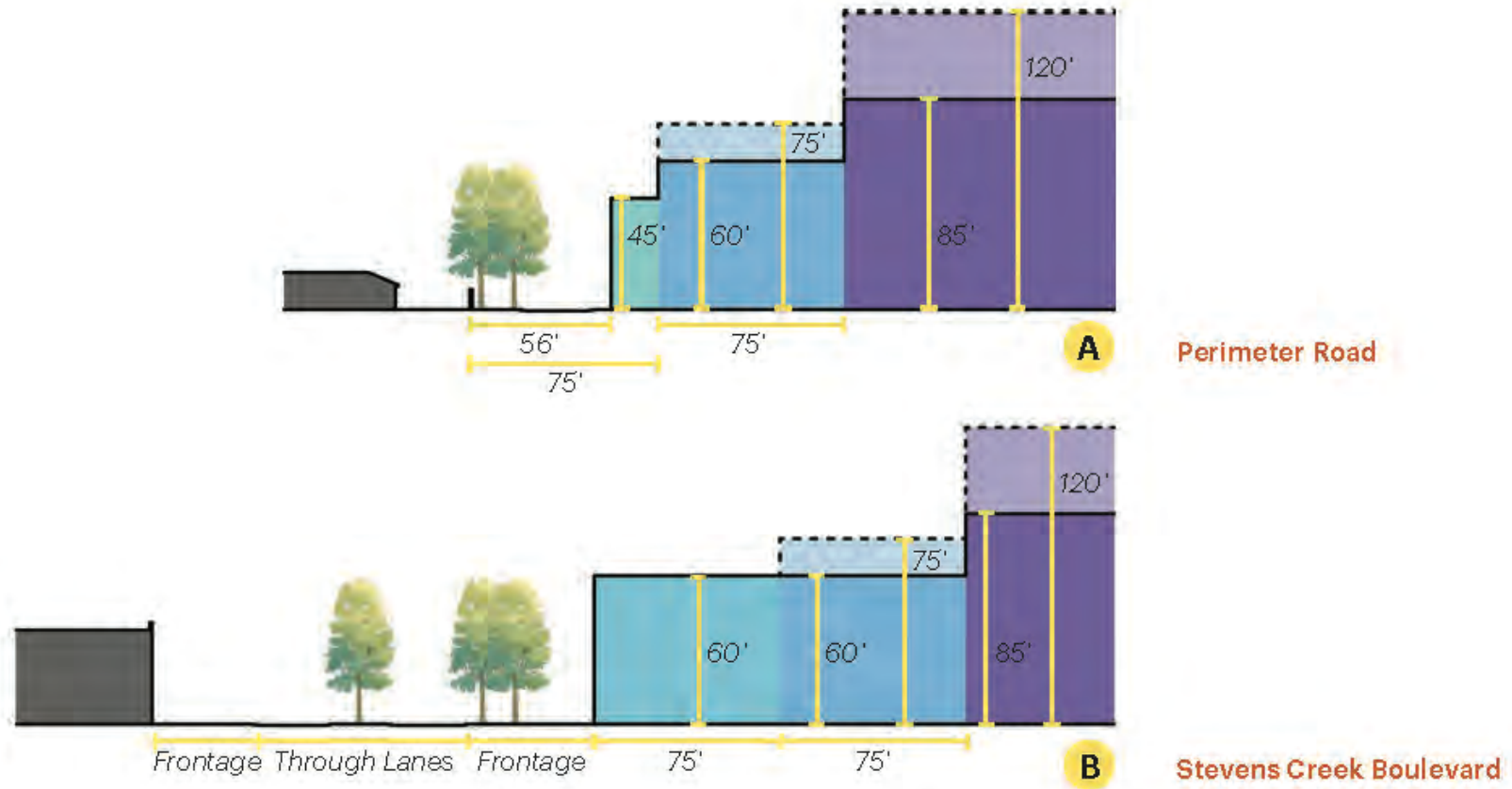
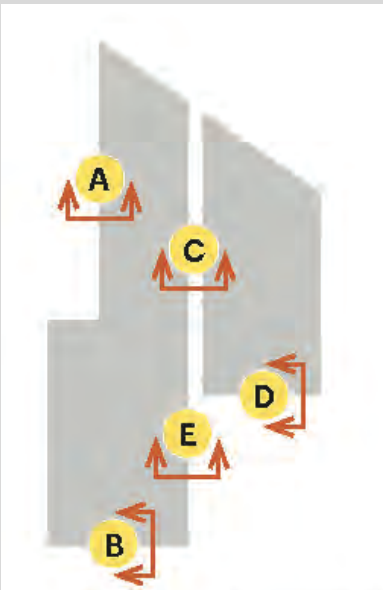




# Careful Considerations of Heights

Heights along site edges:  
**Perimeter Road, Stevens  
Creek Boulevard**

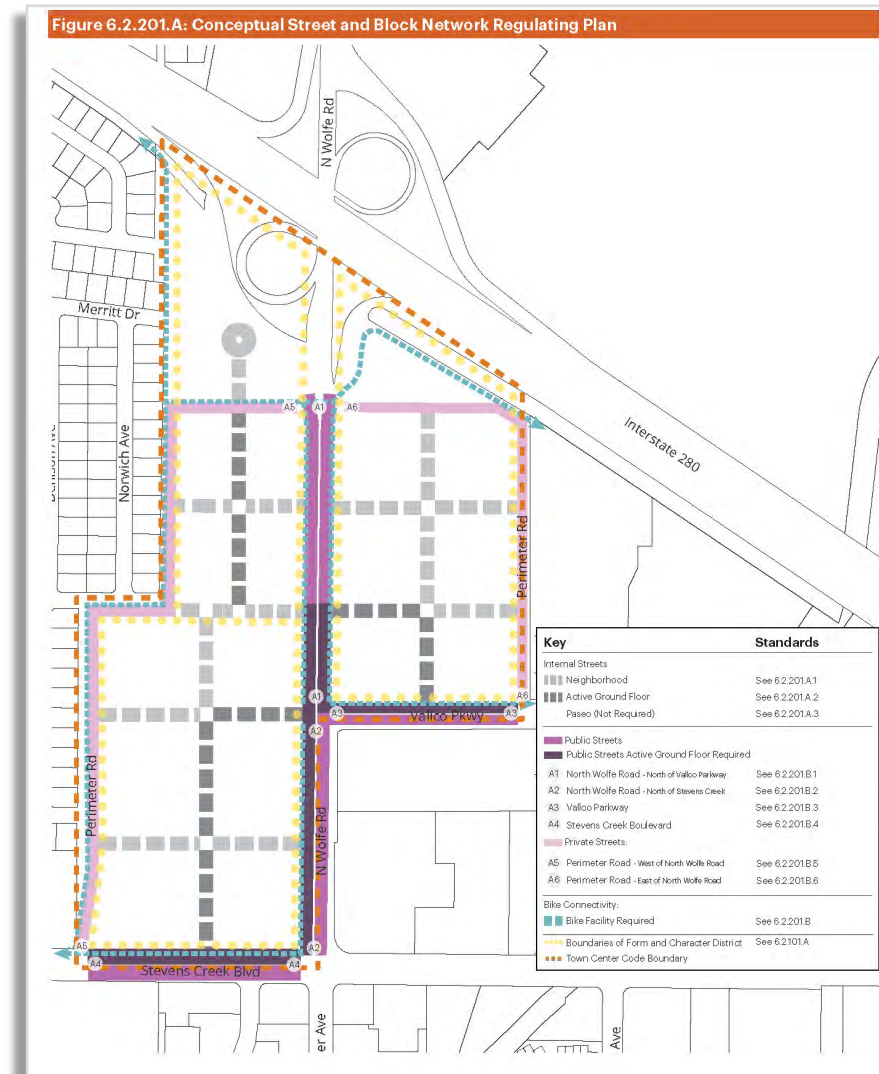
(for both Tier 1 and Tier 2  
development programs)





# Conceptual Street and Block Framework

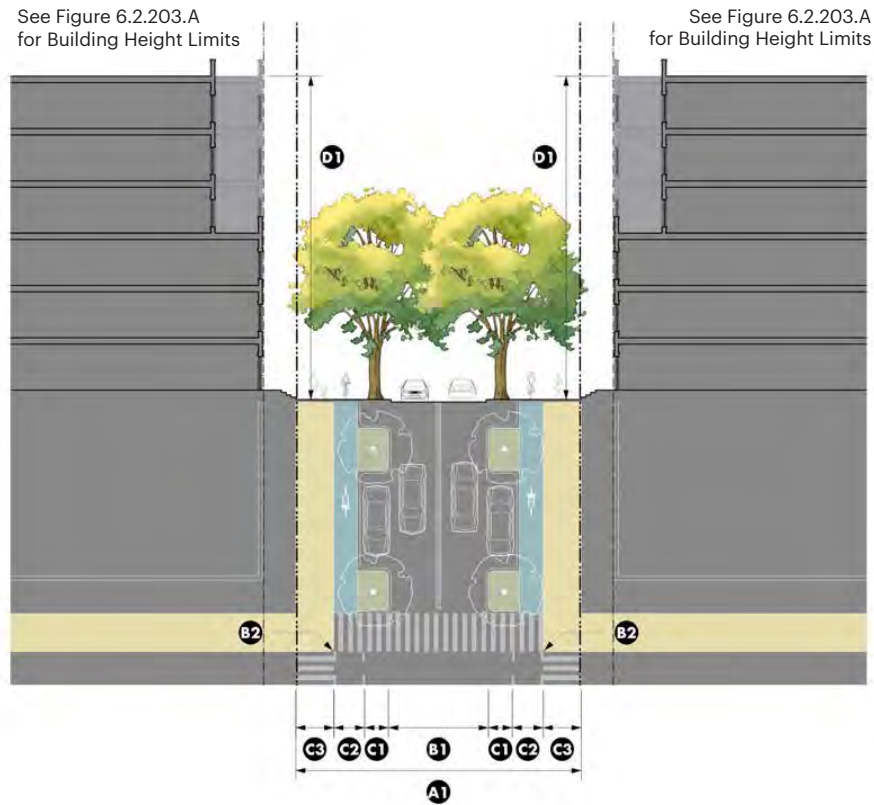
Key	Standards
<b>Internal Streets</b>	
Neighborhood	See 6.2.201.A.1
Active Ground Floor	See 6.2.201.A.2
Paseo (Not Required)	See 6.2.201.A.3
<b>Public Streets</b>	
Public Streets Active Ground Floor Required	
A1 North Wolfe Road - North of Vallico Parkway	See 6.2.201.B.1
A2 North Wolfe Road - North of Stevens Creek	See 6.2.201.B.2
A3 Vallico Parkway	See 6.2.201.B.3
A4 Stevens Creek Boulevard	See 6.2.201.B.4
<b>Private Streets:</b>	
A5 Perimeter Road - West of North Wolfe Road	See 6.2.201.B.5
A6 Perimeter Road - East of North Wolfe Road	See 6.2.201.B.6
<b>Bike Connectivity:</b>	
Bike Facility Required	See 6.2.201.B
Boundaries of Form and Character District	See 6.2.101.A
Town Center Code Boundary	





# Standards for Each Street Type

## 6.2.201.A.1 Neighborhood Street



**Table 6.2.201.A.1: Street Standards**

Element	Minimum	Maximum	
<b>A. Overall Width</b>			
Street	60'	80'	A1
<b>B. Lane Assembly</b>			
<b>Through Lanes</b>			
Number of Travel Lanes	1 each way	N/A	
Traffic Lane	10'	13'	B1
Curb radius	5'	N/A	B2
On-Street Parking Allowed/Not Required			
<b>C. Public Frontage Assembly</b>			
Planter Type	Landscape planter(s), or Trees in planters		
Planter Width	7'	N/A	C1
Tree Spacing	Trees at 30' o.c. Avg.		

**Table 6.2.201.A.1: Street Standards (Continued)**

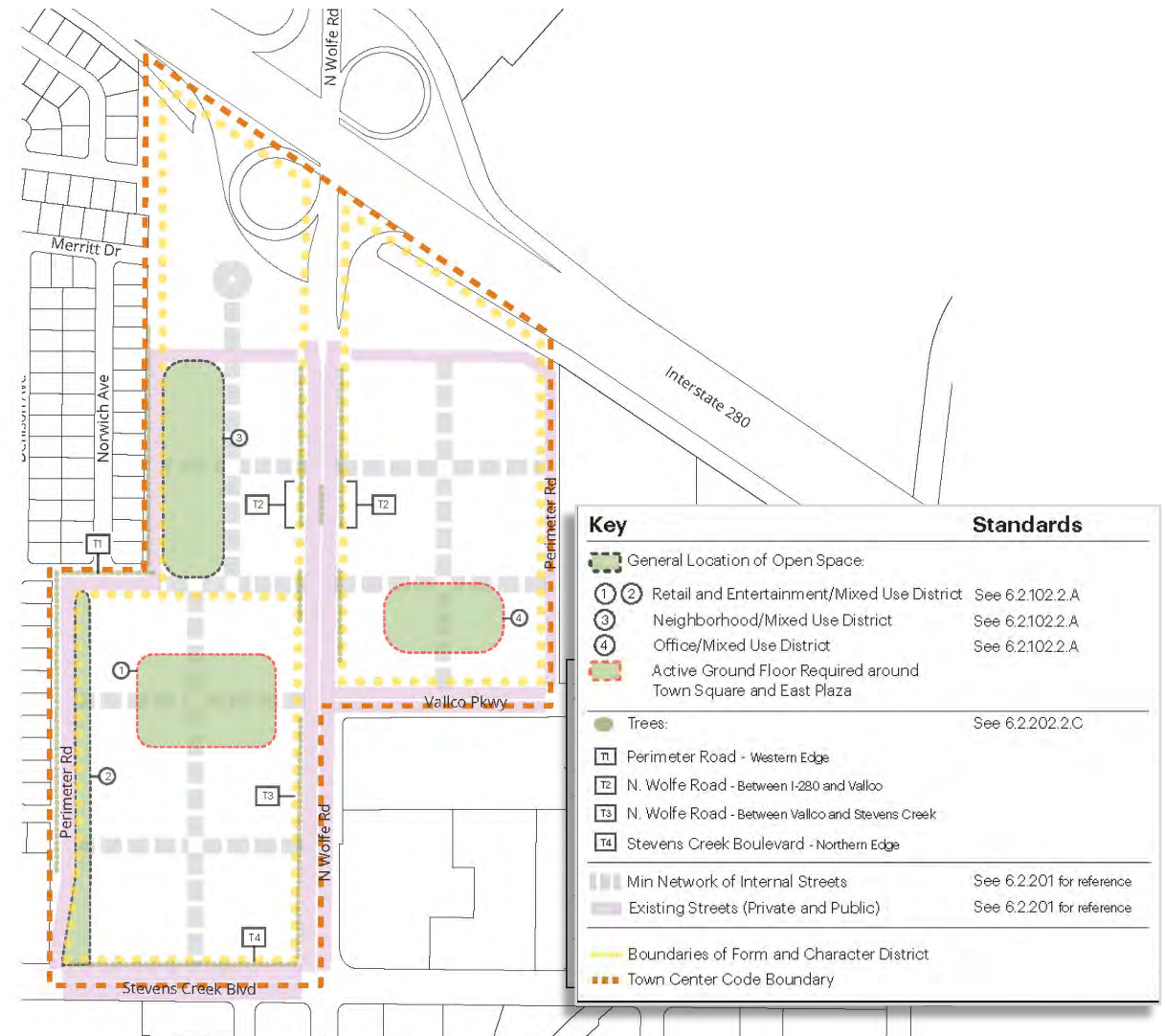
Element	Minimum	Maximum	
<b>C. Public Frontage Assembly (continued)</b>			
Lighting Type	Pedestrian scaled along sidewalks		
Curb Type	Vertical		
Cycle Track Allowed/Not Required			C2
Sidewalk	5'	N/A	C3
<b>D. Facade Articulation</b>			
See Section 6.2.204 (Facade Articulation) for Requirements			D1



# Conceptual Open Space Regulating Plan

## Public Open Space standards

- Establishes general location of required open spaces
- Minimum **6 acres** of at-grade public open space
- Encourages additional above-grade open spaces
- Provides a range of **open space types with design criteria**
- Special attention to the design of key public open spaces: **Town Square** and **East Plaza**



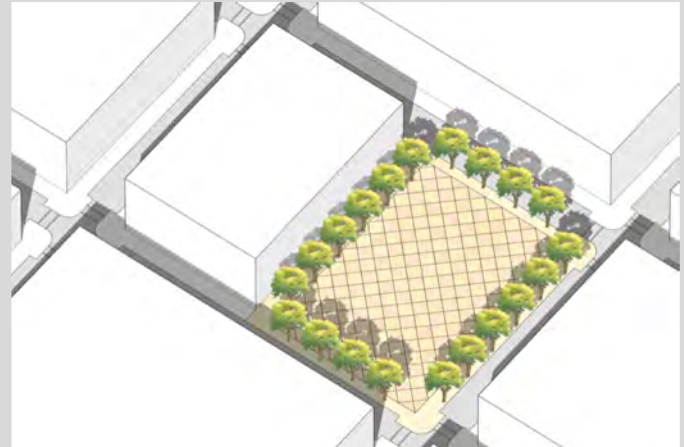
# Variety of Public Open Space Types



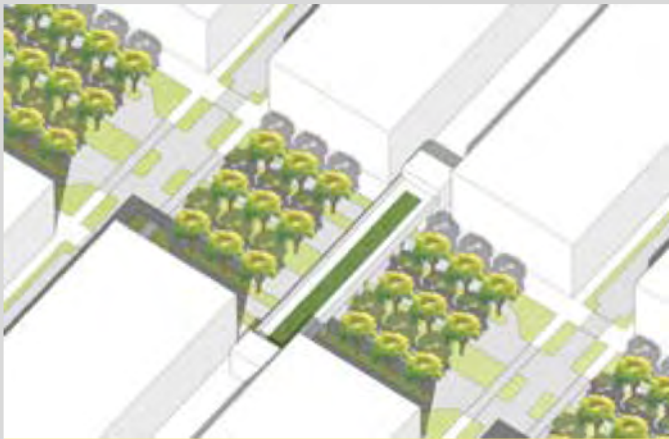
Greenway



Neighborhood Park



Plaza/ Square



Pedestrian Bridge



Pocket Park



Pocket Plaza

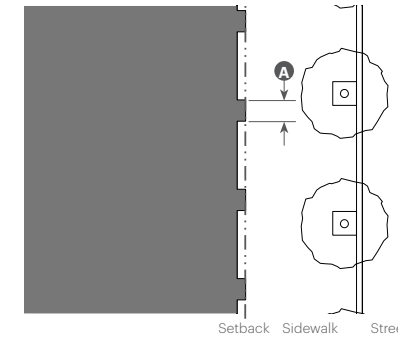
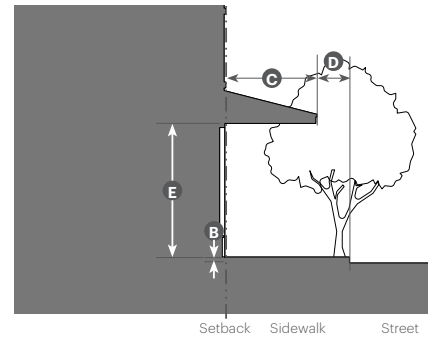


# Frontage Type Regulations

## Providing predictability in the way buildings engage the public realm

Introduces a range of allowed frontage types for each district

### 6.2.205.A.5 Shopfront



#### Key

--- Sidewalk / Lot Line      - - - - - Setback Line

#### A. Description

The main facade of the building is at or near the adjacent sidewalk with at-grade entrance(s) along the sidewalk. This type is intended for retail and/or office use, has substantial glazing between the shopfront base and the ground floor ceiling, and may include an awning that overlaps the sidewalk. Terrace, gallery, and arcade frontages are used in conjunction with shopfront.

#### B. Size

Distance between Glazing	1'max.	<b>A</b>
Ground Floor Transparency	75%min.	
Distance between entries	50'max.	
Depth of Recessed Entries	6'max.	

Entry flush with sidewalk **B**

#### C. Awning/Canopy

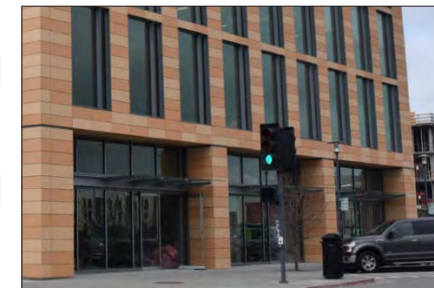
Depth	4'min.	<b>C</b>
Setback from Curb	2'min.	<b>D</b>
Height, Clear	8'min.	<b>E</b>

#### D. Miscellaneous

- Residential windows are not allowed.
- Reflective or dark glass is not allowed.
- Operable awnings and open-ended awnings are allowed.



2 story shopfront



Shopfront with pilastered bays and recessed entry.

# Who Approves What and When?

**Table 7.1. Approval Authority**

Type of Permit or Decision <sup>A, B</sup>	Administrative Review	Planning Commission	City Council	Public Hearing/ Public Meeting <sup>C</sup>	Noticing Radius <sup>D, E</sup>	Posted Site Notice <sup>D, F</sup>	Expiration Date <sup>G</sup>
Area south of current Perimeter Road – Master Site Development Permit (MSDP)	-	R	F	PM	300'	Yes	4 years
Parcels north of current Perimeter Road –Development Permit <sup>H</sup>	Processed pursuant to Cupertino Municipal Code Chapter 19.12. If combined with the area south of Perimeter Road, must be processed with a MSDP						
Architectural and Site Approval <sup>I, O</sup>	F	A <sup>1</sup>	A <sup>2</sup>	PM	Adjacent	Yes	Greater of 2 years or life of MSDP
Adjustment(s) <sup>J, O</sup>	F	A <sup>1</sup> /F	A <sup>2</sup>	PM	300'	Yes	Greater of 2 years or life of MSDP
Transfers of Development Allocations <sup>K, L</sup>	F	A <sup>1</sup> /F	A <sup>1</sup> /A <sup>2</sup>	PM	300'	Yes	Greater of 2 years or life of MSDP