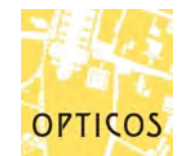


City Council Study Session

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

June 4th, 2018
Cupertino, CA



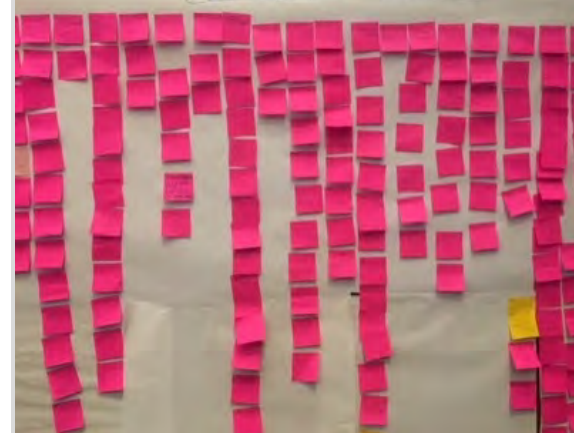
Community Participation Summary

Meeting Participation:

- **3219 recorded** public comments
- **928 participants**
- **152 hours** of public access

Online Participation:

- **7446** online page views
- **4175** unique website visits
- **545** online comments
- **440** total registered site users

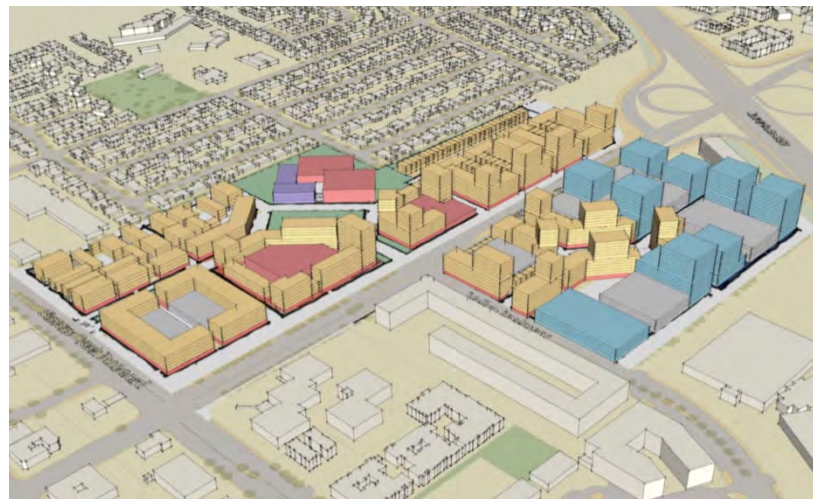


Viewpoints Represented:

- 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

Numerous Alternatives Studied

Over the course of 9 charrette days



Our Focus for Charrette 2

**What Charrette 1 did:
Established a foundation for
further testing/investigation**

**Focus moving forward:
Understanding what to put in
Specific Plan and Code to
ensure predictable
implementation**

We are not creating the design



**Street and Block
Network**

**Circulation Network:
Required vs. Open**

**Heights &
Transitions**

**Town Square:
Minimum Size,
Activation, Potential
Locations**

**Street Design
Parameters**

Establishing Program Parameters



Program Parameters

Generally program ranges studied at charrette one

USE	PROGRAM RANGE STUDIES
Retail/Ent.	411,000-436,00 sf
Office	1.3-2 million sf
Housing Units	2,400
Civic	45-65,000 sf

Why not study higher retail program?
Why not study lower office program?

Generally program ranges studied AFTER charrette one

USE	PROGRAM RANGE STUDIES
Retail/Ent.	400-600,000 sf
Office	750,000-1.5 million sf
Housing Units	3,200
Civic	45-65,000 sf

Better understanding thresholds of viability

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

Many retail destinations have similar square footage of retail program:

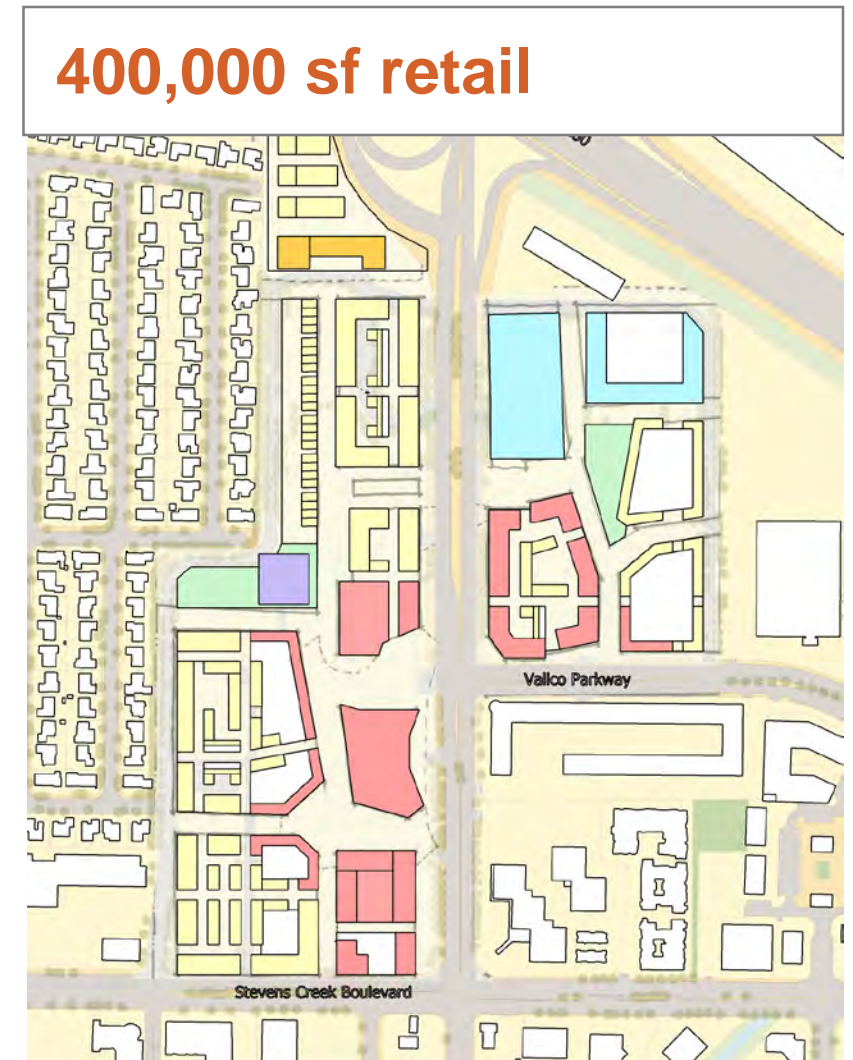
- Santana Row, San Jose: 600,000 sf
- Bay Street, Emeryville: 400,000 sf
- Veranda Center, Concord: 370,000 sf
- Corte Madera Town Center: 370,000 sf



What Does 400-600,000 Look Like?

How does 400,000 sf and 600,000 sf retail fit on the site?

- To fit 600,000 sf, ground floor retail needed on approx. $\frac{3}{4}$ of all buildings.
- To fit 400,000 sf, ground floor retail needed on approx. $\frac{1}{2}$ of all buildings.



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

Daytime spenders to support businesses

Possibly institutional tenants

Services you desire in a downtown: Medical, dentist, etc. Make it a downtown versus a mall



Provide Diverse Housing Choices

- Consider creative housing types such as Co-Housing
- Percentage affordable (BMR)
- Affordability for groups that have not been discussed to date
- Taller buildings? If so, how tall and where?



Innovation Center/Hub

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



Performing Arts Theater

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



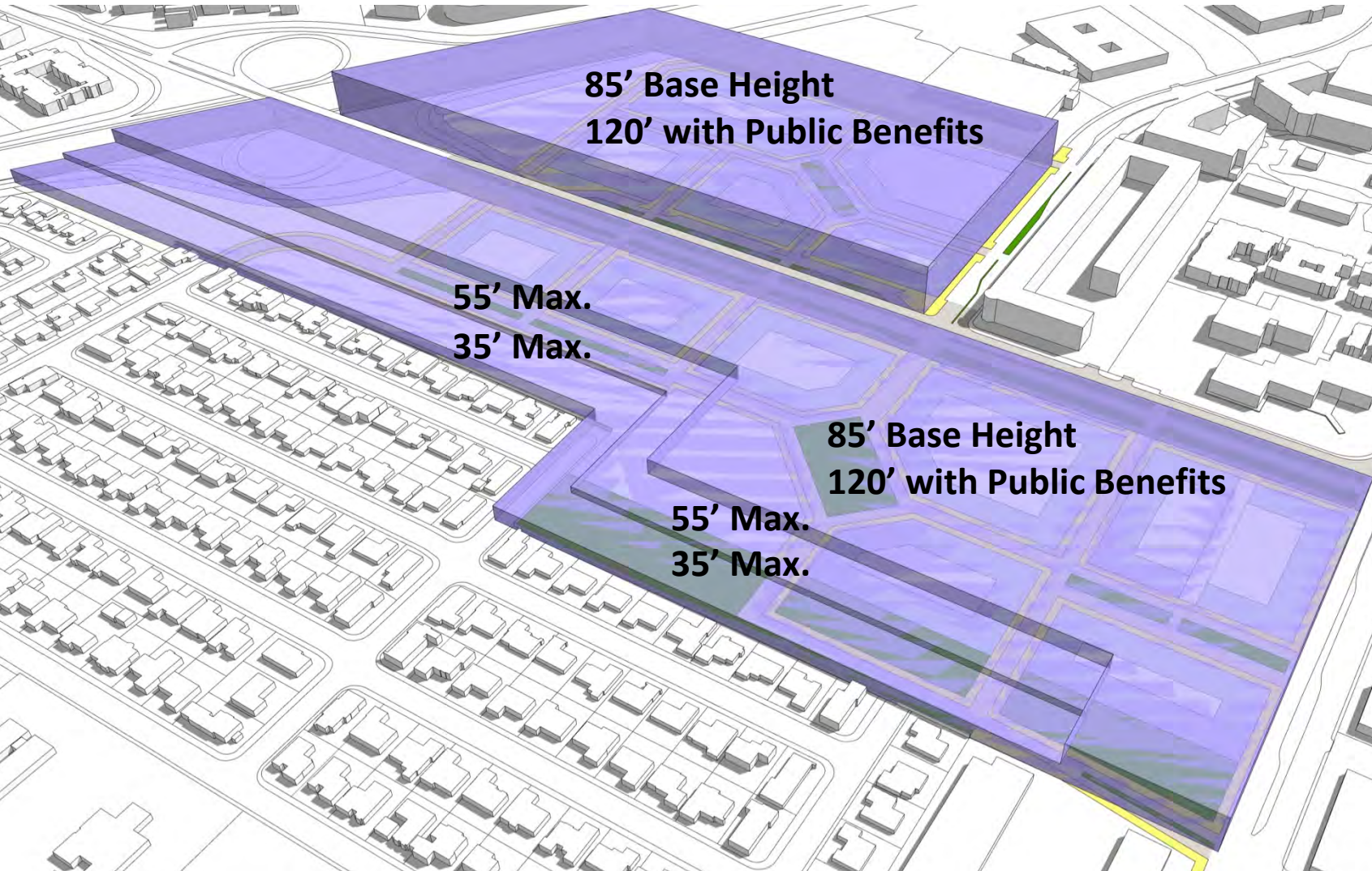
Initial Thoughts on Allowed Heights & Uses



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

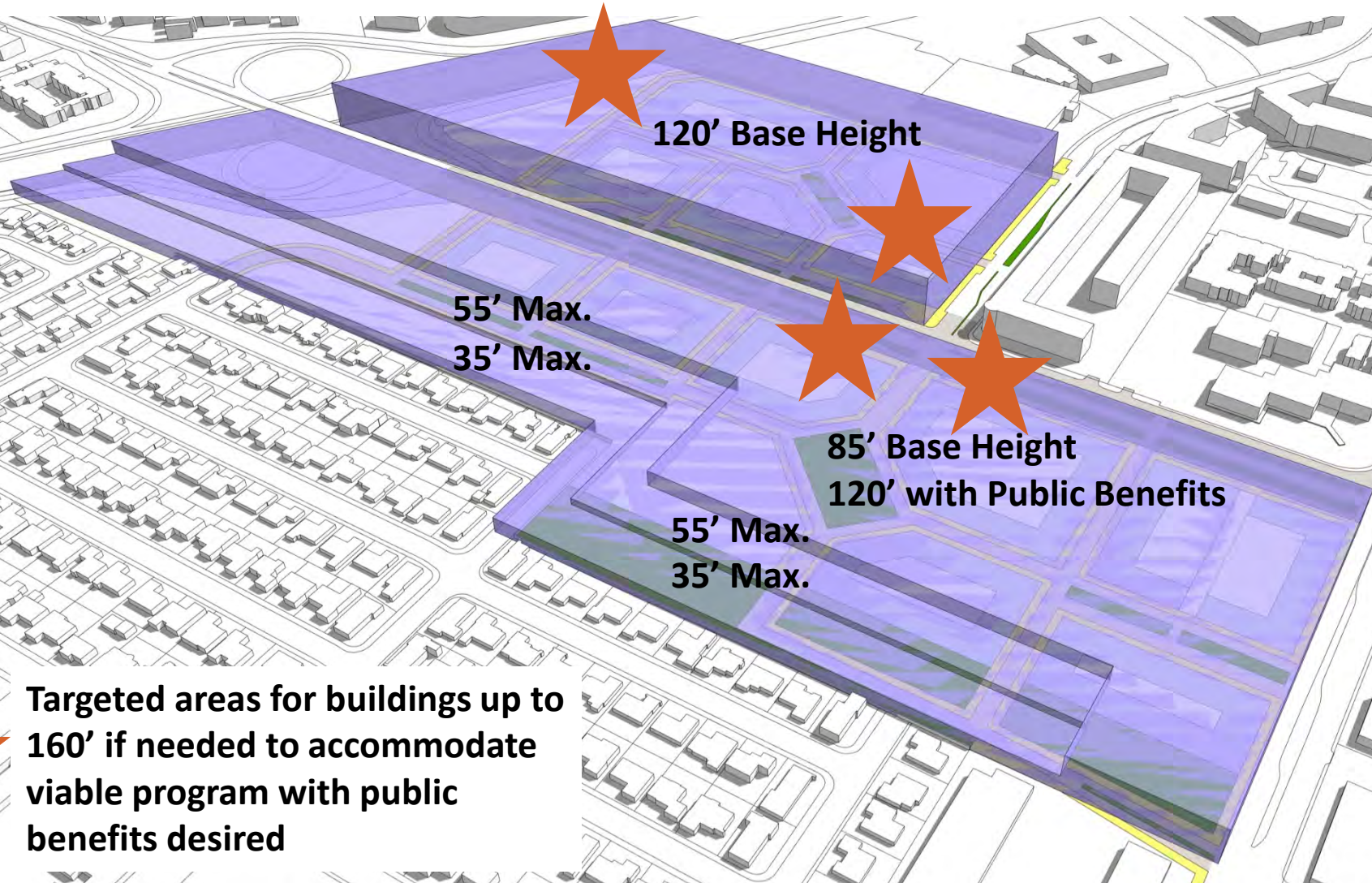
CITY BLOCK:
City Block Area:
Gross Floor Area:
Built-up Area:
Floor Area Ratio:
Site Coverage:



Locations for Taller Buildings if Needed

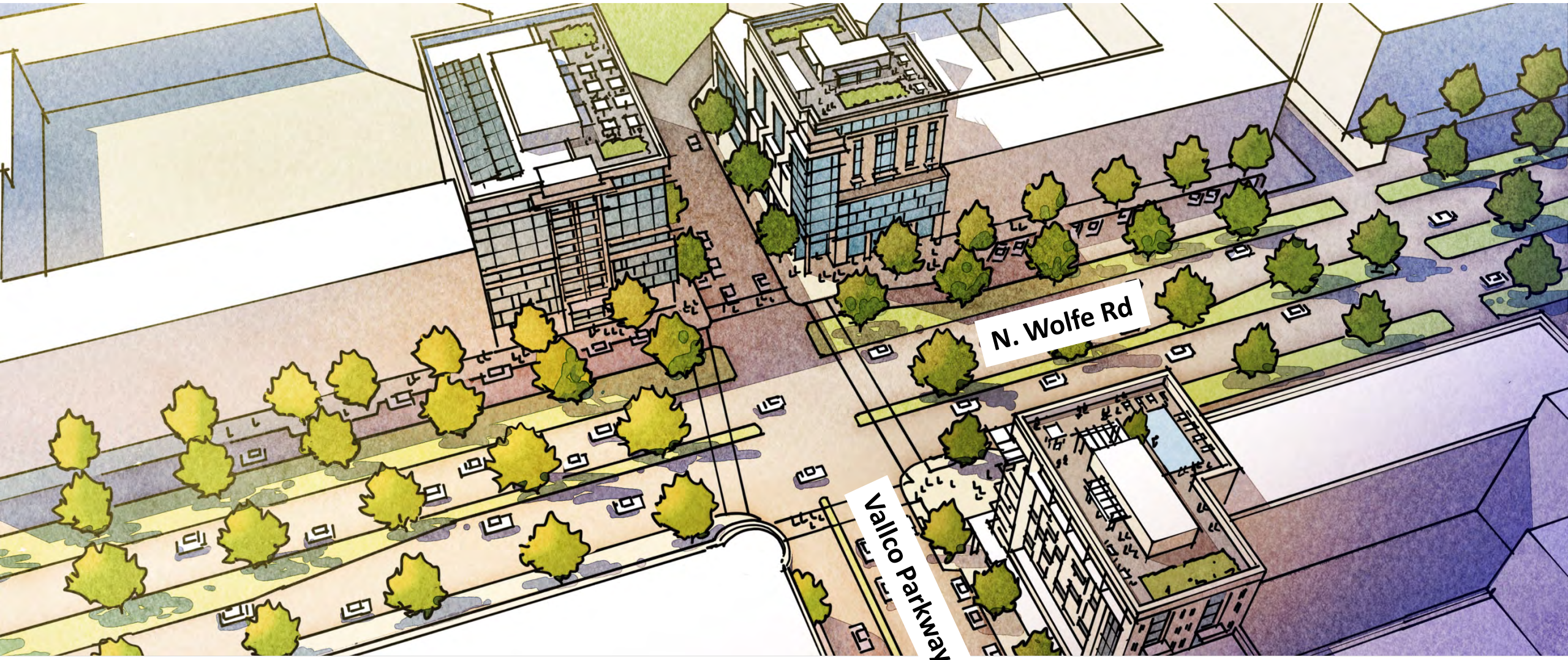
Gross Floor Area:
Built-up Area:
Mean Number of Storeys:
Required Green Area:
Required Parking Spaces:
Required Parking Area:
Assessed Investment:
GFA SUM PER LAND USE

CITY BLOCK:
City Block Area:
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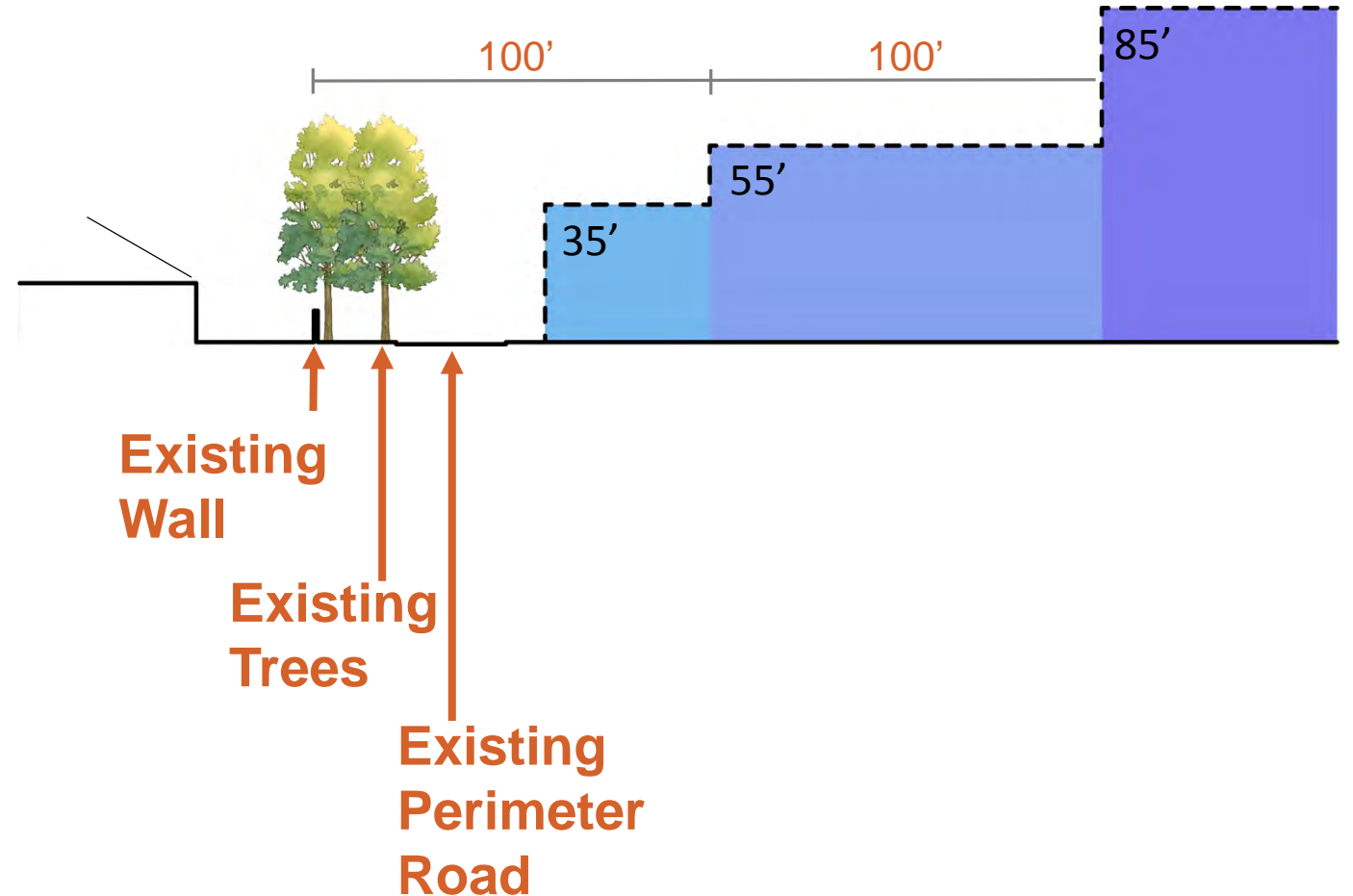
 Targeted areas for buildings up to 160' if needed to accommodate viable program with public benefits desired

Focused Taller Buildings

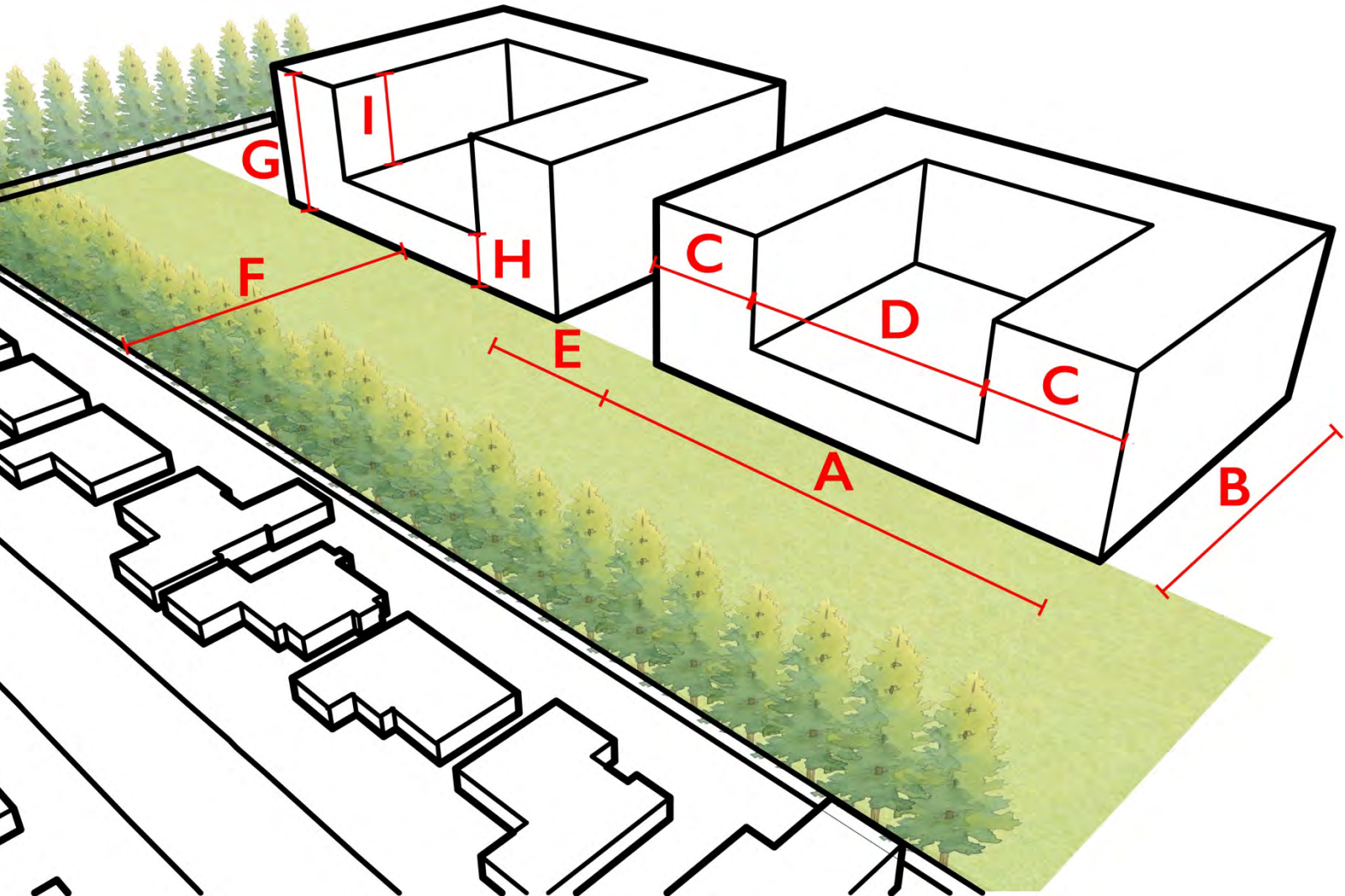


Transition Heights from West

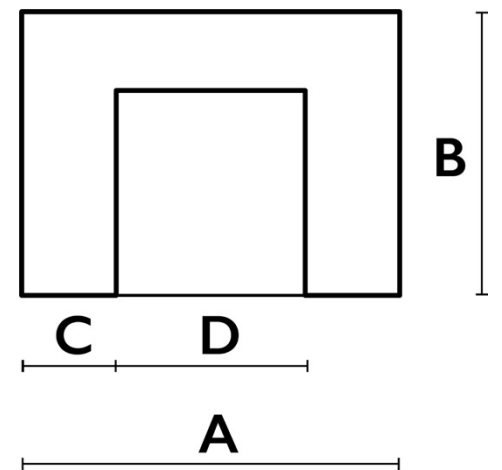
- Building heights step down to western edge of site.
- No buildings within 50' of existing western perimeter wall south of Amherst Drive.
- No buildings greater than 35' high within 100' of existing western perimeter wall south of Amherst Drive.



Scale and Transition: Western Edge



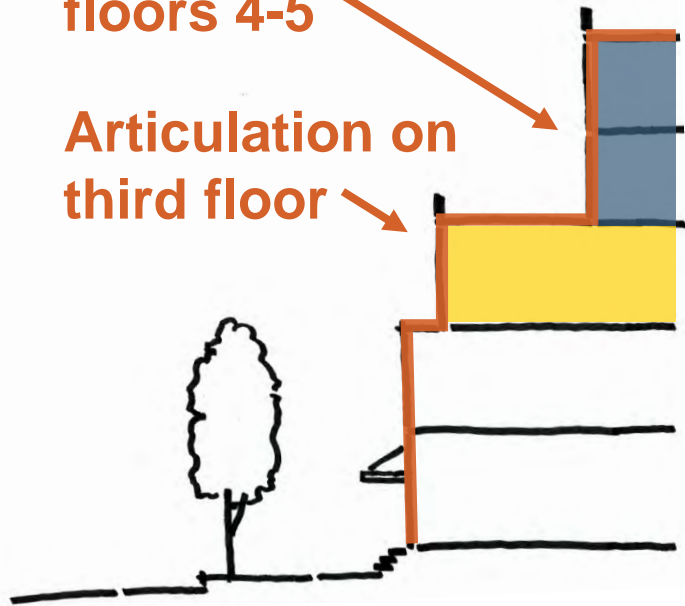
Require:
Articulate
massing to vary
height along
western edge



Upper-Floor Height Stepbacks

Upper-story setbacks on floors 4-5

Articulation on third floor

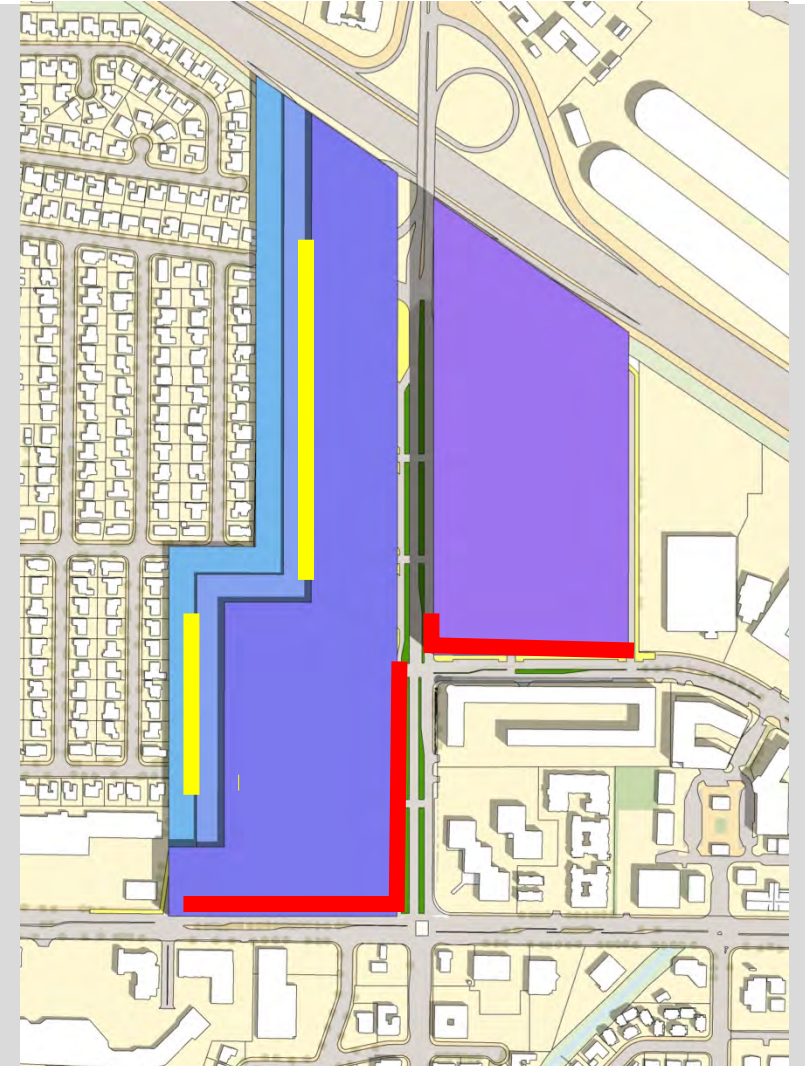


Allowed Uses

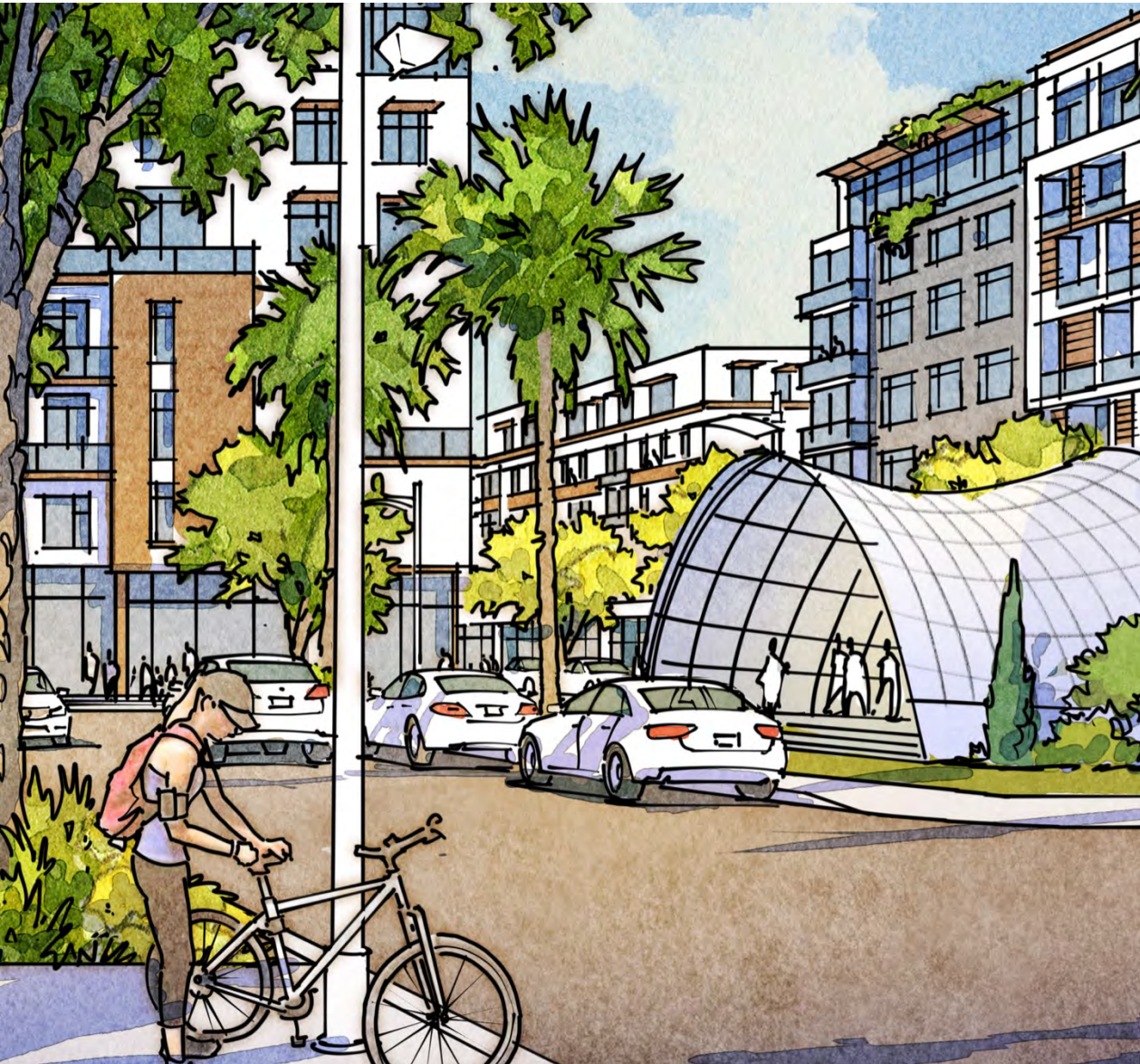
General Allowed Use Types Key:

-  Required Retail/Entertainment
-  Required Residential

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

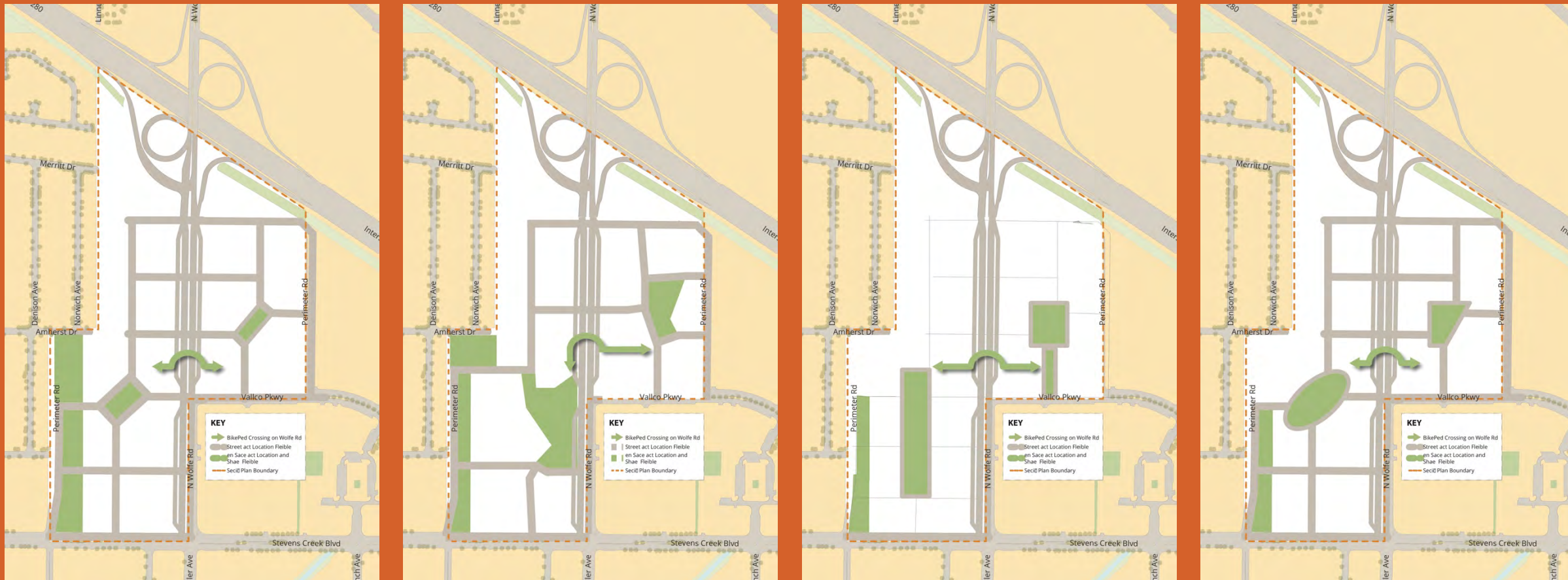


Regulating the Patterns of Public Spaces



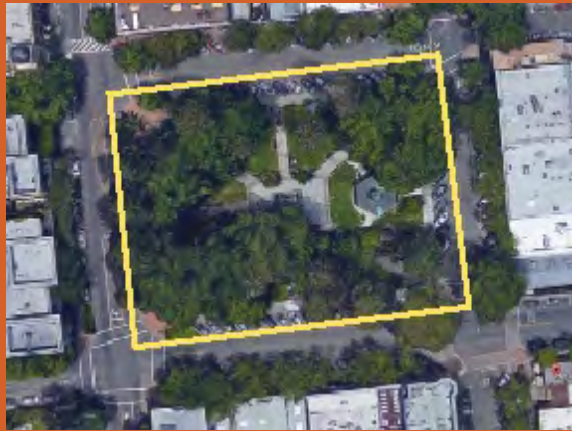
Many Good Solutions-Shared Intent

Location of publicly accessible open space can vary



Study of Precedents to Inform Rules

Location of publicly accessible open space can vary



Healdsburg, California

200' X 280' | 1.29 ACRES



Oakland, California

IRREGULAR | 1.95 ACRES



Portland, Oregon

230' X 230' | 1.21 ACRES



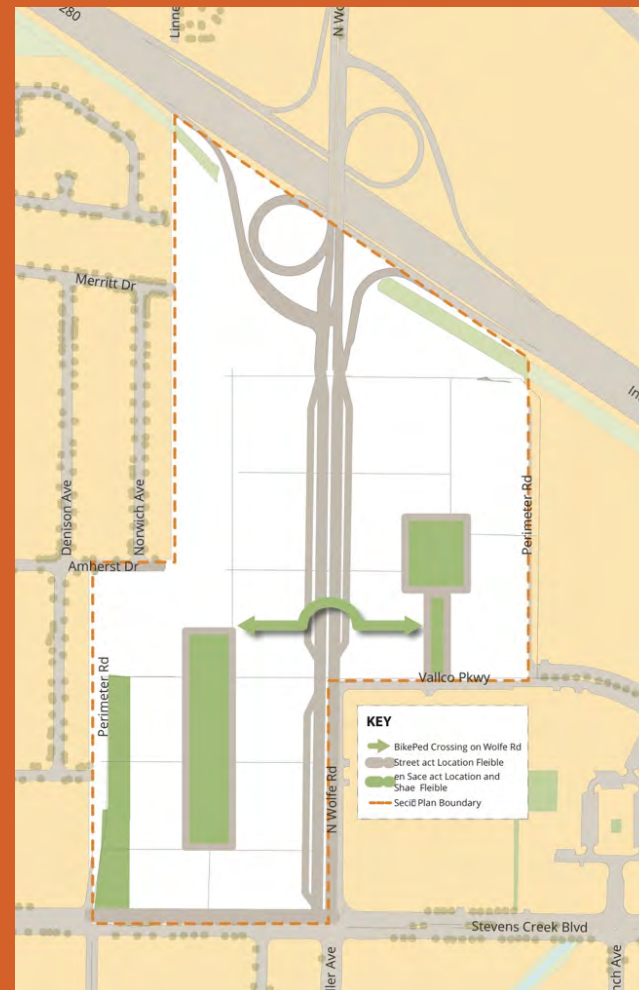
San Jose, California

440' X 120' | 1.21 ACRES

Recommendations for Open Space

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

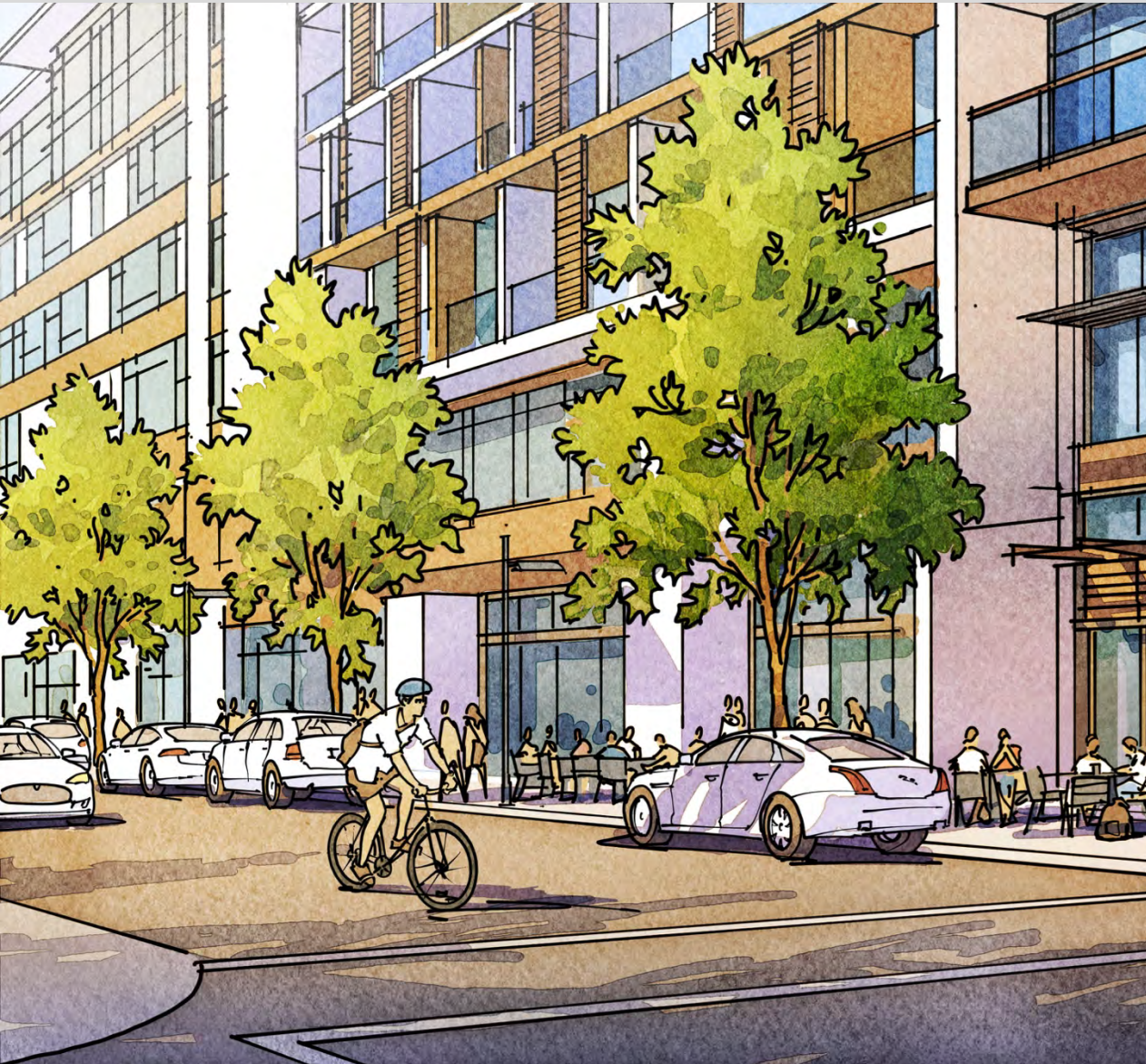
Recommend requiring 6-7 acres at grade on site, with in lieu fee for remaining amount of park space to improve public spaces nearby



Signature Pedestrian Bridge

Allow
pedestrian
and bicycle
bridge
connecting
open spaces
Not required





Regulating the Patterns for a Vibrant, Walkable Environment

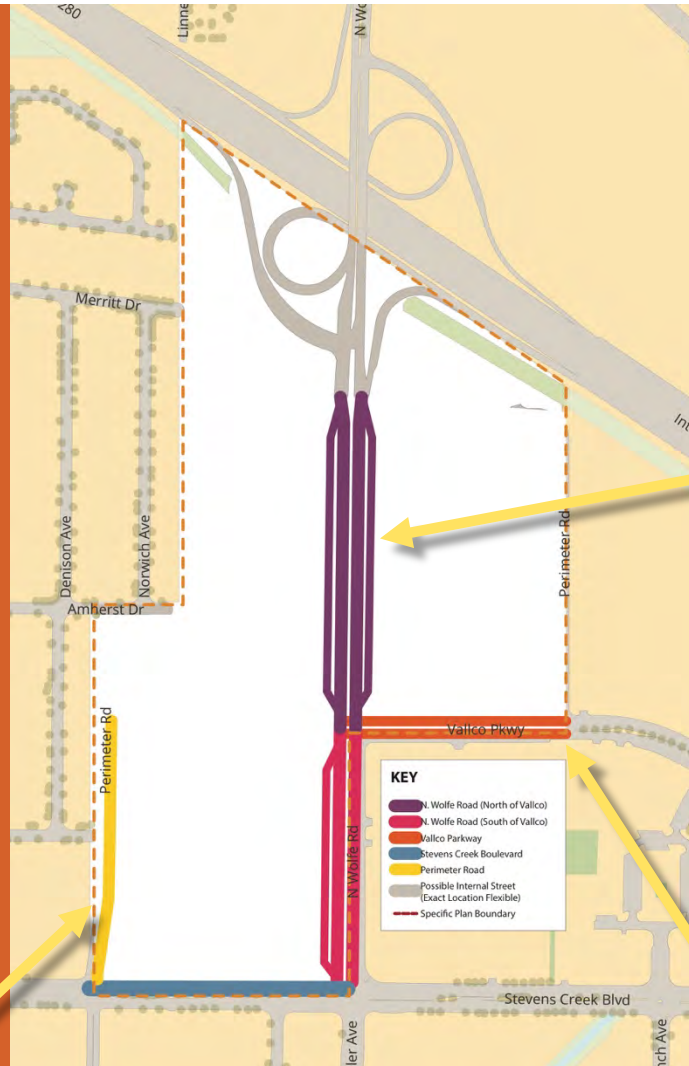


Regulating for a Walkable Environment

Define Required Street Locations and Design Elements



PERIMETER ROAD



NORTH WOLFE ROAD

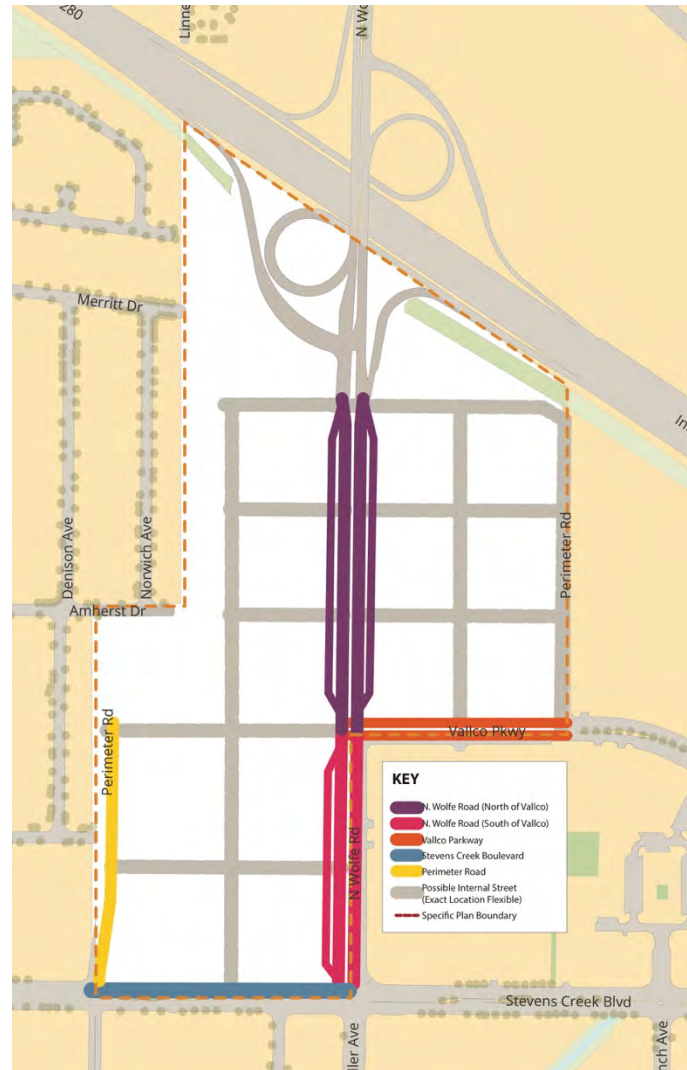


VALLCO PARKWAY

Regulating for a Walkable Environment

Provide flexibility in locating secondary streets

Location of grey streets can vary

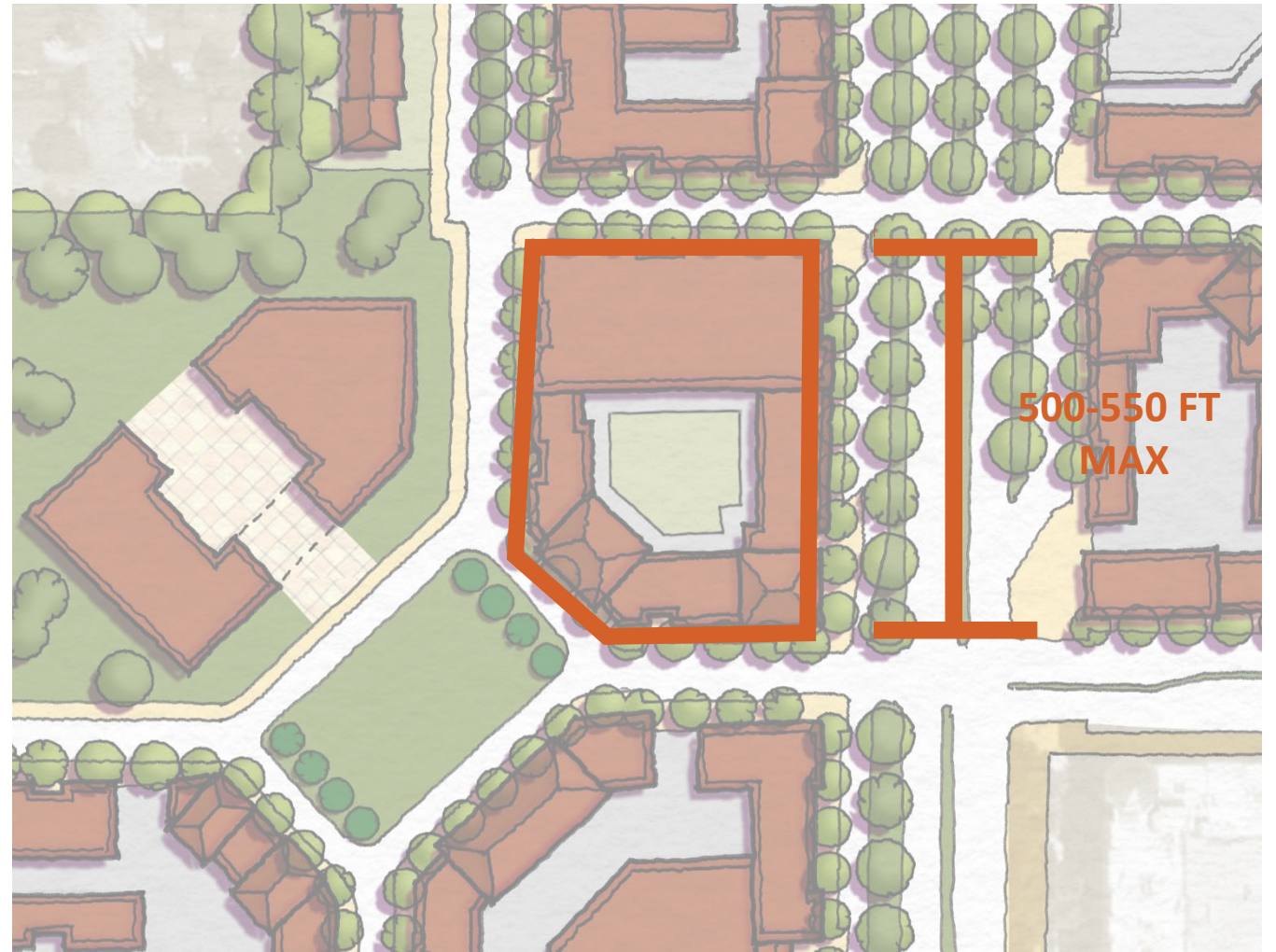


Network Required by Max Block Size

Typically 500-550 square feet for one side of block

Maximum block perimeter: 1400 square feet

Provides walkability/connectivity



Regulations Will Look Similar to This

