

Planning Commission Vallco Town Center Specific Plan

September 4, 2018



**CITY OF
CUPERTINO**

Today's objectives

Staff report

Consultant presentations

Commission questions

Owner statement

Public comments

Commission deliberation and recommendations to City Council



**CITY OF
CUPERTINO**



- 1 Apple Park campus
- 2 Cupertino Village
- 3 North Blaney neighborhood
- 4 Main Street Cupertino
- 5 The Marketplace

--- Plan area (70 ac. approx;
58.1 ac. developable)

■ Vallco Property Owner, LLC
(50.82 ac.)

■ Simeon Properties (5.16 ac.)

■ KCR Properties (2.12 ac.)

Community conversations

Common themes emerging from community conversations and outreach:

- Housing needs
- Traffic
- Retail
- Parks and open spaces
- Walkable and bikeable
- School enrollment
- Medical office and other service office
- Massing of buildings



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Chapter 3: VISION



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Chapter 3: VISION



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Chapter 3: VISION

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

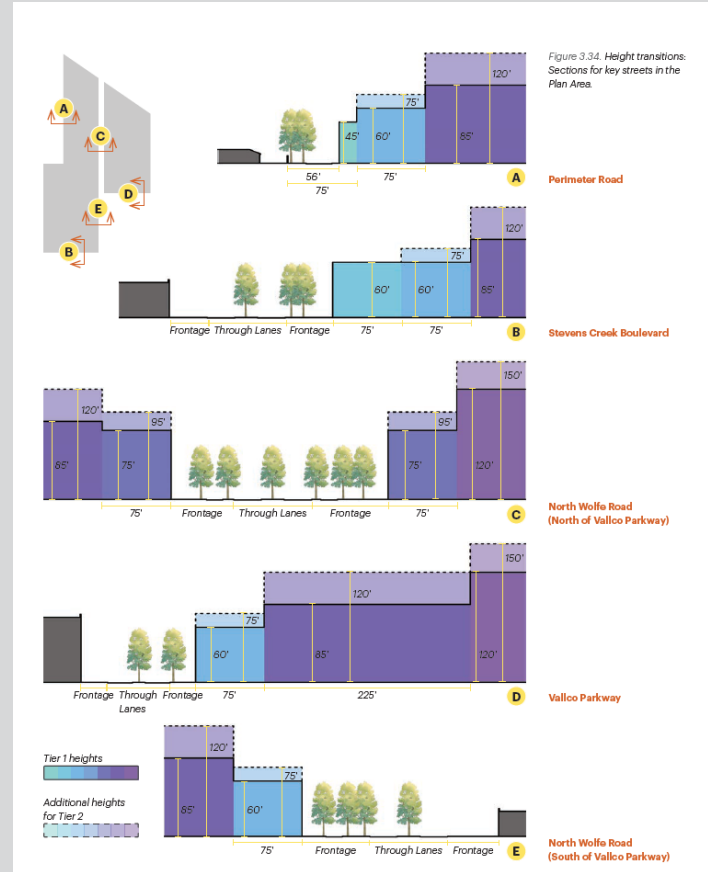
	Simeon Properties (A)	Vallco Property Owner, LLC (B)	KCR Properties (C)	Total
Maximum Residential (Number of units)	181	1,779	74	2,034
Minimum Commercial/ Retail (Square feet)	-	600,000	-	600,000
Maximum Office (Square feet)	-	750,000	-	750,000
Maximum Hotel (Number of rooms)	-	191	148	339
Civic Uses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

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	2,923
Minimum Commercial/ Retail subject to including Civic/ Cultural Uses* (Square feet)	-	485,000 (includes 85,000 for civic/ cultural uses)	-	485,000
Maximum Office (Square feet)	-	1,500,000	-	1,500,000
Maximum Office Amenity Space (Square feet)	-	250,000	-	250,000
Maximum Hotel (Number of rooms)	-	191	148	339
Civic Uses and Public Open Spaces				
Minimum Public (at-grade) Open Space (Acres)	-	6.0	-	6.0

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Chapter 3: VISION



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Chapter 4: MOBILITY

- TDM for a 34% non-SOV rate for office
- Transportation Management Association
- Mobility hub
- Community shuttle pilot connecting to high schools and/or nearest transit station
- Potential additional VTA routes
- Maximum parking standards to ensure that people are not encouraged to drive
- Transit for employees and residents
- Shared parking to maximize use of existing parking and promote a successful retail center
- Parking wayfinding

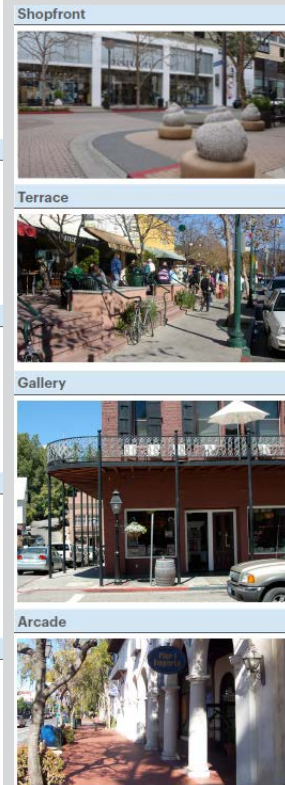
Draft Specific Plan

Chapter 6: DEVELOPMENT STANDARDS

- Land uses
- Open space
- Building heights
- Façade articulation
- Screening
- Bird-safe design

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.



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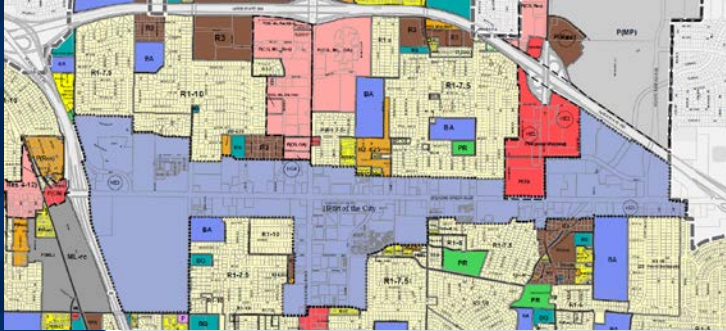
Chapter 7: ADMINISTRATION

- Master Site Development Plan required for Planning Commission and City Council review and approval
- Subsequent applications administrative reviews and/or per CMC

Development Agreement

- Below market rate units: 20%
- 60,000 sq.ft. Performing arts center in Retail and Entertainment/Mixed-use District
- 40,000 sq.ft. City Hall at current civic center location
- Community shuttle one-year pilot
- \$11M for 280/Wolfe Road and Junipero Serra Trail

General Plan & Zoning Amendments



<i>Current General Plan</i>	<i>Amended</i>
LU-19.1.2 - Parcelization discouraged	Parcelization discouraged unless required to facilitate senior housing, affordable housing or if demonstrated to be necessary for financing reasons
LU-19.1.4 - Minimum of 600,000 square feet of retail	Minimum of 600,000 square feet of retail in Tier One and 485,000 square feet in Tier Two
LU-19.1.4 - Entertainment uses may be included but shall consist of no more than 30 percent of retail uses.	No cap
LU-19.1.4 - Encourage high-quality office space arranged in a pedestrian-oriented street grid with active uses on the ground floor, publicly-accessible streets and plazas/green space.	<p>Under Tier 2 and with community benefits, a single corporate user in the Office Mixed-Use District, may use bollards, gates or fencing at the interior street to reserve them for private access for security purposes, subject to the City's design review. Bollards, gates and fencing must be removable to revert back to public access in the event that the tenants become multi-users. The fences, bollards shall be artistically integrated subject to design review and shall be located in the private portion of the streets. The surrounding streets (Perimeter Road, frontage road along Wolfe Road and street around the East Plaza) and the East Plaza shall remain accessible to the public and ground floor uses around the East Plaza must incorporate active uses.</p> <p>Buildings in the office/mixed-use district are allowed to connect via overhead bridges, as long as the bridges are above the third story, subject to design review and so that the ground level streets are not substantially covered by the overhead bridges.</p>

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Environmental Review

- Studied 4 alternatives in addition to project/revised project
- CEQA findings



Key issues

- Development allocation.
- Edges/height treatment.
- Open space approach.
- Community benefits.

Recommendation

That the Planning Commission adopt the draft resolutions to recommend that the City Council:

- Certify the Final Environmental Impact Report (FEIR), adopt CEQA findings, a statement of overriding considerations and a Mitigation Monitoring and Reporting Program
- Adopt the General Plan amendments required to implement the Specific Plan with corrections to Table LU-1
- Adopt the proposed Vallco Town Center Specific Plan, and associated clarifying/supplemental language
- Adopt Municipal Code text amendments
- Adopt Zoning Map amendments
- Approve proposed Development Agreement between the City and Vallco Property Owner, LLC

Next steps

- September 18, 2018 City Council hearing with forwarded Planning Commission recommendations
- 2nd reading October 2, 2018