

# VISTA HEIGHTS PROJECT

## *GENERAL PLANNING APPLICATION*

### Project Description

On February 20th, 2024, we submitted a SB330 Builder's Remedy application to develop hillside vacant land next to Linda Vista Park. This property consists of three parcels (APN 356-05-007, 356-05-008, 356-27-026) total 86 acres, and is surrounded by Linda Vista Park, Deep Cliff Golf Course, and residential single family homes

In this formal application, we propose to develop a small portion of the property to build:

- A community sports center open to public (discounted rate to Cupertino residents, and further discount to Cupertino seniors)
- 7 below market rate (BMR) Low Income two story townhomes
- 28 single family homes
- A trail connecting Linda Vista Park and Stevens Creek County Park

### Affordable Housing Plan

Out of the 35 residential units proposed, 20% or 7 units will be for Low Income residents. Once built, those 7 units will join the city's BMR housing pool and be rented to the eligible applicants at a predetermined discounted rate.

### Statement of Design Intent

The overall design intent is to be environmentally friendly, and to follow the city zoning and design standards as much as possible, especially when it comes to the potential adverse impact to the environment and the community. Specifically:

1. **Respect neighbors.** All the homes and facilities are designed to stay away from existing neighbors, not overlooking neighbors from close distance. The noise during and after the construction will be very minimal as well.
2. **Balanced cut and fill.** Cut and fill are inevitable for a hillside development like this, but we will balance the cut and fill on site, to minimize (if not eliminate completely) the dirt transporting in and out of the site;
3. **Tree protection.** The designs of road and building pads try to avoid areas with dense trees, to minimize the need to remove protected trees and all trees in general;

4. **Bird collision prevention.** When glass windows and doors are used, we try to use treated glass as much as possible, this is extremely important for hillside which the birds consider as their natural habitat;
5. **Building material.** We plan to use building materials that are more environmentally friendly. For example, prefabricated reinforced concrete panels are fire resistant, have much smaller carbon footprint, and take much shorter time to build;
6. **Green and solar roof.** We'll try to utilize green roof, so that the buildings seamlessly blend into the hillside. Green roofs also bring lots of other benefits, for example: waste diversion, stormwater management, energy efficiency, etc. In addition, solar panels will be used to further improve energy efficiency;
7. **Slope rebuild.** We plan to rebuild some of the potentially unstable slopes, so that we completely eliminate the risk of landslide and stabilize the slope;
8. **Trail linkage.** We will provide trail linkage from Linda Vista Park to Stevens Creek County Park. The trail will be 6 feet wide, graded to allow both hiking and mountain biking. Once built, the local residents can hike or bike from Linda Vista Park to Stevens Creek County Park, and Fremont Older Open Space.
9. **Community Sports Center.** We plan to build a community sports center that's open to the public. As a community benefit, we plan to provide discounted rates to Cupertino residents, and further discounts to Cupertino seniors. With this sports center, we hope to reduce the traffic going out, and reduce the pressure on a few bottleneck places.