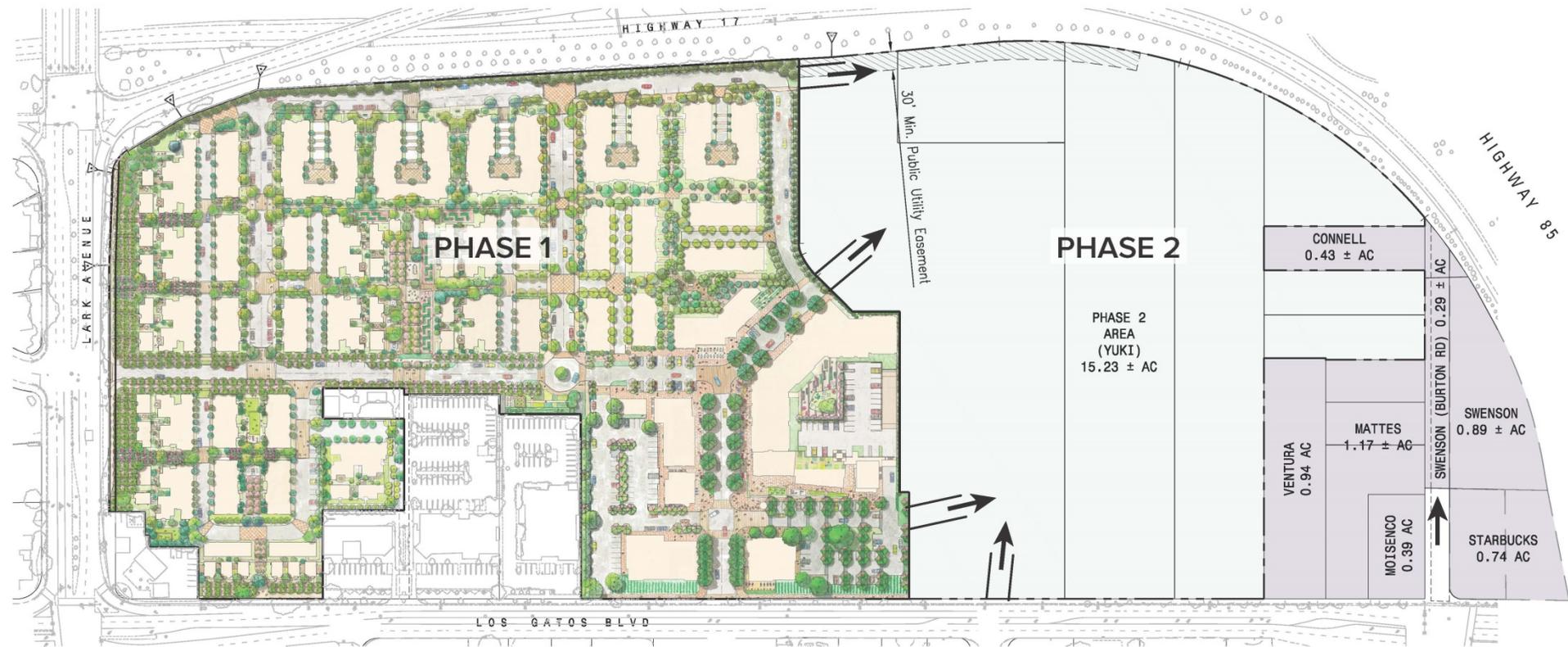


**The North 40
Phase 2
Town of Los Gatos, CA**

August 2nd, 2018



North 40 Phase 1 Update – Los Gatos, CA



Phase 2 Community Input

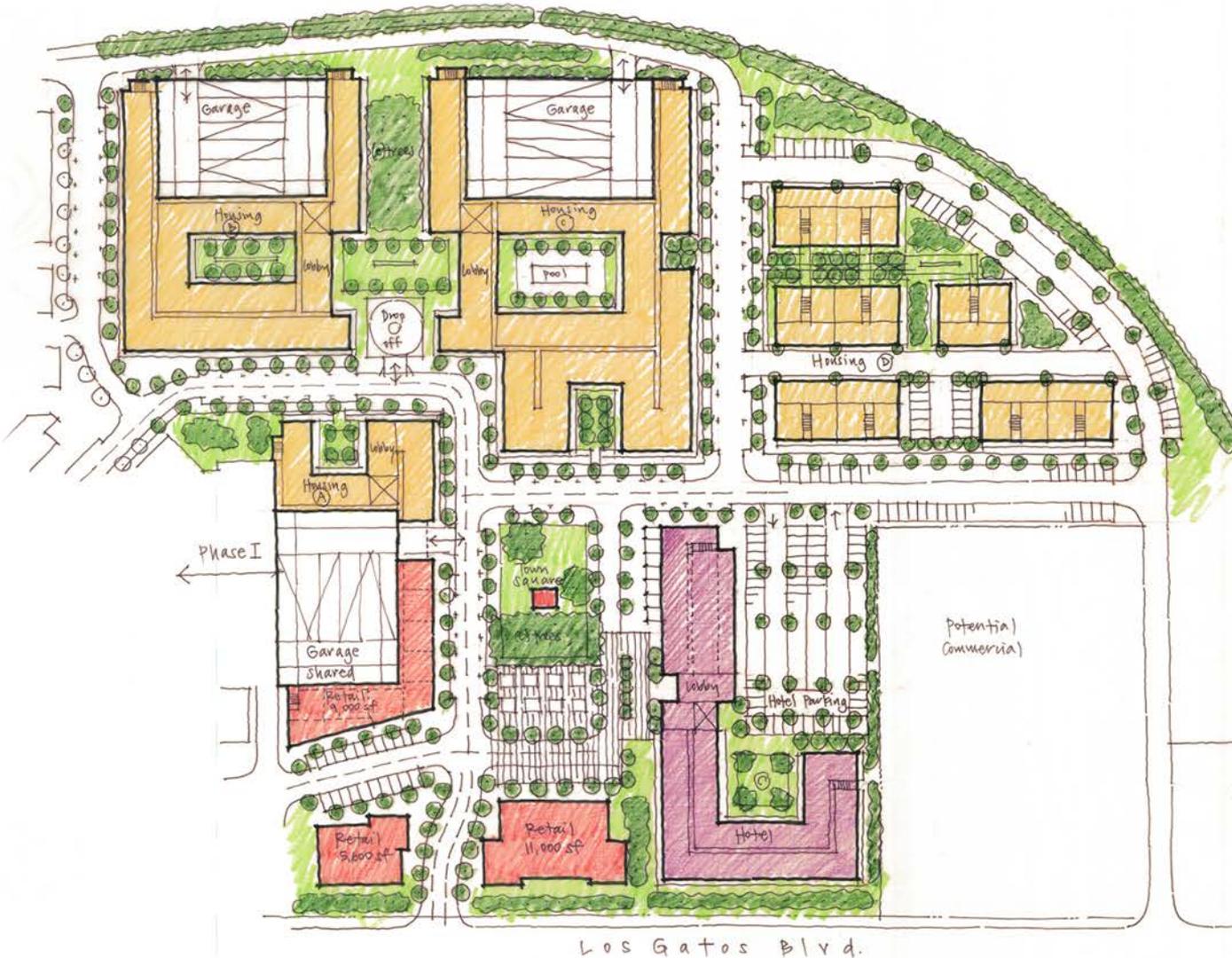
- General positive consensus that a hotel is a desirable use on the North 40
 - North end serving
 - TOT Tax (transient occupancy tax)
- Preference for lower traffic generating uses
- Preservation of Downtown by limiting commercial / retail program on the North 40
- Desire for specific housing types and amenities on the North 40
 - Millennial housing
 - “Move-down” housing
- Willingness to negotiate to get the most community benefit
 - Potentially allow more building height and more housing in exchange for desired benefits (e.g. open space and a hotel)



Phase 2 Market Feedback

- A hotel is potentially viable in this location
 - Need for subsidy by other land uses (e.g. residential land values) in order to be feasible
- Office uses require more height and scale
 - Office square footage is limited by trip generation
 - Land value limited and lower market demand due to scale
- Large retail / commercial project is potentially viable in this location
- Millennial housing and “move down” housing is viable with up to 55’ in height
- Based on community input and market feedback, we’ve put together a few concepts for discussion

Potential Phase 2 Site Plan – Alternative 1



PARKING PROVIDED

150	Surface Street
80	Surface Hotel
208	Shared Garage
100	Housing B Garage
200	Housing C Garage
100	Surface + Truckunder Housing D
978	Total

PARKING REQUIRED

126	Retail @ 5/1000
170	Hotel @ 1/room
690	Housing @ 1/bedroom + 0.5/unit guest
926	Total

(+ 50 surplus spaces)

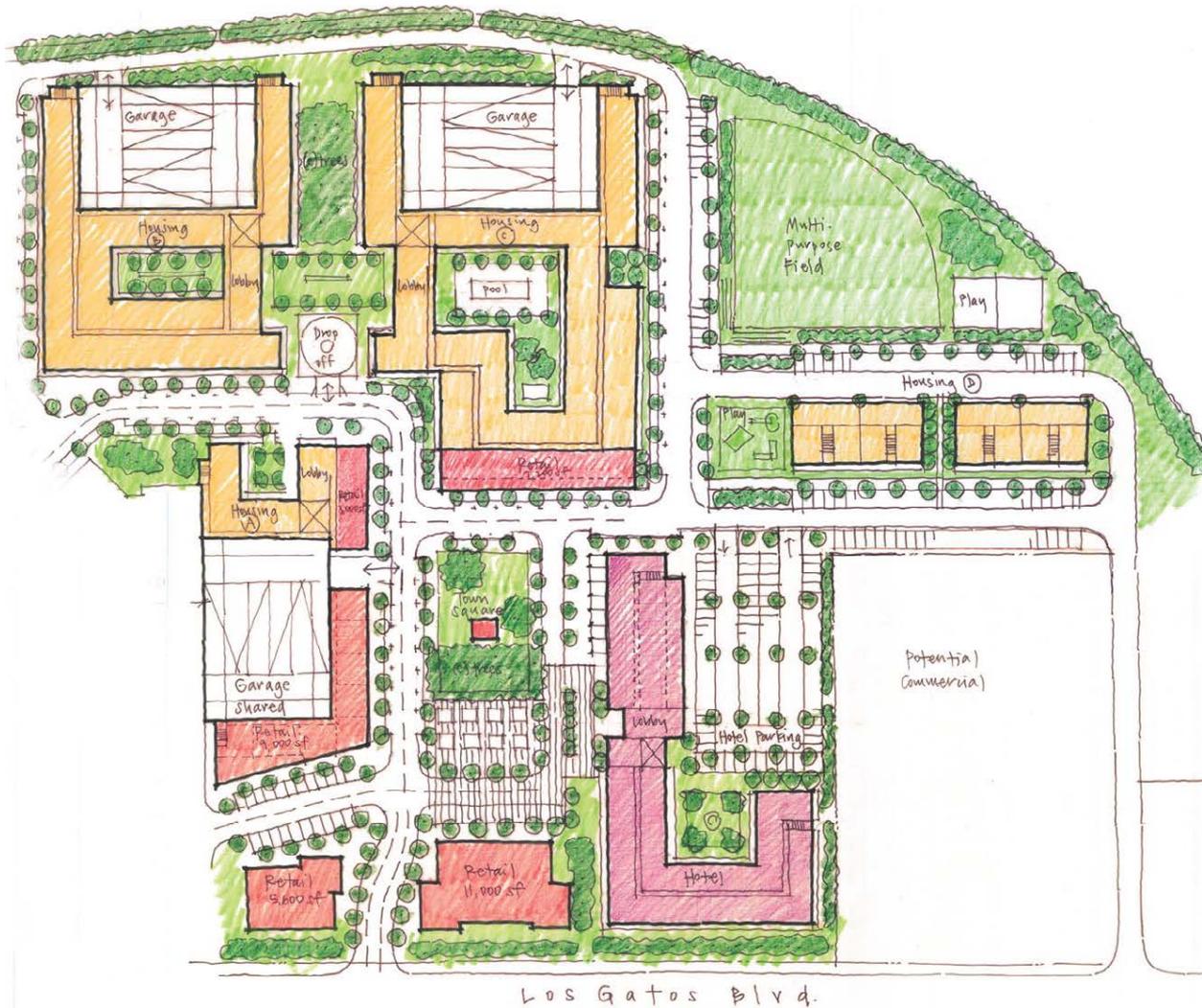
PROGRAM

82,000sf	Hotel - 170 rooms
23,600sf	Retail
47,500sf	Housing A - 44 units
87,000sf	Housing B - 80 units
144,000sf	Housing C - 80 units
89,000sf	Housing D - 40 units
473,100sf Total	244 units

LOS GATOS N40
PHASE II
 BAR Architects
 Grosvenor
 May 30, 2018

(e) building

Potential Phase 2 Site Plan - Alternative 2



PARKING PROVIDED

140	Surface Street
80	Surface Hotel
208	Shared Garage
210	Housing B Garage
260	Housing C Garage
80	Housing D Surface Street
23	Park/playing field under
1001	Total

PARKING REQUIRED

179	Retail @ 5/1000sf
170	Hotel @ 1/room
638	Housing @ 1/bedroom + 0.5/unit guest
987	Total

(* 14 surplus spaces)

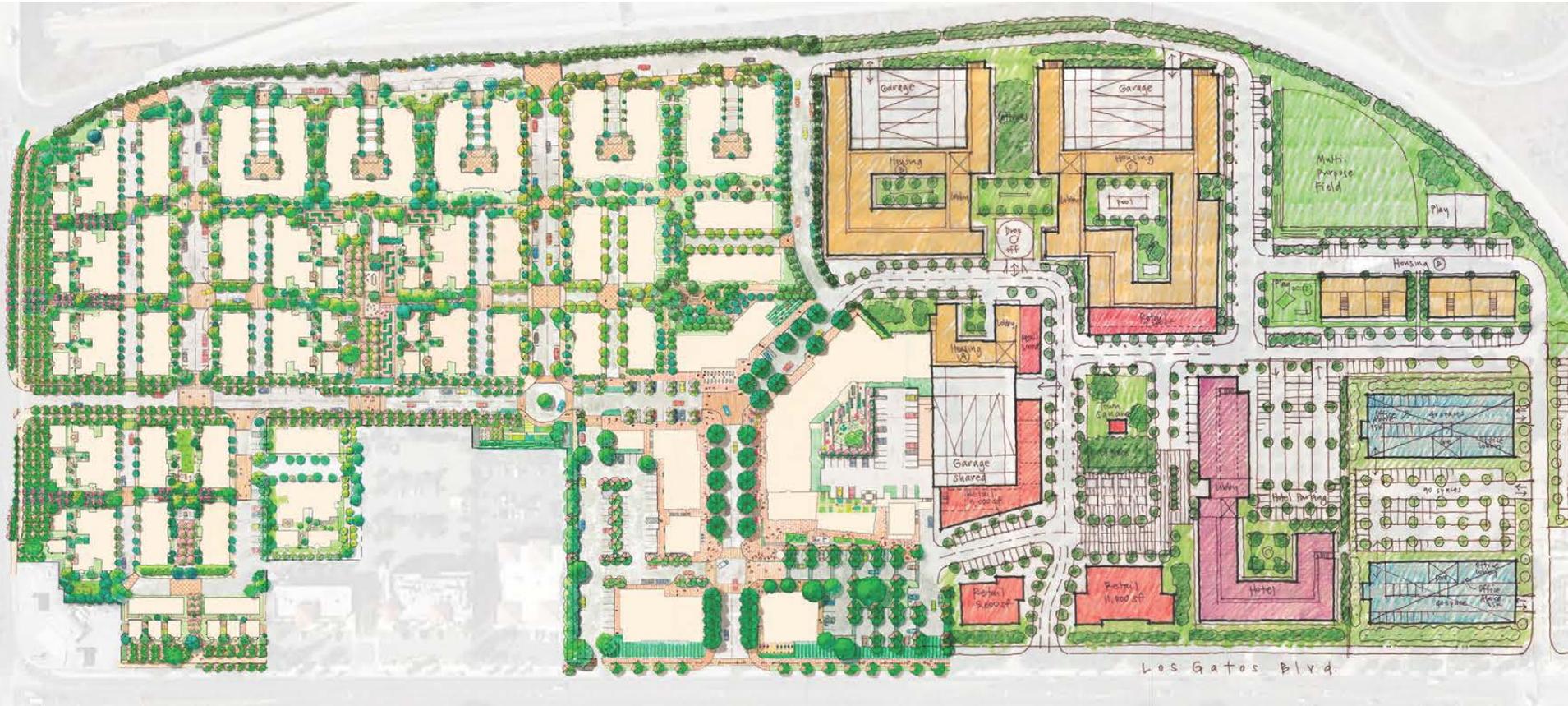
PROGRAM

82,000sf	Hotel - 170 rooms
35,000sf	Retail
47,500sf	Housing A - 44 units
116,000sf	Housing B - 105 units
192,000sf	Housing C - 105 units
39,600sf	Housing D - 40 units
512,900sf	Total 294 units

LOS GATOS N40
PHASE II
 BAR Architects
 Grosvenor
 May 30, 2018



North 40 Combined Site Plan



Potential Phase 2 Site Plan – Open Space Alternative 1



Los Gatos N40
Phase II - Option (A)
BAR Architects
Grovenor
July 19, 2018

Potential Phase 2 Site Plan – Open Space Alternative 2



Los Gatos N40
Phase II - Option (B)
BAR Architects
Grosvenor
July 19, 2018

Recommendations

- Amend Specific Plan for an increase of 218 units to the base line, before density bonus
 - Environmentally Preferred Alternative of the North 40 Specific Plan EIR
 - Increase total net and gross residential square footage to accommodate the additional units.
- Allowance for height up to 55 feet for the residential buildings to allow move-down and millennial housing
 - The additional height allowance would be in exchange for significant additional overall open space (from 30% to 35%) and green open space (from 20% to 25%)
- Allowance for height up to 55 feet, from 45 feet, for the hotel
- Eliminate requirement for residential uses to include ground floor commercial in the Northern District.
- Other text changes as required to deliver the revised concept have been sent to Council



GROSVENOR