



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Mayor Liccardo
Vice Mayor Chappie Jones

SUBJECT: STEVENS CREEK PROMENADE

DATE: February 22, 2019

Approved

Date 2/22/19

RECOMMENDATION

Accept staff's recommendation to certify the Environmental Impact Report, approve the Planned Development Rezoning, Vesting Tentative Map, and Planned Development Permit (with the added and revised Conditions of Approval), for the Stevens Creek Promenade project.

BACKGROUND

We appreciate the work done by City Staff, community members, and the applicant, Fortbay, on this comprehensive Urban Village project that will serve as an important early development in the recently completed Stevens Creek Urban Village. Stevens Creek Promenade is the product of years of work with the City and community.

Fortbay actively engaged early with the community and with Vice Mayor Jones's office, conducting 11 community outreach meetings. They served as a member of the Stevens Creek Advisory Group, participating in the creation of the Stevens Creek Urban Village Plan.

The project will provide 582 new residential units, including 88 dispersed, affordable units, and 243,000 sq. ft. of commercial space in a mixed-use format along Stevens Creek Boulevard. The project is centered around a 1.3 acre privately owned, publicly accessible open space (promenade) at the site that will serve as a valuable community gathering space in District 1. In addition, Fortbay has designed this project to integrate with future transportation plans along the Stevens Creek Corridor. The project strikes a good balance between embracing lower parking ratios and associated traffic calming measures, while also ensuring that the development is attractive to investors and potential retail tenants.

This project fits the vision of a vibrant development where people can live, work, and play in an Urban Village setting. It will also serve as a catalyst for future growth along Stevens Creek Boulevard.