



UC Oka Road, LLC  
99 S Almaden Blvd Suite 500  
San Jose, CA 95113

Oka Road Townhome Project  
14789 Oka Road  
APN: 424-08-035, 424-08-074

### **Project Site**

The proposed project site contains two parcels consisting of approximately 6.78 acres.

### **Proposed Project**

The project proposes 138 townhome units along Oka Road in Los Gatos, California. There will be 2-bedroom and 3-bedroom units available for purchase. The floor plans range from 1414 to 2028 square feet in size. The building area is approximately 302,940 square feet. The project will create 18 separate lots to accommodate each new building.

The site plan is carefully designed to reflect the context of the site and its surroundings. The buildings are located parallel to Oka Lane to create a strong urban design presence along the street. This alignment also reduces the visual mass of the buildings from the two adjacent uses, as the buildings are side-on to those uses.

The buildings along Oka Road have front doors that face the public street, creating a pedestrian-friendly streetscape. A public sidewalk connecting to the existing sidewalk will be provided along the Oka Lane frontage, offering a valuable community benefit. All the units are alley-loaded, so the garages are hidden from public view. The front doors of the units are located along Oka Lane or on internal paseos.

The two entry lanes and landscaped edges provide ample buffer to adjacent uses. The site's circulation is designed as loops rather than dead-end streets, allowing for better traffic dispersion and flexibility in access for both residents and visitors.



### **Parking**

Each townhome would contain 2 garage parking spaces per unit, totaling 276 spaces. About 40% of garages are tandem parking and the remaining are side-by-side. An additional 22 surface parking spaces would be available for guest use as well. The 298 parking spots are well above the 231 parking spaces required based on the State Density Bonus Law.

### **Transportation Demand Management (TDM)**

The project also will include a robust Transportation Demand Management (TDM) Plan that would result in a substantial decrease in the number of trips generated and parking demand compared to typical projects of this use and size.

### **Architectural Design**

In keeping with the context and the prevalent architectural vocabulary of the town, the project design utilizes a traditional style and details. It employs changes in materials, varied roof forms and lines, and articulation of planes and massing to convey an enduring design quality that is appropriate in scale, mass, and character. The project is designed to respond to the site's location by breaking down the massing of the proposed building into smaller elements that relate to the surrounding uses and varied project frontages while incorporating pedestrian-scale amenities and design elements. The project also proposes a cohesive pedestrian circulation pattern on this block to promote connectivity and pedestrian safety in the area.

### **Sidewalk, Landscaping, and Street Tree Improvements**

The project's landscaping will include significant green space, around 200 new trees, and gathering spaces. On the northern end of the property, a community open space will be provided for people and pets to gather. There are also areas for walking between homes that will be landscaped with trees and shrubs and offer room for our public art installation.