

Written Description of Proposed Project – Residence at Newtown

The proposed project, *Residence at Newtown*, is a new residential community located at 15495 Los Gatos Boulevard, Los Gatos, CA 95032 (APN 424-22-030). The project site totals approximately 3.86 acres (168,142 square feet) and is currently designated for commercial highway use (CH – Restricted Commercial Highway). We propose to redevelop the site into a high-quality, for-sale townhouse community that contributes to the Town's housing goals and provides a range of homeownership opportunities near existing amenities and transit.

The project consists of 80 three-story townhomes arranged across ten buildings. The unit mix includes 33 three-bedroom and 47 four-bedroom homes, with building heights up to 40 feet. The total proposed building area is approximately 191,672 square feet, designed as Type V-B fully sprinklered construction under the 2022 California Building Code.

Site planning emphasizes pedestrian connectivity and social spaces. Landscaped paseos, a dog run, BBQ areas, and outdoor gathering spaces are distributed throughout the development. The community will feature cohesive architectural design drawing from Craftsman and Farmhouse styles, with complementary materials, color palettes, and articulation to create a contemporary residential character compatible with the surrounding neighborhood context.

Vehicular access will be provided from Los Gatos Boulevard, with internal private drives connecting all buildings and guest parking areas. Utilities, grading, drainage, and stormwater management are designed per current Langan Engineering plans in compliance with Town standards.

The proposed subdivision will be processed under the California Subdivision Map Act through a Vesting Tentative Tract Map, while also participating in the Town's Below Market Rate (BMR) Housing Program.

In summary, *Residence at Newtown* redevelops an underutilized commercial property into a thoughtfully designed residential neighborhood that aligns with the Town's housing and design objectives, enhances the streetscape along Los Gatos Boulevard, and provides high-quality housing opportunities consistent with local and state housing policies.