

Cypress Town Center & Commons

The Cypress Town Center and Commons Specific Plan establishes a plan and framework for the use and development of approximately 170 acres of land in the City of Cypress, California. The area is generally bounded by Cerritos Avenue to the north, Katella Avenue to the south, and Lexington Drive to the west. This Specific Plan is divided into five land use districts that will govern the design and development of a mixed-use, sustainable community.

1. One of the primary features of the plan is the **town center district**, which is intended to be the City’s “main street.”
2. Another component of this Specific Plan is an approximate **20-acre public park district** in the heart of the Specific Plan Area.
3. The **residential district** is intended to accommodate a variety of residential opportunities and lifestyles.
4. The **mixed-use district** is a flexible land use that allows the potential expansion of the town center and/or medium-density residential uses.
5. The **commercial/senior housing district** includes land that is part of the Cottonwood Church property.

Development of Cypress Town Center and Commons

The proposed development will be divided into five sub areas with development potential of 1,284 residential units and 1.5 million square feet of commercial development as listed in the table below.

Race Track Development Potential				
Land Use District	Area (Acres)	FAR ⁽¹⁾	Residential Units	Potential Development Capacity (sq. ft.)
Town Center	31.8	0.6:1	250	831,124
Public Park	20.7	N/A	N/A	N/A
Residential	93.3	N/A	1,000	N/A
Mixed-Use (Town Center/MDR)	22.3	0.6:1	(aggregate total for Residential and Mixed Use [TC/MDR]) Districts	582,832
Commercial/Senior Housing	1.7	0.6:1	34	44,431
Total:	169.8		1,284	1,458,387

(1) The maximum floor area ratio (FAR) allowed on any development parcel is 1.0:1

What fits into 170 Acre Cypress Town Center and Commons?

Understanding the development potential of a 170 acre site, equivalent to the Los Alamitos Race Course, is complex. Below is a table demonstrating what can fit into 170 acres. The table also shows comparative developments which informs and educates the public of what 1,458,387 square feet of commercial space looks like or what 1,284 residential units look like. The table below further demonstrates the acreage, square footage and the number of residential units in those comparable developments.

	Site	Acreage	Sq. ft./Units	Units Per Acre
Commercial	Bella Terra, Huntington Beach	63	1,045,440 sq. ft.	N/A
	Shops at Rossmoor	38	376,200 sq. ft.	N/A
	Seal Beach' Target Center	25	300,000 sq. ft.	N/A
	Los Alamitos' Little Cottonwood Park	6.75	N/A	N/A
	Long Beach Town Center	100	1,000,000 sq. ft.	N/A
Residential	Cypress' Collection (across from Cypress City Hall)	3.67	52 units	14.1
	Cypress' Sorrento	143.9	671 units	5.41
	Cypress' Barton Place	28	244 units	8.7
	Cypress' MacKay Place	9.7	47 units	7
	Los Alamitos Apartment Row	106	1,800 units	30
	Los Alamitos' Highlands Neighborhood	100	427 units	4.27
Other	Cypress College	110	811,000 sq. ft.	N/A