THE

PROJECT ADDRESS

10123 NORTH WOLFE ROAD CUPERTINO, CA 95014

APN: 316-20-120 (PARCEL A - WEST SIDE) APN: 316-20-121 (PARCEL B - EAST SIDE)

PROJECT DESCRIPTION

THIS PROJECT DESCRIPTION IS FOR THE SB 35 COMPLIANT THE RISE (FORMERLY KNOWN AS VALLCO TOWN CENTER) APPLICATION (THE PROJECT). SB 35 AUTHORIZES A DEVELOPMENT PROPONENT TO APPLY FOR A MULTIFAMILY HOUSING DEVELOPMENT, INCLUDING MIXED USE PROJECTS WITH AT LEAST TWO THIRDS OF THE SQUARE FOOTAGE DEDICATED TO RESIDENTIAL USES, WHICH SATISFIES SPECIFIED OBJECTIVE PLANNING STANDARDS, THAT IS SUBJECT TO A STREAMLINED, MINISTERIAL APPROVAL PROCESS. AS SUMMARIZED BELOW AND DESCRIBED IN DETAIL IN THE MODIFICATION APPLICATION MATERIALS, INCLUDING THE APPENDIX II - PROJECT DESCRIPTION, THE PROJECT IS FULLY COMPLIANT AND CONFORMS WITH ALL THE REQUIREMENTS OF SB 35.

THE PROJECT SITE IS LOCATED ON THE 50.82 ACRE VALLCO MALL PROPERTY IN THE CITY OF CUPERTINO, BETWEEN INTERSTATE 280 AND STEVEN'S CREEK BOULEVARD AND ON BOTH SIDES OF NORTH WOLFE ROAD. THE PROPERTY HAS BEEN IN CONTINUOUS DECLINE FOR MORE THAN 30 YEARS AND IS LARGELY VACANT.

THE DEVELOPMENT PLAN WILL INCLUDE 2,669 RESIDENTIAL UNITS (BOTH FOR SALE AND FOR RENT), UP TO 226,386 SQUARE FEET (SF) OF RETAIL/ENTERTAINMENT USES, AND 1,954,613 SF OF OFFICE AND APPROXIMATELY 9,570 PARKING SPACES WILL BE PROVIDED IN BOTH ABOVE- AND BELOW-GROUND STRUCTURES WITH SURFACE PARKING ALONG INTERNAL ROADWAYS. THE PROJECT INCLUDES TWO TOWN SQUARES AND COMMUNITY PARKS AND GREEN SPACES ON BOTH SIDES OF NORTH WOLFE ROAD.

THE PROJECT IS FULLY COMPLIANT WITH THE CITY OF CUPERTINO COMMUNITY VISION 2040 GENERAL PLAN (GENERAL PLAN), INCLUDING THE VALLCO SHOPPING DISTRICT SPECIAL AREA STRATEGIES TO CONSTRUCT A MIXED-USE "TOWN CENTER" PROJECT WITH RESIDENTIAL, RETAIL, AND OFFICE USES IN A PEDESTRIAN-FRIENDLY DESIGNED, GRID STREET NETWORK WITH HIGH-QUALITY ARCHITECTURE THAT SERVES AS A COMMUNITY GATEWAY FOR THE CITY OF CUPERTINO.

PROJECT SCOPE OF WORK:

1. DEMOLITION OF EXISTING MALL STRUCTURES, PARKING STRUCTURES, PAVED AND SURFACE PARKING AREAS. 2. RETAIN, PRESERVE, AND IN SOME CASES RELOCATE EXISTING SPECIMEN TREES INTO A LANDSCAPE DESIGN THAT FEATURES SUSTAINABLE AND ENVIRONMENTALLY FRIENDLY AT GRADE PLANTINGS AND ON PODIUM STRUCTURES. 3. CONSTRUCT NEW MIXED-USE TOWN CENTER COMPRISED OF 15 BLOCKS COMPOSED OF RETAIL, RESIDENTIAL, OFFICE, AND AMENITY BUILDINGS. 4. CONSTRUCT TRANSECT STREET CONFIGURATION ENCOURAGING A PEDESTRIAN AND BICYCLE FRIENDLY NEIGHBORHOOD WITH GROUND FLOOR RETAIL AND ACTIVE STREETS, AND TWO PUBLIC TOWN SQUARE PLAZAS. 5. CONSTRUCT HOUSING IN COMPLIANCE WITH SB 35 WITH A MAXIMUM DENSITY OF 2,669 UNITS COMPLIANT WITH THE

CUPERTINO GENERAL PLAN WITH DENSITY BONUS, FOR SALE AND FOR RENT UNITS. 6. CONSTRUCT AFFORDABLE HOUSING IN COMPLIANCE WITH SB 35 WITH A MINIMUM OF 50% AFFORDABLE HOUSING UNITS AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S "STATEWIDE SB 35 DETERMINATION SUMMARY", ORIGINALLY ISSUED ON JANUARY 31, 2018, AND SINCE UPDATED AS OF JUNE 1, 2022, AND EXCEEDING CITY OF CUPERTINO REQUIREMENT OF 15% AFFORDABLE. 8. CONSTRUCT UNDERGROUND PARKING STRUCTURES AND ABOVE GROUND STRUCTURES TO SERVICE THE EXTENT OF THE PROJECT. 9. INTEGRATE SAFE PEDESTRIAN, PROTECTED BICYCLE, AND MASS TRANSIT BUS ROUTES INTO A COMPLETE REDEVELOPMENT OF THE VALLCO PLANNING AREA.

MODIFICATION REQUESTS ON ENTITLEMENT APPROVALS:

DEVELOPMENT PERMIT MAJOR: TENTATIVE SUBDIVISION MAP: ARCHITECTURE AND SITE PERMIT MAJOR: TREE REMOVAL:

MODIFICATION REQUESTED MODIFICATION REQUESTED MODIFICATION REQUESTED MODIFICATION REQUESTED

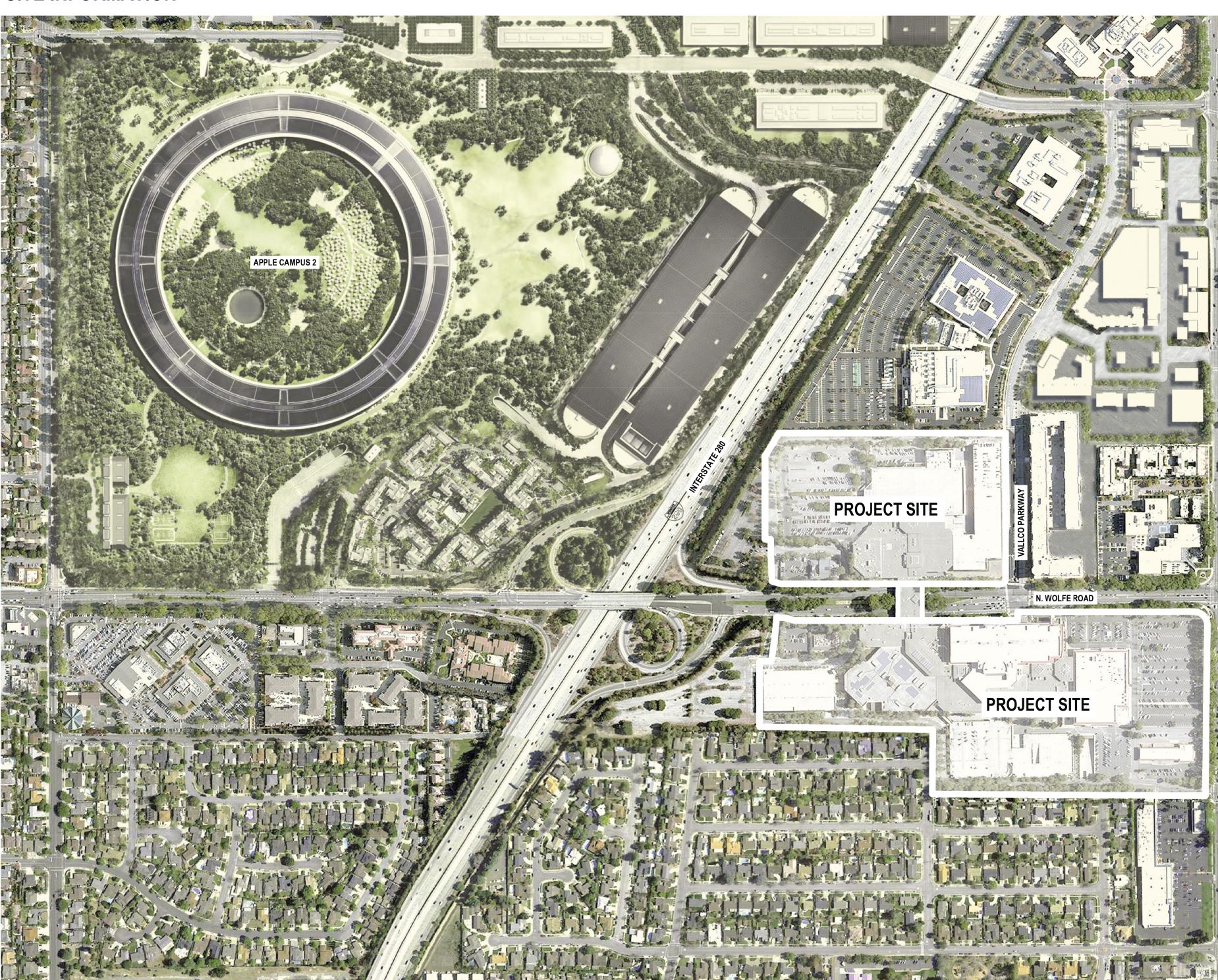
PROJECT CODES:

THE PROJECT SHALL COMPLY WITH THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 (CALIFORNIA BUILDING STANDARDS CODE), THE AMERICANS WITH DISABILITIES ACT 2010, AND THE CUPERTINO MUNICIPAL CODE TO THE EXTENT EACH CONTAIN OBJECTIVE ZONING STANDARDS AND OBJECTIVE DESIGN REVIEW STANDARDS AS DEFINED BY SB-35. SINCE A BUILDING PERMIT HAS BEEN APPLIED FOR, THE PROJECT MUST COMPLY WITH THE CALIFORNIA BUILDING STANDARDS IN EFFECT AT THE TIME OF THE ORIGINAL SUBMITTAL: 2016 CALIFORNIA ADMINISTRATIVE CODE 2016 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA MECHANICAL CODE

- 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2016 CALIFORNIA REFERENCED STANDARDS CODE

DEVELOPMENT PERMIT MAJOR		COMPLIANCE WITH OBJECTIVE PLANNING
TENTATIVE SUBDIVISION MAP FOR CONDO PURPOSES (INCLU	DING NEW AND MODIFIED EASEMENTS)	
ARCHITECTURAL AND SITE PERMIT MAJOR		
TREE REMOVAL		BUILDING PLANE
SUBSEQUENT APPROVALS		HEIGHT LIMIT
MASTER SIGN PROGRAM		
DEMOLITION PERMITS		FRONT SETBACK LIMIT
CONSTRUCTION PERMITS		-
ENCROACHMENT PERMITS		REAR YARD SETBACK LIMIT
FINAL MAP(S)		LOT COVERAGE
CONDOMINIUM MAP(S)		BASE RESIDENTIAL DENSITY
		RESIDENTIAL UNIT COUNT W/ DENSITY BO
GOVERNING AGENCIES / DESIGNATION		REQUIRED RESIDENTIAL BMR
MUNICIPALITY	CITY OF CUPERTINO	USES
APPLICABLE CODES	CALIFORNIA BUILDING CODES (CBC 2016)	RESIDENTIAL SF OF FLOOR AREA
GENERAL PLAN DESIGNATION	COMMERCIAL, OFFICE, HOTEL, RESIDENTIAL	
ZONING *	P(CG) / P (REGIONAL SHOPPING)	OFFICE SF OF FLOOR AREA
GENERAL PLAN SPECIAL AREA	VALLCO SHOPPING DISTRICT	RETAIL SF OF FLOOR AREA
CONSTRUCTION TYPE	TYPE IA, IIIA, V	ENTERTAINMENT SF OF FLOOR AREA
		-
NOTE:		PARKING STALLS (TOTAL #)
NOTE: * THE EXISTING ZONING DESIGNATION IS IN CONFLICT WITH T ACCORDANCE WITH SB-35	HE GENERAL PLAN AND NOT APPLICABLE IN	PARKING STALLS (TOTAL #) COMMUNITY LANDMARK (VALLCO SHOPPING DISTRICT)
* THE EXISTING ZONING DESIGNATION IS IN CONFLICT WITH T ACCORDANCE WITH SB-35	HE GENERAL PLAN AND NOT APPLICABLE IN	COMMUNITY LANDMARK (VALLCO SHOPPING DISTRICT)
* THE EXISTING ZONING DESIGNATION IS IN CONFLICT WITH T ACCORDANCE WITH SB-35 SITE STATISTICS		COMMUNITY LANDMARK (VALLCO SHOPPING DISTRICT)
* THE EXISTING ZONING DESIGNATION IS IN CONFLICT WITH T ACCORDANCE WITH SB-35 SITE STATISTICS SITE AREA (ACRES)	50.822 ACRES	COMMUNITY LANDMARK (VALLCO SHOPPING DISTRICT)
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SITE INFORMATION





RESIDENTIAL (GROSS SF)

4,382,226

66.8%

GROSS SF

373,404

457,102

163,232

607,098

422,997

138,202

201,753

463,840

329,559

309,660

343,565

798,200

479,667

322,056

1,152,890

DEVELOPMENT SUMMARY

MAIN MALL

TGI FRIDAYS

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 7

BLOCK 8

BLOCK 9

BLOCK 10

BLOCK 11

BLOCK 12

BLOCK 13

BLOCK 14

BLOCK 15

SEARS AUTO CENTER

ALEXANDER'S STEAKHOUSE

EXISTING PARKING GARAGE (EAST)

BUILDING BLOCK ALLOCATION

EXISTING PARKING GARAGE A (WEST) EXISTING PARKING GARAGE B (WEST)

PROJECT AREA FLOOR AREA CALCULATION *

EXISTING BUILDING AREAS FOR DEMOLITION

EXISTING PARKING STRUCTURES FOR DEMOLITION

* NOTE: PURSUANT TO CUPERTINO MUNICIPAL CODE SECTION 19.08.030 "FLOOR AREA"

ANDARDS *						
	APPLICABLE STANDARD	PROPOSED				
	PRIMARY BUILDING BULK SETBACK AT 1:1 SLOPE ANGLE FROM CURB OF ARTERIAL / BOULEVARD OF WOLFE AND STEVENS CREEK BLVD	VARIES - SEE PLANS				
	NOT APPLICABLE	VARIES - SEE PLANS				
	1:1 VIEW ANGLE FROM EDGE OF CURB OF ARTERIAL / BOULEVARD OF WOLFE AND STEVENS CREEK BLVD.	VARIES - SEE PLANS **				
	NOT APPLICABLE	VARIES - SEE PLANS				
	NOT APPLICABLE	54%				
	1,779 UNITS	1,779 UNITS				
JS	2,669 UNITS	2,669 UNITS				
	890	890				
	RETAIL, RESIDENTIAL, OFFICE, HOTEL	RESIDENTIAL, RETAIL, OFFICE				
	2/3 RESIDENTIAL USES	4,382,226 SF SEE DEVELOPMENT SUMMARY TABLE				
	UP TO 2,000,000 SF	SEE DEVELOPMENT SUMMARY TABLE				
	600,000 MIN. / 1,207,774 MAX.	SEE DEVELOPMENT SUMMARY TABLE **				
	UP TO 30% OF TOTAL RETAIL AREA	LESS THAN 30% OF TOTAL RETAIL AREA				
	NOT APPLICABLE	SEE PARKING SUMMARY TABLE				
	COMMEMORATIVE PLAQUE	PROVIDE COMMEMORATIVE PLAQUE(S)				
	EXEMPT FROM NON-CONFORMING SIGN REGULATIONS	NEW SIGNAGE ON FACE OF MONUMENT				
	PUBLIC ART WITH A VALUE OF AT LEAST \$100,000	PUBLIC ART WILL BE PROVIDED IN THE TWO TOWN SQUARES EXCEEDING THE MINIMUM FINANCIAL OBLIGATION OF \$100,000				

N) AND APPENDIX III (DENSITY BONUS APPLICATION) FOR STATE MANDATED DENSITY BONUS LAW

MENT THE PROJECT SITE IS EXPECTED TO OCCUR IN MULTIPLE PHASES OVER SEVERAL TION RATES, WITH BOTH SEQUENCED STARTS AND CONCURRENT OPENINGS. AND VEHICLES WILL BE PRIMARILY ON-SITE WITH SOME STAGING WITHIN THE PUBLIC F UTILITIES IN THE TUNNEL/UNDER NORTH WOLFE ROAD AND THE BRIDGE OVER NORTH EMERGENCY ACCESS TO THE ADJACENT PROPERTIES/PARCELS SHALL BE MAINTAINED

OUND EXISTING TENANTS UNTIL LONG-TERM INTEGRATION INTO OTHER PARTS OF

DEMOLITION WILL BE SEQUENCED TO ENSURE PUBLIC ACCESS IS PROVIDED PER THE CITY OF CUPERTINO MUNICIPAL CODE.

A CONSTRUCTION LOGISTICS PLAN WILL BE SUBMITTED AT THE TIME OF PERMIT.

PUBLIC RIGHT OF WAY WILL BE MAINTAINED AT ALL TIMES.



SANTA CLARA COUNTY

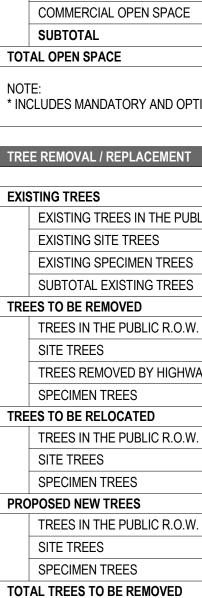


RETAIL (GROSS SF)	OFFICE (GROSS SF)
226,386	1,954,613
3	3.2%
	GROSS AREA
	1,164,460 SF 20,574 SF
	11,420 SF
	11,320 SF
	GROSS AREA
	238,950 SF
	237,120 SF
	239,020 SF
LAN	D USES
RESIDENTIAL,	RETAIL, PARKING
RESIDENT	TAL, PARKING
RESIDENTIAL,	RETAIL, PARKING
RESIDENTIAL,	RETAIL, PARKING
RESIDENT	TAL, PARKING
	TAL, PARKING
	RETAIL, PARKING
	RETAIL, PARKING
,	, PARKING
	, PARKING
	, PARKING

		REQUIRED (STALLS)	PROVIDED (STALLS)	TOTAL PARKING STALLS PROVIDED
PAF	RKING STALL DIMENSIONS	(0111220)	SEE SHEET P-0910	
RESIDENTIAL PARKING (STALLS)		NOT APPLICABLE PER SB-35	2623	
OFFICE PARKING (STALLS)		NOT APPLICABLE PER SB-35	6050	0570
RETAIL PARKING (STALLS) *		NOT APPLICABLE PER SB-35	798	9570
STF	REET PARKING (STALLS)	NOT APPLICABLE PER SB-36	99	
RES	DENTIAL PARKING REQUIREMEN	ITS **		
	ACCESSIBLE STALLS	2% (CBC 1109A.3-5)	58	
	FUTURE E.V. (ELECTRIC VEHICLE STALLS)	5% (CMC A.4.106.8.2)	137	
OF	ICE PARKING REQUIREMENTS ***		1	
	ACCESSIBLE STALLS	TABLE (CBC 11B 208.2)	77	
	FUTURE E.V. (ELECTRIC VEHICLE STALLS)	10% (CMC A.5.106.5.3)	614	
	DESIGNATED PARKING	8% (CMC A.5.106.5.2)	INCLUDED ABOVE 10%	
RE	AIL PARKING REQUIREMENTS *			
	ACCESSIBLE STALLS	TABLE (CBC 11B 208.2)	25	
	FUTURE E.V. (ELECTRIC VEHICLE STALLS)	10% (CMC A.5.106.5.3)	86	
	DESIGNATED PARKING	8% (CMC A.5.106.5.2)	INCLUDED ABOVE 10%	
BICYCLE PARKING CLASS I		TABLE (CMC 19.124.040)	2887	
BICYCLE PARKING CLASS II		TABLE (CMC 19.124.040)	474	
BICYCLE PARKING CLASS		CLASS I AND II	CLASS I AND II	

SPECIFIC PARKING COUNTS WIL BE FINALIZED ON A BUILDING-BY-BUILDING BASIS IN CONNECTION WITH PERMITTING AND WILL MEET APPLICABLE CODE REQUIREMENTS. PARKING COUNTS ARE INCLUSIVE ONLY OF STRIPED STALLS. ADDITIONAL PARKING MAY BE PROVIDED THROUGH PARKING MANAGEMENT STRATEGIES, INCLUDING VALET PARKING PROGRAMS AND MECHANICAL STACKERS.

- OWNER HAS THE RIGHT TO SUBDIVIDE AND/OR DEDICATE PARKING TO SPECIFIC USES AT OWNER'S DISCRETION. ADA PARKING PER CBC 1109A.4 ASSIGNED PARKING (2%)
- FUTURE EV CHARGING PER CMC A.4.106.8.2 FOR NEW MULTIFAMILY DWELLINGS (5%), INCLUDES REQUIREMENTS PER CALGREEN 4.106.4.2.1 AND 4.106.4.2.2 ADA PARKING PER CBC 11B 208.2 (PER TABLE)
- FUTURE EV CHARGING PER CMC A.5.106.5.4 FOR NEW NON-RESIDENTIAL BUILDINGS (10%), INCLUDES EV ADA PER CBC TABLE 11B-228.3.2.1 DESIGNATED PARKING PER CMC A5.106.5.2 FOR ANY COMBINATION OF CLEAN AIR, CARPOOL, VANPOOL AND EV (8%) (INCLUDED ABOVE 10%)



TOTAL NEW / RELOCATED / RETAINED TREES

563

0

714

971

FHE SE
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SB 35 MODIFICATION APPLICATION
Revision
REV-5 SB-35 MODIFICATION APPLICATION 12/04/2023
REV-5 SB-35 MODIFICATION APPLICATION 12/04/2023 REV-4 SB-35 MODIFICATION APPLICATION 05/24/2022 REV-3 SB-35 MODIFICATION APPLICATION 03/23/2022 REV-2 SB-35 APPLICATION - CONFORM SET 09/15/2018 REV-1 SB-35 APPLICATION - REVISION 08/06/2018 REV-0 SB-35 DEVELOPMENT - APPLICATION 03/27/2018
No. Description Date Key Plan
12 AMXH ODTTMA 15 14 11 TAX
N. WOLFE ROAD 13 10 8 5 2 13 9 7 4 1 1 1 1 1 1 1 1 1 1
6 3 6 Seal & Signature
NOT FOR CONSTRUCTION
Issue Date: Project No.
03/27/2018 3462 Scale N.T.S. Drawing Title
PROJECT INFORMATION
AND DATA TABLE