

THE RISE

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 III - 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, EXCEPT FOR A FEW RESTAURANTS AND ENTERTAINMENT VENUES.

THE DEVELOPMENT PLAN WILL INCLUDE 2,402 RESIDENTIAL UNITS (BOTH FOR SALE AND FOR RENT), UP TO 429,408 SQUARE FEET (SF.) OF RETAIL/ENTERTAINMENT USES, AND 1,973,494 SF. OF OFFICE AND APPROXIMATELY 7,583 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 GREEN ROOFS 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, ENTERTAINMENT, 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:

- DEMOLITION OF EXISTING MALL STRUCTURES, PARKING STRUCTURES, PAVED AND SURFACE PARKING AREAS.
- 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 THE GREEN ROOF STRUCTURES.
- CONSTRUCT NEW MIXED-USE TOWN CENTER COMPRISED OF 11 BLOCKS COMPOSED OF RETAIL, RESIDENTIAL, OFFICE, AND AMENITY BUILDINGS.
- CONSTRUCT TRANSECT STREET CONFIGURATION ENCOURAGING A PEDESTRIAN AND BICYCLE FRIENDLY NEIGHBORHOOD WITH GROUND FLOOR RETAIL AND ACTIVE STREETS, AND TWO PUBLIC TOWN SQUARE PLAZAS.
- CONSTRUCT A GREEN ROOF, WHICH SERVES AS A PARK, THAT MEETS GRADE AT THE WESTERN MOST EDGE AND PROVIDES PEDESTRIAN TRAILS.
- CONSTRUCT HOUSING IN COMPLIANCE WITH SB 35 WITH A MAXIMUM DENSITY OF 2,402 UNITS COMPLIANT WITH THE CUPERTINO GENERAL PLAN WITH DENSITY BONUS, FOR SALE AND FOR RENT UNITS.
- 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' ISSUED ON JANUARY 31, 2016 AND EXCEEDING CITY OF CUPERTINO REQUIREMENT OF 15% AFFORDABLE.
- CONSTRUCT UNDERGROUND PARKING STRUCTURES AND ABOVE GROUND STRUCTURES TO SERVICE THE EXTENT OF THE PROJECT.
- 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:	MODIFICATION REQUESTED
TENTATIVE SUBDIVISION MAP:	MODIFICATION REQUESTED
ARCHITECTURE AND SITE PERMIT MAJOR:	MODIFICATION REQUESTED
TREE REMOVAL:	MODIFICATION REQUESTED

PROJECT CODES:

- THE PROJECT SHALL COMPLY WITH THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 (CALIFORNIA BUILDING STANDARDS CODE), THE AMERICAN'S 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

PROJECT DIRECTORY

OWNER
VALLCO PROPERTY OWNER LLC.
2600 EL CAMINO REAL, SUITE 410
PALO ALTO, CA 94306
PHONE: 650-344-1500
CONTACT: Reed Moulds
EMAIL: rmoulds@stppo.com

ARCHITECT
RAFAEL VINOLY ARCHITECTS
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
PHONE: 212-924-5060
CONTACT: Chan-Ii Lin
EMAIL: chani@vinoly.com

ARCHITECT
RAFAEL VINOLY ARCHITECTS
10123 N. WOLFE ROAD
CUPERTINO, CA 95014
PHONE: 408-627-7090
CONTACT: Craig L Bachelier II
EMAIL: cbachelier@vinoly.com

LANDSCAPE ARCHITECT
OLIN PARTNERSHIP LTD.
1617 JOHN F. KENNEDY BLVD, SUITE 300
PHILADELPHIA, PA 19103
PHONE: 214-440-0030
CONTACT: Skip Grafham
EMAIL: sgrafam@theolinestudio.com

CIVIL ENGINEER
SANDIS CIVIL ENGINEERS SURVEYS PLANNERS, INC.
1700 S. WINCHESTER BLVD., SUITE 200
CAMPBELL, CA 95008
PHONE: 408-636-0900
CONTACT: Nate Dickinson
EMAIL: ndickinson@sandis.net

TRANSPORTATION ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
100 W. SAN FERNANDO STREET, SUITE 250
SAN JOSE, CA 95113
PHONE: 669-800-4130
CONTACT: Frederik Venter
EMAIL: frederik.venter@kimley-horn.com

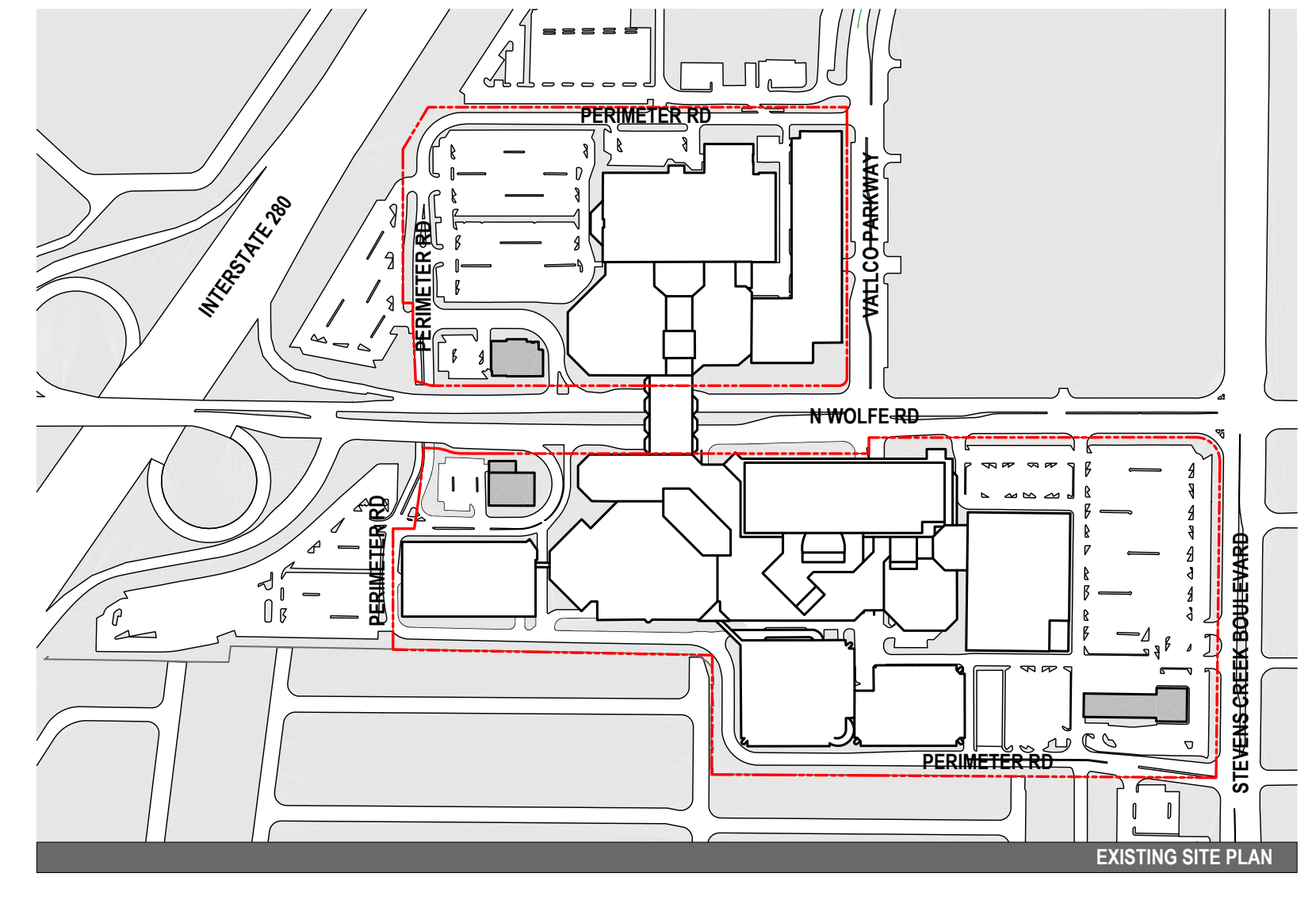
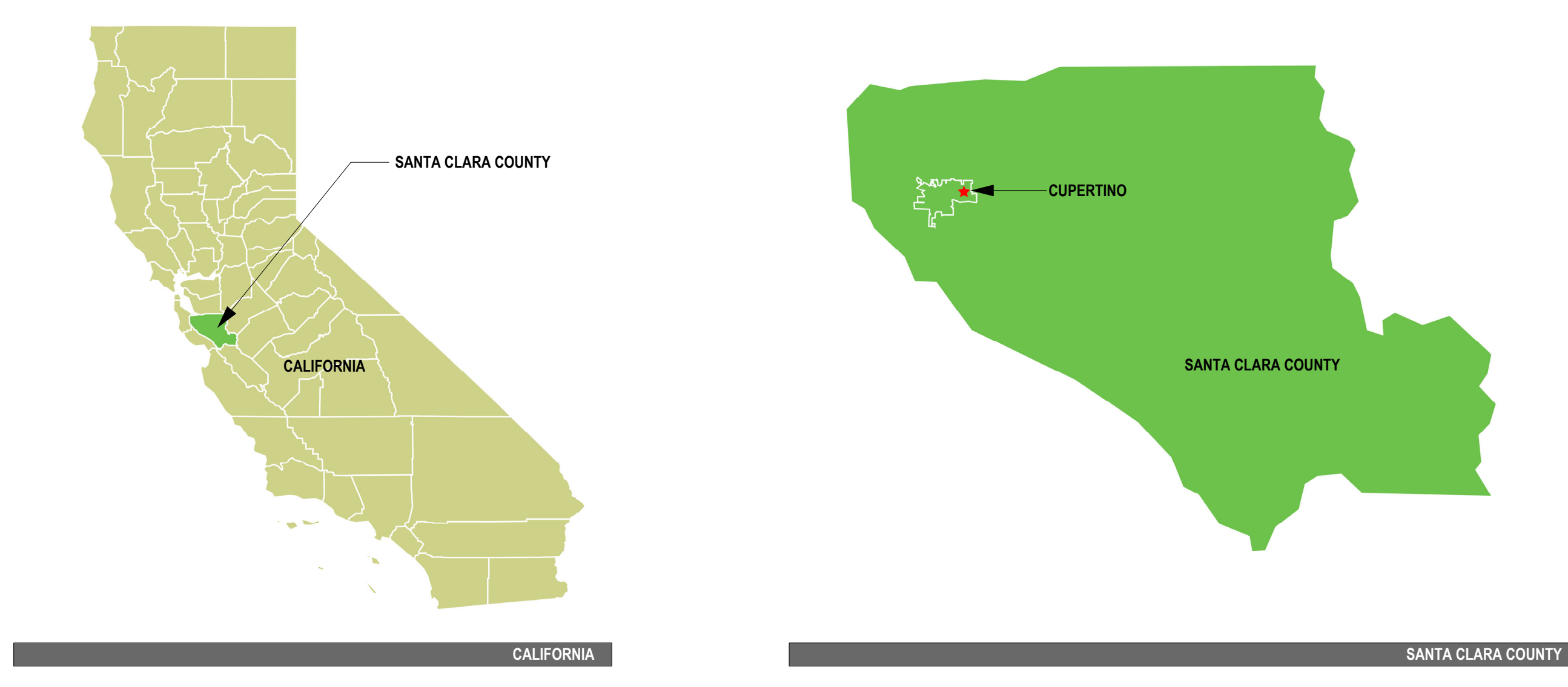
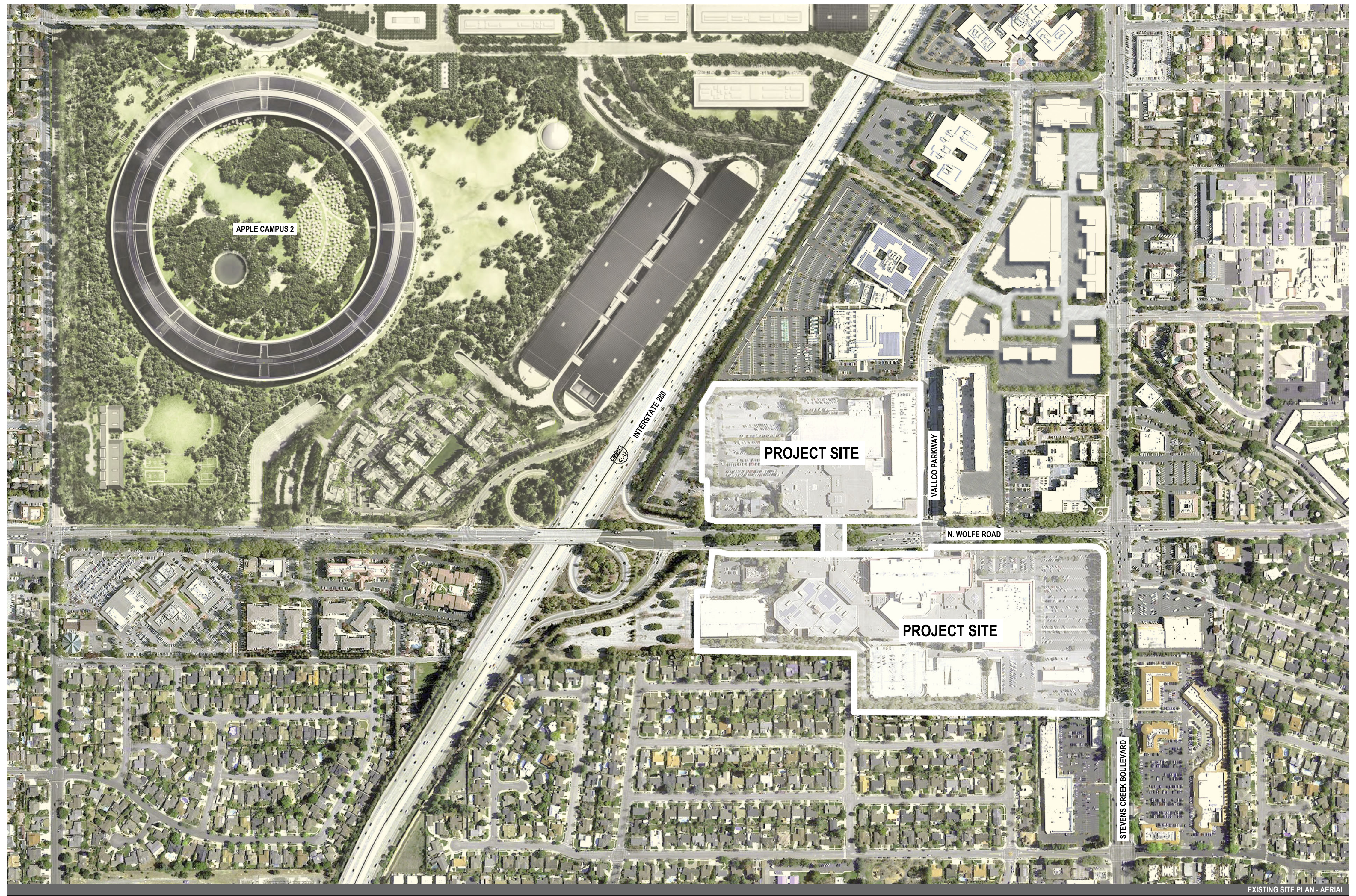
LIGHTING DESIGN ENGINEER
ONE LUX STUDIO
158 WEST 29TH STREET, 10TH FLOOR
NEW YORK, NY 10001
PHONE: 212-201-5790
CONTACT: Jack Bailey
EMAIL: jbailey@oneluxstudio.com

SIGNAGE DESIGN
EX:IT DESIGN
725 N. 4TH STREET
PHILADELPHIA, PA 19123
PHONE: 215-561-1950
CONTACT: Mark Vevele
EMAIL: mark.vevele@exploresxit.com

PARKING ENGINEER
WATRY DESIGN, INC.
2099 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
PHONE: 408-392-7900
CONTACT: Michelle Wendler
EMAIL: mwendler@watrydesign.com

WASTE MANAGEMENT
CINI-LITTLE INTERNATIONAL, INC.
156 2ND STREET
SAN FRANCISCO, CA 94105
PHONE: 415-922-5900
CONTACT: Joe Sorgenti
EMAIL: jsorgenti@ciniilittle.com

SITE INFORMATION



THE RISE

OWNER: VALLCO PROPERTY OWNER LLC
2600 EL CAMINO REAL, SUITE 410, PALO ALTO, CA 94306
T: 650-344-1500

ARCHITECTURE: RAFAEL VINOLY ARCHITECTS
375 PEARL STREET, 31ST FLOOR, NEW YORK, NY 10038
T: 212-924-5060

ARCHITECTURE: RAFAEL VINOLY ARCHITECTS
10123 N. WOLFE ROAD, CUPERTINO, CA 95014
T: 408-627-7090

LANDSCAPE ARCHITECTURE: OLIN PARTNERSHIP LTD.
1617 JOHN F. KENNEDY BLVD, SUITE 300, PHILADELPHIA, PA 19103
T: 214-440-0030

CIVIL - SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
T: 408-636-0900

TRAFFIC - KIMLEY-HORN AND ASSOCIATES, INC.
100 W. SAN FERNANDO STREET, SUITE 250, SAN JOSE, CA 95113
T: 669-800-4130

LIGHTING DESIGN - ONE LUX STUDIO
158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
T: 212-201-5790

SIGNAGE & WAYFINDING - EXIT DESIGN
725 N. 4TH STREET, PHILADELPHIA, PA 19123
T: 215-561-1950

PARKING ENGINEERING - WATRY DESIGN, INC.
2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
T: 408-392-7900

FOOD SERVICE, WASTE MANAGEMENT & LOGISTICS - CINI-LITTLE
156 2ND STREET, SAN FRANCISCO, CA 94105
T: 415-922-5900

ARCHITECTURE: RAFAEL VINOLY ARCHITECTS
375 PEARL STREET, 31ST FLOOR, NEW YORK, NY 10038
T: 212-924-5060

LANDSCAPE ARCHITECTURE: OLIN PARTNERSHIP LTD.
1617 JOHN F. KENNEDY BLVD, SUITE 300, PHILADELPHIA, PA 19103
T: 214-440-0030

CIVIL - SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
T: 408-636-0900

TRAFFIC - KIMLEY-HORN AND ASSOCIATES, INC.
100 W. SAN FERNANDO STREET, SUITE 250, SAN JOSE, CA 95113
T: 669-800-4130

LIGHTING DESIGN - ONE LUX STUDIO
158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
T: 212-201-5790

SIGNAGE & WAYFINDING - EXIT DESIGN
725 N. 4TH STREET, PHILADELPHIA, PA 19123
T: 215-561-1950

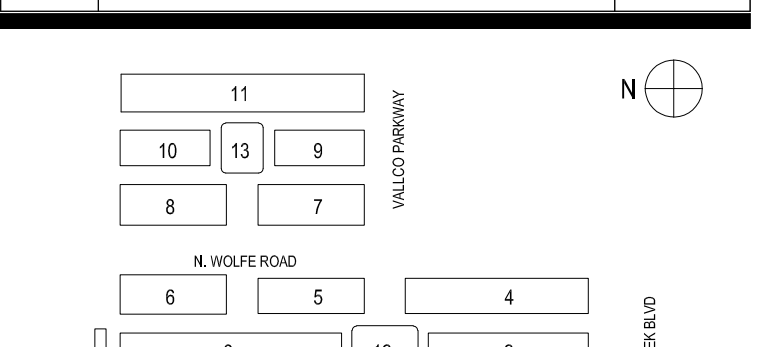
PARKING ENGINEERING - WATRY DESIGN, INC.
2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
T: 408-392-7900

FOOD SERVICE, WASTE MANAGEMENT & LOGISTICS - CINI-LITTLE
156 2ND STREET, SAN FRANCISCO, CA 94105
T: 415-922-5900

ARCHITECTURE: RAFAEL VINOLY ARCHITECTS
375 PEARL STREET, 31ST FLOOR, NEW YORK, NY 10038
T: 212-924-5060

SB-35 MODIFICATION APPLICATION

REV	DESCRIPTION	DATE
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV-1	SB-35 APPLICATION - REVISION	08/06/2018
REV-2	SB-35 APPLICATION - CONFORM SET	09/15/2018
REV-3	SB-35 MODIFICATION APPLICATION	03/23/2022



KEY PLAN AND NORTH ARROW

ARCHITECTS PROJECT NUMBER: 738.012

IF THIS DRAWING IS NOT 36"X48" IT IS A REDUCED PRINT.
REFERS TO GRAPHIC SCALE.

SCALE: NOT TO SCALE

PROJECT INFORMATION & DATA TABLE

SHEET TITLE:
P-0101
SHEET NUMBER:
© 2022 RAFAEL VINOLY ARCHITECTS PCL

DATA TABLE

ENTITLEMENT APPROVALS	
DEVELOPMENT PERMIT MAJOR:	MODIFICATION REQUESTED
TENTATIVE SUBDIVISION MAP FOR CONDO PURPOSES (INCLUDING NEW AND MODIFIED EASEMENTS)	MODIFICATION REQUESTED
ARCHITECTURE AND SITE PERMIT MAJOR:	MODIFICATION REQUESTED
TREE REMOVAL:	MODIFICATION REQUESTED
SUBSEQUENT APPROVALS	
MASTER SIGN PROGRAM	MODIFICATION REQUESTED
DEMOLITION PERMITS	MODIFICATION REQUESTED
CONSTRUCTION PERMITS	MODIFICATION REQUESTED
ENCROACHMENT PERMITS	MODIFICATION REQUESTED
FINAL MAP	MODIFICATION REQUESTED
GOVERNING AGENCIES / DESIGNATION	
MUNICIPALITY:	STATE OF CALIFORNIA
APPLICABLE CODES:	CALIFORNIA BUILDING CODES (CBC) 2016
GENERAL PLAN DESIGNATION:	COMMERCIAL, OFFICE, HOTEL, RESIDENTIAL
ZONING:	PCO (P) REGIONAL SHOPPING
GENERAL PLAN SPECIAL AREA:	VALLCO SHOPPING DISTRICT
CONSTRUCTION TYPE:	TYPE 1A
* NOTE: THE EXISTING ZONING DESIGNATION IS IN CONFLICT WITH THE GENERAL PLAN AND NOT APPLICABLE IN ACCORDANCE WITH SB-35	
SITE STATISTICS	
	PROPOSED
SITE AREA (ACRES)	50.822
SITE AREA WEST OF WOLFE (ACRES)	33.20
SITE AREA EAST OF WOLFE (ACRES)	17.62
SITE AREA (GROSS SF)	2,212,948 SF
EXISTING BUILDING FOOTPRINT (INCLUDING COVERED PARKING)	1,216,885 SF
EXISTING IMPERVIOUS SURFACE AREA (GROSS SF)	822,725 SF
SITE GRADE ELEVATIONS	176.0 - 197.7
SOIL EXCAVATION (OFF HALL, CUBIC YARDS)	1,570,000 CY
TOP SOIL IMPORT (CUBIC YARDS)	100,000 CY
SITE STATISTICS AFTER DEDICATION	
SITE AREA (ACRES) AFTER DEDICATION	49.33
SITE AREA WEST (ACRES) AFTER DEDICATION	32.06
SITE AREA EAST (ACRES) AFTER DEDICATION	17.28
SITE AREA DEDICATED TO THE CITY (ACRES)	1.489

COMPLIANCE WITH OBJECTIVE PLANNING STANDARDS*		
BUILDING PLANE	APPLICABLE STANDARD	PROPOSED
PRIMARY BUILDING BULK SETBACK AT 1:1 SLOPE ANGLE FROM CURB OF ARTERIAL / BOULEVARD OF WOLFE AND STEVEN'S CREEK BLVD.	NOT APPLICABLE	VARIABLES - SEE PLANS
HEIGHT LIMIT	NOT APPLICABLE	VARIABLES - SEE PLANS
FRONT SETBACK LIMIT	1:1 VIEW ANGLE FROM EDGE OF CURB OF ARTERIAL / BOULEVARD OF WOLFE AND STEVEN'S CREEK BLVD.	1:1 VIEW ANGLE FROM EDGE OF CURB OF ARTERIAL / BOULEVARD OF WOLFE AND STEVEN'S CREEK BLVD.
REAR YARD SETBACK LIMIT	NOT APPLICABLE	VARIABLES - SEE PLANS
LOT COVERAGE	NOT APPLICABLE	55%
FAR	NOT APPLICABLE	3:1
RESIDENTIAL DENSITY	1,779 UNITS	1,779 UNITS
RESIDENTIAL UNIT COUNT W/ DENSITY BONUS	2,689 UNITS	2,422 UNITS
REQUIRED RESIDENTIAL BMR	890 UNITS	1,201 UNITS
USES	RETAIL, RESIDENTIAL, OFFICE, HOTEL	RETAIL, RESIDENTIAL, OFFICE
RESIDENTIAL SF OF FLOOR AREA	203 SF FOR RESIDENTIAL USES TO OTHER USES	5,179,095 SF RESIDENTIAL FLOOR AREA
OFFICE SF OF FLOOR AREA	UP TO 2,000,000 SF	SEE TABLE
RETAIL SF OF FLOOR AREA	600,000 MIN / 1,207,774 MAX	SEE TABLE
ENTERTAINMENT SF OF FLOOR AREA	UP TO 30% OF TOTAL RETAIL AREA	MAX 120,300 SF (INCLUDED IN RETAIL AREA)
PARKING STALLS (TOTAL #)	NOT APPLICABLE	APPROXIMATELY 7,583
COMMUNITY LANDMARK (VALLCO SHOPPING DISTRICT)	COMMEMORATIVE PLAQUE	PROVIDE COMMEMORATIVE PLAQUES
LANDMARK SIGNAGE (VALLCO SIGN AT 1-280)	EXEMPT FROM NON-CONFORMING SIGN REGULATIONS	NEW SIGNAGE ON FACE OF MONUMENT
PUBLIC ART PROGRAM	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.
* NOTE: AS DEFINED IN SB 35		
** NOTE: SEE PROJECT DESCRIPTION FOR STATE MANDATED DENSITY BONUS LAW CONCESSIONS.		
CONSTRUCTION SUMMARY		
DEMOLITION AND SUBSEQUENT DEVELOPMENT OF THE PROJECT SITE IS EXPECTED TO OCCUR IN MULTIPLE PHASES OVER SEVERAL YEARS, DEPENDING ON MARKET ABSORPTION RATES, WITH BOTH SEQUENCED STAIRS AND CONCURRENT OPENINGS.		
THE CONSTRUCTION PHASING PLAN IS AS ANTICIPATED AS OF TODAY BUT REMAINS CONCEPTUAL UNTIL SUCH TIME AS BUILDING PERMITS ARE ISSUED, AND ACTUAL PHASES MAY VARY AS TO SCOPE OR SEQUENCE AT THAT TIME.		
STAGING OF CONSTRUCTION EQUIPMENT AND VEHICLES WILL BE PRIMARILY ON-SITE WITH SOME STAGING WITHIN THE PUBLIC RIGHT-OF-WAY FOR THE IMPROVEMENT OF UTILITIES IN THE TUNNEL UNDER NORTH WOLFE ROAD AND THE BRIDGE OVER NORTH WOLFE ROAD. CODE REQUIRED: FIRE AND EMERGENCY ACCESS TO THE ADJACENT PROPERTIES/PARCELS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.		
CONSTRUCTION MAY NEED TO WORK AROUND EXISTING TENANTS UNTIL LONG-TERM INTEGRATION INTO OTHER PARTS OF THE DEVELOPMENT ARE COMPLETED.		
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.		

DEVELOPMENT SUMMARY (50% AFFORDABLE HOUSING)			
PROJECT AREA FLOOR AREA CALCULATION*	RESIDENTIAL (GROSS SF)	RETAIL (GROSS SF)	OFFICE (GROSS SF)
	5,119,005	429,408	1,973,494
%	68.1%	5.7%	26.2%
*NOTE: PURSUANT TO CUPERTINO MUNICIPAL CODE SECTION 19.08.030 "FLOOR AREA"			
AREAS EXCLUDED FROM FLOOR AREA CALCULATION			
UNDERGROUND STRUCTURE - WEST (PARKING, UTILITIES, INFRASTRUCTURE)			1,121,300 SF
UNDERGROUND STRUCTURE - EAST (PARKING, UTILITIES, INFRASTRUCTURE)			1,240,800 SF
BLOCK 3A MEP PLANT			30,261 SF
EAST WASTE AND LOADING FACILITIES			10,612 SF
WEST WASTE AND LOADING FACILITIES			92,916 SF
EXISTING BUILDING AREAS FOR DEMOLITION		NET RENTABLE	GROSS AREA
MAIN MALL			1,164,460 SF
SEARS AUTO CENTER			20,574 SF
TED FREDAYS			11,420 SF
ALEXANDER'S STEAKHOUSE			11,320 SF
EXISTING BUILDING STRUCTURES FOR DEMOLITION			GROSS AREA
EXISTING PARKING GARAGE (EAST)			238,950 SF
EXISTING PARKING GARAGE A (WEST)			237,120 SF
EXISTING PARKING GARAGE B (WEST)			239,020 SF
BUILDING BLOCK ALLOCATION			
BLOCK	GROSS SF	LAND USES	
BLOCK 1	791,434	RESIDENTIAL, RETAIL, PARKING	
BLOCK 2	818,563	RESIDENTIAL, RETAIL, PARKING	
BLOCK 3	1,382,584	RESIDENTIAL, RETAIL, PARKING	
BLOCK 4	793,746	RESIDENTIAL, RETAIL, PARKING	
BLOCK 5	525,375	RESIDENTIAL, RETAIL, PARKING	
WOLFE ROAD BRIDGE	118,835	RESIDENTIAL, PARKING	TURFED LAWN OPEN SPACE
BLOCK 6	323,323	OFFICE, PARKING	
BLOCK 7	327,210	OFFICE, PARKING	
BLOCK 8	325,375	OFFICE, PARKING	
BLOCK 9	618,835	RESIDENTIAL, PARKING	
BLOCK 10	615,554	RESIDENTIAL, PARKING	
BLOCK 11	997,585	OFFICE, PARKING	

PARKING SUMMARY			
PARKING STALL DIMENSIONS	REQUIRED (STALLS)	PROVIDED (STALLS)	TOTAL PARKING STALLS PROVIDED
		SEE SHEET P-0101	
RESIDENTIAL PARKING (STALLS)	NOT APPLICABLE PER SB-35	2,350	7,583 STALLS
OFFICE PARKING, EAST (STALLS)	NOT APPLICABLE PER SB-35	2,927	
SHARED COMMERCIAL PARKING, WEST (STALLS)	NOT APPLICABLE PER SB-35	2,155	
STREET PARKING (STALLS)	NOT APPLICABLE PER SB-35	151	
RESIDENTIAL PARKING REQUIREMENTS**			
ACCESSIBLE STALLS	2% (CBC 1109A.4)	53	
FUTURE E.V. (ELECTRIC VEHICLE STALLS)	8% (CMC A.4.106.8.2)	125	
OFFICE PARKING REQUIREMENTS (EAST)**			
ACCESSIBLE STALLS	TABLE (CBC 118.208.2)	40	
FUTURE E.V. (ELECTRIC VEHICLE STALLS)	10% (CMC A.5.106.5.3)	294	
DESIGNATED PARKING	8% (CMC A.5.106.5.2)	INCLUDED ABOVE 10%	
SHARED COMMERCIAL PARKING REQUIREMENTS (WEST)**			
ACCESSIBLE STALLS	TABLE (CBC 118.208.2)	34	
FUTURE E.V. (ELECTRIC VEHICLE STALLS)	10% (CMC A.5.106.5.3)	217	
DESIGNATED PARKING	8% (CMC A.5.106.5.2)	INCLUDED ABOVE 10%	
CAR SHARE VEHICLE STALLS		15 (INCLUDED IN SHARED COMMERCIAL PARKING, WEST)	
BICYCLE PARKING CLASS I	TABLE (CMC 19.124.040)	2,780	
BICYCLE PARKING CLASS II	TABLE (CMC 19.124.040)	328	
BICYCLE PARKING CLASS	CLASS I AND II		
NOTE:			
1. CUPERTINO CODE RATIOS DO NOT APPLY ON SB 35 PROJECTS THAT ARE WITHIN 10 MILE OF PUBLIC TRANSIT			
2. PARKING COUNTS 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 1109.A.4 ASSIGNED PARKING (2%)			
*** ADA PARKING PER CBC 118.208.2 (PER TABLE)			
**** FUTURE E.V. CHARGING PER CMC A.5.106.5.3 FOR NEW NON-RESIDENTIAL DWELLINGS (5%)			
***** DESIGNATED PARKING PER CMC A.5.106.5.2 FOR ANY COMBINATION OF CLEAN AIR, CARPOOL, VANPOOL AND EV (8%) (INCLUDED ABOVE 10%)			

OPEN SPACE SUMMARY		
COMMUNITY OPEN SPACE	AREA	HOURS*
EAST PLAZA	1.88 ACRES / 81,900 SF	24 HOURS
WEST PLAZA	1.12 ACRES / 48,700 SF	24 HOURS
PERIMETER BIKE/PEDESTRIAN TRAIL	2.48 ACRES / 108,030 SF	24 HOURS
WEST PERIMETER PARK**	3.78 ACRES / 165,533 SF	DAWN TO DUSK
LANDSCAPE AREA (PLANTERS AT STREETS AT-GRADE)	2.39 ACRES / 104,200 SF	24 HOURS
LANDSCAPE AREA (ROADS / SIDEWALKS AT-GRADE)	16.84 ACRES / 733,800 SF	24 HOURS
SUBTOTAL	11.86 ACRES / 508,083 SF (HARDSCAPE AREA IS EXCLUDED)	
OTHER OPEN SPACE**		
ROOFTOP OPEN SPACE	13.94 ACRES / 606,935 SF	DAWN TO DUSK
RESIDENTIAL ROOFTOP OPEN SPACE (COMMON USE)	2.70 ACRES / 117,483 SF	24 HOURS
ACCESSIBLE SWIM POOLS	0.26 ACRES / 11,430 SF	24 HOURS
RESIDENTIAL UNIT BALCONIES AND TERRACES	8.32	