



CITY MANAGER'S OFFICE

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CITY COUNCIL INFORMATIONAL MEMORANDUM

Meeting: March 19, 2024

To: Cupertino City Council
From: Pamela Wu, City Manager

Re: The Rise Development Project (formerly Vallco Town Center) update #2 (Dec 5, 2023 Informational Update follow-up)

Background

The Rise Development Project was originally approved in 2018 under Senate Bill 35 (SB 35), which provides for ministerial approval of qualifying housing or mixed-used development projects. In February, the City approved the most recent modification of the project, as discussed below.

Recent City Approval of Modified SB 35 Application

In December 2023, Sand Hill Properties submitted an application under SB 35 to modify the previously approved Rise project (the second modification application submitted since the project was approved in 2018). On February 16, 2024, the City approved the second modification to the Rise Development pursuant to the streamlined, ministerial processes allowed under state law for projects that include a specified percentage of affordable housing units.

In the approved scope, the Rise Development project will include 2,669 residential units, of which 890 units are affordable to lower-income households, and including 47 townhomes, which were not part of the prior approval. In addition, the project includes approximately 1.95 million square feet of office space and approximately 226,000 square feet of street-facing retail space at ground level. The approval documents and approved plans are available online at [Cupertino.gov/vallcosb35](https://cupertino.gov/vallcosb35).

The Rise project is a crucial component of Cupertino's vision of promoting balanced growth, and the long-term strategy to create a more resilient and inclusive community. The project is consistent with the City's Housing Element and aligns with anticipated elements of the City's FY 2024-25 Work Program.

Community Engagement

The City will continue to keep the community well-informed and engaged throughout the development process at the Rise. City staff will continue to provide project information on the [City's website](#) and share email updates with subscribers through Gov Delivery. In addition, staff anticipates providing the City Council quarterly updates on the project.

The developer also plans to communicate with the community through email updates, social media, website updates, and direct contact with immediate neighbors regarding future project activity. Implementing these strategies will help keep the community informed throughout the project's lifecycle.

Environmental Characterization and Clean-up

The developer continues to work with the Santa Clara County Department of Environmental Health (DEH) on site characterization and clean up. DEH has signed off on soil remediation work conducted on the west side of Wolfe Road. DEH oversight of environmental issues at the site is ongoing. Current documents are available to the community on the State of California Water Resources Control Board Geotracker website for the [west](#) and [east](#) portions of the project.

Next Steps

- February 2024 – Sand Hill completed remedial excavation
- May / June 2024 – begin site work to prepare for installation of utilities and infrastructure (estimated duration 3 months)
- November / December 2024 – begin installation of utilities and infrastructure (estimated duration 18 months)

Sustainability Impact

No sustainability impact of this update.

Fiscal Impact

No fiscal impact of this update.

California Environmental Quality Act

Not applicable to this update.

Prepared by: Tina Kapoor, Deputy City Manager

Reviewed by: Matt Morley, Assistant City Manager

Chris Jensen, City Attorney

Approved for Submission by: Pamela Wu, City Manager

Attachments: None