

5th October

Vallco Questions: What's Approved? How Did We Get Here? Who Allowed It?

By Liang Chao

Check out [Cupertino.org/Vallco](http://cupertino.org/Vallco) [<http://cupertino.org/Vallco>] to find out what's approved as Tier 2 on 9/19 by the 3-2 vote of City Council. It includes

- 1.75 million sq. ft. office space (including 0.25 million sq. ft. so-called amenity space) + 10,000 workers
- 2,668 housing units + 7000 residents
- up to 120 feet for east of Wolfe and up to 150 feet for west of Wolfe. (12-14 stories tall)
- No Parks, except 6 acres of so-called open space, including concrete plaza or walkways.
- 400,000 sqft retail space + 85,000 sqft community space.

Q: How come the Council did not insist on a real ground-level park when the parkland requirement for 2668 units would be about 24 acres?

Q: How come the Council agreed to almost 1/8 school benefit per unit? (more than 4 times of housing units while the donation to school is half of that in 2016)

Q: How come the Council choose Tier 2, with double the amount of office space (worsening housing crisis), in exchange for benefits, which might be worth less than 1/10 of the increased value?

Q: How come the Developer Agreement did not require the Developer to pay for the construction of the low-income units? With no delivery deadline, will the Developer wiggle out of such obligation all together?

Q: How come none of the current tenants, theaters, ice rink, bowling alleys or gym are included in the plan?

Q: How much it will cost the taxpayers to finish the interior of the empty-shell City Hall and empty-shell Performing Art center? How much it will cost the City to operate the 600-seat plus 200-seat center annually? How come there is only 150 parking stalls for 800 seats?

Q: How come the Vallco plan allow developer to make more changes with only staff approval? Will we see a similar transformation as Main Street? (gym is gone. Senior housing gone. Almost triple office space.)

Q: How come the Council would add 10,000 more workers to commute traffic (30%), while they admit there won't be any transit in Cupertino in the near future? How come Council think \$11 million for transportation is even acceptable?

Any project streamlined by SB 35 has to comply with the General Plan, Municipal Code and Affordable Housing Act in order to qualify. Vallco SB 35 project claims an entitlement of 2 million sqft office space AND 2400 housing units.

Q: Who granted Vallco site the massive entitlement, which was not in Dec. 2014 General Plan? Why hasn't Vallco SB 35 complied with Cupertino's General Plan?

Q: Vallco site has underground tanks from an old gas station. It is on the list of hazardous material site, specifically mentioned in SB 35, as not permitted for streamlining. Why has the City staff ignored the state law?

Q: Vallco SB 35 plan has 10 million sqft in total with 4.7 million sqft for residential use, but only 0.5 million sqft for 1201 units of below-market-rate (BMR) housing. Why does Cupertino allow SB 35 to be exploited to create way more office space than BMR housing?

Q: Shouldn't the Council be responsible for potential misconduct of city staff if Vallco SB 35 does not actually comply with the state law and our city law?

The Developer bought a Shopping Mall in 2014. Cupertino Council promised to revitalize the Shopping Mall for many years. How come we end up with two options, bad or worse? Who is responsible for letting Developer getting

more and more every step of the way, while the benefits to residents became less and less?

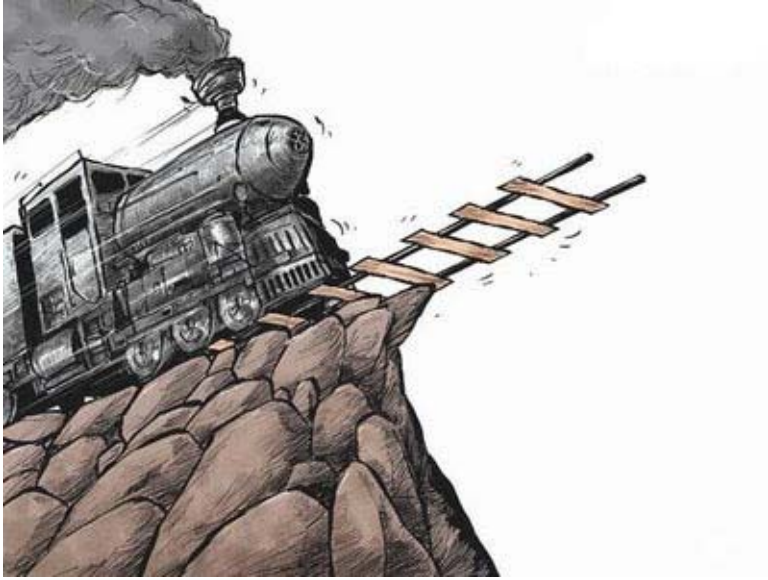
Q: The City of Berkeley rejected their SB 35 projects over minor violations. How come Cupertino would allow Developer to use a dense SB 35 plan to get the Council to approve an even denser Vallco plan?

Now, the question for every Cupertino resident, what do you say to the two bad and worse plans?

"I'm tired of this. Build whatever they want."

Or... would you say...

"Cupertino is my home. Let's restore the democratic process and replace the decision makers. Let's stop the runaway train to prevent train wreck so that it does not wreck the rest of Cupertino."



[https://2.bp.blogspot.com/-V_KJ4RVKr1o/W7AJoS-Okbl/AAAAAAAAAGxE/JsDiugP0ikUNwcVUVA2FXctSoTUHael9QCLcBGAs/s1600/runaway%2Btrain.jpg]

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