



## Evershine Group

October 13, 2025

Mr. Gian Martire  
Senior Planner  
Community Development Department  
City of Cupertino  
10300 Torre Avenue  
Cupertino, CA 95014

Re: Idlewild Redevelopment Project - 10065-10075 East Estates Drive, Cupertino

Dear Mr. Martire,

Coming up on three decades, as a longtime resident and business owner in Cupertino (Marketplace Shopping Center, Nineteen800 and Hyatt House); our properties are in close proximity to the proposed Idlewild Redevelopment Project. We have been in contact with Toll Brothers in the development of the Idlewild project, who have been very conscientious in the development of the project.

As you know, over the years city council has longed for and voiced support for the replacement of the aging shopping center anchored by the furniture store. The Idlewild Redevelopment Project will provide 55 Townhomes available at both market rate and below market rate pricing. This type of project will be a complement to the area providing much needed quality housing at a height and scale that is appropriate for the area. I am encouraged that the trees between our two properties will be retained in addition to all of the trees and greenery that Toll Brothers will be planting on site. Additionally, the design of the project promotes the walkability for its future residents, who will be able to walk to nearby transit, retail and restaurants creating grater vibrancy in the area and promoting less car dependency. Toll Brothers is renowned for their dedication to delivering first-class architecture in its luxury housing projects, which is what has been proposed and will be the next property to update Stevens Creek Boulevard.

Therefore, I strongly support the approval of this project and look forward to welcoming the future residents to the neighborhood.

Sincerely,

Wayne Okubo, CRRP, CRX, CDP, CLS, CSM, CMD, CPM®