



May 5, 2016

Aarti Shrivastava
Director of Planning and Assistant City Manager
10300 Torre Avenue
Cupertino, CA 95014

Dear Ms Shrivastava:

On behalf of the Irvine Company, I am pleased to present Irvine Company's application for redevelopment of The Hamptons, located at 19500 Pruneridge Avenue, in the City of Cupertino. The Hamptons project site consists of approximately 12.44 acres of land and has a total of 342 apartment homes existing on the site today. It is our intent to redevelop this site by adding 600 additional housing units as allocated in the City's Housing Element. This will bring the total redevelopment to 942 apartment homes.

The Hamptons is bound by Wolfe Road, the 280 Freeway, and is adjacent to Apple Campus 2, and is anticipated to provide housing within walking distance for Apple employees, thereby reducing vehicle trips to and from their campus. The Hamptons will also provide an attractive location for other people desiring to reside in Cupertino, is close to the freeway so will minimize peak hour traffic on other City streets, and includes a Transportation Demand Management (TDM) Program that promotes the use of alternative transportation and reduced vehicle parking needs. The TDM Program will include among other items, Eco Passes for the residents, rideshare facilitation, bicycle sharing, and unbundled parking.

The Cupertino community will have access to a number of public amenities within The Hamptons, including an at-grade public bike hub, a flexible open space area that could host various events such as a farmer's market, or similar social gatherings, and an outdoor common-use seating area, which could include a lounge and juice/coffee bar. A variety of amenities suitable for all ages will be available to the residents of The Hamptons such as a fitness center, clubroom with bar, café, game room, and sale of food, alcohol, and sundry items, pools, fitness trails and other outdoor common seating areas.

The Irvine Company has spent over a year studying the feasibility of this redevelopment, including surveying 2,000 Cupertino workers in the Silicon Valley to understand the type of housing needed to serve the lifestyles of future residents. We have also carefully studied security and privacy as our housing interfaces with the nearby Apple campus. In addition, we have studied in great detail public services, community benefits, and the Santa Clara Unified School District which is the District in which this property resides, and will provide education to school age children of this

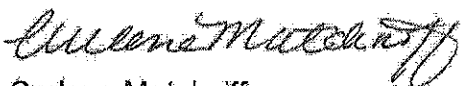
project. As such, we have entered into a School Fees Mitigation Agreement with the Santa Clara Unified School District under which we will make a voluntary contribution of \$2,400,000, in addition to paying statutory school fees.

We are seeking the following entitlements for The Hamptons; a Development Permit, Tree Removal Permit, (although we have incorporated preservation of on-site Redwood Trees), Architectural and Site Plan approval, a Use Permit, and a Development Agreement. We also understand that the project is undergoing environmental analysis and processing under the California Environmental Quality Act.

We have also calculated the proposed fees and benefits that this project will bring to Cupertino. We understand there is a need for more community space in the City of Cupertino and based on this need, we would like to make a voluntary contribution of \$7 million dollars for the construction of civic facilities within the City of Cupertino. This voluntary community benefit has been added to provide a direct benefit to residents of Cupertino. The Irvine Company would also make a total voluntary contribution of \$7 million dollars towards the Wolfe Road Interchange Project, \$200,000 of which was already advanced to the City. The project will continue to provide 34 affordable housing units consistent with our existing affordable housing agreement with the City, and in total will contribute an estimated \$64 million dollars in community benefits and fees to Cupertino.

We are pleased to have been part of the Cupertino community for many years, and look forward to working with the City Council, staff, and other stakeholders on helping achieve the General Plan and Housing Element goals for this site. We have made every effort to take into consideration the fees we have discussed with staff and in addition, have added community benefit commitments in the interest of the overall community and citizens of Cupertino. Thank you and we look forward to future discussions of our solid commitment to develop an outstanding redevelopment project at The Hamptons.

Sincerely,



Carlene Matchniff
Vice President, Entitlements & Public Affairs

The Hub Program

The Hub at the Hamptons will be an active amenity space for residents of the Hamptons apartment community as well as residents of the surrounding community and Apple employees working in the new Apple Campus 2. The Hub will be a space that serves the biking community by providing a range of services and spaces specifically catered toward their needs and interests. The Hub will provide a gathering space where cyclists can meet and grab coffee before a group ride, return for fresh juice, service and wash their bikes, securely store their bikes, and learn about local events and activities in the cycling community. A bike share program is also being contemplated as part of The Hub amenity. This program would allow Hamptons residents and their guests to borrow bicycles for a fun, convenient, and environmentally conscious way to get to work, go shopping, or get some exercise.

The programming of The Hub is currently planned as follows with a total area of 3,400 square feet:

- Outdoor bicycle racks
- Outdoor plaza with a variety of seating types
- Covered entry
- Indoor group gathering space with tables, soft seating and message boards
- Repair shop providing tools for users to maintain and clean their own bicycles
- Fleet of shared bicycles locked to racks and available for short-term rental
- Individual bicycle storage lockers (may be relocated nearby in residential garage area)
- Secure bicycle storage rooms with bike racks (may be relocated nearby in residential garage area)
- Men's and women's locker rooms with showers and secure clothing lockers
- Men's and women's restrooms
- Coffee and juice bar

The Hub at the Hamptons apartment community will become a node of energy along the Cupertino bikeway network. It will be an exciting addition to the comprehensive network of bicycle facilities which the city of Cupertino is working toward establishing, and will support the city's vision of encouraging bicycling as a safe, practical, and healthy alternative to the automobile.