



PARVIA
3521-3591
HOMESTEAD RD

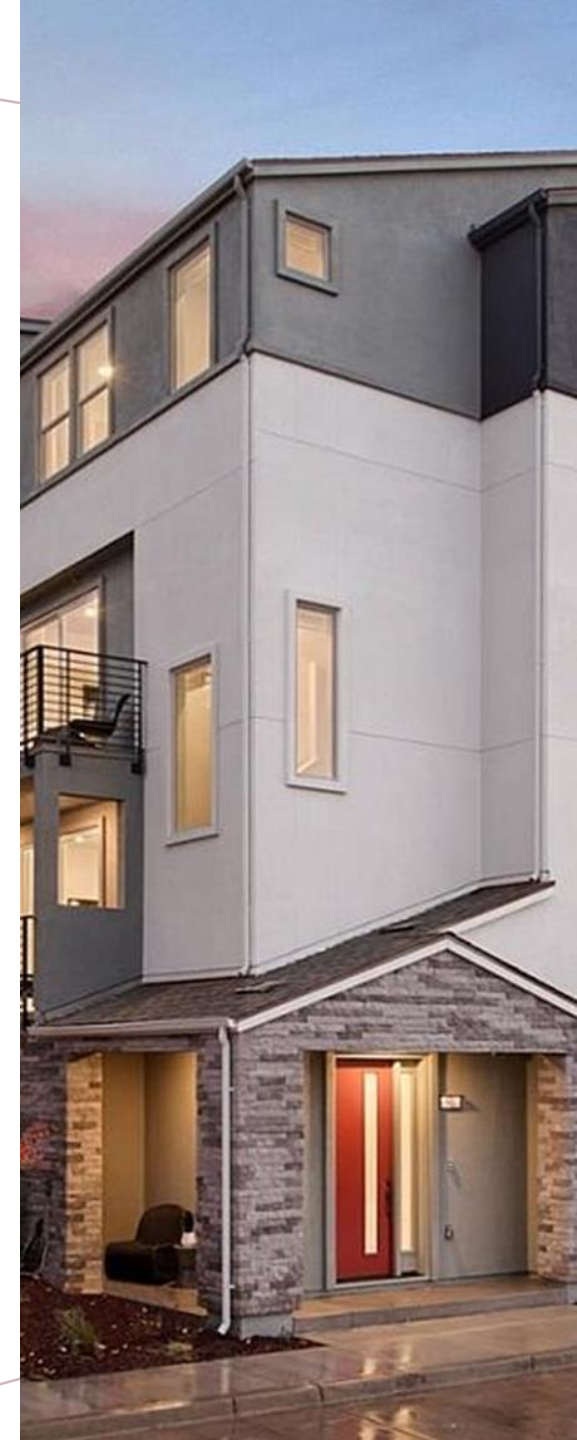


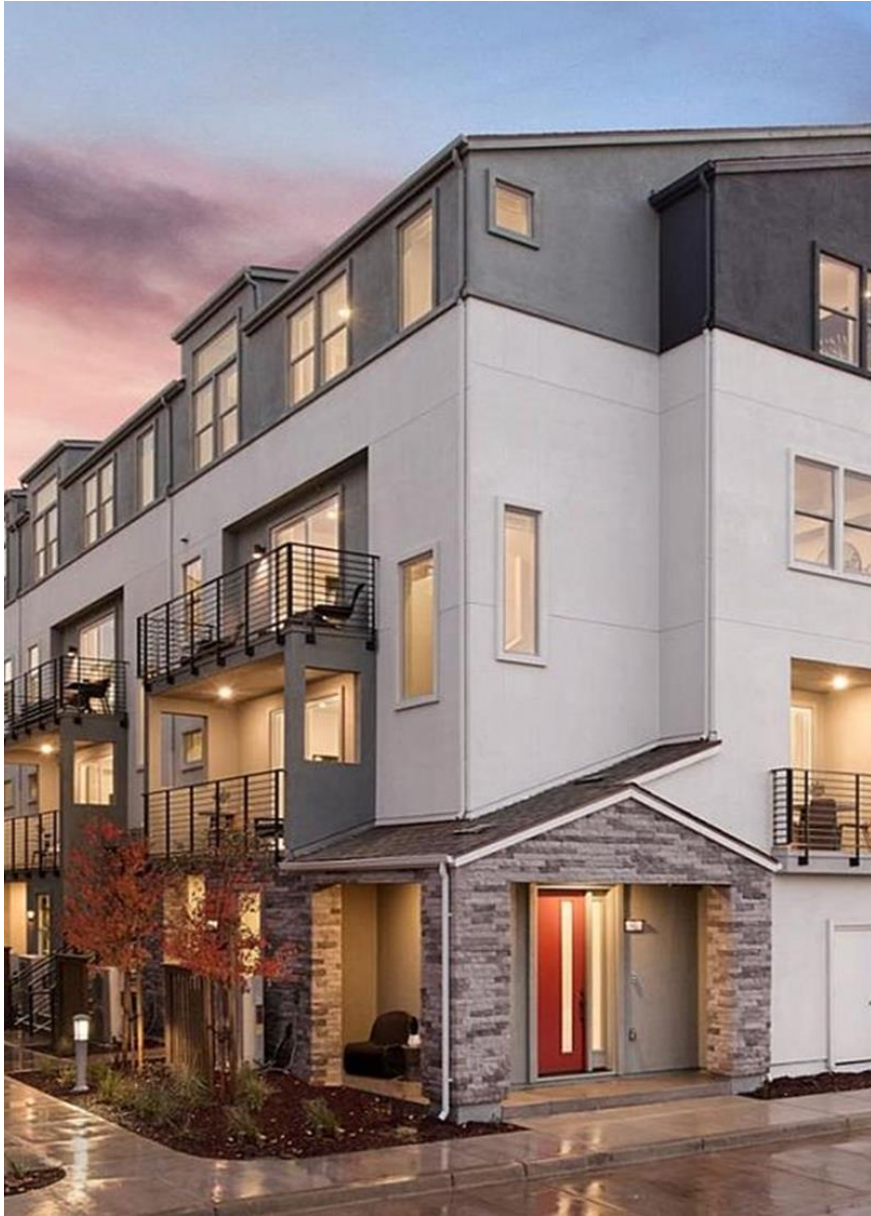
Company Overview

PulteGroup is one of the largest homebuilders in the country, operating in 25 states and 46 markets

Since 1950, Pulte has delivered over 800,000 homes

Pulte services a wide range of homeowners, including first-time buyers, move-up buyers, and active adult communities





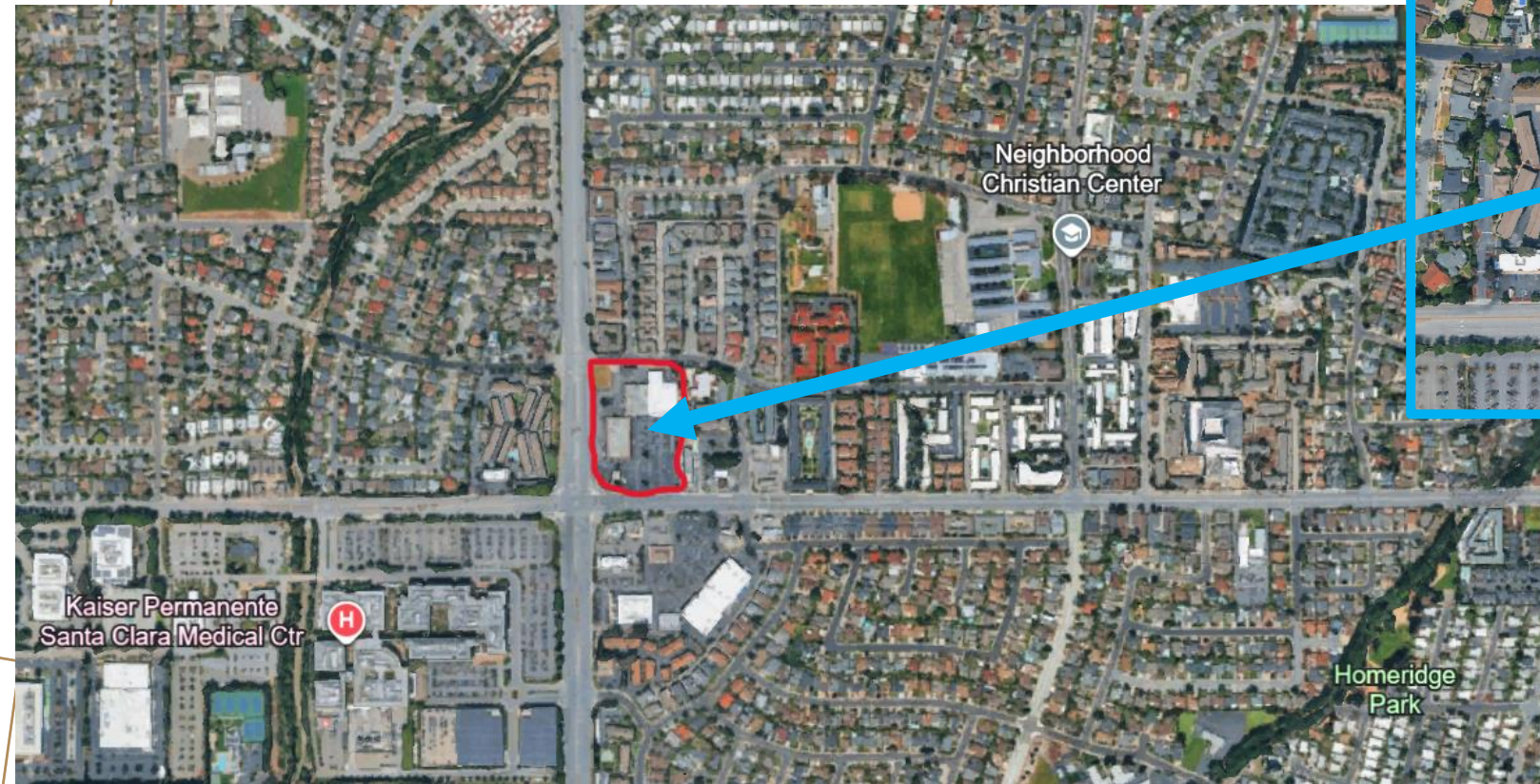
PROJECT LEAD

JIM SULLIVAN

- RESIDENTIAL DEVELOPER WITH 30+ YEARS OF EXPERIENCE
- MULTIPLE SANTA CLARA PROJECTS
- JSULLIVANSLD@YAHOO.COM



PROJECT LOCATION: 3521-3591 HOMESTEAD ROAD



SITE CHARACTERISTICS: 3521-3591 HOMESTEAD ROAD

- 5.55 Acres of NMU property
- 62,507 SF of existing commercial space
- Existing space is dilapidated for the market



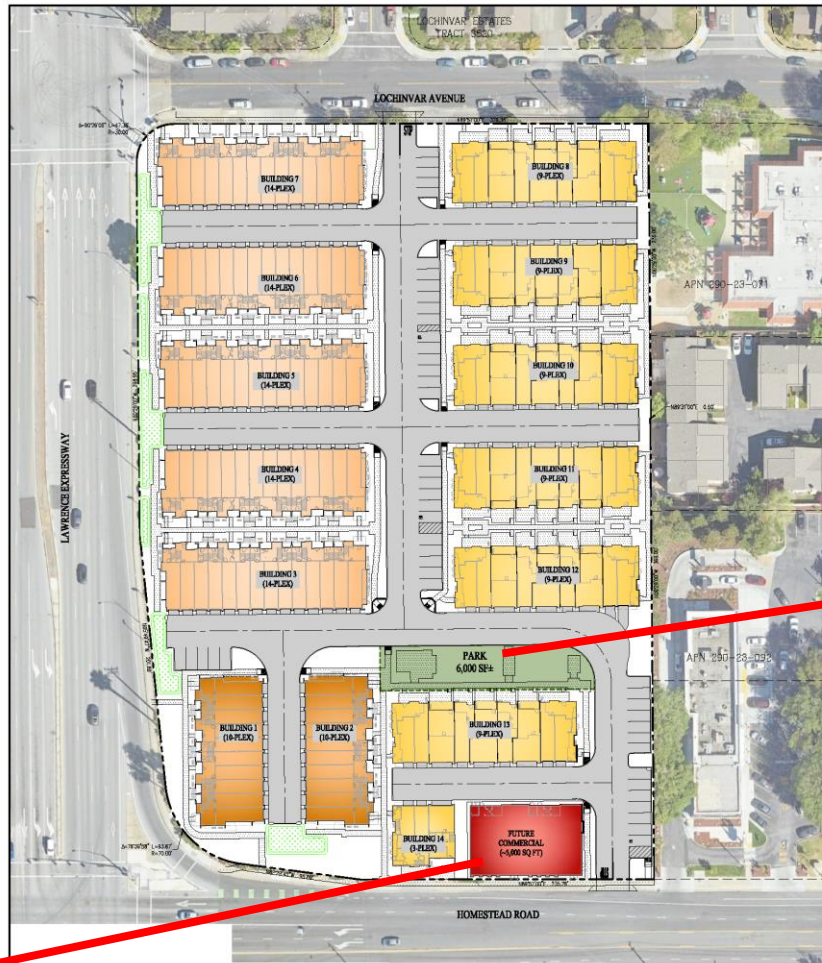
PROJECT CHARACTERISTICS

- 147 residential units/5000 +/- sf of new retail
- Contemporary architecture
- 90 Four-story stacked townhome
- 57 Three-story townhomes
- All homes will have attached two-car garages
- 22 units allocated as affordable housing at the moderate-income level (15%)



Four-Story Renderings – as proposed along Lawrence Expressway

5000 +/- sqft
new retail



5000 +/-
sqft Park



SITE PLAN
PARIVA
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1" = 30' DATE: OCTOBER 28, 2025

cbg
CIVIL ENGINEERS SURVEYORS PLANNERS

JOHN RAMON • (408) 888-0222
HOWELL • (415) 798-4455
www.cbgroup.com



PROJECT BENEFITS

Provide affordable housing
(15% of project total)

Target employees of and
residents of Santa Clara

Address Santa Clara RHNA
numbers

Provide opportunity for
home ownership close to
employment

Tax revenues and local
business revenues:

National Association of
Homebuilders estimates the
one-year local impact of
building 147 new homes is
\$3M in taxes & other local
government revenue.



PROJECT SCHEDULE (TENTATIVE)



Application Filed - Summer 2024



Environmental Review – 2025 through 2026



Anticipated Hearing – Mid 2026



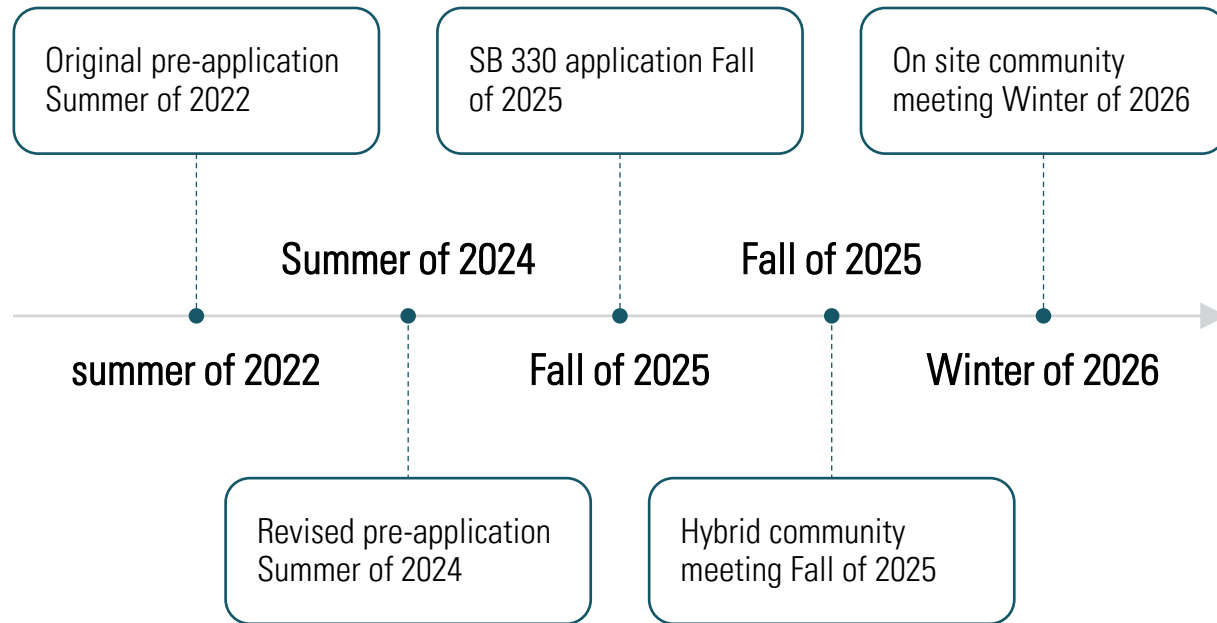
Groundbreaking – Early 2027



Planned Opening – Late 2027/Early 2028



COMMUNITY OUTREACH



-Tenant coordination meetings February 2025 through Present



A modern, multi-story apartment building is shown at dusk. The building features a mix of light-colored stucco and dark grey stone accents. Numerous windows are illuminated from within, casting a warm glow. The building has a complex facade with multiple levels, balconies with glass railings, and a central entrance area with a set of stairs. The sky is a deep blue with some light clouds. The word "QUESTIONS?" is overlaid in the center of the image in a white, elegant, cursive font.

QUESTIONS?