



PARVIA
3521-3591
HOMESTEAD RD



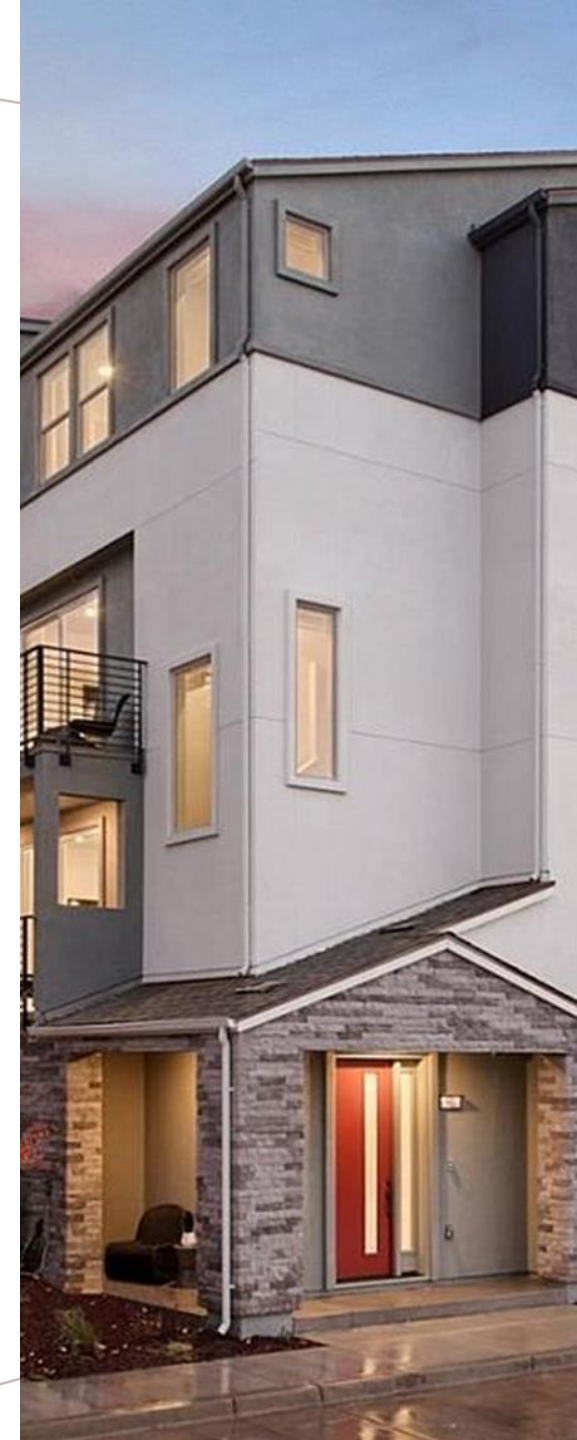
Company Overview

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





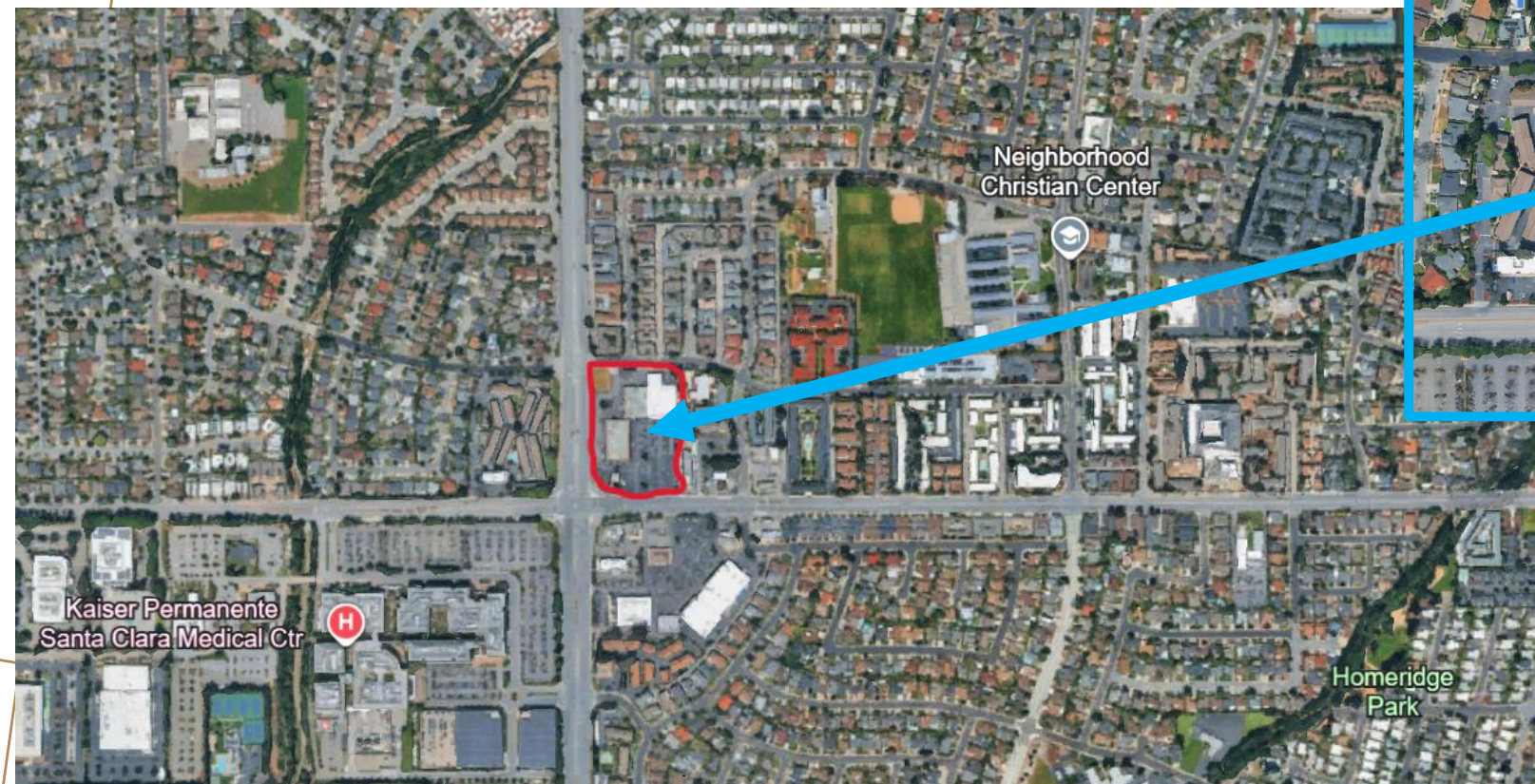
PROJECT LEAD

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%)

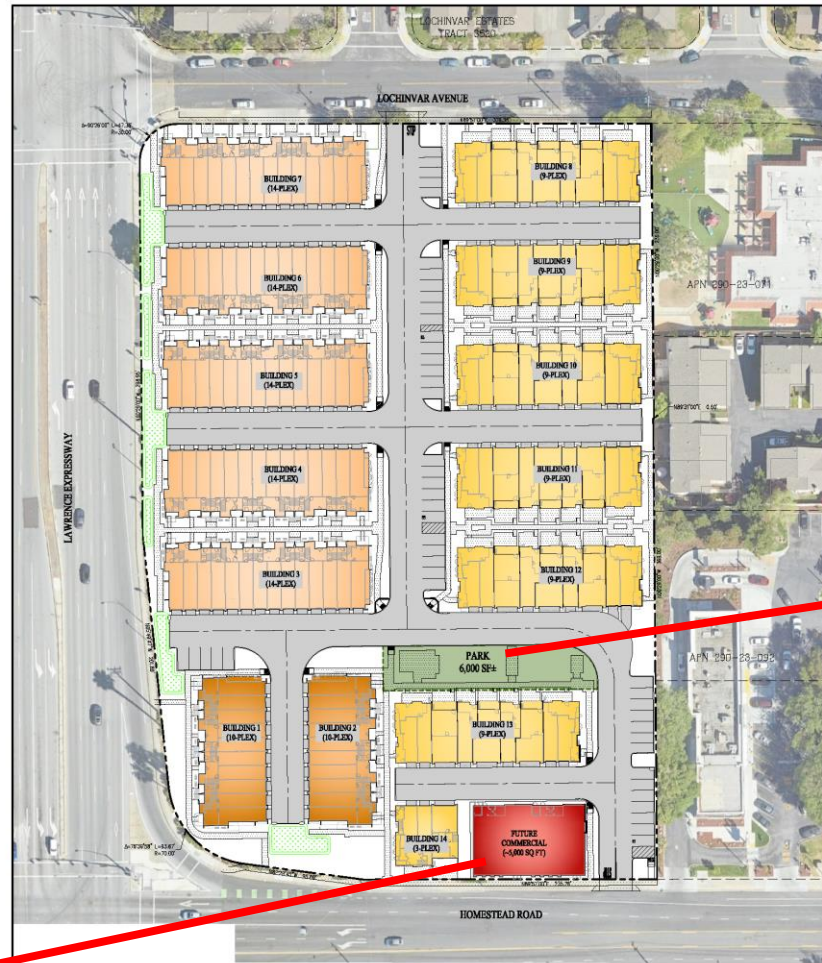


Three-Story Renderings



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, 2023



JOHN RANSON • (510) 885-0525
HONOLULU • (510) 788-4455
WWW.CBGMEDIA.COM
CIVIL ENGINEERING SURVEYING PLANNING



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



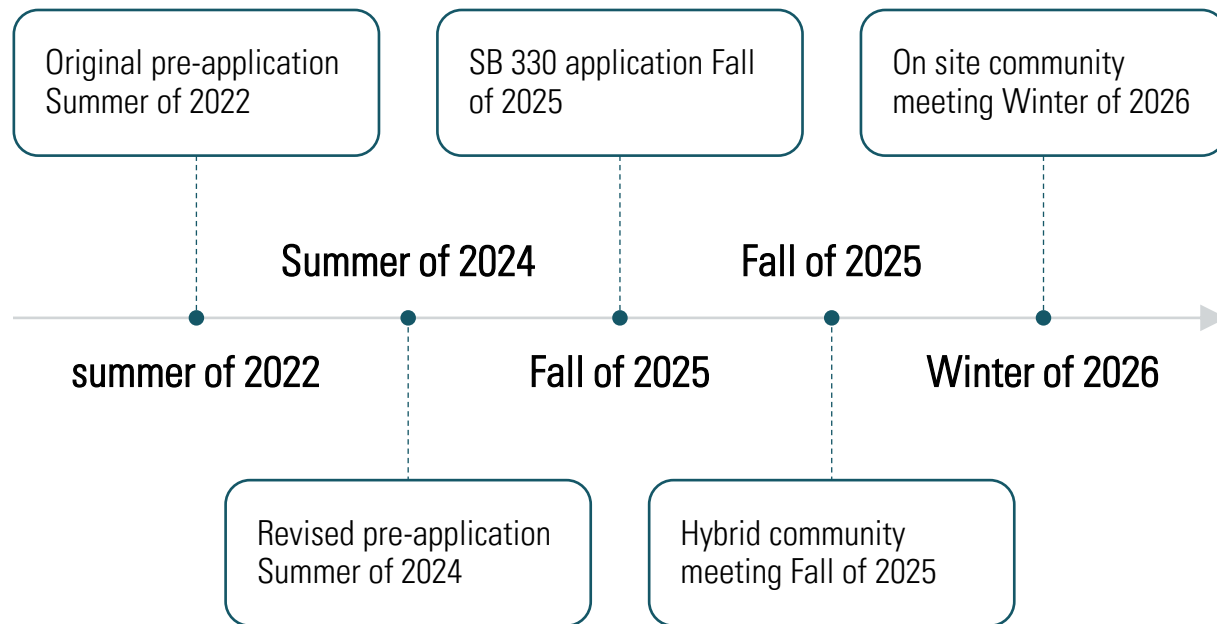
Groundbreaking – Early 2027



Planned Opening – Late 2027/Early 2028



COMMUNITY OUTREACH



-Tenant coordination meetings February 2025 through Present



A photograph of a modern, multi-story townhome complex 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 ground floor has several entrances with red doors and small porches. The foreground shows a paved walkway and landscaped areas with low-lying plants. The sky is a deep blue with some clouds.

QUESTIONS?