

2018 NAIOP DEVELOPER PANEL BIO

Reed Moulds

Managing Director

Sand Hill Property Company

Reed Moulds is Managing Director for Sand Hill Property Company (SHP) and has been with the company since 2005. He currently serves as Project Executive for the Vallco Town Center project, in charge of the 51-acre redevelopment of the Vallco Shopping Mall site in Cupertino. Vallco Town Center is a 7.2 million sq. ft. mixed-use project consisting of:

- 2,402 housing units, 50% of which are affordable;
- 2 million sq. ft. of office;
- 400,000 sq. ft. retail/dining/entertainment; and
- 26 acres of open space (22 of which are elevated on structure).

Between Vallco Town Center and SHP's adjacent 18-acre, 700,000 sq. ft. Main Street Cupertino project, the company is striving to create a downtown district for Cupertino.

Vallco Town Center is one of the first projects entitled under California's Senate Bill 35, a 2017 bill establishing a streamlined approval process for qualifying projects in cities that have not yet met their legally mandated housing targets.

Demolition of the shopping mall began in October 2018, and the timeline for the sequenced development of the project is 6 years.

Previously, Moulds has managed a number of complex development projects for SHP, including:

- Master planning and initial development of the 36-acre mixed-use Sunnyvale Town Center project, now Cityline Sunnyvale;
- the 138-room Residence Inn by Marriott in Menlo Park, entitled through a public-private partnership; and
- the Netflix Headquarter Expansion, a 526,000 sq. ft. Class A office project in Los Gatos, entitled through a 2014 ballot measure.

Moulds also has managed over \$1 billion in transactions for SHP.

Moulds received a bachelor of arts degree with a major in government from Claremont McKenna College.