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North Bayshore Framework Master Plan

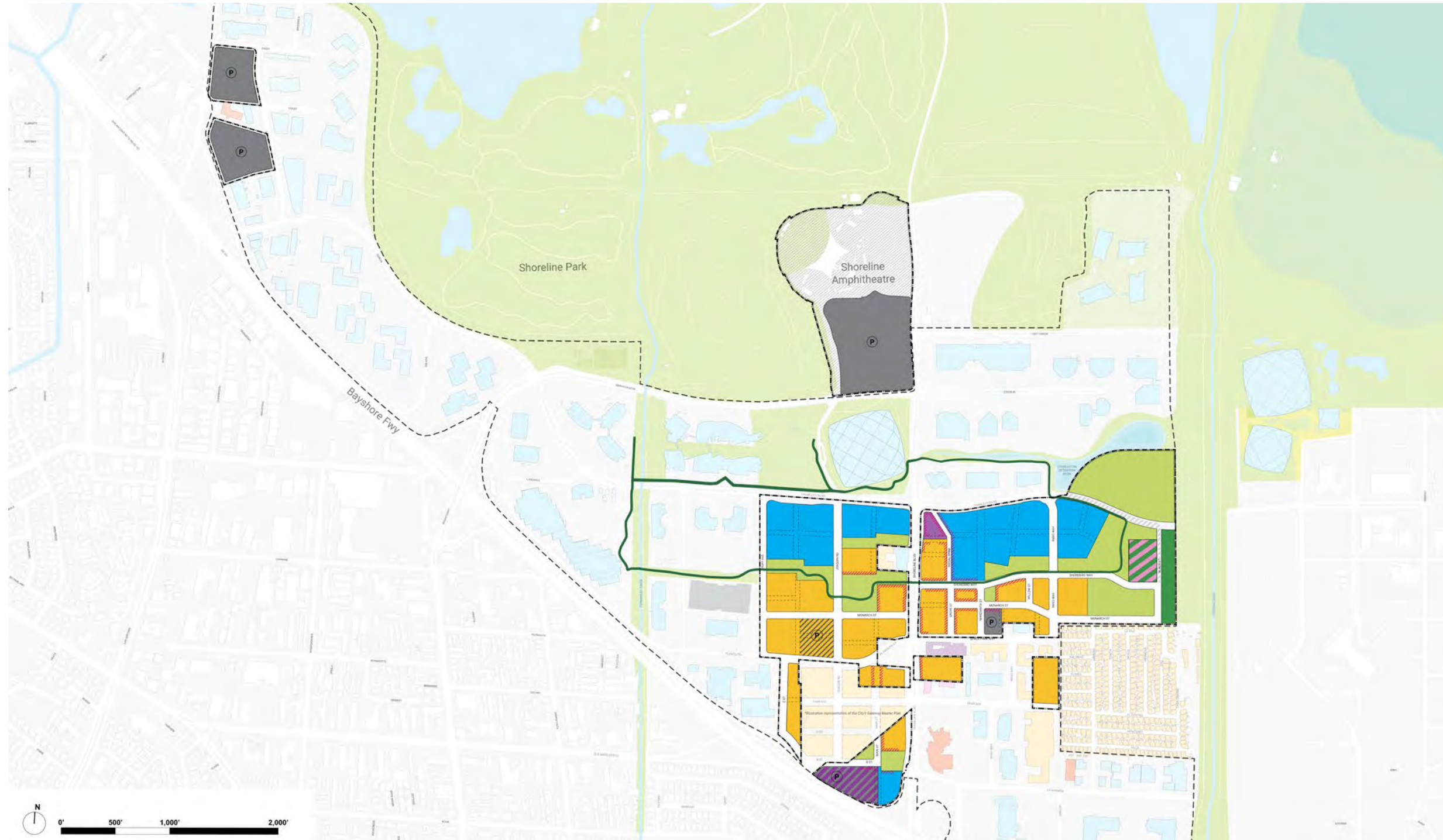
12.2022



Land use

LAND USE

Plan 4.1.1 LAND USE



Key

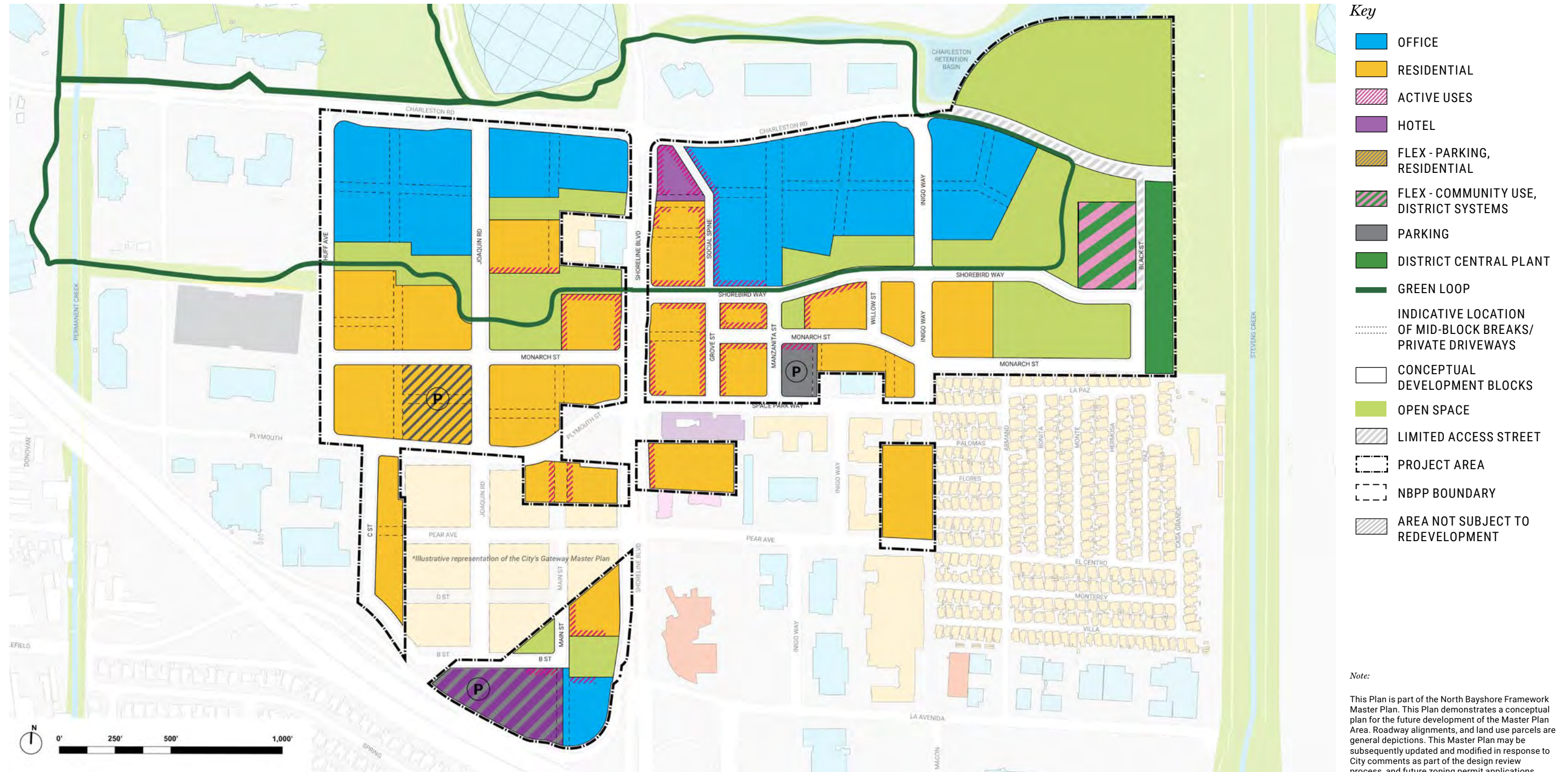
- OFFICE
- RESIDENTIAL
- ACTIVE USES
- HOTEL
- FLEX - PARKING, RESIDENTIAL
- FLEX - COMMUNITY USE, DISTRICT SYSTEMS
- PARKING
- DISTRICT CENTRAL PLANT
- GREEN LOOP
- INDICATIVE LOCATION OF MID-BLOCK BREAKS/ PRIVATE DRIVEWAYS
- CONCEPTUAL DEVELOPMENT BLOCKS
- OPEN SPACE
- LIMITED ACCESS STREET
- PROJECT AREA
- NBPP BOUNDARY
- AREA NOT SUBJECT TO REDEVELOPMENT

Note:

SA-P-1 (Amphitheatre Parking Garage) is a planned parking garage that would provide parking for uses located within the Master Plan Area. The parking garage will be part of the Master Plan's CEQA review but will require a Design Review Permit as it is located outside of the NBPP area.

This Plan is part of the North Bayshore Framework Master Plan. This Plan demonstrates a conceptual plan for the future development of the Master Plan Area. Roadway alignments, and land use parcels are general depictions. This Master Plan may be subsequently updated and modified in response to City comments as part of the design review process, and future zoning permit applications.

Plan 4.1.2 AND USE (CORE MASTER PLAN AREA)



LAND USE

Table 4.1.1 DEVELOPMENT PROGRAM

LAND USE	TOTAL	SHOREBIRD	JOAQUIN	PEAR
Residential units	7,000 du	2,185 du	4,343 du	572 du
Residential	7,187,342 sf	2,152,342 sf	4,516,000 sf	519,000 sf
Residential parking	1,716,000 sf	548,000 sf	1,028,000 sf	140,000 sf
Residential parking stalls	4,701 stalls	1,384 stalls	2,983 stalls	335 stalls
Rebuilt office	1,842,647 sf	1,256,209 sf	586,438 sf	0 sf
New office	1,303,250 sf	383,385 sf	919,865 sf	0 sf
Total office	3,145,897 sf	1,639,594 sf	1,506,303 sf	0 sf
Rebuilt active uses	11,056 sf	0 sf	11,056 sf	0 sf
New active uses	287,944 sf	228,000 sf	49,944 sf	10,000 sf
Total active uses	299,000 sf	228,000 sf	61,000 sf	10,000 sf
Hotel	340,000 sf	160,000 sf	180,000 sf	0 sf
	±525 keys	±250 keys	±275 keys	±0 keys
District Central Plant	130,000 sf	130,000 sf	0 sf	0 sf
TOTAL	12,818,239 sf	4,857,936 sf	7,291,303 sf	669,000 sf
Dedicated park land	±18.9 ac	±15.1 ac	±3.8 ac	±0.0 ac
POPA (creditable)	±11.7 ac	±7.3 ac	±4.3 ac	±0.0 ac
POPA (trail)	±0.0 ac	±0.0 ac	±0.0 ac	±0.0 ac

Notes:

- The development program and square footage totals in Table 4.1.1 are not minimum requirements. This table reflects the maximum land use entitlement being sought by the Master Plan. The final development program delivered over the course of the Master Plan's build-out will be in response to market conditions and demand, as determined by the developer in future PCP applications.
- The Master Plan does not state the specific amount of Residential Base FAR or Residential Bonus FAR, rather an approximate total residential square footage of ±8.8msf (inclusive of ±1.7msf of above ground parking), estimated to be sufficient to construct up to 7,000 dwelling units, based on an assumption of an average unit size of ±700 net square feet. Up to 7,000 total residential units will be constructed over the course of the Master Plan's build-out, and subject to requisite PCP approvals for each phase.
- 58,486 sf of the 1,842,467 sf of Rebuilt Office will be transferred from buildings located at 1600 & 1616 N. Shoreline Blvd (27,966 sf), which are outside of the Master Plan Project area and whose demolition was independently analyzed for CEQA purposes as part of the Plymouth Street realignment project, and 1220 & 1230 Pear Avenue (30,520 sf), and whose demolition was independently analyzed for CEQA purposes as part of the PCP approval for a project proposed at 1255 Pear Avenue. Thus, all these structures may be demolished prior to the approval of the Master Plan.
- Hotel square footage is excluded from Non-Residential Bonus FAR.
- Total square feet of Joaquin South includes retail, small business, and public-serving uses, which may be deducted from the total square footage once further defined, in keeping with NBPP FAR exemptions (NBPP s3.3.3(2)).
- For all character areas except the Gateway Character Area, building spaces for small business, public-serving uses, retail, grocery stores, as well as district-level utility systems (both the DCP and intertie space within buildings) are excluded from allowable gross floor area calculations (NBPP s3.3.3(3)).
- Commercial projects do not include above-grade parking structures in the FAR calculations. Residential projects do include above-grade parking structures in the project's FAR calculations (NBPP s3.3.3(6)).
- Of the 299,000 sf of Active Uses, 55,000 sf will be for community uses within the retained 1201 Charleston Rd building (along with District Systems), and it is acknowledged that retail uses (excluding Ancillary Retail Uses) are not permitted in the Edge Character Zone. The remaining 244,000 sf can be any combination of uses as per the definition of Active Use - see section 4.3.

Plan 4.3.1 ACTIVE USES



PARKS, OPEN SPACE + ECOLOGY

Plan 5.1.1 PARKS AND OPEN SPACE



KEY

- DEDICATED PARK LAND
- PRIVATELY OWNED PUBLICLY ACCESSIBLE OPEN SPACE
- DEDICATED PARK LAND (FOR POTENTIAL FOR EDUCATION FACILITY)
- DEDICATED PARK LAND VACATED RIGHT OF WAY
- GREEN LOOP
- INDICATIVE LOCATION OF MID-BLOCK BREAKS/ PRIVATE DRIVEWAYS
- CONCEPTUAL DEVELOPMENT BLOCKS
- LIMITED ACCESS STREET
- PROJECT AREA

Note:

Shorebird Yards is to be dedicated to the City of Mountain View as public park land. Following dedication, the City may, at its discretion, work with local school district(s) to establish an education facility on this parcel, which will be subject to its own independent entitlement process.

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