

**EVALUATION OF GOOGLE'S MASTER PLAN AND
THE NORTH BAYSHORE PRECISE PLAN GUIDING PRINCIPLES**

Precise Plan Guiding Principle	Google's Master Plan	Compliance?
Create Complete Neighborhoods	Includes mix of land uses (retail, residential, office, entertainment, and open space) in two complete neighborhoods; combined proposal in two neighborhoods meets the complete neighborhood targets.	Substantial compliance
Create Distinct Areas within NBS		
--Gateway	Targets regional destination creation with mix of uses – residential, office, parking, hotel, retail, and open space.	Substantial compliance
--Core	Includes primarily office and residential uses with ground-floor retail, closer to transit with an emphasis on pedestrian-scale development.	Substantial compliance
--General	Includes mix of residential, office, and open space.	Substantial compliance
--Edge	Includes lower-intensity and scale buildings.	Compliance*
Promote Housing Affordability	Proposes 20 percent affordable housing with 15 percent units through land dedication and 5 percent inclusionary units.	Substantial compliance
Enhance Ecosystems and Habitat	Includes open-space network to connect existing sensitive habitats; lower-intensity uses adjacent to preserve existing habitat.	Substantial compliance

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Improve Transportation Connections to North Bayshore	Contributions to ongoing City improvement projects, expanding and implementing new TDM programs, and advancing active mobility and multi-modal options.	Compliance*
Expand and Improve Public Spaces	Network of connected parks and open spaces throughout the project area, linking to existing natural assets along Stevens Creek and Permanente Creek, Shoreline at Mountain View Regional Park, Charleston Retention Basin, and Charleston Park.	Compliance*
Create Walkable, Human-Scale Blocks	Integrated multi-modal grid network; create a pedestrian-friendly environment supported by active uses, frequent ground-floor entries, and human-scaled design.	Compliance*
Concentrate Growth to Support Transit	New development within a five-minute walking distance from a public transit stop. The majority of high-density development will be located immediately adjacent to North Shoreline Boulevard within the Gateway and Core Character Areas; future coordination with City for AGT location.	Compliance*
Make the Area Highly Sustainable	Colocation of land uses, district utility, and infrastructure; 100 percent renewable energy usage; LEED Platinum® office buildings; and use of prefabricated and cross-laminated timber construction types for multiple buildings.	Substantial Compliance

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Promote Transit, Biking, and Walking	Expansion of existing pedestrian/ bike connection. Green loop and social spine use for connecting neighborhood and regional park and trails.	Compliance*
Construct Buildings that Support Public Areas	Active ground-floor uses; density while expressing human scale.	Compliance*
Minimize the Potential Consequences of Sea Level Rise	Development to be located in upland areas with elevated finished floors. Integrated infrastructure to prevent future flooding.	Compliance*
Promote Economic Diversity	Active ground-floor spaces for variety of uses; flexible tenant spaces; reserved and subsidized spaces for small businesses to promote business diversification and community resources.	Compliance*
Promote Retail, Entertainment, and the Arts	Variety of uses to establish Gateway as regional destination; multiple key pieces of public art within parks and along pedestrian ways; parking garage murals; variety of active uses on ground floor.	Compliance*

* Need further details/data for substantial compliance assessment.