



**DATE:** February 23, 2021

**CATEGORY:** Public Hearing

**DEPT.:** Community Development

**TITLE:** **1600 Amphitheatre Parkway and  
2000 North Shoreline Boulevard –  
Project Modifications**

## **RECOMMENDATION**

1. Adopt a Resolution of the City Council of the City of Mountain View Approving a Modification to a Previously Approved Planned Community Permit to Construct Site Modifications and Relocate Publicly Accessible Areas and a Heritage Tree Removal Permit to Remove 31 Heritage Trees on a 21-Acre Site at 1600 Amphitheatre Parkway, to be read in title only, further reading waived (Attachment 1 to the Council report).
2. Adopt a Resolution of the City Council of the City of Mountain View Approving a Modification to a Previously Approved Planned Community Permit to Allow the Relocation of Publicly Accessible Areas within an Approved 595,000 Square Foot Building on an 18.6-Acre Site at 2000 North Shoreline Boulevard, to be read in title only, further reading waived (Attachment 2 to the Council report).
3. Authorize the City Manager to execute an Amendment to the Disposition and Development Agreement with Google LLC for 1600 Amphitheatre Parkway.

## **BACKGROUND**

### **Project Site**

The project site consists of one parcel at 1600 Amphitheatre Parkway (Googleplex), currently developed with four office buildings totaling approximately 500,000 square feet and two parcels at 2000 North Shoreline Boulevard (Charleston East), currently under construction with an approximately 595,000 square foot office building. The two sites are located in the block between Permanente Creek, North Shoreline Boulevard, Amphitheatre Parkway, and Charleston Road. Charleston Park, which is a public City park, sits in the middle between the two sites. Surrounding developments include Shoreline Amphitheatre to the north and office buildings to the south, west, and east of

the site. Both sites are owned by the City and leased to Google under separate Disposition and Development Agreements (DDAs) and ground leases.



Figure 1: Location Map

## **Prior Hearings and Meetings**

### *Council Public Hearings*

Council approved the construction of the existing four office buildings at 1600 Amphitheatre Parkway on March 7, 1995 (Attachment 3 to the Council report, [Council Report – March 7, 1995](#)). The approval of the office development included an FAR bonus of 100,000 square feet that was granted with the addition of providing several community benefits, including allowing public access through the center of the campus courtyard.

Council approved the construction of the new office building at 2000 North Shoreline Boulevard on March 7, 2017 and is currently under construction (Attachment 4 to the Council report, [Council Report – March 7, 2017](#)). The approval of this office development included public access through the center of the office building and approximately 10,000 square feet of publicly accessible retail and café space within the building.

### *Administrative Zoning Public Hearing*

On January 27, 2021, the Zoning Administrator held a public hearing on the project. No one from the public spoke during the hearing, and no written correspondence was received.

The Zoning Administrator recommended approval of the project to the City Council, subject to the recommended Conditions of Approval (Attachments 1 and 2).

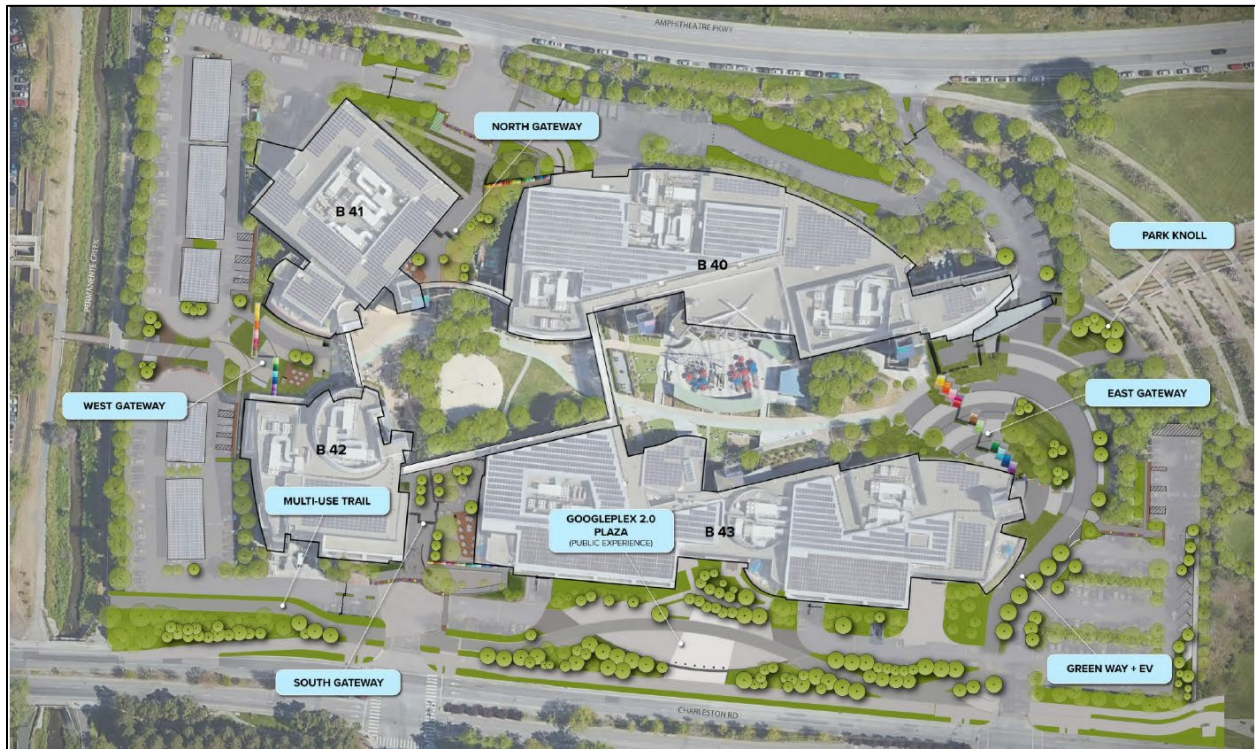
### **ANALYSIS**

Recent security concerns have developed for the Google campuses and prompted Google to reduce security risks across all of Google's sites. Two of the higher-profile sites that currently allow public access through the center of the campus are the Googleplex and Charleston East sites. Google is requesting to restrict public access through these sites to address Google's security concerns, which requires modifications to the previously approved permits as well as site modifications to accommodate rerouting public access on the sites.

#### **1600 Amphitheatre Parkway (Googleplex)**

The Googleplex office campus is developed with four office buildings designed around a central courtyard area with public access through the center of the campus. Google proposes to relocate the public access from the interior of the campus to the exterior of the site.

The relocated public access is proposed to be a multi-use path beginning from the east gateway entrance at Charleston Park continuing south towards Charleston Road and along the southern perimeter of Buildings 42 and 43. This multi-use path will be for pedestrians and bicyclists, is adjacent to a new public plaza with art installations, games, and seating areas, and will serve as the public sidewalk for the north side of Charleston Road. Figure 2 outlines the conceptual multi-use path. The proposed path is not currently connected to the public sidewalk on the west side of the site. A project-specific Condition of Approval is included to connect the path to the sidewalk along Charleston Road, similar to the existing sidewalk configuration. The revisions to this area of the path could result in the removal of additional trees, depending on the design and location of the connection to the public sidewalk.



**Figure 2: Googleplex Site Plan**

The project proposes to install artistic fencing at four locations at the east, west, north, and south entrances to the campus to restrict public access. A new landscaped park knoll will be developed between the east gateway of the campus and Charleston Park to create a viewing area for the public to experience the new artistic sculptures; 141 surface parking spaces and 31 Heritage trees are proposed for removal, and 177 trees to be planted to accommodate the proposed site improvements and the protected bikeways for the future Charleston Corridor Phase 2 improvements. The Charleston Corridor Phase 2 improvements include installation of the North Bayshore Precise Plan (NBPP) streetscape from Huff Avenue to Salado Drive (sidewalk, protected bicycle facilities, and intersection improvements). This project will construct the sidewalks and multi-use path portion of the Charleston Corridor streetscape along the frontage, and a future City project will construct the protected bicycle facilities and intersection improvements.

### *Security Fence*

The proposed security fencing is designed by artist Emmanuelle Moureaux and is 9'-6" tall made with aluminum, powder-coated zero panels, in a rainbow cascade color arrangement. The custom design fencing is designed to not only serve a functional purpose to restrict public access, but also be viewed as a sculpture piece to be enjoyed and experienced by the public.



**Figure 3: East Gateway Fence**

### *Parking*

The project proposes to remove 141 surface parking spaces to construct the new public pathway improvements consistent with the NBPP. The removal of 141 parking spaces will reduce the spaces on the Googleplex parking lot from 1,539 to 1,398 parking spaces. The NBPP, which was adopted in 2017, has a maximum parking requirement of 2.7 spaces per 1,000 square feet, which would result in a maximum of 1,350 parking spaces allowed. The buildings were built before the adoption of the NBPP, and the proposed parking brings the site closer into compliance with the NBPP. Additionally, a parking analysis was conducted to evaluate whether the provided parking spaces will sufficiently accommodate the site's operations, including Google's TDM program. The analysis provided by transportation consultant Kimley-Horn found that in October 2019, at maximum capacity, the site's parking utilization was at 75 percent for a total of 1,155 spaces used. Based on this analysis and the NBPP requirements, the proposed 1,398 parking spaces will be more than sufficient to serve the site.

### *Trees*

An Arborist Report was provided by H.T. Harvey which evaluated the size, species, and condition of all on-site trees. The Arborist concluded to remove 31 Heritage trees and 74 non-Heritage trees. The Heritage trees proposed for removal include: one dead redwood, 24 trees within the Charleston Corridor improvement area, and seven trees that will impact egress on the campus. The Heritage trees mostly consist of nonnative redwoods as well as one Coast live oak, two London plane, and two Chinese juniper; 177 replacement trees with a minimum box size of 24” are proposed to be planted to replace the trees to be removed. Proposed replacement trees include native tree species appropriate to the North Bayshore Area and consist primarily of California sycamore, Coast live oak, Pacific madrone, Valley oak, California wax myrtle, Coast silk tassel, toyon, and western redbud. The existing canopy coverage of the site is 23 percent and is expected to grow to 28 percent at maturity (approximately 15 years) with the new tree plantings.

### *Disposition and Development Agreement*

A Disposition and Development Agreement (DDA) between the City and Google was recorded with the approval of the original development (Application No. 218-94-PCZA), which included a requirement for public access through the center of the campus. An amended DDA is requested with this project to revise the public access to the exterior of the site facing Charleston Road. The recommendation includes a request to authorize the City Manager to execute an amended DDA to reflect the change in public access requirements as approved by the City Council.

### **2000 North Shoreline Boulevard (Charleston East)**

The Charleston East office development is currently under construction. The original approval includes a publicly accessible pathway for pedestrians through the center of the building, including retail and café uses available Monday through Friday. The new proposal includes removing public access through the building and relocating the publicly accessible retail and café space on the west side of the building with expanded operational hours to include Saturdays and Sundays from 8:00 a.m. to 5:00 p.m. Google is also proposing to include an approximately 2,860 square foot, 100-person capacity, Neighborhood Partnership Center (NPC) within this area. No additional site improvements are proposed to accommodate the security modification at this site.

The NPC will be a flexible space that can be reserved by neighboring small businesses, the City of Mountain View, and nonprofits. The hours of operations will be seven (7)

days a week from 8:00 a.m. to 5:00 p.m. but may be reserved for additional hours upon request. Google will manage public events subject to change such as Friday Community Nights, Author Series, Employee Resource Group Partnership Events, and Open Mic Nights.

The area is located along the eastern edge of Charleston Park and is also connected to the new proposed accessible public path along Charleston Road and the public plaza that was approved as part of the Charleston East project. The location and extended hours of the revised spaces will help foster greater community engagement and create an interconnected network of publicly accessible pathways and gathering spaces and provide a more active edge along the east side of Charleston Park.



Figure 4: Charleston East Site Plan

### Parking

Parking for Charleston East is currently provided with 1,200 spaces leased in the Shoreline Amphitheatre Lot C across the street on Amphitheatre Parkway until

December 2025. The long-term parking plan will relocate the parking spaces to the recently approved Alta Avenue parking garage between Huff Avenue and Alta Avenue. Google will provide 25 public parking spaces during the evenings, between 5:00 p.m. to 10:00 p.m., at the Googleplex and Alta Avenue garage for visitors to the NPC. In addition, once the Alta Avenue parking garage is constructed, 55 spaces will be made available for the public to access the café, retail, and NPC.

### **ENVIRONMENTAL REVIEW**

The project qualifies as categorically exempt under the California Environmental Quality Act (CEQA), Section 15301 (“Existing Facilities”) because the project proposes minor site modifications and no expansion of use.

**FISCAL IMPACT** – None.

### **CONCLUSION**

The Zoning Administrator recommended conditional approval of the proposed site plan modifications to the Googleplex and Charleston East. The project supports General Plan policies for streetscapes and public spaces and integrating buildings into the community. The project is compliant with the P-39 (North Bayshore) Precise Plan guiding principles and design guidelines in regard to water-efficient landscaping, stormwater controls, and providing attractive public spaces.

Overall, the project will provide an equivalent community benefit by replacing the interior public access with external public pathways, plazas, and programmed active uses along Charleston Road and the western edge of Charleston Park and publicly accessible retail, café, and a neighborhood center along the eastern edge of Charleston Park. These improvements also connect to the public plaza at the intersection of North Shoreline Boulevard and Charleston Road, thereby enhancing the overall public experience along the Googleplex and the Charleston East buildings. The project is consistent with the General Plan and NBPP with conditions of approval.



## **ALTERNATIVES**

1. Approve the project with modified conditions.
2. Refer the project back to the Zoning Administrator.
3. Deny the project.
4. Provide other direction.

## **PUBLIC NOTICING**

City Council meeting agendas are advertised on Channel 26, and the agenda and this report appear on the City's [website](#). All property owners within a 750' radius and other interested stakeholders were notified of this meeting.

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- Attachments:
1. Resolution for 1600 Amphitheatre Parkway
  2. Resolution for 2000 North Shoreline Boulevard
  3. [Council Staff Report – March 7, 1995](#)
  4. [Council Staff Report – March 7, 2017](#)
  5. Project Plans – 1600 Amphitheatre Parkway
  6. Project Plans – 2000 North Shoreline Boulevard