



Mr. Dan Rich, City Manager
City of Mountain View
500 Castro Street
Mountain View, CA 94041

February 18, 2019

Re: Framework Plan and Bonus FAR Information Request

Dear Dan,

We are looking forward to the upcoming Council meeting on Tuesday, February 26th where you've invited us to present our Framework Plan and Bonus FAR Requalification. We recognize the opportunity we have to participate in the transformation of North Bayshore into a district of Complete Neighborhoods in a way that benefits all of Mountain View and the broader region as a whole. We share the City's commitment to help solve some of our most pressing housing and traffic issues, while also delivering a place that is welcoming to all and improves the quality of life for residents living in Mountain View.

Over the past six months we've engaged with your staff, Councilmembers, the community and over 20 stakeholder groups to outline how our proposed Framework Plan can help implement the North Bayshore Precise Plan. We've received a great deal of community support for the plan, and we have also heard important concerns regarding certain elements. We have listened, and we are proposing to make a number of changes that we believe will make for a better project.

We've heard that our originally proposed elementary school site wasn't close enough to housing; that open space is of higher value to the community when dedicated to the City; that active recreation is important to complement ecological and habitat areas; that Shoreline Commons remains an important destination as the Gateway to the district; that mobility solutions need to be diverse and funded proactively; and that building much-needed housing is a fundamental priority to the residents of Mountain View.

The feedback from Council, City staff and the community has been invaluable, and we've taken it to heart. In response, we are proposing to:

- **Dedicate an elementary school site within a ½ mile radius** of all new homes in Joaquin and Shorebird Complete Neighborhoods
- Increase publicly **dedicated open space from 13 to 20 acres**
- Introduce an **additional 2.4 acres of active recreational parks**
- **Contribute \$76.5 million in advanced funding** towards mobility solutions prior to commencing development
- **Prioritize delivery of the Gateway Area** on our land within Shoreline Commons **concurrent with the delivery of the Shorebird master plan** and associated 2,400 homes

Additional information on these proposed changes is provided in greater detail within this document. We believe that the robust input we've received from City staff, Council and the broader community will contribute to making this a better project that both Google and the City of Mountain View can be proud to stand behind. We look forward to continuing to work with the City and all of our neighbors to deliver a truly transformative project.

Sincerely,

A handwritten signature in black ink that reads "Michael Tymoff". The signature is written in a cursive, slightly slanted style.

Michael Tymoff
Mountain View District Development Director, Google

Cc: Mountain View Mayor & City Council, Aarti Shrivastava, Assistant City Manager/Community Development Director; Wayne Chen, Assistant Community Development Director; Martin Alkire, Principal Planner



Proposed Changes and Supplemental Information

*Proposed Changes to Framework Plan and Bonus FAR Requalification Request and
Shorebird Master Plan*

*Mountain View, California
February 18, 2019*

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Mountain View District Development Director, Google

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1. Complete Neighborhoods

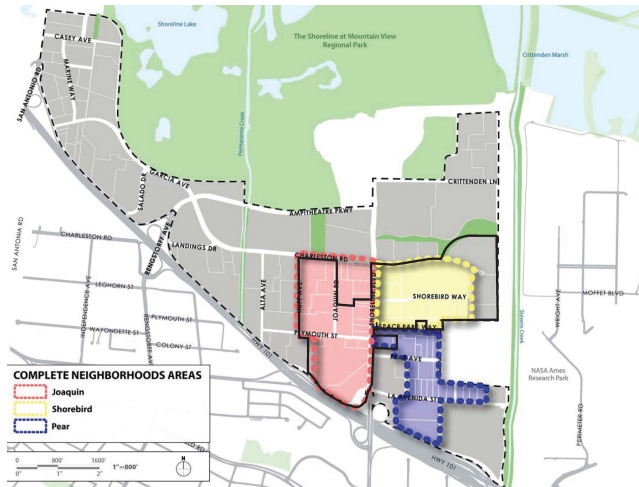
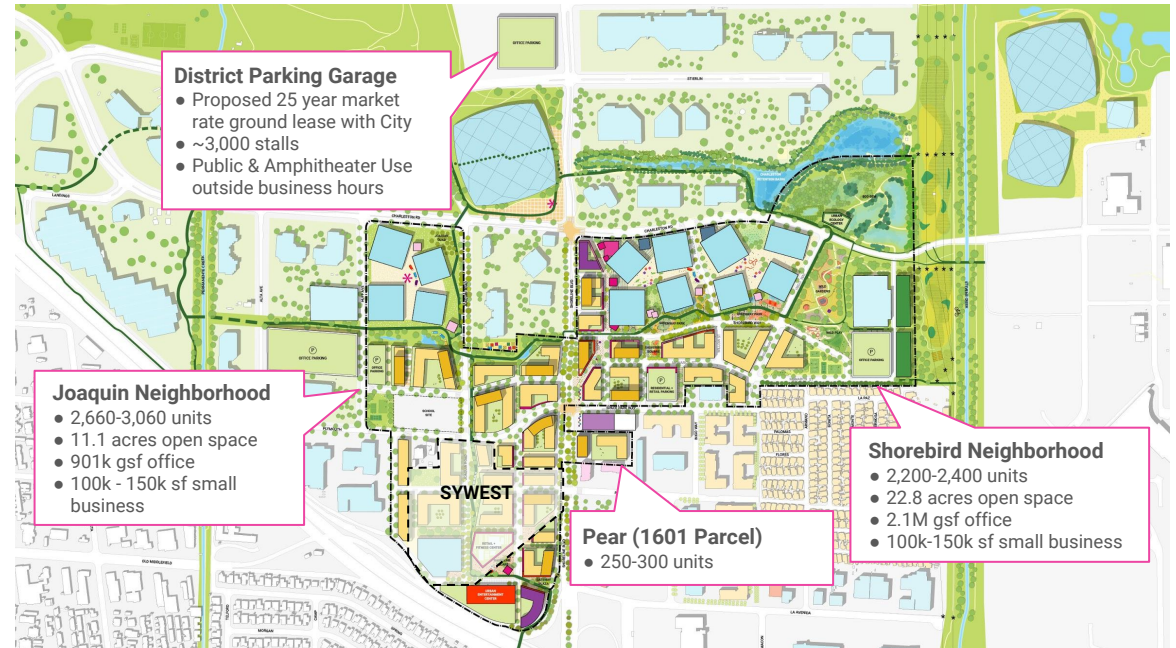


Figure 1.1: NBPP Complete Neighborhood Areas



What we've heard

- Does the Framework Plan meet the targets set out in the North Bayshore Precise Plan for Complete Neighborhoods?
- Desire to maintain the proposed amount and types of housing and support for for-sale housing
- Desire to reduce the proposed amount of homes and look at alternative locations for housing outside of the Complete Neighborhoods

Response/proposed changes

- In response to the housing and affordability crisis, we will meet our proportionate share of the Precise Plan's housing targets and exceed the Tier 1 affordable housing requirement of 15% (See page 3). In doing so, we are able to deliver on the City's goal that 20% of new housing units in North Bayshore are affordable across a range of incomes. We would not support reducing the proposed amount of housing or looking at alternative locations for housing outside of the Complete Neighborhoods, as this would go against the goal of delivering much needed housing and could prolong the entitlement and approvals process, making the delivery of housing less certain
- In order to balance housing with Education and Open Space, 820 homes included as part of the original proposal would not be able to be developed in the Complete Neighborhoods (See pages 4 and 5)
- Our plan reflects the desired character of each Complete Neighborhood area -- Shorebird has a focus on uses serving the neighborhood, while Shoreline Commons, within the Joaquin neighborhood, is designed to have a broader mix of uses and to introduce a more retail/entertainment place experience
- We are requesting that the City enter into a 25 year market-rate ground lease at Shoreline Amphitheatre for Google to fund, construct and operate a ~3,000 stall district garage for Google office use and shared public use, in a building structure that could be converted to another use in the future. This will deliver significant ongoing income to the City, provide public parking for the Amphitheater and Shoreline Regional Park outside of business hours, and make land available in the Complete Neighborhoods for ~600 residential units which would be lost if all parking was required to be provided onsite.

1. Complete Neighborhoods

Meeting the Complete Neighborhood Targets

| | Joaquin | | Shorebird | | Pear | | Total | | |
|--|-----------------------------------|---|-------------------|---|-------------------|-----------------|--|--|---|
| | NBPP | Google Proposed | NBPP | Google Proposed | NBPP | Google Proposed | NBPP | Google Target (as % of Land Ownership) | Google Proposed |
| Area (+% Total Area) | 68 | 44 (65%) | 43 | 43 (100%) | 43 | 2 (5%) | 154 | 89 (58%) | 89 (58%) |
| Residential Homes | 3,950 | 2,660 – 3,060 | 2,950 | 2,200 – 2,400 | 2,950 | 250 – 300 | 9,850 | 5,700 | 5,110 – 5,760 |
| Affordable Homes (20% of total) | 790 | 530 - 610 | 590 | 440 - 480 | 590 | 50 - 60 | 1,970 | 850* | 1,020 - 1,150 |
| Employment (sf) | 2,500,000 | 1,058,000 | 1,500,000 | 2,046,500 | 1,000,000 | 0 | 5,000,000 | 2,896,100 | 3,104,500 |
| Small Business (sf) | 240,000 | 100,000 – 150,000 | 15,000 | 100,000 – 150,000 | 35,000 | 0 | 290,000 | 167,970 | 200,000 – 300,000 |
| Hotel (rooms) | 200 | 200 | 0 | 200 | 200 | 0 | 400 | 230 | 400 |
| Public Open Space | Community park; Neighborhood park | 11 acres, incl: Community park, Neighborhood Park | Neighborhood park | 23 acres, incl: Community park, Neighborhood park | Neighborhood park | -- | Community park; Neighborhood park (x3) | Community park; Neighborhood park (x2) | 34 acres, incl: Community park (x2); Neighborhood park (x2) |

*North Bayshore Precise Plan Tier 1 Affordable Requires 15%



Google can still achieve its housing target and exceed the 15% Tier 1 affordable housing target while accommodating a new school site and additional active recreation spaces within the Complete Neighborhoods

2. Local School Strategy



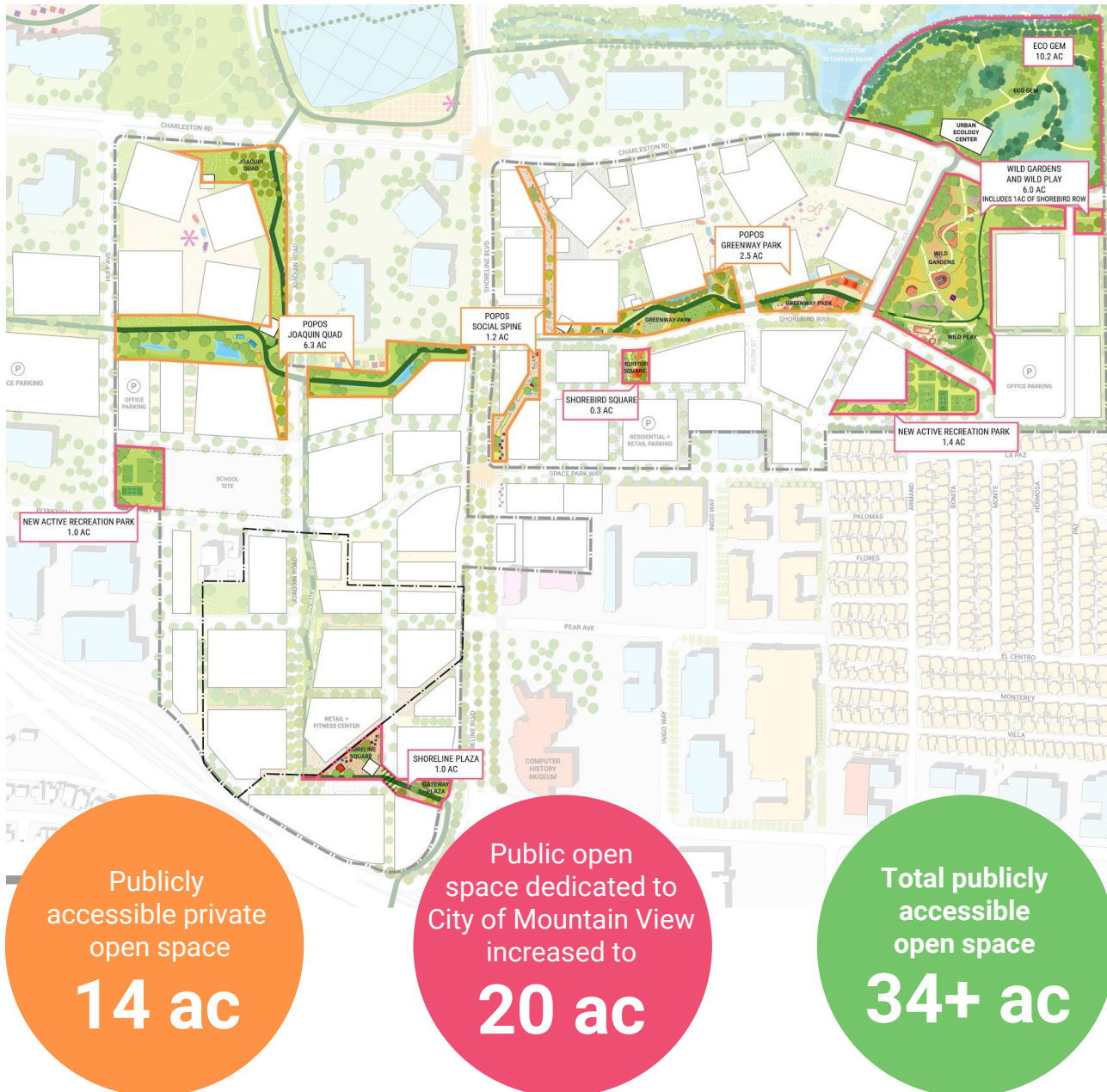
What we've heard

- We've heard from Council members and the Mountain View Whisman School District that the elementary school site should be fully integrated within the Complete Neighborhoods, closer in proximity to homes and neighborhood amenities, and within a half-mile walking distance from all new homes

Response/proposed changes

- We are no longer proposing the Rees property as a school site. Based on feedback, we reviewed a number of alternative school site locations that are located within a half-mile of the residential homes and within the Complete Neighborhoods at a February 8th meeting with the School District and its consultant team. The School District and its consultant team expressed strong interest in the new elementary school site located within the Joaquin neighborhood, which we had initially proposed for approximately 470 residential units (when combined with the adjoining park dedicated to the City this change results in a **reduction of 650 homes**)
- In terms of next steps, the Superintendent indicated that he would like to update the School Board on the latest proposal, the school consultant team would review the size and location of the alternative site in greater detail, and environmental due diligence would be undertaken by the Mountain View Whisman School District (MVWSD) to fully evaluate the site
- We look forward to continuing to work with the City and MVWSD to reach full agreement on our proposed Local School Strategy. We still provide five times the Level 1 residential state school fees through the 2.5-acre dedicated elementary school site plus additional fees that would provide funding to the MVWSD and Mountain View Los Altos High School District

3. Open Space



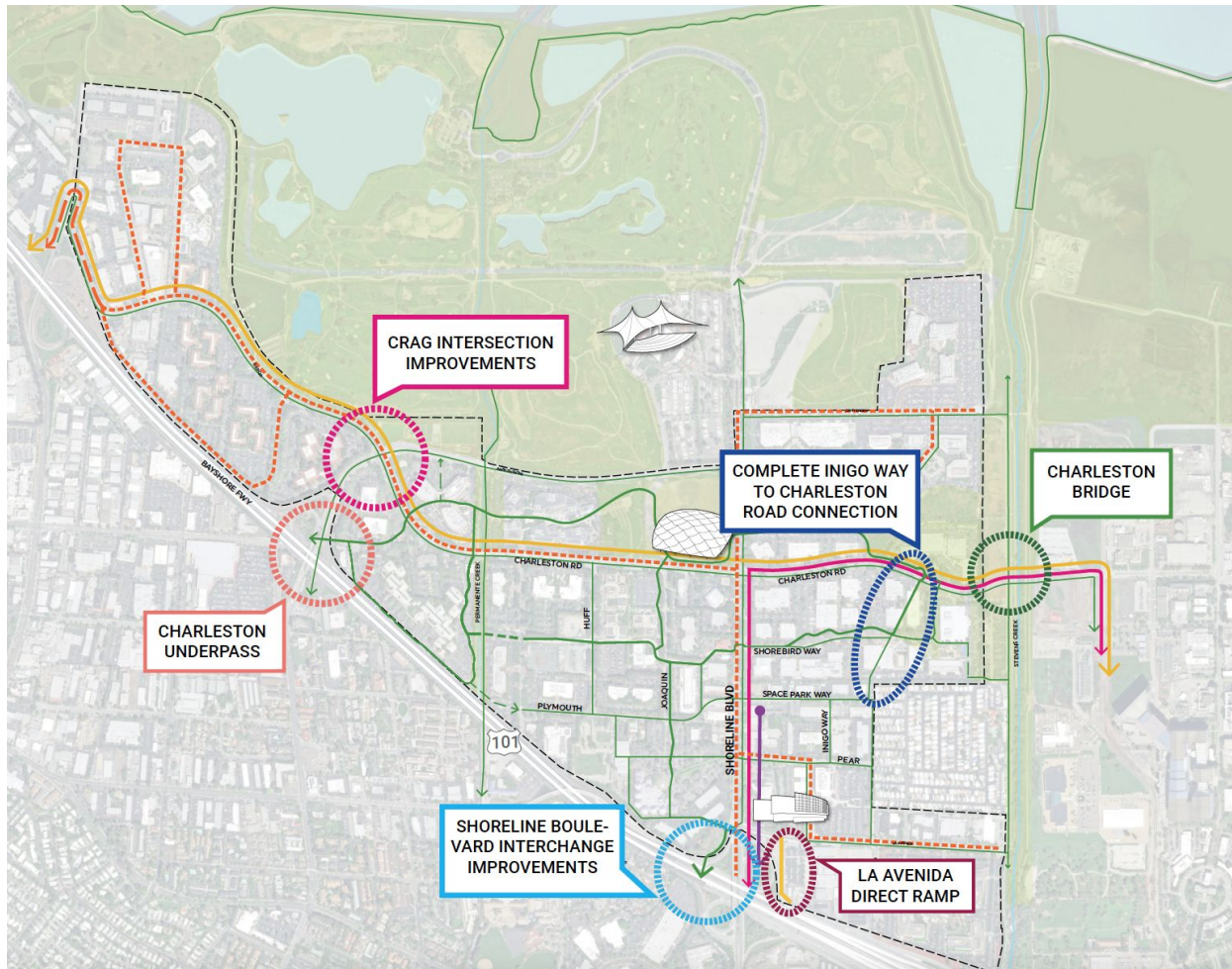
What we've heard

- Can more open space areas be dedicated to the City to ensure it stays publicly accessible in the long term?
- While the significant habitat and ecological expansion of open space areas has been well received, stakeholders have also expressed a desire to see more active, recreational open space areas

Response/proposed changes

- In total, the revised proposal provides for 34 acres of publicly accessible parks and open space, with 20 acres of parks and open space dedicated to the City. Please refer to the In-Kind Improvement and Impact Fee Credit in our Bonus FAR Requalification Request. (See Appendix)
- 2.4-acres of new additional active recreational parks in the Shorebird and Joaquin neighborhoods which would result in a reduction of 350 homes, in addition to the 470 homes that would be reduced due to the new proposed school location
- Note: **Total loss of 820 homes** in revised proposal due to school relocation and new active recreation space

4. Mobility and Transportation



Response/proposed changes

- Commitment to support the nexus study's transportation projects by providing our proportionate share of funding, along with other landowners commensurate with the allocation of Office Bonus FAR, and the City to deliver measurable improvements to trip capacity.
- Contribute **\$60 million in advanced funding** towards mobility solutions prior to commencing development on the basis that any party receiving Office Bonus FAR is obligated to contribute an equitable upfront payment
- Provide **\$16.5 million in advanced funding** for additional high value transport studies:
 - City bike network improvements (Middlefield bike connection, Sunnyvale to Palo Alto, Palo Alto to MV, Central Expressway/Evelyn bike corridor, Stevens Creek Trail improvements, and Central Expressway crossing at Farley.
 - Phase 2 of City AGT study
 - San Antonio interchange, with bus ramp
 - City study of long-term plan for Shoreline Regional Park
 - Congestion pricing study
 - CRAG bike crossing improvements
 - West Campus mobility hub
- The introduction of residential to North Bayshore is anticipated to reduce pressure on the existing gateways. The inclusion of retail spaces, woven into the neighborhood, will also play a significant role, providing local residents with essential services to ensure local traffic movements are minimized
- We are committing to continue to fund the community shuttle as part of Google's TDM plan, and not as an enhanced community benefit attached to our Bonus FAR Requalification request as originally proposed

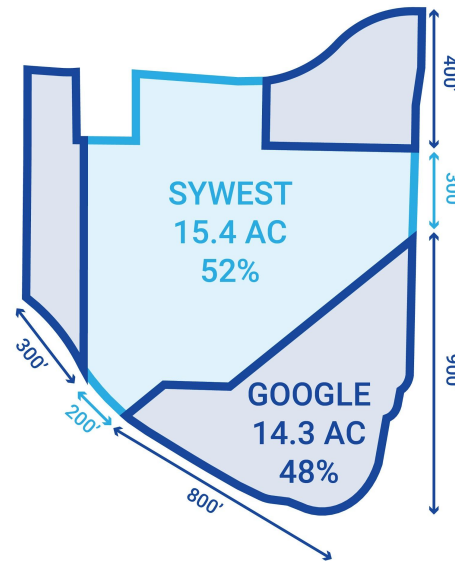
What we've heard

- There is significant concern that the Bonus FAR of 1.45M GSF of office will compound the traffic issues
- Transportation projects should be prioritized before a project commences construction
- Concern about Google's commitment to provide continued funding for the community shuttle
- Confirm which of the transportation projects has Google identified will be funded

5. Gateway Area

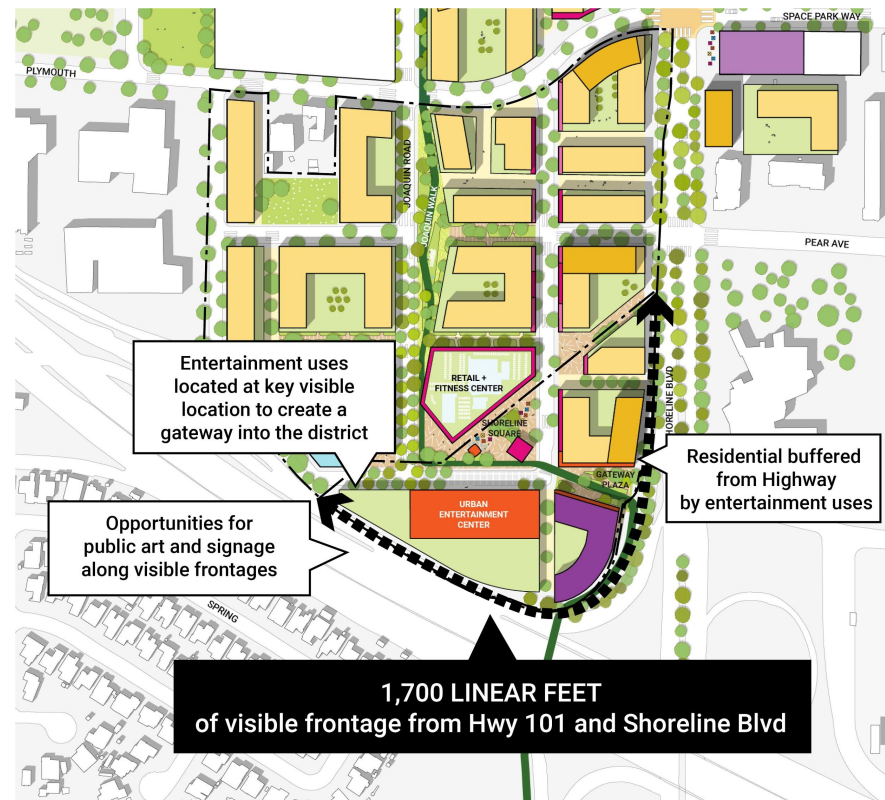
What we've heard

- Desire for Google to work with Sywest to design an integrated complete Master Plan
- Goal for Shoreline Commons to be delivered first to create a distinct gateway area
- Clarify land ownership
- Shoreline Commons should be a destination for entertainment and retail









Response/proposed changes

- We are prepared to continue to work with Syfy and the City to develop an integrated Master Plan for Shoreline Commons
- Shoreline Commons is a critical site and we can prioritize the delivery of the Gateway Area on our land. We own 1,700 lineal feet of frontage to Highway 101 and Shoreline Boulevard and with this prominent position we can deliver the Gateway arrival experience
- See ownership plan. The City confirmed prior to NBPP publication that 1555 Plymouth St should be included within Joaquin and the Gateway Area
- Shoreline Commons remains the active zone for regional entertainment and associated retail and Shorebird will remain focused on neighborhood serving retail
- We are open to a fair market appraisal of both Sywest and Google land to determine value. We would be a willing buyer/ground lessee under a fair market approach
- We will pre-fund our proportionate share of the pedestrian bicycle bridge linking Shoreline Commons across the Highway 101



Google's Updated Enhanced Commitments

| | | |
|---|---|--|
| <p>Education </p> | <p>Precise Plan</p> <p>Level 1 state fees</p> | <p>Enhanced Community Benefits</p> <p>5x Level 1 residential state fees through a 3.5-acre dedicated elementary school site and 1.0-acre open space for shared use, and funding contribution towards Elementary/Middle and High School Districts (land dedication for school and shared open space totals 3.5 acres, in addition to 19 acres of open space land dedication)</p> <p>Construction of off-road Safe Routes to school and funding for community shuttle route to and from school</p> |
| <p>Open Space + Community </p> | <p>16 acres of publicly accessible open space</p> | <p>34+ acres of publicly accessible open space district-wide (20 acres land dedication)</p> <p>Funding for operations & maintenance, programming, and stewardship</p> <p>Spaces for local and small businesses, and nonprofits</p> |
| <p>Mobility </p> | <p>Infrastructure improvements</p> <p>Maximum of 45% peak hour trips by single occupancy vehicles</p> <p>Office and residential TDM</p> | <p>7.5 cumulative miles of bike and pedestrian paths</p> <p>Invest in transportation innovations</p> <p>New community shuttle funding</p> <p>District parking strategy to park 75% of office off-site, including funding construction, operations and market-rate ground lease for shared-use parking garage on Shoreline Amphitheatre Lot C</p> <p>2.0 maximum parking spaces per 1,000 sq ft of office</p> <p>0.4 spaces per residential unit</p> |
| <p>Affordable housing </p> | <p>15% affordable housing</p> | <p>20% affordable housing</p> <p>Over 1,150 new affordable units; doubling the amount of affordable housing in Mountain View today</p> |
| <p>Sustainability </p> | <p>LEED Platinum (or equivalent) for all new office buildings</p> <p>120 GreenPoint Rated (or equivalent) for all new residential buildings</p> | <p>Carbon reduction through electrification of heating and cooling in office buildings</p> <p>Central utility plant providing thermal services</p> <p>100% renewable energy for all new office buildings. Google currently has agreements in place for 2.6 gigawatts of wind and solar energy to provide 100% renewable energy for all of its global operations.</p> <p>Ecological infrastructure district approach to stormwater treatment with up to 40% reduction in stormwater runoff</p> |
| <p>Ecology </p> | <p>Habitat overlay zones for continued protection of wildlife</p> | <p>North Bayshore Urban Ecology Center for wildlife research and education</p> <p>15-acre restoration of habitat with Eco Gem + wildlife protection, including expanding habitat areas adjacent to preserved egret rookery</p> |

Updated Enhanced Community Benefits

Dedicate a 2.5-acre school site with adjoining 1-acre publicly dedicated park within half a mile of all new homes within the Complete Neighborhoods; proposed site is in the Joaquin neighborhood on Plymouth Street between Joaquin Road and Huff Avenue

Increase the publicly dedicated open space from 13 acres to 20 acres of parkland

Provide two new active recreation parks

Prioritize the design and **delivery of the Gateway Area on our land concurrently with Shorebird**

Provide upfront funding of \$76.5 million for transportation, mobility and trip capacity projects

Appendix

Information Request from Google's Nov 2018 Framework Plan & Requalification Request



Executive Summary



Framework Plan + Bonus FAR Requalification Request



Shorebird Master Plan



Shorebird Transportation Demand Management Plan

Link to bonus far submittals: <https://goo.gl/lzgfr9>

Achieving our goals together

Alongside the suite of Google commitments, the Framework Plan as proposed, would require a collective effort with the City, as well as other property owners, to implement the vision at a district scale. To complement our commitments and to set the foundation for a public-private partnership with the City of Mountain View, it is important to consider the policies that will support and enable the plan. This table outlines the proposed new City Policies that will ensure Google and the City can achieve the District's goals together:

- **OFFICE BONUS FAR REQUALIFICATION.** Requalify 1.175M square feet of office Bonus FAR in Shorebird (originally approved for Shoreline Commons in 2015).
- **JOBS-HOUSING LINKAGE.** Adopt a proposed 4:1 residential square feet to office square feet ratio as a new "housing-jobs" linkage requirement for all remaining office Bonus FAR in the Complete Neighborhood Area of North Bayshore.
- **OFFICE FAR TRANSFER FROM REES TO JOAQUIN.** Approve the transfer of 191k square feet of office FAR from Google's Rees property to the Joaquin Complete Neighborhood (Edge to Core), in connection with our proposed land dedication for a school and shared use park.
- **SUPPLEMENTAL TRANSPORTATION IMPACT FEE.** Adopt a new supplemental transportation impact fee to fund a proportional share of NBPP's Priority Transportation Improvements per square foot of remaining office Bonus FAR in the Complete Neighborhood Area of North Bayshore.
- **IN-KIND IMPROVEMENT/IMPACT FEE CREDIT AND USE POLICY FOR NORTH BAYSHORE.** Adopt a framework by which developers in North Bayshore would receive reductions in impact fees for providing the improvements that are covered by the development impact fees, such as affordable housing, parks, and transportation improvements.
- **GOOGLE PARKING AT AMPHITHEATRE.** Enter into a 25-year, market-rate ground lease with the City of Mountain View and Google for Google to fund, construct and operate a ±3,000 stall garage on Lot C of the Shoreline Amphitheatre for Google office car parking. Garage to be shared outside office hours for special events and public use.
- **CERTIFICATES OF OCCUPANCY WITH TRANSPORTATION IMPROVEMENTS.** Issue Certificates of Occupancy for Google's Bonus FAR office space, once Google has funded its proportionate share of NBPP Priority Transportation Improvements and demonstrated that those improvements will allow the proposed office project to meet the City's district-wide vehicle trip cap.
- **DEVELOPMENT AGREEMENT.** City of Mountain View and Google enter into a Development Agreement that would provide the City with certainty on the scope, value and timing of Enhanced Community Benefits and vest Google's development rights.

Google Submission Nov 2018 – Bonus FAR Area

| JOAQUIN NEIGHBORHOOD (SHORELINE COMMONS + JOAQUIN NORTH) | | | | | | | |
|--|-----------------------|-----------------------|-----------------------|-----------------------|----------------------------|-----------------------|-----------------------|
| | SHORELINE COMMONS | | | JOAQUIN NORTH | TOTAL JOAQUIN NEIGHBORHOOD | | |
| | GOOGLE-OWNED | OTHER LAND OWNER | ALL LAND OWNERS | GOOGLE-OWNED | GOOGLE-OWNED | OTHER LAND OWNER | ALL LAND OWNERS |
| RESIDENTIAL UNITS ¹ | 1,100 - 1,200 | 1,200 - 1,400 | 2,300 - 2,600 | 2,200 - 2,500 | 3,300 - 3,700 | 1,200 - 1,400 | 4,500 - 5,100 |
| RESIDENTIAL SF ¹ | ±860,000 | ±1,100,000 | ±1,960,000 | ±1,740,000 | ±2,600,000 | ±1,100,000 | ±3,700,000 |
| OFFICE BONUS FAR | - | 276,000 | 276,000 | - | - | 276,000 | 276,000 |
| OFFICE RETAINED/ REPLACED SF | - | - | - | 710,000 | 710,000 | - | 710,000 |
| REES PROPERTY OFFICE FAR | - | - | - | 191,000 | 191,000 | - | 191,000 |
| TOTAL OFFICE SF | - | 276,000 | 276,000 | 901,000 | 901,000 | 276,000 | 1,177,000 |
| HOTEL ROOMS | ±200 rooms | - | ±200 rooms | - | ±200 rooms | - | ±200 rooms |
| HOTEL SF | 100,000 - 150,000 | - | 100,000 - 150,000 | - | 100,000 - 150,000 | - | 100,000 - 150,000 |
| RETAIL + ENTERTAINMENT SF ² | ±100,000 | 100,000 - 150,000 | 200,000 - 250,000 | up to 50,000 | 100,000 - 150,000 | 100,000 - 150,000 | 200,000 - 300,000 |
| EDUCATION | - | - | - | - | - | - | - |
| DISTRICT SYSTEMS SF ² | - | - | - | - | - | - | - |
| RESIDENTIAL PARKING SF ³ | 150,000 - 200,000 | 150,000 - 200,000 | 300,000 - 400,000 | 300,000 - 400,000 | 450,000 - 600,000 | 150,000 - 200,000 | 600,000 - 800,000 |
| TOTAL SF ⁴ | 1,200,000 - 1,300,000 | 1,600,000 - 1,700,000 | 2,800,000 - 3,000,000 | 2,900,000 - 3,000,000 | 4,200,000 - 4,400,000 | 1,600,000 - 1,700,000 | 5,800,000 - 6,100,000 |
| SITE AREA | 14.3 ac | 15.4 ac | 29.7 ac | 29.9 ac | 44.2 ac | 15.4 ac | 59.6 ac |
| PUBLIC OPEN SPACE | 2 ac | 3.4 ac | 5.3 ac | 8.2 ac | 10.1 ac | 3.4 ac | 13.5 ac |

Table 2.2: Framework Plan Development Program Detail

Google Submission Nov 2018 – Bonus FAR Area

| | SHOREBIRD NEIGHBORHOOD | 1601 N. SHORELINE (PEAR) | REES PROPERTY | TOTAL FRAMEWORK PLAN (JOAQUIN + SHOREBIRD + 1601 + REES) | |
|--|------------------------|--------------------------|---------------|--|--------------------------------------|
| | GOOGLE-OWNED | GOOGLE-OWNED | GOOGLE-OWNED | GOOGLE-OWNED | ALL LAND OWNERS |
| RESIDENTIAL UNITS ¹ | 2,400 - 2,600 | 250 - 300 | - | 6,000 - 6,600 | 7,200 - 8,000 |
| RESIDENTIAL SF ¹ | ±2,300,000 | ±300,000 | - | ±5,200,000 | ±6,300,000 |
| OFFICE BONUS FAR | 1,175,000 | - | - | 1,175,000 | 1,451,000 |
| OFFICE RETAINED/ REPLACED SF | 961,000 | - | - | 1,671,000 | 1,671,000 |
| REES PROPERTY OFFICE FAR | - | - | - | 191,000 | 191,000 |
| TOTAL OFFICE SF | 2,136,000 | - | - | 3,037,000 | 3,313,000 |
| HOTEL ROOMS | ±200 rooms | - | - | ±400 rooms | ±400 rooms |
| HOTEL SF | 100,000 - 150,000 | - | - | 200,000 - 300,000 | 200,000 - 300,000 |
| RETAIL + ENTERTAINMENT SF ² | 100,000 - 150,000 | - | - | 200,000 - 300,000 | 300,000 - 450,000 |
| EDUCATION | - | - | 3.5 ac | 3.5 ac at Rees Property | 3.5 ac at Rees Property |
| DISTRICT SYSTEMS SF ² | 100,000 - 150,000 | - | - | 100,000 - 150,000 | 100,000 - 150,000 |
| RESIDENTIAL PARKING SF ³ | 400,000 - 500,000 | 50,000 - 100,000 | - | 900,000 - 1,200,000 | 1,050,000 - 1,400,000 |
| TOTAL SF ⁴ | 4,900,000 - 5,100,000 | 350,000 - 400,000 | - | 9,400,000 - 9,800,000 | 11,100,000 - 11,600,000 |
| SITE AREA | 66.3 ac | 2 ac | 6.9 ac | 112.6 ac + 6.9 ac at Rees Property | 128 ac + 6.9 ac at Rees Property |
| PUBLIC OPEN SPACE | 21.4 ac | - | 3.4 ac | 31.6 ac + 3.4 ac at Rees Property | 35.0 ac + 3.4 ac at Rees Property |

NOTES:

Unless otherwise noted, units indicate gross square feet (GSF) rounded to nearest 10,000, except for office use which is rounded to the nearest 1,000, and total GSF which is rounded to nearest 100,000.

¹Residential unit count and GSF based on average unit size of 700 net square feet. Total units shown are indicative and are subject to further refinement in proposed Master Plans and Planned Community Permits.

²For all character areas except Gateway, building spaces for small business, public-serving uses, retail, grocery stores, as well as district-level utility systems may be excluded from allowable gross floor area calculations (p.63, NBPP)

³Commercial projects shall not include above grade parking structures in the FAR calculations. Residential projects shall include above grade parking structures in the project's FAR calculations" (p. 63, NBPP)

⁴Total GSF of Joaquin neighborhood includes retail, small businesses, and public-serving uses, which may be deducted from total GSF once further defined, in keeping with NBPP FAR exemptions (p.63, NBPP)

Bonus FAR Qualifying Criteria – Google Nov 18

Google Submission assessed against the requalification criteria (NBS PP Appendix F)

| QUALIFYING CRITERIA | DOCUMENT REFERENCE | QUALIFYING CRITERIA | DOCUMENT REFERENCE |
|---|--------------------|---|--|
| HABITAT PROTECTION | | | |
| Expand and Improve Public Spaces | Section 3.1 | The number of vehicle trips associated with development and proposed improvements to implement the CIP Action Plan, and the effect on trip cap and roadway performance; | Appendix E |
| Enhance Ecosystems and Habitat | | | |
| NEIGHBORHOOD DESIGN | | | |
| Create Distinct Areas within North Bayshore | Section 3.2 | Size/scope of habitat enhancements; | Section 3.2 |
| Create Complete Neighborhoods | | Small business preservation and enhancements; | Section 3.2 |
| Construct Buildings that Support Public Areas | | Non-auto transportation improvements and performance; | Section 3.3 + Appendix D |
| Promote Retail, Entertainment, and the Arts | | Enhanced community benefits; | Section 3.5 |
| Promote Housing Affordability | | District-wide improvements, which could include transportation, habitat, or utility projects in collaboration with different companies; | Section 3.1, Section 3.3, Section 3.4, Section 3.5, + Appendix D |
| Promote Economic Diversity | | Phasing of proposed improvements and development; | Appendix D |
| MOBILITY | | | |
| Improve Transportation Connections to North Bayshore | Section 3.3 | Impacts to staff resources; and | Section 3.5 |
| Concentrate Growth to support Transit | | The quality and thoroughness of submitted application materials. | All |
| Promote Transit, Biking, and Walking | | | |
| Create Walkable, Human-Scaled Blocks | | | |
| INNOVATION + SUSTAINABILITY | | | |
| Make the Area Highly Sustainable | Section 3.4 | | |
| Minimize the Potential Consequences of Sea Level Rise | | | |

Table A.1: Qualifying Criteria Reference

