

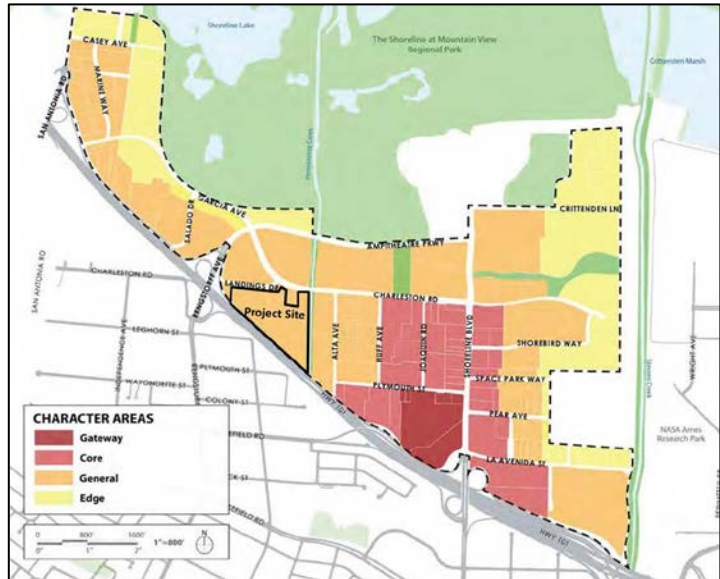
# Project Overview

## Google Inc. Landings

**Project Sites:** 1861, 1875 and 2003 Landings Drive. Additional improvements proposed at 1851 Charleston Road.

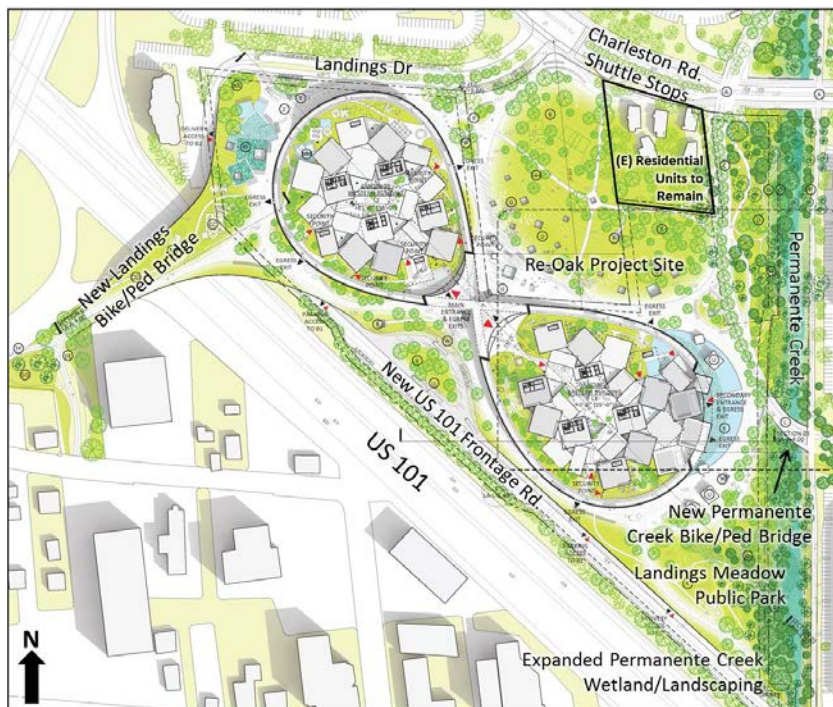
**Project Location in Precise Plan:** General Character Area.

**Project Description:** Construct an 8-story, 803,004 sq. ft. two-dome building at 1.0 FAR on an 18.4-acre site. The building contains a private bicycle loop inside the building edge and 38,435 sq. ft. of ground-floor pedestrian-oriented spaces with cafes and gardens. The building sits on top of a 2-level parking structure – one below-grade level and one at-grade level – with vehicle entries on a new US 101 Frontage Road. The project includes a 74 ft. dedication for a new frontage road, which will connect Plymouth Street to Landings Drive.



The project also includes a 150 ft. setback from Permanente Creek with landscaping enhancements. The project also proposes to remove 757 trees, 227 of which are heritage trees; to “re-Oak” the site with the addition of Live and Valley Oak trees throughout,

including replacing the existing Redwood trees on site. The project also includes Landings Meadow Public Park and landscaping improvements at the residential property at 1851 Charleston Road.



Lastly, the project includes the construction of two new bicycle and pedestrian bridges. One bridge is proposed over US 101, connecting Google-Landings to Leghorn Street, to service

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bicyclists and pedestrians from Rengstorff Avenue. The second bridge is proposed over Permanente Creek to continue the bicycle/pedestrian Green Loop system in the North Bayshore.

Specifically, the project proposes to:

- Demolish and remove 6 buildings totaling 249,224 sq. ft.;
- Retain existing residential units at 1851 Charleston Road; and
- Construct 803,004 sq. ft., 8-story office building with ground-level amenities and two-levels of parking.
- Project also includes Permanente Creek enhancements, two new bicycle/pedestrian bridges and the construction of a new US 101 Frontage Road from Plymouth Street to Landings Drive.

### Google-Landings Project Design Basics

Standards	Proposed	Required
FAR	1.0	0.45
Height	135 ft <sup>1</sup>	45 ft - 110 ft
Stories	8	3 to 6
Vehicle Parking	2530 <sup>2</sup>	2,168 max.
Bike Parking (Long Term/ Short Term)	690/730	404/81
Landscaping	54%	25% min.
Paving	7%	20% max.

Notes:  
 1. Requesting exception on building height.  
 2. Proposing Net-Zero parking across multiple building locations to serve multiple campuses by providing all parking at Google-Landings.

### Estimated Square Footage Break-Down of Proposed Project

Existing Sq. Ft.		Proposed Sq. Ft. (1.0 FAR)	Baseline Sq. Ft. (0.45 FAR)	Bonus Sq. Ft. (0.55 FAR)	Net Increase Sq. Ft.
Demolish	Retain				
<i>Total:</i> 249,224	0	<i>Office:</i> 764,569  <i>Total:</i> 803,004	<i>Total:</i> 361,352	<i>Total:</i> 441,652	<i>Office:</i> 515,325  <i>Total:</i> 553,780

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**Bonus FAR Request:** To obtain 441,652.2 sq. ft. (0.55 FAR) bonus floor area above baseline, the applicant is proposing to provide:

Bonus FAR Tiers	Bonus FAR Requirements	Proposing	Does it meet requirements?
<b>0.75 - 1.0 Tier 2</b>	Provide one of the following: (1) higher-performing green building, (2) zero net green building, (3) a public benefit, or (4) a district improvement project	Achieves net-zero water; provide public benefits (see list below)	Yes
<b>0.45 - 0.75 Tier 1</b>	Earn LEED Platinum <u>and</u> public benefit or district-improvement project, focusing on transportation 1	Meets LEED Platinum; provides transportation improvements (see list below)	Yes
<b>Up to 0.45 FAR Baseline</b>	Meet standards in the Land Use & Design chapter	Complies <sup>1</sup>	Yes
	Meet standards in the Green Building & Site Design chapter	Complies	Yes

NOTE: 1. Requires floor area calculation interpretation and development exceptions for height and build-to-area. 2. All proposed measures to be verified during the Planned Community Permit process.

**Total Estimated Cost of Community Benefits and Transportation Improvements (by applicant): \$52,000,000**

**Green Building/Sustainability Features:**

- LEED Platinum, New Construction (83 pts, 80 min); Exceed Title 24 by 10%;
- Participate in Living Building Challenge (Net Zero Water); participate in Sustainable Sites Initiative;
- Utilize a unique exterior building canopy, which will generate energy (photovoltaic), diffuse daylight, and reduce glare and heat gain within the building;
- Project includes landscaping restoration along Permanente Creek;
- Target 95%-99% construction diversion rate for demolition;
- This site is proposed to provide parking for multiple off-site Google buildings, resulting in "Net Zero Parking"; estimated 35-acres of surface parking will be removed with all four Google proposals;
- Greywater treatment on site;
- This site is proposed to participate in Google's purchase agreement for 100% renewable energy from the Altamont wind complex; and

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- District Utility Plant (InfraCenter) is proposed at Charleston East to coordinate energy production, thermal cooling, and waste collection for multiple building locations, including this site.

### Community Benefits:

- Complete habitat enhancements along Permanente Creek from Charleston Road to US 101; (*Comm. Benefit*)
- Provide Landings Meadow Park; (*Comm. Benefit*)
- Build a new play structure at Villa Mobile Home Park for residents; (*Comm. Benefit*)
- Build a gazebo, storyboards, and facilities in Shoreline Regional Park for nature observers; (*Comm. Benefit*)
- Fund 3 Senior-level city staff for 5 years to improve review timelines; (*Comm. Benefit*)
- Fund \$500,000 study for creek enhancements from US 101 to Middlefield Road for flood protection and trail enhancements; (*Comm. Benefit*)
- Realign Shoreline-101 Northbound Off-ramp to Inigo Way, if Google wins VTA North Yard RFP for redevelopment of VTA property; and (*Comm. Benefit*)
- Provide trail safety improvements (i.e. widen path, separate users, signage) on Stevens Creek Trail between Crittenden Lane and Highway 85. (*Comm. Benefit*)

<b>Value per Sq. Ft. of Community Benefits</b>	
Proposed Value <sup>1</sup>	\$52,000,000
Adjusted Value <sup>2</sup>	\$35,550,000
Per Bonus Sq. Ft.	\$80.49

1. Provided by applicant. 2. Adjusted based on City staff analysis.

### Transportation-Related Benefits/Improvements:

- 74 ft. street dedication for a new US 101 frontage road along south property line connecting Plymouth Street to Landings Drive; (*Project Requirement*)
- Construct a bicycle/pedestrian bridge over Permanente Creek to continue Green Loop in North Bayshore; (*Project Requirement/Comm. Benefit*)
- Construct a bicycle/pedestrian bridge over US 101 to connect Google-Landings site to Leghorn Street, further improving bicycle access to/from Rengstorff Avenue; (*Project Requirement/Comm. Benefit*)
- Provide Rengstorff Avenue Signal Timing improvements, including at timing improvements at Leghorn St, US 101 and Garcia intersections and an adaptive signal system; and (*Project Requirement/Comm. Benefit*)
- Estimated contribution per Precise Plan Transportation Impact Fee (at \$15 per net new sq. ft.) is \$8,306,700. (*Project Requirement*)

### Transportation Demand Management (TDM) Plan

- Initial evaluation of projects TDM Plan concludes project will likely meet vehicle trip cap and SOV targets.
- Vehicle trip cap for project is estimated at 1,591 vehicles.

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- Existing TDM program has been able to achieve a 46.3% SOV mode share.
- Some elements of TDM plan include:
  - Employer has dedicated transportation team to assist with coordination of alternative transportation opportunities/services for employees;
  - Continue to provide commuter shuttles for employees;
  - Provides on-site bicycles (G-Bikes) for employees; Create a bike-buddy program;
  - Provides financial incentives to bike to work and considering incentives to use alternative transportation to work (i.e. carpooling);
  - Considering subsidized or free transit passes to employees;
  - Expand carpool matching and rideshare programs; expand commuter shuttle program to capture local employees living 15-30 miles from campus;
  - Provides on-demand transportation services for employee trips between campuses (G-Ride); Provides car-sharing programs on site, including Gfleet, Zipcar and DriveNow.
  - Provides onsite food service, fitness centers, ATMs, laundry, and two childcare centers to employees;
  - Consider expanding existing community shuttle program.