

Community Benefits Valuation is calculated from 2015 approvals and is escalated to 2019 dollar values

**Project Overview**  
**Google Inc.**  
**Landings**

- 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)*

Value per Sq. Ft. of Community Benefits	
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.

**Calculation of Community Benefit Value**

Approved Community Benefit Value at time of Project Approval (2015) **\$35.55 million**

Escalation Factor (four years at 4%) **× 117%**

**Escalated Community Benefit Value (2019) \$41.59 million**

(From May 5, 2015 Staff Report Att. 7, "Project Overviews")

# Community Projects

**1** **Permanente Creek Enhancements and Adjacent Open Space** **\$15.0M**

The Creek enhancements and new pedestrian path are an integral element of the site design, ecological restoration, and promoting engagement with nature. This infrastructure and open space will benefit the entire community as housing and other mixed-use projects are built.



**2** **Transportation Infrastructure** **\$17.5M**

Google will provide funding for Council and Staff to fund high priority transportation improvements identified in the North Bayshore Precise Plan.



**3** **Permanente Ped/Bike Bridge and Green Loop Extension** **\$2.3M**

This bridge and landscaped pedestrian/bicycle path across 900 Alta are proposed to fill a critical link in the City's identified Green Loop network and to improve connections to the Permanente Creek Trail.



**4** **Shoreline Park Gazebo & Storyboard** **\$17K**

Google has discussed this with the environmental groups and this is still a priority for them. Google looks forward to supporting the creation of this space.

**5** **Stevens Creek Trail Safety Improvements** **\$585K**

Google has completed and has currently identified several projects along Stevens Creek that would improve experience and safety.

**6** **Permanente Creek Enhanced Design [South of Hwy 101]** **\$585K**

Google has continued conversations with Valley Water and is still willing to develop designs to improve the Creek in collaboration with City of Mountain View and Valley Water. This adjacency to the Permanente Creek Trail would improve experience for users.

**7** **Zero Net Water** **\$5.8M**

This effort is called out as a community benefit in the Precise Plan. We are extending the City's Recycled Water infrastructure and adding this facility as a large customer. Onsite water systems will allow greater use of City RW as quality improves through agreements with VW.

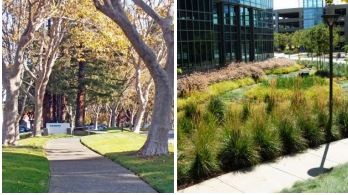
**8** **Rengstorff Signal Timing** **\$1.2M**

Google will provide funding for improvements to Rengstorff signal timing.



**9** **Off-Site Tree - Irrigation and Other Infrastructure** **\$400K**

Google is not including tree planting in this item. However, upgrades to City landscaping infrastructure, such as irrigation, are included.



**10** **Magical Bridge Park** **\$900K**

Google will support this new park that will provide meaningful benefits to children of all abilities.



**11** **North Bayshore Signage and Wayfinding** **\$250K**

Google will support a program to create and place wayfinding signs and markers in the North Bayshore area.



**\$44.6M**  
TOTAL

The total cost of these projects exceeds the approved Community Benefits contribution from 2015 multiplied by an escalation factor of 4% per year to 2019.

# Community Projects Locations



- 1** **Permanente Creek Enhancement & Adjacent Open Space**  
Open Space / Ecology
- 2** **Transportation Infrastructure**  
Transportation
- 3** **Permanente Bike/Ped Bridge and Green Loop Connection**  
Transportation
- 4** **Shoreline Park Gazebo and Storyboard**  
Engaged Neighbor
- 5** **Stevens Creek Trail Safety Improvements**  
Open Space / Ecology
- 6** **Permanente Creek Enhanced Design [South of Highway 101]**  
Open Space / Ecology
- 7** **Zero Net Water**  
High Performance Building
- 8** **Rengstorff Signal Timing**  
Transportation
- 9** **Off-Site Tree Planting Infrastructure**  
Open Space / Ecology
- 10** **Magical Bridge Park**  
Engaged Neighbor
- 11** **North Bayshore Signage & Wayfinding**  
Transportation