

**Attachment 4:
Compliance with Precise Plan Guiding Principles**

Precise Plan Guiding Principle	Proposal	Compliance?	Staff Comments
Create Complete Neighborhoods	Provides only office and retail land uses, but provides funding for affordable housing.	Yes	
Create Distinct Areas within North Bayshore	Proposes office building with ground-floor retail located near public and private transit and commitment to keep frontage active.	Yes	
Promote Housing Affordability	Provides affordable housing funding in-lieu of residential units.	Yes	Funding for affordable housing promotes housing affordability.
Enhance Ecosystems and Habitat	<ul style="list-style-type: none"> Includes drought-tolerant and bird-, bee-, and butterfly-friendly native landscaping. Bird-safe glazing and dark sky lighting fixtures. 	Yes	Not located in habitat-sensitive areas of Precise Plan; therefore, does not protect any specific habitat areas.
Improve Transportation Connections to North Bayshore	<ul style="list-style-type: none"> Proposes interim streetscape (12' sidewalk and 12' landscape strip) with 1' right-of-way street dedication. Contributes \$200,000 for Priority Transit Improvements. Located close to public bus and MVgo lines. 	Yes	
Expand and Improve Open Spaces	Provides public gathering areas with connected walkways to adjacent proposed public open spaces; an entry plaza with public art along the retail-lined building	Yes	Provides expanded and improved open spaces. The proposed North Bayshore Master Plan has also proposed open space on two sides of the site. If authorized, the project

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	frontage facing Shoreline Boulevard; and outdoor terraces on Levels 4 to 6 for employee use.		would also be required to integrate with adjacent development, including the open space.
Create Walkable, Human-Scaled Blocks	<ul style="list-style-type: none"> • Tree-lined and landscaped walkways to the north and west. • Linear entry plaza that runs parallel to Shoreline Boulevard that includes room for outdoor dining and architectural seat walls and planter boxes for seating. • A vehicular driveway that is designed with accent paving to support and make accessible to pedestrians and bicyclists. 	Yes	
Concentrate Growth to Support Transit	Proposes increase in office development within Core Character Area.	Yes	
Make the Area Highly Sustainable	<ul style="list-style-type: none"> • LEED Platinum® building • Mass timber and CLT structural system with high-recycle content steel • Efficient flush/flow fixtures 	Yes	
Promote Transit, Biking, and Walking	TDM plan includes TDM Coordinator, ride-share matching, carpool incentives, transit passes, TMA member participation, on-site showers and lockers, flexible work schedule, guaranteed ride	Yes	The project includes a robust TDM plan that promotes walking, biking, and transit. However, so far, the applicant has not proposed a TDM program that would meet new trip-reduction goals consistent with the 2021 Circulation Study.

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	home program, and parking cash-out program.		If authorized, this would need to be addressed during the development review process.
Construct Buildings that Support Public Areas	Proposes building with entry plaza and significant landscape buffers and walkways to connect to public areas.	Yes	
Minimize the Potential Consequences of Sea Level Rise	Not proposed.	N/A	This project is not in a location where it can address this guiding principle.
Promote Economic Diversity	<ul style="list-style-type: none"> • Proposes 4,000 square feet of ground-floor retail. • Commits to keeping any vacant spaces activated with cultural, art, or other engaging uses/displays. 	Yes	
Promote Retail, Entertainment, and the Arts	<ul style="list-style-type: none"> • Proposes public art at northeast and southwest corners. • Commits to keeping any vacant spaces activated with cultural, art, or other engaging uses/displays. 	Yes	