

## Current and Recent Development Projects

Below are brief descriptions on recent development projects in and adjacent to the East Whisman Precise Plan area, which are either completed, under construction, or approved and not yet constructed. Enclosed is a map of the development project locations.

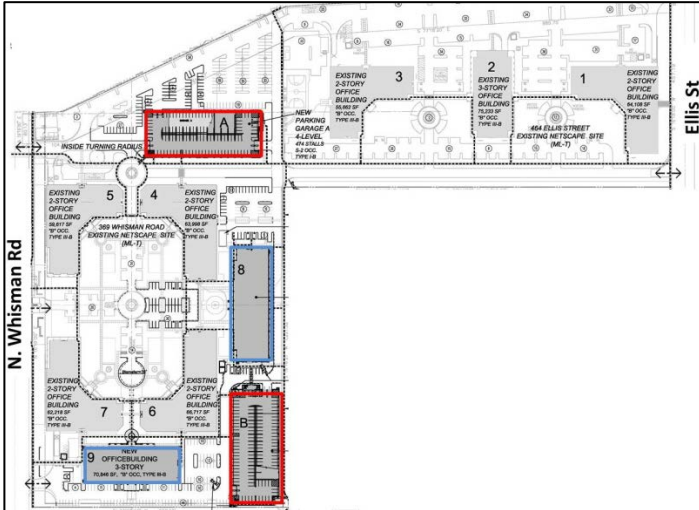
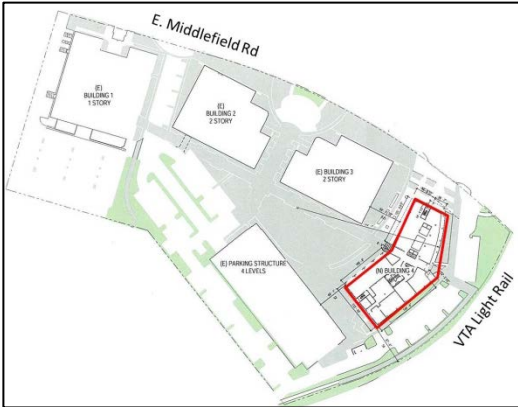
### Transit (T-) Overlay Designations

Four projects have been constructed under the T-overlay district standards allowing floor area ratios (FARs) of up to 0.65, including:

Description	Building Photo
<p><b>331 Fairchild Drive</b> – a 3-story, 87,500 sq. ft. office building with a surface parking lot built at 0.4 FAR.</p> <p><i>Status:</i> Completed and Occupied by Audience</p>	
<p><b>350 Ellis Street</b> – two, 4-story office buildings (425,000 sq. ft.), a one-story amenity building (25,000 sq. ft.), and a 3-level parking structure built at 0.5 FAR.</p> <p><i>Status:</i> Completed and Occupied by Symantec</p>	
<p><b>590 East Middlefield Road</b> – a 3-story, 97,500 sq. ft. office building with a one-level parking structure built at 0.65 FAR.</p> <p><i>Status:</i> Completed and Occupied by Omnicell</p>	

Description	Building Photo
<p><b>690 East Middlefield Road</b> – two, 6-story office buildings (340,000 sq. ft.) with a surface parking lot built at 0.5 FAR.</p> <p><i>Status:</i> Completed and Occupied by Synopsis</p>	

Two projects have been approved under the T-overlay district standards, but have not been constructed. These projects have development agreements which permit them to be constructed at a later date, including:

Description	Site Plan
<p><b>369 North Whisman Road and 464 Ellis Street</b> – construct a 3-story office building (70,800 sq. ft.), a 4-story office building (109,900 sq. ft.), and two, 4-level parking structures on an existing office campus, resulting in a total FAR of 0.49. This project has a 10-year development agreement, expiring in 2021.</p> <p><i>Status:</i> Not Constructed and Occupied by Google</p>	 <p><b>Blue</b> – New Office Buildings      <b>Red</b> – New Parking Structures</p>
<p><b>575 E. Middlefield Rd.</b> – construct a 4-story, 102,500 sq. ft. office building on an existing office campus, resulting in a total FAR of 0.5. This project has an 8-year development agreement, expiring in 2018.</p> <p><i>Status:</i> Not Constructed Occupied by Symantec</p>	 <p><b>Red</b> – New Office Building</p>

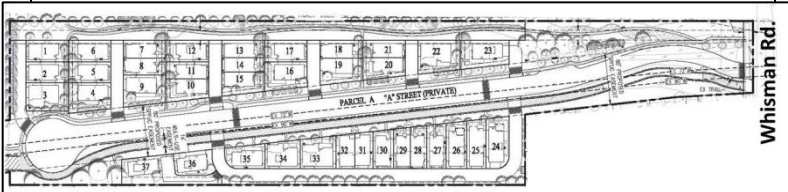

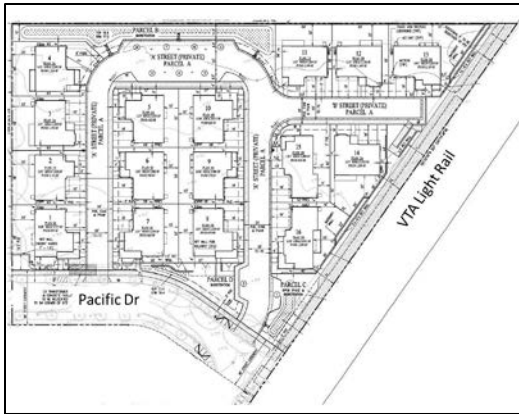
**Planned Community (P) Designations**

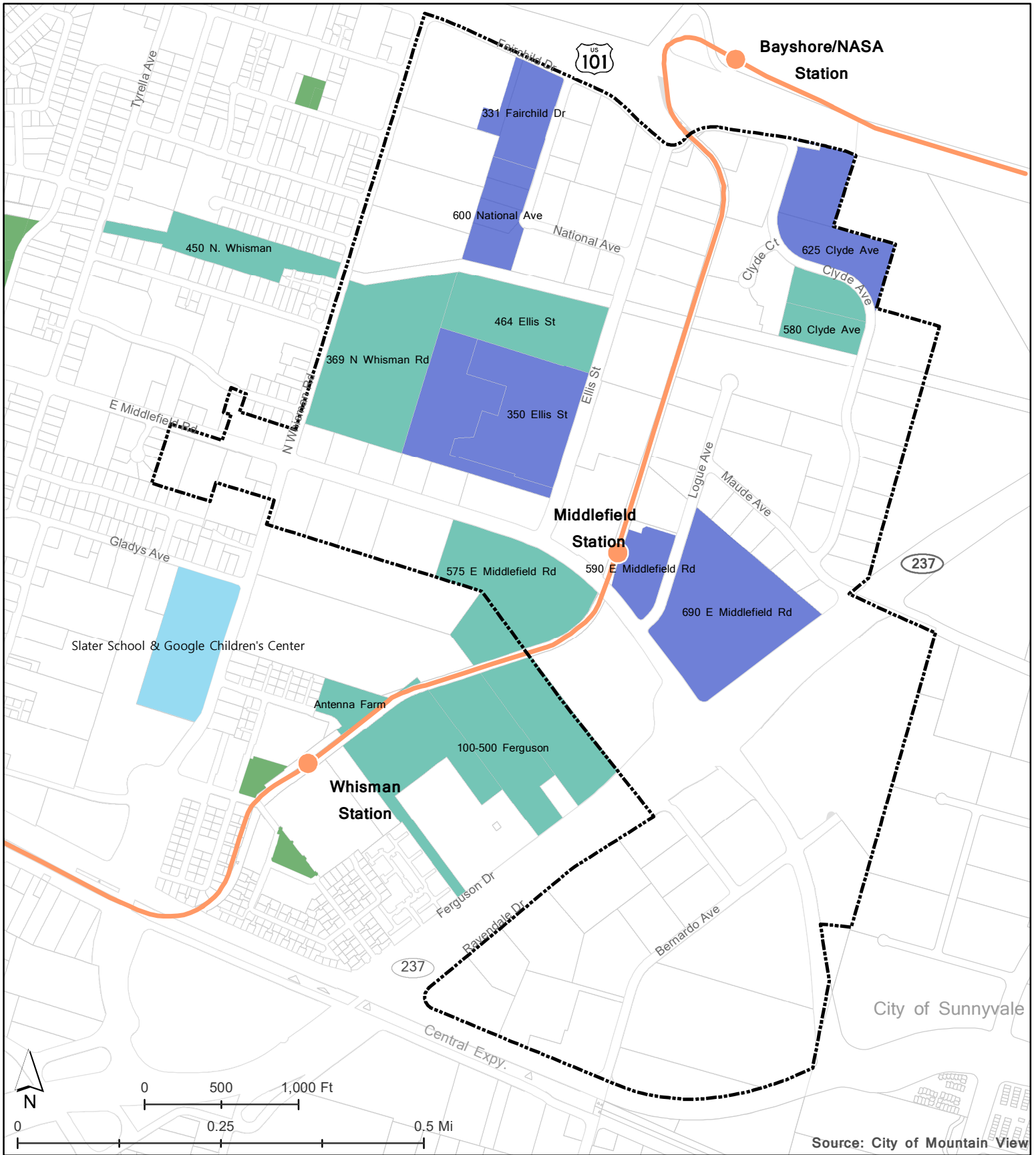
Three projects have been approved with P-designations and were designed in accordance with the East Whisman Change Area goals and policies of the General Plan, exceeding the ML and T-overlay district regulations, including:

Description	Building Photo
<p><b>600 National Avenue</b> - a 4-story, 140,600 sq. ft. office building with a one-level parking structure built at 0.67 FAR.</p> <p><i>Status:</i> Under Construction</p>	
<p><b>625 Clyde Avenue</b> - two, 6-story office buildings (385,500 sq. ft.) with two, 6-level parking structures built at 1.0 FAR.</p> <p><i>Status:</i> Completed and Occupied by Samsung</p>	
<p><b>580 Clyde Avenue</b> - a 5-story, 178,500 sq. ft. office building at with a 4-level parking structure approved at 0.8 FAR.</p> <p><i>Status:</i> Approved and Not Yet Constructed</p>	

**Adjacent Projects to the Plan Area**

There are three residential development projects immediately adjacent to the plan area which have been approved and are currently under construction, including:

Description	Site Plan
<p><b>450 North Whisman Road</b> – a 37-unit attached and detached rowhome development on a new private street with the Hetch-Hetchy Trail (adjacent to City and County of San Francisco right-of-way).</p> <p><i>Status:</i> Under Construction by Summerhill Homes</p>	
<p><b>100, 400, 430 &amp; 500 Ferguson Drive</b> – a multi-parcel, mixed-use project with two, 4-story apartment buildings (394 units) with 3,000 sq. ft. of ground-floor retail, and 198 rowhome units (113 attached and 85 detached) along new private streets with a new 2.7-acre public park.</p> <p><i>Status:</i> Under Construction by Pulte Homes and EFL</p>	 <p>Red – 100, 400 &amp; 430 Ferguson Blue – 500 Ferguson</p>
<p><b>Antenna Farm</b> – a 16-unit detached small-lot single-family development with a new private street, adjacent to the VTA light rail line.</p> <p><i>Status:</i> Under Construction by Summerhill Homes</p>	



## Recent and Current Development Projects

- Approved and Completed Projects
- Approved, Not Yet Constructed
- Schools
- Parks
- Precise Plan Boundary
- VTA Light Rail Line & Stations