

Project Overview

Broadreach Capital Partners

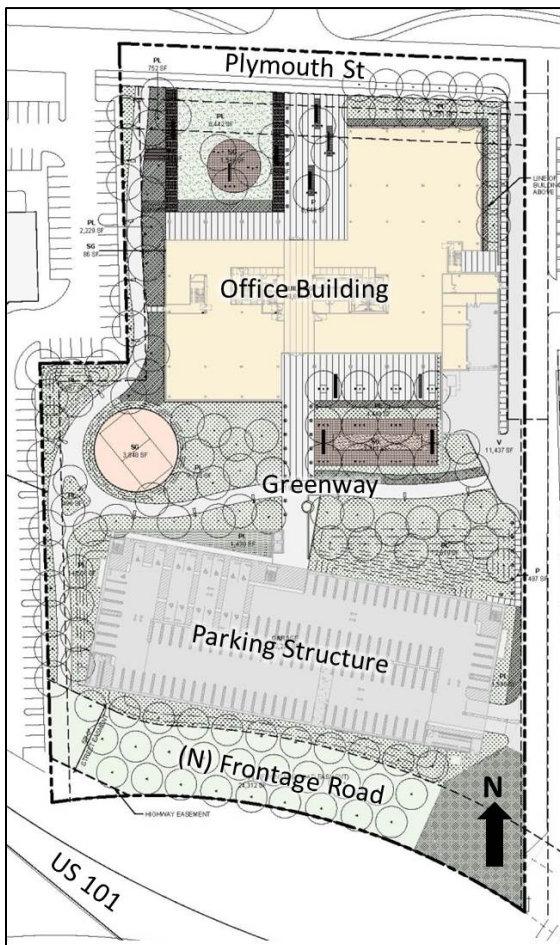
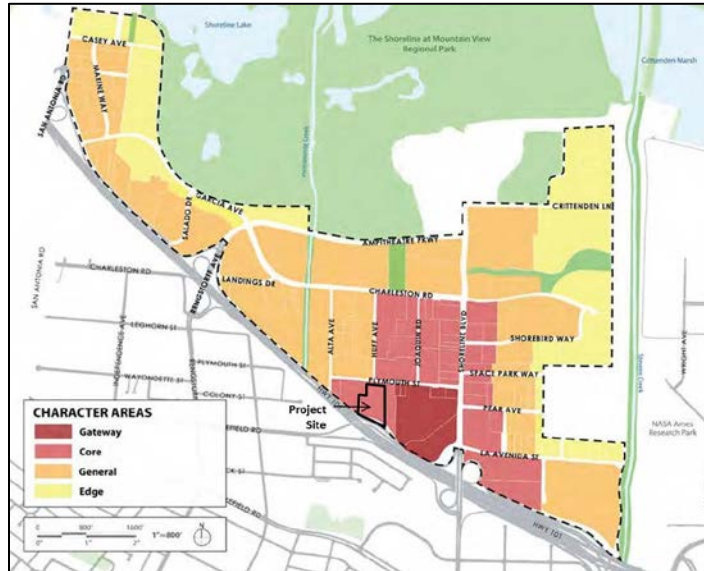
1625 Plymouth Street

Project Site: 1625 Plymouth Street.

Project Location in Precise Plan: Core Character Area.

Project Description:

Construct a 6-story, 224,508 sq. ft. office building with a 4.5-level parking structure, a 12 ft. east-west greenway, and central outdoor amenity space for employees on a 5.15-acre vacant site. The project includes a large public plaza along Plymouth Street and a 60 ft. street dedication for a future US 101 frontage road along the south side of the project. Vehicle access to the site is proposed from Plymouth Street utilizing an existing 19 ft. easement along the adjacent property at 1555 Plymouth Street. The project proposes the removal of 32 trees, 31 of which are heritage trees.



Vehicle access to the site is proposed from Plymouth Street utilizing an existing 19 ft. easement along the adjacent property at 1555 Plymouth Street. The project proposes the removal of 32 trees, 31 of which are heritage trees.

Broadreach Project Design Basics

Standards	Proposed	Required
FAR	1.00	0.45 min. 1.5 max.
Height	101 ft.	110 ft.
Stories	6	6
Vehicle Parking	606	606 max.
Bike Parking (Long/ Short Term)	112/22	112/22
Building Coverage	36%	70% max.
Landscaping/ Open Area	59%	20% min.
Paving	5%	10% max.

Note: Project will be required to comply with the Core Character Area.

Project Overview
Broadreach Capital Partners
1625 Plymouth Street

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 in Sq. Ft.
Demolish	Retain				
0	0	224,508	101,029	123,479	224,508 ¹

Note: 1. Total net increase in office over baseline is 123,479 sq. ft.

Bonus FAR Request: To obtain 123,479 sq. ft. (0.55 FAR) bonus floor area above the baseline, the applicant is proposing to provide:

Bonus FAR Tiers	Bonus FAR Requirements	Proposing	Does it meet requirements?
1.25 - 1.50 Tier 4	Provide a Transfer of Development	Not proposed	(-)
1.0 - 1.25 Tier 3	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	Not proposed	(-)
0.75 - 1.0 Tier 2	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	Provides public benefit (see list below)	Yes
0.45 - 0.75 Tier 1	Earn LEED Platinum <u>and</u> a public benefit or a district-improvement project, focusing on transportation	Meets LEED Platinum; Provides public benefit (see list below)	Yes
Up to 0.45 FAR Baseline	Meet standards in the Land Use & Design chapter	Complies ¹	Yes
	Meet standards in the Green Building & Site Design chapter	Complies	Yes

NOTE: 1. Requires exceptions for building placement and building setback. 2. All proposed measures to be verified during the Planned Community Permit process

Total Estimated Cost of Community Benefits and Transportation Improvements (by applicant): \$10,217,855

Project Overview

Broadreach Capital Partners

1625 Plymouth Street

Green Building/Sustainability Features:

- LEED Platinum, Core & Shell (82 pts, 80 min);
- 50% of plants are low water use; and
- Reduce water consumption from mechanical system by 50%.

Value per Sq. Ft. of Community Benefits	
Proposed Value ¹	\$10,217,855
Adjusted Value ²	\$6,850,235
Per Bonus Sq. Ft.	\$55.48

Community Benefits:

- Provide cash contribution of \$10,200,000 toward any district transportation improvement projects. (*Project Requirement/Comm. Benefit*)

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

Transportation-Related Benefits/Improvements:

- Dedicate 60 ft. street frontage for new US 101 frontage road at south side of project site; and (*Project Requirement*)
- Easement to extend Joaquin Road to parking garage of project; and (*Project Requirement*)
- Estimated contribution per Precise Plan Transportation Impact Fee (at \$15 per net new sq. ft.) is \$3,367,620. (*Project Requirement*)

Transportation Demand Management (TDM) Plan

- Initial evaluation of projects TDM Plan concludes, while the project will reduce impacts at Shoreline Blvd. gateway due to new frontage road shifting vehicle trips to Rengstorff Avenue, the plan overall is not likely to achieve mode share goals.
- Vehicle trip cap for project is estimated at 446 vehicles.
- Some elements of TDM plan include:
 - Heavy reliance on future tenants commitment to developing a TDM plan;
 - Offers telecommute/flexible work schedule program for tenant to consider;
 - Includes a transportation coordinator, who can assist with Guaranteed Ride Home Program, Ridematch services, carpool matching, etc.

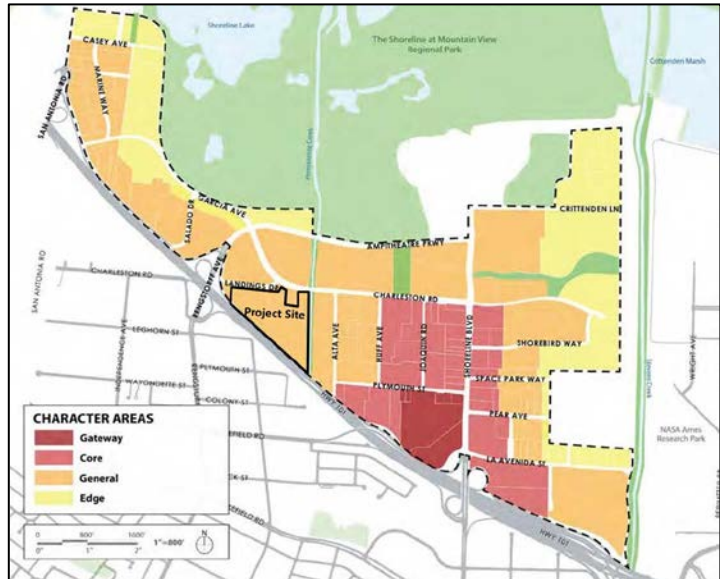
Project Overview

Google Inc. Landings

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

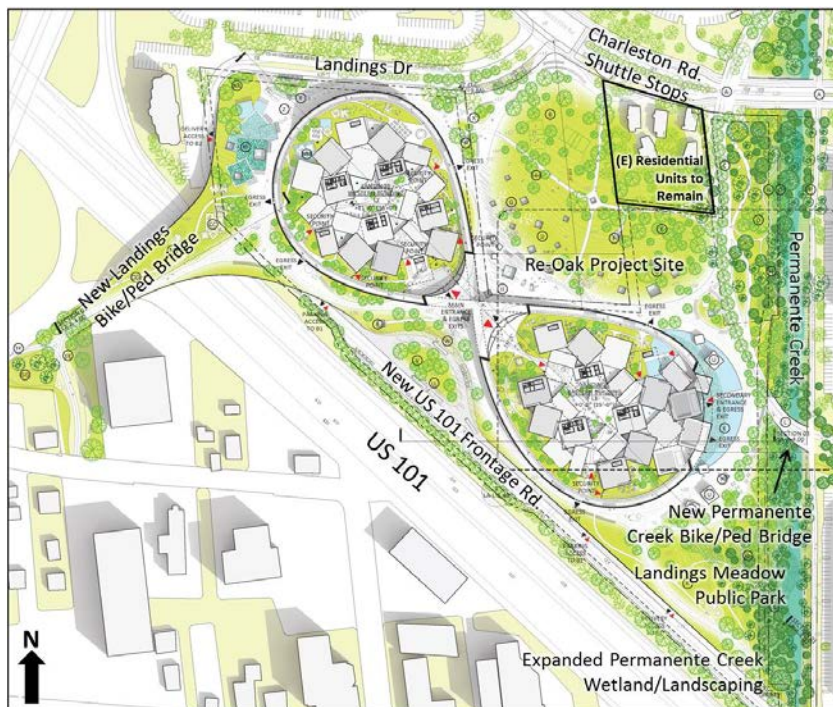
Project Location in Precise Plan: General Character Area.

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

Project Overview

Google Inc. Landings

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 ¹	45 ft - 110 ft
Stories	8	3 to 6
Vehicle Parking	2530 ²	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

Project Overview

Google Inc. Landings

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?
0.75 - 1.0 Tier 2	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
0.45 - 0.75 Tier 1	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
Up to 0.45 FAR Baseline	Meet standards in the Land Use & Design chapter	Complies ¹	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

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 ¹	\$52,000,000
Adjusted Value ²	\$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.

Project Overview

Google Inc.

Landings

- 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.

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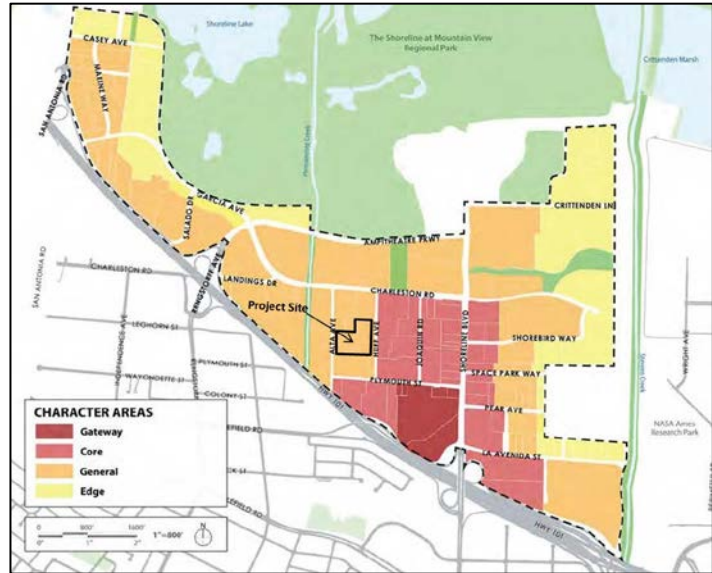
Google Inc.

Huff

Project Site: 1014 Huff Avenue.

Project Location in Precise Plan:
General Character Area.

Project Description: Construct a 5-story, 328,369 sq. ft. single-domed building at 1.0 FAR on a 7.5-acre site. The Green Loop runs along the north side of the project site, where a large covered plaza is located intended for public gatherings (i.e. farmer's market) and retail/restaurant space (15,698 sq. ft.). A community garden is proposed as well. The project includes removing 170 trees, 117 of which are heritage trees; the project proposes "re-oaking" the site with Live and Valley Oak trees and includes the removal of the Redwood trees around the periphery of the site.



The site includes 22 parking stalls at grade, as all other required parking is proposed at the Google-Landings site.

In combination with the Charleston South project site (to the east), this project includes reconfiguring Huff Avenue to remove pavement, install pervious materials and drought-tolerant landscaping to repurpose the street for pedestrians and bicyclists with traffic limited to safety and service vehicles only.

Project Overview

Google Inc. Huff

Specifically, the project proposes to:

- Demolish the temporary Google Shuttle yard at 1014 Huff;
- Construct 328,369 sq. ft., 5-story office building with 22 surface parking stalls, and reconfiguring Huff Avenue.

Google - Huff Project Design Basics

Standards	Proposed	Required
FAR	1.0	0.45 min. 1.0 max.
Height	130 ft. ¹	95 ft.
Stories	5	5
Vehicle Parking	22	887 max.
Bike Parking (Long/ Short Term)	170/230	163/33
Building Coverage	41%	70% max.
Landscaping/Open Area	55%	20% min.
Paving	4%	10% max.
Note: 1. Requesting exception for height. Project will be required to comply with the Core Character Area.		

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 in Sq. Ft.
Demolish	Retain				
0	0	<i>Office:</i> 312,671	<i>Total:</i> 147,766	<i>Total:</i> 180,603	<i>Office:</i> 312,671 ¹
		<i>Total:</i> 328,369			<i>Total:</i> 328,369

Note: 1. Total net increase in office over baseline is 164,905 sq. ft.

Project Overview

Google Inc. Huff

Bonus FAR Request: To obtain 180,603 sq. ft. (0.55 FAR) of bonus floor area above the baseline, the applicant is proposing to provide:

Bonus FAR Tiers	Bonus FAR Requirements	Proposing	Does it meet requirements?
0.75 - 1.0 Tier 2	Earn one additional FAR bonus: Higher-performing green building; zero net green building; public benefit or district improvement project 2	Provides Net-Zero Water and public benefits (see list below)	Yes
0.45 - 0.75 Tier 1	Earn LEED Platinum and public benefit or district-improvement project, focusing on transportation 1	Earns LEED Platinum; Provides public benefits (see list below)	Yes
Up to 0.45 FAR Baseline	Meet standards in the Land Use & Design chapter	Complies	Yes
	Meet standards in the Green Building & Site Design chapter	Complies	Yes

Notes: 1. Requesting exceptions for building height, floor area ratio interpretation, build-to-area, and building placement. 2. All proposed measures to be verified during the Planned Community Permit process.

Total Estimated Cost of Community Benefits and Transportation Improvements (by applicant): \$22,000,000

Green Building/Sustainability:

- LEED Platinum, New Construction (83 pts, 80 min); Exceed Title 24 by 10%;
- Participate in Living Building Challenge for water reduction (Net-Zero Water); and participate in Sustainable Sites Initiative;
- Greywater treatment on site;
- Target 95%-99% construction diversion rate for demolition;
- Utilize a unique exterior building canopy, which will generate energy (photovoltaic), diffuse daylight, and reduce glare and heat gain within the building;
- Net-Zero Parking - Consolidate parking for the campus at Google-Landings project site; very limited parking proposed at this project site; and
- 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:

- Provide space and assistance for Pear Avenue Theatre & Center for Balance Yoga Studio; Cater from local restaurants for 5 years. (*Comm. Benefit*)

Project Overview

Google Inc.

Huff

- Allow use of parking lots and bus services for festivals for 3 years (up to 5 times per year); Use up to 300 parking spaces for Amphitheatre Events for 3 years (up to 5 times per year); Utilize reversible bus lane for concert events for 3 years; Assemble a temporary pedestrian/bicycle bridge over Shoreline Blvd to concert venue for 3 years; (*Comm. Benefit*)
- Purchase 10 e-bikes for City Staff/Police Department and organize a Winter Bike Pool on Steven’s Creek Trail; (*Comm. Benefit*)
- Fund VERBS bike education from 2017 to 2020; allow bike safety training on weekends in parking lots/site; provide 1,000 bike-light kits for residents in need; provide helmets for 2nd, 5th and 9th graders for 5 years; (*Comm. Benefit*)
- Purchase a Digital Building Plan Check System for City staff for faster review timelines; (*Comm. Benefit*)
- Fund \$200,000 toward Pear Avenue Reconfiguration at Shoreline Blvd. for pedestrians/bicyclists; (*Comm. Benefit*)
- Install a large-display bike counter on Stevens Creek Trail; (*Comm. Benefit*)
- Fund VTA study for light rail extension to North Bayshore from NASA/ Ames Station; Fund study of Personal Rapid Transit; Fund study of US 101 Interchange Improvements at SR 85 and 237; and (*Comm. Benefit*)
- Resurfacing the San Francisco Bay Trail between Steven’s Creek and Sunnyvale city limits. (*Comm. Benefit*)

Value per Sq. Ft. of Community Benefits	
Proposed Value ¹	\$22,000,000
Adjusted Value ²	\$13,037,500
Per Bonus Sq. Ft.	\$72.19

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

Transportation-Related Benefits/Improvements:

- Fund San Antonio Pedestrian/Bike Improvements from Caltrain Station to North Bayshore (i.e. ped tunnel, new crossing at Middlefield Road); and (*Comm. Benefit*)
- Estimated contribution per Precise Plan Transportation Impact Fee (at \$15 per net new sq. ft.) is \$4,925,535. (*Project Requirement*)

Transportation Demand Management (TDM) Plans:

- 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 651 vehicles.
- 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;

Project Overview

Google Inc.

Huff

- 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.

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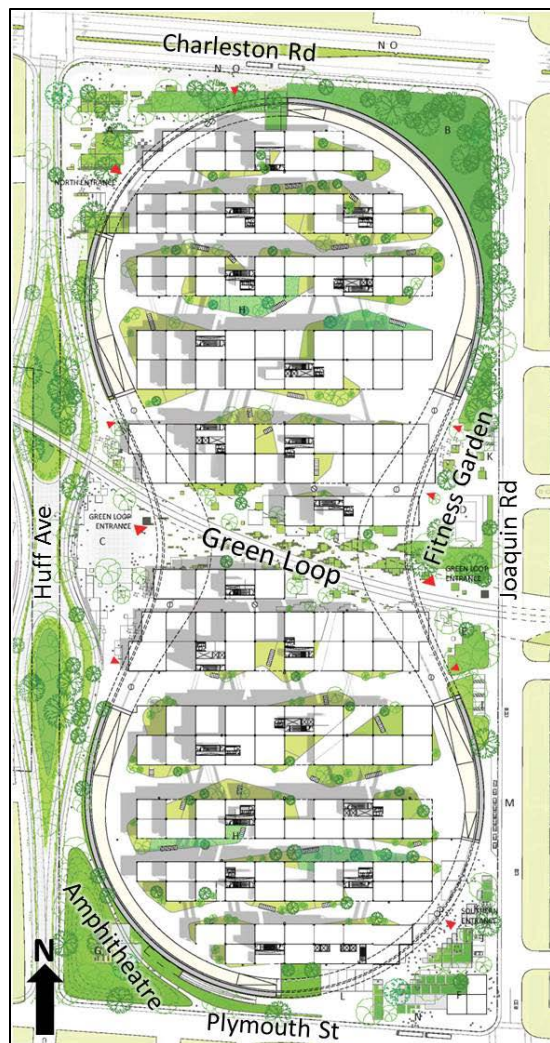
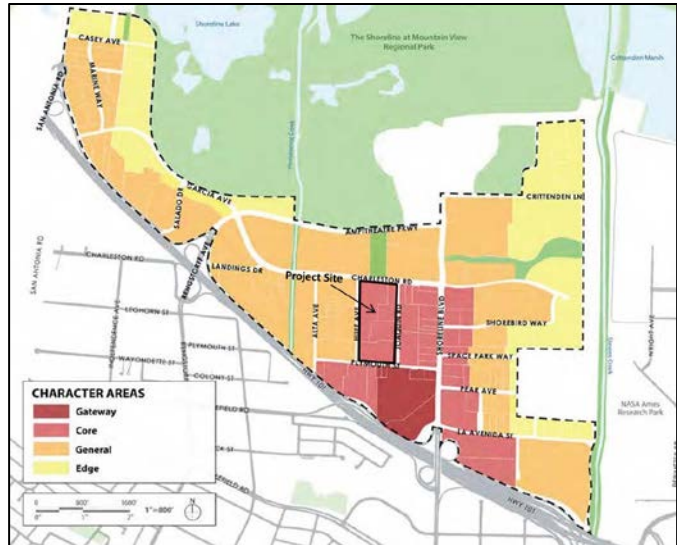
Google Inc.

Charleston South

Project Site: 1545 and 1565 Charleston Road, 1010 Joaquin Road, 1500 Plymouth Street. Includes 1200-1210 Charleston Road for Transfer of Development.

Project Location in Precise Plan: Core Character Area

Project Description: Construct a 6-story, 1,436,601 sq. ft. two-domed building at 1.5 FAR (1,411,759 sq. ft. of office) with 20 surface parking stalls on a 21.9-acre site. The Green Loop runs directly through the structure,



so pedestrians/bicyclists can pass-through the building where 24,842 sq. ft. of ground-floor pedestrian retail/restaurant spaces are proposed. The building interior will also contain a private bike path that runs along the building edge. Additionally, the site includes a series of outdoor spaces, including a plaza, fitness area and amphitheater. The project proposes the removal of 717 trees, 405 of which are heritage trees (including removal of redwood trees) to be replaced with various Oak trees.

The project includes transferring development (approx. 240,000 sq. ft.) from 1200-1210 Charleston Road. As a result, improvements are proposed to the Charleston Retention Basin and surrounding area in compliance with the Precise Plan's Transfer of Development.

In combination with the proposed Huff site (to the west), this project proposes to reconfigure Huff Avenue to remove pavement, install pervious materials, and drought-tolerant landscaping to repurpose for pedestrians and bicyclists, while limiting traffic to safety and service vehicles only.

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Google Inc.

Charleston South

Specifically, the project proposes to:

- Demolish 6 buildings totaling 332,667 sq. ft. at 1545, 1565 Charleston Rd, 1010 Joaquin Rd, and 1500 Plymouth St;
- Transfer approximately 240,000 sq. ft. of floor area to 1200 Charleston Road; and
- Construct a 1,436,601 sq. ft., 6-story office building with ground-floor retail/restaurant space and reconfigure Huff Avenue.

Google - Charleston South Project Design Basics

Standards	Proposed	Required
FAR	1.5	0.45 min. 1.5 max.
Height	130 ft. ¹	95 ft.
Stories	6	5
Vehicle Parking	20	3,878 max.
Bike Parking (Long/ Short Term)	720/1030	718/144
Building Coverage	65%	70% max.
Landscaping/Open Area	32%	20% min.
Paving	3%	10% max.
Note: 1. Requesting exception for height. 2. Project will be required to comply with the Core Character Area.		

Estimated Square Footage Break-Down of Proposed Project

Existing Sq. Ft.		Proposed Sq. Ft. (1.5 FAR)	Baseline Sq. Ft. (0.45 FAR)	Bonus Sq. Ft. (1.05 FAR)	Net Increase in Sq. Ft.
Demolish	Retain				
<i>Office:</i> 332,667	0	<i>Office:</i> 1,411,759	<i>Total:</i> 430,980	<i>Total:</i> 1,005,621	<i>Office:</i> 1,079,092
		<i>Total:</i> 1,436,601			<i>Total:</i> 1,103,934

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Google Inc.

Charleston South

Bonus FAR Request: To obtain 1,005,621 sq. ft. (1.05 FAR) bonus floor area above baseline, the applicant is proposing to provide:

Bonus FAR Tiers	Bonus FAR Requirements	Proposing	Does it meet requirements?
1.25 - 1.50 Tier 4	Provide Transfer of Development	Provide transfer development from 1200-1210 Charleston Rd.	Yes
1.0 - 1.25 Tier 3	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.	Provides public benefits (see list below)	Yes
0.75 - 1.0 Tier 2	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	Includes net-zero water; provides public benefits (see list below)	Yes
0.45 - 0.75 Tier 1	Earn LEED Platinum <u>and</u> a public benefit or district-improvement project, focusing on transportation	Meets LEED Platinum; Provides public benefits (see list below)	Yes
Up to 0.45 FAR Baseline	Meet standards in the Land Use & Design chapter	Complies ¹	Yes
	Meet standards in the Green Building & Site Design chapter	Complies	Yes

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

Total Estimated Cost of Community Benefits and Transportation Improvements (by applicant): \$80,000,000

Green Building/Sustainability Features:

- LEED Platinum, New Construction (83 pts, 80 min); Exceed Title 24 by 10%;
- Participate in Living Building Challenge for water reduction (Net-Zero Water); and participate in Sustainable Sites Initiative;
- Greywater treatment on site;
- Target 95%-99% construction diversion rate for demolition;

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Google Inc.

Charleston South

- Utilize a unique exterior building canopy, which will generate energy (photovoltaic), diffuse daylight, and reduce glare and heat gain within the building;
- Net-Zero Parking - Consolidate parking for the campus at Google-Landings project site; very limited parking proposed at this project site;
- 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; and
- Transfer Development - transferring building square footage from 1200-1210 Charleston Rd. will result in the removal of pavement and buildings to convert 11.4-acre landscaping/habitat restoration adjacent to the Charleston Retention Basin. *(Project Requirement)*

Community Benefits:

- Provide Crittenden Burrowing Owl habitat expansion adjacent to City-owned lot at Shoreline Amphitheatre; *(Comm. Benefit)*
- Build a South Bay Science Center in North Bayshore; *(Comm. Benefit)*
- Donate funds to Mountain View-Los Altos Scholars Program to fund 10 college students per year for 10 years; *(Comm. Benefit)*
- Fund construction of a new Public Safety Building at 1000 Villa Street.; and *(Comm. Benefit)*
- Provide funding to extend the community shuttle program hours for 3 years to include early/late hour services and add/modify routes. *(Comm. Benefit)*

Value per Sq. Ft. of Community Benefits	
Proposed Value ¹	\$80,000,000
Adjusted Value ²	\$36,500,000
Per Bonus Sq. Ft.	\$36.30

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

Transportation-Related Benefits/Improvements:

- Install green paint on Shoreline Blvd. bike lanes on US 101 overpass for bicyclists; *(Comm. Benefit)*
- Implement an 8-to-80 Bike Gap Closure Program to improve bicycle safety for all age groups; and *(Comm. Benefit)*
- Estimated contribution per Precise Plan Transportation Impact Fee (at \$15 per net new sq. ft.) is \$16,559,010. *(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 2,847 vehicles.
- Existing TDM program has been able to achieve a 46.3% SOV mode share.

Project Overview

Google Inc.

Charleston South

- 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; and
 - Consider expanding existing community shuttle program.

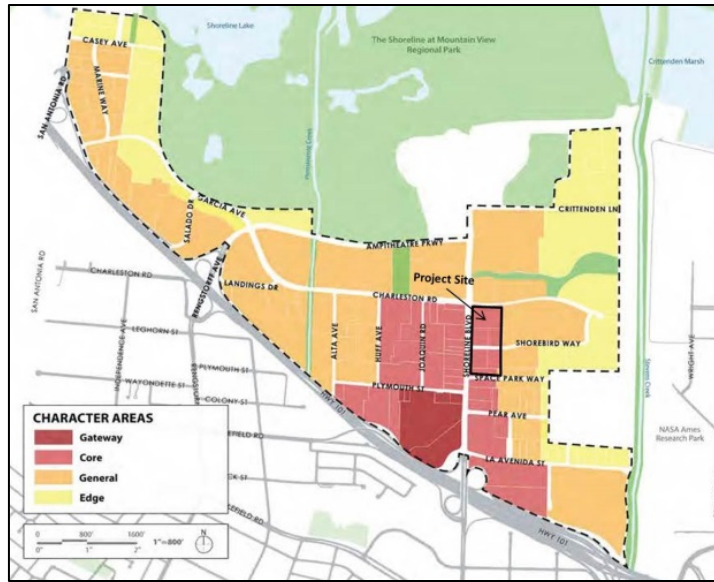
Project Overview

Google Inc. Shoreline

Project Sites: 1395 Charleston Road, and 1380, 1390, 1383, and 1397 Shorebird Way.

Project Location in Precise Plan: Core Character Area.

Project Description: Construct two 7-story, 821,865 sq. ft. dome buildings at 1.5 FAR (770,693 sq. ft. of office space) with 37 surface parking stalls on a total site of 12.5-acre site. The project includes a private bike loop around the



interior building edge with a connection underneath Shorebird Way. Additionally, the project includes two public retail/restaurant areas (totaling 51,172 sq. ft.) along Shoreline Boulevard. To construct this project, the applicant is proposing to transfer development from 1220-1230 Charleston Road and replace with habitat restoration/expansion of Charleston Retention Basin.

The project proposes to modify the configuration of Shorebird Way at the project site, but still retain vehicle access. The Green Loop runs along Shorebird Way and will continue with this project, with the addition of a north-south connection on the eastern edge of the project site.

The project will result in the removal of approximately 205 trees, 111 of which are heritage trees; proposing to "re-Oak" the site with the addition of Live and Valley Oak trees, including replacing the existing Redwood trees along the periphery of the site.

Project Overview

Google Inc. Shoreline

Specifically, the project proposes to:

- Demolish 7 existing buildings totaling 188,521 sq. ft. at 1395 Charleston Rd, 1380, 1383, 1390, 1397, Shorebird Way, and 1675 Shoreline Blvd.;
- A lot line adjustment between 1675 N. Shoreline Blvd and 1300 Space Parkway for the new project site; and
- Construct two 7-story office buildings with 37 surface parking stalls.

Google - Shoreline Project Design Basics

Standards	Proposed	Required
FAR	1.5	0.45 min. 1.5 max.
Height	130.5 ft. ¹	110 ft.
Stories	7	6
Vehicle Parking	0	2,219 max.
Bike Parking (Long/ Short Term)	410/722	407/81
Building Coverage	69%	70% max.
Landscaping/Open Area	30%	20% min.
Paving	1%	10% max.
Note: 1. Requesting exception for height. Project will be required to comply with the Core Character Area.		

Estimated Square Footage Break-Down of Proposed Project

Existing Sq. Ft.		Proposed Sq. Ft. (1.5 FAR)	Baseline Sq. Ft. (0.45 FAR)	Bonus Sq. Ft. (1.05 FAR)	Net Increase in Sq. Ft.
Demolish	Retain				
<i>Total:</i> 188,521	0	<i>Office:</i> 770,693 <i>Total:</i> 821,865	<i>Total:</i> 246,560	<i>Total:</i> 575,306	<i>Office:</i> 582,172 <i>Total:</i> 633,344

Project Overview

Google Inc. Shoreline

Bonus FAR Request: To obtain 575,306 sq. ft. (1.05 FAR) bonus floor area above the baseline, the applicant is proposing to provide:

Bonus FAR Tiers	Bonus FAR Requirements	Proposing	Does it meet requirements?
1.25 - 1.50 Tier 4	Transfer of Development	Provide transfer development of 1220-1230 Charleston Rd.	Yes
1.0 - 1.25 Tier 3	Earn one additional FAR bonus: Higher-performing green building; zero net green building; public benefit or district improvement project	Provides public benefits (see list below)	Yes
0.75 - 1.0 Tier 2	Earn one additional FAR bonus: Higher-performing green building; zero net green building; public benefit or district improvement project	Includes net-zero water; provides public benefits (see list below)	Yes
0.45 - 0.75 Tier 1	Earn LEED Platinum and public benefit or district-improvement project, focusing on transportation	Meets LEED Platinum; Provides public benefits (see list below)	Yes
Up to 0.45 FAR Baseline	Meet applicable standards in the Land Use & Design chapter	Complies	Yes
	Meet green building standards in the Green Building & Site Design chapter	Complies	Yes

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

Total Estimated Cost of Community Benefits and Transportation Improvements (by applicant): \$46,000,000

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;

Project Overview

Google Inc. Shoreline

- Utilize a unique exterior building canopy, which will generate energy (photovoltaic), diffuse daylight, and reduce glare and heat gain within the building;
- 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.
- Target 95%-99% construction diversion rate for demolition;
- Greywater treatment on site;
- 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.
- Habitat Restoration/Expansion at 1220-1230 Charleston Rd; (*Project Requirement*)

Community Benefits:

- Provide a 1,500 to 3,000 sq. ft. space rent-free for 3 years and fund up to \$50,000/year for 2 years for a pop-up bike shop in retail space on Shoreline Blvd.; (*Comm. Benefit*) Retail space on Shoreline; (*Project Requirement*)
- Create a bicycle/pedestrian connection from Steven’s Creek Trail to Shorebird Way; (*Comm. Benefit*)
- Install traffic-calming bicycle improvements on Latham Ave and Church Street per El Camino Real Precise Plan; (*Comm. Benefit*)
- Fund and assist in development of Children’s Play Area in Mountain View Public Library; and (*Comm. Benefit*)
- Habitat Restoration/Expansion at Charleston Retention Basin outside of 1220-1230 Charleston Rd. (*Comm. Benefit*)

Value per Sq. Ft. of Community Benefits	
Proposed Value ¹	\$46,000,000
Adjusted Value ²	\$22,662,500
Per Bonus Sq. Ft.	\$39.39

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

Transportation-Related Benefits/Improvements:

- Shoreline street improvements from Plymouth Street to Pear Ave (both sides of Shoreline Blvd), from Pear to Charleston Rd (west-side only), and Charleston to Amphitheatre Pkwy. (both sides of Shoreline); includes two bus stop upgrades and signal upgrades; (*Comm. Benefit*)
- Shoreline Street improvements from Pear Avenue to Charleston Road (east-side only); and (*Project Requirement*)
- Estimated contribution per Precise Plan Transportation Impact Fee (at \$15 per net new sq. ft.) is \$9,500,160. (*Project Requirement*)

Transportation Demand Management (TDM) Plan

Project Overview

Google Inc.

Shoreline

- 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 1,629 vehicles.
- 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.

Project Overview

LinkedIn/SyWest Development

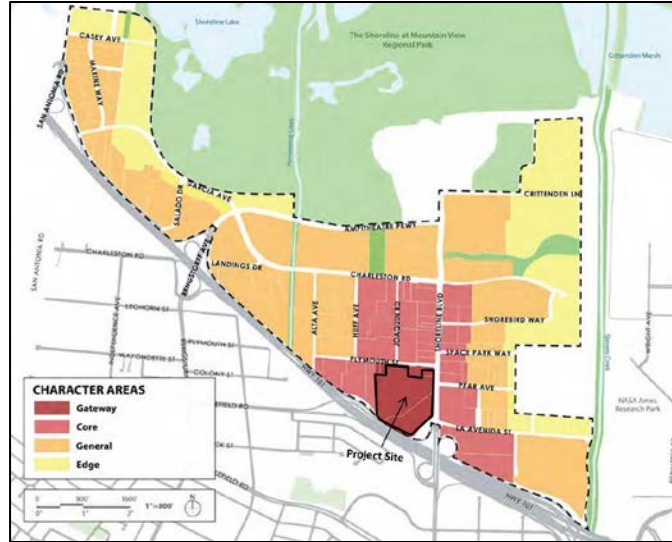
Shoreline Commons

Project Sites: 1400 and 1500 North Shoreline Boulevard and 1431 Plymouth Street.¹

Project Location in Precise Plan: Gateway Character Area.

Project Description: Construct the following at a total of 1.77 FAR (1,888,500 sq. ft.) on a 24.4-acre project site:

- Six office buildings totaling 1,652,000 sq. ft. at 1.55 FAR for LinkedIn corporate headquarters – three of the buildings will have ground-floor retail;



- a 98,000 sq. ft. VillaSport Athletic health club/spa, with 14,000 sq. ft. designed especially for children/family activities;
- a 88,500 sq. ft., 2-level Century Theatres cinema with 15 movie screens;
- 50,000 sq. ft. of retail/restaurant space;
- a 6-level parking structure adjacent to the movie theatre;
- 2 levels of underground parking on the entire site with access from the new US 101 frontage road; and
- A hotel with an unknown number of rooms.²

¹ 1431 Plymouth Street was added after initial application deadline. Project also requires acquisition of a 1.4-acre Caltrans parcel.

² A hotel is proposed at 1431 Plymouth Street, but no project details were provided.

Project Overview

LinkedIn/SyWest Development Shoreline Commons

The project proposes an internal street and greenway network for vehicles, bicyclists and pedestrians with a new main entrance at Pear Avenue. The project places mixed-use buildings along a new retail promenade crossing two open-areas central to the site. The project will result in tree removals, some of which may be heritage trees.

Additionally, the project proposes to construct a new bike/pedestrian bridge over 101 to parallel Shoreline Blvd.; dedication of a new frontage road along US 101 to provide access to the underground parking; a new signaled bike crossing over Shoreline Blvd.; and installation of street improvements on Shoreline Blvd.

LinkedIn Project Design Basics

Standards	Proposed	Required
FAR	1.82	1.0 min. 2.35 max.
Height	134 ft.	140 ft.
Stories	8	8
Vehicle Parking	4,447	6084 ¹ max.
Bike Parking (Long/Short Term)	207	
<i>Office</i>		826/165
<i>Retail/Theatre</i>		47/47
Building Coverage	41%	80% max.
Landscaping/Open Area	49%	20% min.
Paving	10%	10% max.
Note: 1. Confirm required parking during Planned Community Permit review. Project will be required to comply with the Gateway Character Area.		

Project Overview

LinkedIn/SyWest Development Shoreline Commons

Specifically, the project proposes to:

- Demolish 40,482 sq. ft. of office, 143,207 sq. ft. of entertainment/retail/theater space across 6 buildings at 1400 and 1500 N. Shoreline Blvd.;
- Demolish a 2,220 sq. ft. building at 1431 Plymouth Street (Sports Page Bar and Grill);³ and
- Construct 1,888,500 sq. ft. of new office buildings, retail and entertainment space, a health club, a hotel, a 6-level parking structure, and 2 levels of underground parking.

Estimated Square Footage Break-Down of Proposed Project

Existing Sq. Ft.		Proposed Sq. Ft. (1.77 FAR)	Baseline Sq. Ft. (1.0 FAR)	Bonus Sq. Ft. (0.77 FAR)	Net Increase in Sq. Ft.
Demolish	Retain				
<i>Office:</i> 40,482	0	<i>Office:</i> 1,652,000			<i>Office:</i> 1,611,518
<i>Retail/Theater:</i> 143,207	0	<i>Retail/Theater:</i> 236,500	<i>Total:</i> 1,064,93	<i>Total:</i> 823,569	<i>Retail/Theater:</i> 93,293
		<i>Hotel:</i> Unknown	1		
<i>Total:</i> 183,689	0	<i>Total:</i> 1,888,500			<i>Total:</i> 1,704,811

³ This site is not included in project square footage under current Bonus FAR application, as no information was provided.

Project Overview

LinkedIn/SyWest Development Shoreline Commons

Bonus FAR Request: To obtain 823,569 sq. ft. (0.77 FAR) bonus office floor area above the baseline, the applicant is proposing to provide:

Bonus FAR Tiers	Bonus FAR Requirements	Proposing	Does it meet requirements?
2.0 - 2.35 Tier 3	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.	Not proposed	(-)
1.5 - 2.0 Tier 2	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.	Provides higher-green building performance; Provides transportation improvements (see list below)	Yes
1.0 - 1.5 Tier 1	Earn public benefit <u>or</u> district-improvement project, focusing on transportation	Provides public benefit and transportation improvements (see lists below)	Yes
Up to 1.0 Baseline	Meet standards in the Land Use & Design chapter	Complies	Yes
	Meet standards in the Green Building & Site Design chapter	Complies	Yes
	Earn LEED Platinum	Complies	Yes
	Earn public benefit or district-improvement project, focusing on transportation	Complies	Yes
	Create a Master Plan	Complies	Yes
	Provide transportation-related dedications, easements, and improvements	Complies	Yes

Note: All proposed measures to be verified during the Planned Community Permit process

Total Estimated Cost of Community Benefits and Transportation Improvements (by applicant): \$34,363,002

Project Overview

LinkedIn/SyWest Development Shoreline Commons

Green Building/Sustainability Features:

- LEED Platinum, New Construction (106 pts, 80 min);
- Green Garage Certification for parking facilities on site;
- Zero Net Energy - A roof-mounted photovoltaic system is estimated to off-set up to 66% of energy use; if combined with 180,000 sq. ft. of additional solar panels, it can result in zero-net energy for project (applicant looking into additional opportunities); applicant estimates exceeding Title 24 energy efficiency for buildings by 32%;
- Proposes a micro-grid (district energy system) to manage on-site power generation for project;
- Geothermal heat exchange system proposed underneath the underground parking structure. Radiant cooling and heating panels, controlled ventilation, thermal storage, and other ventilation systems contribute to highly-efficient heating and cooling system for the project. Geothermal system and radiant cooling panels are estimated to provide free cooling of office buildings for approximately 80% of operating hours;
- Zero-Net Water - Proposes utilizing reclaimed water for all permissible fixtures/building components. Graywater treatment of up to 30% of all water used on site. Proposes solar thermal water heating system, rainwater collection, graywater reuse, and blackwater reuse; and
- Zero Net Carbon – Propose to use no fossil fuels in operation of building, creates no direct greenhouse gases, and does not contribute to global warming.

Community Benefits:

- Fund the remodel of the Mountain View Public Library. (*Comm. Benefit*)

*Additional Community Benefits:*⁴

- Allow use of parking facilities for weekend events; (*Comm. Benefit*)
- Provide an on-site job training/resource center (LinkedIn’s Opportunity Center); and (*Comm. Benefit*)
- Consideration of subsidized rents (up to \$3 million per year) to support local businesses, including a bike shop. (*Comm. Benefit*)

Value per Sq. Ft. Of Community Benefits	
Proposed Value ¹	\$34,363,002
Adjusted Value ²	\$17,954,750
Per Bonus Sq. Ft.	\$20.97

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

⁴ These items were added by applicant after initial application deadline.

Project Overview

LinkedIn/SyWest Development

Shoreline Commons

Transportation-Related Benefits/Improvements:

- Fund and manage implementation/construction of new US 101 Frontage Road from Google-Landings project site to this project site, where dedications are not proposed by other projects (i.e. Google-Landings and Broadreach); (*Project Requirement/Comm. Benefit*)
- Construct Shoreline Street improvements (on both sides of Shoreline Blvd) between 101 to Pear Avenue; (*Project Requirement/Comm. Benefit*)
- Construct Shoreline Street improvements (on both sides of Shoreline Blvd) between Pear Avenue and Plymouth Street (to be completed when Plymouth-Space Park Way street realignment occurs); (*Project Requirement/Comm. Benefit*)
- Fund/construct a new bike/pedestrian bridge over US 101; (*Project Requirement/Comm. Benefit*)
- Fund feasibility and design study of US 101 – Shoreline Off-ramp realignment; and (*Project Requirement/Comm. Benefit*)
- Estimated contribution per Precise Plan Transportation Impact Fee (at \$15 per net new sq. ft.) is \$25,572,165. (*Project Requirement*)

Transportation Demand Management (TDM) Plan

- Initial evaluation of projects TDM Plan concludes the project will likely achieve SOV and trip cap targets.
- Shift vehicle trips during the AM peak period primarily through new frontage road and placement of parking garage entrance from frontage road, which will shift trips to Rengstorff Avenue (away from Shoreline Blvd. gateway).
- Vehicle trip cap for project is estimated at 3,773 vehicles.
- Some elements of TDM plan include:
 - Participate in bike sharing programs and provide on-site bikes for employees; offer financial biking incentives;
 - Has private shuttles for employees, in addition to TMA shuttles;
 - Offers parking cash-out to employees to discourage driving and parking permits at cost;
 - Offers subsidized or free transit passes to employees;
 - Help subsidize a public bike shop and service center;
 - Provide 2 onsite car sharing vehicles with free membership for employees; and
 - Will provide medical, dental, dry-cleaning and vehicle maintenance services to employees on site.

Project Overview

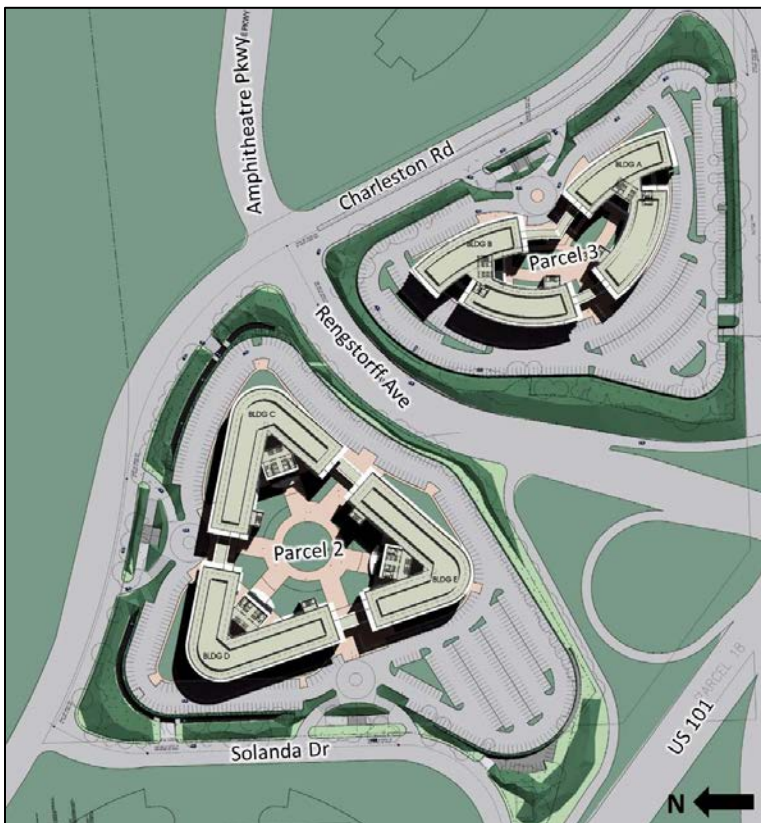
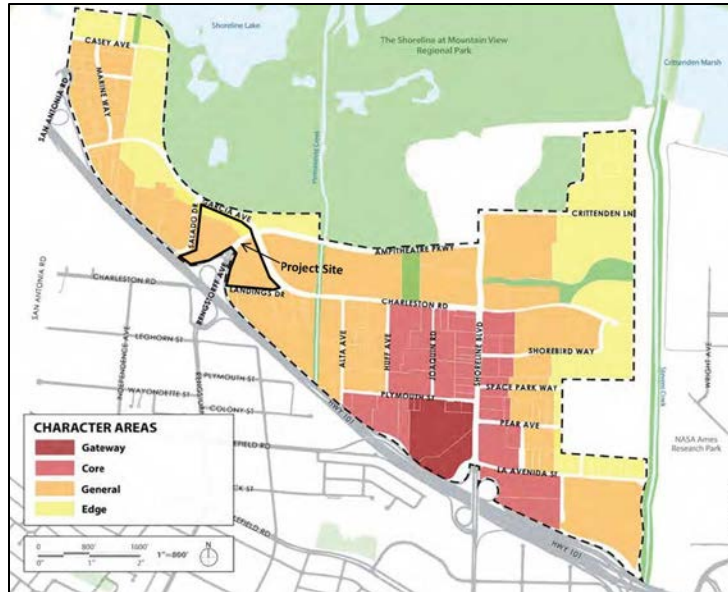
Peery-Arrillaga Charleston Road

Project Sites: 1945 Charleston Road and 1501 Salado Drive.

Project Location in Precise Plan: General and Edge Character Areas.

Project Description:

Construct five, 6-story office buildings totaling 1,007,000 sq. ft. on two existing sites. The western parcel (Parcel 2) is proposed to have three buildings around a courtyard totaling 600,000 sq. ft. (at 1.0 FAR) with enclosed sky bridges connecting all buildings and two-levels of parking - one partially underground level and a podium level - on a 13.7-acre site. The eastern parcel (Parcel 3) is



proposed to have two buildings around a courtyard totaling 407,000 sq. ft. (at 1.0 FAR) with enclosed sky bridges between buildings and two-levels of parking - one partially underground level and a podium level - on a 9.3-acre site. The project would result in the removal of numerous trees, some of which may be heritage trees. The project sites are located at the intersection of Charleston Road, North Rengstorff Avenue, and Amphiltheatre Parkway immediately north of US 101 freeway.

Project Overview

Peery-Arrillaga Charleston Road

Specifically, the project proposes to:

- Demolish two, 2-story buildings at 1501 Salado Drive and three, 2-story buildings at 1945 Charleston Road totaling 306,237 sq. ft.; and
- Construct 5 buildings totaling 1,007,000 sq. ft. of office buildings and two parking structures.

Peery-Arrillaga Project Design Basics

Standards	Proposed	Required
<i>FAR General</i>	1.0	0.45 min. 1.0 max.
<i>Edge</i>	1.0	0.45 min. 0.65 max.
<i>Height General</i>	Not Provided	80 ft. to 110 ft.
<i>Edge</i>		45 ft.
<i>Stories General</i>	4	4 to 6
<i>Edge</i>		3
Vehicle Parking	3,521	2,719 max.
Bike Parking (Long/ Short Term)	Not Provided	504/101
Building Coverage <i>General</i>	Not Provided	55% max.
<i>Edge</i>		35% max.
Landscaping/Open Area <i>General</i>	Not Provided	25% min.
<i>Edge</i>		30% min.
Paving <i>General</i>	Not Provided	40% max.
<i>Edge</i>		50% max.
Note: Project will be required to comply with the Edge and General Character Areas.		

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 in Sq. Ft.
Demolish	Retain				
306,237	0	1,007,000	452,747	554,253	700,763

Project Overview

Peery-Arrillaga Charleston Road

Bonus FAR Request: To obtain 554,253 sq. ft. (0.55 FAR) bonus floor area above the baseline, the applicant is proposing to provide:

Bonus FAR Tiers	Bonus FAR Requirements	Proposed	Does it meet requirements?
0.75 - 1.0 Tier 2	Provide one of the following: (1) higher-performing green building, (2) zero net green building, or (3) public benefit or district-improvement project	None provided	No
0.45 - 0.75 Tier 1	Earn LEED Platinum and provide a public benefit or district-improvement project, focusing on transportation	No information provided.	No
Up to 0.45 Baseline	Meet standards in the Land Use & Design chapter	Does not comply ¹	No
	Meet standards in the Green Building & Site Design chapter	Does not comply ²	No

Note: 1. Project does not meet development standards for Edge or General Character Areas. 2. No green building/sustainability information provided.

Green Building/Sustainability Features:

- No information provided.

Community Benefits:

- No information provided.

Transportation-Related Benefits/Improvements:

- No information provided.
- Estimated contribution per Precise Plan Transportation Impact Fee (at \$15 per net new sq. ft.) is \$10,511,445.

Value per Sq. Ft. of Community Benefits	
Proposed Value	Not provided
Per Bonus Sq. Ft.	\$0

Transportation Demand Management (TDM) Plan

- No information provided.

Project Overview

Rees Properties

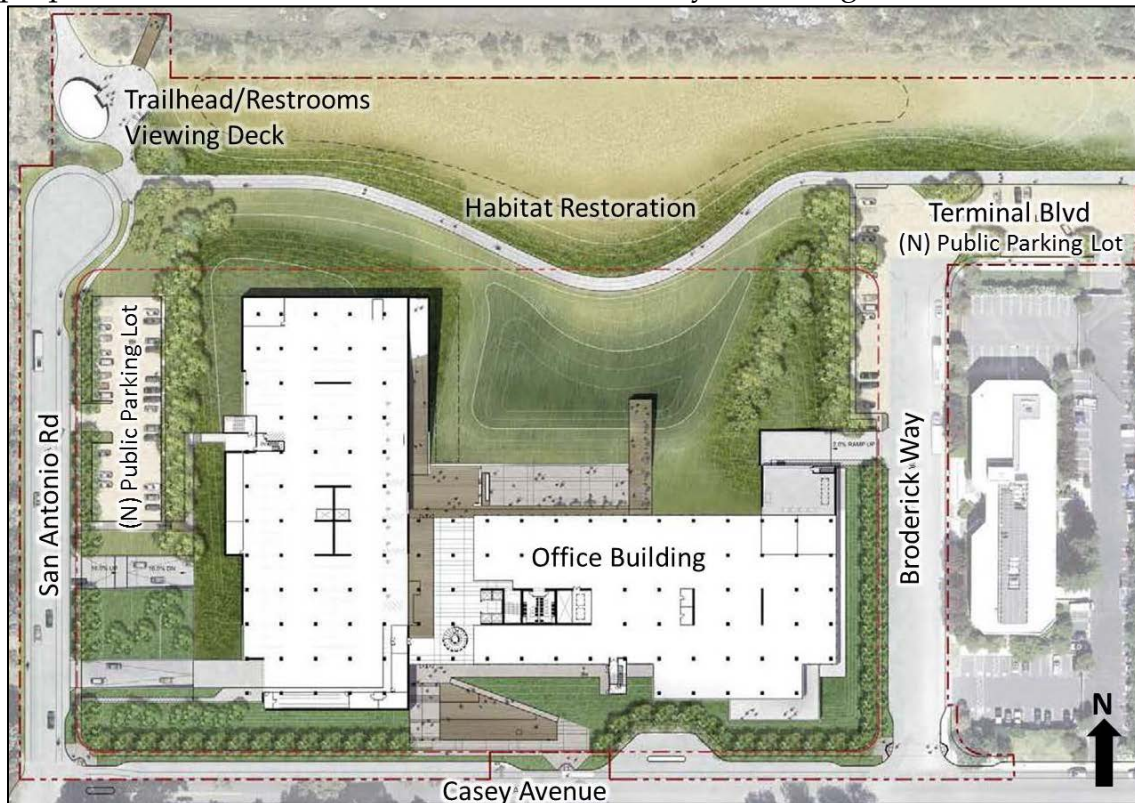
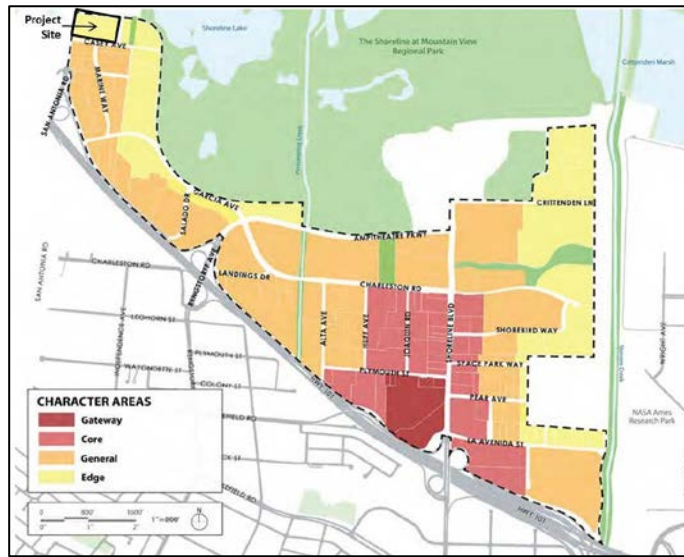
Bayfront Park Project

Project Sites: 2690 Casey Avenue, 1201 San Antonio Road, and 2629 Terminal Boulevard.

Project Location in Precise Plan: Edge Character Area.

Project Description:

Construct a 3-story, 190,876 sq. ft. office building with a green roof and an integrated 1.5-level parking structure – one level below grade and a half level at grade - on a 6.74-acre site. The project site is located at the northeast corner of San Antonio Road and Casey Avenue, along Terminal Boulevard. The project includes converting 90 ft. of public right-of-way on Terminal Boulevard, between San Antonio Road and Broderick Way, into restored habitat area with proposed improvements to the trail/trailheads and replacement parking for visitors (80 spaces). The project proposes the removal of trees, some of which may be heritage trees.



Project Overview

Rees Properties

Bayfront Park Project

Specifically, the project proposes to:

- Demolish four existing industrial buildings totaling 74,131 sq. ft.;
- Construct a 190,876 sq. ft. office building with a parking structure and convert 1.38-acres of Terminal Blvd. into landscape/habitat; and
- Construct two public parking lots for visitors along San Antonio Road and the terminus of Broderick/Terminal Blvd. to replace parking lost on Terminal Blvd.

Rees Project Design Basics

Standards	Proposed	Required
FAR	0.65	0.45 min. 0.65 max.
Height	45 ft.	45 ft.
Stories	3	3
Vehicle Parking	515	515 max.
Bike Parking (Long/ Short Term)	96/20	96/20
Building Coverage	35%	35% max.
Landscaping/Open Area	71%	30% min.
Paving	10.4%	50% max.
Note: Project will be required to comply with the Edge Character Area.		

Estimated Square Footage Break-Down of Proposed Project

Existing Sq. Ft.		Proposed Sq. Ft. (0.65 FAR)	Baseline Sq. Ft. (0.45 FAR)	Bonus Sq. Ft. (0.20 FAR)	Net Increase in Sq. Ft.
Demolish	Retain				
74,131	0	190,876	132,145	58,731	116,745

Project Overview

Rees Properties

Bayfront Park Project

Bonus FAR Request: To obtain approximately 58,731 sq. ft. (0.20 FAR) bonus floor area above the baseline, the applicant is proposing to provide:

Bonus FAR Tiers	Bonus FAR Requirements	Proposed	Does it meet requirements?
0.45 - 0.65 Tier 1	Provide one of the following: (1) LEED Platinum, (2) a public benefit, or (3) a district-improvement project.	LEED Platinum; Provides public benefit (see list below)	Yes
Up to 0.45 FAR Baseline	Meet standards in the Land Use & Design chapter	Complies ¹	Yes
	Meet standards in the Green Building & Site Design chapter	Complies	Yes

Note: 1. Further review of San Antonio building frontage required during the Planned Community Permit process.

Total Estimated Cost of Community Benefits and Transportation Improvements (by applicant): \$8,884,394

Green Building/Sustainability Features:

- LEED Platinum, Core & Shell (97 pts, 80 pts min);
- Green living roof on over 60% of building footprint;
- Closed-loop geothermal system provides efficient conditioning of the space, estimated to achieve 15-20% energy efficiency over Title 24 and reduce energy use for heating/cooling of office building by 50%;
- Greywater wetland system will divert from the sewer into treatment tanks which feed a 0.5-acre wetland. It can be treated to be used in non-potable water fixtures of the building;
- A photovoltaic rooftop installation will reduce energy demand by 20%; and
- Remove 1.38-acres of pavement on Terminal Blvd. to create a "Transitional Habitat" area. Once established, 70% of the landscaping will not require irrigation.

Value per Sq. Ft. of Community Benefits	
Proposed Value ¹	\$8,884,394
Adjusted Value ²	\$6,522,199
Per Bonus Sq. Ft.	\$111.05

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

Project Overview

Rees Properties

Bayfront Park Project

Community Benefits:

- New habitat/landscaping on project site and 1.38-acres of Terminal Blvd.; (*Project Requirement/Comm. Benefit*)
- New habitat/landscaping on the project site to transition into Coast Casey Forebay; (*Project Requirement*)
- New viewing platform that extends into the Coast Casey Forebay; (*Comm. Benefit*)
- New interpretive signage and graphics featuring the ecology/biology of the North Bayshore; (*Comm. Benefit*)
- Improved San Antonio Rd. and Broderick Way trail heads; (*Comm. Benefit*)
- New restroom and Habitat Center facilities located adjacent to the San Antonio Rd. trail head, to accommodate small retail or concessions for weekend activity; (*Comm. Benefit*)
- New bicycle repair station including compressed air and work bench located adjacent to new Habitat Center; and (*Comm. Benefit*)
- New bicycle sharing kiosk and racks located adjacent to bicycle repair station. (*Comm. Benefit*)

Transportation-Related Benefits/Improvements:

- The widening of San Antonio Rd. to accommodate a new bike lane; (*Comm. Benefit*)
- Improved pedestrian, bicycle, and automobile access to Shoreline Park and the Bay Trail, including new pedestrian crossings with bulb-outs, new bike lanes connecting Bayshore Pkwy. to San Antonio Rd., new bus shelter along San Antonio Rd. at Casey Ave., and new public recreation parking lots located away from sensitive habitat areas; and (*Project Requirement/Comm. Benefit*)
- Estimated contribution per Precise Plan Transportation Impact Fee (at \$15 per net new sq. ft.) is \$1,751,175. (*Project Requirement*)

Transportation Demand Management (TDM) Plan

- Initial evaluation of projects TDM Plan concludes project will likely meet vehicle trip cap or SOV targets.
- Vehicle trip cap for project is estimated at 377 vehicles.
- Anticipates 100% of am peak trips to use San Antonio Road gateway.
- Some elements of TDM plan include:
 - Employer-sponsored bike-share program;
 - Tenant will have a telecommute/flexible work policy;
 - Offers utilizing a parking cash-out program;
 - Will either offer daycare on site or secure a nearby location that serves multiple companies;

Project Overview
Rees Properties
Bayfront Park Project

- Tenant will work with TMA and other companies to create a mobile transit app for both public and private transit services; and
- Proposes TMA create a new San Antonio Caltrain shuttle service.

Project Overview

Shashi Group

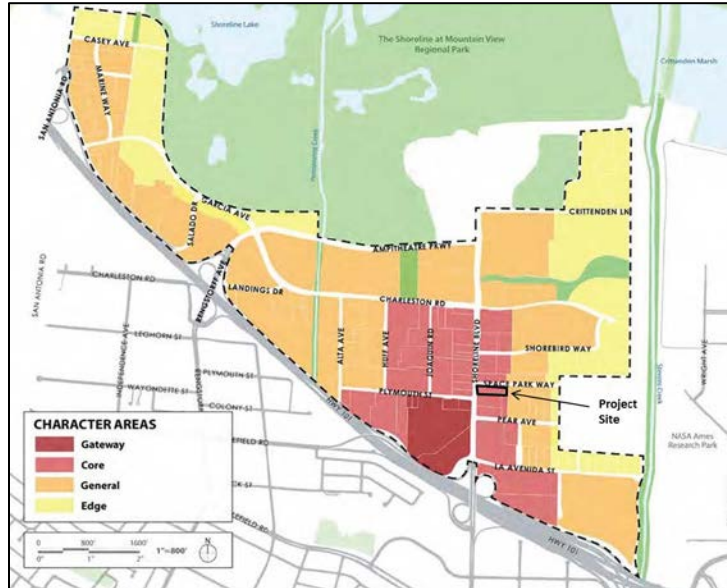
Aloft Mountain View

Project Site: 1625 North Shoreline Boulevard.

Project Location in Precise Plan: Core Character Area.

Project Description:

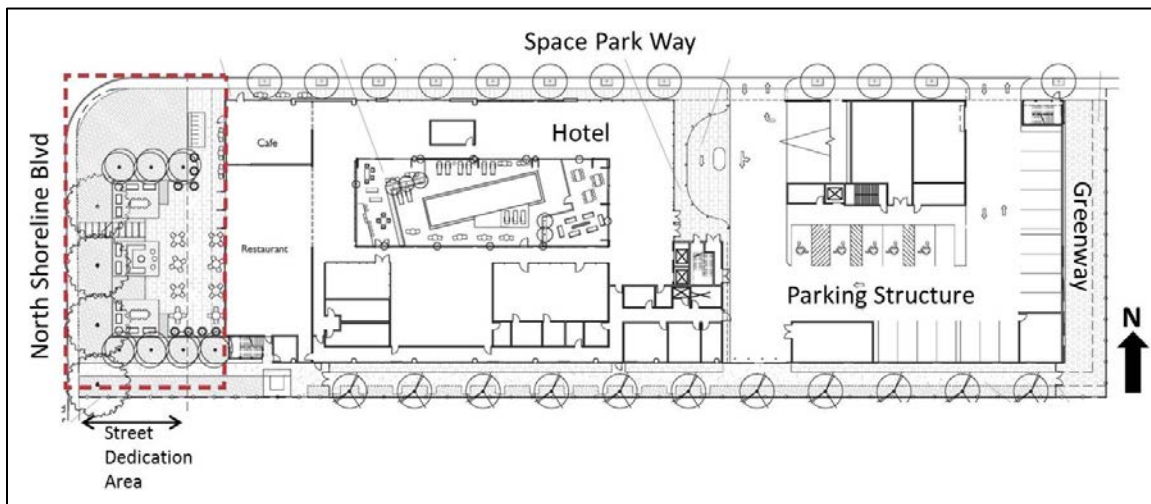
Construct a 5-story, 108,150 sq. ft., 200-room hotel at 1.78 FAR, with a ground-floor restaurant/café and a 4-level attached parking structure on a 1.39-acre site. The project also includes a street dedication of 64 ft.



along Shoreline Boulevard, required per the Precise Plan; a 19 ft. greenway along the east side of the project site; and the removal of 24 trees, 4 of which are heritage trees. The project site is located on the southeast corner of North Shoreline Boulevard and Space Park Way.

Specifically, the project proposes to:

- Demolish an existing 12,050 sq. ft. industrial building; and
- Construct 108,150 sq. ft. hotel and 4-level attached parking structure.



Project Overview
Shashi Group
Aloft Mountain View

Shashi Project Design Basics

Standards	Proposed	Required
FAR	1.78	0.45 min. 1.85 max.
Height	65 ft.	110 ft.
Stories	5	6
Vehicle Parking	142	Parking Study Required
Bike Parking (Long/ Short Term)	26	Parking Study Required
Building Coverage	62.5%	70% max.
Landscaping/Open Area	37%	20% min.
Paving	0.5%	10% max.
Note: Project will be required to comply with the Core Character Area.		

Estimated Square Footage Break-Down of Proposed Project

Existing Sq. Ft.		Proposed Sq. Ft. (1.78 FAR)	Baseline Sq. Ft. (0.45 FAR)	Bonus Sq. Ft. (1.33 FAR)	Net Increase in Sq. Ft.
Demolish	Retain				
12,050 Rooms: 0	0	108,150 Rooms: 200	27,341	80,809	96,050 Rooms: 200

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Bonus FAR Request: To obtain 80,809 sq. ft. (1.33 FAR) of bonus floor area above the baseline, the applicant is proposed to provide:

Bonus FAR Tiers	Bonus FAR Requirements	Proposed	Does it meet requirements?
0.45 - 1.85 Upper Tier(s)¹	Provide a public benefit <u>or</u> a district-improvement project.	None provided	No
	Earn LEED Gold <u>or</u> alternative green building FAR Bonus standard.	LEED Gold	Yes
Up to 0.45 Baseline	Meet standards in the Land Use & Design chapter.	Complies ²	Yes
	Meet standards in the Green Building & Site Design chapter.	Complies	Yes

Notes: 1. The amount of Bonus FAR for the upper tiers shall be determined during the development review process and upon final approval by the City Council. 2. Massing and design elements to be further reviewed during the Planned Community Permit process.

Total Estimated Cost of Community Benefits and Transportation Improvements (by applicant): \$3,200,000

Green Building/Sustainability Features:

- LEED Gold (62 pts, 60 pts min); and
- 2 curb-side EV charging stations on Space Park Way.¹ (*Comm. Benefit*)

Community Benefits:

- None provided.
- Applicant identifies the following are community benefits: transient occupancy tax (TOT) at \$2,200,000 per year, sales tax at \$300,000 per year, and property taxes at \$700,000 per year, totaling \$3,200,000 per year. (*Project Requirement*)

Value per Sq. Ft. of Community Benefits	
Proposed Value ¹	\$3,200,000
Adjusted Value ²	\$0
Per Bonus Sq. Ft.	\$0

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

¹ This item was proposed after the initial application deadline.

Project Overview

Shashi Group

Aloft Mountain View

Transportation-Related Benefits/Improvements:

- Dedication of 64 ft. of Shoreline Boulevard street frontage; and (*Project Requirement*)
- Estimated contribution per Precise Plan Transportation Impact Fee (at \$15 per net new sq. ft.) is \$1,440,750. (*Project Requirement*)

Transportation Demand Management (TDM) Plan:

- Initial evaluation of project's TDM plan concludes project will not likely meet vehicle trip cap or SOV targets.
- Vehicle trip cap for project is estimated at 315 vehicles.
- Does not address impacts on gateways or ways to improve gateways.
- Some elements of the TDM plan include:
 - Operate 2 shuttles for guests and employees during the peak periods (7- 10 AM and 7-10 PM) between Caltrain, VTA light rail, San Jose Airport, and the project site;
 - Offer financial incentives, including transit subsidies for employees and discounts for guests, parking penalties for employees, and cash incentives for carpooling or other multi-occupant transportation (i.e. carpooling); and
 - Staggered shift schedules and/or compressed/alternative schedules for employees.

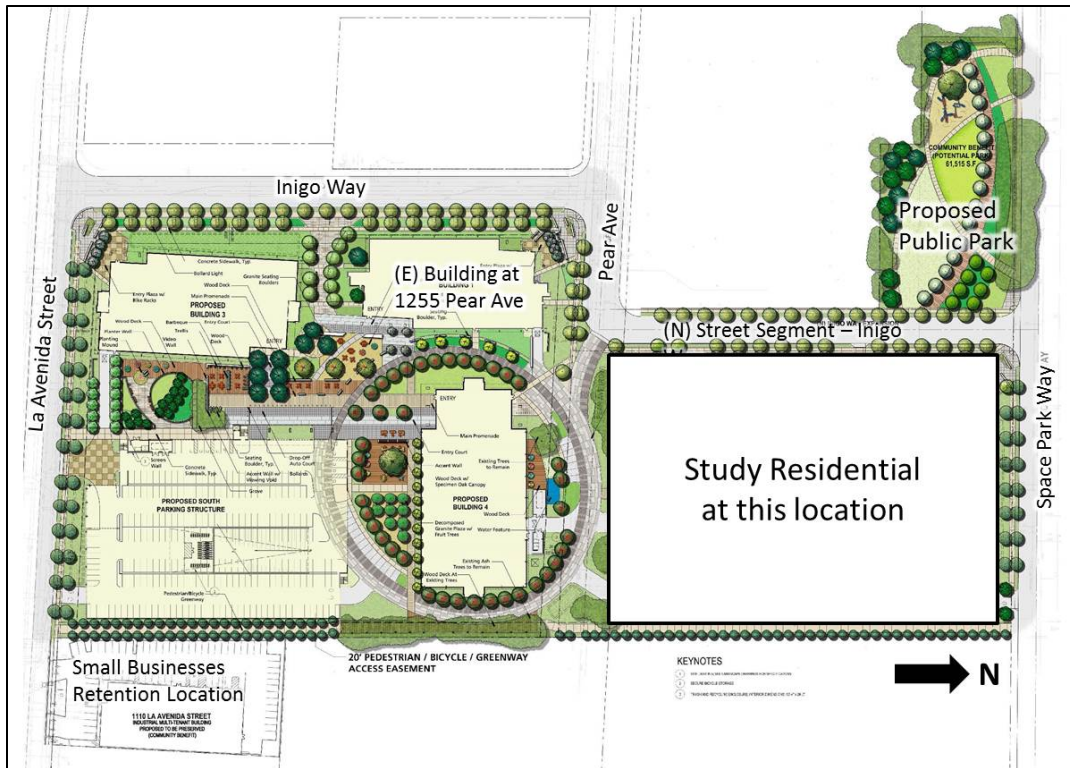
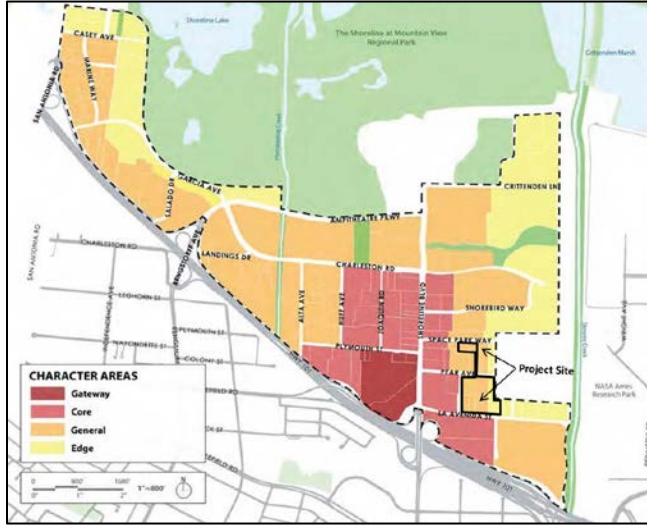
Project Overview

The Sobrato Organization - 1255 Pear Avenue Phase II

Project Sites: 1255 Pear Avenue, 1305 Space Park Way, and 1110 La Avenida (as part of community benefit). 1220, 1230, 1240, 1260 Pear Avenue and 1245 Space Park Way are not included.¹

Project Location in Precise Plan: General Character Area & Edge Character Area.

Project Description: Construct two 3 to 5-story buildings and retain to existing buildings for a total of 403,000 sq. ft. of office development and a new 4-level parking structure on a 10.2-acre project site at an FAR of 0.92.² The project site is located between Space Park Way to the north, La Avenida to the south, Inigo Way to west and Santiago Villa mobile home community to the east. The north portion of the project site, between Pear Avenue and Space Park Way, has been removed from



¹ The project was modified from initial application due to Council direction to study residential.

² Initial application was to construct 4 new office buildings and 2 parking structures (and retain 1 office building) at an FAR of 0.93 (411,067 net new sq. ft. of office).

Project Overview

The Sobrato Organization - 1255 Pear Avenue Phase II

the Bonus FAR request to be studied as residential. Overall, the project estimates the removal of approximately 164 trees, 61 of which are heritage trees.

The project also proposes to provide a new public street segment (Inigo Way) between Pear Avenue and Space Park Way, a 1.5-acre public park at 1305 Space Park Way, a 20 ft. greenway pedestrian/bicycle path from La Avenida to Space Park Way, and the retention of an existing 18,000 square foot industrial building at 1110 La Avenida to be used by local small businesses (Conditional Use Permits were approved in April 2015 to relocate Pear Avenue Theatre and the Center for Balanced Yoga Studio to this location).

Specifically, the project proposes to:

- Retain an existing 5-story, 156,000 sq. ft. building at 1255 Pear Avenue;
- Retain an existing 1-story, 18,000 sq. ft. building at 1110 La Avenida;
- Demolish 27,000 sq. ft. building at 1305 Space Park Way for public park;³ and
- Construct 229,000 sq. ft. of new office buildings and a new 4-level parking structure.

Sobrato Project Design Basics

Standards	Proposed	Required
FAR <i>General</i>	1.0	0.45 min. 1.0 max.
<i>Edge</i>	0.65	0.45 min. 0.65 max.
Height <i>General</i>	72 ft.	95 ft.
<i>Edge</i>		45 ft.
Stories <i>General</i>	5	5
<i>Edge</i>		3
Vehicle Parking	1,088	1,088
Bike Parking (Long/ Short Term)	95/25	202/40
Building Coverage <i>General</i>	Not provided ¹	55% max.
<i>Edge</i>		35% max.
Landscaping/Open Area <i>General</i>	Not provided ¹	25% min.
<i>Edge</i>		30% min.
Paving <i>General</i>	Not provided ¹	40% max.
<i>Edge</i>		50% max.
<p>Note: 1. This information was not provided for revised project. 2. Project will be required to comply with the development standards of the Edge and General Character Areas.</p>		

³ 1305 Space Park Way is not included in site area or permitted FAR for the project.

Project Overview

The Sobrato Organization - 1255 Pear Avenue Phase II

Estimated Square Footage Break-Down of Proposed Project

Existing Sq. Ft.		Proposed Sq. Ft. (0.92 FAR)	Baseline Sq. Ft. (0.45 FAR)	Bonus Sq. Ft. (0.47 FAR)	Net Increase in Sq. Ft.
Demolish	Retain				
0	174,000	403,000	200,920	202,080	229,000

Bonus FAR Request: To obtain 202,080 sq. ft. (0.47 FAR) bonus floor area above the baseline, the applicant is proposing to provide:

Bonus FAR Tiers	Bonus FAR Requirements	Proposed	Does it meet requirements?
0.75 - 1.0 Tier 2	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.	Provides public benefits (see list below)	Yes
0.45 - 0.75 Tier 1	Earn LEED Platinum and provide a public benefit or district-improvement project, focusing on transportation.	LEED Platinum and provides public benefits (see list below)	Yes
Up to 0.45 Baseline	Meet standards in the Land Use & Design chapter	Partially complies ¹	Yes
	Meet standards in the Green Building & Site Design chapter	Complies	Yes

Note: 1. Massing, design elements, and structures in edge character area to be further reviewed during the Planned Community Permit process.

Total Estimated Cost of Community Benefits and Transportation Improvements (by applicant): \$23,763,800

Green Building/Sustainability Features:

- LEED Platinum, Core & Shell (86 pts, 80 min);
- 25% native planting within landscaping; and
- Photovoltaic system estimated to offset up to 20% of annual energy.

Project Overview

The Sobrato Organization - 1255 Pear Avenue Phase II

Community Benefits:

- 1.5-acre public park; (*Comm. Benefit*)
- Deed-restricted, below-market-rate (in perpetuity) commercial building for small businesses at 1110 La Avenida; and (*Comm. Benefit*)
- Contribution of \$250,000 for public art within project site or in a public space. (*Comm. Benefit*)

Value per Sq. Ft. of Community Benefits	
Total Cost ¹	\$23,763,800
Adjusted Total ²	\$15,831,700
Per Bonus Sq. Ft.	\$78.34

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

Transportation-Related Benefits/Improvements:

- Dedication of a new street segment of Inigo Way between Pear Avenue and Space Park Way; (*Project Requirement/Comm. Benefit*)
- Estimated contribution per Precise Plan Transportation Impact Fee (at \$15 per net new sq. ft.) is \$3,435,000. (*Project Requirement*)

Transportation Demand Management (TDM) Plan⁴

- Initial evaluation of projects TDM Plan concludes project will not likely meet vehicle trip cap or SOV targets.
- Vehicle trip cap for project is estimated at 904 vehicles.
- Does not address impacts on gateways or ways to improve gateways.
- Some elements of TDM plan include:
 - Employer-sponsored bike-share program
 - Tenant will have a telecommute/flexible work policy; and
 - Propose financial incentives to carpool and bike to work (up to \$400 annually).

⁴ The proposed TDM Plan was revised per the revised project.