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San Jose, CA 95113

Tel 408.294.8000
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Mr. Randal Tsuda
Community Development Director
City of Mountain View
500 Castro Street
Mountain View, CA 94041

November 4, 2015

RE: Gatekeeper Request – 350 Ellis Street, Symantec Corporation HQ
Dear Mr. Tsuda,

This letter is being submitted on behalf of Symantec Corporation as a Gatekeeper application for your consideration of proposed expansion to Symantec's current headquarters campus facility at 350 Ellis Street in the Moffett/Whisman Planning Area.

Background

Founded in 1982, and with more than 21,500 employees worldwide, Symantec Corporation is a growing company based and headquartered in Mountain View and is the leading authority for security and information management software systems. Symantec currently owns and/or occupies approximately 1,060,000 square feet in Mountain View with approximately 3,300 employees and greatly wishes to continue their presence as a high valued Mountain View based company.

Symantec's current headquarters facility is at 350 Ellis Street on a 19.6 acres site totaling approximately 425,000 square feet in three interconnected 4-story office/R&D buildings and a supporting amenities/cafe building. Parking is accommodated by both a parking structure supporting 321 cars and surface parking for total of 1,417 parking spaces. The original project was completed in 2001.

Project site is located in a ML-T Zoning district and is built out to a density of .50 FAR with a General Plan designation of High Intensity Office. The current and intended use of office/R&D is consistent with the adjacent and surrounding properties.

Proposal

Symantec is interested in intensifying the development of the site consistent with the General Plan for the Moffitt/Whisman Planning Area as a sustainable, transit-oriented employment center. The GP allows for intensities above .35 FAR and up to 1.0 FAR and building height up to 8 stories.

The proposed new development would add approximately 88,000 sf of new 4-story addition with roof garden to existing buildings, add a new 340,000 sf 5-story building with roof garden, and add a 8-level parking garage to accommodate new and displaced parking spaces. Total new development of 429,211 sf added to the existing 425,000 sf will total 854,211 sf at a density of 1.0 FAR. Parking will require 2,847 total stalls (1,430 new stalls).

Request

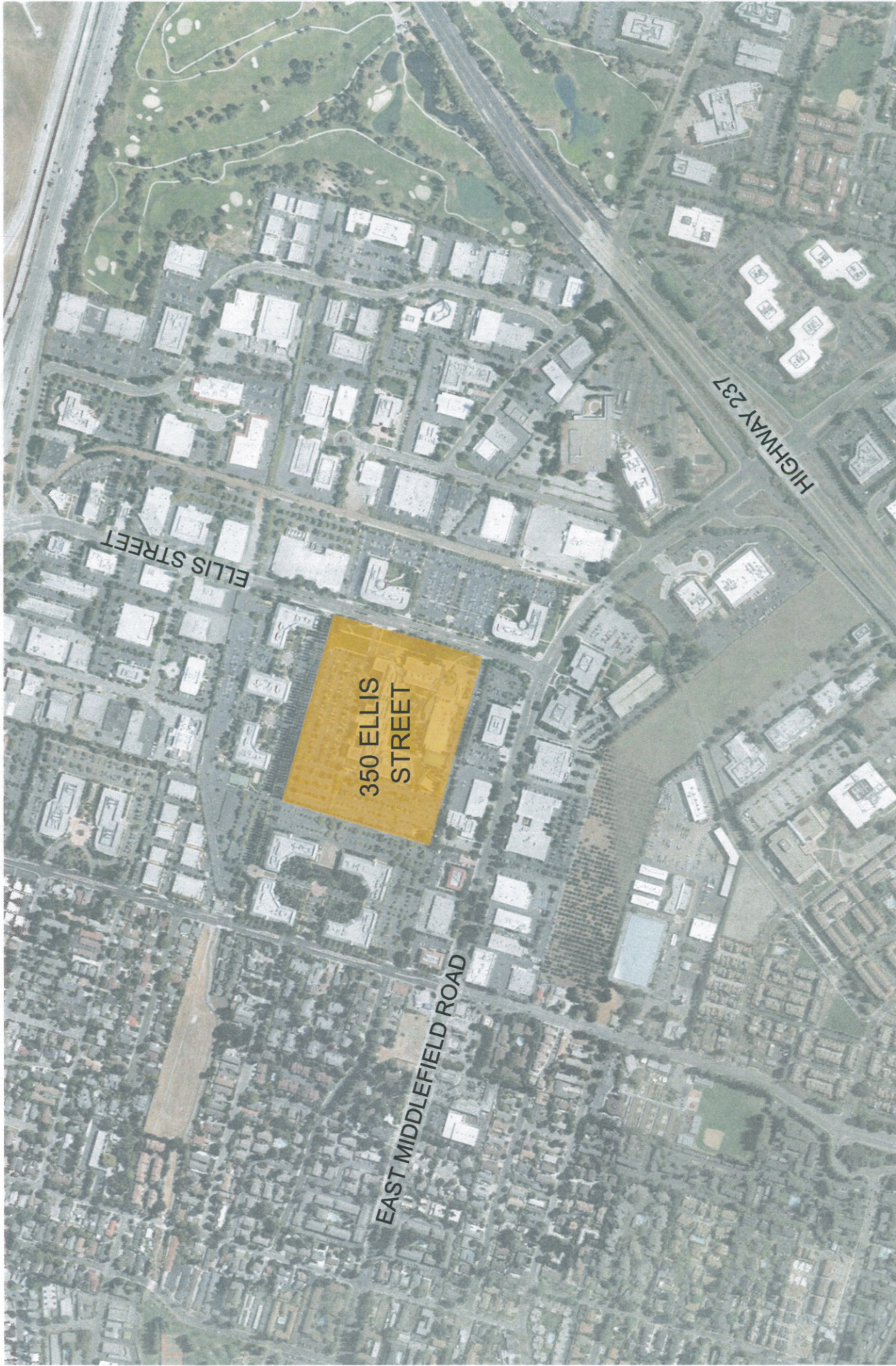
On behalf of Symantec Corporation, we respectfully request that the City Council approve the allocation of staff time to formally consider our Gatekeeper Application to proceed with a development application for the subject property to allow a greater Office/R&D building density to 1.00 FAR.

Thank you for your assistance and consideration with this matter.

Regards,

A handwritten signature in black ink, appearing to read 'Russ Nichols', with a long horizontal stroke extending to the right.

Russ Nichols
President
RMW architecture & interiors
40 South Market Street, Suite 400
San Jose, CA 95113



**350 ELLIS STREET
PROJECT LOCATION**

SITE DATA

SITE AREA

854,211.6 SF (19.61 ACRES)

BUILDING AREA

EXISTING	425,000 SF
PROPOSED	429,211 SF
TOTAL	854,211 SF

FLOOR AREA RATIO

EXISTING	0.50
PROPOSED	1.00

PARKING

EXISTING	1,416 STALLS
REQUIRED (1 PER 300 SF)	2,847 STALLS

PROPOSED	
EXISTING SURFACE	415 STALLS
EXISTING GARAGE	321 STALLS
NEW GARAGE	2,111 STALLS
TOTAL	2,847 STALLS

