

Appendix F:

Bonus FAR Review Guidelines (Amended December 7, 2021)

The purpose of the North Bayshore Precise Plan Bonus FAR Review Guidelines (“Guidelines”) is to provide criteria for how new North Bayshore development can qualify for Bonus Floor Area Ratio (FAR). Bonus FAR helps implement the City’s 2030 General Plan goals and policies for the North Bayshore Change Area and the intent and principles of the North Bayshore Precise Plan. These Guidelines are adopted pursuant to the City’s North Bayshore Precise Plan.

Effective Date

The City of Mountain View North Bayshore Precise Plan Bonus FAR Review Guidelines shall become effective concurrent with the effective date of the North Bayshore Precise Plan, as amended.

GENERAL REQUIREMENTS

A. Applicability

1. The Guidelines shall apply to any net new office development within the North Bayshore Precise Plan area over 0.45 FAR requesting a Bonus FAR.
2. The amount and type of requested Bonus FAR shall comply with provisions listed within the North Bayshore Precise Plan.
3. Any Bonus FAR applications submitted after March 23, 2021 shall be limited to properties within the North Bayshore Precise Plan Complete Neighborhood boundaries as identified in Figure 4 of the North Bayshore Precise Plan, as amended.

B. Application Timeline

1. Applications shall be considered by the City Council at public meetings scheduled in either Fall or Spring of any year. Specific meeting dates and times will be determined by the City Manager.
2. Notices regarding the Bonus FAR application process and deadlines will be sent by the City to all property owners within the North Bayshore Precise Plan Complete Neighborhood boundaries. Bonus FAR applications from property owners within this area shall then be submitted to the Community Development Department by the City-specified deadline. A City Council meeting will then be scheduled within 90 days of said deadline.

C. Application Materials

1. Applicant's proposal must describe how the requested Bonus FAR projects implement the Precise Plan's guiding principles (Create Complete Neighborhoods: Create Distinct Areas within North Bayshore; Promote Housing Affordability: Enhance Ecosystems and Habitat; Improve Transportation Connections to North Bayshore; Expand and Improve Open Space; Create Walkable, Human-Scaled Blocks; Concentrate Growth to Support Transit; Make the Area Highly Sustainable; Promote Transit, Biking, and Walking; Construct Buildings that Support Public Areas; Minimize the Potential Consequences of Sea Level Rise; Promote Economic Diversity; and Promote Retail, Entertainment, and the Arts).

2. Applicant's proposal as applicable by Character Area, shall comply with the required Non-Residential Bonus FAR Combinations shown on Figures 8-11 in Section 3.3.4 of the North Bayshore Precise Plan, including public benefits or district-improvement projects. Public benefits or district-improvement projects may include, but are not limited to, the examples listed in Section 3.3.4 of the North Bayshore Precise Plan.
3. Applicants shall submit conceptual design information regarding their proposal, including a site plan, architectural design and massing, landscaping, parking plan and/or other information as determined by the Community Development Director. Applicants can demonstrate compliance with Bonus FAR requirements through text, maps, graphics, or other materials. Copies of all materials shall be submitted with the application package.

D. Review Process

1. The City Council shall determine which proposals qualify for Bonus FAR utilizing the thresholds and criteria in Section F below. The City Council shall review all submitted applications at the same time at the determined public hearing date.
2. The City Council may qualify applicants for some, none, or all of the requested Bonus FAR amount. Qualification means that the project is eligible to apply for the specified amount of Bonus FAR.

E. Post-Review Process

1. Applications whose Bonus FAR applications are eligible to apply shall submit a complete application for either a Master Plan and/or a Planned Community Permit no later than one year from the date of City Council Bonus FAR authorization. Applicants may be granted one six-month extension by the City Council.
2. If Bonus FAR development projects are substantially modified from the original qualifying Bonus FAR authorization, either by project scope or FAR amount, then the Bonus FAR request shall return to the City Council for review and requalification within the one-year authorization period. In considering a request for requalification, the City Council shall use the qualifying thresholds and criteria listed below.

F. Qualifying Thresholds and Criteria

1. **Thresholds.** To be considered for a Bonus FAR allocation by the City Council, Bonus FAR proposals must meet the following thresholds:
 - ◆ Proposals submitted after March 23, 2021 shall be limited to properties within the North Bayshore Precise Plan Complete Neighborhood boundaries.
 - ◆ The proposal must demonstrate substantial compliance with the Precise Plan’s vision and guiding principles, including goals, objectives, and strategies in the applicable Character Areas.
 - ◆ The proposal must also include residential units on-site or off-site to achieve the housing targets in the Precise Plan.
 - The proposal may include partnerships with residential developers; and
 - The proposal shall include a phasing plan that demonstrates that the residential components of the proposal will be constructed/implemented roughly in proportion and within the same time frame as the Bonus Office FAR components.

2. **Criteria.** The City Council may consider the following public benefit criteria in evaluating Bonus FAR applications, including, but not limited to:
 - ◆ An amount of affordable housing that exceeds the requirements listed in the North Bayshore Precise Plan:
 - ◆ The number of vehicle trips associated with the development and any proposed improvements to implement the CIP Action Plan, and the effect on trip cap and roadway performance;
 - ◆ Size/scope of habitat enhancements;
 - ◆ Small business preservation and enhancements;
 - ◆ Non-auto transportation improvements and performance;
 - ◆ Enhanced community benefits;
 - ◆ District-wide improvements, which could include transportation, habitat, or utility projects in collaboration with different companies; and
 - ◆ Phasing of proposed improvements and development.