

## EPC Study Session Summary – June 17, 2015

### 580 – 620 Clyde Ave Office Development

#### KEY CONSENSUS/MAJORITY POINTS

##### *Public Benefit*

- Support for SFPUC connection and other new paths through the block
- Additional funding/service for Transportation Management Association (TMA)
- Funding for future improvements in East Whisman area

##### *Intensity & Distance from Light Rail*

- Intensity should not depend on distance from light rail
- Access to TMA shuttle stop justifies the FAR

##### *On-site connectivity*

- North/south path should be provided
- Provide bicycle access around garage (along the property line), but allow pedestrians through plaza

##### *Transportation Demand Management (TDM) & Parking*

- Provide robust TDM program & join TMA
- Review data about how parking and TDM at Samsung and other projects are performing

##### *Highly Sustainable Development*

- LEED Platinum is the new expectation

##### *Site Layout and Architecture*

- Tree canopy should be higher
- Remove or reduce the “transit plaza”
- Move the building to the east
- Provide greater articulation and pedestrian interest
- Reduce parking garage footprint for more open area
- Support for proposed landscaping details

## **OTHER COMMENTS**

### Public Benefit

- Provide “escape” to better place to hang out, eg, downtown
- Support improvements that will facilitate access from planned residential
- Support housing and sustainability
- Improve access to NASA station
- Bike share
- Way-finding signage

### Intensity & Distance from Light Rail

- Improve TMA shuttle service

### On-site connectivity

- Provide planter strips on streets and more trees and landscaping along sidewalks
- Ensure bicycle access does not conflict with proposed driveway

### TDM & Parking

- Should not need private shuttles
- Reduced parking to support TDM; don’t build more parking than we need
- This area is different from North Bayshore--shouldn’t reduce parking ratios
- Can’t count on Light Rail

### Highly Sustainable Development

- Consider water conservation measures
- Consider MEW-reclaimed water for landscaped areas
- Protect birds from the glass
- Provide green roof

### Site Layout and Architecture

- Transit plaza should only be for ADA and loading
- Make buildings more unique
- Make the parking structure more attractive
- Concern about “monolithic and vanilla”
- More articulation, but don’t need to start over