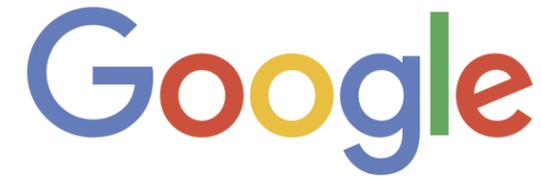


Master Plan

Formal Review 5: Volume 3
May 26, 2020

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Project Context

Summary

This Master Plan submittal supplements the Landings building and the Huff parking structure Formal Applications to the City of Mountain View. This document explains how the district parking at Huff provides off-site parking for the Landings project and meets the off-site parking obligation for the under-construction Charleston East project after the lease at the Shoreline Amphitheatre Parking lot terminates (on December 31, 2025 unless extended). The Landings and Charleston East projects accommodate some of their parking capacity on-site, with the remainder provided at the Huff district parking facility.

This Master Plan describes how district parking and site-to-site connections between Landings, Charleston East, and Huff Garage are located and operated within North Bayshore, and in satisfaction of North Bayshore Precise Plan requirements and objectives. Circulation and routing diagrams are included in order to describe anticipated primary walking, biking, and district circulator connections between the three projects. People who park at the Huff Garage can make final connections to Landings or Charleston East via a 5-8 minute walk. Other options include using one of the many G-Bikes that will be staged at the Huff Garage or by riding district circulator service.

The 1875 Charleston Rd. building will be served by 100 surface parking stalls located to the south and east of the existing 1875 building on the 1851 Charleston Rd. property (this is a reduction of spaces from the existing 153 spaces).



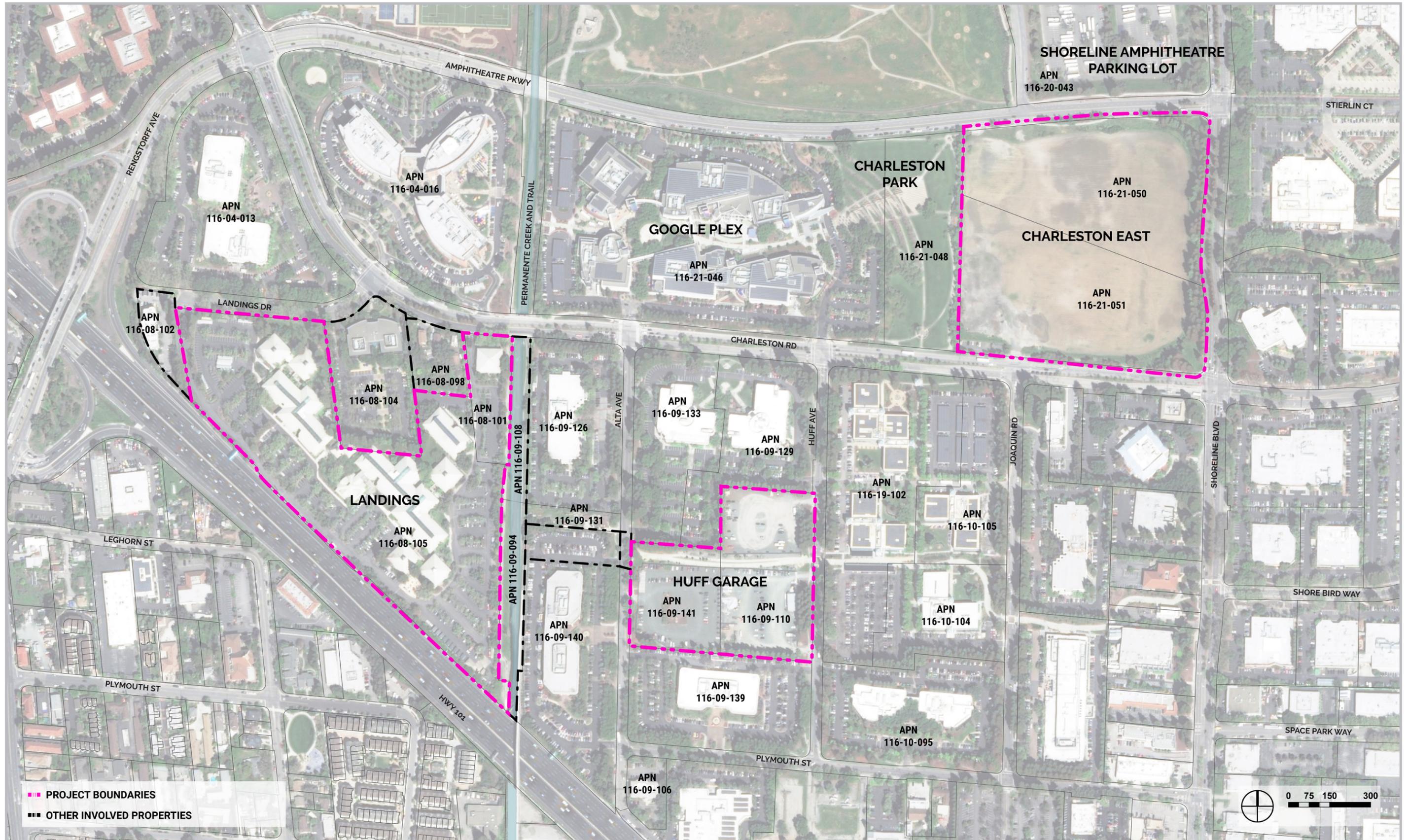
Charleston East: View from NW



Landings: View from south along HWY 101



Huff: View from NE along existing Greenway



Projects Context Map

Parking Strategy

Parking Allocation

Landings will utilize a total of 1,599 parking spaces for building occupants, visitors, and ADA users. 1,145 of these parking spaces will be located on the Landings site with the remaining 454 provided at the Huff Garage. Charleston East will utilize a total of 1,229 parking spaces of which 29 spaces will be located on the Charleston East site and 1,200 spaces will be located at the Huff Garage.

Per the conditions of approval for Charleston East, the 1,200 parking spaces not provided on-site at Charleston East must be accommodated elsewhere in North Bayshore. The 1,200 spaces are initially to be located at a surface lot at Shoreline Amphitheatre when Charleston East opens and, subject to agreement with the City, will be relocated to the Huff garage no later than December 31, 2025, or when the lease at the Shoreline Amphitheatre parking lot later terminates. The 1,200 spaces were previously expected to be relocated to 2171 Landings Drive following termination of the Shoreline Amphitheatre lease, however, the Huff garage will provide a closer parking solution for Charleston East. The transfer from 2171 Landings Drive to the Huff garage is subject to agreement with the City, will require a recorded parking covenant on the Huff garage property and termination of the existing parking covenant on the 2171 Landings Drive property.

Parking Supply

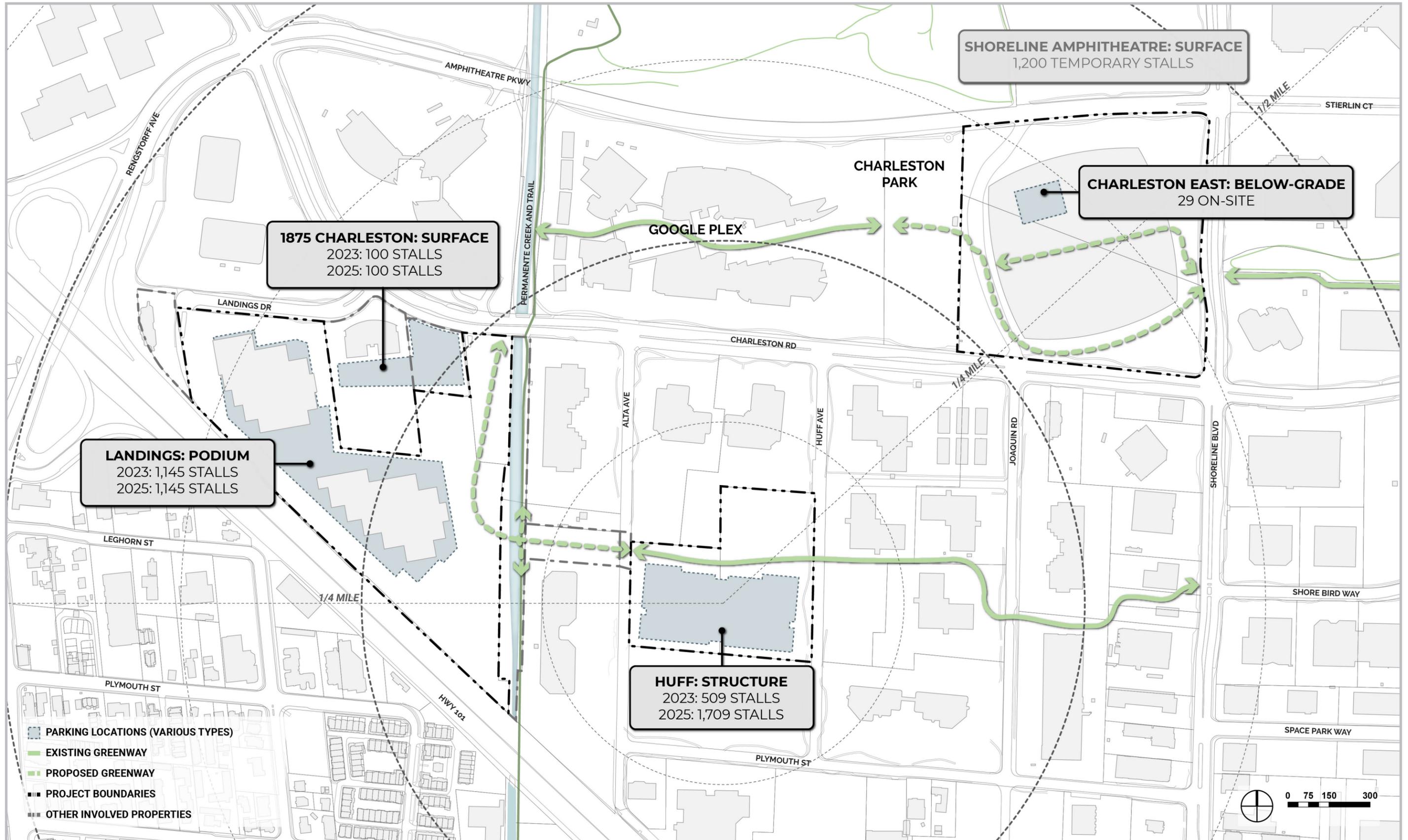
Collectively, the Landings and Huff project will provide 1,654 parking spaces at opening in 2023. The Landings and Huff project will provide 2,854 parking spaces in 2025 or when the lease at the Shoreline Amphitheatre parking lot terminates. The 1,200 parking spaces required by Charleston East will be accommodated by expanding the Huff parking capacity with car stackers. Huff will be the visitor parking location for Landings throughout the timeline and likewise for Charleston East after expiration of the Shoreline Amphitheatre Parking Lot lease.

Table 1: Parking Allocation

	Planned Parking	Office Development
Charleston East	1,229 stalls	595,000 sf
Landings/Huff	1,599 stalls	799,482 sf
Total	2,828 stalls	1,394,482 sf
Huff Retail	55 stalls	10,096 sf (Retail)

Table 2: Parking Supply Phasing

	Interim at Opening: 2023	Final: 2025 Amphitheatre Lease Expiration
Amphitheatre Lot	1,200	0
Charleston East (On-Site)	29	29
Landings (On-Site)	1,145	1,145
Standard	45	44
Stacker	885	886
Valet	215	215
Huff (On-Site)	509	1,709
Standard/Stacker	454	1,654
Retail	55	55
Total	2,883	2,883



Parking Locations Diagram

Connectivity

Overview

Proposed Connectivity

The Huff Garage will provide off-site parking for 454 vehicles allocated to Landings and 1,200 vehicles allocated to Charleston East. The following diagrams describe how people on foot, bicycle, and district circulator are expected to use North Bayshore's network of streets and off-street paths (such as the Greenway) to reach their destinations. A new Greenway is proposed between Alta Ave and the Permanente Creek trail; intersecting at the proposed Permanente Creek Bridge (part of Landings project proposal). This Greenway would complete the connection to other Greenways as envisioned in the North Bayshore Precise Plan and would be located on the 900 Alta Parcel.

Pedestrian & Bicycle

- To/From Charleston East: The north side of the Huff Garage adjoins the Greenway. Most travelers will then connect to Huff Avenue, Joaquin Avenue, and the mid-block path running north/south through the Charleston South campus to connect to Charleston Road and the Charleston East site. Phase One of Charleston Road Corridor improvements (including wider sidewalks, protected bicycle facilities, traffic calming, and shuttle station platforms) between Huff Avenue and Shoreline Boulevard will be complete in time for Charleston East opening and will provide safer and more comfortable connections along this transportation spine.
- To/From Landings: From Huff Garage, Travelers will utilize the Greenway to cross Alta Avenue at a new pedestrian street crossing. The new Greenway that is proposed on 900 Alta will connect to the Permanente Creek trail with a direct connection to Landings over Permanente Creek via a proposed new pedestrian/bicycle bridge. The new bridge over Permanente Creek will provide more direct connections to the Permanente Creek Trail and the new Greenway on 900 Alta.

- The north side of the Huff Garage along the Greenway will be enhanced with path and plaza connections from the building to the Greenway and several G-bike parking pads which will fit approximately 180 G-bikes for use in traveling to Landings and Charleston East.
- The diagram on the next page depicts sample estimated walking times between main entrances of Landings / Huff and Charleston East / Huff.

District Circulator

- Google District Circulator Shuttles may continue to operate along Huff Avenue near the Huff Garage, and may make connections to Landings, Charleston East, and other North Bayshore destinations.

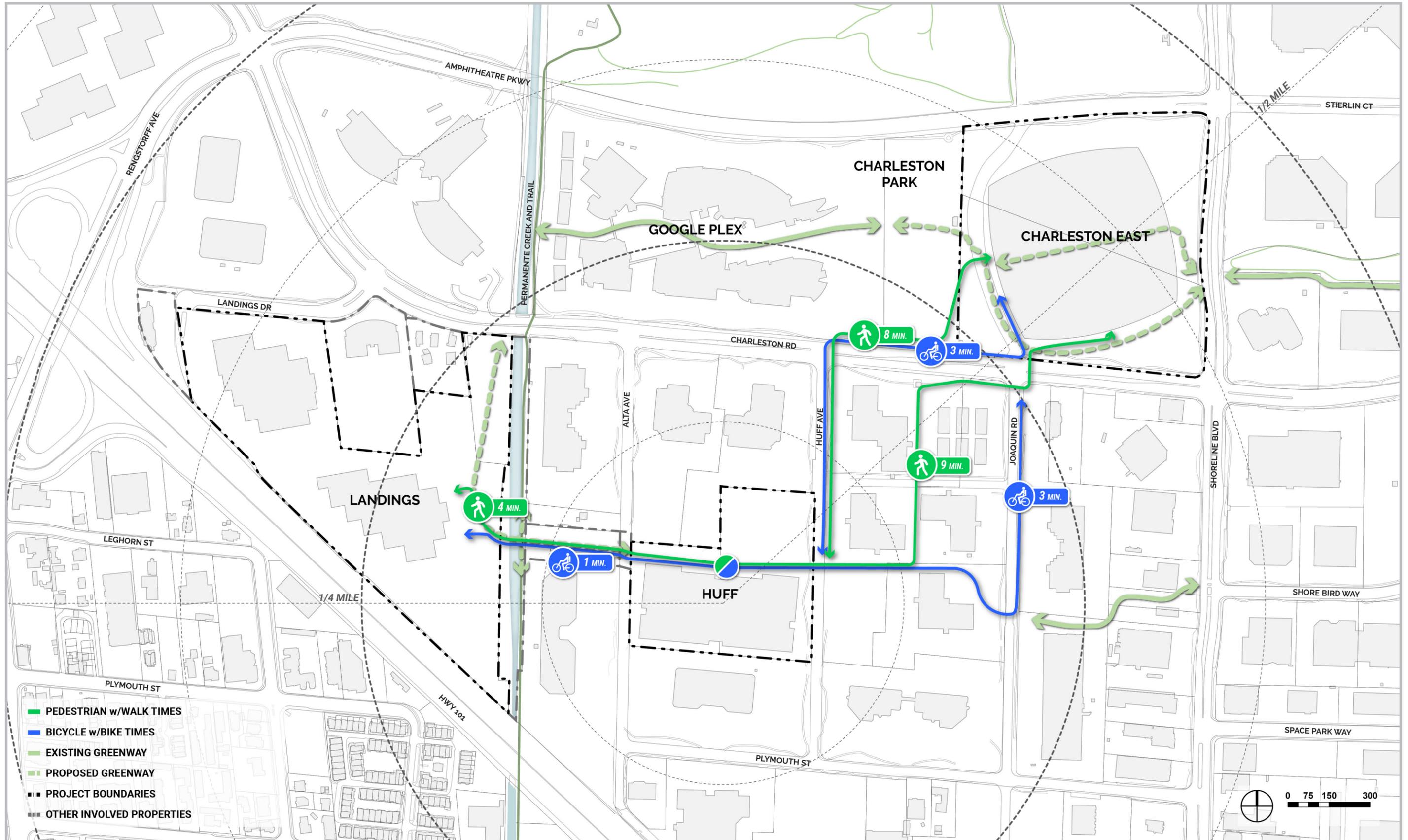


Googlers bicycling around North Bayshore campus

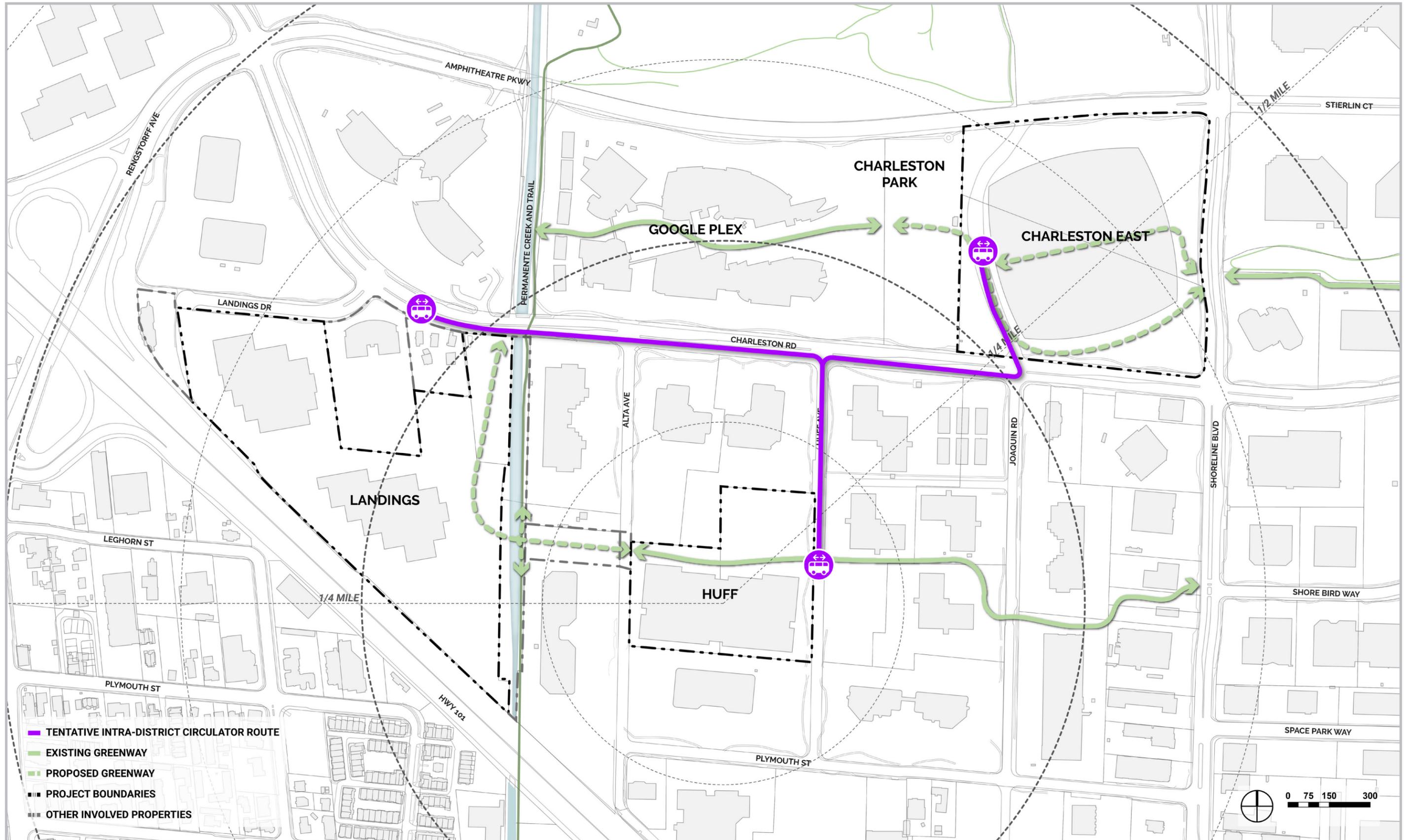


Example of an electric shuttle that can act as a circulator between projects

Source: Phoenixcars01 / WikiCommons / CC BY-SA 3.0



Pedestrian & Bicycle Circulation Diagram



District Circulator Circulation Diagram