

Landings

Community Benefits

5.28.2020

Community Benefits

The Landings Community Benefits are provided to meet the Landings Building's FAR Bonus requirements. There are six categories of Community Benefits - two of them are implemented by Google and four of them are addressed through a payment to the City.

Implemented by Google

1. Permanente Creek Enhancement & Adjacent Open Space (\$15,000,000)
2. Zero Net Water (\$5,800,000)

Value:
\$20,800,000

Paid to City

3. Transportation Infrastructure (\$19,237,000)
4. Rengstorff Signal Timing (\$1,200,000)
5. Magical Bridge Park (\$900,000)
6. Disadvantaged Communities Programs (\$2,500,000)

Value:
\$23,837,000

Grand Total:
\$44,637,000

Community Benefits

Implemented by Google

Total Value:
\$20,800,000

Permanente Creek Enhancement & Adjacent Open Space

Open Space / Ecology

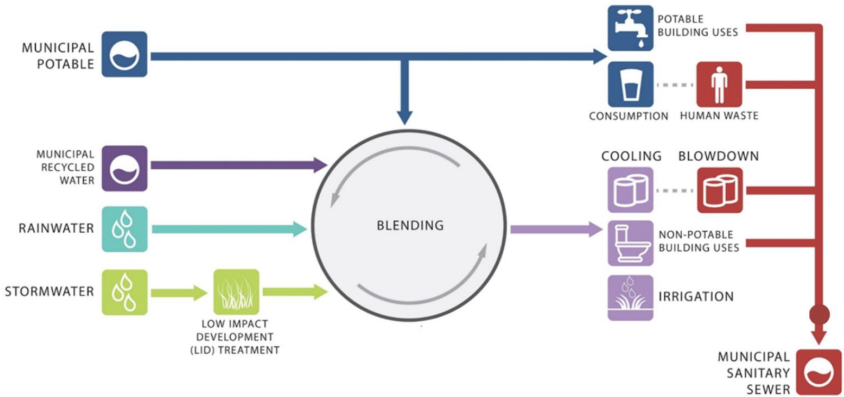
Landings proposes to naturalize Permanente Creek, from Highway 101 to Charleston Rd, converting a channelized urban stream of relatively low habitat value to a high-quality riparian corridor that is both aesthetically beneficial and ecologically valuable for wildlife, water quality, and plant diversity.



Zero Net Water

High Performance Building

The Landings project will collect, treat, and reuse rainwater and stormwater runoff for non-potable uses - irrigation and toilet flushing, which meets the City's definition of "Zero Net" water per the precise plan. The project will connect to the City's recycled water system. By utilizing a blending approach, this system will allow the project to maximize consumption of recycled water provided by the City. It also works seamlessly with the water treatment upgrades the Cities of Mountain View and Palo Alto have planned. So the project is future-proofed to work with and provide resiliency to the municipal system. Runoff from certain impervious surfaces will be treated in on-site bioretention cells before being released to the municipal wastewater system.



Community Benefits

Paid to City

Total Value:
\$23,837,000

Transportation Infrastructure; Rengstorff Signal Timing

Transportation

Google proposes to make a cash contribution to the City's Department of Public Works to fund transportation improvements and/or new TDM programs in the North Bayshore area. These funds are intended to be flexible so that City decision-makers may invest in improvements and programs they believe will have the greatest impact. The Rengstorff Signal Timing helps alleviate congestion along the Rengstorff corridor.



Magical Bridge Park

Engaged Neighbor

The Magical Bridge Foundation has an excellent reputation for building innovative and universally-accessible playgrounds for users of all ages and abilities. Their critically-acclaimed projects span the Peninsula and South Bay. With this contribution to the Community Services Department, Google hopes the City will use these funds to expand upon Magical Bridge's proposal to build a new playground at Rengstorff Park.



Disadvantaged Communities Programs

Engaged Neighbor

Google seeks to support the City's existing efforts and community-led initiatives addressing homelessness as well as the impacts of the COVID-19 pandemic through a \$2.5M cash contribution to what the City will call the "Disadvantaged Communities Program." While the City will have ultimate discretion over how these funds are deployed, the intent is to support such initiatives as:

- Case management and food assistance for those experiencing homelessness or housing insecurity
- Temporary shelters and beds
- Mental health services
- Hygiene kits and services



Community Benefit Detail

Implemented by Google

Permanente Creek Enhancement & Adjacent Open Space

Open Space / Ecology

Today, the site is nine, disconnected buildings surrounded by surface parking. The Landings project proposes to move that parking underground, returning most of that area to nature and the public. At project completion, the project will increase softscape and pervious surfaces from 7 acres to approximately 15.

The centerpiece of this proposal is naturalizing Permanente Creek from Highway 101 to Charleston Rd, converting a channelized urban stream of relatively low habitat value to a high-quality riparian corridor that is both aesthetically beneficial and ecologically valuable for wildlife, water quality, and plant diversity. This move alone creates 1.48 acres of additional aquatic and riparian habitat.

Widening the creek allows the planting of high-performing riparian habitat (the narrower existing creek needs to have smooth banks to keep water flowing when there is a storm event). The design more than doubles the riparian habitat along this reach of Permanente Creek. The proposed habitat consists of a willow thicket and a streamside strip of emergent marsh on the floodplain and mixed oak woodland on the creek banks. The flood plain is expected to be regularly inundated by flood flows, water that helps to support the willows and provide a dynamic habitat for wildlife.

This work at Permanente Creek builds on Google's work at the retention basin, finding additional opportunities to restore and enhance the natural ecology of this region. The project team is working closely with City staff and the Santa Clara Valley Water District on the Permanente Creek naturalization -- an exemplary private investment to optimize the habitat and recreational value of a flood control channel.

In addition to the Creek Enhancements, Landings provides spaces both large and small where people can gather, recreate, and enjoy restored ecological areas, in addition to walking and biking through the campus on a network of trails and paths. Landings sits at the intersection of several key North Bayshore connections, including the Green Loop, Permanente Creek Trail, and shuttle stops along the Charleston Transit Corridor, promoting use by visitors from near and far.



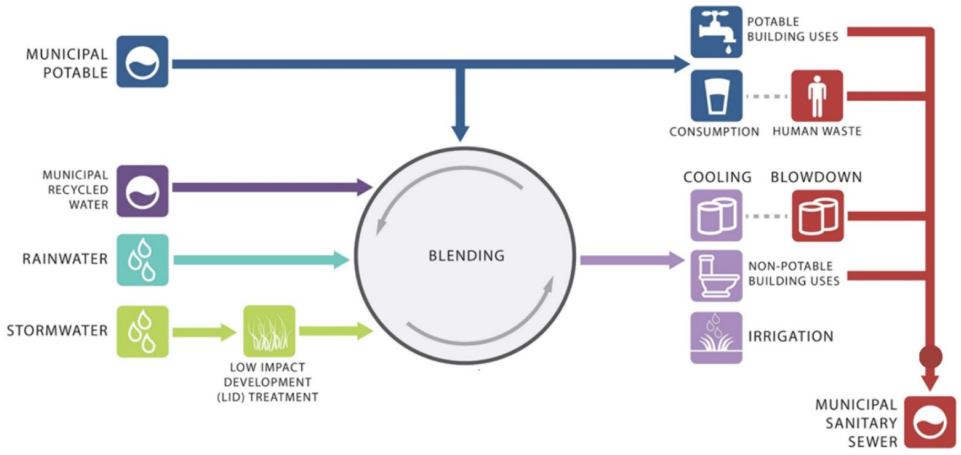
Community Benefit Detail

Implemented by Google

Zero Net Water

High Performance Building

The Landings project will collect, treat, and reuse rainwater and stormwater runoff for non-potable uses - irrigation and toilet flushing, which meets the City's definition of "Zero Net" water per the Precise Plan. The project will connect to the City's recycled water system. By utilizing a blending approach, this system will allow the project to maximize consumption of recycled water provided by the City. It also works seamlessly with the water treatment upgrades the Cities of Mountain View and Palo Alto have planned. So the project is future-proofed to work with and provide resiliency to the municipal system. Contaminated stormwater from certain impervious surfaces will be treated in on-site bioretention cells before being released to the municipal wastewater system.



The project's approach to water conservation is not limited to the water collection, treatment, and reuse. Wherever possible, the project sought opportunities to reduce or eliminate water demands. One of the largest water demands on most projects usually comes from cooling towers, where water is boiled in order to remove heat from the building. At the Landings, the geothermal heat rejection system has allowed for the elimination of cooling towers entirely, rejecting that heat to the ground instead. When this is combined with the water treatment measures described above, this Zero Net Water approach contributes to a total reduction of 7.7 million gallons of water per year over a similarly-size building with more conventional systems.

Community Benefit Detail

Paid to City

Transportation Infrastructure;
Rengstorff Signal Timing

Transportation

The North Bayshore Precise Plan (NBPP) requires aggressive Transportation Demand Management (TDM) measures for the Landings project. Google is well-known for its efforts in this area, particularly the Google busses that substantially reduce single-occupancy vehicle travel. Google is also dedicating land and upgrading street frontages at the project site as called for in the NBPP.

In addition to these TDM measures and project-related improvements, Google proposes to make a cash contribution to the City’s Department of Public Works to fund transportation improvements and/or new TDM programs in the North Bayshore area. These funds are intended to be flexible so that City decision-makers may invest in improvements and programs they believe will have the greatest impact.

The NBPP identifies priority transportation improvements and notes that these improvements should address:

- Trees - tree canopy is essential to create shade & habitat
- Bikeways - the NBPP promotes biking as a GHG-free and health-promoting transportation mode
- Transit and HOV Priority - prioritizing non-SOV modes helps reduce congestion and reduce GHG’s

The Landings’ cash contribution to Transportation Infrastructure help address the goals above and traffic congestion.

The Rengstorff Signal Timing contribution helps alleviate congestion on a key corridor to and from the North Bayshore area, reducing GHG emissions and travel times for all modes.



Table 27: Priority Transportation Improvements

High-Priority Improvements	
T-1	Shoreline: Hwy 101 to Plymouth
T-2	Shoreline: Plymouth to Amphitheatre
T-3	Charleston: Shoreline to Amphitheatre
T-4	Garcia Avenue: Amphitheatre to Bayshore Pkwy

Community Benefit Detail

Paid to City

Magical Bridge Playground

Engaged Neighbor

The Magical Bridge Foundation creates playgrounds for people of all abilities and ages. One in four people have a disability, which in many cases is invisible. The proposed Magical Bridge Playground at Rengstorff Park will be an inclusive playground that removes physical and social barriers to create a truly welcoming space.

Google will provide funds to support this new playground that will increase the proposed scope of the project and provide meaningful benefits to people of all abilities. Features that the Foundation has included at their completed parks include:

- Braille play zone descriptions
- Laser Harp
- Retreat Coccoons
- Distinct zones for predictable play

By imagining and creating play spaces that far exceed ADA requirements, a Magical Bridge Playground achieves access that welcomes any who would otherwise face challenges in seeking recreation. Google's contribution helps defray the additional costs to expand the scope of the Magical Bridge Playground at Rengstorff Park.



Community Benefit Detail

Paid to City

Disadvantaged Communities Programs

Engaged Neighbor

Google has long-supported the City's commitment to supporting Mountain View's disadvantaged communities from those experiencing homelessness to those who are housing or food insecure. Now more than ever, the need for support is increasing and will only continue to grow as we learn more about the economic, social, and mental health impact of the devastating COVID-19 pandemic.

Rather than reinvent the wheel, Google seeks to support the City's existing efforts and community-led programs through a \$2.5M cash contribution to what the City will call the "Disadvantaged Communities Program." While the City will have ultimate discretion over how these funds are deployed, the intent is to support such initiatives as:

- Case management and food assistance for those experiencing homelessness or housing insecurity
- Temporary shelters and beds
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