

## **Green Building Program Voluntary Measures and Community Benefits**

The Sunnyvale Office Park Project will exceed the City's Green Building Program's requirements. The Project proposes a 20% increase in floor area ratio (FAR) by achieving LEED Gold with USGBC certification and an additional 10% increase in FAR by also obtaining a Major Moffett Park Special Development Permit demonstrating that the project incorporates additional green/sustainable development measures and community benefits. The Green Building Program measures used by the Project applicant to achieve the additional FAR levels are discussed below.

### **Green Building Program Minimum Measures**

Project will comply with Sunnyvale's Green Building Program by meeting minimum standards for non-residential projects greater than 100,000 sq. ft. including:

1. CALGreen Mandatory Measures, and
2. LEED Gold Level with verification by a LEED AP.

### **Voluntary Measures For Increased FAR**

In addition to the minimum measures described above, the Project will incorporate voluntary measures to be eligible for a 20% FAR increase and an additional 10% FAR increase, including achieving LEED Gold with USGBC certification and a Major Moffett Park Special Development Permit demonstrating that the Project incorporates additional green/sustainable development measures and community benefits. These voluntary measures are as follows:

1. **70 LEED credits**  
The Project seeks 70 LEED credits, exceeding the 60 credits required to achieve LEED Gold under Core and Shell version 2009 (see preliminary LEED scorecard submitted for the Project).
2. **On-site Renewable Energy and Green Roof**  
The Project will incorporate solar hot water panels and PV panels on the roof to generate 1% of the anticipated building's energy usage. The Project will also include green roof features with landscaping on its fifth floor green roof gathering area. These solar panels and green roof features not only reduce the Project's energy use, but they also reduce the heat island effect on the Project's site, which helps improve local climate conditions in the Project's vicinity.
3. **Storm Water Design and Quantity Control**  
Capture, treat, and reuse stormwater on-site to reduce the rate and volume of one-year and two-year design storm precipitation by at least 25%.
4. **Public Recycled Water Main Extension Benefits Properties in Addition to the Project Site**  
Due to the drought over the last few years, potable water resources are becoming increasingly scarce. As a means of reducing the Project's and the surrounding properties' reliance on potable water resources, the Project proposes extending the existing public recycled water main in Mathilda Avenue approximately 1,850-feet. Approximately 1,000 feet of which will bring the recycled water main to the Southern property line of the Project and the remaining approximately 850 feet, along the Mathilda frontage to the Northern property line of 1220, will be a community benefit allowing surrounding properties (e.g., the property's North of the Project, the VTA property, and the Juniper Network properties to the west) to tap into the extended recycled water main, bringing recycled water to those properties. The extended recycled water main will provide recycled water for the Project's landscape irrigation and potentially for the Project's internal building plumbing and mechanical systems. On a City-wide scale, this extension of the public recycled water main helps preserve limited potable water resources by supplanting traditional potable water uses with a more sustainable recycled water source.
5. **Bicycle Lanes to the VTA Station Benefits Sunnyvale Residents and Stakeholders in Addition to the Project Employees**  
The Project is proposing improvements to enhance bicycle safety, improve the City's bicycle facilities, and encourage bicycling consistent with the recommendations of the Sunnyvale Bicycle

and Pedestrian Advisory Commission. The Moffett Park area is currently underserved by bike lanes, in particular lacking connections to/from the Lockheed Martin VTA light rail station. The Project's installation of the 5th Avenue Class 2 bicycle lanes with public access will provide an enhanced level of connection and safety for bicycle riders in the Moffett Park area through a defined bike route to the Mathilda Avenue VTA station. In addition, the defined bicycle lanes on 5th Avenue will encourage community members to ride light rail to/from the VTA station given that they have a safe bike connection to other locations in Moffett Park. Increased public transit ridership will promote sustainability on a community level with the net benefit of reduced carbon emissions.

**6. Replacement of Protected Trees In Excess of Code Requirements**

The Project adds a community benefit by maximizing the quantity and value of replacement trees in the City's urban forest. Specifically, the Project exceeds the City's requirements by:

- (i) providing 83 (rather than the required 33) replacement trees (greater than 24" box size), and
- (ii) providing larger replacement trees than the required 24" box size. Of the 83 replacement trees, 23 will be greater than 36" box size and 6 will be 60" – 72" box size.

**7. Monetary Community Benefit Payment**

The Project applicant has agreed to make a Two Million Dollar (\$2,000,000) monetary payment for public safety personnel at Fire Station No. 5 at the time of building permit issuance for vertical construction of the Project.