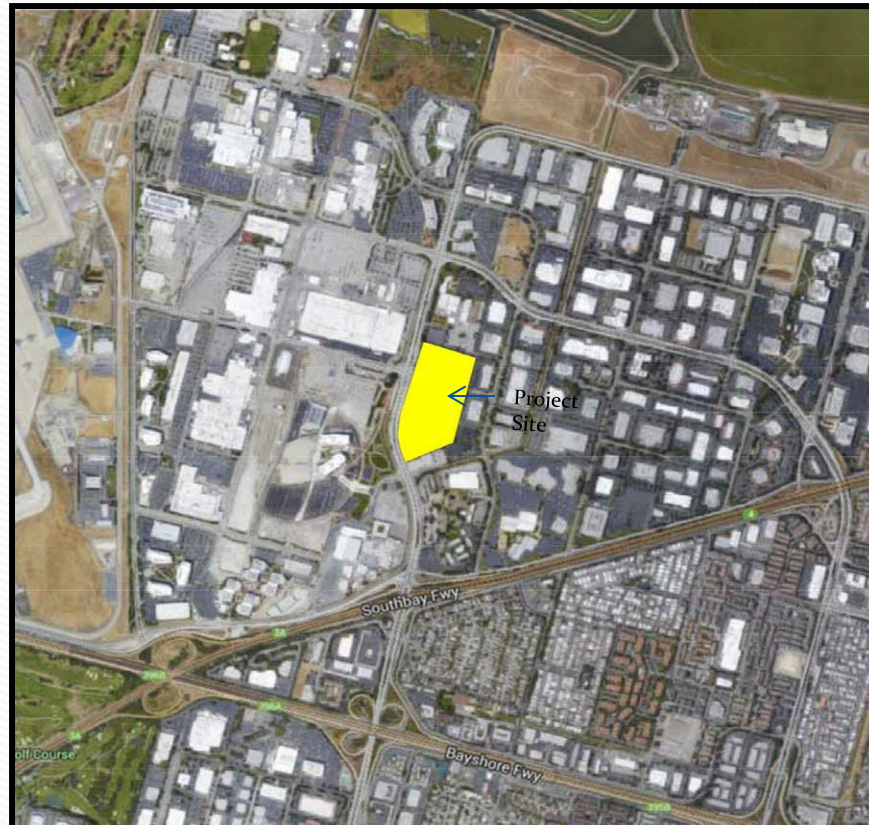


**1184 N. Mathilda Avenue
City Council
June 28, 2016**



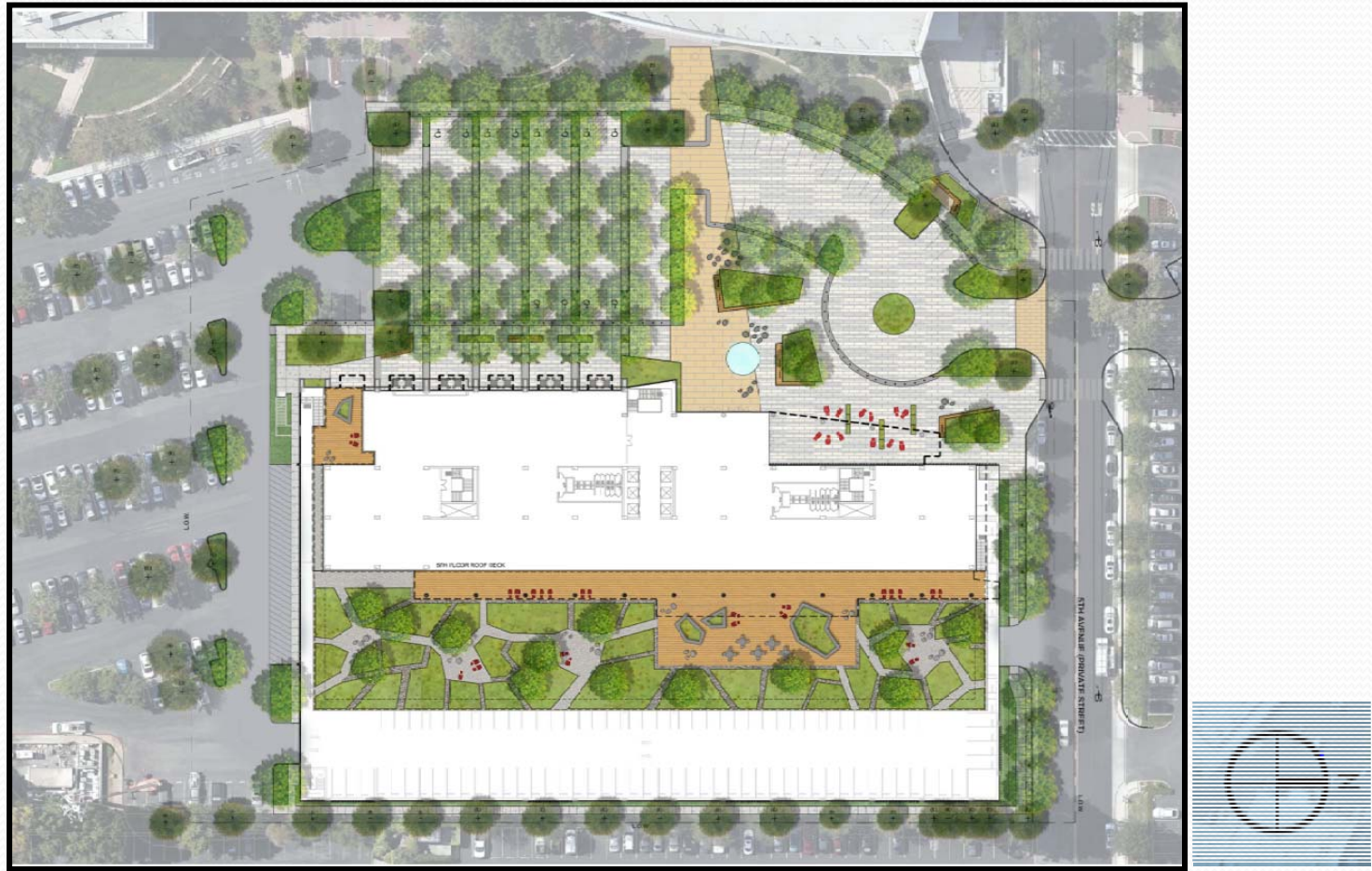
Site Context



Project Description

- Existing:
 - Three 4-story office buildings
 - 424,815 s.f.
 - 51% FAR
- New: + 248,259 sf = 673,074
 - 5-story office building above parking
 - 80% FAR
 - Parking garage
 - 1 level below grade
 - 4 levels above grade
 - Landscaped roof garden
 - Reconfiguration of surface parking

Site Plan



Moffett Park

Special Development Permit

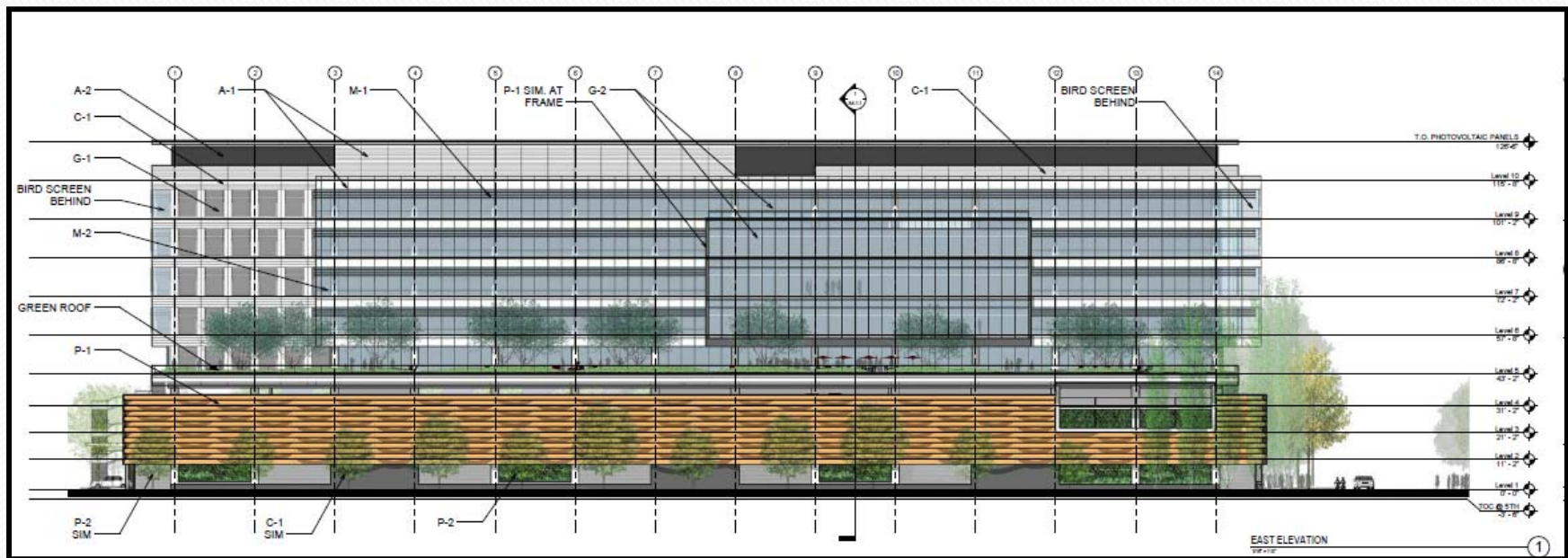
- Architecture
- Landscape and Site Improvements
- Access and Parking
- Green Building Incentive



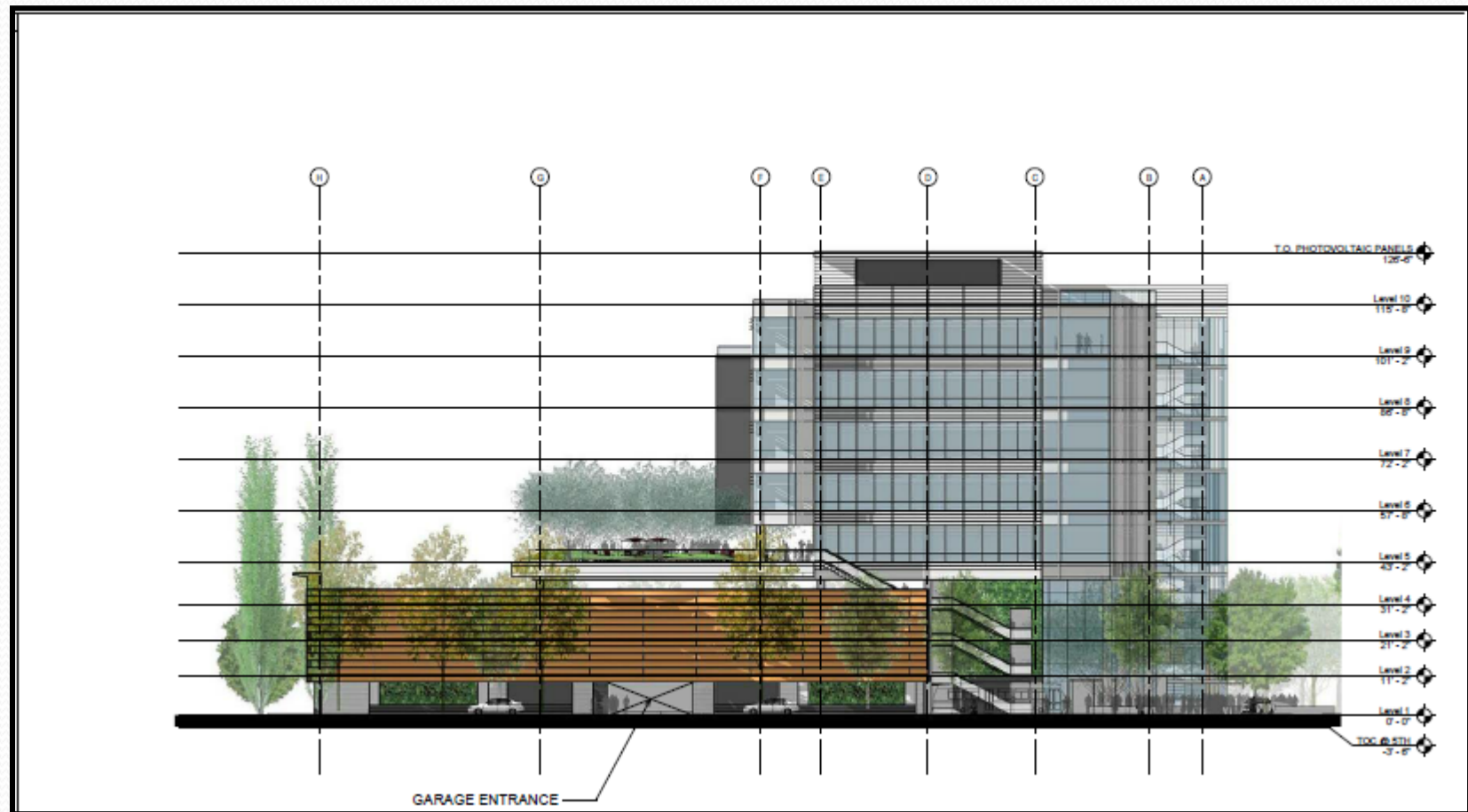
West and South Elevations



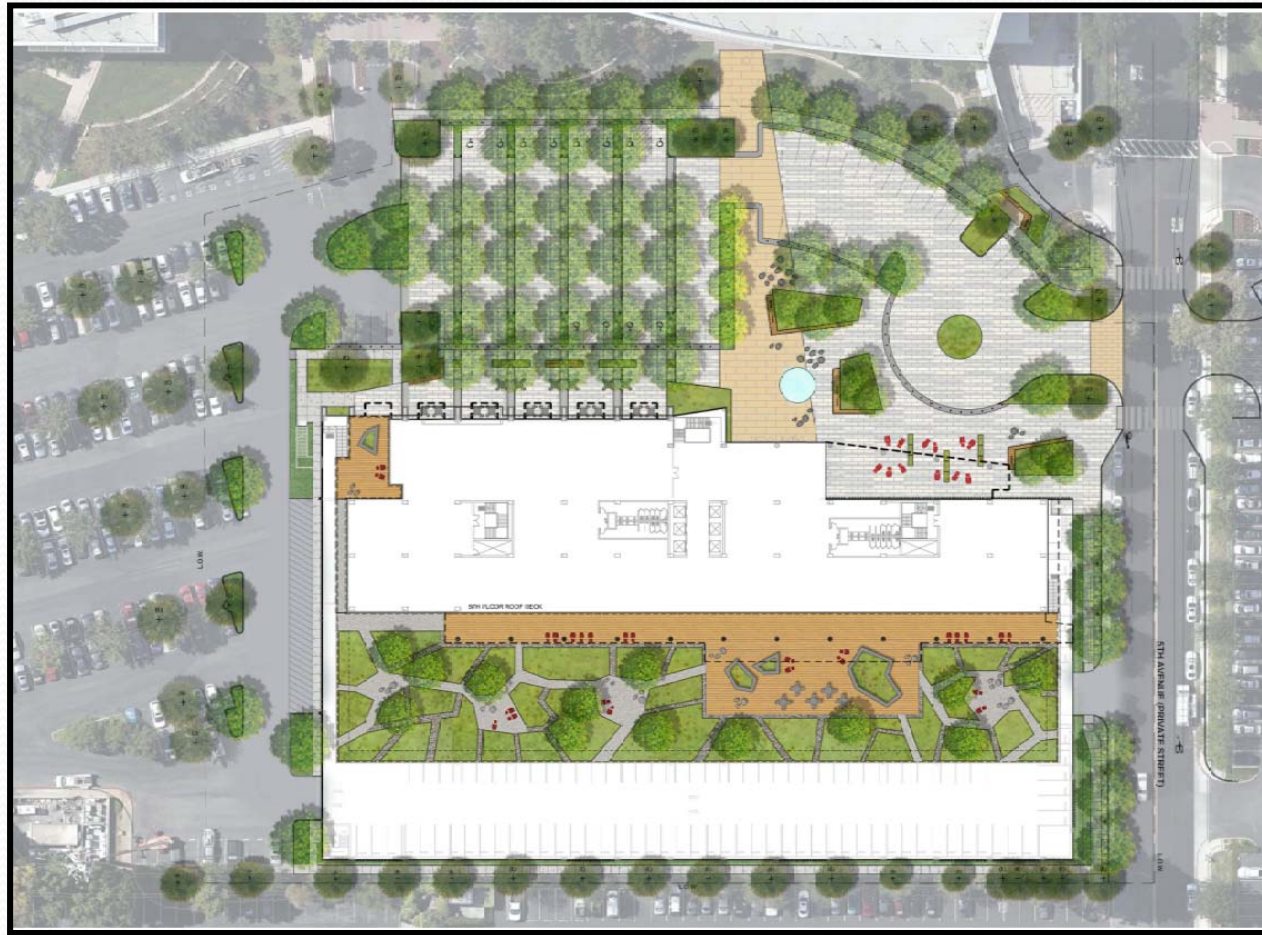
East Elevation



North Elevation



Landscape & Site Improvements





Moffett Park

Development Reserve

- SDP for 80% FAR – Council Approval
- ~694,000 s.f. Available
- ~445,000 Balance, if approved
- TDM
 - 30% peak hour reduction
 - 25% average daily reduction
- Meet Reserve Access Guidelines
- Green Building Program Incentives



Green Building & Community Benefit Features

- LEED Gold Plus—New Building
- LEED Gold—TIs
- Recycled Water Line Extension
- Pedestrian & Bicycle Easements on 5th
- \$2M: Public Safety Officers



Green Building & Community Benefit Features, cont.

- Minimum Parking
- 63 Vehicle Charging stations
- 77% more bicycle parking spaces
- On-site Renewable Energy
- Green Roof
- Storm Water Runoff Reduced 25%



Staff and Planning Commission Recommendation

City Council approval:

- Mitigated Negative Declaration
- Major Moffett Park SDP