



Sunnyvale

360 W. Caribbean Drive
2017-8042

City Council May 12, 2020

APPLICANT:

- Google LLC

DEVELOPMENT TEAM:

- Owner - Google LLC
- Design Architect – Bjarke Ingels Group
- Landscape Architect – The Olin Studio
- Development Manager – Sares Regis Group
- Design Build Contractor – Devcon Construction Inc.

Representatives Online:

- Jeff Holzman, Director, Google Sunnyvale District Lead
- Josh Mello, Google District Transportation Lead
- Emily Murray, Attorney, Allen Matkins

MAJOR MOFFETT PARK SPECIAL DEVELOPMENT PERMIT:

- Two 5-story office buildings
- Approximately 1.0 million SF
- Combined FAR 60%
- Parking structure, at-grade parking, landscaping
- West Channel improvements
- Deviations for front yard setback and required parking
- Community benefits

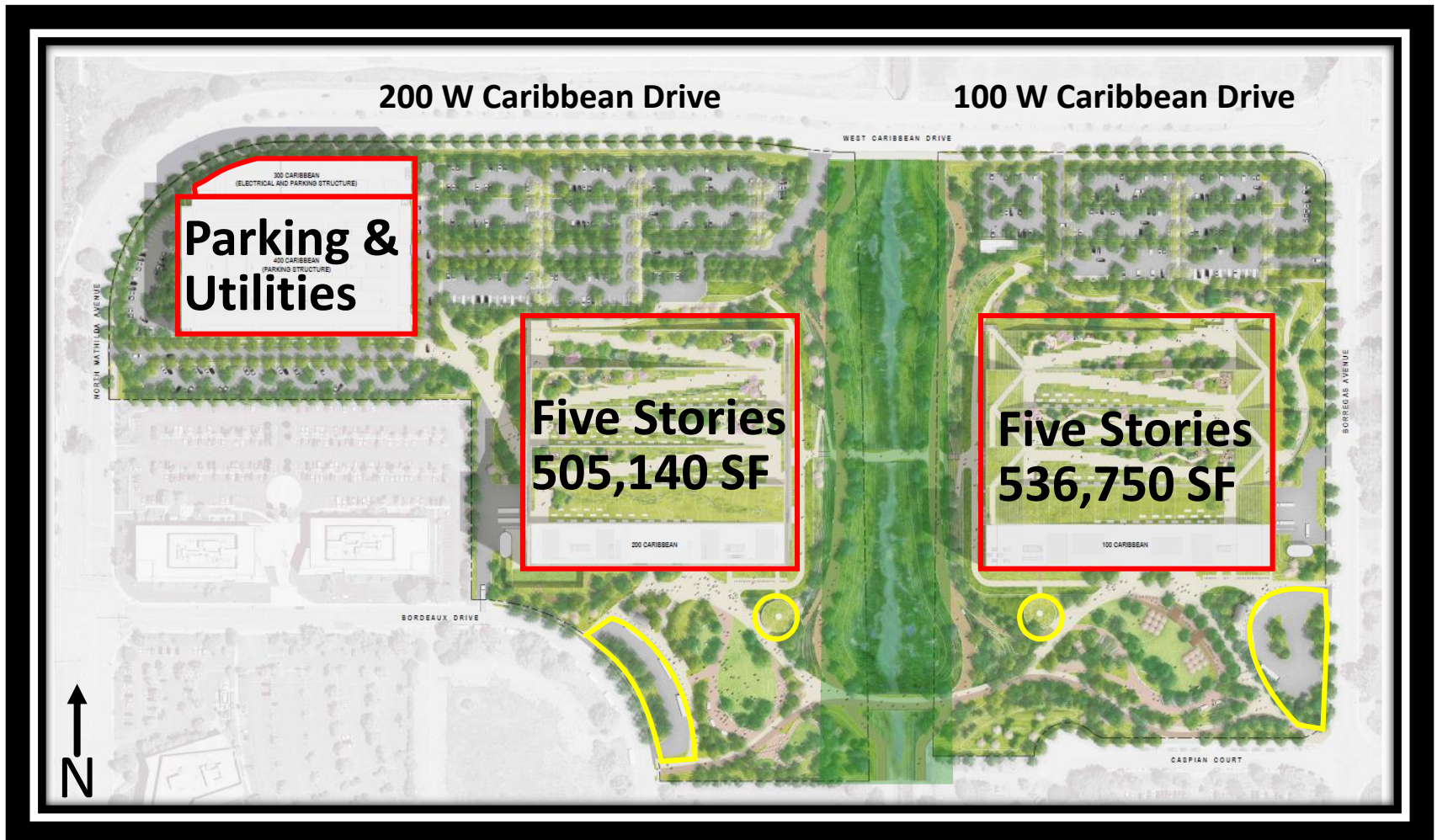
GREEN BUILDING – LEED Gold with USBC Certification

VESTING TENTATIVE MAP – to combine ten parcels into two

Existing Site



Site Plan



Project Rendering-Looking Southwest

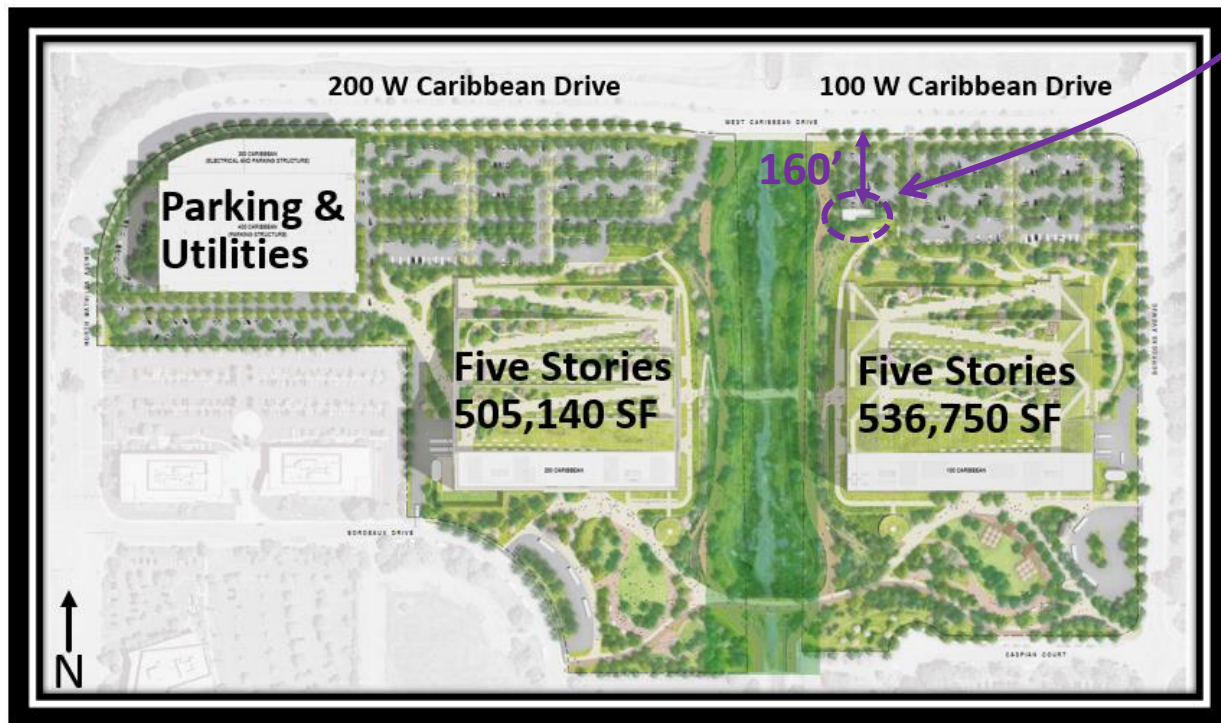


Project Rendering-View from Bordeaux Drive



Development Standards

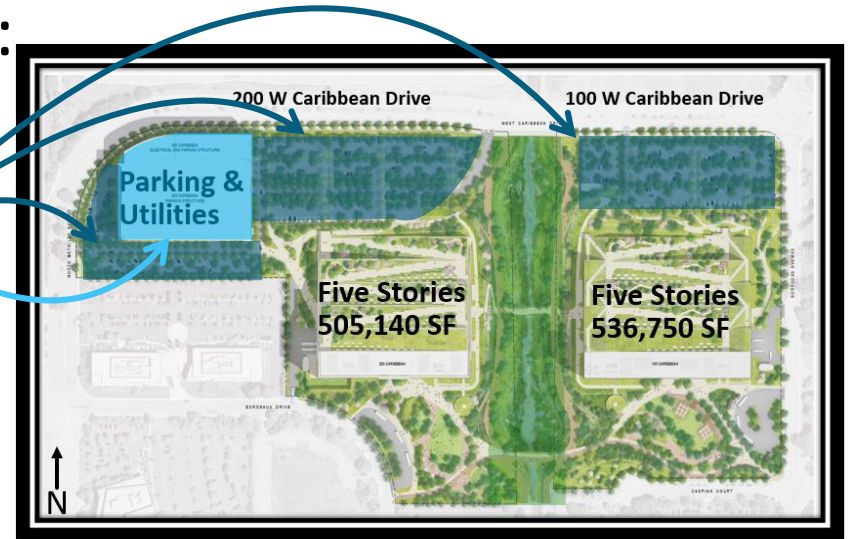
- Complies with most development standards
- Deviation Requested:
 - Allow a generator in front yard



Development Standards

- Parking Exception Requested:

- Reduce Parking
 - 2,089 spaces proposed
 - 3,126 spaces required

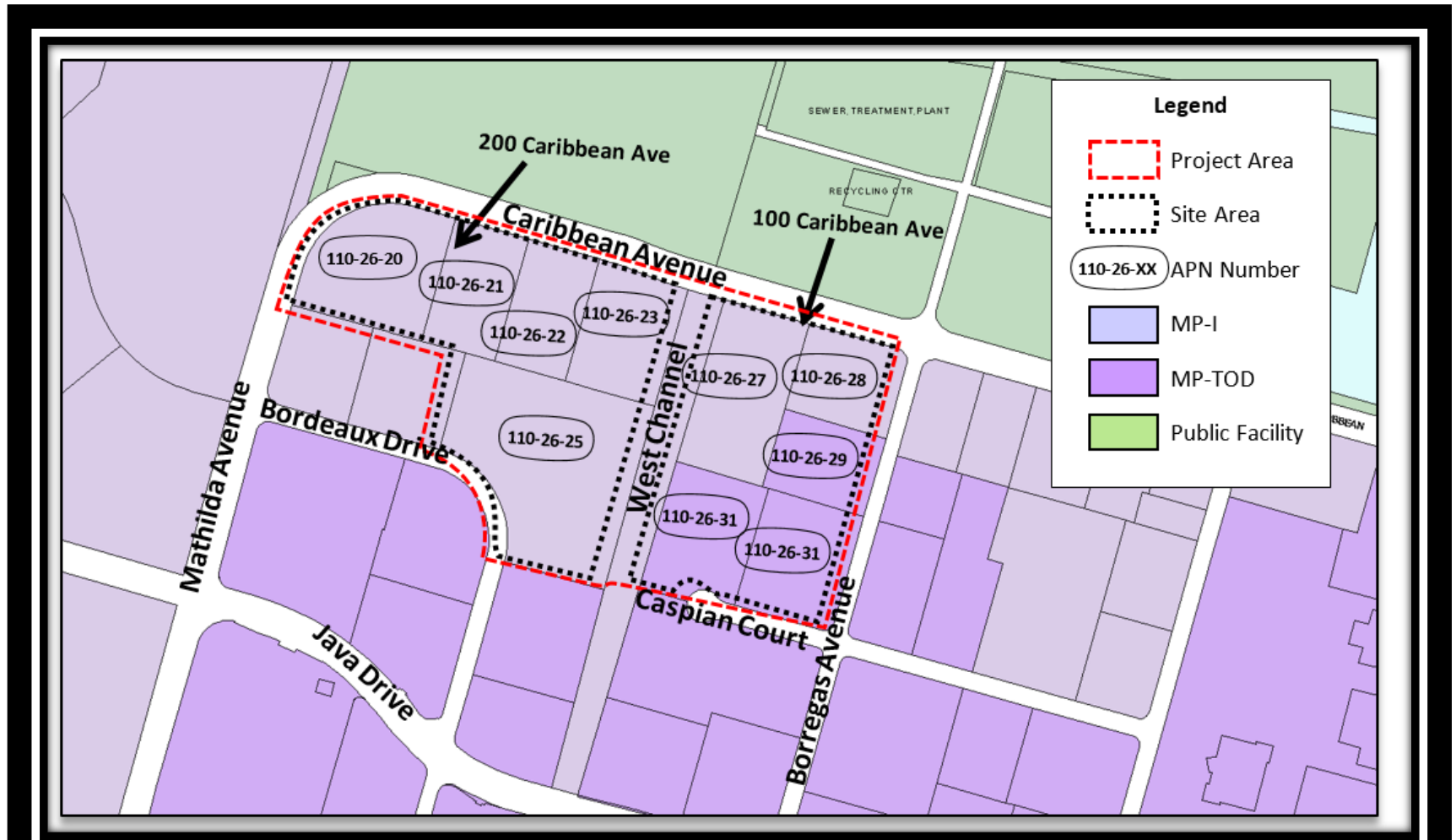


- Parking Exception Allowable:

- Proximity to public transit
- TDM: reduce total (25%) and peak trips (30%)
- Other unique circumstances
- Google has robust shuttle and last mile services
- Campus is located less than 10th of a mile from VTA

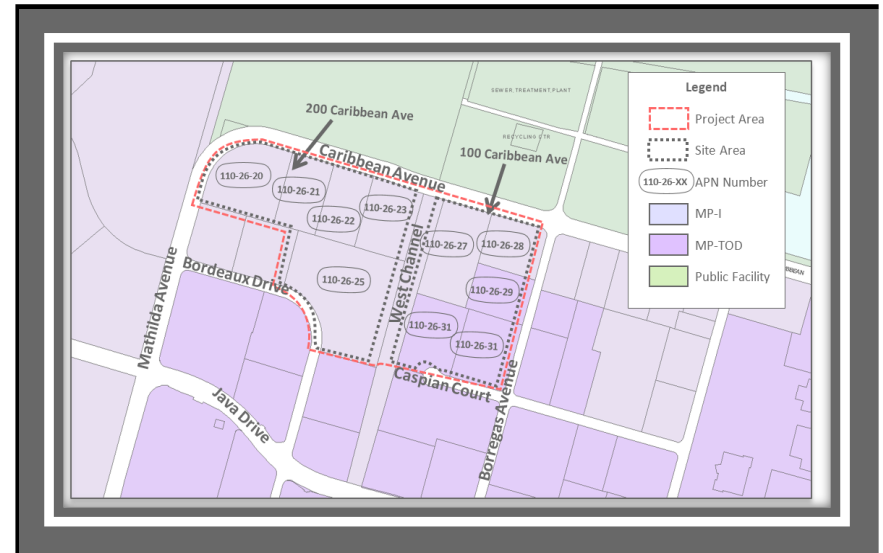
Development Standards

- Floor Area Ratio



Development Standards

- Floor Area Ratio met over entire site area
 - 100 W Caribbean – Split Zoning
 - MP-I (35% FAR) & MP-TOD (50% FAR)
 - 200 W Caribbean – All MP-I (35% FAR)
- Green Building Program
 - 80% FAR in MP-TOD
 - 55% FAR in MP-I
- Subject to Community Benefits



Floor Area Ratio

- Total building area 1,041,890 SF
 - 360,851 SF Development Reserve Needed
 - 135,733 SF Reserve Balance
- Includes use of Green Building Program

Community Benefit

- Triggered in the following conditions
 - MPSP – Development over the Standard FAR
 - Green Building – Access of addition 10% FAR
- Project Proposal
 - Maximum FAR under the MPSP
 - +10% FAR allowed through Green Building Program

Community Benefit

- Community Benefit Includes the following features:
 - **Enhance and Naturalize** West channel
 - Between Caspian and W. Caribbean



9 NORTH CHANNEL CROSSING VIEW



5 CASPIAN CHANNEL CROSSING VIEW



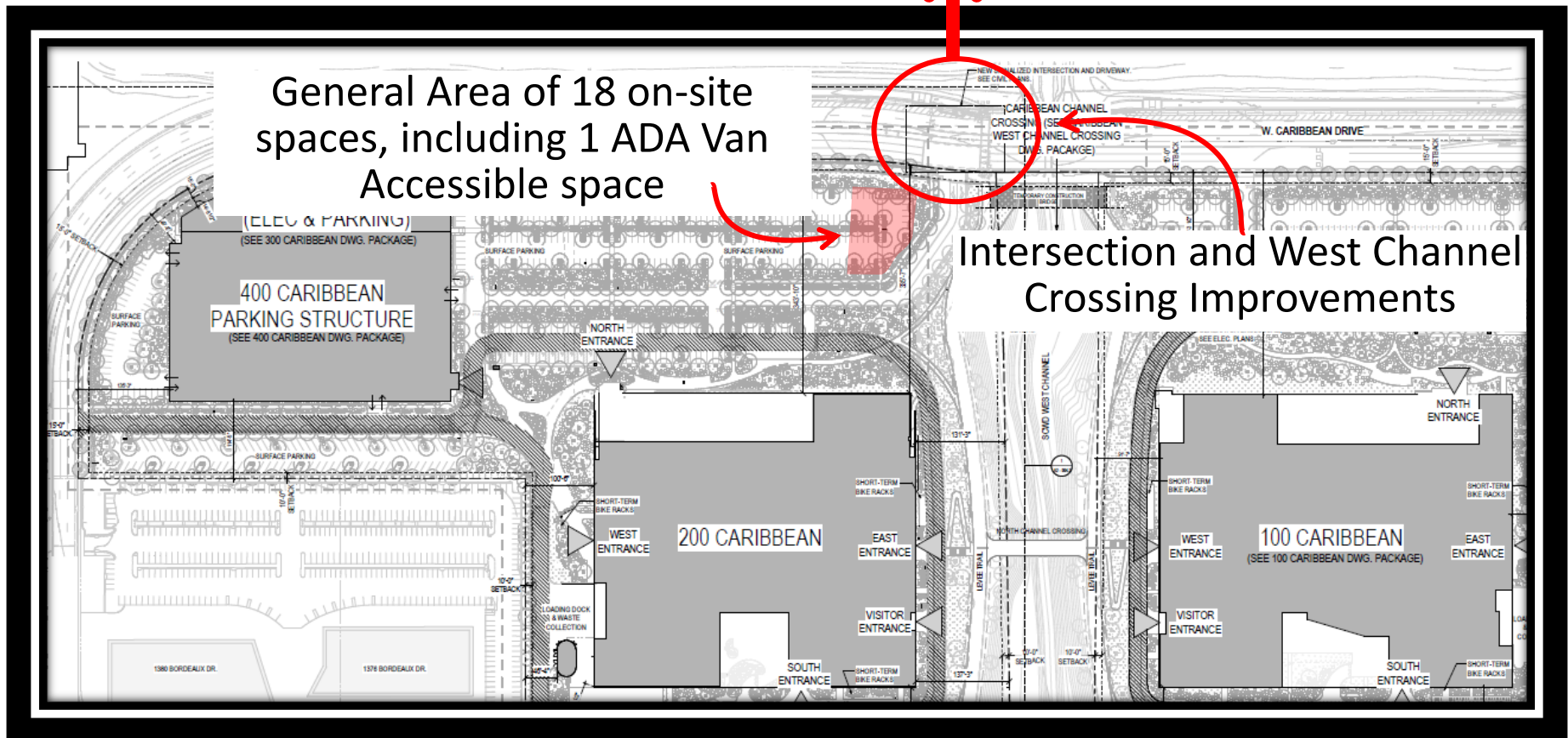
Community Benefit-Cont'd

- **Public Access** through the site and along the channel
- **Bay Trail support**
 - 18 dedicated **parking spaces**
 - **Signalized** intersection on Caribbean
- **\$2.2** million to the City's **Community Benefits Fund**
- Ensure construction related **sales tax revenue** is allocated to the City


Bay Trail Parking



Bay Trail Parking



Environmental Review

- 
- Resource Analyzed in Transportation EIR:
 - Transportation and Traffic
 - Other Resources Analyzed in Initial Study Checklist

Environmental Review

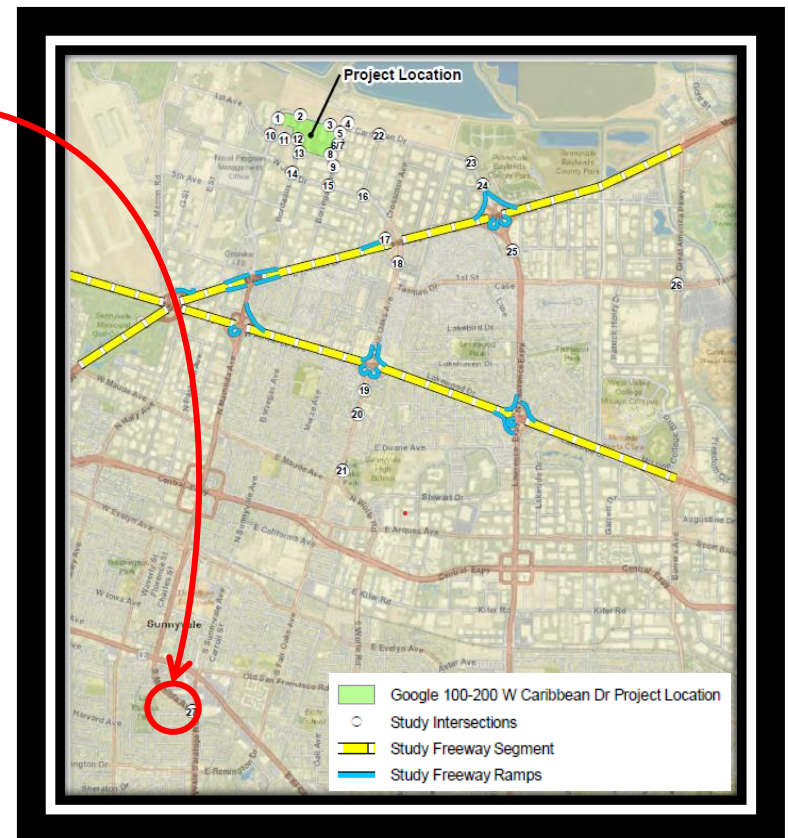
- CEQA analysis relied on previous EIRs:
 - City of Sunnyvale LUTE EIR
 - Valley Water East and West Channels Flood Protection Project
 - Mathilda Avenue Improvements at SR 237 and US 101 Project
- Measures to fully mitigate project impacts are drawn from these documents
- One cumulative traffic impact

Environmental Review

- Significant and Unavoidable Impacts

- Cumulative traffic impact:

❖ Mathilda Avenue at
Sunnyvale-Saratoga
Road & Talisman Drive



Environmental Review

Significant and Unavoidable Impacts

- No feasible mitigation identified:
 - ❖ Changes to signal timing would result in new impacts on Mathilda-Saratoga Sunnyvale Corridor
 - ❖ No available right-of-way to add capacity

Planning Commission Summary

- Recommended:
 - Approval of the project with staff recommended Conditions of Approval; and
 - Include additional language regarding Bay Trail parking access, marking and signing.

Recommendation for Council Consideration

Transportation EIR:

- Certify the Transportation EIR,
- Adopt the Statements of Overriding Consideration,
- Adopt the Mitigation Monitoring and Reporting Program

Major Moffett Park Special Development Permit & Vesting Tentative Map:

- Approve in accordance with PC Recommendation