



1600 Amphitheatre Parkway
Mountain View, CA 94043

February 18, 2020

Momo Ishijima
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94086

Re: 1265 Borregas - Updated Project Description for Proposed Office Building Development

Dear Ms. Ishijima,

On behalf of Google LLC, we are pleased to submit revised planning documentation for the 1265 Borregas project. The primary changes to the proposed project are:

- Amended crosswalks at Borregas to retain the existing southern leg across Borregas Avenue at Humboldt Court;
- Added raised table at pedestrian walkway across drive at North entrance to enhance pedestrian safety;
- Revised bicycle and pedestrian path leading to North entrance for enhanced pedestrian and cyclist visibility and safety;
- Switched public and private program of trash enclosure to reposition grease storage closer to building and limit staining from grease;
- Extended and enlarged the stress pad to better accommodate layout of waste bins and simplify waste vehicle approach;
- Added a green space in Phase 2 (in lieu of sports courts).

The proposed project is in the Moffett Park Specific Plan (MPSP) area, on the west side of Borregas Avenue between Humboldt Court and Gibraltar Drive, with Moffett Place adjacent to the south and Gibraltar Court directly to the north. The proposed project includes four parcels: 160 Gibraltar Court, 1265 Borregas Avenue, 1196 Borregas Avenue, and 1190 Borregas Avenue.

1265 Borregas Avenue and 160 Gibraltar Court

The 160 Gibraltar Court and 1265 Borregas Avenue parcels will be combined by processing a lot line adjustment to create a single parcel of approximately 6.9 acres. The site includes an existing two-story structure on 1265 Borregas and an existing one-story structure on 160 Gibraltar, totaling approximately 111,107 square feet of building area. Current and previous uses on the parcels include research and development (R&D) and office uses.

The proposed project will be developed in two phases. Phase 1 of the proposed project will involve the demolition of the existing two-story structure at 1265 Borregas Avenue and construction of a five-story, 182,500 square-foot mass timber office building on the eastern half of the 6.9-acre parcel with a secured courtyard adjoining the west facade of the building. Phase 2 will involve demolition of the existing one-story structure at 160 Gibraltar Court and the development of an open green space adjacent to and west of the secured courtyard. Additionally, 37 existing parking spaces will be re-stripped on 160 Gibraltar as part of Phase 2. 1265 Borregas (Phase 1) will include pedestrian paths, extensive landscaping, a trash enclosure, dedicated loading areas, and parking. The 37 parking spaces that will be created on 160 Gibraltar in Phase 2 will be available for use on the first day of business for the building on 1265 Borregas.

Key sustainability features of the 1265 Borregas building include the mass timber structure and superstructure, Leadership in Energy and Environmental Design (LEED) Platinum designation, an all-electric/photovoltaic (PV) strategy, healthy materials aligned with LEED credits for Indoor Environmental Quality & Materials Resources, and a carbon mitigation strategy.

The Mass Timber Structure and Superstructure - 1265 Borregas Avenue

The new office building at 1265 Borregas Avenue features a mass timber primary structure, featuring cross laminated timber (CLT) and glued-laminated timber (glulam) posts and beams.

The south portion of the building is composed of building support spaces, meeting rooms, and small amenity spaces. Typical floor framing here consists of concrete topping on CLT panels spanning North-South between glulam girders. The balcony cantilevers are achieved through the use of a timber concrete composite (TCC) system.

On the north side, there are double height work spaces at the 2nd and 4th levels. Typical floor assembly here consists of concrete topping on CLT panels supported by glulam purlins. The purlins span between glulam beams, which are in turn supported by glulam posts.

The roof structural system is similar to floors below, but does not have a concrete topping. The floor is composed of CLT. All timber elements are exposed and designed for a one-hour fire rating using the charring design method.

1190 and 1196 Borregas Avenue

As part of Phase 1, two additional parcels, 1190 and 1196 Borregas Avenue — located on the east side of Borregas Ave, just south of Humboldt Court and also in the MPSP area — will be converted to surface lots to provide parking for the proposed building on the 1265 Borregas site.

The central portion of 1190 Borregas will be developed with raised planter gardens and a small gathering space for use by occupants of 1265 Borregas Avenue and other nearby Google buildings. An existing one-story office building on 1190 Borregas (~34,687 SF) and an existing two-story office

building on 1196 Borregas (~46,400 SF) will be demolished to facilitate the provision of off-site parking and the garden/small gathering space.

Current and previous uses on the parcels include research and development (R&D) and office uses.

Parking

As part of Phase 1, the project will provide a total of 387 parking stalls, plus 2 loading stalls and 2 long-term service stalls. During Phase 1:

- 362 parking stalls will be provided on the new surface lots at 1190 and 1196 Borregas Avenue; and
- 25 stalls will be included on 1265 Borregas.

On the first day of business for 1265 Borregas, 424 parking spaces will be available, including 37 stalls on 160 Gibraltar. This yields a parking ratio of approximately 2.4 parking spaces per 1,000 square feet provided to serve a proposed gross building square footage of 182,500 square feet.

A Draft Transportation Demand Management (TDM) plan, as required by the MPSP, was previously provided to substantiate the parking reduction and to support the request for off-site parking.

Please don't hesitate to be in touch with questions or comments. We look forward to working with you.

Sincerely,

Jeff Holzman
Director, Real Estate District Development
Google LLC