

MOFFETT PARK, SUNNYVALE, CA  
PLANNING COMMISSION MEETING



1265 BORREGAS

Google MGA



# PROJECT CHARTER



## Googlers Thrive

Beauty + Simplicity  
Adaptable  
Intentional  
Balanced



## Google Approach for Mass Timber

Integrate Google Program and Goals with Mass Timber Opportunities and Constraints



## Cost Effective

Construction Efficiency



## Kit of Parts + Repeatability

Prioritize repeatability at multiple scales, using pilot project to test solutions.



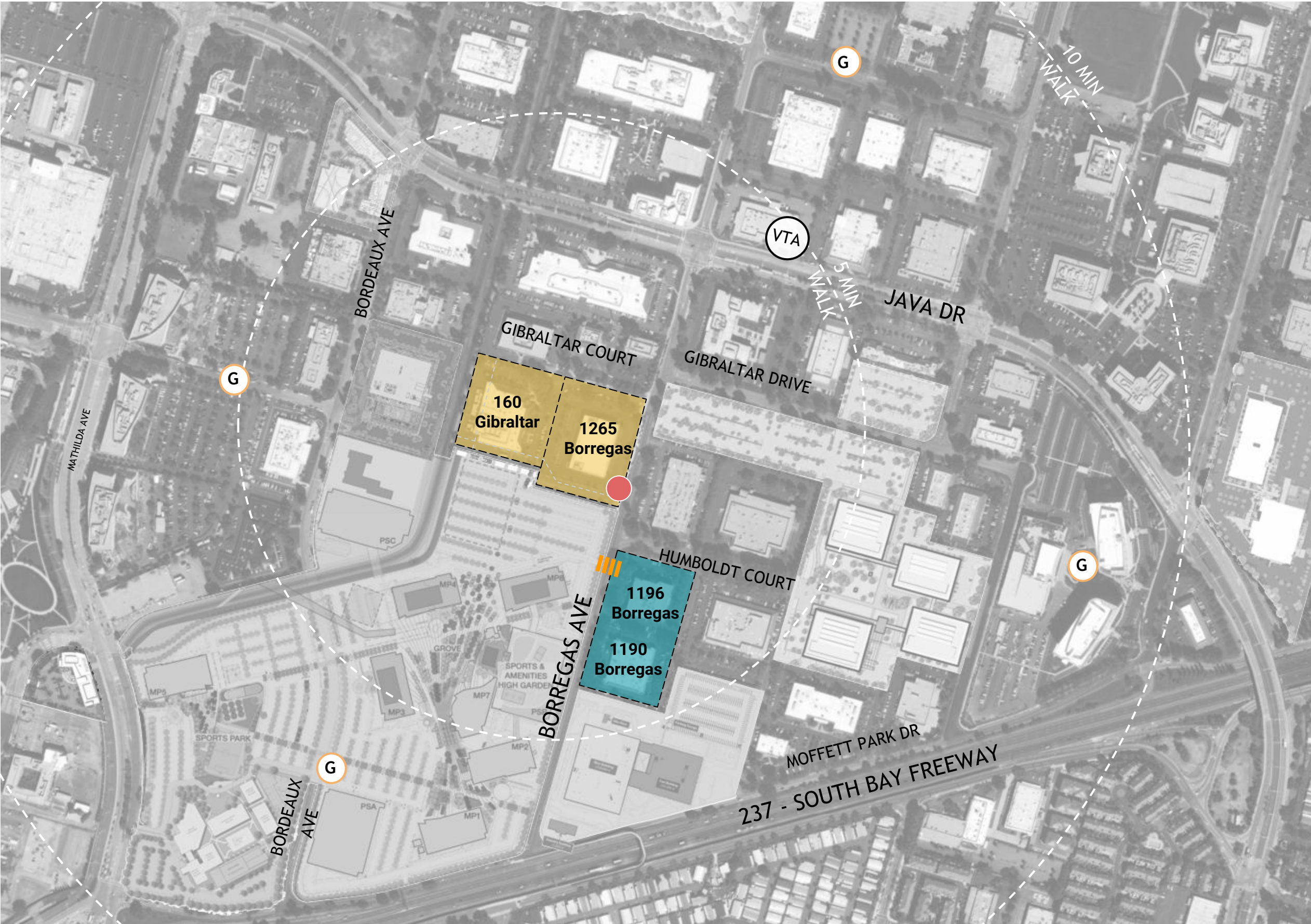
## Sustainable

LEED Platinum + All Electric  
Carbon Sequestration

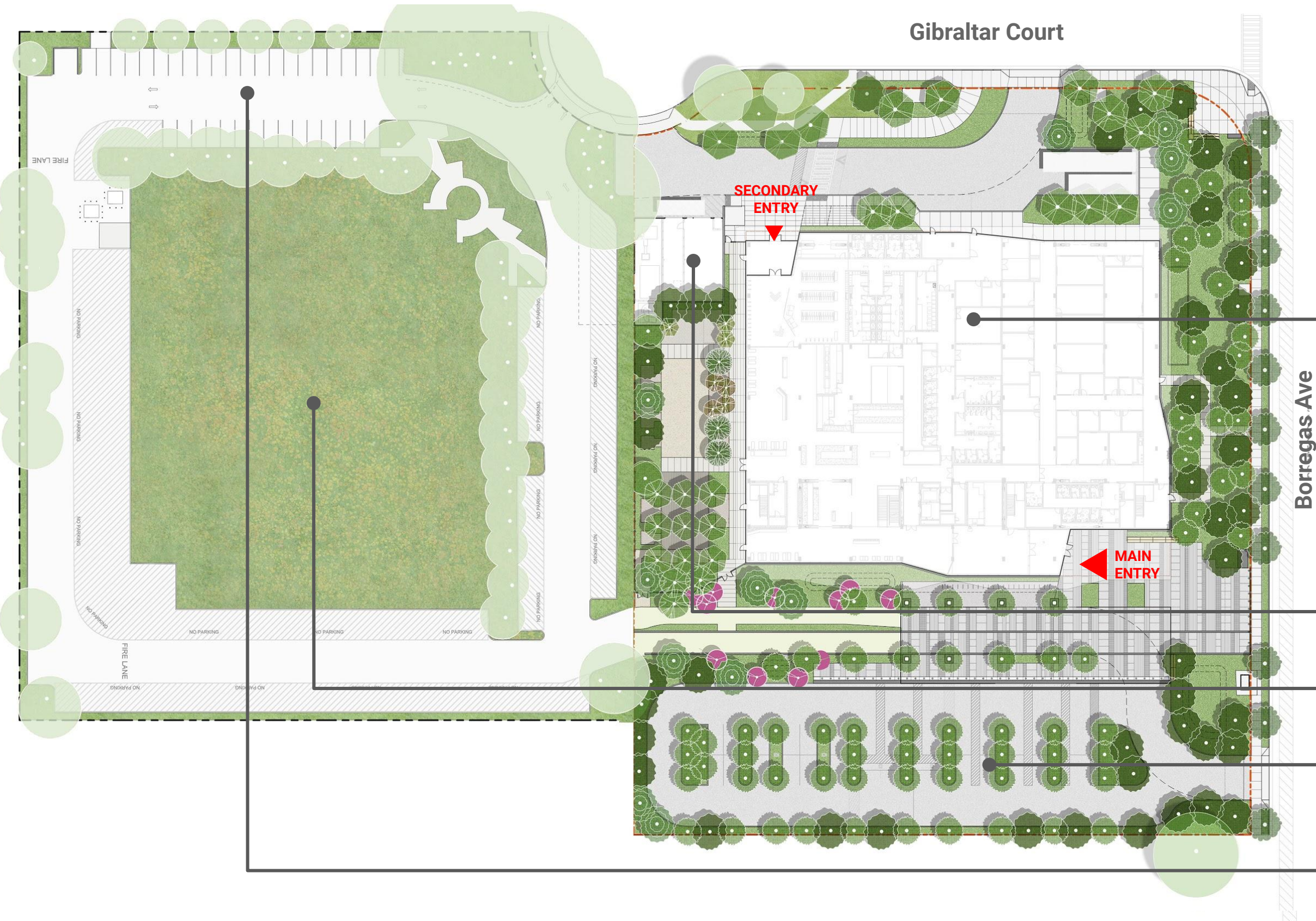
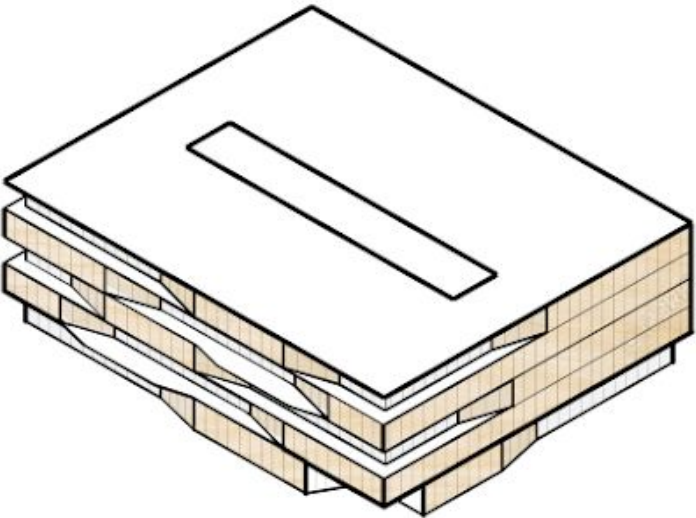
Reduction in lifetime net embodied carbon, including sequestration:: 70%

# SITE CONTEXT - MOFFETT PARK DISTRICT DETAIL

-  MASS TRANSIT STOP
-  GOOGLE SHUTTLE
-  SE CORNER OF 1265 BORREGAS
-  PARKING
-  PROPOSED CROSSWALK



# PROJECT OVERVIEW



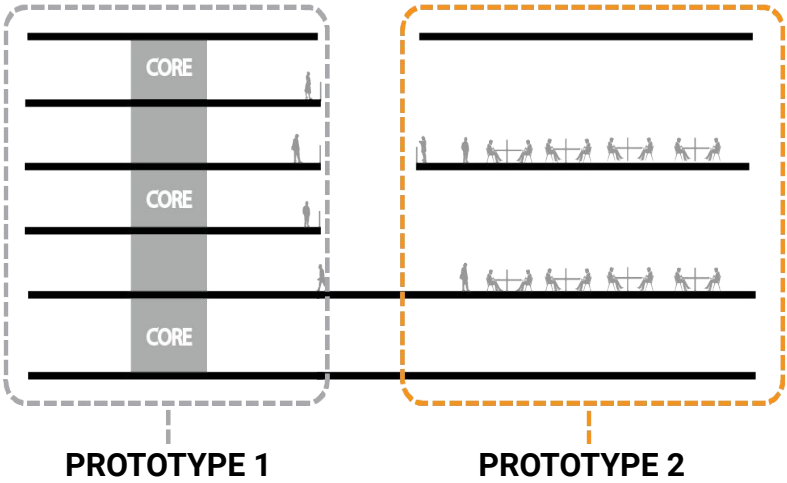
- Office (Phase 1)**  
5 Stories  
94'-2" Building Height  
47,000 Building Footprint  
182,500 GSF  
(71,390 GSF Net New)  
0.605 FAR
- Trash Enclosure (Phase 1)**
- Open Green Space (Phase 2)**
- Parking (Phase 1)**  
On-site: 25  
Off-site: 362
- Parking (Phase 2)**  
On-site: 37

# EXPERIENCE

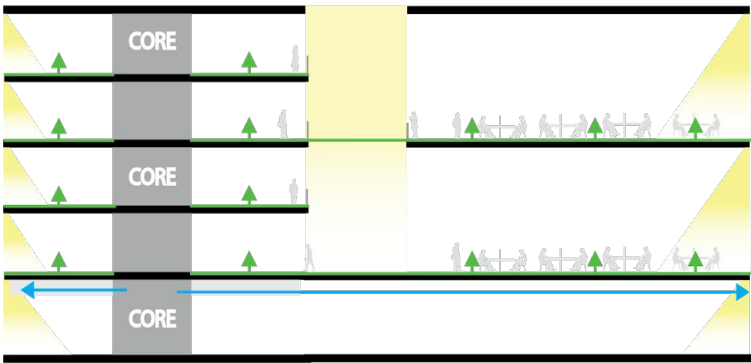
BUILDING PARTI CONCEPTS



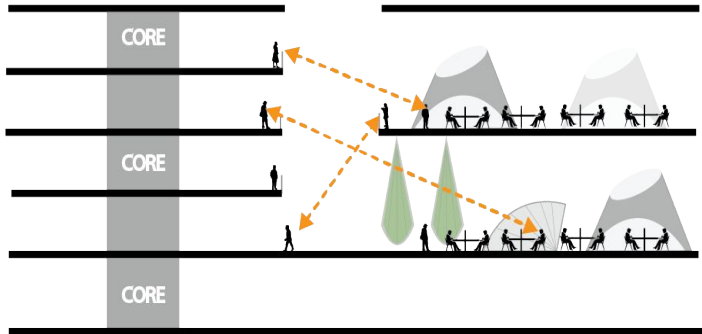
## STRUCTURE



## MEP & DAYLIGHT



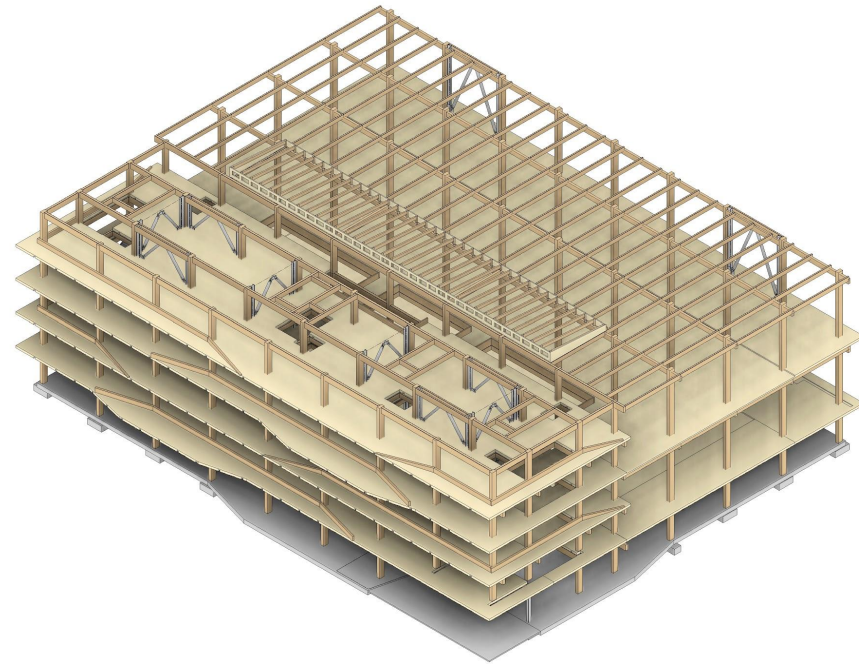
## CONNECTIVITY



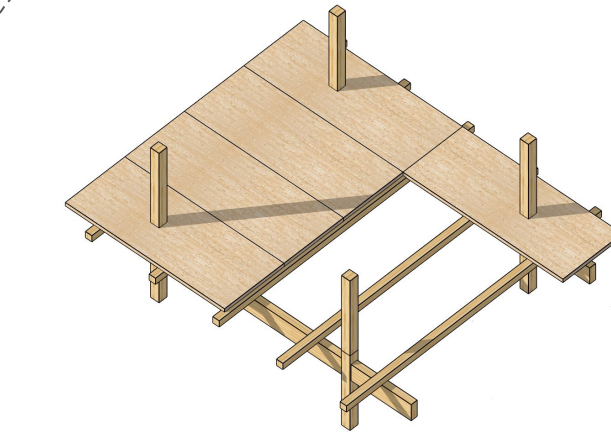
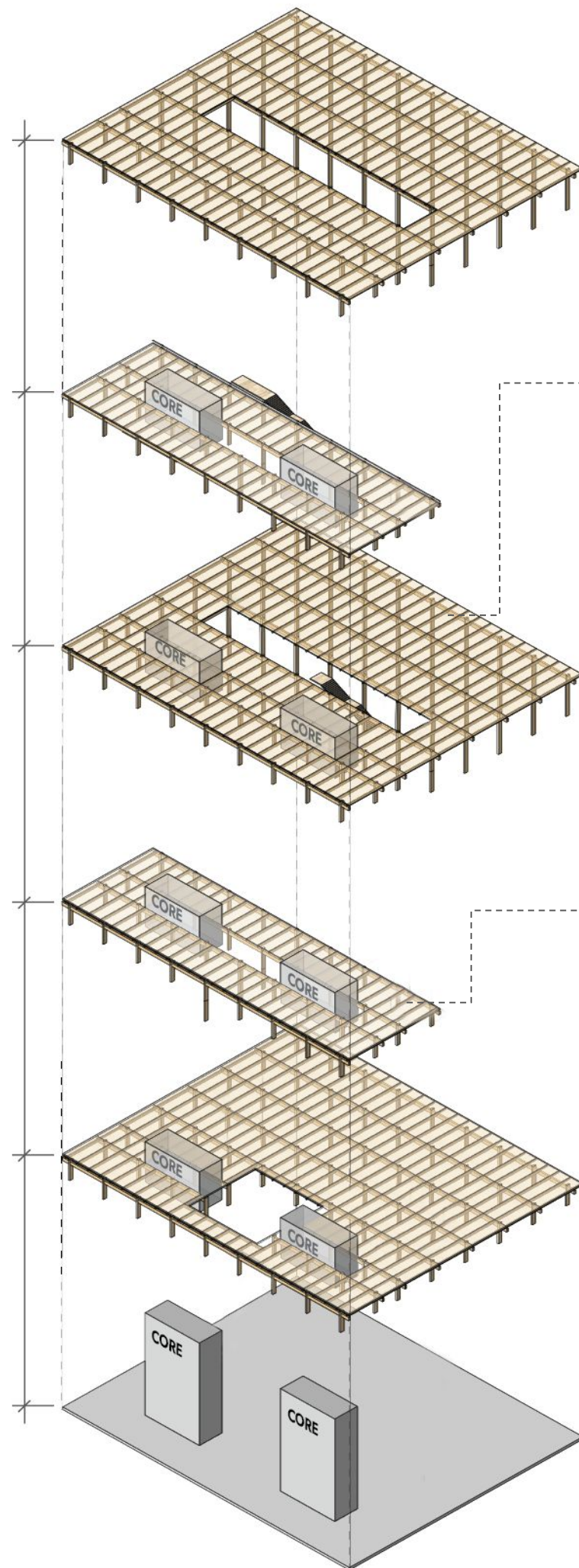
**EXPERIENCE**  
SOUTH WEST VIEW



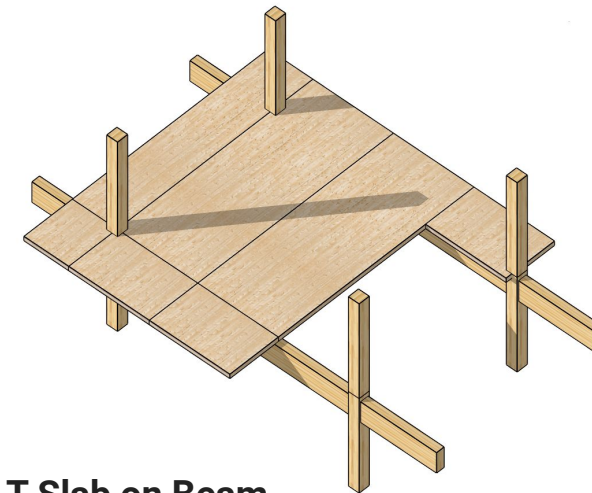
# MASS TIMBER



Structural Axonometric of Timber Structure



CLT on Purlins and Beam



CLT Slab on Beam

## Sustainability

- + Lighter carbon footprint
- + Renewable resource
- + Prefabrication reduces construction waste

## User Experience

- + Increased user comfort and well-being
- + Biophilic design
- + Increases productivity
- + Improved air quality

## Seismic Advantage

- + Repairable
- + Lower material weight results in smaller seismic forces

# TECHNOLOGY + INNOVATION

ALL-ELECTRIC + LEED PLATINUM

**High-Efficiency Mechanical:** Early analysis of MEP systems, envelope, form, daylight, and space planning reduces loads and optimizes cost-effective strategies for energy & daylighting performance.  
**35% Reduction from baseline building**

**205 kW PV Array:**  
Additional 10% reduction from building baseline

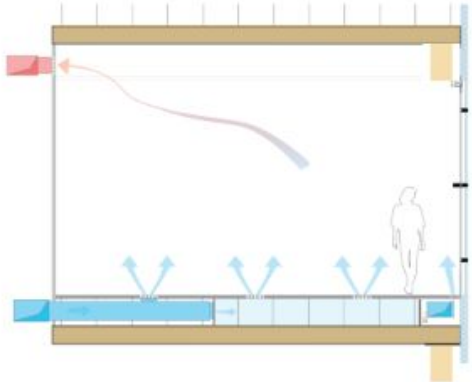
High Efficiency Heat Pumps

Return air through grille adjacent skylight

Daylighting reduces lighting energy use

Venetian blinds in triple-pane closed cavity facade

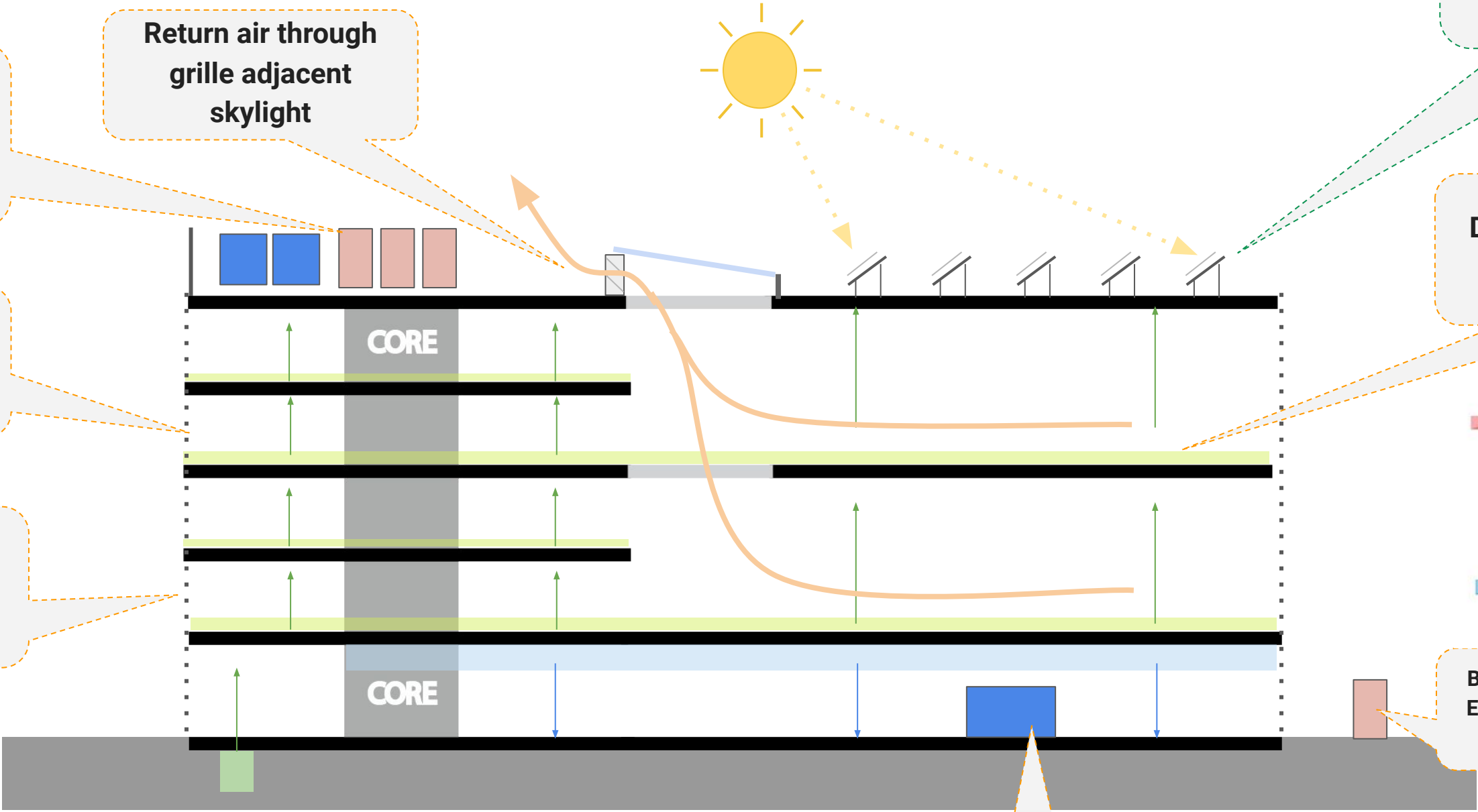
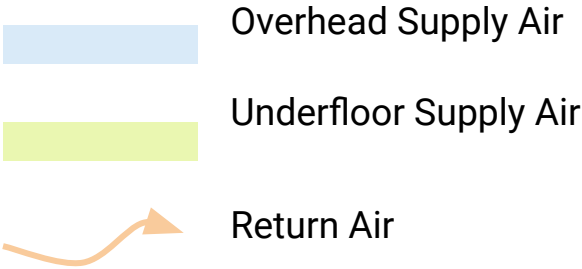
Displacement Ventilation in raised access floor



Batteries and Main Electrical on site in service area

HVAC below slab to keep entry lobby timber ceiling visible

Electric boiler powered by PV



# EXPERIENCE

FACADE, STRUCTURE, MATERIALS

MATERIAL PALETTE

CLOSED CAVITY VENETIAN FACADE 1



CURTAIN WALL 2



GLASS GUARD AT BALCONY 3



WOOD CLADDING 4



WOOD & METAL CLADDING 5



METAL PANEL 6



- All exterior wood cladding is near grade and has a 50 year warranty
- Accoya high performance wood is based upon the technological process of acetylation. This method of improving wood has been proven and tested to deliver structural stability and superior longevity.
- Acetylation is a process which reduces the ability for the wood to absorb water, therefore, it is more dimensionally stable and durable
- Indigestible to a wide range of insects, including termites



**EXPERIENCE**  
SOUTH EAST VIEW



**EXPERIENCE**  
MAIN SOUTH ENTRY - BENCH





THANK YOU

