

# North Bayshore FAQs

At the Mountain View City Council meeting on February 26, 2019, a number of comments and questions were raised about Google's plan for North Bayshore. To help clarify our plans and the intent behind certain aspects of our proposal, we wanted to provide additional details, address specific topic areas where figures may have changed from our original November 30, 2018 submittals, as well as confirm metrics that we put forward in our original proposal.

## Housing

In 2017, the City of Mountain View updated the North Bayshore Precise Plan to permit residential development within three Complete Neighborhoods: Joaquin, Shorebird and Pear. The Plan calls on the many property owners within the three neighborhoods to put forward housing proposals in order to deliver on the 9,850 residential unit target.

Google owns 58% of the land within these neighborhoods, primarily in Joaquin and Shorebird. We've submitted plans to build up to 5,760 homes there, which equates to approximately 58% of the maximum housing target for North Bayshore.

Our plans for Joaquin and Shorebird neighborhoods provide a balanced approach to housing, office, active uses and open space. Shorebird has a higher percentage of open space and office uses, while the Joaquin is a more urban residential setting, with active social spaces. We're seeking to provide an overall jobs/housing balance between the neighborhoods.

For more information on housing, [click here](#).

## City-led Gateway Master Plan

The City of Mountain View is leading a master planning effort over the "gateway" properties in North Bayshore. We understand City staff will present a proposed work plan to the City Council at the April 30, 2019 City Council Meeting.

For more information, [click here](#).

## Schools

To support new local schools, we're proposing as part of our community benefit package to collectively contribute 5.5x the State mandated school fees to the Mountain View Whisman School District and Mountain View Los Altos Union High School District, which is aligned with a recently approved mixed-use office and residential development within North Bayshore. These fees will be passed on through a combination of funds and a land dedication for a new elementary school.

With regard to the land dedication, we've proposed a 2.5-acre elementary school site plus a 1-acre active recreation park within the Joaquin neighborhood of North Bayshore, and are working with the Mountain View Whisman School District to determine the suitability of the site. We continue to work with both school districts and the City on a local school strategy for North Bayshore.

For more information, [click here](#).

## Parks & Open Space

Across our landholdings in Shorebird and Joaquin, we are proposing 34 acres of publicly accessible open space. This will comprise 20 acres of public parks and open space (with improvements) dedicated to the City of Mountain View; and 14 acres of privately owned, but publicly accessible parks and open space.

For more information, [click here](#).

## Parking Garage

Google is seeking to partner with the City to construct a parking garage, fully funded by Google and not the taxpayer's expense, on the City-owned Shoreline Amphitheatre parking lot. Allocating office car parking at the amphitheatre increases how much housing can be built within the Complete Neighborhoods and promotes walkable communities. Our proposal will provide additional revenue for the City and provide additional car parking for Live Nation Amphitheatre events.

For more information, [click here](#).

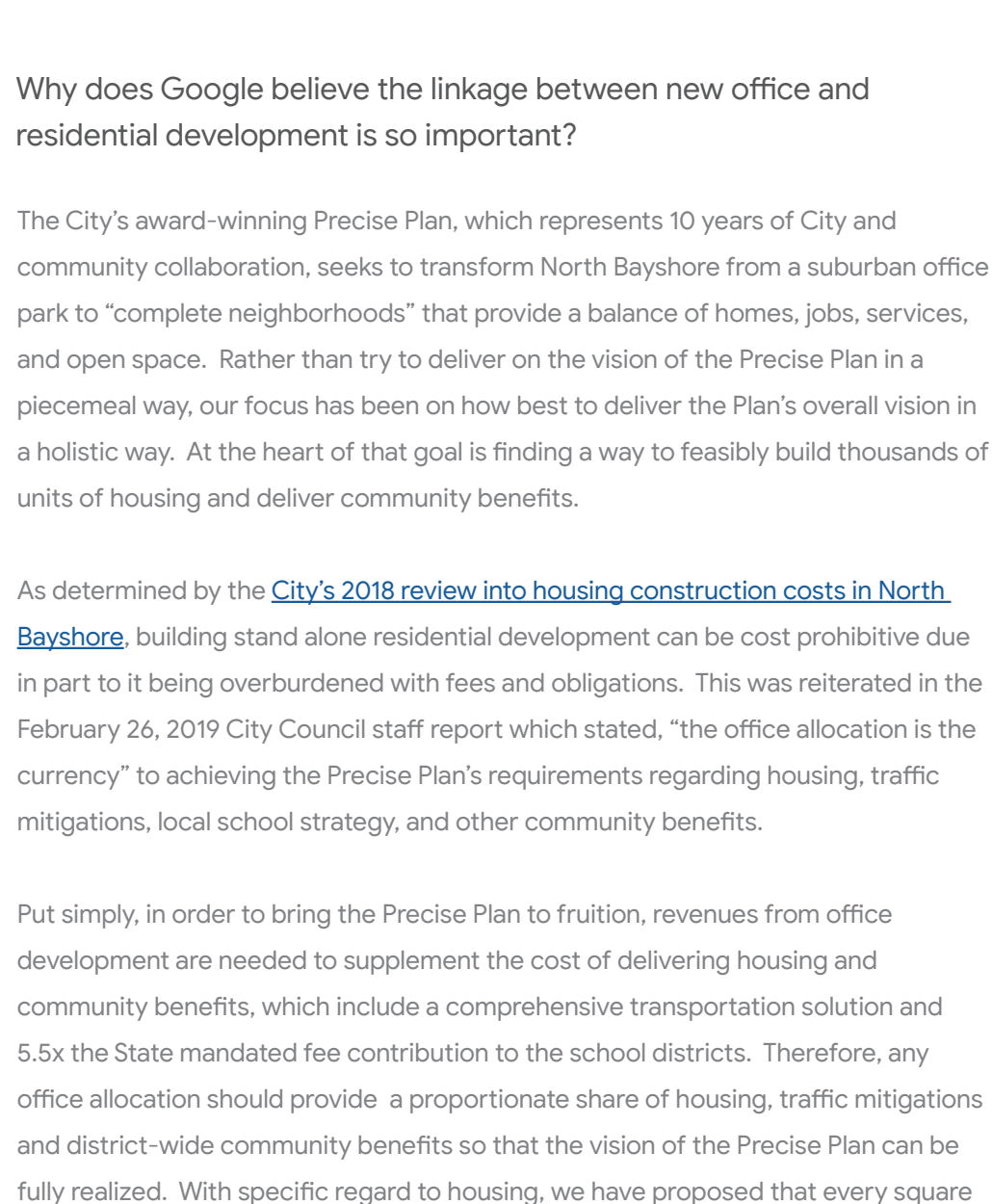
## Housing

### 1 The North Bayshore Precise Plan targets 9,850 housing units, why is Google proposing to only deliver 5,760 housing units?

Housing is one part of delivering Complete Neighborhoods and a key priority of the City of Mountain View's North Bayshore Precise Plan. The City's plan targets 9,850 residential units maximum for North Bayshore's three complete neighborhoods: Joaquin, Shorebird and Pear. Within these neighborhoods, Google owns 58% of the land. Google's proposal includes between 5,110 and 5,760 units on land that we own, which both reflects the extent of our landholdings within North Bayshore, and takes into consideration development standards, community benefits and other aspects of the Precise Plan vision.

North Bayshore Precise Plan			Google's Proposal		
Total Units	Max. Neighborhood Unit Target	% Land Ownership	Line Target as a % of Land Ownership	Total Units Proposed by Google	
9,850 units	3,950 units	65%	2,568 units	2,660 - 3,060 units	
	Shorebird	98%	2,891 units	2,200 - 2,400 units	
	Pear	5%	148 units	350 - 300 units	
		58%	5,407 units	5,110 - 5,760 units	

Google's original proposal (submitted to the City in November 2018) was to deliver 6,000 - 6,600 new homes primarily in Joaquin and Shorebird, as this is where the majority of Google's land holdings are located within North Bayshore's Complete Neighborhoods. Following feedback from the City and the community, we updated our plan to include an elementary school site in Joaquin and additional active recreational park space in both Joaquin and Shorebird. Given these accommodations, which reduced the proposed housing units by 820, our plan would deliver 5,760 new housing units on our land. However, this would fulfill Google's proportionate share of meeting the Precise Plan's housing targets.



Whether the Precise Plan's full 9,850 units are ultimately delivered will depend on whether other landowners within North Bayshore's Complete Neighborhood areas decide to submit residential development applications and obtain the necessary approvals.

### 2 Why is Google proposing 2,200-2,400 residential units in Shorebird when the Precise Plan target is 2,950?

The Shorebird neighborhood is adjacent to sensitive ecological habitats. In response to community input, Google is proposing to demolish our office buildings within Shorebird in order to extend the natural habitat zone beyond what is contemplated in the Precise Plan. Protecting Shorebird's natural habitat and providing recreation and open space results in a reduction of the amount of residential as well. In order to still meet the target for housing on Google owned land within the district, we are proposing a higher percentage of the housing on our land in the Joaquin neighborhood.

### 3 Why does Google believe the linkage between new office and residential development is so important?

The City's award-winning Precise Plan, which represents 10 years of City and community collaboration, seeks to transform North Bayshore from a suburban office park to "complete neighborhoods" that provide a balance of homes, jobs, services, and open space. Rather than try to deliver on the vision of the Precise Plan in a piecemeal way, our focus has been on how best to deliver the Plan's overall vision in a holistic way. At the heart of that goal is finding a way to feasibly build thousands of units of housing and deliver community benefits.

As determined by the [City's 2018 review into housing construction costs in North Bayshore](#), building stand alone residential development can be cost prohibitive due in part to it being overburdened with fees and obligations. This was reiterated in the February 26, 2019 City Council staff report which stated, "the office allocation is the currency" to achieving the Precise Plan's requirements regarding housing, traffic mitigations, local school strategy, and other community benefits.

Put simply, in order to bring the Precise Plan to fruition, revenues from office development are needed to supplement the cost of delivering housing and community benefits, which include a comprehensive transportation solution and 5.5x the State mandated fee contribution to the school districts. Therefore, any office allocation should provide a proportionate share of housing, traffic mitigations and district-wide community benefits so that the vision of the Precise Plan can be fully realized. With specific regard to housing, we have proposed that every square foot of Bonus Office FAR allocation should come with a requirement that 4 square feet of new residential development be delivered.

If office development is not utilized to offset the fees and obligations associated with residential development, residential developers will not be able to economically build the housing in North Bayshore.

### 4 Will Google still proceed with residential development even if it is not allocated the full 1.175M square feet of the 1.45M remaining Bonus Office Floor Area Ratio?

On February 26, 2019, the City Council voted to deny both Google and SyWest's Bonus Office FAR requalification requests. While we were hoping for a different outcome, we respect the City's decision. We're committed to the City-led Gateway master planning process, and we're also committed to delivering housing in North Bayshore.

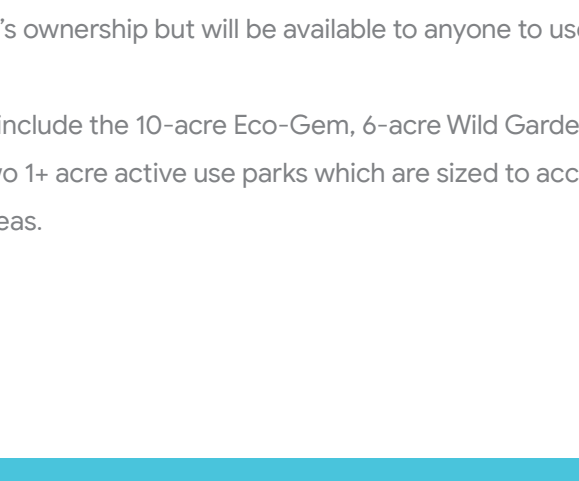
## City-led Gateway Master Plan

### 1 What is the City-led master planning process over the Gateway?

The City is leading a master planning effort over the Gateway properties within North Bayshore. We understand that on April 30, 2019, City staff will go to the City Council with a proposed work plan for consideration. We look forward to the City's direction on next steps.

### 2 Where exactly is the "Gateway"/Shoreline Commons Master Plan Area and how much land does Google own there?

Shoreline Commons is a 27 acre site that is part of North Bayshore's Joaquin neighborhood. Under the Precise Plan, it is referred to as the "Gateway Character Area" and includes land between Shoreline Blvd, Plymouth Street and U.S. 101. Both Google and SyWest have landholdings in the gateway area. SyWest owns 15.4 acres where the movie theatre and associated parking lot exist today, with Google owning the other 11.2 acres of the land. As part of the Gateway master planning process, the City may elect to include the 1555 Plymouth St property within the Gateway area, should it help achieve the goals and objectives of the Precise Plan. This would require a map amendment to the General Plan and Precise Plan and would bring Google's land holdings within the Gateway area to 14.3 acres.



## Schools

### 1 What is the Local School District Strategy?

The North Bayshore Precise Plan requires residential developers to support local schools through an agreement known as a Local School District Strategy. The agreement, to be negotiated in good faith between the two school districts - Mountain View Whisman School District and Mountain View Los Altos Union High School District - and the developer, could include additional funding to the school districts, assignment of transferable development rights, and land dedication. At this preliminary stage, Google has not yet entered into an agreement, but has commenced discussions with both school districts.

### 2 Is there going to be an elementary school in North Bayshore?

We're committed to providing land for an elementary school within a 1/2 mile of Joaquin and Shorebird in addition to a financial contribution to both school districts. We continue to have productive conversations with Mountain View Whisman School District to discuss possible school sites. The current proposal is for a 2.5-acre urban elementary school site plus a 1-acre active recreation park on Plymouth Street within the Joaquin neighborhood. We understand the School District has engaged an architecture firm to study a compact urban school for the Joaquin site.

There are certain State standards regarding the location of elementary schools that need to be taken into account. These include proximity to major roads and freeways, overhead power lines, flood hazard and other environmental constraints. For many reasons, we believe an elementary school is best located in Joaquin, which also has the highest concentration of residential homes.

### 3 What is Google's obligation to contribute fees to the two school districts? Is Google paying less fees than other developers?

Under California law, Google is required to pay fees to Mountain View Whisman Elementary School District and Mountain View Los Altos Union High School District. These statutory fees are the maximum amount school districts are allowed to levy, and as such any additional contribution forms part of Google's community benefits package. We've committed to paying the school districts the equivalent of 5.5x the fees required by California law, which will be through a combination of funds and land dedication for a new elementary school.

Google's proposal is in line with a recent mixed-use development approval within North Bayshore that required the developer, Sobrato, to pay 5.5x the State mandated school fees, which equated to \$12M. Of that \$12M, Mountain View Los Altos High School District received 58.8% or \$7,056,000 of the fees, with the remaining 41.8% or \$4,944,000 allocated to Mountain View Whisman School District. The approximately \$7M to be received by the high school district is the equivalent of 9.7x the State mandated fee.

Google's proposal is to match the same 5.5x multiplier required of Sobrato through funds and land dedication. Rather than pre-determining a specific contribution to each individual district, we are proposing that the decision of how to allocate the funds be jointly decided by the two school districts. This is similar to the approach that was followed for the Sobrato project.

## Parks and Open Space

### 1 How much parks and open space is Google proposing? Will anyone be able to use and enjoy the parks?

Across our landholdings in Shorebird and Joaquin, we are proposing 34 acres of publicly accessible open space. This will comprise of 20 acres of public parks and open space (with improvements) dedicated to the City of Mountain View; and 14 acres of privately owned, publicly accessible parks and open space, which will remain in Google's ownership but will be available to anyone to use and enjoy.

The public parks include the 10-acre Eco-Gem, 6-acre Wild Gardens and Wild Play area as well as two 1+ acre active use parks which are sized to accommodate sports fields and play areas.

## Parking Garage

### 1 Why is Google proposing to construct a parking garage on City-owned land?

Google is proposing to construct a multi-story parking garage on City-owned land near the Live Nation Amphitheatre. Our rationale is to prioritize building homes, rather than parking spaces, within the Complete Neighborhoods of North Bayshore. As such, we propose building a garage, which will provide parking for office buildings, just outside of the Complete Neighborhoods but still within walking distance. If we were to locate the garage within Shorebird, it would result in a loss of approximately 1,350-1,500 residential units.

Under our proposal, Google would enter into an agreement with the City to lease the land at fair-market value and fund the construction of the garage. The garage would be designed to be able to be converted to another use in the future when parking demands decrease due to access to better transit options and an increase in prominence of alternate transportation modes such as autonomous vehicles. This would also allow the City to receive ongoing revenues from the ground lease regardless of the future use.



City Council has not yet approved our proposal to construct a parking garage on City-owned land, as it will need to be reviewed as part of the City's consideration of our Shorebird Master Plan, and in consultation with Live Nation.