Project Overview
Project Overview
(East Campus)

Existing Development
Office – 1,034,840 Sq. Ft.
Project Overview
(West Campus)

Proposed Development
Office 440,000 Sq. Ft., 2 Stories, Parking at Ground Level, Office Above
Development Agreement Parameters

- Provide a source of on-going revenue
- Provide one-time items in the form of funding, public improvements, studies or services that would benefit the surrounding area.
- Consider inclusion of some of the requirements contained within the Facebook East Campus DA in the event that the East Campus DA is terminated
- Pursue a trip cap penalty amount that is comparable to the East Campus
Development Agreement Negotiation Process

- Council considered parameters for DA negotiation
- Regular consultation with Council Subcommittee
- Negotiation Process – Development Agreement is limited to what’s acceptable to both parties
City Benefits

- Guaranteed Annual Payment
  - $150,000 per year for 10 Years

![Graph showing annual payments from $0 to $1,600,000]
City Benefits (cont.)

- Point of Sale for Sales/Use Tax
  - $100,000 to $300,000 total
- Use Tax for Large Purchases
- Guaranteed Minimum Property Tax
  - $230 Million Valuation = $194,000 Revenue
- Use of Recology for Recycling
City Benefits (cont.)

- One-Time Capital Improvement Payment
  - $100,000
Community Benefits

- Additional Contribution to Local Community Fund of $100,000
- Public Access to Undercrossing Landscaped Area
- Cooperation for limited Ped/Bike Access to TE
Community Benefits (cont.)

- Inclusion of Several East Campus DA terms:
  - Housing
  - Bay Trail Gap
  - Utility Undergrounding
  - Jobs
  - Environmental Educations
  - Local Purchasing
  - Volunteerism
Evaluation of Terms

- Provide a source of on-going revenue
  - Guaranteed Annual Payment
  - Guaranteed Property Tax
Evaluation of Terms

- Provide one-time items in the form of funding, public improvements, studies or services that would benefit the surrounding area.
  - One-Time Capital Improvement Payment
  - Additional Contribution to Community Fund
  - Sales and Use Tax Commitment
  - Undercrossing Improvements
  - Pedestrian Connection to TE
Evaluation of Terms

- Consider inclusion of some of the requirements contained within the Facebook East Campus DA in the event that the East Campus DA is terminated.

  ✓ Multiple Sections of the East Campus DA included:
    ✓ Housing
    ✓ Local Community Fund
    ✓ Bay Trail Gap
    ✓ Utility Undergrounding
    ✓ Jobs
    ✓ Environmental Education
    ✓ Local Purchasing
    ✓ TDM
    ✓ Volunteerism
Evaluation of Terms

- Pursue a trip cap penalty amount that is comparable to the East Campus.
  - Penalty set at same amount as East Campus
Staff Recommendation

- Staff recommends Approval of the Term Sheet for the proposed Development Agreement
Meeting Framework

- Next Steps
  - EIR Addendum
  - Planning Permits
  - Council Approval of Project
- Comments from applicant
- Public Comment
- Questions and Discussion by Council