



Facebook West Campus

Planning Commission Study Session
September 24, 2012



Meeting Purpose

- Study Session to get feedback on:
 - Building Design
 - Site Plan, Circulation and Parking, and Landscaping
 - Additional Information Required
 - Parameters to Guide Development Agreement Process
 - Public Benefits



Required Review and Permits

- Rezoning from M-2 to M-2-X and Conditional Development Permit
- Lot Merger
- Heritage Tree Removal Permits
- Below Market Rate Housing Agreement
- Development Agreement
- Environmental Review
- Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program



Updates since May 2012

- May and June – East Campus entitlements approved by City Council
 - EIR for East and West Campuses certified
 - FIA completed for East and West Campuses
- June 28 – Preliminary West Campus Submittal
- August 27 – West Campus plan set submittal
- September 11 – Council Review of permitting schedule

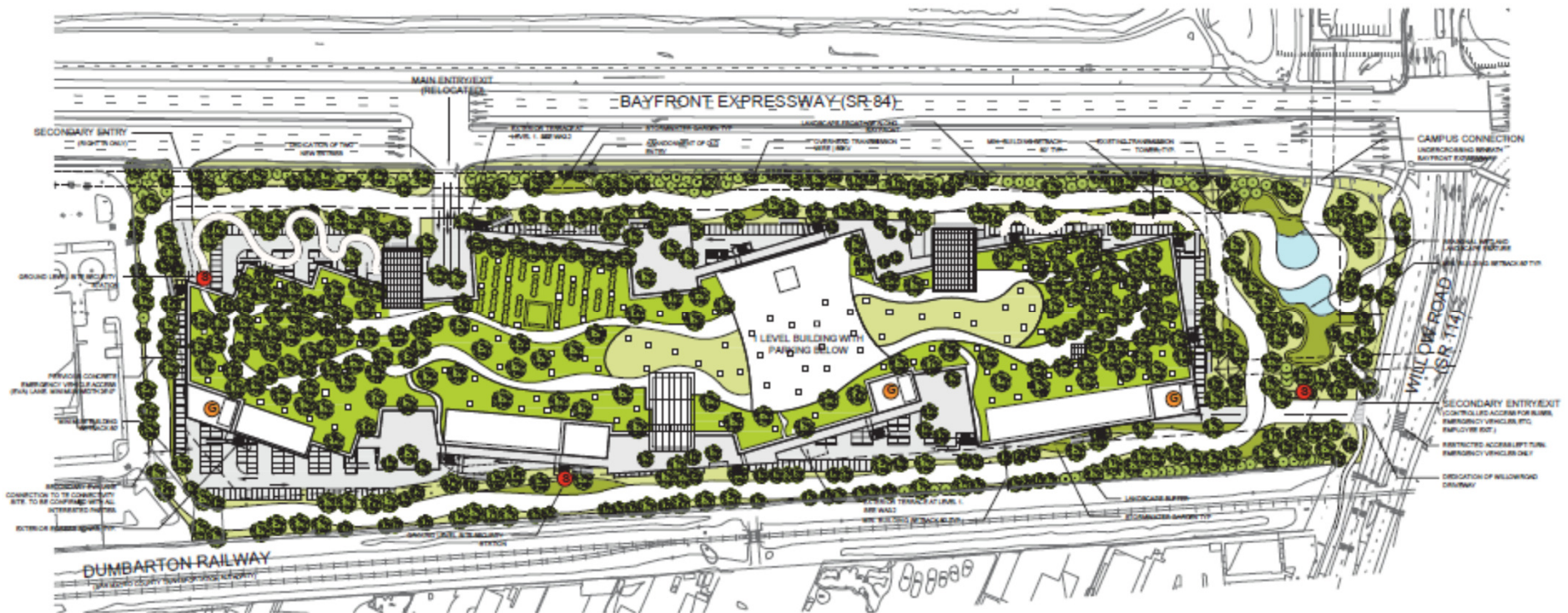


Site Location





Project Overview



- 22 acre site – redevelop with 433,555 sq. ft. building over parking
- Maximum height of 73 feet, inclusive of rooftop mechanical screening
- Two existing lots would be merged



Development Agreement

- Requested by the applicant
- Provides mechanism for City to grant longer-term approval in exchange for demonstrable public benefit
- City seeks input on public benefit ideas
- Council to provide direction on Development Agreement parameters October 30th



East Campus Development Agreement Parameters

- Provide a source of on-going revenue for as long as the land use entitlement to exceed 3,600 employees is in place.
- Provide one-time items in the form of public improvements or studies that would benefit the surrounding area.
- Provide a mechanism for funding programs and services that meet on-going community needs.
- Pursue a commitment to fund housing opportunities in the City and surrounding region.
- Pursue a trip cap penalty amount that is severe enough to ensure compliance with the project description



East Campus Development Agreement Term Sheet

- City Benefits
- Community Benefits
- Environmental Commitments
- Pedestrian and Bicycle
Enhancements
- Mutual Commitments



Environmental Review

- EIR for East and West Campus proposals certified by Council on May 29th, and found:
 - **No impacts** – Agriculture and Minerals
 - **Less than significant impacts** – Geology and Soils, Greenhouse Gases, Land Use, Population and Housing, Public Services and Wind



Environmental Review (cont.)

- EIR for East and West Campus proposals certified by Council on May 29th, and found:
 - **Less than significant with Mitigation** – Aesthetics, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology, Utilities
 - **Significant and Unavoidable** – Air Quality, Noise, Transportation



Environmental Review (cont.)

- Project refinements require additional environmental review
- Staff anticipates preparation of an addendum to the EIR will be required
- Submittal of detailed project proposal requires consideration of Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program



Next Steps

- October 18th – Public Outreach Meeting
- October 30th – Council consideration of Development Agreement parameters
- February 2013 – Council review of term sheet
- February 2013 – Housing Commission review of BMR Agreement
- February 2013 – Planning Commission review of project proposal
- March 2013 – Council review of project proposal



Recommendation

- Provide feedback on project proposal, including, but not limited to:
 - Building Design
 - Site Plan, Circulation and Parking, and Landscaping
 - Additional Information Required
 - Parameters to Guide Development Agreement Process
 - Public Benefits