Outline

- Project Overview and Timeline
- DA Negotiation Process and Parameters
- Proposed DA Term Sheet
- Evaluation of Terms
- Staff Recommendation
- Next steps
- Meeting Framework and Questions
Project Overview

RAVENSWOOD AREA OF THE SOUTH BAY SALT POND RESTORATION PROJECT

EAST CAMPUS

WEST CAMPUS

BELLE HAVEN

TE CONNECTIVITY

MENLO SCIENCE & TECHNOLOGY PARK

BAYFRONT EXPRESSWAY (SR 84)

SUNBANDIT Lokahiok (SUN MEN WELD COUNTY TRANSPORTATION AUTHORITY)
Project Overview
(East Campus)

Existing Development

Office – 1,034,840 Sq. Ft.

Surface Parking – 3165 Existing + 285 Reserve = 3450 Spaces
Project Overview (West Campus)

Proposed Development
Office 440,000 Sq. Ft., 2-4 Stories
Parking - 1544 Spaces, 5 Levels
Development Agreement Negotiation Process

- Council considered parameters for DA negotiation
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.
Development Agreement Negotiation Process (cont.)

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

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

- Guaranteed Annual Payment
  - $800,000 per year for years 1-5
  - $900,000 per year for years 6-10
  - $1,000,000 per year for years 11-15
  - $1,000,000 plus CPI increase thereafter
City Benefits (cont.)

- One-Time Capital Improvement Payment
  - $1.1 Million
  - Conditional payment if other funds are obtained for mitigation measures
Community Benefits

- Creation of a Local Community Fund with a contribution of $500,000
- Creation of a High School Internship Program
- Sponsoring job training programs and events
- Housing assistance
  - Potential investments in low income housing tax credits
  - Potential contributions to a housing development project
- Cooperate to underground electrical lines
- Working to help close the Bay Trail Gap
- Participating in the Caltrans Adopt-a-Highway
Community Benefits (cont.)

- Continuing the “Facebucks” program for 3 years, which supports local businesses
- Facebook will endeavor to purchase locally
- Promote local volunteer opportunities
- Enhance proposed improvements to the undercrossing of Bayfront Expressway
- Explore the creation of Willow Road business improvement district and contribute seed funding up to $50,000
- Perform ecologically sensitive improvements to the existing public trails around the Campus
Environmental Commitments

- Reduce Impact to Baylands
- Cooperate with Don Edwards Refuge
  - Education
  - Building and Campus Design
- Maintain Levees
- Trip Cap
- Share TDM Information
- LEED Certification
Ped & Bicycle Circulation Enhancements

- Adding and Restriping Bike Lanes
  - Willow Road
  - University
  - Newbridge
  - Bay Road (East Palo Alto)
- Pedestrian Crossing improvements at US101/Willow
Mutual Commitments

- City Requirements
- Fire District
- Legal Challenges
- East Palo Alto
Evaluation of Terms

- Provide a source of on-going revenue for as long as the land use entitlement to exceed 3,600 employees is in place.
  
  ✓ Guaranteed Annual Payment
Evaluation of Terms

- Provide one-time items in the form of public improvements or studies that would benefit the surrounding area.
  - One-Time Capital Improvement Payment
  - Bicycle Improvements
  - Pedestrian Improvements
  - Trail Enhancements near the campus
  - Enhanced undercrossing amenities
Evaluation of Terms

- Provide a mechanism for funding programs and services that meet ongoing community needs.
  - Creation of a Local Community Fund with a contribution of $500,000
Evaluation of Terms

- Pursue a commitment to fund housing opportunities in the City and surrounding region.
  - Housing assistance
    - Potential investments in low income housing tax credits
    - Potential contributions to a housing development project
  - City Committed to update of Housing Element
Evaluation of Terms

- Pursue a trip cap penalty amount that is severe enough to ensure compliance with the project description.

- Penalty set at $50 per trip per day

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Staff Recommendation

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

- Comments from applicant
- Public Comment
- Questions and Discussion by Council