



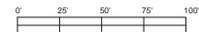
5 Elevation Courtyard Facing East

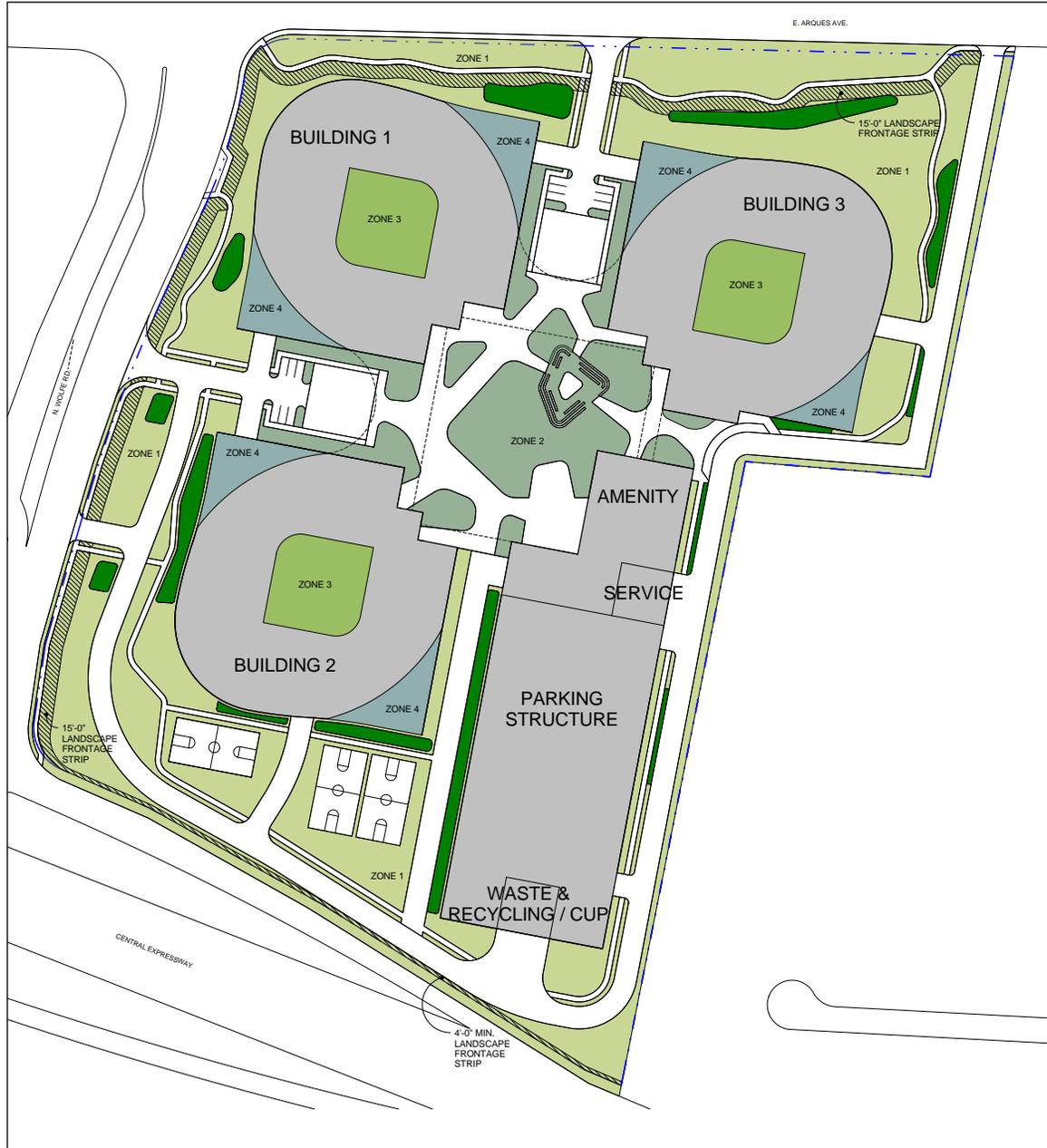


6 Elevation Courtyard Facing West



7 Elevation Courtyard Facing South





TOTAL LOT AREA: 777,170 SF
 REQUIRED MINIMUM 20% OF LOT AS LANDSCAPED AREA: 155,434 SF
 PROPOSED LANDSCAPED AREA: 344,199 SF

WATER EFFICIENCY DESIGN OPTION 1: TURF/LAWN IS LIMITED TO 25% OR LESS OF THE LANDSCAPED AREA. OF THE NON-TURF AREA, AT LEAST 80% IS PLANTED WITH NATIVE, LOW WATER, OR NO WATER USE PLANTS.

LANDSCAPE DESIGN INCLUDES A COMBINATION OF TREES, SHRUBS, GROUNDCOVERS, VINES, AND FLOWERING PLANTS. PROPOSED PLANT SIZES WILL BE CHOSEN FOR IMMEDIATE EFFECT. TREES WILL SPECIFIED TO AT LEAST A 24" BOX OR 15 GALLON SIZE.

SOIL MANAGEMENT WILL INCLUDE: A MINIMUM OF 2" MULCH ON ALL NON-TURF SOILS; THE APPLICATION OF APPROPRIATE SOIL AMENDMENTS AND FERTILIZERS; GRADING DESIGNED TO MINIMIZE SOIL EROSION, RUNOFF, AND WATER WASTE.

BACKFLOW PREVENTERS AND TRANSFORMERS TO BE ADEQUATELY SCREENED FROM VIEW WITH VEGETATION.

**HYDRO ZONE 1
 CONCEPTUAL PLANT LIST**

- TREES**
Acer negundo californicum
Aesculus californica
Arbutus menziesii
Betula occidentalis
Cercis occidentalis
Cornus kousa
Juniperus californica
Platanus racemosa
Populus fremontii
Quercus douglasii
Quercus lobata

- SHRUBS**
Arctostaphylos manzanita
Artemisia californica
Calycanthus occidentalis
Ceanothus oliganthus
Heteromeles arbutifolia
Mahonia dictyocla
Rhamnus californica
Rhus integrifolia
Rosa californica
Salvia spathacea
Sambucus mexicana
Spiraea douglasii

- HERBACEOUS**
Achillea millefolium
Agrostis pallens
Carex praegracilis
Elymus triticoides
Heuchera sp.
Mimulus fremontii
Monardella palmeri
Muhlenbergia rigens
Sipa pulchra

- VINES**
Lonicera interrupta
Vitis californica

**HYDRO ZONE 2
 CONCEPTUAL PLANT LIST**

- TREES**
Acer circinatum
Acer macrophyllum
Arbutus menziesii
Cercis occidentalis
Sequoia sempervirens

- SHRUBS**
Arctostaphylos manzanita
Gaultheria shallon
Mahonia aquifolium
Mahonia nervosa
Rhododendron macrophyllum
Rubus parviflorus
Rubus spectabilis
Spiraea douglasii
Vaccinium ovatum

- HERBACEOUS**
Achillea millefolium
Asarum caudatum
Carex globosa
Dicentra formosa
Heuchera sp.
Iris douglasii
Oxalis oregona
Polystichum munifolium
Satureia douglasii
Stachys bullata

- VINES**
Lonicera interrupta
Vitis californica

**HYDRO ZONE 3
 CONCEPTUAL PLANT LIST**

- TREES**
Acer griseum
Betula occidentalis
Cercis occidentalis
Citrus sp.
Cornus kousa
Magnolia soulangiana
Magnolia stellata
Malus sp.
Prunus sp.

- SHRUBS**
Heteromeles arbutifolia
Mahonia dictyocla
Rhamnus californica
Rhus integrifolia
Rosa californica
Salvia spathacea
Spiraea douglasii

- HERBACEOUS**
Asarum caudatum
Carex globosa
Bergenia cordifolia
Heilborus sp.
Heuchera sp.

- VINES**
Clematis sp.
Hydrangea anomala ssp. petiolaris
Lonicera interrupta
Thunbergia elata
Trachelospermum jasminoides
Vitis californica

**HYDRO ZONE 4
 CONCEPTUAL PLANT LIST**

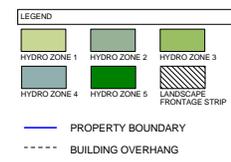
- HERBACEOUS**
Acorium sp.
Agave sp.
Allium sp.
Aloe sp.
Echeverria sp.
Euphorbia sp.
Hesperaloe parviflora
Penstemon sp.
Sedum sp.

**HYDRO ZONE 5
 CONCEPTUAL PLANT LIST**

- HERBACEOUS**
Junco patens
Carex tumulicola
Nasella pulchra

HYDRO ZONES BY APPROXIMATE AREA

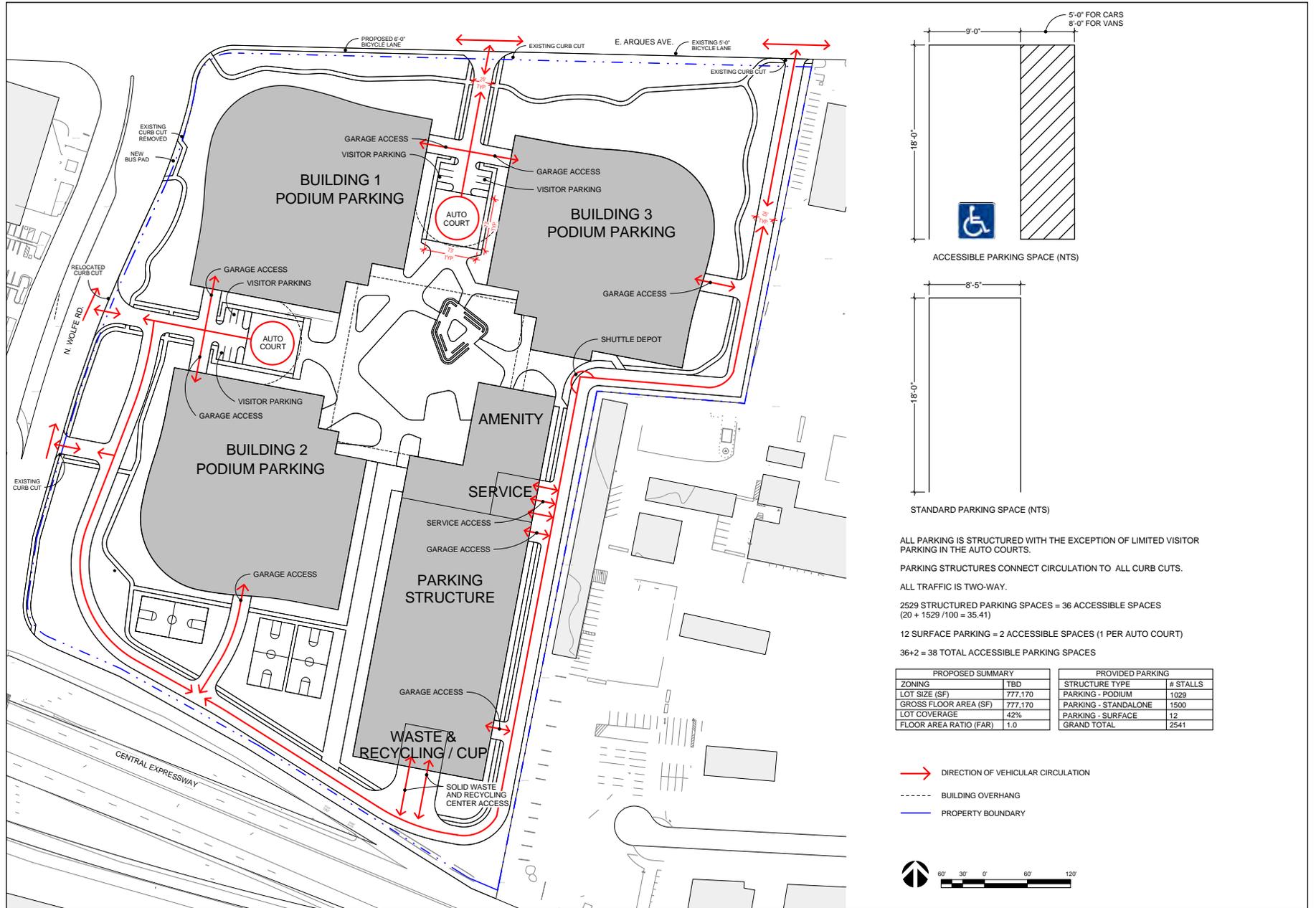
- HYDRO ZONE 1: 4.4 ACRES
- HYDRO ZONE 2: 1.1 ACRES
- HYDRO ZONE 3: 0.8 ACRES
- HYDRO ZONE 4: 0.6 ACRES
- HYDRO ZONE 5: 0.5 ACRES



2-14

SOURCE: HOK

Landbank Central & Wolfe Campus . 120442.01
Figure 2-11
 Landscape Plan



**TABLE 2-2
PARKING ALLOCATION**

Parking Locations	Stalls
Parking Garage	1,500
Office Buildings Podium Parking	1,029
Surface parking	12
Total	2,541

SOURCE: HOK

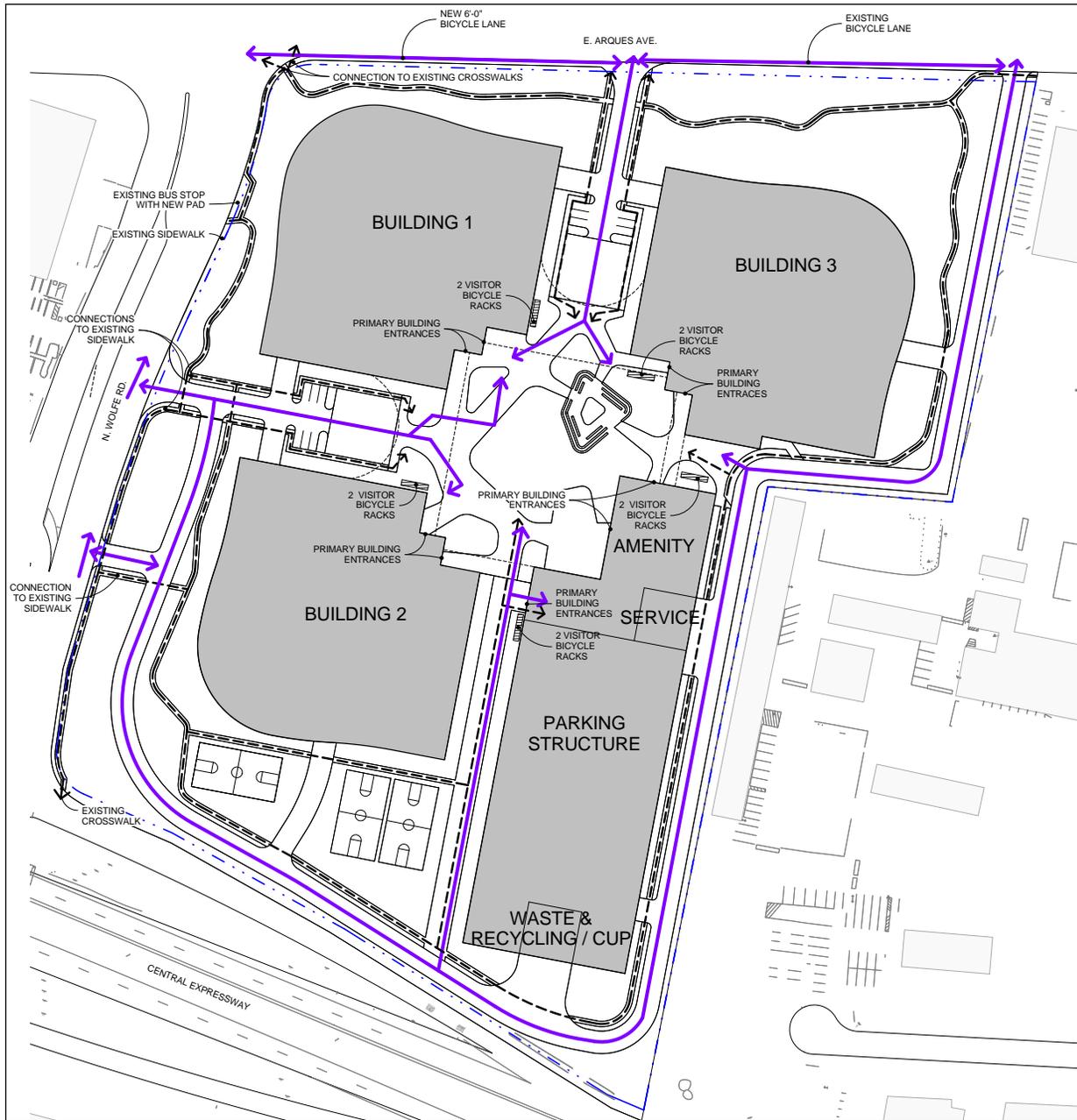
Employee amenities would be provided in a separate two-story building adjacent to the central quad. Amenities could include a wide range of service businesses including a cafeteria, fitness center, coffee bar, grab-and-go meals, general store, barber shop, bicycle repair shop, banking, dry cleaning pickup, and health clinic.

The Project also includes a Traffic Demand Management (TDM) program, to decrease traffic and parking needs through design features and programs to facilitate and encourage employees to use alternative modes of transportation, including walking, bicycling, van pools, car pools, and mass transit.

The entrances to the office buildings and the amenities would face onto the 1.38-acre central quad. The site plan includes trails for pedestrians and bicycles to access the quad (**Figure 2-13**). Food trucks would also have access to the quad. The quad area could include a 300-500 person outdoor amphitheater. While this feature is included in the project described in the EIR, it has not yet been included on the preliminary plans at this time.

The Project site currently has 334 trees, of which 210 are protected heritage trees. 52 of the heritage trees are designated to remain. Many of the trees that would remain are along North Wolfe Road and East Arques Avenue. The majority of the trees to be removed are in fair to poor health (**Figure 2-14**). The Project proposes to add approximately 200 new trees to the Project site to offset the 158 heritage trees proposed to be removed. (**Figure 2-15**).

Sustainability features of the proposed Project include LEED (Leadership in Energy and Environmental Design) Platinum CS certification; “Net-Zero ready” amenities building (i.e., designed to be ready for add-ons to achieve a net-zero energy system), solar photovoltaic array on the parking garage roof, solar photovoltaic-ready roofs, light pollution reduction features, and use of reclaimed water.



TOTAL BICYCLE PARKING SPACES = 5% OF VEHICULAR PARKING SPACES
 2541 x .05 = 128 REQUIRED BICYCLE PARKING SPACES
 MINIMUM TWO VISITOR BICYCLE RACKS WITHIN 200' OF EACH BUILDING ENTRANCE.
 BICYCLE LOCKERS LOCATED WITHIN STANDALONE PARKING STRUCTURE.



POTENTIAL SMART LOCK COMPATIBLE BICYCLE LOCKERS



POTENTIAL U-LOCK COMPATIBLE BICYCLE RACK

2-17

SOURCE: HOK

Landbank Central & Wolfe Campus . 120442.01
Figure 2-13
 Bicycle and Pedestrian Circulation



SOURCE: HOK

Landbank Central & Wolfe Campus . 120442.01
Figure 2-14
 Proposed Removal of Protected Trees



2.5 Project Construction

It is estimated that demolition and construction will commence in the Fall of 2014 and span a period of 22 months. The first three months would involve demolition of existing structures, which would involve the use of hoe rams to break up the concrete and separate out the reinforcing steel for recycling. The next activity would be site work, which would take approximately one and a half months and involve the use heavy dirt moving equipment with some trucking on and off the site. The conceptual grading plan (**Figure 2-16**) estimates 50,500 cubic yards of total earthwork, with 22,500 cubic yards net export.

The buildings may be founded on driven, precast concrete piles, or on augured, cast-in-place piles. If applicable, pile driving would take one to one and a half months, and would occur between the hours of 8:00 a.m. and 6:00 p.m. Monday through Friday. The balance of the foundation construction (excavating footings, placing rebar and pouring concrete) would take about 4 months to complete. Following the foundations, commencement of the building structures would begin. This is the longest of the construction activities, anticipated to last 12 months. The proposed buildings would be constructed of poured-in-place concrete, with glass and aluminum exterior skin. During the last 2 months of construction, underground utilities and site work, including landscaping, would be completed.

2.6 Project Objectives

The objectives for the Project are as follows.

1. Replace the existing underutilized and outdated concrete tilt-up structures with a superior, architecturally significant technology campus that may include office, R&D, lab, test, light manufacturing, biotech, life sciences and other related technology uses, high quality pedestrian and bicycle paths, transit connections, abundant open space and landscaping, abundant on-site amenities and various features to promote enhanced sustainability.
2. Develop a Class A, headquarter-style campus of sufficient size and sufficient quality that will attract and accommodate large scaled leading edge technology tenants. Typical components include attractive site configurations, large floor plates, ample on-site amenities, on-site parking, and efficient employee collaboration space.
3. Develop a project that is compatible with the land uses in the surrounding area and with the local transportation system.
4. Construct an environmentally focused campus that will be LEED Platinum certified.
5. Develop a bicycle and pedestrian focused project that is well connected to the road network and public transportation system, including Caltrain, and that maximizes the use of transportation demand management program components and activities to minimize the use of single-occupant motor vehicles.
6. Enhance the appearance, streetscape and visual quality of this site by incorporating high quality finishes, varied façade treatments, public art, a highly integrated campus circulation system and open spaces with landscape features, and landscaped streetscapes along adjacent arterial streets.



2-21

SOURCE: HOK

Landbank Central & Wolfe Campus . 120442.01

Figure 2-16
 Conceptual Grading Plan

7. Develop a project of a sufficient density and a superior quality that is economically feasible, and that will easily attract investment capital and construction financing.
8. Develop a project that provides short-term and long-term employment opportunities.

2.7 Required Approvals

The following City of Sunnyvale approvals may be required for the Project:

1. Amend the Precise Zoning Plan (Map) for the City of Sunnyvale to rezone the site to the Industrial and Service Zone (M-S) FAR 100% (Industrial and Service Zone, allowable FAR of 100%) or approve a use permit to authorize a FAR of 100%.
2. Major Design Review for a 777,170 square foot office complex and associated parking structure, and on-site amenities
3. Approval of a vesting tentative map.
4. Approve a Development Agreement between the City of Sunnyvale and Landbank Investments, LLC.
5. The vacation of an existing public right of way for Santa Ana Court.
6. Demolition permits.
7. Grading permits.
8. Building permits.
9. Encroachment permits.

Other Agency Approvals include the following:

1. **Bay Area Air Quality Management District**, Permit to Operate a diesel-powered emergency backup generator.
2. **San Francisco Bay Regional Water Quality Control Board**, permit for disposal of dewatering discharge during construction activities.
3. **State Water Resources Control Board**, National Pollutant Discharge Elimination System General Construction Permit coverage.
4. **County of Santa Clara** permits for road, signal, and landscape improvements along Central Expressway.