



October 8, 2012

City of Sunnyvale
Department of Community Development
Planning Division
456 West Olive Avenue
Sunnyvale, CA 94088

Attn: Shaunn Mendrin, Senior Planner

RE: Application to Initiate a General Plan Amendment
Moffett Place

Dear Shaunn:

Please consider this letter our formal request for a General Plan Amendment Initiation to allow a change to the Moffett Park Specific Plan and existing zoning that would increase the combined density of the parcels comprising Moffett Place from the maximum permitted FAR of .62% to a combined FAR of 71%.

The proposed project is comprised of nine parcels totaling 47.814 acres and which are further described as follows:

Address	APN	Parcel Size (Ac)	Current Zoning	Current Max FAR	Permitted SF
115 A-P Moffett Park Dr., 1160 Bordeaux & 1143-1195 Borregas	11-35-008 & 11-35-009	29.499	MP-I	60%	770,986
1173 Bordeaux	110-27-023	4.908	MP-I	60%	128,275
1153 Bordeaux	110-27-017	2.00	MP-I	60%	52,272
1116 Mathilda	110-27-031	2.588	MP-I	60%	67,640
1130 Mathilda	110-27-032	2.058	MP-I	60%	53,788
Mathilda Lake Parcel		2.26	MP-I	60%	59,067
1190 Bordeaux	110-25-037	2.066	MP-TOD	80%	71,996
1188 Bordeaux	110-25-038	2.435	MP-TOD	80%	84,855
		<u>47.814</u>			<u>1,288,880</u>

Combined Max Permitted FAR (including Green Bonus) 62%

As already provided by zone, the maximum FAR indicated above will be achieved through USGBC certification of the project as LEED Gold as provided by the Moffett Park Specific Plan's Green Building Incentive Option and the City's Green Building

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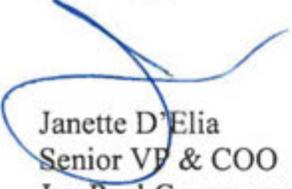
Program. The square footage over the standard FAR would come from the Moffett Park Specific Plan Development Reserve.

As mentioned previously, we are requesting a change to the Moffett Park Specific Plan and the existing zoning that would allow the overall density of the combined parcels to increase to 71% FAR, or a total increase of 192,413 sf. The square footage over the maximum FAR would come from the Moffett Park Development Reserve and would therefore not increase the overall density of Moffett Park contemplated by the Moffett Park Specific Plan. We believe the increased density is justified because of the following:

1. In conjunction with the proposed project, we propose to construct a new public right of way that will connect Bordeaux Drive to the Mathilda Ave / Innovation Way intersection. This new connector will provide a significant public benefit by reducing traffic at the "monster" intersection and providing more direct freeway access to Moffett Park via Innovation Way. The new street will be designed to City public street standards and will be dedicated to the City. With the City's potential new restrictions on Moffett Park Drive and Mathilda as an interim mitigation until the Mary Avenue Extension is constructed, this new roadway will become even more critical to reducing traffic in the area.
2. As an integral part of the campus, we are providing a 40,000 sf amenities building which will include a fitness center and café and extensive outdoor facilities including a pool and basketball court. The amenities center will be solely for the use of campus tenants and their employees. As demonstrated at our Moffett Towers project, this type of facility has a significant impact on traffic patterns as employees alter their commutes to allow for before or after business hours workouts or activities, or stay on campus during lunch. In addition, the onsite café and game room similarly encourages employees to stay on campus throughout the day rather than leaving for lunch or breaks resulting in less trips to and from campus throughout the day.

We believe the public benefit derived from the new City right of way and the traffic pattern mitigations provided by the on campus amenities building will more than offset any additional traffic generated by the increase in FAR from 62% to 71%.

Sincerely,



Janette D'Elia
Senior VP & COO

Jay Paul Company as agent for
Bordeaux-Borregas LLC and Mathilda Campus LLC.