

433 North Mathilda / 410 North Pastoria  
Review Criteria for projects greater than 35%

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Category I:

- A: The project would use a modest 71,868 square feet (SF) of the 2.13 million SF available in the City-wide development pool. The project is well situated along major transportation corridors, both vehicular and rail. The Sunnyvale Caltrain station is located a little under a mile walking distance. The site is also within walking distance of retail, restaurants and hotels and is located in an area being renewed with high profile, technology oriented, projects.
- B: The project will upgrade the site from existing class C tilt up buildings to new class A buildings designed with a high level of quality materials with modern imagery reflecting high tech Silicon Valley. The project's architecture and addition of public art will contribute positively on the community character and be a significant upgrade to City's highly visible Mathilda corridor.
- C: This is a complete master plan redevelopment of the entire site and does not include upgrades of existing buildings.
- D: The site abuts North Mathilda Avenue to the East and North Pastoria Avenue to the West. On the South currently is a one story Office/R&D business park and to the North, Lands of Trinity Church. The site is bounded directly by other industrial, office and service uses. The proposed buildings are positioned to the south of the site providing a buffering of landscape and parking to the adjacent church site. There are no anticipated negative impacts imposed onto the surrounding sites.

Category II

- E: A TDM Program will be implemented for the entire site, which will result in reduced vehicle trips. Some upgrades to roads and intersections in the project vicinity will be required. Significant effects on regional and City roadways are not anticipated.
- F: No Impact
- G: There is existing retail and restaurants within walking distance of the site. The proposed project is speculative in nature and at this time there are no detailed plans for on-site services. On site recreation areas are provided in the proposed master plan. The needs of future tenants may lead to providing on-site services such as a cafeteria.
- H: The proposed project is not a mixed use project.
- I: The Sunnyvale Cal Train station is under a mile away. Downtown transit center bus connections are about the same.
- J: The proposed project requests slightly higher FAR. The development pool in the General Plan allows for higher densities of individual sites above the 35% FAR. This proposed project will draw from the development pool for its additional area. The project will pay

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Housing Mitigation Fees and other impact fees to offset and impacts on traffic, sewer and other public utilities.

K: Traffic Demand Management plan will be in place

Category III

- L: The proposed project will utilize the highest quality materials with green products at the forefront, and will be designed to meet LEED Gold. The proposed buildings utilize sun shading devices designed into the overall architecture. Two new, highly visible, street oriented, high image buildings with quality architecture on the key thoroughfare into the downtown area will enhance the City's image. The projects' modern high quality exterior materials will include contrasting deep blue colored glass with white GFRC and steel. The use of stone at the entryways will add detail and texture making the building scale more people oriented at key locations. Extraordinary landscaping with surface plaza's, walking areas and recreation areas are made possible by freeing up site area through the use of underground parking.
- M: The proposed three and four story buildings share a common courtyard and comply with Industrial Design Guidelines. The Mathilda Boulevard corridor, as a key entry point into the City, is being redeveloped into higher density and modern Class A buildings. This project will compliment the new look and feel of Mathilda Boulevard and add character to the surrounding area and enhance the Mathilda gateway to downtown
- N: The proposed architecture reduces the effect of mass and bulk through the following:
- High quality glass architecture, and the 90 degree orientation of the buildings to each other, and to the street, minimizes the apparent bulk of the structures.
  - The square footage is broken up into two buildings of varying heights and orientation to reduce the bulk and add visual interest
  - The new buildings' footprint will be 29% less than the exiting buildings. The new development will exceed required landscaping creating a site of over 37% landscape area.
  - Underground parking allows for: areas for outdoor recreation, private and group gathering spaces and large landscaped areas which are all integrated in the overall master landscape design. All of these are used to set the buildings into a park like setting and complement the buildings appearance.
  - Both buildings are oriented towards Mathilda Boulevard, while the larger building is located in the center of the parcel offering large setbacks. Both buildings exceed setback requirements by over 40 feet at the closest point, yet enhance and define the Mathilda corridor.
- O: The project civil engineer has prepared a draft Stormwater Management Plan incorporating best management practices to reduce storm water runoff at the site. The grading, drainage and landscape plans have incorporated percolation basins for site runoff and building rainwater discharge. These are fully integrated into the landscape design.

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- P: The proposed project incorporates three underground garages tied together under the buildings for a total number of garaged spaces of 218 stalls or 32.5% of the total stalls provided. The proposed project also reduces parking supply by providing 181 fewer stalls than the maximum allowed. The combination of the underground parking and reduced stalls reduces the amount of impervious surface by approximately 31,000 SF.
- Q: The project has been master planned from the initial design process there will be only one phase of development for the entire site.
- R: The FAR is calculated using the net buildable area of the site divided by gross building area above grade for an FAR of 0.54.

Category IV

- 1: Create high paying technology jobs
- 2: Property tax increase  
Permit and impact fees
- 3: Though the proposed buildings are speculative at this time, the high quality architecture, available square footage, campus layout, and visible location would all provide an ideal site for a corporate headquarters or major division of a large company.
- 4: A high quality Class A campus should provide additional employment opportunities in the City.
- 5: While future tenants are not known at this time the design and location of the project would lend itself to accommodate corporate headquarters for technology companies. The types of jobs created should be consistent with the City's economic development goals and are important for job growth.
- 6: The jobs created at this site should create demand for services nearby.
- 7: While the future tenants of the project are not known at this time, the project has been designed as an ideal location for a corporate headquarters campus. However with two proposed buildings at the site, multiple tenants could also be accommodated.
- 8: The proposed project replaces an old industrial site with a new modern corporate style campus. The project furthers the City's goal of redevelopment of class A buildings along the Mathilda corridor and Peery Park.

## **Office Class Levels**

The following is a brief summary of the typical characteristics of Class A, B, and C office buildings, as well as examples of each building type in Sunnyvale. The attributes of the various class levels are somewhat subjective in their application and any specific building may exhibit characteristics of multiple classes, but overall these attributes work collectively to classify buildings with a reasonable degree of accuracy. This information was generated by the City's Economic Development Division using professional commercial real estate broker samples.

### ***Class A***

- Built after 1985 to qualify as Class A
- Setbacks from street are greater than other similar projects (typically include generous front landscaping and site features)
- At least two stories (one-story buildings do not qualify as Class A)
- Steel frame or higher-end concrete tilt-up with four sides of windows
- Aesthetically pleasing, "high image"
- Extensive window lines (made mostly of glass exterior)
- Buildings constructed with glass curtain-wall, granite, and/ or glass fiber reinforced concrete (GFRC) are typically Class A

### **Examples of Class A:**

- Most of the new buildings in Moffett Park including Moffett Towers, Yahoo!, Juniper Networks, Ariba, and Network Appliance
- HP/Palm campus
- AMD campus (on De Guigne Drive)
- Downtown- three Mozart buildings (Broadcom); Nokia

### ***Class B***

- Typically built between 1980 and present
- Limited setbacks
- One- and two-story buildings
- Limited window line: 2.5 to 3 sides made of glass exterior
- Limited landscaping with no special character

### **Examples of Class B:**

- Sun buildings off Mary (formally Boeing); likely B+
- 333 West El Camino Real (corner of W. El Camino Real and Mathilda); likely B+
- "Horizontal Skyscraper" Building (Oakmead Pkwy. and Lakeside)
- OKI Semiconductor (corner of Mary and Almanor)

### ***Class C***

- Typically built prior to 1980
- Limited setbacks
- Typically one-story but may be two-story
- Limited or no glass exterior
- Buildings generally of concrete tilt-up construction
- Dated architecture (e.g. rock wall panels)
- Any architectural styling which obviously dates a building

**Examples of Class C:**

- Most of Peery Park industrial area
- Most of the buildings located on Elko Avenue (the "Woods" industrial area)



LEED 2009 for New Construction and Major Renovations

Project Checklist

433 N. Mathilda Ave. & 410 N. Pastoria Ave.

**fi[T] Sustainable Sites**

Possible Points: 26

Y	N	Prereq	Credit	Description	Points
Y		Prereq 1		Construction Activity Pollution Prevention	
1		Credit 1		Site Selection	1
5		Credit 2		Development Density and Community Connectivity	5
	1	Credit 3		Brownfield Redevelopment	
6		Credit 4.1		Alternative Transportation-Public Transportation Access	6
1		Credit 4.2		Alternative Transportation-Bicycle Storage and Changing Rooms	
3		Credit 4.3		Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	3
2		Credit 4.4		Alternative Transportation-Parking Capacity	2
	1	Credit 5.1		Site Development-Protect or Restore Habitat	
	1	Credit 5.2		Site Development-Maximize Open Space	
1		Credit 6.1		Stormwater Design-Quantity Control	
1		Credit 6.2		Stormwater Design-Quality Control	
	1	Credit 7.1		Heat Island Effect-Non-roof	
1		Credit 7.2		Heat Island Effect-Roof	
1		Credit 8		Light Pollution Reduction	

**Materials and Resources, Continued**

Y	N	Credit	Description	Points
2		Credit 4	Recycled Content	1 to 2
2		Credit 5	Regional Materials	1 to 2
1		Credit 6	Rapidly Renewable Materials	1
	1	Credit 7	Certified Wood	

**FsrTJ Indoor Environmental Quality**

Possible Points: 15

Y	N	Prereq	Credit	Description	Points
Y		Prereq 1		Minimum Indoor Air Quality Performance	
Y		Prereq 2		Environmental Tobacco Smoke (ETS) Control	
1		Credit 1		Outdoor Air Delivery Monitoring	
1		Credit 2		Increased Ventilation	
1		Credit 3.1		Construction IAQ Management Plan-During Construction	
1		Credit 3.2		Construction IAQ Management Plan-Before Occupancy	
1		Credit 4.1		Low-Emitting Materials-Adhesives and Sealants	
1		Credit 4.2		Low-Emitting Materials-Paints and Coatings	
1		Credit 4.3		Low-Emitting Materials-Flooring Systems	
1		Credit 4.4		Low-Emitting Materials-Composite Wood and Agrifiber Products	
1		Credit 5		Indoor Chemical and Pollutant Source Control	
1		Credit 6.1		Controllability of Systems-Lighting	
1		Credit 6.2		Controllability of Systems-Thermal Comfort	
1		Credit 7.1		Thermal Comfort-Design	
1		Credit 7.2		Thermal Comfort-Verification	
1		Credit 8.1		Daylight and Views-Daylight	
1		Credit 8.2		Daylight and Views-Views	

**J | 4 Water Efficiency**

Possible Points: 10

Y	N	Prereq	Credit	Description	Points
Y		Prereq 1		Water Use Reduction-20% Reduction	
2		Credit 1		Water Efficient Landscaping	2 to 4
	2	Credit 2		Innovative Wastewater Technologies	2
4		Credit 3		Water Use Reduction	2 to 4

**LBiiiLJ Energy and Atmosphere**

Possible Points: 35

Y	N	Prereq	Credit	Description	Points
Y		Prereq 1		Fundamental Commissioning of Building Energy Systems	
Y		Prereq 2		Minimum Energy Performance	
Y		Prereq 3		Fundamental Refrigerant Management	
9	10	Credit 1		Optimize Energy Performance	1 to 19
	7	Credit 2		On-Site Renewable Energy	1 to 7
	2	Credit 3		Enhanced Commissioning	2
2		Credit 4		Enhanced Refrigerant Management	2
3		Credit 5		Measurement and Verification	3
	2	Credit 6		Green Power	2

**fi[T4] Innovation and Design Process**

Possible Points: 6

Y	N	Credit	Description	Points
1		Credit 1.1	Innovation in Design: Specific Title	
	1	Credit 1.2	Innovation in Design: Specific Title	
	1	Credit 1.3	Innovation in Design: Specific Title	
	1	Credit 1.4	Innovation in Design: Specific Title	
	1	Credit 1	Innovation in Design: Specific Title	
1		Credit 2	LEED Accredited Professional	

**raT-6] Materials and Resources**

Possible Points: 14

Y	N	Prereq	Credit	Description	Points
Y		Prereq 1		Storage and Collection of Recyclables	
	3	Credit 1.1		Building Reuse-Maintain Existing Walls, Floors, and Roof	1 to 3
	1	Credit 1.2		Building Reuse-Maintain 50% of Interior Non-Structural Elements	1
2		Credit 2		Construction Waste Management	1 to 2
1		Credit 3		Materials Reuse	1 to 2

**c::IJJ] Regional Priority Credits**

Possible Points: 4

Y	N	Credit	Description	Points
	1	Credit 1.1	Regional Priority: Specific Credit	
	1	Credit 1.2	Regional Priority: Specific Credit	
	1	Credit 1.3	Regional Priority: Specific Credit	
	1	Credit 1.4	Regional Priority: Specific Credit	

**r.m.:Eli2] Total**

Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



LEED 2009 for New Construction and Major Renovations  
Project Checklist

433 N. Mathilda Ave. & 410 N. Pastoria Ave.

Sustainable Sites

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6		Credit 4.1	Alternative Transportation-Public Transportation Access	6
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	1	Credit 5.2	Site Development-Maximize Open Space	
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	1	Credit 7.1	Heat Island Effect-Non-roof	
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1		Credit 8	Light Pollution Reduction	

Materials and Resources, Continued

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2		Credit 5	Regional Materials	1 to 2
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FsrTJ Indoor Environmental Quality

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1		Credit 4.3	Low-Emitting Materials-Flooring Systems	
1		Credit 4.4	Low-Emitting Materials-Composite Wood and Agrifiber Products	
1		Credit 5	Indoor Chemical and Pollutant Source Control	
1		Credit 6.1	Controllability of Systems-Lighting	
1		Credit 6.2	Controllability of Systems-Thermal Comfort	
1		Credit 7.1	Thermal Comfort-Design	
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1		Credit 8.1	Daylight and Views-Daylight	
1		Credit 8.2	Daylight and Views-Views	

J | 4 Water Efficiency

Possible Points: 10

Y	N	Prereq	Description	Points
2	2	Prereq 1	Water Use Reduction-20% Reduction	
	2	Credit 1	Water Efficient Landscaping	2 to 4
	2	Credit 2	Innovative Wastewater Technologies	2
4		Credit 3	Water Use Reduction	2 to 4

LBiiiLJ Energy and Atmosphere

Possible Points: 35

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	2	Credit 2	On-Site Renewable Energy	1 to 7
2		Credit 3	Enhanced Commissioning	2
3		Credit 4	Enhanced Refrigerant Management	2
	2	Credit 5	Measurement and Verification	3
	2	Credit 6	Green Power	2

raTT-6] Materials and Resources

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2		Credit 1.2	Building Reuse-Maintain 50% of Interior Non-Structural Elements	1
1		Credit 2	Construction Waste Management	1 to 2
1		Credit 3	Materials Reuse	1 to 2

fl[T4] Innovation and Design Process

Possible Points: 6

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	1	Credit 1.2	Innovation in Design: Specific Title	
	1	Credit 1.3	Innovation in Design: Specific Title	
	1	Credit 1.4	Innovation in Design: Specific Title	
	1	Credit 1	Innovation in Design: Specific Title	
1		Credit 2	LEED Accredited Professional	

c::IJJ] Regional Priority Credits

Possible Points: 4

Y	N	Credit	Description	Points
	1	Credit 1.1	Regional Priority: Specific Credit	
	1	Credit 1.2	Regional Priority: Specific Credit	
	1	Credit 1.3	Regional Priority: Specific Credit	
	1	Credit 1.4	Regional Priority: Specific Credit	

r.m.:Eli2] Total

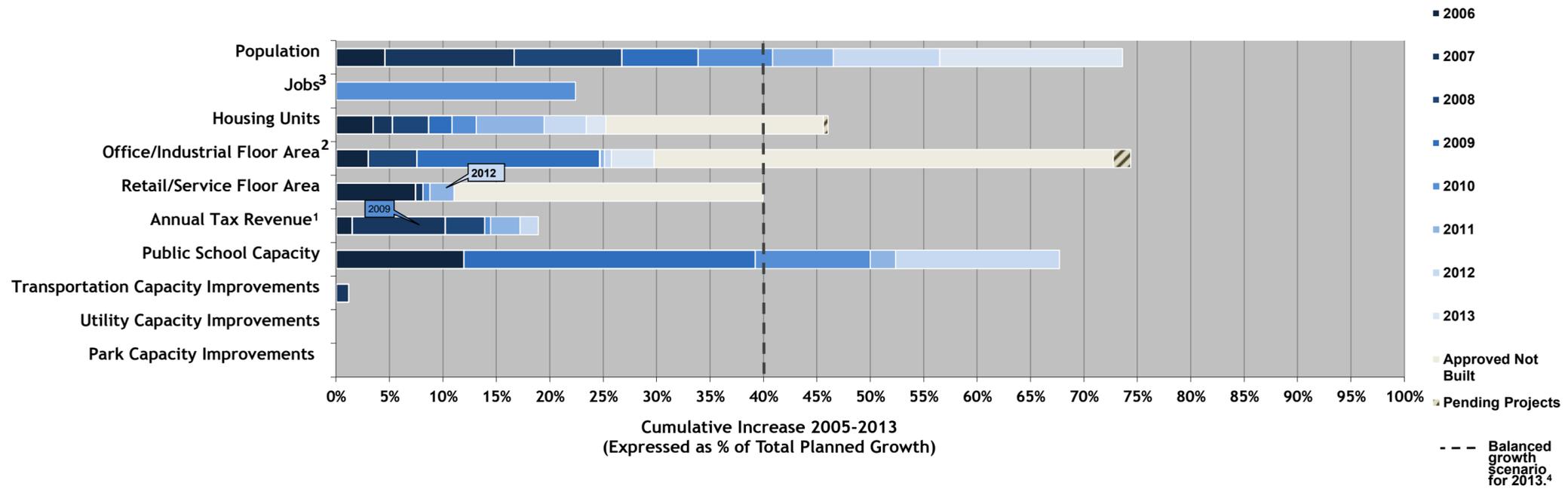
Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Page 2 of 2 ATTACHMENT 1

AS OF OCTOBER 2013: BALANCED GROWTH PROFILE INCLUDING NONRESIDENTIAL FLOOR AREA AND HOUSING UNITS APPROVED BUT NOT YET BUILT

Balanced Growth Indices	Base Year 2005	GOAL FOR 2025	Total Planned Growth Net Increase 2005 to 2025	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Actual	2013 Increment Increase (actual since 2012)	2013 Increment (% of Total Planned Growth)	Approved Not Built as of October 2013	Pending Projects
Park Capacity Improvements		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	pending	pending	pending	n/a	n/a
Utility Capacity Improvements		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	pending	pending	pending	n/a	n/a
Transportation Capacity Improvements		46,884,000	46,884,000	547,970	547,970	0	0	0	0	pending	pending	pending	n/a	n/a
Public School Capacity	5,373	6,729	1,356	5,535	5,535	5,905	6,051	6,083	6,291	pending	pending	pending	n/a	n/a
Annual Tax Revenue <sup>1</sup>	72,271,030	174,748,212	102,477,182	82,731,078	86,536,989	80,080,423	80,640,616	83,447,216	85,189,946	pending	pending	pending	n/a	n/a
Retail/Service Floor Area	5,784,000	7,500,000	2,200,000	5,962,662	5,962,662	5,962,662	5,976,840	6,027,052	6,005,338	6,005,338	0	0%	636,359	n/a
Office/Industrial Floor Area <sup>2</sup>	30,100,000	37,700,000	7,600,000	30,327,927	30,673,881	31,973,881	31,979,928	32,009,556	32,058,721	32,361,497	302,776	4%	3,267,366	123,000 (433 N Mathilda Office) 31 (Classics@Evelyn)
Housing Units	54,800	61,900	7,100	55,174	55,414	55,570	55,730	56,183	56,462	56,593	131	2%	1,446	
Jobs	73,630	92,650	19,020	n/a	n/a	n/a	77,890	n/a	n/a	pending	pending	pending	n/a	n/a
Population	132,725	150,725	18,000	135,721	137,538	138,826	140,081	141,099	142,896	145,973	1,797	17%	n/a	n/a



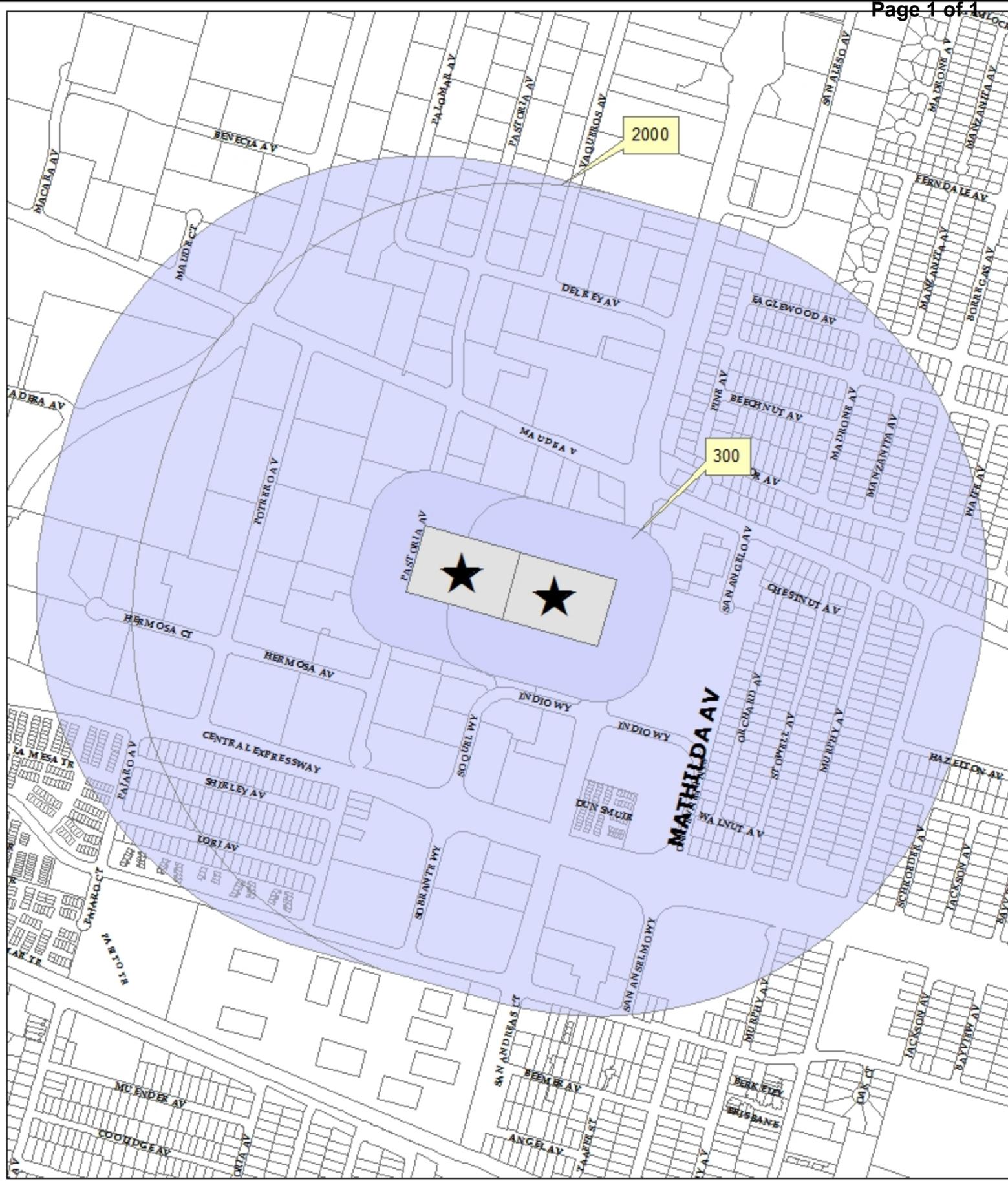
Notes

1. FY 2004/2005 is the base year for the Balanced Growth Index. All revenues are converted to FY 2004/2005 dollars for comparison purposes.

2. This index only represents net new floor area, and does not reflect tenant improvements to existing floor area.

3. Data has been modified resulting in a decrease in base year, projections, and current year estimates. There is a significant challenge in finding reliable estimates of Sunnyvale jobs. This version of the Balanced Growth Profile provides Association of Bay Area Governments (ABAG) data from most recent publications while staff explores a more reliable annual estimate of jobs. Data for 2011 or 2012 is not yet available.

4. In a "balanced" growth scenario" each profiled item would increase 5% each year. Cumulative "balanced growth" to the end of 2013 would be 40%.



2013-7448  
433 N Mathilda Ave  
Use Permit

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