

Green Building Allowance for Additional 10 Percent FAR in Moffett Park

- Project meets LEED Platinum level.
- Project exceeds 70 LEED points (a minimum of 60 points is the current LEED Gold standard).
- Reduce the number of parking spaces by at least 5 percent (in order to given partial credit for attaining the additional FAR, 10 percent to receive full credit) through the use of unbundled parking, shared parking, reduced number of parking spaces or parking “cash-out for not driving to work or other comparable measures.
- Applicant commits to a higher trip reduction through transportation demand management programs (TDM) than required by the MPSP.
- Project incorporates sustainable elements that may not be recognized by LEED (or exceeds LEED standards for which additional points are not available), such as net zero energy, zero waste, meeting specific measures from the Sunnyvale Climate Action Plan.
- Provide a sustainable-type community benefit, such as funding an urban forestry program, providing a community garden on or off the project site, or funding and/or building a public park, recreation or other City facility.
- Contribute funds beyond established City fees for other City infrastructure, such as extending the reclaimed water line in the City, increasing sewer capacity in underserved areas, or adding bike lanes or pedestrian paths.
- Contribute funds to enhance or establish a transit facility or alternative transportation program to reduce vehicle trips such as a shuttle bus, bikeshare or free carshare membership. This can include GreenTRIP certification.
- Other items found acceptable by the City Council.
- This list is not meant to be all-inclusive, but is meant as a starting point to be used by developers in creating their projects and by decision-makers in reviewing projects. It is expected this list will be revised over time as needs arise. The list is also not meant to provide absolute requirements. For instance, if 60 points is the LEED Gold standard, a project that meets 80 points could meet the expected element, while projects between 60-79 points may be required to be combined with other measures to attain the additional 10% FAR. It is up to the developer to come up with a program to attain the additional 10%, and it is in Council’s discretion whether the elements used warrant the additional development potential.