November 30, 2018

Lenny Siegel, Mayor
Members of the City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: SyWest Shoreline Gateway Master Plan (Shoreline Commons)

Dear Mayor Siegel and Members of the City Council:

On behalf of SyWest Development ("SyWest"), we respectfully request an extension for the submittal of our planning application for Shoreline Gateway (formerly known as Shoreline Commons) pursuant to the North Bayshore Precise Plan Appendix F: Bonus FAR Review Guidelines ("Bonus FAR Guidelines"). Section B.3 of the Bonus FAR Guidelines states as follows:

For Bonus FAR applications deemed eligible to apply for a planning permit on May 5, 2015, Applicants shall submit said planning application, including any required Master Plan application or a request for an extension, no later than December 1, 2018.

This letter, together with our current master plan submittal, dated November 30, 2018 ("Shoreline Gateway Master Plan"), serves as our request for a 12-month extension as well as confirmation that we can proceed, independent of the adjacent property owner, with our modified master plan. In the Shoreline Gateway Master Plan, we have made three modifications of note, which are beneficial to the overall master plan and the North Bayshore area. The modifications are as follows:

1. Reduced the total office square footage to 885,000 square feet
2. Designed the master plan to accommodate up to 742 residential units
3. Created a 3-acre community park in the center of the project

These modifications do not negatively impact or reduce the urban retail and entertainment experience originally contemplated. Indeed, the urban and retail experience is enhanced while delivering a more complete neighborhood experience. Although the Shoreline Gateway Master Plan does not specify the uses for the adjacent properties, the Shoreline Gateway Master Plan has all the critical elements of the master plan envisioned for the Gateway Character Area.
Collectively, the Shoreline Gateway Master Plan is consistent with or exceeds the original 2015 Shoreline Commons Master Plan concept, approved by the City Council on May 5, 2015. As such, we believe that Shoreline Gateway Master Plan is eligible for an extension request as provided for in the Bonus FAR Guidelines.

Alternatively, we respectfully request that our project be requalified pursuant to the terms of the Section E.1 of the Bonus FAR Guidelines, which states as follows:

If Bonus FAR development projects are substantially modified from the original qualifying Bonus FAR request, either by project scope or FAR amount, then the request shall return to the City Council for review and requalification.

We believe that the City Council will find that our proposed master plan is consistent with or exceeds the originally approved master plan concept when it reviews the details of Shoreline Gateway Master Plan. As such, we believe it is reasonable to requalify the Shoreline Gateway Master Plan as proposed. Towards that end, we respectfully request the following:

1. Requalify the Shoreline Gateway Master Plan, which includes the modification set forth above;
2. Permit SyWest to complete and submit the Shoreline Gateway Master Plan independent of the adjacent property owners; and
3. Grant a 12-month extension for the submittal of a planning application, commencing from the date that the City Council grants the extension.

Regardless of the approval avenue, we believe it is appropriate to approve our request for an extension or requalification of the project, including allowing us to proceed without the adjacent property owner. In support of our request, we have provided below a historical perspective, together with more details about our project, for your consideration.

Background

The Syufy family has owned 15.8 acres of the total 24-acre master plan area for over 50 years and has been a proud business owner and operator in the City of Mountain View during that time. Our development company, SyWest Development, has extensive experience planning and developing retail, entertainment, office and residential projects in the western United
States. We are uniquely positioned to immediately implement the Shoreline Gateway Master Plan based on our development expertise and the number of years we have worked on planning for this property.

In 2013, SyWest began discussions with the City of Mountain View planning staff to look at the possible redevelopment concepts for our 15.8 acres on Shoreline Boulevard. A Gatekeeper request was submitted following the guidelines of the General Plan that allowed for the development of a “Mixed-Use Center” with an allowable FAR up to 2.35. The Gatekeeper request included a new cinema, VillaSport, a hotel and a Class-A office use with associated parking. The Council decision was to wait until the adoption of the North Bayshore Precise Plan (“Precise Plan”) before allowing a project application to move forward.

Based on the City Council feedback on the Gatekeeper application, we entered discussions with LinkedIn in early 2014 and submitted a joint application for the Shoreline Commons Master Plan concept on February 2, 2015.

At the City Council hearing for Bonus FAR projects on May 5, 2015, SyWest Development and LinkedIn were awarded Bonus FAR up to 1.4 million square feet to build Shoreline Commons that consisted of the same mixed-use, regional draw elements reflected in our 2013 application and our current master plan, plus residential since the adopted Precise Plan in 2015 did not allow residential uses.

The land swap between LinkedIn and Google in June 2016 hampered our ability to proceed with a 24-acre master plan. After spending a year working with Google to develop a joint master plan, it was clear an agreement was not going to be reached by the parties. Google was adamant about shifting the majority of the office square footage awarded to Shoreline Commons to its corporate campus elsewhere in North Bayshore, making the project financially unfeasible.

Undeterred by Google, we opted to return to the original 2015 Shoreline Commons Master Plan concept in order to determine if we could modify that plan. Our goal was to modify the 2015 Shoreline Commons Master Plan, so that it would meet or exceed all the original elements and benefits of the master plan concept. More importantly, we wanted a compelling plan that would exceed the vision in the Precise Plan while providing logical points of integration for adjacent property owners to develop separately and seamlessly. At a significant expense, we have achieved these goals with the Shoreline Gateway Master Plan.
For a detailed description of the Shoreline Gateway Master Plan, please see the project description attached to this letter as well as our formal submittal to the Planning Department. The attached description discusses how Shoreline Gateway meets or exceeds the Precise Plan objectives and the Bonus FAR requirements. It also highlights how Shoreline Gateway meets the master plan envisioned by the Precise Plan.

Conclusion

We believe that Shoreline Gateway Master Plan brings to life the City leadership and Mountain View community’s vision for North Bayshore. In addition, we believe we have gone to great lengths to confirm we meet or exceed the elements of the 2015 Shoreline Commons Master Plan originally approved by the City Council.

Furthermore, it delivers all the elements of the master plan envisioned for the Gateway Character Area. Therefore, we respectfully request that the City Council approve our extension request or requalify our project, including allowing us to proceed in bringing the Shoreline Gateway development forward, without the adjacent property owner.

Regards,

Bill Vierra
President and COO
SyWest Development

Attachment

cc:  Dan Rich, City Manager
     Wayne Chen, Acting Community Development Director
     Martin Alkire, Principal Planner
     Victor Castillo, President, Syufy Entertainment
ATTACHMENT I

SHORELINE GATEWAY MASTER PLAN
BRINGING THE GATEWAY VISION TO LIFE

SyWest Development proposes to create a signature gateway project that will bring to life the vision of the North Bayshore Precise Plan. Shoreline Gateway will be the cornerstone for the transformation of the North Bayshore into more than just a singular office park. It will be the catalyst for the redevelopment of North Bayshore into an innovative, sustainable and complete neighborhood that will not only serve the North Bayshore community, but the greater Mountain View community and beyond.

With a community-first focus, Shoreline Gateway features a major public open space as the centerpiece of the project ("Gateway Park"). With over 3 acres, Gateway Park will serve as the signature-gathering place for the entire North Bayshore community. Throughout the year, Gateway Park will host farmer’s markets, concerts in the park, art shows, food trucks, and other community focused events. Visually, the park will offer a peerless perspective as it travels through the center of the project, creating a visual portal from Highway 101 to Joaquin Road. Physically, a series of bike paths and pedestrians walkways, including a connection to the bike/pedestrian bridge over Highway 101, will make the park accessible from all of Mountain View, not just the surrounding areas.

Gateway Park will be framed and energized by a new diverse urban center, purposely designed and programmed to contain all the elements required for creating a true and complete neighborhood experience. Leading the way is a series of multifamily residential buildings located just a few feet away from the park. Each residential building will offer its own unique and independent style. With up to 742 new residential units (with twenty percent affordable), a brand-new community will be realized at the gateway of North Bayshore, together with all the amenities needed to round out the urban experience within walking distance.

The amenities will include service-oriented retailers, such as a grocer, pharmacy and dry cleaner, which are all an intrinsic part of any authentic neighborhood. Other community-centric retailers will include a bike shop, bookstore, pet store, coffee shop and restaurants. These retailers are fundamental in creating a convenient and attractive experience for residents.

As for entertainment, a new state-of-the-art 15-screen theater will bring the neighborhood to life at night and on the weekends. For fitness and recreation, VillaSport will build a family-focused athletic club and spa that will provide residents with their fitness needs as well as family-based entertainment throughout the year. All of this will be easily accessible to the residents by bike or foot.

For those traveling to the area, two hotels will be located at the entrance of Shoreline Gateway. The hotels will have approximately 330 hotel rooms and will be conveniently located near all the project amenities.
Completing the Shoreline Gateway experience will be an office campus alongside the park. With its unique ascending design, the office campus will create an inviting experience to the project as well as North Bayshore. Like all of Shoreline Gateway, this office campus will be easily accessible by public transportation, bike or foot. It also will have its own dedicated entrance away from Shoreline Boulevard to mitigate the traffic on Shoreline Boulevard. The office campus also will benefit from all the amenities afforded by Shoreline Gateway, which will encourage office workers to arrive early and stay longer. This iconic gateway location, together with all the premier amenities, will help attract a world-class company.

Shoreline Gateway consists of all the interdependent elements of an urban fabric interwoven in a manner to make each one better as a whole. Without the others, any one element of this neighborhood will struggle to succeed. For this reason, the North Bayshore Precise Plan contemplates a complete urban neighborhood at the gateway, which Shoreline Gateway is designed to deliver for the local community.

RESIDENTIAL

Shoreline Gateway will feature approximately 517 residential units available in two separate buildings next to the park. The buildings are located along Plymouth and Joaquin Streets, framing the northern edge of Gateway Park. The total unit count can be augmented to approximately 742 units if the City Council prefers to replace the two proposed hotels with residential buildings.

Twenty percent of the units will be affordable units. Each residential building will have its own unique design personality and will offer a mix of different sized units (i.e., micro, studios, one and two bedrooms). The residential buildings will meet the green building standards set forth in Appendix B of the North Bayshore Precise Plan.

The residential project will have dedicated, oversized bicycle facilities and additional dedicated open spaces incorporated into each building for the residents. No units will have dedicated parking, but a limited number of parking spaces will be available for residents to rent. Despite the limited residential parking, the need for a car will be diminished given all the amenities within a short walk or bike ride.

OPEN SPACE

Shoreline Gateway will have approximately 324,705 square feet of open space spread throughout the project. The total amount of open space to be provided will exceed the required open space by 186,533 square feet. The jewel of the open space will be Gateway Park, which will be over 3 acres in size. Gateway Park will be the central public open space required by the North Bayshore Precise Plan. The park is accomplished by placing the majority of the parking for the project underground, which materially increases the overall cost of the project. The park will be designed to allow its expansion (or not) onto the adjacent properties.

This park will be accessible by bicyclists and pedestrians from all roads, including the bicycle/pedestrian bridge to be built over Highway 101. Gateway Park will be programmed with community events throughout the year. (For more on events, please see Entertainment Section of this Master Plan Submittal.)
In addition to the park, the office campus will offer rooftop open spaces with vistas over the park and towards the mountains. VillaSport will also have a sun-soaked and elevated open space overlooking the park and the mountains. The residential buildings will have open space areas immediately in front of each building, which will be a continuation of the park experience.

RETAIL

As noted, Shoreline Gateway will have 65,800 square feet of community and local serving retail offerings, exclusive of the theater and the athletic club and spa. The variety of retail will not only serve the Shoreline Gateway community, but the entire North Bayshore community as it continues to grow. All of it will be within walking distance or a short bike ride away. The types of retail are as follows:

- Grocer
- Pharmacy
- Restaurants with Outdoor Dining
- Coffee
- Bookstore
- Deli
- Juice Store
- Bike Shop
- Wine Shop
- Pet Store
- Ice Cream Shop
- Specialty Apparel

These retailers, together with the entertainment, will also attract other retailers to the North Bayshore.

ENTERTAINMENT/ RECREATION

One of the key elements of the North Bayshore Precise Plan is the replacement of the existing theater and the creation of a true world-class urban entertainment center. Shoreline Gateway delivers this experience by providing Gateway Park and a state-of-the-art luxury theater as notable entertainment anchors for the project. Complementing these two anchors will be restaurants with outdoor dining next to the park, ice cream or yogurt store, coffee shop, a bookstore and other retailers that will complete the experience.

Gateway Park

With over 3 acres of programmable space, Gateway Park will provide the perfect setting for a rich and diverse assortment of events programmed throughout the year, including:

- Farmer’s Markets
• Wine and Art Festivals
• Concerts in the Park
• Food Trucks
• Pop-up Vendors
• Holiday Ice Skating
• Easter Egg Hunts,
• Chanukah Celebrations
• Christmas Tree Lighting

The entertainment space is not limited to the park itself. Portions of the internal roads can be closed for larger community gatherings, consistent with other urban settings.

Running alongside the park will be a variety of restaurants and diverse retailers that are designed to connect with the pedestrian experience along a broad landscaped path. All the restaurants will feature outdoor dining. Other featured retailers next to the park will be an ice cream shop, bookstore and coffee shop.

State-of-the-Art Luxury Theater

A brand new luxury theater will replace the existing theater on the site. The new theater will be a premier experience that will feature all the latest audio and video technologies. It will be an 110,000 square foot, two-level theater with 15 luxury auditoriums. The theater will be embedded into the retail experience, fostering a vital synergy between the two. The theater will be designed with a grand lobby that will feature luxurious lounges and an exterior balcony overlooking Gateway Park, as well as expanded food, beverage and service amenities. In all the auditoriums, each seat will be a large, comfortable recliner, allowing movie patrons to fully relax and enjoy their movie. The combination of state-of-the-art and exceptional amenities will make this theater a showcase in the industry.

VillaSport Athletic Club and Spa

Shoreline Gateway will feature VillaSport Athletic Club and Spa, the latest premier experience for the entire family. VillaSport offers a unique combination of fitness and social programming in a resort-style environment. Whether relaxing by the pool, joining the book club, creating an art project or attending a spin class, everyone has something to enjoy at VillaSport. The club will consist of a 110,000 square foot facility as well as a 41,317 outdoor space. The club amenities include:

• Six distinct exercise studios, featuring over 200 free classes per week
• Over 120 state-of-the-art cardio machines, free weights, and circuit equipment
• NBA regulation basketball court designed to accommodate other indoor sports
• Adult relaxation lounges with whirlpools, saunas and steam rooms
• Day spa offering massages, facials, nail services and retail products
• 14,000 square foot children play area, featuring art studios, sports court, reading areas and dance studios
• Two indoor pools (recreation pool and 25-yard lap)
• Two outdoor pools (family recreation pool and adult 25-yard lap pool)
• High-end locker rooms with lounges and wood lockers
• Indoor and outdoor cafes

In addition to these amenities, the club will offer year-round programming for the entire family, including:

• Summer Barbeques
• Breakfast with Santa
• School Expo
• Local Charity Events
• Music by the Pool
• Movie Nights
• Wine Dinners
• Easter Egg Hunts
• Halloween Festivities
• Daddy-Daughter Dances
• Pinewood Derby
• Summer Camps for Kids

Given this programming, together with a premier environment, residents of North Bayshore will find all their fitness and recreational needs satisfied without having to get in a car. In addition, those working in North Bayshore will arrive earlier or stay later as members of VillaSport.

HOTEL (with Residential Option)

Shoreline Gateway will feature two hotels located at the main entrance of the project next to Shoreline Boulevard. The total number of hotel rooms will be 330. With easy access to and from the freeway, these hotels will be ideal for hosting all types of travelers to the area. Hotel patrons will also have immediate access to restaurants, fitness, spa and entertainment within walking distance from their hotel. Although no self-parking will be available, patrons will be allowed to valet their vehicles for an additional charge. Given all the amenities in the immediate area, many will find a car unnecessary when staying at the hotel.

As noted in the Residential Section, one or both of the hotel building locations can be converted into a residential multifamily building if the City Council would like to see more residential units as part of the project.

OFFICE CAMPUS

Shoreline Gateway will feature a corporate office campus consisting of three buildings totaling approximately 885,000 square feet. The buildings will be designed with an ascending elevation
with the smallest building closest to the freeway. This design will create a more inviting experience to the entire project while creating a visually striking design. Each building will have an active entry and ground floor interfacing with Gateway Park. Each building will feature a rooftop open space with views of the park and the mountains. All the office buildings will meet Platinum LEED standards. To encourage the support of local retailers and restaurants, the office campus will have limited food and fitness within the campus. Overall, the office campus is designed to be striking, interactive and welcoming, so as to connect the office to the community at a pedestrian level.

Like all of Shoreline Gateway, the campus will be easily accessible by public transportation, bike or foot. It will also have its own dedicated entrance away from Shoreline Boulevard to mitigate the traffic on Shoreline Boulevard. The office campus will also benefit from all the amenities afforded by Shoreline Gateway, which will encourage office workers to arrive early and stay longer.

OTHER ELEMENTS

Transportation/Parking

The design goal for Shoreline Gateway is to create a welcoming and friendly experience for pedestrians and bicyclist while minimizing the impact of vehicles on that experience. Towards that goal, the ubiquitous above-grade parking deck found in office parks and retail centers will be replaced with 3 acres of community open space (i.e., Gateway Park). All parking will be either underground or embedded in the office building, essentially making the parking invisible to the human experience.

To further mitigate the impact of vehicles, access points to the underground parking garage will be located at all the entry points of the project. This will encourage cars to enter immediately into the garage, thereby taking them off the surface streets of the project, encouraging the “park once and walk” philosophy. Those cars that use the surface streets will face significant traffic calming measures that slow the rate of travel (e.g., changing road surfaces, raised intersections, stop signs, etc.) throughout the project.

As another measure to discourage vehicles, Shoreline Gateway will provide parking well below what is prescribed under local parking ordinance. (See Project Parking Chart.) This measure will also help mitigate traffic on Shoreline Boulevard and the surrounding streets in the North Bayshore neighborhood. To encourage bikes as one of the preferred modes of transportation, bike lockers and bike racks will be thoughtfully integrated throughout the project. In addition, broad bike paths and walking paths will be located throughout Shoreline Gateway.

As required by the North Bayshore Precise Plan, the office tenant will be required to play an active role and enter into a comprehensive transportation demand management plan (“TDM Plan”) to ensure that it meets the City’s SOV target for North Bayshore. Part of the TDM Plan will prohibit office workers from entering the Shoreline Gateway via the Pear Street entrance. Daily office workers will instead enter into a dedicated entrance near the office campus, which will have its own dedicated entrance to the garage. In addition, the office workers will be encouraged
to carpool, take public transportation, bike and walk to work through a variety of incentives. To facilitate use of a private bus network, the office campus will be designed to include a dedicated bus and shuttle transit facility conveniently located next to the office campus.

Another key aspect that will help mitigate and offset the traffic during peak times will be all the proximate and wide compliment of amenities offered within the project. With a world-class athletic club, many office users will opt to arrive early or leave later in order to work out or enjoy the fitness or social amenities at the club. In addition to the athletic club, the entertainment at the project will also encourage office workers to spend the evening at Shoreline Gateway instead of driving elsewhere.

**Sustainability**

Shoreline Gateway will meet or exceed the Guiding Principles articulated in the North Bayshore Precise Plan to result in a highly sustainable district contributing to a more culturally rich, ecologically resilient community. Some of the goals of the project are:

- LEED Platinum Office Buildings
- Residential Building will meet the green building standards set forth in Appendix B of the North Bayshore Precise Plan.
- Garage will follow the best practices for parking garage design, operations, and maintenance contained within the Green Garage framework created by the Green Parking Council. (Note LEED certification is not available for garages)
- LEED Certified Buildings (level will depend on proposed use)

These goals will be achieved through a variety of initiatives, including, but not limited to, solar energy, recycled water, energy and water management, landscape design, building design, project waste management, and construction waste management.

**Community Benefits**

The value of the community benefits offered by SyWest Development will exceed $200,000,000. The community benefits are as follow:

- 3 acres of community open space (Cost includes the value of the land plus the incremental expense to locate the majority of the parking underground.)
- Ongoing management cost of the managing the community open space, which includes the maintenance as well as the programming
- Subsidies to attract the essential retailers necessary to create a complete neighborhood
- The dedication of a portion of the SyWest property for the expansion of Shoreline Boulevard.
- Providing the necessary connection to the Bike/Pedestrian Bridge to be built across Highway 101.
Jobs/Housing Linkage

Shoreline Gateway envisions this particular area of the planning area for a critical regional center that supports the new residents, employees, and visitors to the North Bayshore area. As such, our proposed plan includes all the retail and regional entertainment amenities envisioned for this neighborhood at a density necessary to create a thriving central district. In particular, the theater and VillaSport complex provides critical family-oriented spaces necessary to support the residents throughout the area. The reduced commercial development (835,000 sf vs. original 1.4M sf) is necessary to support the development of this central hub. Furthermore, we are able to provide up to 742 units on the site (assuming no hotel development). By focusing this mix of uses on this site, as envisioned in the Precise Plan, other areas become available for residential development.

Local School Strategy

SyWest Development understands and appreciates that schools are an essential part of the fabric of any new neighborhood. Therefore, SyWest will work with the Mountain View Whisman School District and the Mountain View Los Altos High School District in accordance with Precise Plan School Strategy guidelines to enter into an agreement to make a monetary contribution to the schools in alignment with the City Council’s direction on the recently approved residential project on Pear Avenue.

MASTER PLAN CONFORMANCE

One of the goals of the North Bayshore Precise Plan is the creation of a master plan for the Gateway Character Area. The design of Shoreline Gateway achieves this goal. The design contemplates all the critical aspects of a master plan, which include access, visibility, massing, circulation, interconnected land use and utilities. The design also provides the canvas for all the adjacent property owners to design their respective properties in a harmonious fashion without limiting what can be done on any one property.

To facilitate some of these master plan elements, SyWest will absorb a greater portion of the cost that would have been shared by the property owners in a coordinated master plan. Nevertheless, SyWest is willing to accept these additional costs to help facilitate the Gateway vision for the North Bayshore community.

PRECISE PLAN CONFORMANCE

The Shoreline Gateway Master Plan conforms to all of the General Plan and the Precise Plan requirements. Specifically, the master plan is in 100% conformance to the eleven urban design principals that were established by the Precise Plan to transform the existing suburban business park into a highly-sustainable urban, connected neighborhood.
## North Bayshore Precise Plan Urban Design Principals and Design Guidelines

<table>
<thead>
<tr>
<th>Principles Analysis Precise Plan Principle</th>
<th>Proposed Project</th>
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<tbody>
<tr>
<td>1. Develop a connected network of pedestrian-oriented blocks</td>
<td>Project replaces a single theater building surrounded by over 15 acres of surface parking lot, with a pedestrian centric, bicycle oriented mixed-use development. New streets with ample bike and walking paths, and sidewalks are interlaced throughout the property and tie the project with adjacent property.</td>
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<td>2. Create high-quality public frontages</td>
<td>Public street frontage is designed to be pedestrian oriented with trees and landscape. Mixed-use building are activated at the ground plane with community-oriented retail uses. The Major public open space, Gateway Park, is purposeful in its orientation toward the interchange delivering an unmatched public vista.</td>
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<td>3. Orient buildings towards streets and shared open spaces</td>
<td>All buildings have an orientation toward the public streets and open space. Major emphasis is given to activation of retail and restaurant uses that open onto Gateway Park.</td>
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<td>4. Vary building massing to shape space and enhance building and neighborhood character</td>
<td>Each building elevation and massing is specificity designed in consideration of surrounding views and to provide variation in character. Form and function are balanced with articulation of facades, roof lines and numerous open space areas.</td>
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<td>5. Integrate frontage design and ground-floor uses to generate active ground-floor frontages</td>
<td>The entire ground floor interface of the mixed-use building is fully activated with entrances to the entertainment venue, athletic club, retail store fronts, restaurants and outdoor dining.</td>
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<td>6. Articulate building facades to create human-scale buildings</td>
<td>Vestibules, lobbies, entrances and store fronts are appropriately scaled with upper floors of buildings set back from the vertical plane. Various building frontages articulate to provide visual interest on a pedestrian scale.</td>
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<td>7. Distinguish North Bayshore as a unique, urban district through architecture and building design</td>
<td>Project is iconic in its striking ascending design, highly activated retail and entertainment venues, mixed-use residential living adjacent to Gateway Park, hospitality and large highly improved open space. Further differentiation will be through a continuous and unique programming of community-based events hosted in Gateway Park.</td>
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<td>8. Design corner buildings to emphasize an entry, shape a public space, or provide a unique building image</td>
<td>The architecture of all building elevations emphasizes unique building design elements. Buildings are physically positioned to maximize the interplay between pedestrian and street level perspectives, and visual lines within the project. Porosity allows ample perimeter views into the project from a distance and public entrances are readily identifiable by iconic hospitality buildings and residential structures. An iconic glass wall corner of the theater lobby, ascending roof lines, and resort style outdoor amenities of the athletic club provide extraordinarily unique accents to the project.</td>
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<td>9. Create high-quality on-site open space</td>
<td>A major central open space creates the core of the master plan. This public community park space is quite literally, the &quot;heart&quot;, of the project. Additional private open spaces for the office and residential buildings are planned along with pools and other passive open space areas for the residential, hotel and entertainment uses.</td>
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<td>10. Design sites and buildings adjacent to natural open areas to reflect the unique natural setting and ecosystem of North Bayshore</td>
<td>A very large, high quality public open space is made available to the entire Mountain View community through the creation of Gateway Park. Further local engagement is facilitated through an active programming of community centric events and festivals. Gateway Park is purposely designed to host an active perimeter while providing logical connecting points to adjacent properties and all pedestrian and bike pathways, and seamlessly weave into the existing human fabric of North Bayshore. Additional open space is also included as part of the various buildings that comprise the various mixed-use structures.</td>
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<tr>
<td>11. Integrate sustainable building design and technologies to generate highly sustainable urban neighborhoods</td>
<td>The Master Plan includes a LEED Platinum office building and required Precise Plan residential green building strategies.</td>
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