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9 IMPLEMENTATION AND PHASING

Table A.1: NBPP Standards Compliance Checklist

APPENDIX
PROJECT APPLICANT
Google

DEVELOPMENT ADVISOR
Lendlease

DESIGN + CONSULTANT TEAM
Sitelab Urban Studio: Urban Design
West8: Landscape Design
BIG: Office Architecture
Sherwood: Civil + Infrastructure
H.T. Harvey & Associates: Ecology
San Francisco Estuary Institute (SFEI): Ecology
Arup: Transportation + Sustainability
Nelson Nygaard: Transportation
Fehr & Peers: Transportation
Sera + IPD: Parking Studies
Allen Matkins: Land Use + Entitlements
Eps + Griggs Resource Group: Fiscal Impact Analysis
Keith Orlesky: Design + Development Consulting

Cover Image © Shae Rocco
The Shorebird Master Plan elaborates on a shared vision for the future of North Bayshore’s first Complete Neighborhood. Through meetings with hundreds of stakeholders, the City of Mountain View put forth this vision in the updated North Bayshore Precise Plan, prioritizing a sensitive approach to habitat and delivering much needed housing.

Google is more than taking cues from the updated Precise Plan — with our Framework Plan for North Bayshore, and the Shorebird Master Plan, we’re building on its foundations. We’re excited by the City’s ideas about North Bayshore moving beyond the office park to become something truly special — a place for people and nature.

Our Framework Plan demonstrates an implementation strategy to make this transformation a reality. North Bayshore is our home, and we see the potential in Shorebird for it to become a great place for people to live and work together.

Led by Mountain View’s ideas and policy goals, the Master Plan brings all these aspirations together in a concrete plan for implementation. It describes an overall design concept, land use program, open space and habitat strategy, buildings and massing, circulation and transportation, infrastructure and sustainability, and project phasing.

We created this document to describe the Master Plan proposal quantitatively and qualitatively: the physical facts as well as our hope for the range of experiences. Each section also addresses how the proposal complies with the North Bayshore Precise Plan or how, through a master plan approach, we provide alternate means of addressing the Precise Plan’s intent.

With inspiration from the NBPP and input from the community, in partnership with local and international designers and engineers, we created this vision and the document you’re about to read. It serves as an initial submittal for City staff review, beginning with Shorebird as the first step in implementation of the Framework Plan. The Framework Plan as proposed, would require a collective effort by the City, as well as other landowners, to implement the vision at a district scale. Over the course of the next several months, we look forward to refining our plan in collaboration with the City and with community members, ultimately working toward a Planned Community Permit (PCP) in 2019.

INTRODUCTION
1 DOCUMENT GUIDE

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The Shorebird Master Plan accompanies three additional documents to describe the proposal and fulfill the application criteria set forth by the City of Mountain View.

### EXECUTIVE SUMMARY

This Executive Summary provides an overview of the design concepts in our Framework Plan for North Bayshore and Shorebird Master Plan. It also describes how the fundamental commitments of our Framework Plan and Bonus FAR Requalification Request can help bring to life the City’s and community’s vision of transforming North Bayshore.

### FRAMEWORK PLAN AND BONUS FAR REQUALIFICATION REQUEST

This Plan and Request describes both a vision and our proposed commitments for North Bayshore. Using the rubric of the North Bayshore Precise Plan’s guiding principles, this Plan and Request outlines a comprehensive, solutions-based approach to the design, programming, and Enhanced Community Benefits offering that would be delivered with the Bonus FAR requalification.
SHOREBIRD MASTER PLAN
As required in the Precise Plan for the development of Complete Neighborhoods such as Shorebird, this document describes the design concept, land use and program, open space and habitat strategy, buildings and massing, circulation and mobility, infrastructure and sustainability, and phasing for the 66-acre site. Shorebird represents our proposed first phase of implementing the Framework Plan. A Planned Community Permit (PCP) application would follow this submittal next year, and would contain more detailed architectural designs for the first phase of new homes and office buildings in Shorebird.

SHOREBIRD TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN
The Shorebird TDM Plan sets forth strategies for both office and residential uses within the Shorebird Complete Neighborhood to discourage private auto use. In concert with the Shorebird Master Plan’s emphasis on walking and bicycling, the TDM Plan includes shuttle programs, parking management, carpool programs, and transit incentive programs.
1.2 LOCATION AND TERMINOLOGY

NORTH BAYSHORE PRECISE PLAN

This document and related documents reference the vision, guiding principles, and planning controls set by the "North Bayshore Precise Plan" ("Precise Plan" or "NBPP") for the North Bayshore district. The NBPP was originally adopted by the City of Mountain View in 2014. In December of 2017, the City updated and adopted the NBPP to allow for and to target the creation of 9,850 homes.

COMPLETE NEIGHBORHOODS

The NBPP looks to transform the central area of the North Bayshore district that surrounds Shoreline Boulevard by proposing three Complete Neighborhoods that permit residential uses as shown in Figure 1.1. Of the three neighborhoods—Pear, Shorebird, and Joaquin—this document focuses on two: Shorebird and Joaquin, where Google can assist the City in implementing the Precise Plan’s vision for Complete Neighborhoods through its majority land ownership in those neighborhoods.

FRAMEWORK SITE AND PLAN

Shown in Figure 1.2, the "Framework Site" describes an area covering approximately 128 acres in the heart of North Bayshore. It is roughly consistent with, and slightly larger than, the Shorebird and Joaquin neighborhoods as defined in the Precise Plan. An additional parcel within the Pear neighborhood, 1601 N. Shoreline Boulevard, is Google-owned and planned for early delivery of housing, in close proximity to the Shorebird Master Plan.

SHOREBIRD SITE AND MASTER PLAN

"Shorebird" and the "Shorebird Master Plan" respectively describe the 66.3-acre area (Figure 1.2) and Google's Master Plan proposal for the Shorebird neighborhood. Throughout this document, "the project" is also used to describe the Shorebird Master Plan. Shorebird is located east of Shoreline Boulevard, north of Space Park Way, and southeast of the Charleston Retention Basin.

JOAQUIN SITE AND PLAN

The "Joaquin Site" and "Joaquin Plan" describe the approximately 60-acre area (Figure 1.2) and proposal respectively, bounded by US-101 to the south, Shoreline Boulevard to the east, Charleston Road to the north, and Huff Avenue to the west. For this proposal, Joaquin is discussed as two areas: Shoreline Commons and Joaquin North.

• SHORELINE COMMONS: Identified in the NBPP as the highest density "Gateway Character Area," Shoreline Commons refers to the area south of Plymouth that is currently controlled by two property owners, Google and another property owner. The Framework Plan presents a cohesive vision for the area, while respecting property boundaries and assuming proportional responsibility for the delivery of district housing targets and community benefits.

• JOAQUIN NORTH: The area owned by Google within the Joaquin neighborhood, north of Plymouth, excluding the northeast quadrant of the Joaquin neighborhood boundary as defined by the Precise Plan.

**DOCUMENT NOTES**

- **FIGURES:** All figures in this document are provided for illustrative purposes only. The conceptual renderings used throughout the Shorebird Master Plan, and other supporting documents, do not represent actual architectural designs for specific residential or office buildings. They are provided to give a general impression of the building’s scale and massing relative to the public open spaces they help to frame and activate through their ground floor uses and how buildings meet the street and open spaces.

- **MEASUREMENT:** Unless otherwise noted, all area measurements throughout this document indicate gross square feet (GSF) rounded to nearest 10,000, except for office use which is rounded to the nearest 1,000.

- **RESIDENTIAL UNITS:** Total units shown are indicative and are subject to further refinement in proposed Master Plans and Planned Community Permits.

- **TRANSPORTATION:** New streets have been given names, inspired by the local context, as placeholders to be used during the planning process. The transportation improvements shown in this document are illustrative of the Priority Transportation Improvements envisioned in the NBPP. The necessity for these improvements will be further confirmed by the North Bayshore circulation analysis that the City is embarking on in 2019. The Shorebird Master Plan supports these projects as identified in Section 7.8.

![Figure 1.3: North Bayshore Context](image-url)
Today's Special
Mix-Match All Fruit
25c PER POUND
2 DESIGN CONCEPT

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Building on the NBPP vision and the existing assets on the site, Shorebird is envisioned as the first new Complete Neighborhood in North Bayshore. The project is envisioned as part of the larger framework for the district and can be a model for seamlessly integrating urbanism and nature to form the foundations of a Complete Neighborhood, built on putting people and nature first.
Figure 2.2: Illustrative View of the "Social Spine" in Shorebird
2.1 COMMUNITY ENGAGEMENT PROCESS AND FEEDBACK

COMMUNITY ENGAGEMENT PROCESS
Starting in July of 2015, the City of Mountain View led the NBPP public planning process to create a transformational vision for the area. Numerous community open houses, focus groups and workshops were held, and the community had opportunities to engage during comment periods and City Council meetings. This community process and stakeholder input was instrumental in shaping the update to the Precise Plan, approved in 2017, which included the addition of 9,850 new homes. It also shaped the early conceptual thinking for the proposed North Bayshore Framework Plan and Shorebird Master Plan.

In the Fall of 2018, Google discussed the Framework and Shorebird plans during a series of group workshops with an array of stakeholders, and presented at a public open house in November 2018. The goal of these sessions was to better understand stakeholder and community priorities in North Bayshore, inform the proposal for this submittal, and establish key topics for future project refinements. These meetings began a conversation that will continue to inform the evolution of this planning process.

STAKEHOLDER GROUPS ENGAGED
- California Native Plant Society
- Canopy
- Citizens Committee to Complete the Refuge
- Committee for Green Foothills
- Community School of Music and Arts
- Community Services Agency
- Computer History Museum
- Great Streets Mountain View
- Greenbelt Alliance
- Friends of Stevens Creek Trail
- Mountain View Chamber of Commerce
- Mountain View Coalition for Sustainable Planning
- Pear Theatre
- Santa Clara Valley Audubon Society
- Santiago Villa Neighborhood Association
- Sierra Club Loma Prieta Chapter
- Silicon Valley At Home
- Silicon Valley Bicycle Coalition
- Silicon Valley Leadership Group
- South Bay Salt Pond Restoration Project
- Transportation Management Association

Figure 2.3: Public Open House Event in November 2018
Figure 2.4: Shorebird Master Plan Process
PRELIMINARY FEEDBACK

Google received preliminary feedback during the Fall 2018 stakeholder sessions that helped add specificity to each component of the NBPP vision and identified clear objectives for the new Shorebird neighborhood.

- **HABITAT PROTECTION:** Numerous Bay Area ecology groups participated in the focus groups and confirmed the critical role the project has in preserving and regenerating the regional ecosystem. Other participants also expressed a desire to create a balance of natural areas and parks, allowing both wildlife to thrive and parks to be active social and recreational spaces.

- **NEIGHBORHOOD DESIGN:** Local cultural institutions, business owners, and residents, as well as housing advisory groups, reinforced the need for housing and emphasized that the vision for Shorebird must be inclusive and equitable, with stable affordable housing and small businesses to support socio-economic diversity as top priorities.

- **MOBILITY:** Transit and bike advocacy groups stated the importance of connecting locally within Mountain View, and regionally through a robust multi-modal network. The resulting network and system must be reliable and sustainable.

- **INNOVATION AND SUSTAINABILITY:** Located in the heart of Silicon Valley, feedback from many stakeholders supported visionary thinking that pushes the boundaries of sustainability innovation.

Figure 2.5: Shorebird Today
"So much potential and opportunity to make this a great neighborhood and model"

"No place to hang out with families"

"Feels like a generic office park, separated from the rest of Mountain View"

"Ecology and habitat is unique"

"Hard to navigate the district or know when you have arrived"

NORTH BAYSHORE TODAY

"Create a vibrant and socioeconomically diverse neighborhood"

"Want to retain and regenerate sensitive habitats"

"Have the ability to wander the neighborhood"

"Connected neighborhoods through transportation, communication and business"

"Vibrancy and interaction between housing and office"

"Affordable homes should be properly distributed with access to all neighborhood benefits"

NORTH BAYSHORE TOMORROW

Figure 2.6: Perspectives of North Bayshore Today and Tomorrow
SHOREBIRD DESIGN CONCEPT

2.2 DELIVERING PRECISE PLAN GOALS

The NBPP vision for Shorebird targets a spectrum of density across character areas, from the urban zone along Shoreline Boulevard with a blend of residential, commercial and office uses, to the protection of critical ecological habitat on the east side of the site. The following Shorebird Master Plan commitments support the NBPP vision of vibrancy, sustainability, diversity, health and wellness, and economic prosperity and are also further explained in the Framework Plan.

HABITAT PROTECTION:
• OPEN SPACE NETWORK. 21.4 acres of new publicly accessible open space will be provided within Shorebird.
• PUBLIC ACCESS. Nearly 50% of Shorebird will be publicly accessible.
• OPEN SPACE DEDICATION. Google will dedicate 10.2 acres of the Eco Gem restored to natural habitat to the City of Mountain View.

NEIGHBORHOOD DESIGN:
• RANGE OF PROGRAMS. Open space network to include a natural playground, active recreation zones, and passive zones.
• HABITAT AREAS. Remove select existing buildings and asphalt from sensitive areas to establish over 16 acres of habitat, including the Eco Gem and protection of the existing egret rookery.
• EDUCATIONAL OPPORTUNITIES. Design and build a new North Bayshore Urban Ecology Center dedicated to research and education.
• NEIGHBORHOOD AMENITIES. Space for neighborhood amenities including small market, fitness amenities, and child care.
• RETAIL AND AMENITIES. 100,000 to 150,000 square feet of retail and active uses.
• SCHOOL. Supporting the creation of a new elementary school in North Bayshore through the dedication of a 3.5-acre site and funding contribution towards the Elementary/Middle and High School Districts.
• PUBLIC ART FUND. Commitment to a public art fund to support art in public spaces.
• AFFORDABLE HOUSING. Provide 20% affordable housing through land dedication and inclusionary housing.
• BUSINESS DIVERSIFICATION. Approximately 100,000 to 150,000 square feet of ground floor space earmarked for retail, small business, local enterprises and non-profits.
MOBILITY:

- **HIGH-VALUE STUDIES.** Funding of Transportation Innovation Studies identified in NBPP.

- **TRANSPORTATION DEMAND MANAGEMENT PLAN (TDM).** Participation in Residential and office TDM programs to reduce usage of single occupancy vehicles.

- **EXPANDED COMMUNITY SHUTTLE.** Funding of community shuttle for 5 years.

- **TRANSIT ORIENTED DEVELOPMENT.** All new development is located within a 10-minute walking distance from transit stops.

- **ACTIVE MOBILITY.** Over 4 cumulative miles of new and improved bike lanes and cycle tracks within Shorebird.

- **PEDESTRIAN AND BIKE PRIORITY.** Half of the site is dedicated to open space, pedestrian and bike lanes.

- **COMPLETE STREETS.** New district connections and nearly 1.5 miles of new complete streets that prioritize pedestrians and cyclists.

- **PARKING STRATEGY.** 75% office parking located off-site. Limit parking ratios to maximum of 2 stalls/1,000 square feet of office and 0.4 stalls/residential unit.

INNOVATION + SUSTAINABILITY:

- **LEED RATING.** LEED-NC Platinum rating for new office buildings.

- **GREENPOINT RATING.** 120+ Points GreenPoint rated residential buildings.

- **ELECTRIFICATION OF CENTRAL BUILDING HEATING AND COOLING.** Commitment to use carbon basis to exceed 10% beyond Title 24 requirement.

- **CENTRAL UTILITY PLANT (CUP).** A CUP to provide thermal services to new Google-owned properties.

- **SEA LEVEL RISE.** Protect development and infrastructure against year 2100 projected sea level rise by increasing building finished floor elevations above FEMA requirements. Development generally located in upland areas.

- **STORMWATER MANAGEMENT.** Expand Charleston Retention basin to provide an additional 5 acre-feet of stormwater detention volume during larger storm events.
SHOREBIRD DESIGN CONCEPT

2.3 SHOREBIRD FRAMEWORK

BUILDING ON CONTEXT
The North Bayshore area is a major economic driver with significant office uses, and an entertainment draw with Shoreline Amphitheatre and the Century Cinema. It is also home to residents at Santiago Villa and several thriving small businesses and restaurants. The area has a beautiful natural landscape with important habitat and recreation areas.

With these assets as a starting point, there is an opportunity to envision a future that can support the positive aspects of the site, address transportation and ecological issues, and intelligently plan for growth and resiliency. The Shorebird development as envisioned in the proposal can serve as both a model and a catalyst for North Bayshore's future urban and social fabric and realizes the NBPP's goal of creating complete neighborhoods.

SPECTRUM OF EXPERIENCES
The Shorebird Plan is focused on building a strong sense of place and providing a diverse set of spaces that range from urbanism to nature, creating a spectrum of distinct experiences. The spectrum varies from the urban neighborhood center with active ground floors along a pedestrian-only "Social Spine," to neighborhood parks with community programming and large-scale artwork, to immersive natural landscapes. Shorebird Way and the Green Loop, a mostly off-street bicycle and pedestrian path, allow residents, workers, and visitors to seamlessly transition between active and more contemplative experiences.

Figure 2.8: Shorebird Design Concept: Spectrum of Experiences

URBAN | NEIGHBORHOOD | NATURE
--- | --- | ---
RETAIL + ACTIVE USES | PUBLICLY ACCESSIBLE OPEN SPACES | PRIMARY ROADS
HOTEL | BIKE PATH | SITE BOUNDARY
SOCIAL SPINE
Shoreline Boulevard is the urban front door to the new neighborhood. Residential buildings along the boulevard will frame a new urban backdrop in North Bayshore. Residential, office, hotel and retail will all intermingle at the Social Spine to create a neighborhood-serving social heart and pedestrian walk lined with local businesses and public-serving uses.

Office and residential uses will meet at the neighborhood center of the project site. Shorebird Way is re-envisioned to minimize car traffic and create Shorebird Square and Greenway Park, the neighborhood park envisioned in the NBPP. These parks can host community-oriented programs, events and art installations that will foster connections between different people.

Nature, the inspiration and design driver for much of the vision, is threaded throughout and will most clearly be seen on the east side of the project site. Existing buildings and paving are removed in this area to create two new immersive natural areas called the Eco Gem and Wild Gardens. These areas can supplement existing natural areas, creating a new significant habitat “patch,” built on years of investment at the Charleston Retention Basin, and integrating proposed regional trail access to Stevens Creek.

Figure 2.9: Sketch Views of Shorebird Experiences from Urban to Nature
LAND USE
Mixing land uses is an essential part of creating a Complete Neighborhood. It is also one of the most effective methods for driving sustainable outcomes. Providing a place for people to live and work in close proximity reduces their reliance on the automobile.

The heart of Shorebird is located at the pedestrian-only core of the site where residential, office, hotel and retail uses mix along the Social Spine. The mix of homes, offices, shops, open space and community uses in Shorebird will support the existing context, help create a jobs-housing balance, diversify the economy in North Bayshore, and protect sensitive habitat areas. Key strategies for each land use include:

• HOUSING: Residential buildings, which are permitted only within the NBPP Complete Neighborhood Area, will line Shoreline Boulevard and Space Park Way, and extend the existing residential uses at Santiago Villa and proposed housing development in the Pear neighborhood. The project delivers approximately 2,400 to 2,600 units including 20 percent affordable housing.

• OFFICE: Replacement and new office development will be consolidated along Charleston Road and removed from the expanded ecological zone in the NBPP Edge Character Area, with the exception of 1201 Charleston Road, a building actively used by nesting egrets. The project proposes to build 1.175 million Bonus FAR office space, in addition to rebuilding 872,000 of existing square feet, and retaining the nearly 89,000 square feet at 1201 Charleston Road.

• RETAIL AND NEIGHBORHOOD SERVICES: Active ground floor uses will line both the Social Spine and Shorebird Way at the intersection of residential and office uses, as well as along the most concentrated areas of pedestrian activity. Shorebird includes 100,000 to 150,000 square feet of retail with space earmarked for small businesses and other community-serving uses, while also providing visitor-serving amenities and supporting retail such as a Google Visitor Center and Store.

• HOTEL: A new hotel on the site will help accommodate the expected growth of visitors in the district. The hotel is contemplated at the Shoreline Boulevard and Charleston Road intersection, a key corner of the project where residential and office uses will meet and the Social Spine’s northern entry point.

Figure 2.10: Shorebird Land Use Concept
The project expands and improves the public spaces in North Bayshore, providing a variety of experiential and programmatic elements ranging from urban plazas to public art, and trails through habitat areas. Enhancing the ecosystem and habitat is a guiding principle of the NBPP and a major driver for the Shorebird plan. With the robust existing tree canopy in the neighborhood and past enhancements at the Charleston Retention Basin, the east side of Shorebird hosts a number of important species and is a critical ecological area in North Bayshore.

Open space components include:

- **NEW, PUBLICLY ACCESSIBLE OPEN SPACE:** Public access to over 21 acres of centrally located open space, comprising over 30% of the total site area.
- **SPECTRUM OF DIVERSE EXPERIENCES:** Diverse open space experiences ranging from an urban retail corridor along the Social Spine, to neighborhood parks with community program, to a network of immersive trails thorough habitat areas.
- **AUTHENTIC SENSE OF PLACE:** Existing site assets such as trees along Shorebird Way, the Charleston Retention Basin, the egret rookery, and the adjacency to Stevens Creek will be leveraged to introduce educational programming, frame key views to natural features, and complement new architectural landmarks.

- **EXPANDING ECOLOGY:** Multiple buildings will be removed from the most sensitive ecological habitat zones to create the Eco Gem and Wild Gardens.
- **EXPAND RETENTION BASIN CAPACITY:** Five acre-feet of capacity will be created within the Eco Gem, to build on to the existing infrastructure of Charleston Retention Basin and further protect from extreme weather events.

Figure 2.11: Shorebird Open Space Concept
BUILDINGS + MASSING
Shorebird prioritizes building and use variety, as well as context-specific design strategies. The project consolidates the existing office footprint on the site, resulting in additional site area for residential development and publicly accessible open space. As envisioned in the NBPP, there is a gradient of development intensity — from urban along Shoreline Boulevard, to neighborhood-oriented at the center of the site, and to lower-scale at the east side of the site. Key massing strategies for the project include:

• URBAN FORM: Density, height and bulk are placed and controlled to put the most amount of people and activity where it makes the most sense, along the Shoreline Boulevard and Charleston Road transit corridors. With residential buildings up to 160 feet tall and office buildings up to 110 feet tall, the urban character of this area acts as a symbolic front door to the Shorebird neighborhood. Building heights will gradually step down to 85 feet tall at the center of the site and 45 feet at the east end of the site to maximize architectural diversity and to respect the habitat and adjacent context. To ensure a human-scaled neighborhood and a walkable network, buildings will be limited in length and designed for variety of treatment and scale.

• GROUND FLOOR: The ground floor is the most important part of the urban experience at Shorebird. The generous ground floors of buildings have active frontages through a combination of retail, community, and flexible uses and residential unit entries.

• STREETWALL: Buildings will frame and define the streets and open space at Shorebird, and streetwalls are designed to match the character and function of each individual street. Shoreline Boulevard, Space Park Way and all new streets south of Shorebird Way will establish a strong urban frontage. New buildings along Charleston Road will also maintain a strong streetwall with landscaped setbacks to create a unique campus-like environment consistent with the NBPP.

• OPEN SPACE EDGES: At the Social Spine, ground floors of each building are separated by 40 feet to provide a more active intimate experience with buildings set back above. Office buildings facing the Greenway Park, Charleston Retention Basin and Wild Gardens will take a more organic contextual approach with unique architectural moments and landscape buffers adjacent to natural settings. Small-scale pavilions will line these areas with active and flexible uses and provide massing variety and opportunities for architectural innovation.

Figure 2.12: Illustrative View of Massing Variation
Figure 2.13: Illustrative Bird's Eye View of Shorebird Massing
Shorebird is located at the intersection of Shoreline Boulevard and Charleston Road, a high visibility node in the district, and an important location for transit focused development. Shorebird integrates a variety of circulation and mobility systems to reduce congestion and provide broad transportation choices for residents, employees and visitors consistent with the NBPP’s multi-modal principles. Key elements of the network include:

**THE SOCIAL SPINE:** Pedestrian-only retail-lined corridor connecting Charleston Road to Space Park Way adjacent to Shoreline Boulevard. The Social Spine will provide a convenient and active pathway to transit stops and connect the heart of Shoreline Commons to Shorebird.

**GREEN LOOP:** Completes the missing link of the Green Loop between the Joaquin Neighborhood and Charleston Retention Basin. The Green Loop will be the primary bike and pedestrian network that connects the larger district. It can provide access to a continuum of urban to nature experiences along an off-street multi-use trail.

**BICYCLE NETWORK:** The project accommodates local and commuter bicycle traffic along more than 4 cumulative miles of new and improved bicycle infrastructure.

**COMPLETE STREETS NETWORK:** The project creates a denser grid of streets aligned to the NBPP proposed street sections, including a safe pedestrian streetscape, curbside parking/loading zones and a grid to distribute traffic and reduce congestion.

**REDUCED PARKING RATIOS:** The project commits to reducing parking ratios from the maximums identified in the NBPP, including 2.0 spaces/1,000 square feet of office (a 25% reduction) and 0.4 space/unit for residential (a 30% reduction).

**DISTRICT IMPROVEMENT PROJECTS:** Shorebird supports district-wide improvements listed in the Priority Transportation Improvements of the NBPP.

**DISTRICT PARKING:** Our district parking strategy is anchored by locating approximately 75% of Shorebird office parking at a new parking structure proposed for Lot C at the Shoreline Amphitheatre site to distribute traffic at peak hours through Amphitheatre Parkway, and to allow shared public use by the City and Live Nation for concerts and events outside of office hours. Residential parking is unbundled and distributed within Shorebird with approximately 60% in building and 40% consolidated into a site-wide garage.

**Figure 2.14: Shorebird Circulation Concept**

---

**CIRCULATION + MOBILITY**

---

**SHOREBIRD MASTER PLAN | NOVEMBER 30, 2018**
Future growth in North Bayshore depends on prioritizing ambitious sustainability practices, embracing district-level infrastructure strategies, and implementing the North Bayshore and City Improvements Plan to minimize strain on existing infrastructure. The project fully embraces rigorous sustainability benchmarks and establishes several future-proofing strategies including:

- **SUSTAINABILITY**: Commitment to reducing energy consumption through the electrification of building heating and cooling systems as well as a central utility plant.

- **GREEN BUILDING**: All new office buildings will achieve LEED Platinum. In addition, Google will also explore the use of mass timber construction, such as cross-laminated timber (CLT) structural systems, using timber from certified sustainable forests. Mass timber has significantly lower embodied energy and carbon emissions than traditional building materials such as steel and concrete. All residential buildings will meet at minimum the GreenPoint standard (120+ points).

- **RESILIENCE**: Future-proofing North Bayshore for sea level rise is addressed by locating development in upland areas and elevating finished floor heights for all new construction. The expanded retention basin mitigates flooding and supports the ecological health of the region.

- **DISTRICT INFRASTRUCTURE**: The proposed district infrastructure in North Bayshore contains a collection of central and distributed infrastructure components housing major equipment and leveraging ecological infrastructure elements, such as stormwater wetlands, to accomplish performance goals. The project’s proposed district thermal heating and cooling central plant complements existing infrastructure and reduces the community’s local and global environmental impacts.
## 2.4 PROGRAM SUMMARY

The Shorebird plan is an exciting opportunity to create a diverse and thriving neighborhood that delivers new homes, jobs, shops, social spaces, habitat, and parks. Table 2.1 compares the NBPP’s targets to the proposed program in Shorebird, which meets or exceeds the performance and placemaking goals in the NBPP and sets the stage for future development in the district. Several important neighborhood components such as the mix of uses, open space systems, circulation, resiliency and urban form strategies are all integrated to make a successful new place that respects and enhances the existing context.

Shorebird aims to achieve 80% to 90% of the 2,950 units targeted for Shorebird in the NBPP. The Joaquin neighborhood west of Shoreline is envisioned to exceed the NBPP target to make up for the remaining target units in Shorebird. In total, the combined housing target in Joaquin and Shorebird is expected to exceed 6,900 units as identified in the NBPP. Additional information on the Framework Plan can be found in the Framework Plan and Bonus FAR Requalification Request.

### A PHASED APPROACH

Before Google can demolish existing offices to create space for new housing, retail and open space, it must first build a consolidated and densified series of buildings for the existing Shorebird workforce. Further detail on implementation and phasing of Shorebird is included in Chapter 9.

### NOTES:

- Unless otherwise noted, units indicate gross square feet (GSF) rounded to nearest 10,000, except for office use which is rounded to the nearest 1,000, and total GSF which is rounded to nearest 100,000.
- Residential unit count and GSF based on average unit size of 700 net square feet. Total units shown are indicative and are subject to further refinement in proposed Master Plans and Planned Community Permits.
- Building spaces for small business, public-serving uses, retail, grocery stores, as well as district-level utility systems shall be excluded from allowable gross floor area calculations (p.63, NBPP)
- Commercial projects shall not include above grade parking structures in the FAR calculations. Residential projects shall include above grade parking structures in the project’s FAR calculations (p.63, NBPP)
- FAR refers to “floor area ratio,” a common zoning metric used for measuring total building area (as a ratio against the size of the building’s parcel).

### Table 2.1: Shorebird Program Summary

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
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<td>2,400 - 2,600 units</td>
</tr>
<tr>
<td>Residential SF</td>
<td>-</td>
<td>±2,300,000</td>
</tr>
<tr>
<td>Office Bonus FAR</td>
<td>-</td>
<td>1,175,000</td>
</tr>
<tr>
<td>Total Office SF</td>
<td>961,000</td>
<td>2,136,000</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>-</td>
<td>±200 rooms</td>
</tr>
<tr>
<td>Hotel SF</td>
<td>-</td>
<td>100,000 - 150,000</td>
</tr>
<tr>
<td>Retail &amp; Entertainment SF</td>
<td>-</td>
<td>100,000 - 150,000</td>
</tr>
<tr>
<td>District Systems SF</td>
<td>-</td>
<td>100,000 - 150,000</td>
</tr>
<tr>
<td>Residential Parking SF</td>
<td>-</td>
<td>400,000 - 500,000</td>
</tr>
<tr>
<td>Total SF</td>
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<tr>
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<td>0.33 FAR</td>
<td>1.74 FAR</td>
</tr>
<tr>
<td>Public Open Space Area</td>
<td>1.5 ac</td>
<td>±21.4 ac</td>
</tr>
</tbody>
</table>

Figure 2.16: NBPP Proposed Program Targets for Shorebird
Figure 2.17: Illustrative Site Plan

- RESIDENTIAL (<95' IN HEIGHT)
- RESIDENTIAL (>95' IN HEIGHT)
- OFFICE
- EXISTING OFFICE
- OFFICE SERVICES + AMENITIES
- RETAIL + ACTIVE USES
- HOTEL
- PUBLICLY ACCESSIBLE OPEN SPACES
- DISTRICT SYSTEMS
- PUBLIC PASSAGES + PLAZAS
- PODIUM COURTYARD
- GREEN LOOP
- SITE BOUNDARY
- CHARLESTON EAST PLAZA
3
EXISTING CONTEXT

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The Shorebird neighborhood is located at the heart of North Bayshore where the district gateway, Shoreline Boulevard, intersects Charleston Road, the primary east-west connection between Stevens and Permanente Creeks. Today, the site is largely one- to two-story office buildings surrounded by surface parking lots.

Shorebird is a 66.3-acre site, roughly a half-mile wide by a quarter-mile long, bounded by Shoreline Boulevard to the west, Stevens Creek to the east, Space Park Way to the south and the Charleston Retention Basin to the north.

Shorebird Way bisects the site east-west before turning north and connecting to Charleston Road. Currently there is no public access north-south through the site from Space Park Way or Santiago Villa. Connections to the creek and the regional trail network are also limited to unmarked trails through PG&E property east of the site.

The limited amount of open space consists of private and residual areas located between office buildings. The mature trees located in generous setbacks are notable for their size and canopy. Many of these trees are non-native species and ill-equipped for current conditions. However, Shorebird has many natural assets that are supported and expanded with the proposed plan.

Figure 3.1: Existing Neighborhood Character

Stevens Creek Trail connecting to the Bay Trail

Egret habitat

30+ acre of surface parking

Figure 3.1: Existing Neighborhood Character
### EXISTING CONTEXT

#### 3.1 SITE CONTEXT

**LAND USE CONTEXT**

Office is the predominant land use in North Bayshore today, including all of the existing parcels in Shorebird as well as north of Charleston Road and west of Shoreline Boulevard. The only existing residential community in North Bayshore is immediately south of the Shorebird site at Santiago Villa. Further south along Shoreline Boulevard are two regional destinations, the Century Cinema and the Computer History Museum, both of which have large surface parking lots around them. The Shoreline Amphitheatre, a major entertainment draw, is located north of the site on Shoreline Boulevard.

**ADJACENT RESIDENTS + PROJECTS**

- **SANTIAGO VILLA:** Existing residential community with 350+ homes. Current access to the site is limited, but future opportunities to connect to Shorebird will be available.
- **1255 PEAR AVE.:** Proposed residential project for 600+ units along Space Park Way. This project will be the first major residential project in North Bayshore.
- **1601 N. SHORELINE BOULEVARD:** Proposed residential building on Google-owned land, to be part of Google’s first delivery of housing alongside Shorebird.
- **CHARLESTON EAST:** Google’s new 595,000 square feet headquarters building, currently under construction. The Charleston East Plaza will include five significant artworks visible from the Shorebird site.

**HOTEL:** A 200-room Aloft hotel is currently under construction at the corner of Space Park Way and Shoreline Boulevard. The hotel will help accommodate visitors in North Bayshore.

![Figure 3.2: Existing Shorebird Land Use and Context](image_url)

*Note: Drawings in this document include both approved and projects under construction.*
Shorebird Way, the only public access through the site, is closed seasonally due to the active egret rookery.

Space Park Way provides access to Shorebird from the south.

Figure 3.3: Existing Conditions around Shorebird

Shoreline Boulevard is the primary gateway into North Bayshore and borders the site to the west.

Pear Theatre is a local performance center south of Shorebird. Charleston East under construction
PHYSICAL SITE CONDITIONS

Topography in Shorebird ranges in elevation from 10 to 18 feet and slopes down to the north to the Charleston Retention Basin. Sites north of Charleston Road surrounding the Retention Basin are within FEMA “Zone AE” meaning that they have elevations at or below FEMA’s prescribed base flood elevation of 11 feet.

Stevens Creek, east of the project site, is a tributary flowing from the Santa Cruz Mountains to San Francisco Bay. The creek is surrounded by a FEMA-certified levee topped with the Stevens Creek multi-use trails connecting downtown Mountain View and the Bay Trail.

Groundwater below the project is generally between 4 to 10 feet below existing grade, and soil conditions make subterranean structures cost-prohibitive, limiting viability of underground parking.

Utilities generally overlap with existing public rights-of-way, with the exception of two north-south easements. Existing sewer and water connections from Santiago Villa and an existing storm drain pipe from Shorebird Way to Charleston Retention Basin are relocated in the proposed plan, pending coordination with City of Mountain View Department of Public Works.

* Data Source: FEMA Flood Map
Service Center: www.msc.fema.gov

Figure 3.4: Shorebird Physical Site Conditions
The existing street network in Shorebird consists of three perimeter streets: Shoreline Boulevard, Charleston Road, and Space Parkway. Internally, Shorebird Way extends from Shoreline Boulevard east through the center of the site and bends north to connect to Charleston Road. The existing curb-to-curb width on each street is generous, and sidewalks meander around berms and mature trees on private property.

• **SHORELINE BOULEVARD**: The gateway to the district and the backbone of mobility in North Bayshore, Shoreline Boulevard is an essential part of the network. The boulevard has a median with two travel lanes in each direction, on-street bike lanes, and transit pull-outs on both sides north of the Shorebird Way intersection.

• **CHARLESTON ROAD**: East of Shoreline, Charleston Road is a three-lane road with on-street bicycle lanes; it functions as a loop with Shorebird Way to circulate traffic through the site. Proposed improvements along Charleston Road anticipate and would accommodate tying into the City’s plan for a new gateway bridge over Stevens Creek for transit, bicycle and pedestrian connections on Charleston Road.

• **SHOREBIRD WAY**: Acting as an internal circulator, Shorebird Way is a two-lane street connecting Shoreline Boulevard to Charleston Road. Shorebird Way provides access to all interior parcels, and the separated bicycle lanes on both sides of the street function as an on-street Green Loop connection between the Joaquin neighborhood and Charleston Retention Basin. Shorebird Way is closed seasonally due to egret nesting along the east side of the site.

• **SPACE PARK WAY**: Space Park Way is a two-lane road that functions as the primary access to Santiago Villa and office buildings on the south edge of the site. It is also one of the few streets in the district currently with on-street parking.
The Complete Neighborhood Area is an overlay in the NBPP intended to transition the existing area to a series of distinct neighborhoods. The overlay designation requires a mix of land uses, amenities and a fine-grained block structure to prioritize walking and biking. Residential uses are prohibited outside of the Complete Neighborhood Area.

**CHARACTER AREAS**

The Shorebird project is guided by three NBPP character areas that define scale, form and character:

- **CORE**: Fine-grained block structure with residential buildings up to 160 feet tall, 110-foot tall office buildings, and active retail frontages oriented toward high-frequency transit.
- **GENERAL**: Mid-rise development with a walkable block structure, and neighborhood-serving open spaces.
- **EDGE**: Lowest intensity, campus development including public space compatible with natural open space areas and ecological habitat.

The project concentrates density, active ground-floor frontage and the interface between predominant uses in the Core and General Character Areas near Shoreline Boulevard and along Shorebird Way. Additional information regarding project land use strategy is in Chapter 4.

**EXISTING CONTEXT**

**3.2 PLANNING CONTEXT**

![Figure 3.6: NBPP Overlays and Character Areas](image-url)
HABITAT OVERLAY ZONES (HOZ)

The NBPP establishes two Habitat Overlay Zones (HOZ) in Shorebird to protect existing sensitive water features and ecological habitat:

- **CHARLESTON RETENTION BASIN HOZ:** Charleston Retention Basin is a critical piece of infrastructure to the project, and the surrounding environs have been improved by Google in recent years to re-introduce local biodiversity and improve publicly accessible trails.

- **EGRET ROOKERY HOZ:** An egret rookery in the trees along a portion of Shorebird Way is regionally significant as one of the largest colonies in the South Bay and is considered an important habitat resource. Nesting results in seasonal closure of Shorebird Way, and the NBPP limits alteration of the 1201 Charleston building due to its proximity to the rookery.

Each HOZ requires that new construction be set back 300 feet for residential and 200 feet for non-residential. However, exceptions to the boundaries are allowed for both the removal of existing buildings from habitat-sensitive areas and for providing concentrated ecological benefits.

The project seeks to protect and increase the habitat in the area, utilizing these exceptions, by removing existing surface parking and office buildings (except for the habitat-contributing 1201 Charleston building) and by creating new ecological habitat at the Eco Gem and Wild Gardens. New office buildings that do encroach within the 200-foot development limit of the Retention Basin HOZ are mitigated by the creation of the approximately 10.2-acre Eco Gem adjacent to the Retention Basin. The ecological approach is further described in Chapter 5.
Street typologies proposed in the NBPP provide design guidance for specific land use and transportation conditions in North Bayshore. The Shorebird project proposes to retrofit existing streets and build new streets to meet the intents of the NBPP. Street typologies identified in the NBPP guide the design of pedestrian and bicycle facilities, transit lanes, curbside areas, and setback dimensions. Figure 3.8 shows existing and proposed street classifications for the project relative to the NBPP conceptual network. See Chapter 7 for further details on the circulation approach and specific street sections.
EXISING CONTEXT

3.3 DEMOLITION

The NBPP promotes removing buildings from Edge Character Areas. All existing office buildings on the site will be removed and gross square footage consolidated into new buildings in the Core and General Character Areas, with the exception of 1201 Charleston Road. This building is retained in accordance with the NBPP, due to its proximity to the egret rookery.

The Demolition Plan in Figure 3.10 represents phased final demolition. Existing employees will be strategically relocated to other buildings in North Bayshore. Additional information on phasing and demolition can be found in Chapter 9.

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<th>STATUS</th>
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</tr>
<tr>
<td>Remove</td>
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<td>27,523</td>
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<tr>
<td>Remove</td>
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<td>Remove</td>
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<tr>
<td>Total Replacement (Removed)</td>
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Table 3.1: Existing Buildings in Shorebird to be Removed or Retained
Figure 3.10: Existing Buildings in Shorebird to be Removed or Retained
4

LAND USE PROGRAM

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4.6 MIXED-USE FLOOR AREA RATIO (FAR) ................................. 56
The NBPP and Shorebird Master Plan imagine a Complete Neighborhood that builds on the existing urban fabric with diverse uses and an urban structure that supports a creative and vibrant walkable place.

Shorebird, as part of the framework vision, will locate retail and active uses along and adjacent to Shoreline Boulevard with a new pedestrian walkway (the Social Spine) and a reimagined main street (Shorebird Way) at the entry to the neighborhood. These social pathways will be the meeting ground between predominant land uses and will be lined with active ground floors at office and residential buildings.

The project will build on the existing land use adjacencies with office consolidated to the north along Charleston Road, and housing oriented toward existing and proposed residential uses along Space Park Way and extending to Shoreline Boulevard. In this way, density will be focused along the key transit boulevard near the district gateway.

The diverse mix of uses proposed in the project will support a vibrant public realm that connects residents, workers, and visitors to art, food, and nature in North Bayshore.

Figure 4.1: Illustrative View of the Core Character Area in Shorebird
The first urban design principle identified in the NBPP recommends a connected network of pedestrian-oriented blocks and streets. The proposed grid will integrate into the existing street system to create a fine-grained network of human-scale blocks that encourage walking and bicycling, and support services, retail, and recreational activities within a short distance of new homes and jobs.

Shorebird measures over half a mile from east to west and a quarter-mile north to south, with only one public street through the site – Shorebird Way – as shown in Figure 4.2. The NBPP identifies a 400-foot maximum block length within the Complete Neighborhood Area, suggesting Shorebird should include four blocks north/south (along Shoreline Boulevard) and five blocks east-west (along Space Park Way) to establish an urban grid.

The grid proposed in the Shorebird Master Plan has a fine grain, particularly closest to the Social Spine where residential and retail is greatest. The planned blocks exceed the frequency identified in the NBPP to improve walkability and increase linkages to existing and future residential communities across Space Park Way. Street connections will provide public access to key locations along Charleston Road (Charleston Retention Basin and the Eco Gem). While the office blocks will be physically longer to address security concerns, perceptually they will be subdivided through massing, architecture, and open space strategies. The office buildings will be limited to 300-foot-frontage per the NBPP guideline, mid-block visual breaks are provided, scale is varied with the use of one-to two-story pavilions, and open space and landscape are provided to create a transition to Charleston Retention Basin. Office massing strategies for increased visibility and variety along the street edge are further defined in Chapter 6.
LAND USE AND PROGRAM

4.2 LAND USE

LAND USE APPROACH
The NBPP promotes Complete Neighborhoods that integrate residential uses with office, retail and service uses, and open spaces. The plan will require a mix of uses to be located near a high-frequency transit corridor (Shoreline Boulevard) and away from sensitive habitat areas (Charleston Retention Basin and egret rookery). In keeping with the NBPP vision, the project will transform the neighborhood from primarily office uses today, to a place where residents, workers and visitors will work, live, shop, and play tomorrow.

All predominant uses identified in Figure 4.3 are permitted by the North Bayshore Precise Plan in their designated character area. Though not illustrated as predominant uses in the figure, retail and neighborhood uses will be permitted throughout, and the approach to ground floor activation is further illustrated in Section 4.3.

EXPANDING THE EXISTING NEIGHBORHOOD
Residential development will be limited to parcels within the NBPP complete neighborhood area and located along Shoreline Boulevard and south of Shorebird Way adjacent to transit, Santiago Villa, and the expanding residential area along Space Park Way. New residential blocks will provide public connections from Space Park Way to establish a walkable grid structure and easy access to retail and public open spaces.

INVITING VISITORS TO SHOREBIRD
A hotel is envisioned at the key corner of Shoreline and Charleston, delivering approximately 200 rooms to a central location in the district. The hotel will have active ground floor uses facing the Social Spine, amenity spaces facing Shoreline Boulevard, and no on-site parking. A Google Visitor Center and Store is also included to provide a place of arrival and orientation for visitors to Silicon Valley and Google Headquarters as described in Section 4.3.

DISTRICT PARKING APPROACH
Surface parking is an impediment to connected neighborhoods and an active public realm. Complete Neighborhoods, per the NBPP, are to have significantly less surface parking than exists today. The project will eliminate permanent surface parking in Shorebird altogether, and primarily relies on two parking structures, resulting in a 90% reduction in parking footprint, in addition to the reduced parking ratios described in Chapter 7. Twenty-eight acres of existing asphalt area will be converted to housing and open space.

The proposed parking configuration is also consistent with the NBPP recommendation to seek district parking solutions. Residential and retail uses will share parking in a new garage along Space Park Way, and approximately 25% of the office parking will be provided in a parking structure on the east side of the site, located to have the least impact on the public realm and high connectivity to multiple means of entry and exit to distribute vehicles. The remaining 75% of the office parking will be located in a district parking garage proposed for Lot C at Shoreline Amphitheatre for Google office car parking. The garage will be shared outside office hours for special events and public use and developed in partnership with the city to provide Live Nation event parking. It will be built on the existing surface lot, a 5-minute walk from Shorebird.

Parking garages in Shorebird will be held to the NBPP standard that require garage facades to reduce visual impact on the public realm through architectural treatment. See Section 6.6 for more details. In addition, garage structures may be designed to be convertible to alternate uses in the future, anticipating changing parking demand over time due to ongoing changes in transportation technology. More information on the parking strategy can be found in Section 7.9.
*New street names are provided for reference during the planning process. New Streets include Inigo Way, which will continue from Inigo Way south of Space Park Way, Grove Street, Manzanita Street, Monarch Street and Willow Street.

Figure 4.3: Shorebird Predominant Land Use
Figure 4.4: Shorebird Existing Land Use

Figure 4.5: Comparative Site Coverage: Shorebird Today and Transformed Tomorrow

*Figure 4.5 reflects Google owned site area (66.3 acres). Existing streets (Charleston Road and Shorebird Way) are not included in existing or proposed Shorebird site area calculations.
Figure 4.6: Shorebird Conceptual Land Use
LAND USE AND PROGRAM

4.3 GROUND FLOOR USES

DISTRICT VISION
Shorebird will complement this vision and help provide a variety of experiences by creating a neighborhood-focused social heart with active and varied ground floor uses. The retail strategy for this heart will support existing and future local residents by ensuring essential goods and services are in close proximity. To create authentic, unique experiences, small-scale, independent, and local establishments will be highlighted and entrepreneurship encouraged.

RETAIL + ACTIVE USES
The Social Spine will be the new social heart of the Shorebird neighborhood. The NBPP imagined a “Main Street” experience on Shoreline Boulevard. However, Shoreline Boulevard is first and foremost a mobility spine to the district, and with its width and vehicular traffic better serves as a multi-modal boulevard. The Shorebird Master Plan commits to retail and active uses lining the Social Spine and western portion of Shorebird Way as shown in Figure 4.7.

The Framework and Shorebird plans reposition the “Main Street” vision onto a more compact pedestrian promenade lined on both sides with ground floor retail and active uses, adjacent to Shoreline Boulevard. The Social Spine will interface with Shoreline Boulevard at three prominent locations: diagonally at Charleston Road and Space Park Way to establish view corridors and along a “Mini Main Street” at Shorebird Way. Additional neighborhood-serving retail frontage will extend east along Shorebird Way and the Green Loop, activating the Greenway Park and Shorebird Square.

Figure 4.7: Shorebird Priority Retail + Active Frontage
The ground floors of residential and office buildings and pavilions along the Social Spine will have high-visibility retail frontages that engage the public realm. Spill-out displays and seating will be encouraged to activate the spaces and encourage people-watching and interaction.

The "Beacon" building, will activate the key intersection of the Social Spine and Main Street. As an architectural jewel in the urban fabric, the Beacon marks the neighborhood heart and will house a mix of diverse programming from retail, food hall, restaurants and entertainment uses. The Beacon may be integrated into the design of the office building or be a standalone structure.

For more information on ground floor design and pavilions, see Chapter 6.

Shorebird will introduce a variety and concentration of uses to support everyday needs in the district and may include the neighborhood services listed above Figure 4.8.

### Neighborhood Services

- Market / Small Grocery
- Restaurants / Cafes / Food Hall / Bakery / Delicatessen / Bars
- Pharmacy / Physical Therapy / Primary Care Practice
- Gym / Massage / Wellness
- Dentist / Optometrist
- Salon / Barbershop
- Childcare
- Florist
- Tech Repair / Accessories
- Maker / Workshop Spaces
- Tailor / Dry Cleaner/ Shoe Repair
- Hardware Store
- Bank
- Stationery
- Clothing
- Lifestyle / Homewares
- Cultural / Arts / Social event spaces
- Tutoring / Skills training spaces
- Pet groomers and supplies

*Figure 4.8: Examples of Neighborhood-Serving Uses*
Shorebird will introduce a new approach to ground floor uses, between the traditional single use of retail active uses and private office uses. To best utilize ground-floor office spaces and create continuity along the Greenway Park edge, the ground floor of select office buildings may be designed to provide flexible, shared use for both private and public uses, and a series of small pavilions, nestled between the office buildings, can provide additional multipurpose and experimental spaces. These flexible spaces may be office amenities and meeting rooms during a weekday, and on evenings and weekends host small retailers, community events, pilot programs, and temporary uses.

Small accessory structures, such as pavilions, adapted shipping containers or kiosks, may also be included within the public open spaces to activate the public realm and support public use of the spaces. Structures in open spaces are anticipated to host shared-use and public-serving uses that may include:

- Food and Beverage
- Arts, Culture, and Entertainment
- Neighborhood Amenities
- Outdoor activity programming, fitness, and rentals
- Public restrooms
- Pop-ups, experimental programming, short-term uses, and temporary events.

See Chapter 6 for more information about pavilions.

Figure 4.9: Shorebird Conceptual Ground Floor Activation Strategy
As a way to share the extraordinary habitat on the site and the science behind the landscape and ecosystems, and to promote environmental education opportunities, Shorebird will include the North Bayshore Urban Ecology Center. Located adjacent to the Eco Gem, the Urban Ecology Center will allow a vantage point on the natural area, while minimizing disruption of habitat. The building, located on Charleston Road and visible from the new Inigo Way extension and the Wild Gardens, will be a visible expression of Mountain View’s and Google’s commitment to nature, ecology and environmental education. More information on the Urban Ecology Center and open space and habitat can be found in Chapter 5.
4.4 DEVELOPMENT PROGRAM

DEVELOPMENT PROGRAM

The NBPP outlines neighborhood targets for the development program and open space in Shorebird. The project will deliver a mix of uses consistent with the intent of the NBPP, and will exceed retail and open space targets. A balance of residential, office, hotel, retail and neighborhood amenities will support the existing and future residents, employees and visitors.

OFFICE

The existing collection of office buildings at Shorebird will be transformed into a contemporary office cluster, rebuilding 872,000 square feet of existing office space consolidated together with 1.175 million square feet of Bonus FAR office provided through the requalification of 1.451 million square feet that was originally allocated to LinkedIn and Sywett’s Shoreline Commons project in the 2015 Bonus FAR allocations —see the Framework Plan and Bonus FAR Requalification Request for additional details. One building, the approximately 89,000-square-foot 1201 Charleston Road, will be retained in accordance with the NBPP protections related to the nearby egret rookery.

HOUSING

The NBPP established a maximum of 9,850 new housing units in the district split proportionally by site area for each neighborhood. The project will allocate the greatest building area to residential uses, and deliver an estimated 2,400 to 2,600 units. The unit mix will align to the NBPP goals of providing a majority of studios and one-bedroom units and offering a range of unit types that supports a diverse mix of household types, including singles, young professionals, families and seniors. A portion of the units are being targeted as for-sale condominiums to help establish a mix of tenures, and long-term investment and commitment in the neighborhood.

Affordable housing is a top priority. While Shorebird is only required to achieve 15% affordable housing based on the project FAR tiers described in Section 4.6, the project will provide 20% on-site affordable housing. See Section 4.5 for more information on the affordable housing strategy.

Figure 4.11: Total Office Program Breakdown

Figure 4.12: NBPP Unit Sizes and Mix

* NSF = net square feet
The project is committed to supporting the creation of a new elementary school that supports the next generation of students in North Bayshore. A 6.9-acre Google owned site at the northwest edge of Shoreline Regional Park and the Bay, north of Casey Street and east of San Antonio, will be dedicated to the Mountain View Whisman School District. This will include a 3.5-acre locally-serving public elementary school alongside a 3.4-acre site to be dedicated to the City for shared school-public use, play areas, recreation fields, parks and natural open space, as shown in Figure 4.13. The school could be designed to connect to the Bay’s ecology, encourage walking, running and bike along the Bay Trail, and promote environmental education and a technologically-integrated curriculum. Safe Routes to School would connect the Rees School to Shorebird, and the community shuttle would offer direct school pick-up and drop-offs for students. Programming at the North Bayshore Urban Ecology Center would provide further opportunities for studies of the Bay’s natural environments, and serve as a home for both before- and after-school activities.

Additionally, the project will make a funding contribution towards the Elementary/Middle and High School Districts. The total value of the 6.9-acre land dedication and funding contribution equates to over five times the current residential school fees.

To ensure an enlivened public realm, Shorebird provides 100,000 to 150,000 square feet of retail and active space along the Social Spine, Shoreline Boulevard, and Shorebird Way. The total area is based on the expected demand due to the intensity and variety of uses associated with the Framework’s vision for a second and independent neighborhood heart in North Bayshore, and exceeds the NBPP baseline Shorebird target of 15,000 square feet. The retail program at Shorebird will be complementary to the entertainment and retail uses at Shoreline Commons. The spaces will be flexible and designed to support a wide range of uses including retail, neighborhood services, and small, local businesses. For more information see Section 4.3.
HOTEL
To increase the diversity of uses on the site, and to support visitors of Shorebird and North Bayshore, a new hotel is proposed on the site. Situated at the prominent intersection at Charleston Road and Shoreline Boulevard, the 150- to 200-key hotel will complement Charleston East, helping to define the northern gateway to the district. Given its location and its proximity to transit and an active mobility network, the hotel will need to provide access to a lower number of dedicated parking stalls. The hotel will help to complete the Shorebird neighborhood and enhance the visitor experience in the district, acting as a social hub and supporting event spaces, restaurants, and meeting spaces as neighborhood amenities.

PARKING
The project will go beyond the progressive approach of the NBPP for parking and propose less than the NBPP parking maximums for both office and residential, in addition to a district parking strategy to distribute traffic and decrease the overall number of spaces in Shorebird. Today, there are over 2,700 spaces total in Shorebird located on surface parking lots. These will be reduced to approximately 2,300 spaces in structured garages over time. A district parking structure is also being proposed at Lot C of Shoreline Amphitheatre to house the remaining office parking spaces. In total, proposed office parking is 25% less than the NBPP maximum, and proposed residential parking is 30% less. Refer to Chapter 7 for more details.

### Table 4.1: Shorebird Development Program by Use

<table>
<thead>
<tr>
<th>PROGRAM</th>
<th>% OF OVERALL PROGRAM</th>
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<tbody>
<tr>
<td>RESIDENTIAL UNITS¹</td>
<td>2,400 - 2,600 units</td>
</tr>
<tr>
<td>RESIDENTIAL SF¹</td>
<td>≥2,300,000</td>
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<tr>
<td>OFFICE BONUS FAR</td>
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<tr>
<td>TOTAL OFFICE SF</td>
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<tr>
<td>HOTEL ROOMS</td>
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<tr>
<td>HOTEL SF</td>
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<tr>
<td>RETAIL &amp; ENTERTAINMENT SF²</td>
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<td>DISTRICT SYSTEMS SF²</td>
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<tr>
<td>RESIDENTIAL PARKING³</td>
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<tr>
<td>TOTAL SF (AS CALCULATED BY NBPP)</td>
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<tr>
<td>SITE AREA</td>
<td>66.3 ac</td>
</tr>
<tr>
<td>TOTAL FAR</td>
<td>1.74 FAR</td>
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</table>

NOTES:
* Unless otherwise noted, units indicate gross square feet (GSF) rounded to nearest 10,000, except for office use which is rounded to the nearest 1,000
¹Residential unit count and GSF based on average unit size of 700 net square feet. Total units shown are indicative and are subject to further refinement in proposed Master Plans and Planned Community Permits.
²“Building spaces for small business, public-serving uses, retail, grocery stores, as well as district-level utility systems shall be excluded from allowable gross floor area calculations.” (p.63, NBPP)
³“Commercial projects shall not include above grade parking structures in the FAR calculations. Residential projects shall include above grade parking structures in the project’s FAR calculations.” (p.63, NBPP)
⁴FAR refers to “floor area ratio,” a common zoning metric used for measuring total building area (as a ratio against the size of the building’s parcel).
OPEN SPACE

The NBPP identifies the need for a neighborhood park near Shorebird Way and the protection of ecological habitat as two important components of the Shorebird open space story. The Shorebird plan will dedicate more than 30% of the total site area to publicly accessible open space. The resulting 21.4 acres will include 5 acres in passages and plazas, neighborhood parks, passages, and play spaces, and 16.4 acres of expanded trails and habitat area in the Wild Gardens and the Eco Gem. The open space will all be publicly accessible, with a large portion (10.2 acres) dedicated to the City as described in Chapter 5.
4.5 Affordable housing strategy

Through the implementation of the Framework Plan, a new standard will be set in North Bayshore for delivering both market-rate and critically needed affordable housing. Shorebird is in a great position to deliver a significant amount of affordable housing for low-, moderate-, and middle-income residents, offering Mountain View’s residents more choices for living closer to work and school, and supporting a diverse and inclusive community.

The NBPP is structured to maximize affordability in the district with 15 to 20% targets and to establish incentives for higher affordability in higher FAR projects. As a mixed-use project with a large site area and substantial open space, the Shorebird FAR is classified as Tier I within the NBPP (see following section). While Tier I requires 15% affordable housing, Google is committed to exceeding this baseline by providing 20% on-site affordable housing.

20% affordable housing provided through Land Dedication + Inclusionary (Rental + For-Sale) Housing

Figure 4.15: Santa Clara County Area Median Income Categories
To achieve this ambitious target and address different income levels, the project employs a number of strategies:

- **LAND DEDICATION**: Per the Precise Plan, the City’s preference for meeting affordable housing needs is through land dedication. Google will dedicate a 1.4-acre parcel to the City which provides for the development of approximately 277 units.

- **INCLUSIONARY**: Consistent with the NBPP Affordable Housing Guidelines, 10% of the total units distributed throughout market-rate rental and for-sale buildings will be affordable and will house moderate- and middle-income households earning up to 110% AMI and 135% AMI for the for-sale units and 100% AMI for rental units. Inclusionary units will be consistent in design and unit composition with market-rate units and all residents will have access to the same amenities as their neighbors.

As described in Section 7.9, all residential parking in Shorebird is unbundled, or unattached to specific units and without assigned spaces. For-Sale residential is parked within condominium buildings, while rental and affordable unit parking will be predominantly located in a district garage centrally located within the residential blocks of Shorebird.
4.6 MIXED-USE FLOOR AREA RATIO (FAR)

MIXED-USE FAR CALCULATION

Extending across multiple character areas, the Shorebird Master Plan is a "Mixed-Use" project as described in the NBPP. Each character area has Floor Area Ratio tiers including a "mixed-use" and a "non-residential" calculation as seen in Table 4.2 and Table 4.3. FAR calculations result from blending each character area proportionally by site area.

The proposed project has a mixed-use FAR of 1.74 as noted in Table 4.2. As a result, the project must comply with the NBPP Tier I 15% minimum requirement for affordable housing. Shorebird is exceeding this minimum by providing 20% affordable housing. See Section 4.5 for more information on the affordable housing strategy.

Retail, small-business and public-serving uses are exempt from the non-residential FAR and are excluded from FAR limits in Shorebird. The Shorebird non-residential FAR of 0.78 triggers NBPP Tier II sustainability and district transportation improvements requirements. Shorebird will achieve Tier II through highly sustainable office buildings, including LEED Platinum certification as well as a commitment to using carbon basis to exceed 10% beyond Title 24 requirements through the electrification of building heating and cooling to minimize environmental impact. In addition, the project and will fund high-value transportation innovations studies identified in the NBPP to contribute to district-wide transportation improvements. For more detail, see Appendix C of the Framework Plan and Bonus FAR Requalification Request.

<table>
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<th>LAND USE AND PROGRAM</th>
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<tr>
<td>4.6 MIXED-USE FLOOR AREA RATIO (FAR)</td>
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Table 4.2: Overall Mixed Use FAR Summary

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<th>TIER II MAX</th>
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<td>NON-RESI</td>
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Table 4.3: Non-Residential FAR Summary

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<th>MIN</th>
<th>TIER I MAX</th>
<th>TIER II MAX</th>
<th>TIER III MAX</th>
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<tr>
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<tr>
<td>EDGE</td>
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<td>0.45</td>
<td>0.65</td>
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</tr>
<tr>
<td>NON-RESI</td>
<td>66.3</td>
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<td>0.71</td>
<td>0.85</td>
<td>0.90</td>
<td>0.94</td>
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<tr>
<td>TOTAL</td>
<td></td>
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</table>

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Figure 4.17: NBPP Bonus FAR Tiers
Figure 4.18: Shorebird Character Areas
5

OPEN SPACE AND HABITAT

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Shorebird’s open space strategy advances the NBPP vision, enhancing habitats and ecosystems and creating a diverse network of quality open spaces for the neighborhood and district. Shorebird uses nature as an organizing framework for place-making, creating an urban design grounded in the local ecology — not as a compromise between urban life and nature but as a creative integration of the two.

Shorebird lies within a vast office park with one existing residential community, a landscape currently dominated by hardscape and non-native vegetation. And yet the neighborhood also occupies an ecologically significant location within the South Bay. With the South Bay salt ponds to the northeast, Stevens Creek a few hundred yards to the east, and the Charleston Retention Basin on its northern edge, the project offers an opportunity to connect these features while re-establishing valuable habitats.

The Shorebird Master Plan begins with nature, and is rooted in place — embedded in the unique landscape qualities of the local area. One of Shorebird’s greatest assets is its proximity to large swaths of ecologically rich and precious habitat areas along the Bay edge. The proposed expanded open space network will rejuvenate habitat and connect people to the natural landscape qualities, making North Bayshore a great place to experience and unwind with nature all around.

Figure 5.1: City of Mountain View Open Space Network
A NEW EXPRESSION OF ECOLOGICAL URBANISM

Shorebird’s network of open spaces is carefully designed to complement the significant ecological features in the vicinity, including the South Bay marshes, riparian and wetland habitat, grassland open space, and the egret rookery along Shorebird Way. The proposed improvements create deeper and more natural connectivity of habitat and hydrology between Shorebird and the associated creek and marsh ecosystems of the South Bay. Through an integrated set of open spaces, the project returns to the area some of the natural features that historically occurred, including open meadowlands, willow groves and freshwater wetlands, and oak savannas. The Shorebird Master Plan seeks to re-invigorate this natural heritage, which has been lost from Mountain View and most of Silicon Valley, and make it accessible to local communities in creative ways.

The project reconceives conventional low-density landscapes to deliver both increased civic activity and new access to nature. Shorebird contributes to a new Ecological Urbanism that advances the integration of nature and cities in dynamic, site-specific ways that improve human health and resilience.

Figure 5.2: Four Ecologies of North Bayshore

Figure 5.3: North Bayshore Ecological Areas “Gradient”
5.1 ENHANCING HABITAT AND OPEN SPACE

ROOTED IN ECOLOGY

The Shorebird Master Plan utilizes urban biodiversity science to link native habitat elements to a high-functioning habitat network woven through the city – through biodiversity hubs, ecological corridors, and smaller complementary features within the urban matrix. This integrated approach to nature access also implements human health research, showing the importance of high-quality outdoor nature experiences: from small daily interactions provided by urban green features to deeper immersive experiences.

From an ecological perspective, the Shorebird open space network aims to 1) improve ecological connectivity, 2) establish a spatial scale of key habitats, 3) increase regional biodiversity, and 4) restore core habitat types that respond to regional ecological priorities. The open space elements also create important complementary habitat to the South Bay baylands, as recommended in Strategy D2 of the Baylands Goals.

Figure 5.4 and 5.5 show the relationship between various components of the habitat matrix, and Figure 5.6 shows how the habitat matrix goals will be met, as outlined below:

• **ECOLOGICAL CONNECTIVITY:** New riparian and wetland habitat at the Eco Gem will support the existing habitat zones at Charleston Retention Basin and Stevens Creek, creating a large functional habitat mosaic in place of majority surface parking today; oak trees along the Green Loop, streets, and open spaces will create a network of trees for oak-associate bird species.

• **SPATIAL SCALE:** Figure 5.6 illustrates how the Eco Gem achieves the goal of spatial scale, backed by research that indicates that the value of the habitat is maximized as riparian habitats reach widths of 330 feet or more.

• **BIODIVERSITY:** All of the proposed native planting areas utilize a wide variety of native plants (see North Bayshore Precise Plan Plant Palette). The Master Plan will also establish a range of habitat types including riparian, oak, wetland, pollinator gardens, and shrublands. These diverse plants and habitats support a wide variety of wildlife species and ecological functions.

• **CORE HABITAT TYPES:** The riparian and wetland habitats in Shorebird provide core habitat types that are priorities for restoration in the region – valley oak savanna is a signature habitat type that has been almost completely lost.

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**Figure 5.4: Towards Ecological Urbanism**

**Figure 5.5: Shorebird Habitat Matrix**
Figure 5.6: Shorebird Ecological Matrix — Patches, Corridors and Links
5.2 RANGE OF EXPERIENCES

FROM URBAN TO NATURAL

The site is positioned in a transitional area from an ecological perspective, between habitat areas to the north and east, and urban spaces to the west and south. The Shorebird Master Plan builds on both those characteristics to form a new heart within North Bayshore.

To anchor the mix of uses and provide opportunities for residents, visitors, and workers to gather, rest, and come together, the Shorebird Master Plan prioritizes creating a vibrant urban experience with a network of fine-grained, human-scaled urban plazas, squares and walks, as well as neighborhood parks for active use and recreation.

Figure 5.7: Examples of the Range of Programmatic Experiences in Shorebird
This diversity furthers the guiding principles of the NBPP to create distinct areas with their own identities and character, and expand and improve public spaces. The open space areas within Shorebird are generally characterized by four zones:

- **URBAN SOCIAL**: Urban plazas, squares and pedestrian walks provide a compact, human-scaled and rich urban street experience for eating, shopping and socializing, with access to key services.

- **COMMUNITY CULTURE**: A natural amphitheater, local square and pavilions located adjacent to community assets such as a market provides local areas for community activities and events.

- **RECREATION PLAY**: A flexible neighborhood open space offers play spaces and informal “pick-up” recreational opportunities to play badminton, soccer, boccie and basketball interwoven into the native greenery of a linear park.

- **NATURE HABITAT**: Active programming will be minimized with habitat and ecological experiences taking center stage as the landscape transitions from Wild Play to Wild Gardens and oak groves. Areas with limited trails give way to immersive willow groves, and wetlands minimize human activity and maximize quality habitat.

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**Figure 5.8: Shorebird Open Space Character Areas**
Figure 5.9: Shorebird Open Space
5.3 OPEN SPACE OVERVIEW

A CONNECTED NETWORK OF OPEN SPACES

From vibrant urban areas to local play opportunities and tranquil natural habitats, Shorebird offers a rich and diverse experience and a connected public realm, as outlined in Section 3.2 of NBPP. The Shorebird Master Plan puts forward a vision for the public open space, with design features and potential programming. The following descriptions are intended to illuminate the possibilities. The eventual design and programming will evolve, informed by a collaborative process with community members, non-profits, and the City. This section outlines five key open space areas within the Shorebird Master Plan and their key qualities and benefits:

- **ECO GEM (SECTION 5.4):** North of Charleston Road, the Eco Gem expands upon Charleston Retention Basin, providing a 10.2-acre immersive habitat area in a native willow/wetland environment.

- **WILD GARDENS (SECTION 5.5):** The Wild Gardens stretch south, providing native gardens that support the egret rookery. Sensitively placed trails and play elements with a wilderness theme.

- **GREENWAY PARK (SECTION 5.6):** The Greenway Park runs through the heart of Shorebird as its signature green space, achieving the NBPP’s vision of a central public open space, providing a mix of play, recreational, and cultural programming amidst native planting, while being easily accessible by residents.

- **SHOREBIRD SQUARE (SECTION 5.7):** Adjacent to the Greenway Park, Shorebird Square provides an open space focusing on community-based programming — community gardens, a children’s playground, or a dog run.

- **THE SOCIAL SPINE (SECTION 5.8):** A block to the west, the Social Spine is the active heart of Shorebird — a pedestrian-only passage that provides a range of retail, food and cultural opportunities.

These key areas are connected by a robust multi-use trail and street network, including Green Loop (Section 5.9) and Streetscape and Passages (Section 5.11).

POTENTIAL PROGRAM

- **FLEXIBLE LAWN FOR RECREATION + EVENTS**
- **GREEN AMPHITHEATER**
- **INFORMAL RECREATION**
- **PLAY STRUCTURES + WILD PLAYGROUND**
- **DOG PARK / DOG RUN**
- **URBAN PLAZA FOR EVENTS**
- **COMMUNITY GARDENS**
- **LOCAL SQUARE + PAVILION**
- **PUBLIC SEATING**
- **PUBLIC ART + LIGHTING**
- **INTERACTIVE ART**
- **CYCLING + PEDESTRIAN TRAILS**
- **HAMMOCK GROVE**
- **WILLOW TUNNELS + OVERLOOK**
- **WETLAND PONDS**
- **NATIVE GARDENS**
- **SPORT COURTS**
5.4 ECO GEM

TRANSFORMATION OF PLACE
The Eco Gem takes the ambitious step of returning an existing office park to a riparian marsh nature area, trails and boardwalks, open water basins and the North Bayshore Urban Ecology Center, dedicated to environmental education and research. This transformation removes extensive existing hardscape and four buildings from the site, and from the Habitat Overlay Zone (HOZ) identified in the NBPP. The transformation of the Eco Gem represents a major commitment of developable land repurposed as an ecological habitat for Shorebird, North Bayshore, and Mountain View. The Eco Gem provides a unique experience of beauty, reflection and rich ecological diversity, closely accessible to local residents.

AN IMMERSIVE ECOLOGY
The Eco Gem’s primary habitat restoration components consist of a willow riparian marsh and cottonwood and oak forests along its northern half that are strategically located as an extension of the existing marsh at the Charleston Retention Basin. This complements the nearby riparian habitat along Stevens Creek and creates one of the largest contiguous riparian marsh habitats in the South Bay. The Eco Gem also increases the flood detention capacity of the district and may provide a series of ecologically valuable wastewater treatment ponds.

The riparian marsh component of the Eco Gem will be seasonally inundated to mimic natural riparian and wetland habitat hydrology, supporting native vegetation and diversity of wildlife species. This seasonal inundation will be pronounced in the winter, drying gradually into the summer when the groundwater table in the area will sustain native willows, cottonwoods and wet marsh and meadow plants. Thickets and groves of willow, cottonwood and valley oak are intermingled in the area to provide dramatic landscape visual elements and dense habitat areas where sensitive wildlife can thrive, creating a phenomenal nature-viewing experience for visitors and biologists, with different bird species occurring at different times of the year, and the appearance of different plant species and seasonal color evolving with the seasons.

RELATIONSHIP TO CHARLESTON RETENTION BASIN
The Eco Gem will be hydrologically connected to the Charleston Retention Basin, which is a City of Mountain View stormwater facility. The Charleston Retention Basin has naturally developed extensive native riparian marsh habitat over the past several decades. This site is a well-known birding hotspot and the trails around the basin are used recreationally. The Charleston Retention Basin has been the subject of a riparian and wetland expansion project by Google that began construction in 2016 and will be complete in 2019. That project removes existing parking spaces adjacent to the basin to create acres of new and enhanced freshwater marsh and native upland and riparian communities, including willow and cottonwood forests and mixed oak woodlands. The Charleston Retention Basin project also includes new separated...
pedestrian and bike paths, a nature overlook, natural history interpretive features, two pedestrian bridges across the marsh, two boardwalks, and a 10-year program for scientific monitoring of the new habitat. However, the Charleston Retention Basin, as well as the Stevens Creek corridor to the east, are relatively narrow features, limiting their ecological value.

The Eco Gem includes 10.2 acres of wetland and riparian habitat, for a total ecological habitat of 16.4 acres in with optimal shape and configuration. The new combined habitat complex, located near Stevens Creek and other major habitat restoration projects like the South Bay Salt Ponds Project, establishes an ecological core for the South Bay and set the tone for Shorebird as a neighborhood that celebrates nature.

Charleston Retention Basin receives stormwater runoff from approximately 274 acres of North Bayshore. The Eco Gem creates an additional 5 acre-feet of stormwater detention volume which benefits both Shorebird and the rest of the contributing watershed, increasing the community’s resilience to extreme storm events. Refer to Chapter 8 for additional detail on the flood capacity.

Figure 5.12: Eco Gem Components

Figure 5.13: Eco Gem Overview
The Eco Gem may include a water basin complex with select wetland plantings around the pond edges, providing open-water habitat that may add valuable biodiversity to the new riparian complex of the Eco Gem and the Charleston Retention Basin. Additional benefits include urban heat island mitigation due to natural evaporative cooling and an educational visitor experience via walking paths and informative signage.

**LOCAL SIGNIFICANCE**

The Eco Gem includes willow groves. Historically, willow groves were one of Santa Clara Valley’s most important cultural and ecological habitats, with the majority found in the northern part of Mountain View, associated with the Stevens Creek fan and naturally high groundwater. The “Willows” were lush, moist locations with large trees, freshwater wetlands, and rare ponds and springs, drawing indigenous settlements and early homesteaders. Later, some willow groves were sculpted into popular picnicking spots, where residents enjoyed shaded paths and inviting vistas. Ecologically, these habitats served as oases of moist, green vegetation in a generally dry region, with high-productivity plants and water sources supporting abundant bird life, dragonflies and damselflies, and other native wildlife. The willow groves were particularly important as foraging stops for migrating neotropical songbirds.
The transformation of North Bayshore and Shorebird demonstrates innovative approaches to contemporary urban challenges, replacing traditional office parks with greater urban density, active mobility, access to nature, and sustainable infrastructure. Within the Eco Gem, a North Bayshore Urban Ecology Center provides a home for engaging the broader community in this ongoing conversation and transformation.

The proposed Urban Ecology Center, a small and inviting building, is situated toward the southwestern corner of the Eco Gem, overlooking the habitat mosaic of ponds and riparian marsh. Located near the intersection of the Stevens Creek Trail and the Green Loop, the Urban Ecology Center is ideally stationed to serve not only residents, visitors and workers in North Bayshore, but also the broader community.

The Urban Ecology Center provides a landing spot for the public, researchers, scientists, and nature enthusiasts to participate in the unique ecology of Mountain View and North Bayshore. The Urban Ecology Center serves as an architectural anchor that may host dynamic exhibits on urban ecological design; support interactive platforms providing real-time monitoring from wildlife cams, environmental sensors, and outputs of green infrastructure; and offer a platform for other celebrations of science and discovery.

The Urban Ecology Center elevates the ecological values embedded in the NBPP and Shorebird’s urban fabric by connecting community members, students, scientists, and planners to cutting-edge research and monitoring, and working together toward a broad vision of urban environmental health and resilience.
OPEN SPACE AND HABITAT

5.5 WILD GARDENS

CONNECTING PEOPLE TO NATURE

The Wild Gardens remove office buildings and vehicular access from a portion of the existing Shorebird Way, replacing them with acres of regenerated landscape of native wildflower meadows across undulating topography, scattered oak woodland and a mix of passive and active outdoor programming south of Shorebird Way. Accessed via a meandering network of trails and pathways, people are brought closer to nature, inviting them to linger and engage in the sensory experience of nature — smelling the wildflowers in bloom, hearing the sound of pollinating bees and butterflies, touching the leaves of nearby plants.

ENHANCING THE EGRET ROOKERY

The presence of the egret rookery currently adjacent to Shorebird Way is preserved and enhanced as a unique part of the Wild Gardens. Expanding to the west and north of the rookery, the Wild Gardens provide extensive native habitats consistent with the NBPP egret rookery HOZ requirements.

A series of redwoods across Shorebird Way from the rookery, which have been used for nesting, are be retained.

The Wild Gardens provide a clear movement corridor for the egrets to fly north to the Eco Gem, Charleston Retention Basin and Stevens Creek, providing a network of rich foraging grounds.

In accordance with NBPP guidelines, all planting within the 100-foot egret rookery HOZ will be low growing species. Further away, a greater variety of native habitats will provide habitat and food sources for native fauna, including the egrets, and pollinators. In addition, cottonwoods are planted along the western edge of the Wild Gardens, providing additional nesting substrate and materials for breeding herons and egrets, compared to existing conditions.

RELAX IN NATURE

Paths within the Wild Gardens will be informal, utilizing decomposed granite to blur the line between path and landscape. Planting will be carefully selected to cater to different flowering seasons to generate year-round visual interest. The Wild Gardens include benches and seating options with the potential for a small pavilion or shelter that are designed to blend with nature, providing an ideal place for respite, a lunchtime picnic spot, or a meeting point. Toward its southern edge, a multi-use trail links to Stevens Creek, providing an important connection to the wider region.

Figure 5.19: Illustrative view of Wild Gardens Looking North at the Urban Ecology Center

Celebrating the native wildflowers as a central experience of the Wild Gardens. With the closure of Shorebird Way, the egret rookery will be protected from vehicular access.
At the southern end of the Wild Gardens, south of the shared trail, a playground and picnic area act as a buffer for habitat from residential uses. The area has a particular focus on a "Wild Play" adventure playground, which may utilize topography, natural materials and custom-designed features to create a unique play experience inspired by the natural landscape.

**Figure 5.21: Examples of Wild Gardens Programming**

**Figure 5.20: Wild Gardens**

**Figure 5.22: Wild Gardens Ecological Transect**

- A. EGRET ROOKERY
- B. PERENNIAL GARDENS
- C. PLAY
- D. GREEN LOOP
- E. NATURE PATH

**WILD PLAY**
The Greenway Park forms the green spine of the Shorebird neighborhood, creating a series of connected parks that delivers the central public open space outlined in the NBPP vision. Composed as an expanded linear park that runs east-west through the neighborhood, the Greenway Park replaces large areas of surface parking with a diversely programmed and flexible public open space that anchor the mix of uses along the park. Spanning 2.5 acres, the Greenway Park is envisioned as the neighborhood’s “front yard.” Varying in width from 60 to 150 feet north of the Shorebird Way right-of-way, the Greenway Park creates a variety of expansive and intimate areas, that may include:

- A 12,000-square-foot informal recreation area that may accommodate small group games such as basketball, volleyball and badminton, as well as table tennis and bocce courts.
- A central 7,000-square-foot flexible open lawn providing space for events, pick-up sports, informal group fitness classes and relaxation.
- A 150-seat green amphitheater, positioned closer to the Social Spine, to provide opportunities for pop-up cultural events, performances, as well as everyday seating, and create a recognizable local landmark within Shorebird.
- Multiple dedicated locations for pavilions, public art and installations, and interactive pop-up elements that may provide opportunities for rotating and evolving public exhibits and events.

The Greenway Park is defined by public paths to both sides – a wide sidewalk along Shorebird Way to the south and the Green Loop, which includes a two-way cycle path and a separated pedestrian path to the north – with pathways in between allowing easy access across and along its length. Native planting is key to reinforcing the landscape character of the area. Native valley and coast live oaks are the dominant canopy trees scattered throughout the Greenway Park while some California sycamores are present closer to Shorebird Way. Existing native trees are retained wherever possible, and canopy replacement for trees that cannot be retained is discussed in further detail in Section 5.10. Perennial native shrubbery forms the understory through flowering mounds, adding a playful element of topography to the otherwise flat terrain of the Greenway Park. The overall planting strategy provides continuous canopy coverage well into urban areas, providing the necessary cover for local bird species to move through urban areas.
A VERSATILE LINEAR PARK

The Greenway Park is designed to allow a range of activities to occur alongside one another, at the same time, and without interfering with or reducing the individual experiences.

The Greenway Park’s softscape displays a similar level of layered multifunctionality and serves as an important area for stormwater retention. Approximately 12,000 square feet of the Greenway Park’s soft landscaping serves as bioretention areas, capturing and detaining the stormwater runoff from surrounding buildings.

Figure 5.24: Greenway Park Program Concept

A. BEACON
B. INFORMAL RECREATION
C. AMPHITHEATER
D. POP-UP PROGRAMMING
E. GREEN LOOP

Figure 5.25: Examples of Neighborhood Park Programmatic Elements
An amphitheater is proposed as an important welcoming moment inviting passersby to the Greenway Park. With the Green Loop along the northern edge creating a buffer from the office buildings, and pedestrian paths wrapping the undulating green mound that forms it, the amphitheater creates a focal point of community activity.

A small stage is positioned in front of the amphitheater seating, and a stand of oaks separate the amphitheater from the flexible lawn. A pedestrian crossing to the south links directly to Shorebird Square, inviting pedestrians into the more intimate neighborhood plaza.

**CULTURE & COMMUNITY**

A. INFORMAL STAGE  
B. AMPHITHEATER  
C. FLEXIBLE LAWN  
D. SEATING AREAS  
E. SHARED PATH  
F. SHOREBIRD SQUARE

**Figure 5.26: Greenway Park Amphitheater & Flexible Lawn**

**Figure 5.27: (left to right) Greenway Park Overview, Flexible Outdoor Amphitheater, Lawn for Informal Sport Use**
The eastern end of Greenway Park focuses on spaces offering play and casual recreation opportunities targeted for local and informal use.

A local playground may be located within a grove of oaks providing an intimate space for children’s play appropriately separated from Shorebird Way. This playground contains ample seating for parents as they observe their children.

East of the play area, a larger open space may include myriad small group sports facilities, including a half court for basketball, bocce court, badminton and table tennis to create a cluster of recreation.

Surface treatments are a key part of creating a dynamic experience in this sporting area. Bright colors and patterns are used as a playful alternative to conventional surfaces in order to create visual interest when not in use and to encourage alternative uses, turning these sporting fields into more flexible places.
OPEN SPACE AND HABITAT

5.7 SHOREBIRD SQUARE

LOCAL COMMUNITY SPACE

Situated on the south side of Shorebird Way, Shorebird Square is an intimate open space designed for Shorebird residents, just a stone’s throw from the more active Social Spine and Greenway Park adjacent to a market and lined with active uses on all sides.

Shorebird Square is comprised of 1/3-acre of open space with ample seating options for people to stay and linger. A small pergola and sculptural play structure act as the square’s focal point for community events.

Native oak and sycamores frame the perimeter of the square, creating a tranquil and welcoming atmosphere. Understory vegetation is varied with a mix of native perennials and community gardens. The eastern edge may include spillover spaces fronting the market and a seating edge.

Figure 5.30: Illustrative View of Shorebird Square Program Components
Figure 5.31: Shorebird Square Illustrative
A. ART/PLAY STRUCTURE
B. PERGOLA/SHADE STRUCTURE
C. COMMUNITY GARDENS
D. SPILL-OUT DINING
E. PARK SEATING

Figure 5.32: Examples of Active Community Oriented Activities at Shorebird Square

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© Fletcher Studio
© West 8
A VIBRANT PEDESTRIAN EXPERIENCE

The Social Spine is the urban heart of the Shorebird neighborhood. Weaving in and out of Shoreline Boulevard, the Social Spine provides an intimate, vibrant pedestrian experience lined with food and beverage, cultural, and retail programming that serves both the Shorebird neighborhood and the wider district.

The Social Spine consists of a 1.2-acre urban corridor comprised of a central pedestrian throughway that connects a series of plazas and squares. Running north to south, the Social Spine intuitively leads visitors and residents through the active heart of Shorebird while allowing more neighborhood-focused and natural areas to the west.

The Social Spine has a typical width of 40 feet, providing a human-scaled, pedestrian-only space. Running for a length of 1,000 feet, the Social Spine provides continuous retail frontage, ample space for outdoor dining, weather protection, raised planters, integrated seating, and movable furniture while retaining 20 feet clear for emergency vehicle access.

Figure 5.33: Illustrative View of the Social Spine
The Social Spine has three main entry points: from the north off Charleston Road facing the Charleston East art plaza, to the south from Shoreline Boulevard connecting to Shoreline Commons, and at its midsection where it is bisected by Shorebird Way. The Social Spine is characterized by four “rooms” with varying characteristics:

CHARLESTON ROAD ENTRANCE
The northern end of the Social Spine welcomes visitors into Shorebird given its proximity to transit stops and office district parking at Shoreline Amphitheatre. Anchored by the hotel on the corner, the Social Spine relates to the Charleston East art plaza. At the ground floor, commercial and retail uses catering to visitors are envisioned as outlined in Chapter 4.

SOCIAL SPINE
The Social Spine creates opportunities for pop-up activities such as art installations, markets and seasonal events or kiosks. Along the Social Spine, oaks are dotted playfully along its length, providing a splash of green to the street and providing integrated seating beneath. At its southern end, the pedestrian walk opens to a small square in front of the “Beacon,” the primary center of gravity and meeting point in the Social Spine.
SOCIAL SPINE PLAZA

Crossing Shorebird Way, the Social Spine creates an environment that prioritizes the pedestrian over the vehicle and maintains the sense of single contiguous space. The intersection of Shorebird Way and Grove Street is raised to meet the sidewalk and the unique paving pattern for the Social Spine continues seamlessly over the road and connects the northern and southern sides.

The square in front of the Google Visitor Center and Store allows a large, open space visible through to Shoreline Boulevard for community markets, pop-ups and events. Movable furniture will allow flexibility to rearrange the space as needed, serviced by parking and loading off of Grove Street.

SHORELINE BOULEVARD ENTRANCE

The southern entry cuts diagonally up from Shoreline Boulevard to the plaza at the Google Visitor Center and Store. This creates an axis revealing the key corner of the Beacon from Shoreline Boulevard, and enhances legibility and wayfinding at Shorebird. The southern plaza on Shoreline Boulevard may be anchored by a water feature that could perform a stormwater management function and help enclose the plaza, which is dotted playfully with custom planters and spill-out spaces.

Figure 5.36: Social Spine Plaza at the Intersection of the Social Spine and Shorebird Way

A. TERRACE DINING
B. POP-UP MARKET PLAZA
C. GROVE SHARED STREET
D. GREEN LOOP PATH
E. SOCIAL SPINE PLAZA
F. GOOGLE VISITOR CENTER AND STORE
G. BEACON

Figure 5.37: View of Social Spine looking North across Shorebird Way
PLACEMAKING & STREETSCAPE

Special surface and high-quality furnishing treatments create a unique place with a strong identity. The continuous paving pattern provides a seamlessness to the pedestrian experience.

The proposed paving pattern for Shorebird takes its cues from the wealth of waterbirds along the South Bay edge that give the neighborhood its name. Through a playful abstraction of the native black-necked stilts, the paving creates a strong sense of place, visually pleasing with a non-repetitious pattern.

At night, suspended circular “halos” may create a dancing line of lights, providing illumination for safety while creating a visual attraction that imbues the Social Spine with a sense of fun and playfulness. Movable furniture will add to the flexibility along the Social Spine.

Figure 5.38: (L-R) Shoreline Entry and Pop-Up Market

Figure 5.39: Paving Concept — Ecological Narrative

Figure 5.40: Examples of Social Spine Programming

Figure 5.41: Social Spine Paving Top View
5.9 GREEN LOOP

A GREEN THREAD THROUGH SHOREBIRD

The Green Loop is a signature component of the open space strategy that relates both to creating a bike-friendly environment in Shorebird as well as reinforcing the larger vision of a bike-friendly North Bayshore. The new half-mile long connection provides shared bike and pedestrian paths that thread through the heart of Shorebird, entering via Shorebird Way near Shoreline Boulevard, meandering through the Greenway Park past key open spaces, and turning north along Inigo Way to connect to Charleston Road and the Eco Gem. The Green Loop connects east past the Wild Gardens to the Stevens Creek Trail as well as northeast to the Urban Ecology Center.

The Green Loop includes a 12-foot-wide two-way cycle path and an 8-foot pedestrian path, connecting through all key open spaces of the neighborhood. The Green Loop's paving treatment is intended to be durable and low maintenance. Green and yellow surfacing for bicycles and pedestrians, respectively, gives the Green Loop its recognizable color throughout the district, allowing people to navigate North Bayshore in a variety of ways.

Figure 5.42: Proposed Shorebird Green Loop Alignment
The Green Loop was an initiative started by Google with the intention of providing a bicycle and pedestrian network to connect all its office clusters together, fostering safe and sustainable travel around North Bayshore. This vision has since grown into providing a publicly accessible off-street bicycle network for all users within the North Bayshore district. Phase 1 was constructed between Shoreline Boulevard and Alta Avenue in 2015, while Phase 2 includes the shared path at Charleston Retention Basin to the north.

In addition to the Green Loop connection over Permanente Creek, which will be implemented as part of the Landings Project, the Shorebird Green Loop represents a critical Phase 3 connecting phases 1 and 2 together and linking 2 miles of multi-use trails through North Bayshore. In the future, a Phase 4 along Charleston Road to Permanente Creek will help complete the loop, providing a closed bike network of 2.5 miles for ease of travel across a large portion of the North Bayshore district. The Green Loop is also integrated into the on-street bicycle network, enhancing the public transport network and options within North Bayshore.
5.10 PLANTING PALETTE

PLANTING APPROACH
The open space planting palette consists of native species that will increase Shorebird’s overall biodiversity and wildlife habitat quality. This diverse palette is integral to increasing vegetation resiliency. The following list is intended to be a starting point for landscape design teams and should be supplemented with additional species as needed for each specific planting area in alignment with the North Bayshore Plant Palette. A separate bioretention plant palette is included for bio-swale planting. Refer to Integrating Nature into the Urban Landscape: A Design Guide for additional plant design guidance.

MAINTENANCE PROVISIONS
Native landscapes are managed differently from traditional landscapes. They require specialized knowledge of adaptive management and native plants. Over time, through reduced irrigation, weeding, trimming, and leaf clearing, native landscapes actually require less maintenance.

Native landscaping is intended to taper irrigation as soon as possible to very little or no irrigation. Deep irrigation at the lowest frequency during the plant establishment period encourages deep rooting and reduces future irrigation needs. Irrigating with recycled water, which is highly desirable from a water conservation perspective, can cause plant stress due to elevated salinity levels. Potential steps that may minimize impacts of using recycled water include monitoring plants for stress symptoms, testing soil, ensuring adequate mulching, and optimizing drainage.

Figure 5.45: Conceptual Tree Planting Strategy

Figure 5.46: Examples of Local Plant Species

As part of adaptive management, it is necessary to anticipate replanting native landscapes upon the completion of each open space. This includes switching out unsuccessful species and replacing with ones better suited for the location. After establishment, occasional replanting is necessary to keep up the visual appeal of the native.

Trees removed from the site will be replaced with extensive native tree planting. In some areas, larger groves and corridors of trees will be established, such as willow groves in the Eco Gem, and oaks at Shorebird Wilds, and along the Green Loop. In addition, native trees are woven throughout the site, along streetscapes and adjacent to buildings. Elsewhere, trees will be interspersed in the urban landscape. Native tree species are selected for ecological value, suitability for local climate and resiliency into the future; soils and hydrology; ability to establish large canopies; and aesthetic value. The native tree canopy contributes to improved connectivity to regional ecology, and restore some of the historic oak and willow groves that originally occurred in the area. Among the species included in the replanting program are coast live oak, valley oak, red and arroyo willow, California sycamore, white alder, Fremont cottonwood, and others. A diverse tree palette improves ecological functions and values and contribute to the climate resilience of the urban forest. All lost tree canopy will be replaced at a minimum level of 100%.


**Table 5.1: Open Space Planting Palette**

**OPEN SPACE PLANTING PALETTE**

<table>
<thead>
<tr>
<th>SCIENTIFIC NAME</th>
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<tbody>
<tr>
<td>Populus fremontii</td>
<td>Fremont cottonwood</td>
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<tr>
<td>Quercus agrifolia</td>
<td>Coast live oak</td>
</tr>
<tr>
<td>Quercus lobata</td>
<td>Valley oak</td>
</tr>
<tr>
<td>Salix laevigata</td>
<td>Red oak</td>
</tr>
<tr>
<td>Salix lasiolepis</td>
<td>Arroyo willow</td>
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**SHRUBS AND MIDSTORY**

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<td>Ceanothus sp.</td>
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<td>Festuca californica</td>
<td>California fescue</td>
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<td>California coffeeberry</td>
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<tr>
<td>Garrya elliptica</td>
<td>Coast silk tassel</td>
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<tr>
<td>Heteromeles arbutifolia</td>
<td>Toyon</td>
</tr>
<tr>
<td>Mimulus aurantiacus</td>
<td>Sticky monkeyflower</td>
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<tr>
<td>Muhlenbergia rigens</td>
<td>Deergrass</td>
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<tr>
<td>Prunus ilicifolia</td>
<td>Hollyleaf cherry</td>
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<td>Salix apana</td>
<td>White sage</td>
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<td>Salix clevelandi</td>
<td>Cleveland sedge</td>
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<td>Salix leucophylla</td>
<td>Purple sage</td>
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**BIORETENTION PLANTING PALETTE**

**OVERSTORY**

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<td>Salix sp.</td>
<td>Willow</td>
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<td>Plantanus racemosa</td>
<td>(California Sycamore)</td>
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<td>Populus fremontii</td>
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<td>Quercus agrifolia</td>
<td>(Live Oak)</td>
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<tr>
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<td>Red willow</td>
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<tr>
<td>Salix lasiolepis</td>
<td>Arroyo willow</td>
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<table>
<thead>
<tr>
<th>SCIENTIFIC NAME</th>
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<tbody>
<tr>
<td>Cornus sericea</td>
<td>Red osier dogwood</td>
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<td>Achillea millefolium</td>
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<td>Carex tunulicola</td>
<td>Foothill sedge</td>
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<tr>
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<td>Coyote mint</td>
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<tr>
<td>Rosa californica</td>
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<td>Rubus ursinus</td>
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<td>Sisyrinchium bellum</td>
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<td>Junco patens</td>
<td>Spreading rush</td>
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<td>Iris-leaved juncus</td>
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**UNDERSTORY - UPPER EDGE (DRIER)**

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<tr>
<td>Deschampsia caespitosa</td>
<td>Tufted hairgrass</td>
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<tr>
<td>Monardella villosa</td>
<td>Coyote mint</td>
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<tr>
<td>Rosa californica</td>
<td>California rose</td>
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**UNDERSTORY - LOWER BASIN (WETTER)**

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<td>Rosa californica</td>
<td>California rose</td>
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<tr>
<td>Rubus ursinus</td>
<td>California blackberry</td>
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Figure 5.47: Native Canopy Tree Catalog
Shorebird includes a comprehensive open space strategy for its secondary streets, access roads, and pedestrian walks. Proposed street sections aim to retain existing native trees and street trees with the goal of retaining as much native canopy coverage as possible. This section describes in greater detail the qualities of the public realm along streets in Shorebird. Full details and dimensions of street sections are provided in Chapter 7.

**SHOREBIRD WAY**

Shorebird Way forms a key entry street to the Shorebird neighborhood and sets the tone for the open space strategy and street treatments in the area. It is designed as a one-way street and paved to slow traffic, with on-street parking provided on one side of the street. The Green Loop abuts the road on the northern side, providing room for the existing sycamore tree to be retained. Wide sidewalks provide ample room for outdoor seating and the potential to create bulb-outs into the parking zone to extend seating areas, inspired by local neighborhood centers such as nearby Castro Street.

**NEIGHBORHOOD STREETS**

Neighborhood streets are intended to be green, lined with mature native canopy trees on either side with adequate room given to pedestrian and dedicated bike lanes. Street trees across Shorebird are intended to be oaks or Californian sycamores.

Where there is insufficient room for a canopy tree within the street’s standard profile, bulb-outs will be utilized at regular intervals to allow the required root zone for a tree to grow to a mature size with a healthy canopy.

Where possible, existing trees along Shorebird Way and Space Park Way will be retained.

The planter strips within Shorebird streets are part of a holistic, water-sensitive urban design approach, and play an important role in providing stormwater detention within the neighborhood. Bioswales and rain gardens will be integrated into the back-of-curb areas.
PEDESTRIAN GREEN STREETS
In addition to the Social Spine, a number of streets within Shorebird are pedestrian-oriented. These streets are residential in nature and are envisioned as green streets. These streets will have significant planting opportunities and green spaces that provide informal "spill-out" areas for the surrounding residences to utilize the public realm as their front yard, come into contact with their neighbors, and increase social connection.

ALLEYS
Smaller service alleys are treated with special paving to identify them as flexible spaces, ideal for temporary street closures and pop-up events. To retain a sense of continuous green, street profiles aim to provide tree planting where possible.
OPEN SPACE AND HABITAT

5.12 PUBLIC ART

PUBLIC ART OPPORTUNITIES
The public art program for Shorebird reinforces the Shorebird Master Plan’s ongoing goal of connecting people to nature. Commissions are intended to be diverse and look to encourage interaction, play, and ecological themes. Public art responds to its context with natural themes being essential to locations within sensitive areas such as the Wild Gardens and the Eco Gem.

Public art ranges in size and scale and ensure that a diversity of art opportunities are provided, from permanent iconic exhibits that become natural landmarks and placemaking devices, to temporary or pop-up installations that bring new experiences and visitors into Shorebird. While ensuring safety, Shorebird may include opportunities for interactive art.

Figure 5.54: Examples of Public Art
Shorebird includes 21.4 acres of total publicly accessible open space, which includes the following categories:

- **PUBLIC DEDICATION**: 10.2 acres, including the Eco Gem

- **PUBLIC ACCESS EASEMENT**: 11.2 acres, including Wild Gardens, Greenway Park, Shorebird Square, Social Spine, and other pedestrian only passages.

Recent improvements along the edge of Charleston Retention Basin, currently a 1.5-acre public access easement, will be included in the 10.2-acre dedication to the city of Mountain View as public open space.

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<tr>
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<tbody>
<tr>
<td>ECO GEM (DEDICATION)</td>
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<td></td>
</tr>
<tr>
<td>WILD GARDENS/PLAY</td>
<td>6.2 ac</td>
<td></td>
</tr>
<tr>
<td>GREENWAY PARK</td>
<td>2.5 ac</td>
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<tr>
<td>SHOREBIRD SQUARE</td>
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<tr>
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<tr>
<td>PASSAGES</td>
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<tr>
<td>TOTAL OPEN SPACE</td>
<td>21.4 ac</td>
<td></td>
</tr>
<tr>
<td>% OF TOTAL SITE</td>
<td>32%</td>
<td></td>
</tr>
</tbody>
</table>

Table 5.2: Open Space Components

Figure 5.55: Shorebird Open Space Dedication