

121 E GRAND AVE OFFICE / R&D PROJECT

CITY COUNCIL HEARING

SEPTEMBER 14, 2022



17-Story 7.44 FAR

294 ft height

TDM Program 47.5% mode shift

250 Spaces Bicycle Parking

107,125 sq ft Public Amenities

46,663 sq ft Public Plazas

Landscaping 33% of the Site

Bicycle/Ped Class IV Facility



121 E Grand Office / R&D Approvals

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- ▶ General Plan Amendment
- ▶ Zoning Ordinance Amendment
- ▶ Use Permit (Parking Reduction)
- ▶ TDM Program
- ▶ Tentative Parcel Map
- ▶ Design Review
- ▶ CEQA Analysis

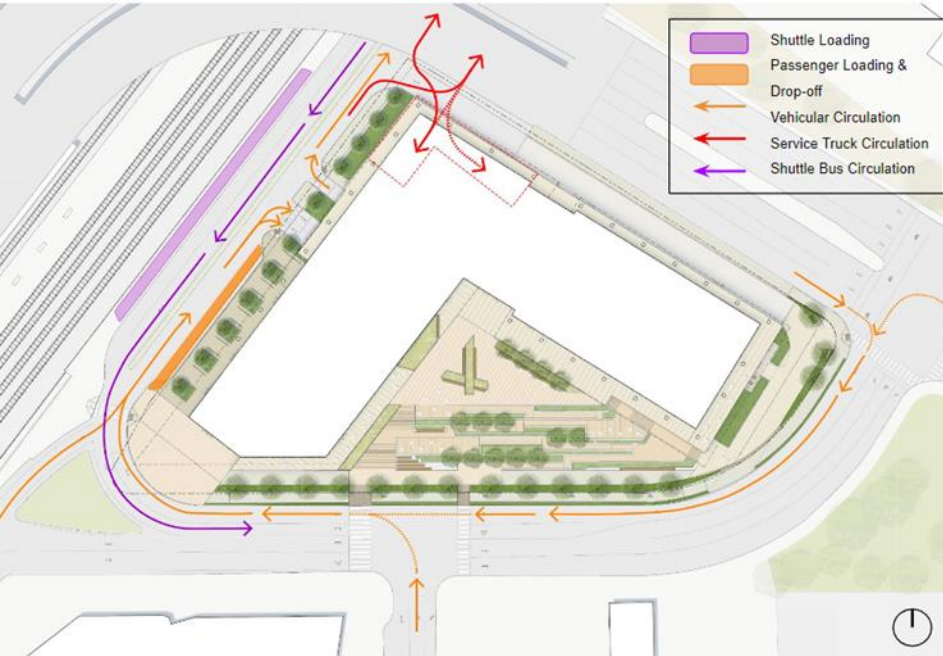
Plans Informing Project Design

- ▶ SSF Caltrain Eastern Access Study
- ▶ Mobility 2020
- ▶ Downtown Station Area Specific Plan
- ▶ Draft 2040 General Plan

Circulation and Emergency Access

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VEHICULAR CIRCULATION & ACCESS

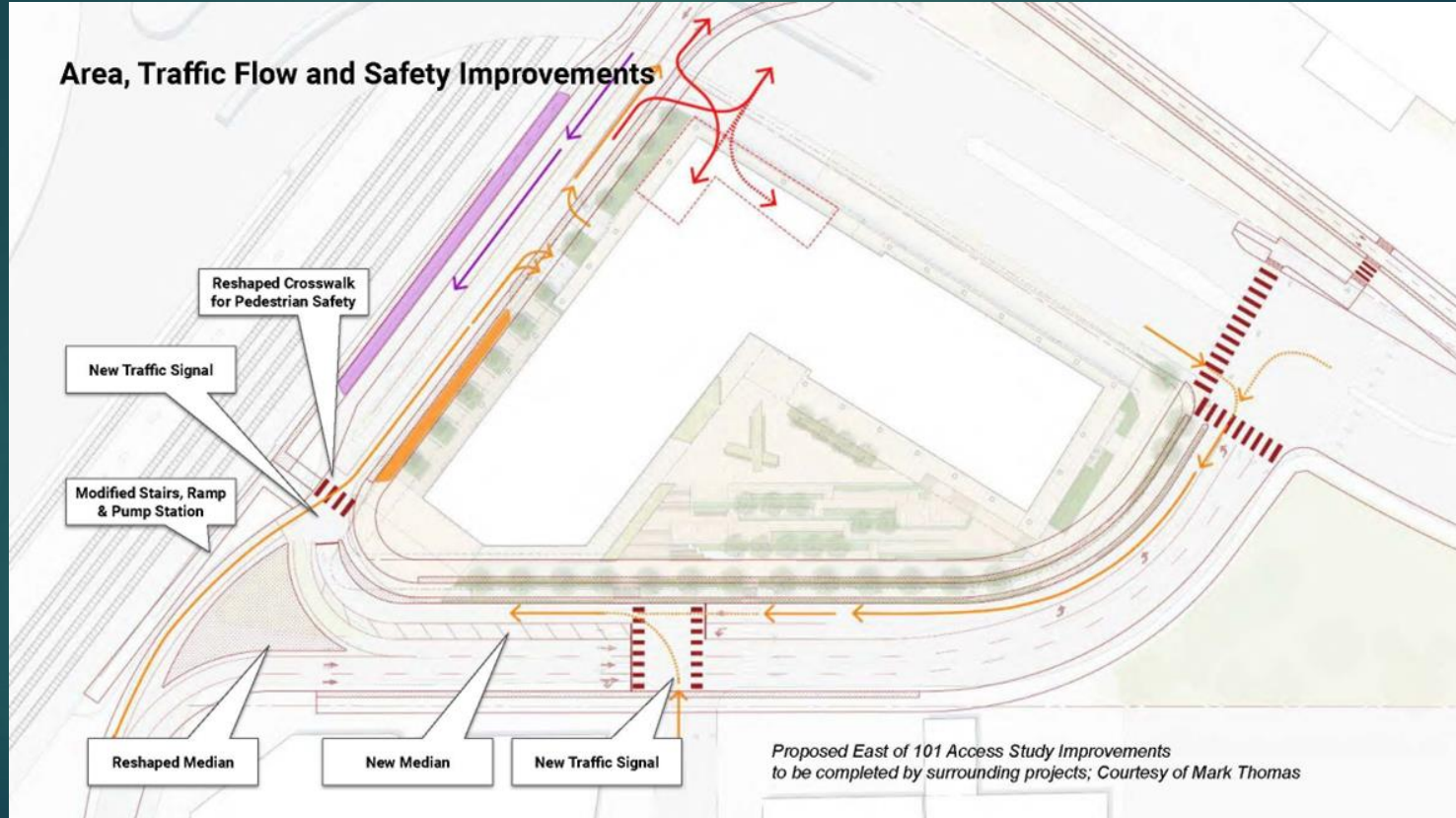


FIRE TRUCK CIRCULATION & ACCESS



Access Study Recommendations

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Poletti
Passenger
Drop-off

Arrival Plaza

Confluence Plaza

Terraces & Streetscape

East
Access
Plaza

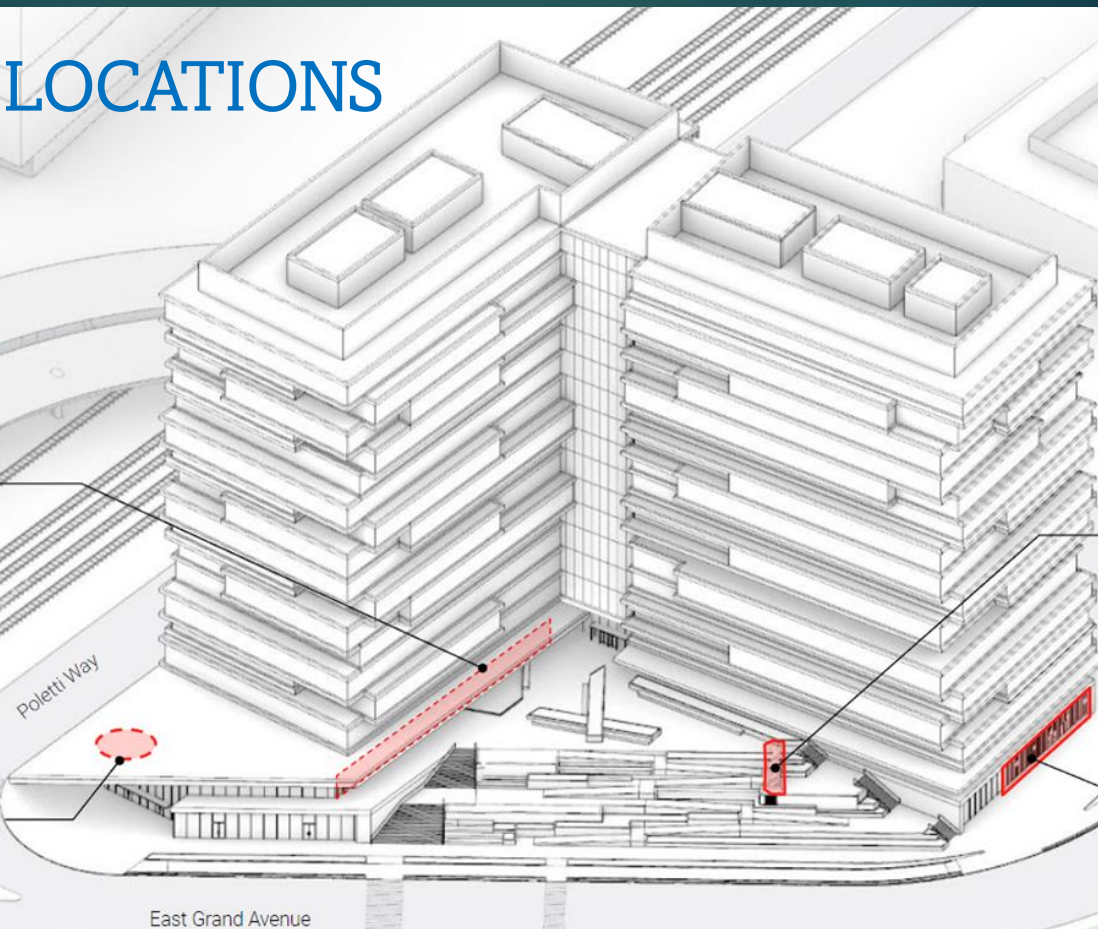
Grand Ave

East Grand Ave

Jack Drago
Park

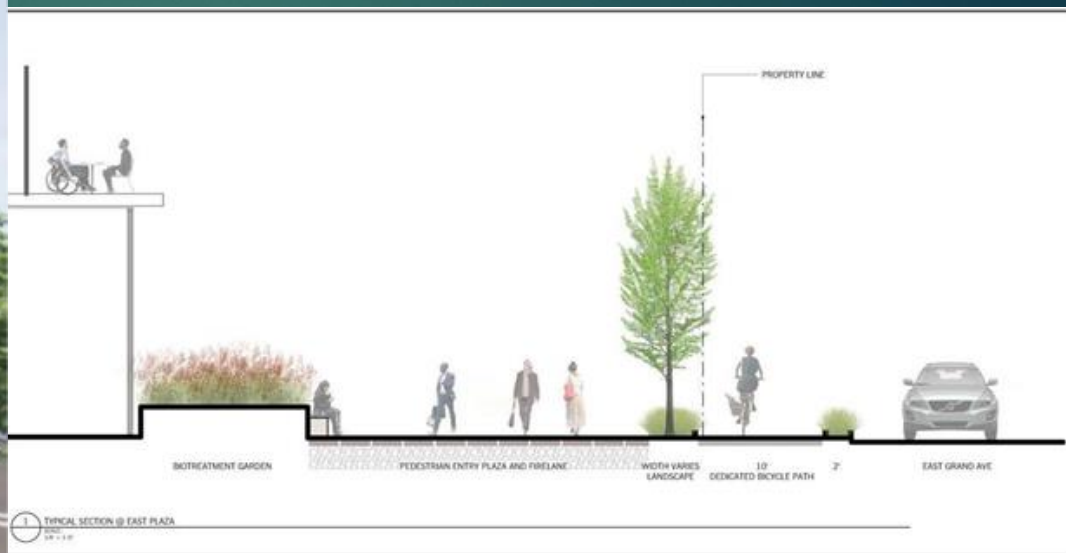


PUBLIC ART LOCATIONS



02





Conformance with Plans

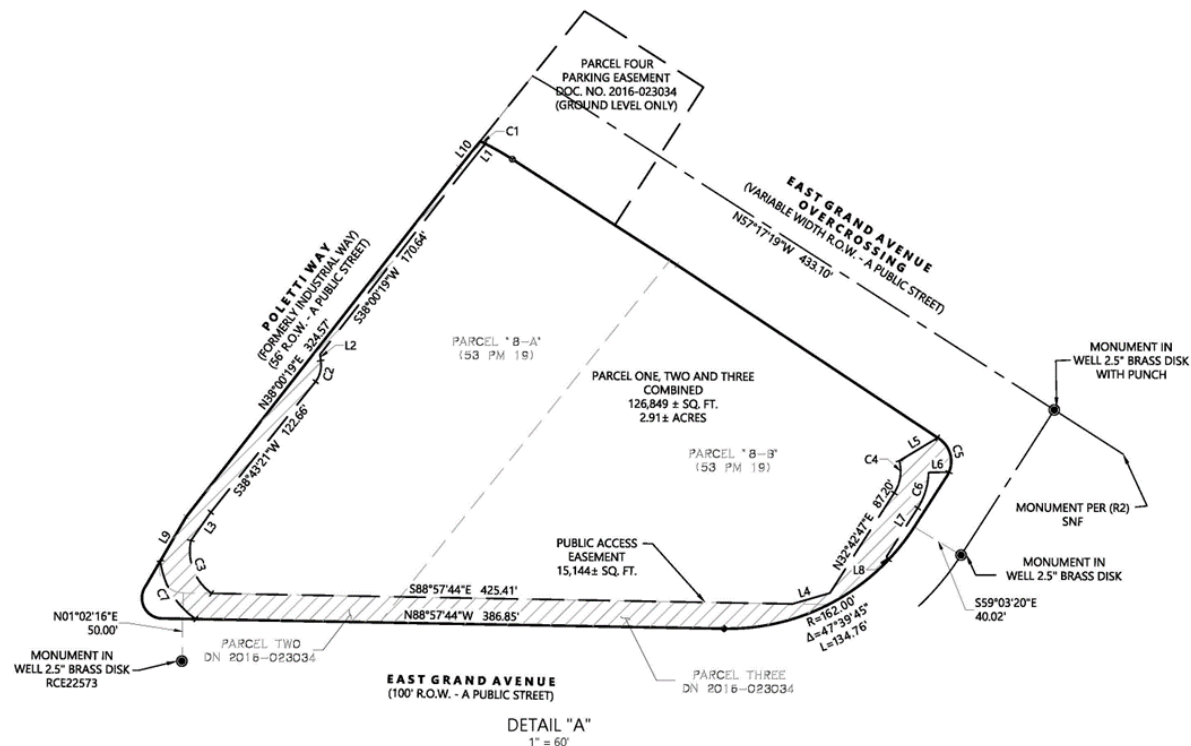
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- ▶ Implements DSASP Goals and Policies
- ▶ Implements Transit Office/R&D Zoning by creating Transit Hub
- ▶ Implements applicable draft policies contained in Draft 2040 General Plan
- ▶ Proposes both physical and fiscal public benefits and impact fees commensurate with proposed FAR

Parking Reduction and TDM

- ▶ Proposed parking in keeping with GP Update
 - ▶ 1.5 spaces / 1,000sf for R&D area
- ▶ Supported by Transportation Demand Management (TDM) Plan – 47.5% mode split
 - ▶ Proximity to SSF Caltrain Station and to East of 101 Commute Shuttle System
 - ▶ On-site retail and service amenities
 - ▶ Enhanced bike parking and facilities

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Environmental Review

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Initial Study / Mitigated Negative Declaration (IS/MND)

- ▶ Circulated in accordance with CEQA from July 1 – Aug 1, 2022
- ▶ No comments received that require new information or recirculation of IS/MND
- ▶ Project Sponsor has agreed to all Mitigation Measures

Community Benefits Summary

- ▶ Financial Contribution (\$10M)
 - ▶ Support city projects and transportation improvements on east side of Caltrain Station
- ▶ Community Facilities District (\$12.9M)
 - ▶ Commitment for support, upfront funding of obligation
- ▶ Environmental and Sustainability (\$7.25M)
 - ▶ Commitment to Building Electrification, LEED Gold

Project Benefits

- ▶ Development impact fees estimates:
 - Citywide Transportation: \$26.9M
 - Commercial Linkage: \$14.6M
 - Park & Recreation: \$2.7M
 - Childcare: \$1.2M
 - Public Safety Fee: \$1M
 - Library: \$115,000

Project Review / Input

- ▶ Design Review Board (2 meetings)
- ▶ Bicycle and Pedestrian Advisory Commission
- ▶ Planning Commission Hearing
 - Recommended approval by 7-0 vote

Recommendation

1. Adopt resolution making findings and adopting the IS/MND
2. Waive reading and introduce an Ordinance amending Chapter 20.280 of the SSF Municipal Code
3. Adopt a resolution approving the entitlement request

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