CITY OPPORTUNITY
Supporting the broader goals of the General Plan
COMMUNITY ENGAGEMENT PROCESS

We are committed to engaging the community as we develop this vibrant, multi-use work+live+play community. Throughout the planning process, there will be multiple opportunities for community input, indicated below.
LOCAL CONTEXT
An emerging transit rich urban district along Tasman
THE SITE TODAY

- 48 contiguous acres of largely underutilized surface parking next to transit
- Four functionally obsolete office buildings
- Adjacent to Patrick Henry mixed-use Focus Area
- Ownership transition to well capitalized investor / developer
EXISTING ENTITLEMENT

Yahoo Campus

- Yahoo campus was approved at 3M sf
- 13 identical office buildings
- Amenities and outdoors spaces to support campus population
- No retail, no residential
A high density mixed-use urban neighborhood on Tasman’s emerging corridor that offers the best of urban living with nature at your doorstep.

**VISION**

**Multi-Use • 48 Acres • 10,500,000sf**

- **Office Space**
  - 3,500,000 +/- square feet

- **Retail / Community Amenities**
  - 600,000 +/- square feet

- **Housing Units**
  - 6,000 +/- new residences

- **Educational Facilities & Day Care**

- **Jobs/Housing Balance**
  - 12,000 Jobs
  - 13,000 Residents

- **Open Space**
  - 8 +/- acres of parks/plazas

- **Linked Trails**
  - Adjacent to regional trails
A dense yet balanced, diverse and synergistic mix of uses creating a complete community.

Guiding Principle #1
COMPLETE COMMUNITY

- WORK
- SHOP
- LIVE
- PLAY

A diverse mix of residential typologies for a variety of users.

Flexible office campus that can accommodate multi-tenant, start up and headquarters uses.

Neighborhood retail that supports the daily life of residents, office workers and visitors.
Guiding Principle #2

WELL-LOVED OPEN SPACES

Creating a variety of meaningful open spaces that brings the community together

Flexible open spaces for cultural events

Campus plazas that can serve day and evening functions

Designing spaces for human comfort that anticipate seasonal changes and a mix of users
Guiding Principle #3
WALKABLE, BIKE FRIENDLY & TRANSIT READY

Create an accessible neighborhood that prioritizes walking, biking and transit.

Street design that encourages bike use and seamless connections between transit, trails and on-site destinations.

Small lane streets that prioritize pedestrians and local gathering.
Guiding Principle #4

CONNECTED TO OUR NEIGHBORS

A strong, harmonious relationship between the development and the surrounding context.

Regional retail proposed for City Place

10 min walk to the Calabazas Creek and San Tomas Aquino Creek Trail

The site is transit rich with connections to VTA, Amtrak, ACE, Caltrain, bus routes, and the trail network.
A BALANCED MIX OF USES

PROPOSED FAR

<table>
<thead>
<tr>
<th>Category</th>
<th>FAR (sf)</th>
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<tbody>
<tr>
<td>Office</td>
<td>3.5M sf</td>
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<tr>
<td>Hotel / Office Amenities</td>
<td>400,000 sf</td>
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<tr>
<td>Residential</td>
<td>6.0M sf</td>
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<tr>
<td>6,000 +/- units</td>
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<tr>
<td>Retail / Community Amenities</td>
<td>600,000 sf</td>
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<td>Educational Facility &amp; Day Care</td>
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</tr>
<tr>
<td>Open Space</td>
<td>8 +/- acres</td>
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<tr>
<td>Total Development</td>
<td>10.5 M</td>
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</table>
OPEN SPACE THAT BRINGS EVERYONE TOGETHER
A BALANCED MIX OF USES

EDUCATIONAL FACILITY

DAY CARE

PATRICK HENRY FOCUS AREA

CENTRAL PARK

TASMAN DRIVE

GREAT AMERICA PARKWAY

Reamwood VTA Station

Old Ironsides VTA Station

SFPUC

Patrick Henry Drive

Old Ironsides Drive

Calabazas Creek