Appendix B

BIRD SAFE DESIGN APPROACH (REQ. PER MMRP BIO-1.2)

BIRD SAFE DESIGN APPROACH

REQUIRED PER MMRP BIO 1.2

RELATED SANTA CLARA

CITY CENTER

September 18, 2020

In compliance with the MMRP, and in accordance with recognized good practice, the specific bird safety standards in each Phase 1shall be based on the following bird-friendly building principles, to the extent applicable to the particular development area:

- Reduce mirrors and large areas of reflective glass.
- Avoid transparent glass skyways, walkways, or entryways, free-standing glass walls, and minimize transparent building comers, or utilize glazing treatments to mitigate the hazard.
- Minimize funneling of open space toward a building facade.
- Strategically place landscaping to reduce reflection and views of foliage inside or through glass.
- Reduce potential light and glare by implementing Mitigation Measures AES-2.1 (requiring low-profile, low-intensity lighting directed downward), AES-2.2 (requiring shielded fixtures for outdoor lighting), and AES-2.3 (requiring low- emissivity reflective coating on exterior glass surfaces).
- To the extent consistent with the normal and expected operations of the uses planned for the particular development area, take appropriate measures to avoid use of unnecessary lighting at night, especially during bird migration season (February-May and August-November) through the installation of motion sensor lighting, automatic lighting shut-off mechanisms, or other effective measures to the extent feasible.
- The specific bird safety standards shall also provide for a monitoring program, and placing signs around the buildings with phone numbers for authorized bird conservation organizations.

The Phase 1 buildings contain the following mitigation measures:

Office, Retail, Food & Beverage Building

- The building design does not incorporate any mirrors or large areas of reflective glass. Primary vision glass will have the lowest practical level of reflectivity while still complying with statutory requirements for energy usage.
- The spandrel glass areas will combine ceramic fritting and texture which will contrast the vision glass – which is viewed as a positive mitigation measure. The spandrel glass frames will contain aluminum grillage which creates additional contrast.

- The building’s glass corners are curved which is an accepted mitigation practice.
- The lower levels of the building frame glazed areas in a cast stone frame which creates contrast and shadow.
- The massing of the building is broken down in 3 volumes with changes in plane which creates additional contrast, depth, and shadow.
- The façade incorporates contrasting metal overhangs which add shadow and reduce the amount of continuous glass areas.
- Lighting design is at a formative level and will adhere to required mitigation measures.
- Landscaping design and the incorporation of trees is integrated into the building design to mitigate excessive reflectivity and uniformity of the facade design.
- Retail and Food & Beverage buildings include non reflective openable and non-openable storefront type glazing systems framed in cast stone frames which consistent with contrasting materials as a mitigation measure.

Hotel

- The building design does not incorporate any mirrors or large areas of reflective glass. Primary vision glass will have the lowest practical level of reflectivity while still complying with statutory requirements for energy usage.
- The “I” shaped floor plan generates and building massing which is not monolithically rectangular “glass box”
- The façade design incorporates significant amounts of vertical solids panels which provide contrast. These panels are angled in plan relative to the face of glass which provides additional contrast and shadow.
- The glass elements of the façade incorporate significant amounts of metal sub frames which provide contrast and reduce uniformity of glass elements.
- The spandrel glass areas will combine ceramic fritting which will contrast the vision glass – which is viewed as a positive mitigation measure. The spandrel glass frames will contain aluminum grillage which creates additional contrast.
- The façade incorporates 24” overhangs on every other floor which reduces uniformity and creates additional shadow and contrast.
- The lower levels of the building frame glazed areas in a cast stone frame which creates contrast and shadow. Screening elements for solar control provide additional contrast and shadow.

- The massing of the building is broken down in 3 primary volumes with changes in plane which creates additional contrast, depth, and shadow.
- Lighting design is at a formative level and will adhere to required mitigation measures.
- Landscaping design and the incorporation of trees is integrated into the building design to mitigate excessive reflectivity and uniformity of the facade design.
- The roof top pool terrace incorporates wind screens which may incorporate glazed areas. Any glazing in this locations will receive an architectural treatment as a mitigation measure.

Residential Serviced Apartments

- The building design does not incorporate any mirrors or large areas of reflective glass. Primary vision glass will have the lowest practical level of reflectivity while still complying with statutory requirements for energy usage.
- The “I” shaped floor plan generates and building massing which is not monolithically rectangular “glass box”
- The façade design incorporates significant amounts of vertical solids panels which provide contrast. These panels are in varying planes relative to the face of glass which provides additional contrast and shadow.
- The glass elements of the façade incorporate significant amounts of metal sub frames which provide contrast and reduce uniformity of glass elements.
- The spandrel glass areas will combine ceramic fritting which will contrast the vision glass – which is viewed as a positive mitigation measure. The spandrel glass frames will contain aluminum grillage which creates additional contrast.
- The façade incorporates overhangs which reduces uniformity and creates additional shadow and contrast.
- The lower levels of the building frame glazed areas in a cast stone frame which creates contrast and shadow.
- The massing of the building is broken down in 3 primary volumes with changes in plane which creates additional contrast, depth, and shadow.
- Lighting design is at a formative level and will adhere to required mitigation measures.
- Landscaping design and the incorporation of trees is integrated into the building design to mitigate excessive reflectivity and uniformity of the facade design.