

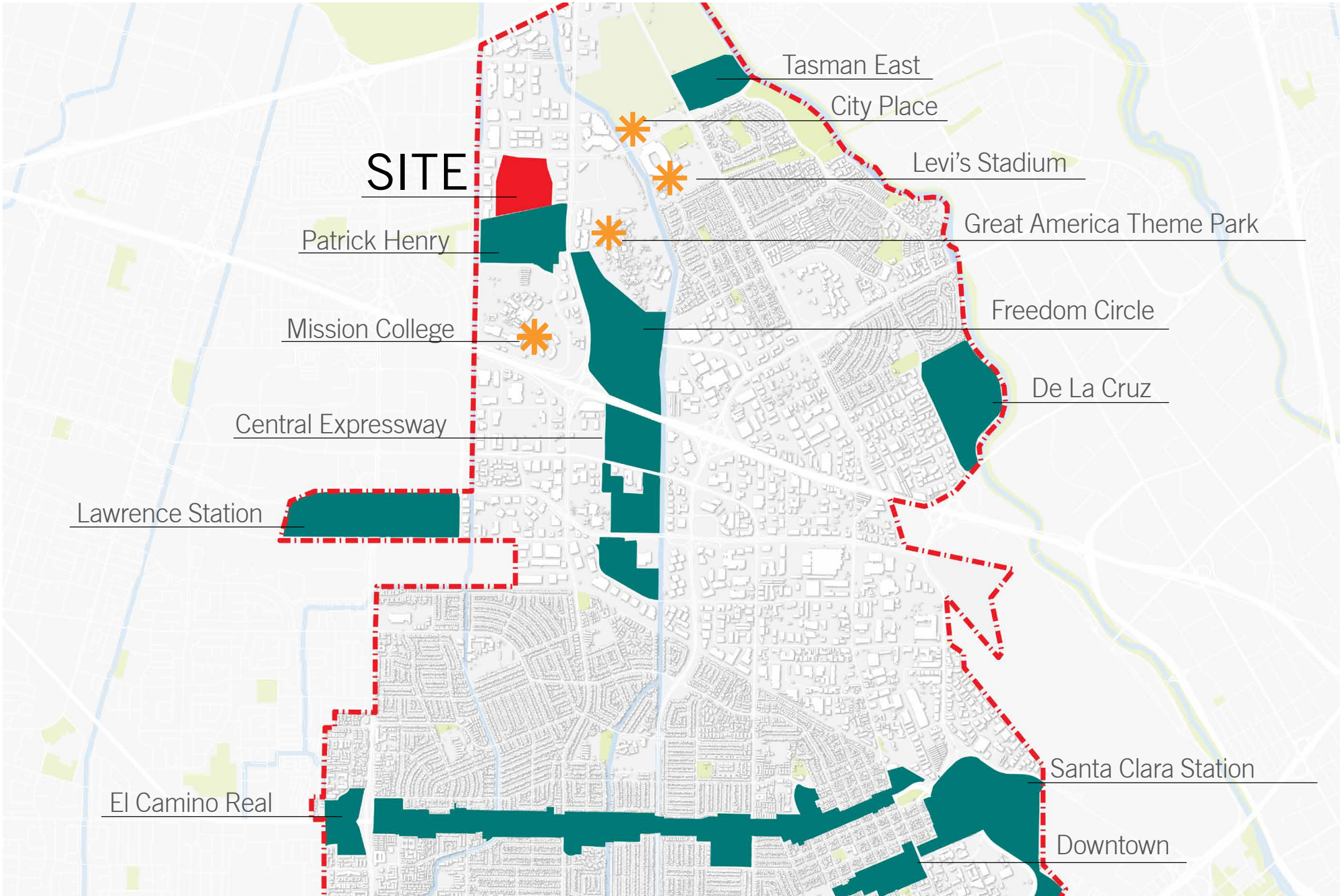


TASMAN DRIVE

GREAT AMERICA PARKWAY

# CITY OPPORTUNITY

Supporting the broader goals of the General Plan



- Focus Areas
- Points of Interest
- City Boundary

# 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.

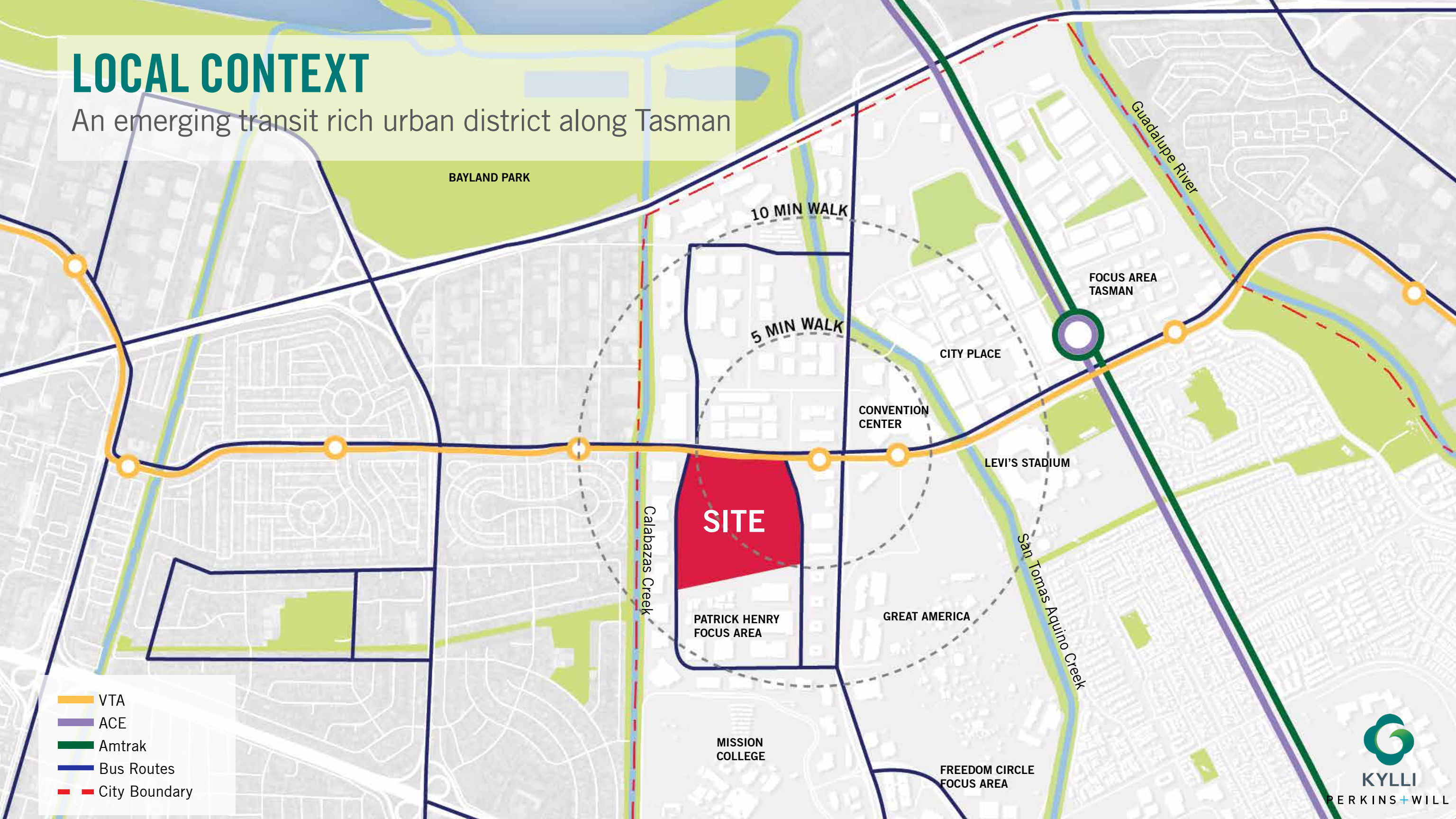


# COMMUNITY OPEN HOUSE



# LOCAL CONTEXT

An emerging transit rich urban district along Tasman



- VTA
- ACE
- Amtrak
- Bus Routes
- City Boundary

# 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



KYLLI

PERKINS+WILL

# VISION

A high density mixed-use urban neighborhood on Tasman's emerging corridor that offers the best of urban living with nature at your doorstep.

## 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



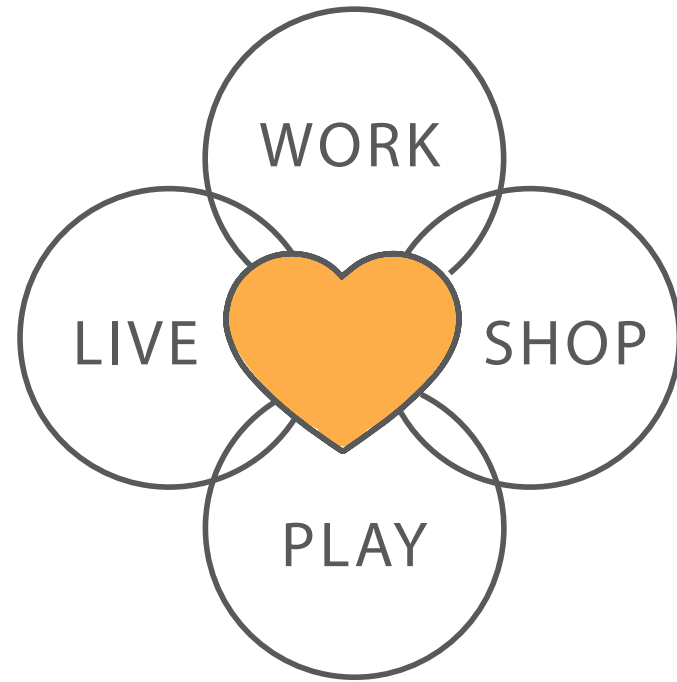
**Linked Trails**  
Adjacent to regional trails





## Guiding Principle #1

# COMPLETE COMMUNITY



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



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

A dense yet balanced, diverse and synergistic mix of uses creating a complete community.

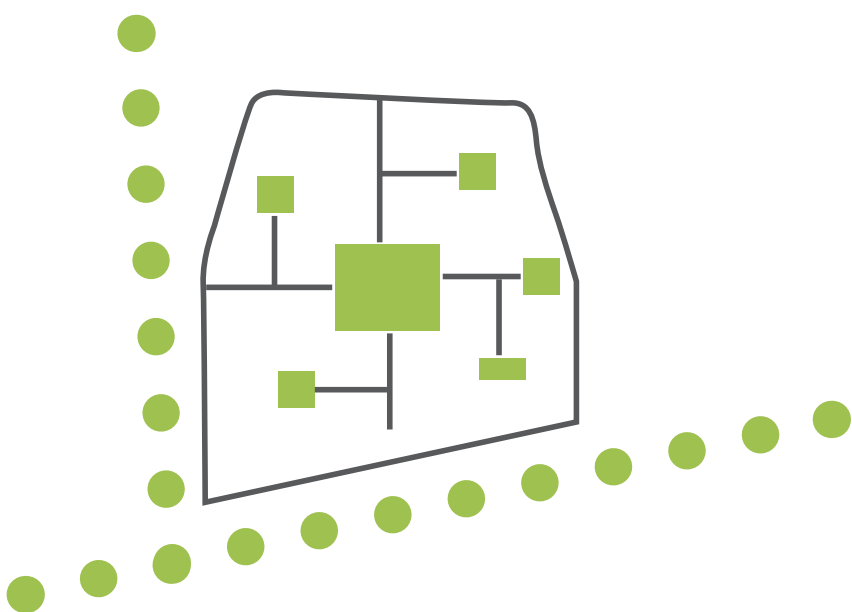


Neighborhood retail that supports the daily life of residents, office workers and visitors.



## 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



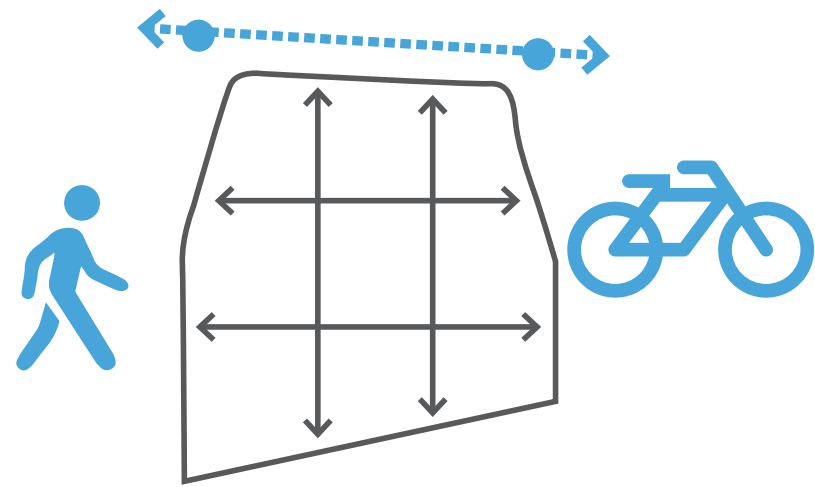
Campus plazas that can serve day and evening functions



Designing spaces for human comfort that anticipate seasonal changes and a mix of users

### Guiding Principle #3

# WALKABLE, BIKE FRIENDLY & TRANSIT READY



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

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

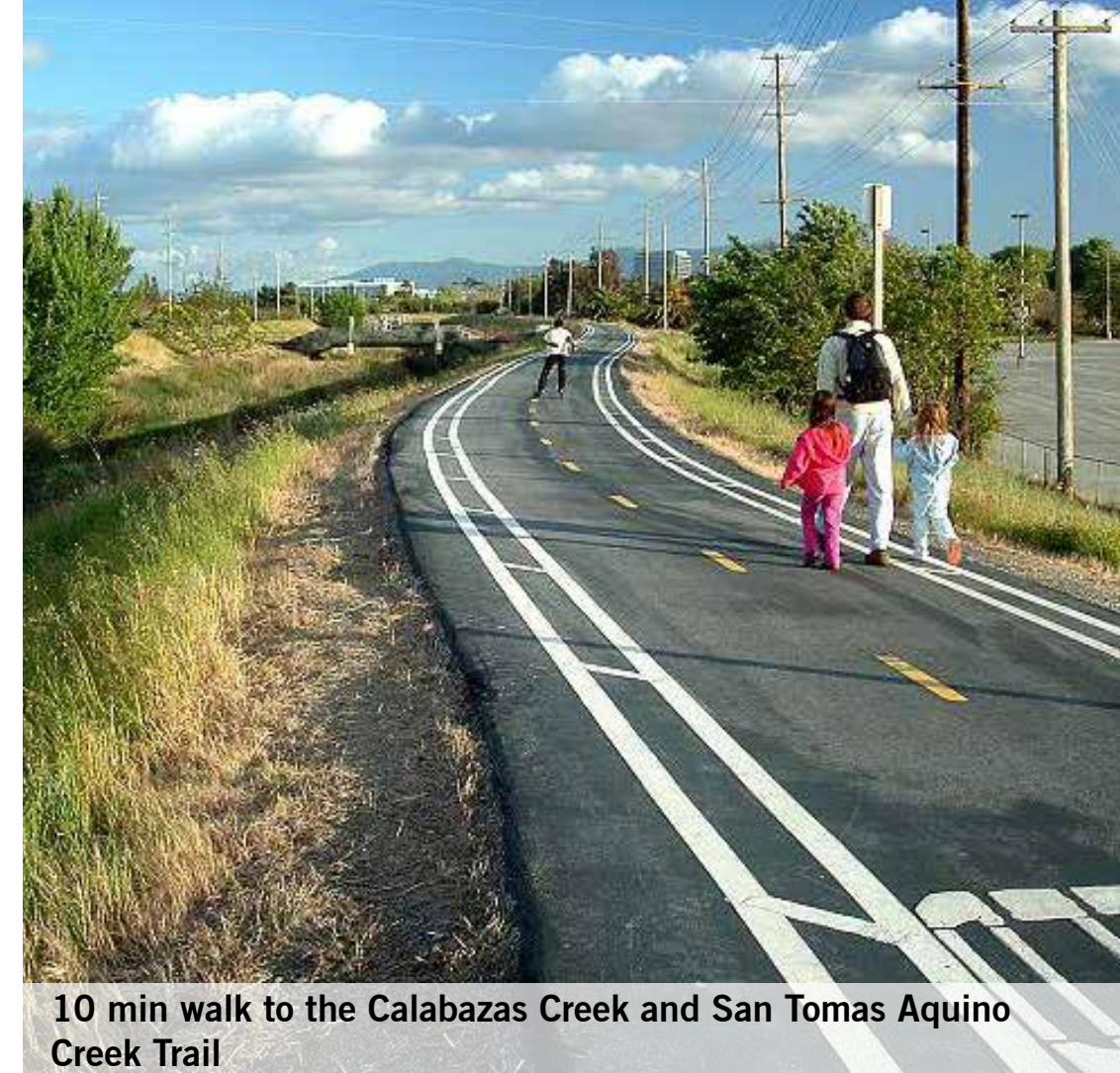


## Guiding Principle #4

# CONNECTED TO OUR NEIGHBORS



Regional retail proposed for City Place



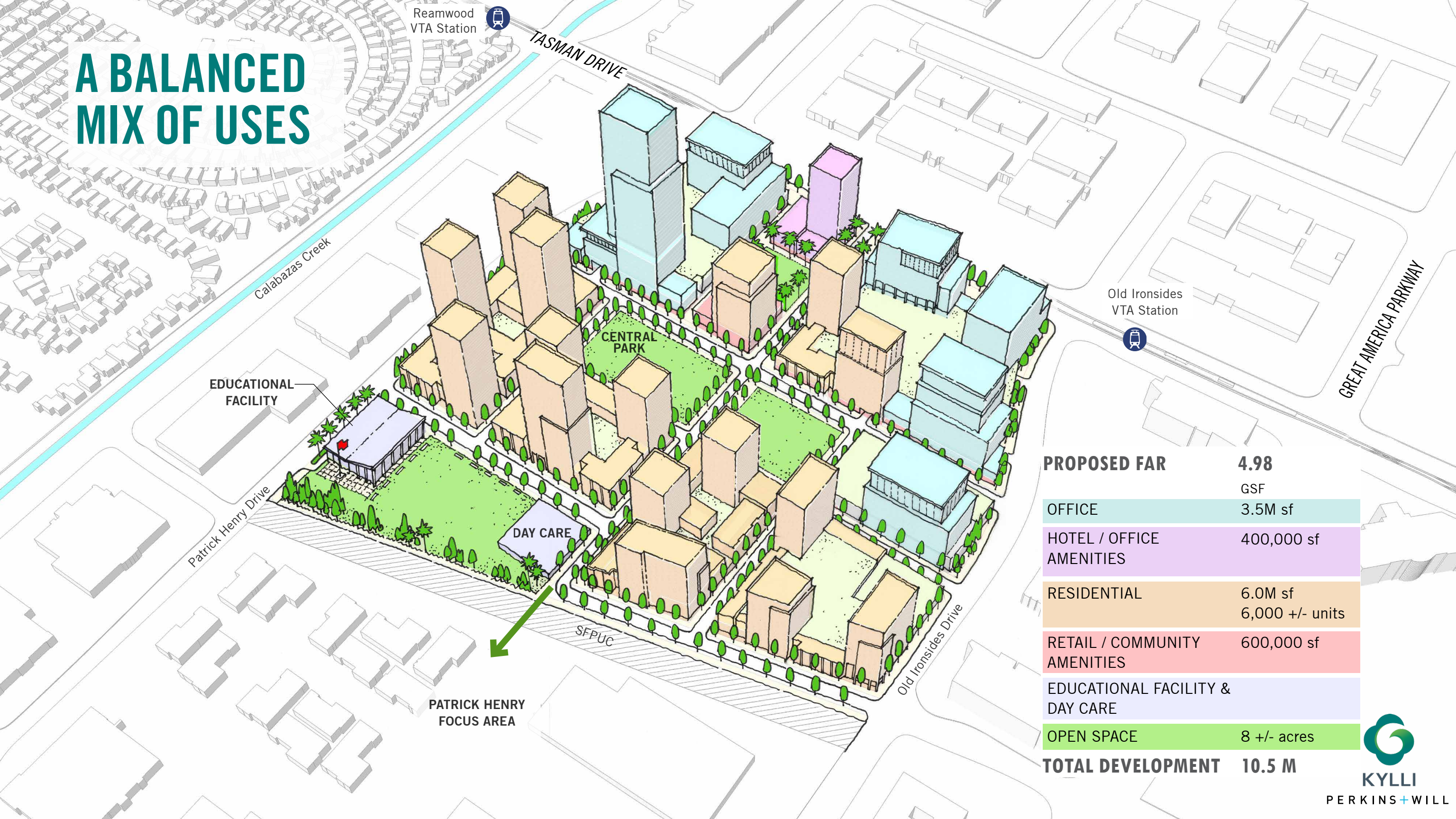
10 min walk to the Calabazas Creek and San Tomas Aquino Creek Trail

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



The site is tranist rich with connections to VTA, Amtrak, ACE, Caltrain, bus routes, and the trail network.

# A BALANCED MIX OF USES



<b>PROPOSED FAR</b>	<b>4.98</b>
	GSF
OFFICE	3.5M sf
HOTEL / OFFICE AMENITIES	400,000 sf
RESIDENTIAL	6.0M sf 6,000 +/- units
RETAIL / COMMUNITY AMENITIES	600,000 sf
EDUCATIONAL FACILITY & DAY CARE	
OPEN SPACE	8 +/- acres

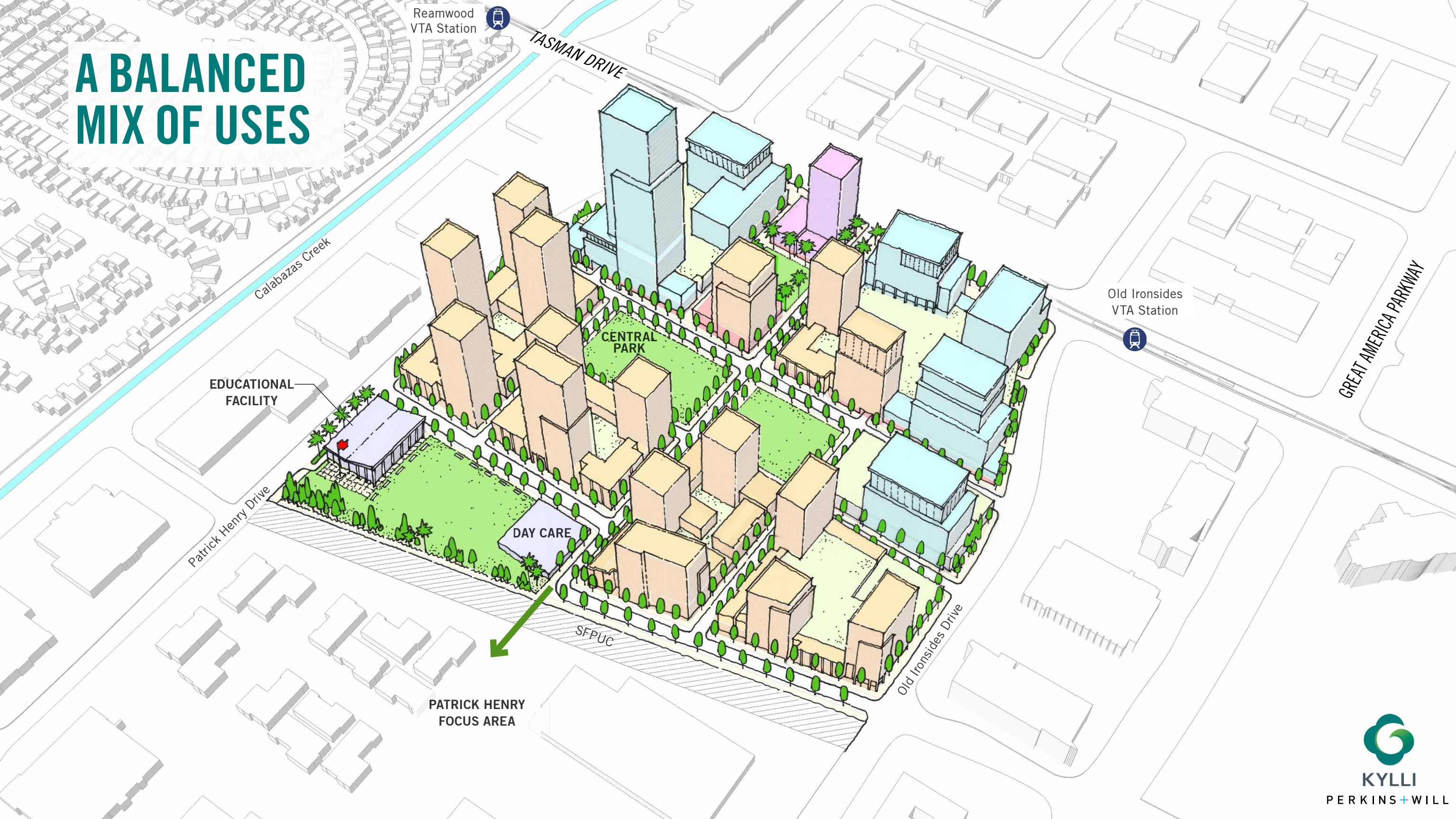
**TOTAL DEVELOPMENT 10.5 M**



# OPEN SPACE THAT BRINGS EVERYONE TOGETHER



# A BALANCED MIX OF USES



EDUCATIONAL FACILITY

CENTRAL PARK

DAY CARE

PATRICK HENRY FOCUS AREA

Old Ironsides VTA Station

GREAT AMERICA PARKWAY