

## **200 Park Boulevard Project - Planned Community Rezoning**

### **Development Program Statement**

Because The Sobrato Organization ("Sobrato" or the "Owner") is donating significant acreage to the City, its Parcels 1, 3, 4, and 5 will no longer comply with existing City zoning standards, including for example with regard to open space, lot size, and floor area ratio. The City is also interested in restricting the uses of Parcels 1, 3, 4, and 5 to a greater extent than is possible with the use of existing base zoning districts. Accordingly, the following provides Sobrato's Development Program Statement in support of its request for four separate Planned Community Districts that would apply to Parcels 1, 3, 4, and 5 of the 200 Park Boulevard Project. Please see the enclosed Project Description for further information regarding the Project. We understand that the City separately proposes to redesignate the dedication parcel (Parcel 2) to PF.

### ***Necessity and Support for Findings Regarding Planned Community District***

- Parcel 1: Because Sobrato is donating significant acreage to the City, Parcel 1 will no longer comply with existing City zoning standards. Further, approval of Planned Community zoning for Parcel 1 would allow for greater flexibility and excellence in design, and allow the City to restrict use to townhome development. A Comprehensive Plan Amendment would also be processed for Parcel 1, to redesignate the small portion of the site that is currently designated Light Industrial to Multiple Family Residential, consistent with the remainder of the site which is already designated Multiple Family Residential. The Multiple Family Residential designation is consistent with the uses and development standards proposed for the Parcel 1 Planned Community district.
- Parcel 3: Because Sobrato is donating significant acreage to the City, Parcel 3 will no longer comply with existing City zoning standards. Approval of Planned Community zoning for Parcel 3 will also allow retail use in the Cannery Building and allow the City to restrict the remainder of its use to R&D, as existing commercial zones all allow greater flexibility. A Comprehensive Plan Amendment to the Service Commercial Designation would also be processed for Parcel 3, along with a minor text amendment for the designation, which would make the Parcel 3 Planned Community district consistent with the Comprehensive Plan.
- Parcel 4: Because Sobrato is donating significant acreage to the City, Parcel 4 will no longer comply with existing City zoning standards. Further, approval of Planned Community zoning for Parcel 4 will allow the City to restrict use to office, as existing commercial zones all allow great flexibility. A Comprehensive Plan Amendment to the Service Commercial Designation would also be processed for Parcel 4, along with a minor text amendment for the designation, which would make the Parcel 4 Planned Community district consistent with the Comprehensive Plan.
- Parcel 5: Because Sobrato is donating significant acreage to the City, Parcel 5 will no longer comply with existing City zoning standards. Further, approval of Planned Community zoning for Parcel 5 will allow the City to restrict use to R&D use, as existing commercial zones all allow great flexibility. A Comprehensive Plan Amendment to the

Service Commercial Designation would also be processed for Parcel 5, along with a minor text amendment for the designation, which would make the Parcel 5 Planned Community district consistent with the Comprehensive Plan.

### *Permitted Uses in Each District*

- Parcel 1: Restricted to 74 townhomes and all associated improvements including landscaping, parking, and circulation elements. Development would consist of the following, and sales prices would be market rate:

<b>Residential Units Summary</b>						
<b>Name</b>	<b>Description</b>	<b>SF (NET)</b>	<b># of DU</b>	<b>%</b>	<b>Private Open Space</b>	<b>Total POS</b>
Plan 1	3bd+3.5 ba	1800 sf	27 du	36%	85 sf	2295 sf
Plan 2	3bd+Flex+2.5 ba	1798 sf	23 du	31%	87 sf	2001 sf
Plan 3	4bd+3.5ba	1972 sf	11 du	15%	104 sf	1144
Plan 3X	3bd+3.5ba	1828 sf	1 du	1%	104 sf	104
Plan 4	4bd+Office+3.5ba	1980 sf	12 du	16%	104 sf	1248 sf
<b>Sub-total</b>			<b>74 du</b>	<b>100%</b>		<b>6792 sf</b>

- Parcel 3: Restricted to R&D use and up to 2,600 square feet of retail use, and all associated improvements including landscaping, a 2-story parking garage, and circulation elements
- Parcel 4: Restricted to office use
- Parcel 5: Restricted to R&D use

### Development Plan

Please see the enclosed plan set submitted for the Project's Major Architectural Review as well as its Planned Community Rezoning, which satisfies the requirements for a Development Plan contained in Palo Alto Zoning Code Section 18.38.090.

### Development Schedule

With regard to Parcels 4 and 5, the Project does not propose any development, and the sole change at this time is associated with the uses permitted within the existing structures. The uses noted above would be permitted as of the effective date of the Project's Development Agreement, subject to all applicable provisions of the Development Agreement.

With regard to Parcels 1 and 3, development will occur as described in the Phasing Plan contained in the Project's Development Agreement. The first phase (beginning with the submission of applications for permits) will commence within 90 days of the Development Agreement's effective date, with remaining phases progressing as specified in the Phasing Plan. The townhomes will be constructed at the time dictated by the market, and subject to further applicable provisions of the Development Agreement regarding the length of its term and the City's remedies in the event of non-construction. Please see the Development Agreement for further details.