FACEBOOK WILLOW VILLAGE PROJECT
City Council Study Session
May 7, 2019
AGENDA

- Staff presentation
  - Staff updates
  - Key discussion topics
  - Project background and review process
  - Overview of proposed revised project
- Applicant presentation
- City Council clarifying questions
- Public comment
- City Council discussion and direction
  - Key topics identified by City staff
KEY TOPICS FOR CITY COUNCIL

- Site access and circulation
- Publicly accessible open space
- Mix of land uses
- Project phasing
- Community amenities
PROJECT LOCATION

West Campus

East “Classic” Campus

Proposed Willow Village
EXISTING SITE
PROJECT HISTORY

- July 2017: Project submitted
  - Proposed master plan for project site
- Early 2018: Applicant community outreach
- February 2018: Planning Commission study session
- March 2018: City Council study session
- February 2019: Revised project submitted
  - City/Applicant bi-weekly meetings
  - Environmental review initiated
- February and March 2019: Applicant community outreach
- May 7, 2019: City Council study session
  - Reintroduce proposed project
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Office GFA</td>
<td>1,750,000 s.f.</td>
<td>1,750,000 s.f.</td>
<td>No change</td>
<td>1,780,268 s.f.</td>
</tr>
<tr>
<td>Dwelling Units</td>
<td>1,500 units (225 BMR units)</td>
<td>1,500 units (225 BMR units)</td>
<td>No change</td>
<td>1,713 units (257 BMR units)</td>
</tr>
<tr>
<td>Commercial Retail GFA</td>
<td>126,500 s.f.</td>
<td>200,000 s.f.</td>
<td>+73,500 s.f.</td>
<td>398,425 s.f.</td>
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<tr>
<td>(Non-Office square footage)</td>
<td></td>
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<tr>
<td>Visitor Center</td>
<td>40,000 s.f.</td>
<td>0 s.f.</td>
<td>-40,000 s.f.</td>
<td>Included in non-office GFA</td>
</tr>
<tr>
<td>Community Center</td>
<td>0 s.f.</td>
<td>10,000 s.f.</td>
<td>+10,000 s.f.</td>
<td>Included in non-office GFA</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>200 rooms</td>
<td>200- 250 rooms</td>
<td>+50 rooms</td>
<td>n/a</td>
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PREVIOUS SITE PLAN
PROJECT PHASING

<table>
<thead>
<tr>
<th></th>
<th>Office (sf)</th>
<th>Retail (sf)</th>
<th>Hotel (sf)</th>
<th>Residential Units</th>
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<tbody>
<tr>
<td>Phase 1</td>
<td>362,000</td>
<td>2,000</td>
<td></td>
<td>673</td>
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<tr>
<td>Phase 2</td>
<td>450,700</td>
<td>35,020</td>
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<td>565</td>
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<tr>
<td>Phase 3</td>
<td>812,300</td>
<td>137,000</td>
<td>140,000</td>
<td>262</td>
</tr>
<tr>
<td>Total</td>
<td>1,750,000</td>
<td>172,020</td>
<td>140,000</td>
<td>1,500</td>
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</table>
PROJECT ENTITLEMENTS

- Conditional Development Permit
- Development Agreement
- Zoning Map and General Plan Amendments
- Lot Reconfiguration (Major Subdivision)
- Below Market Rate Housing Agreement
- Heritage Tree Removal Permits
- Environmental and Fiscal Review
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THANK YOU