



Housing Division
701 Laurel Street/Menlo Park, CA 94025-3483
(650) 330-6706/Fax (650) 327-1759

MEMORANDUM

DATE: July 6, 2011
TO: Housing Commission
FROM: Douglas Frederick, Housing Manager

SUBJECT: Approval of Below Market Rate Agreement with the Henry J. Kaiser Foundation for commercial linkage fees for 2484 Sand Hill Road

SITE LOCATION

Quadrus consists of eight, low- to mid-rise office buildings, four with underground parking garages. The site has over 800 trees and many garden and landscaped areas. The original four buildings were designed by renowned architect Cliff May and the last four were designed by Hoover Associates, in the classical California Style. The meandering buildings are integrated into the sloping hillside and the buildings range in size from 8,600 sq. ft. to 48,000 sq. ft. with 653 parking spaces and 214 parking spaces in reserve. The total square footage is currently 213,713 sq. ft. and the total maximum GFA is 222,682 sq. ft. The Quadrus complex is more than just an office complex. Included with the purchase of the property an agreement was made between The Kaiser Foundation and Saga co-founder Harry W. Anderson to keep the Anderson Art Collection on display at the complex. This Collection remains the 10th largest private modern art collection in the country and over 350 original pieces are on display throughout the buildings.

BACKGROUND

On March 3, 1987, the Henry J. Kaiser Family Foundation purchased 1 Saga Lane, which consisted of four buildings on 20 acres, from the Marriott Corporation. Saga Foods, the original owner of the property, and one of the nation's largest food service companies, had owned the property for 24 years

and were the original developers of the site. Marriott absorbed their food service business, but sold the property to Kaiser upon acquisition of the company.

The Henry J. Kaiser Family Foundation is a highly specialized health policy research and health communications organization and one of the country's leading philanthropic foundations. They provide timely information on health issues to policymakers, the media, and the public. Its programs concentrate on three primary areas: Health Policy, Media and Public Education, and the development of a more equitable health system in South Africa.

Between 1987 and 1988, the Foundation offices were designed and constructed, the Café and Conference Center was renovated, and the Fitness Center was added. The Foundation moved from Palo Alto to their new headquarters in early 1988. By mid-1990 there were 17 tenants, the original four buildings had been remodeled, and Building #5, at 2480 Sand Hill Road, was completed. This building was the first to have two major venture capital firms as tenants, Merrill, Pickard, Anderson and Eyre and TVI (now known as August Capital), who is still a tenant today.

Building #6 was added in 1995 to accommodate New Enterprise Associates. Building #7 (2494) was constructed in 1998 for Venrock (now occupied by The Blackstone Group) and Dain Rauscher (now occupied by Granite Global ventures). An addition to the 2400 Sand Hill building was added for the Kaiser Family Foundation expansion in 1998, increasing the Foundation's office to 19,500 sq. ft. Building #8, an 8,600 square foot building, was completed in 2005 for Sterling Stamos, the current tenant.

Quadrus has remained nearly 95% occupied during the last 20 years, except during the 1991 - 1992 recession, 2001 - 2002 dot com crash, and the current recession, which began to affect the commercial real estate market last year. There is 8,970 sq. ft. remaining to be built. In addition to the tenants mentioned above, Benchmark Capital, Doll Capital, Onset Ventures, Highland Capital, El Dorado Ventures, Storm Ventures, Panorama Capital, and Shasta Ventures occupy some of their 34 suites.

It is the Foundation's desire to construct an approximate 10,785 sq. ft. building adjacent to the 2480 Sand Hill Building. By removing 1,815 sq. ft. of storage in the 2400 Sand Hill Building addition, there will be enough square footage to construct a building that will accommodate Benchmark Capital and keep this long term tenant on the Quadrus property. Once this building is completed they will have reached their maximum GFA of 222,683 sq. ft.

Quadrus has become a recognizable name on Sand Hill Road and throughout the venture capital community. Sand Hill Road has been referred to as "the

miracle mile" or "wall street west" with one third of all venture capital deals in this country being made on Sand Hill Road.

Project Description

The project site is located within the Quadrus campus at 2400 Sand Hill Road. Construction will occur in an existing parking area immediately to the west of existing Building #5. The displaced parking will be provided in a new parking level below the proposed building. Minimal existing landscaping will be disturbed. The limited number of trees removed will be replaced with similar species. Two heritage trees are proposed for removal as described in the arborist's report.

The new building will be a two-story structure of approximately 11,257 sq. ft. The building will be above a new podium with an open parking area below and a new plaza immediately to the south of the new building. This plaza will connect to an existing plaza at Building #5.

The project's structural system will be poured in place concrete for the slab on grade and the podium above. Above the podium the building will have a structural steel frame with metal stud infill. The roof structure will be wood framing.

The architectural style will harmonize with the adjacent existing Building #5. The roof will be sloped to match the existing building with gable ends and large roof overhangs. Exposed heavy timber outriggers will be a feature of the design. Roofing will be fire retardant heavy wood shake. Walls will be plaster with a pattern of reveals and wood accents. A stone base will be used in selected locations at the garage level. Glazing will be large windows with clear glass. Again, in keeping with the adjacent Building #5, the project will feature exterior balconies to take advantage of the spectacular open views toward the foothills to the south and west. Color will be a very light tan to match the existing Building #5, as well as other buildings on the Quadrus campus.

Residential Development Component

There are no sites at the complex suitable for residential development.

BMR Housing Program Requirement

The BMR Program requires that the Henry J. Kaiser Foundation pay a commercial linkage fee for 8,774 sq. ft. as Group A use at \$14.50 per square foot, or whatever rate is in effect on the date the payment is made (the rate changes on July 1 of each year – the rate quoted above is for FY 2011-12).

Recommendation

Staff recommends approval of the proposed BMR agreement.

ATTACHMENTS

- A. Kaiser Foundations's Proposed BMR Housing Agreement
- B. Quadrus New Building 9 Site Plans

H:\Housing Commission\Memos\2011\070611 – BMR Agreement Kaiser Foundation.doc

BELOW MARKET RATE HOUSING IN LIEU FEE AGREEMENT

This "Agreement" is made as of this _____ day of _____, 2011 by and between the City of Menlo Park, a California municipality ("City") and Henry J. Kaiser Foundation ("Developer"), with respect to the following:

RECITALS

- A. Developer owns certain real property in the City of Menlo Park, County of San Mateo, State of California, commonly known 2400-2498 Sand Hill Road and consisting of approximately 20.1 acres (Assessor's Parcel Numbers 074-270-220, 074-270-210, 074-270-170, 074-270-140) (the "Property"). The Property is zoned C-1-C (Administrative, Professional and Research, Restrictive) which allows for a maximum floor area ratio of 25%. For purposes of calculating the floor area ratio for the site, a .165 acre parcel (Assessor's Parcel Number 074-270-210) is excluded because only landscaping is permitted on this parcel per a deed restriction.
- B. The Property currently contains eight non-medical office buildings that have been built over a span of 30 years. The existing gross floor area ("GFA") of all eight buildings is 213,713 square feet.
- C. In addition to the Property, Developer also owns a separate undeveloped 0.49 acre parcel (an abandoned right-of-way) adjacent to the Property. Developer intends to merge this parcel with the Property (excluding APN 074-270-210) as part of the Project (defined below). The additional land area resulting from the lot merger would increase the maximum GFA of the Property to 222,683 square feet, thereby allowing for an additional 8,970 square feet of development on the Property.
- D. Developer proposes to construct an additional 11,257 square foot commercial office building on the Property (the "Project"). The Project is to be known as "Building 9." As part of the Project, Developer proposes to eliminate approximately 1,798 square feet from Building 1 and 685 square feet from Building 4, for a total of 11,453 square feet of gross floor area remaining on the site. Therefore, the net new square footage resulting from the project would be 8,774 square feet of gross floor area. Developer has applied to the City for a use permit and architectural control, and intends to apply for a building permit to construct the Project.
- E. Developer is required to comply with Chapter 16.96 of City's Municipal Code, ("BMR Ordinance"), and with the BMR Housing Program Guidelines adopted by the City Council to implement the BMR Ordinance ("Guidelines"). While the Project itself will result in less than 10,000 additional commercial square feet, the City has determined that it does not qualify for the exemption set forth in Section 16.96.030(b)(3) (for commercial development projects less than 10,000 square feet) because the Project, in conjunction with other project approvals on the Property since the 2003 adoption of the BMR Ordinance, will cumulatively result in more than 10,000 square feet of commercial development. In order to process its application, the BMR Ordinance requires Developer to submit a Below Market Rate Housing Agreement. This Agreement is intended to satisfy that requirement.

Approval of a Below Market Rate Housing Agreement is a condition precedent to the approval of the applications and the issuance of a building permit for the Project.

F. Residential use of the Property is not allowed by the applicable zoning regulations and construction on-site of below market rate units is not feasible or desirable. Developer does not own any sites in the City that are available and feasible for construction of sufficient below market rate units to satisfy the requirements of the BMR Ordinance. Based on these facts, the City has found that development of such units off-site in accordance with the requirements of the BMR Ordinance and Guidelines also is not feasible.

G. City has determined not to require Developer to provide below market rate units and, under the terms of the BMR Ordinance and the Guidelines, Developer therefore is required to pay an in lieu fee as provided in this Agreement. Developer is willing to pay said fee on the terms set forth in this Agreement, which the City has found are consistent with the BMR Ordinance and Guidelines.

NOW, THEREFORE, the parties agree as follows:

1. Developer shall pay the applicable in lieu fee as provided in the BMR Ordinance and Guidelines. The applicable in lieu fee is that which is in effect on the date the payment is made. The method of calculating the fee for the Project consists of multiplying the gross floor area of the additional square footage resulting from the Project (8,774 square feet) times the fee for Group A uses, which include office uses. The current "Group A" use fee, which is subject to escalation each July 1, is \$14.50 per square foot.

2. The fee shall be paid before issuance of a building permit for the project and may be paid at any time after approval of this agreement by the Planning Commission. If for any reason, a building permit is not issued within a reasonable time of payment of the fee, upon request by Developer, City shall promptly refund the fee, without interest, in which case the building permit shall not be issued until payment of the fee is again made at the rate applicable at the time of payment.

3. This Agreement shall be binding on and inure to the benefit of the parties hereto and their successors and assigns. Each party may assign this Agreement without the consent of the other, provided the assignment is in writing. Submission of this Agreement by Developer, review of this Agreement by the Housing Commission and approval of this Agreement by the Planning Commission shall satisfy the requirements set forth in Section 16.96.030(d) of the BMR Ordinance.

4. If any legal action is commenced to interpret or enforce this Agreement or to collect damages as a result of any breach of this Agreement, the party prevailing shall be entitled to recover all reasonable attorneys' fees and costs incurred in such action from the other party.

5. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

6. The terms of this Agreement may not be modified or amended except by an instrument in writing executed by each of the parties hereto.

7. This Agreement supersedes any prior agreements, negotiations and communications, oral or written, and contains the entire agreement between the parties as to the subject matter hereof.

8. Any and all obligations or responsibilities of Developer under this Agreement shall terminate upon the payment of the required fee.

9. To the extent there is any conflict between the terms and provisions of the Guidelines and the terms and provisions of this Agreement, the terms and provisions of this Agreement shall prevail.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

CITY OF MENLO PARK:

HENRY J. KAISER FOUNDATION

By: _____
Glen Rojas,
City Manager

By: _____



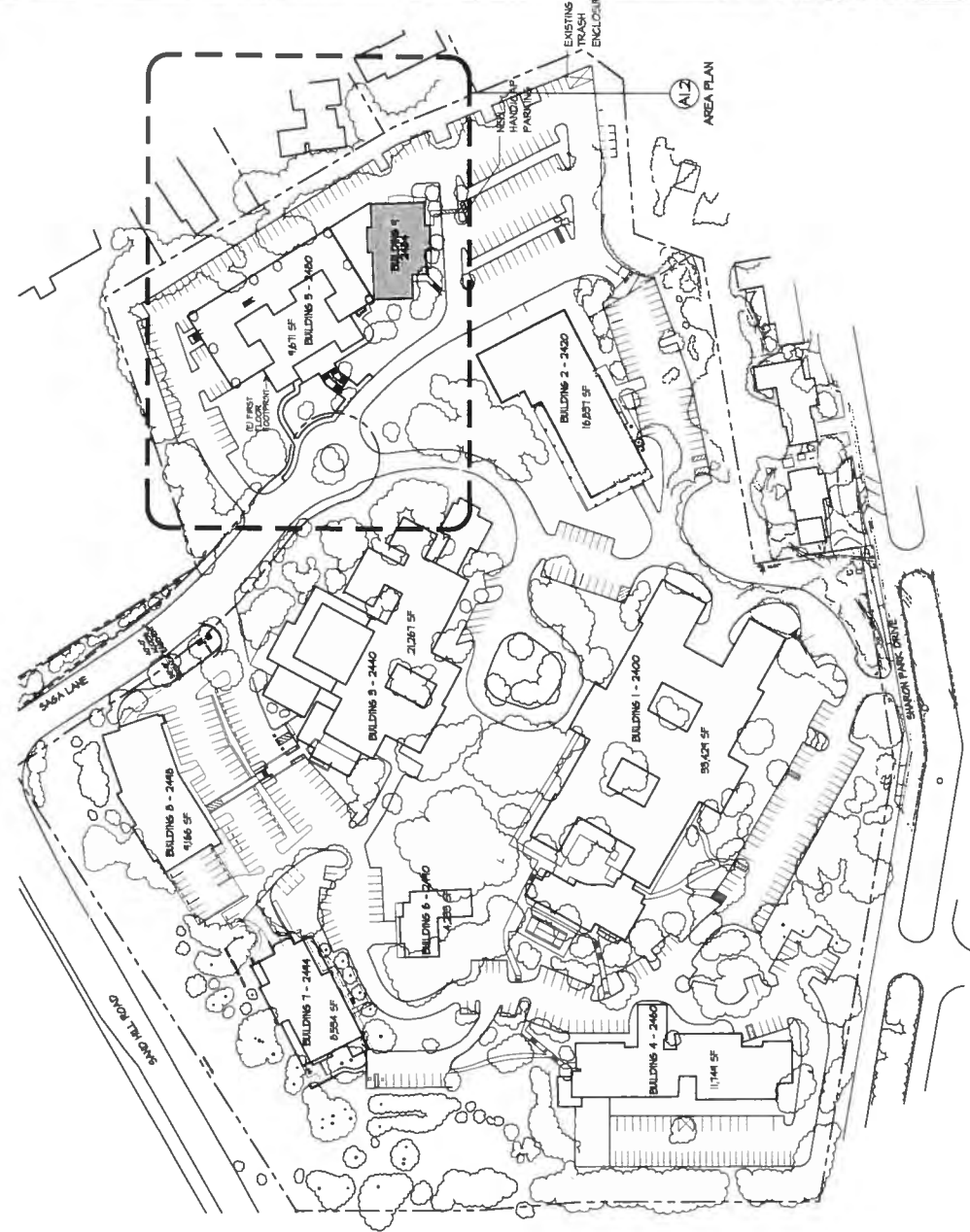
1900 Embarcadero Road
 Suite #200
 San Jose, California 95128
 Fax: 650-559-4911
 650-227-7100

HOVER ASSOCIATES
 Architecture
 Planning
 Interiors

QUADRUS NEW BUILDING 9
 2484 SAND HILL ROAD
 MENLO PARK, CA

Project Number: 080111
 Date: 03/11
 Copyright: Hoover Associates Inc.

A1.1



CAMPUS ANALYSIS

TOTAL SITE AREA: 840,734 SF
 ALLOWED GFA (SITE AREA x .25): 210,183 SF
 CURRENT GFA: 219,719 SF
 EXISTING AVAILABLE GFA: 9,170 SF
 BUILDING 1 ELIMINATION AREA: 149 SF
 BUILDING 4 GFA ELIMINATION AREA: 685 SF
 NEW AVAILABLE GFA: 11,455 SF
 PROPOSED GFA: 11,257 SF
 SEE A2.5 FOR CALCULATIONS

PARKING SPACE REQUIRED: 891 spaces
 (4 SPACES/1000 SF OF ALLOWED GFA)

PARKING SPACES PROVIDED:

EXISTING PARKING (E): 646 spaces
 PROPOSED PARKING (P): 24 spaces
 RESERVE PARKING (R): 216 spaces
 SUBTOTAL: 872 spaces

LANDSCAPE RESERVE: 24 spaces
 TOTAL SPACES (ON SITE): 846 spaces

LANDSCAPE COVERAGE CALCULATIONS

TOTAL SITE AREA: 840,734 SF
 BUILDING COVERAGE AREAS: 33,819 SF
 BUILDING 1: 11,144 SF
 BUILDING 2: 16,827 SF
 BUILDING 3: 21,371 SF
 BUILDING 4: 11,144 SF
 BUILDING 5: 14,711 SF
 BUILDING 6: 12,219 SF
 BUILDING 7: 8,594 SF
 BUILDING 8: 7,194 SF
 BUILDING 9: 6,186 SF

BUILDING COVERAGE PERCENTAGE: 124,228/840,734 = 15.18%

PARKING COVERAGE AREAS: 238,946 SF
 PARKING COVERAGE PERCENTAGE: 286,446/840,734 = 26.68%

SAGA LAKE COVERAGE AREAS: 21,514 SF
 SAGA COVERAGE PERCENTAGE: 21,514/840,734 = 2.48%

RESERVE LANDSCAPE COVERAGE AREAS: 59,932 SF
 RESERVE LANDSCAPE COVERAGE PERCENTAGE: 59,932/840,734 = 6.18%

LANDSCAPE AREAS: 456,923 SF
 LANDSCAPING COVERAGE PERCENTAGE: 456,923/840,734 = 51.02%

BUILDING 9 ANALYSIS

PROPOSED GFA: 11,257 SF
 PARKING SPACE REQUIRED: 45 spaces
 (4 SPACES/1000 SF OF ALLOWED GFA)

PARKING SPACES PROVIDED: 45 spaces
 (E) ABOVE GRADE PARKING: 30 spaces
 (N) GARAGE PARKING: 15 spaces

HANDICAP PARKING SPACE REQUIRED: 2 spaces
 HANDICAP PARKING SPACE PROVIDED: 2 spaces
 PARKING SPACES PROVIDED BY: 1 space
 (N) ABOVE GRADE PARKING: 1 space
 (N) IN GC GARAGE PARKING: 1 space



REF NORTH

QUADRUS BUILDING 9

SCALE: SEE GRAPHIC SCALE

DATE: FEBRUARY 24, 2011 FIRST DESIGN REVIEW SUBMITTAL
 MAY 9, 2011 SECOND DESIGN REVIEW SUBMITTAL
 JUNE 27, 2011 THIRD DESIGN REVIEW SUBMITTAL



1903 Embrocadero Road
 Suite #200
 Palo Alto, California 94303
 650-327-7400
 Fax: 650-656-4911

HOOVER ASSOCIATES
 Architecture
 Planning
 Interiors

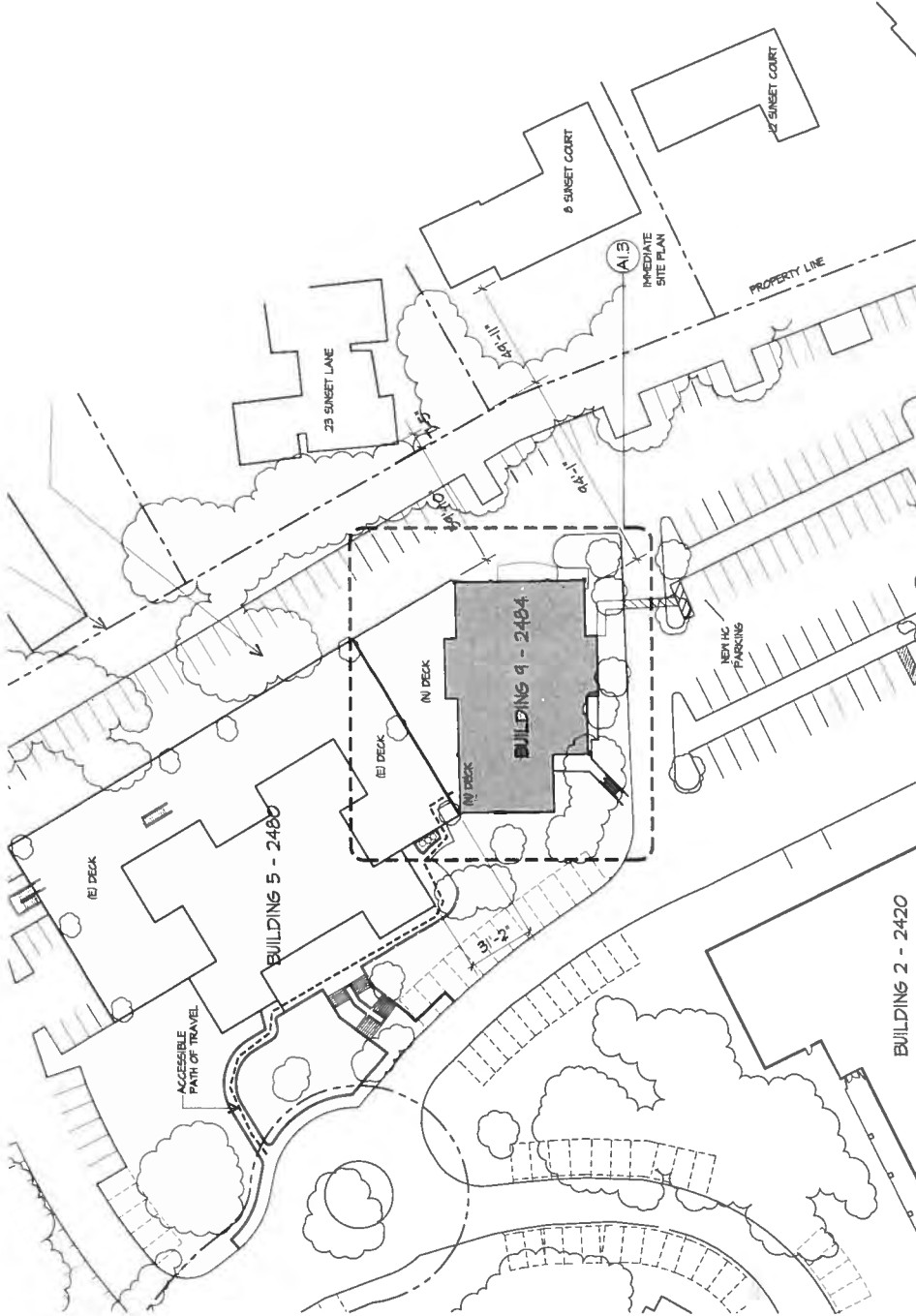
QUADRUS NEW BUILDING 9
 2484 SAND HILL ROAD
 MENLO PARK, CA



KEY PLAN
 PROJECT NUMBER: 2009-0001
 DATE: 08.21.11

Copyright Hoover Associates, Inc.

A1.2



AREA PLAN



QUADRUS BUILDING 9

SCALE: SEE GRAPHIC SCALE

DATE: FEBRUARY 24, 2011 FIRST DESIGN REVIEW SUBMITTAL
 MAY 10, 2011 SECOND DESIGN REVIEW SUBMITTAL
 JUNE 21, 2011 THIRD DESIGN REVIEW SUBMITTAL



1903 Embarcadero Road
Suite #200
Folsom, California 94503
Phone 925-227-7400
Fax 925-658-4911

HOOVER ASSOCIATES
Architecture
Planning
Interiors

QUADRUS NEW BUILDING 9
2484 SAND HILL ROAD
MENLO PARK, CA

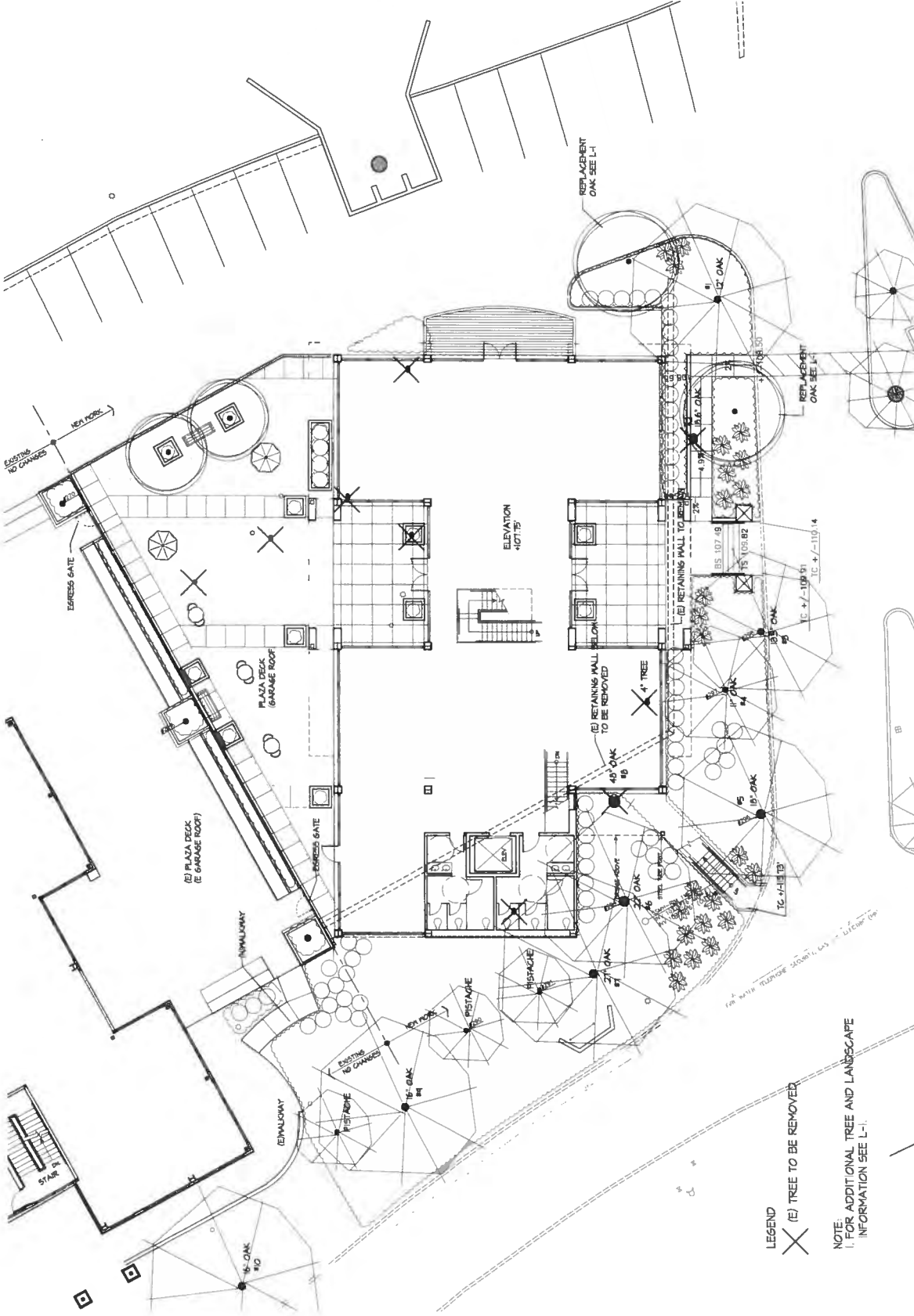


KEY PLAN	DATE
PROJECT NUMBER	DATE TO
DATE	DATE BY
DATE	DATE BY
DATE	DATE BY

A1.3



ENLARGED SITE PLAN



LEGEND
 (E) TREE TO BE REMOVED

NOTE:
 [] FOR ADDITIONAL TREE AND LANDSCAPE
 INFORMATION SEE L-1.

QUADRUS BUILDING 9

SCALE: SEE GRAPHIC SCALE

DATE: FEBRUARY 24, 2011, FIRST DESIGN REVIEW SUBMITTAL
 MAY 10, 2011, SECOND DESIGN REVIEW SUBMITTAL
 JUNE 21, 2011, THIRD DESIGN REVIEW SUBMITTAL



1900 Entrenchment Road
 Suite 800
 Palo Alto, California 94303
 650-327-7400
 Fax: 650-359-4911

HOVER ASSOCIATES
 Architecture
 Planning
 Interiors

QUADRUS NEW BUILDING 9
 2484 SAND HILL ROAD
 MENLO PARK, CA

DATE: FEBRUARY 24, 2011
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]

A1.1P

NOTE: ALL PARKING STALLS 8'-6" WIDE x (8'-6" LONG WITH 'D' OVERHANGS)

SECTION	EXISTING LANDSCAPE RESERVE	2011 PROPOSED LANDSCAPE RESERVE
SECTION 1	78	7
SECTION 2	38	15
	48	
	38	
	16	
	6	
SECTION 3	143	15
	42	
	18	
	60	
	23	
	47	
SECTION 4	5	8
	54	11
	9	6
	8	
	48	
	124	25
SECTION 5	20	65
	10	2
	11	21
	25	7
	82	57
	2	19
	4	4
	10	33
SECTION 6	7	10
	88	3
	48	
	6	
	2	
	137	3
TOTAL ALL SECTIONS	643	228
		24



PARKING PLAN



QUADRUS BUILDING 9

SCALE: SEE GRAPHIC SCALE

DATE: FEBRUARY 24, 2011 - FIRST DESIGN REVIEW SUBMITTAL
 MAY 10, 2011 - SECOND DESIGN REVIEW SUBMITTAL
 JUNE 21, 2011 - THIRD DESIGN REVIEW SUBMITTAL



1900 Embrocadero Road
 Suite #200
 Palo Alto, California 94303
 650-327-7400
 Fax: 650-654-4911

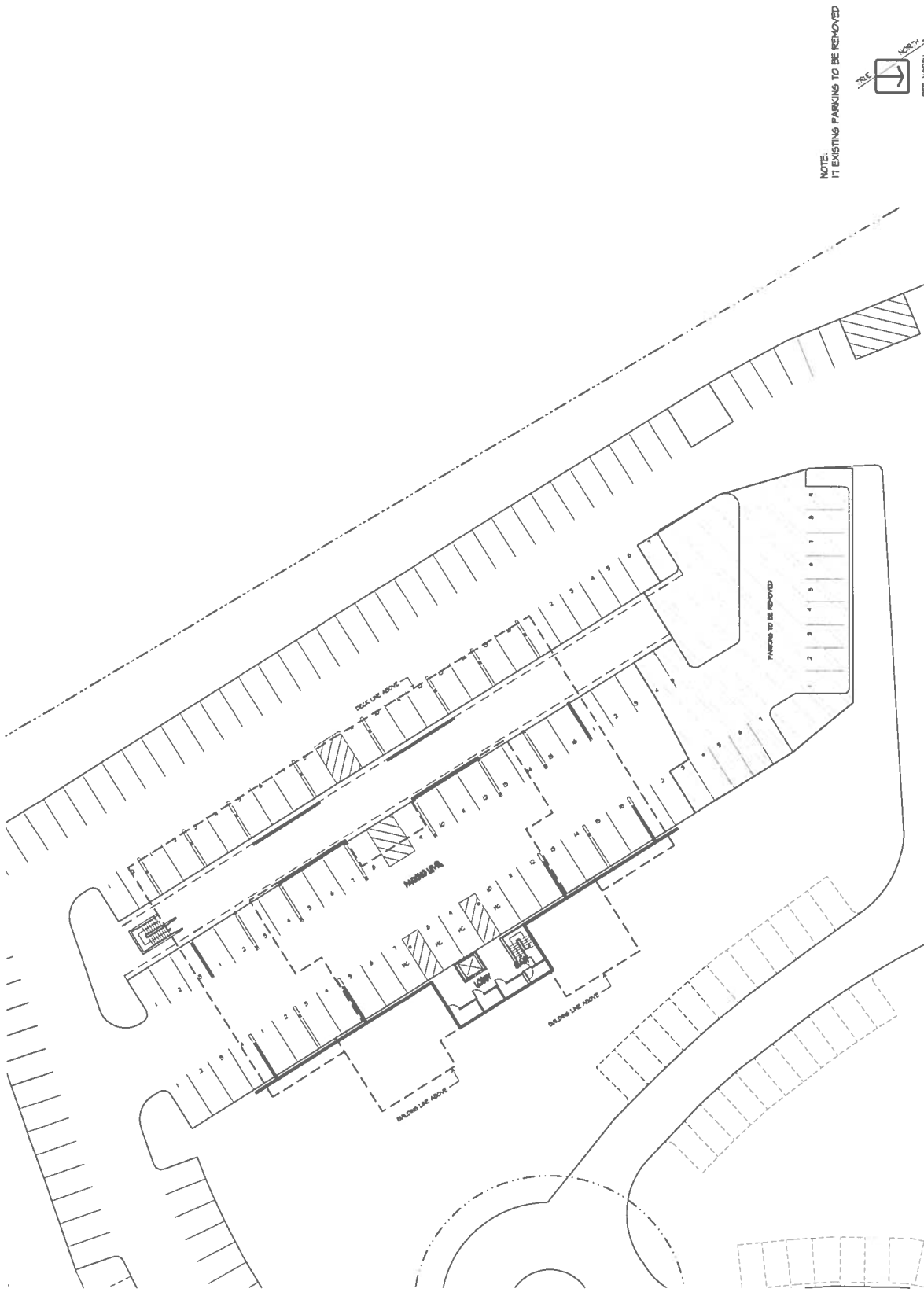
HOOVER ASSOCIATES
 Architecture
 Planning
 Interiors

QUADRUS NEW BUILDING 9
 2484 SAND HILL ROAD
 MENLO PARK, CA



KEY PLAN	DATE
PROJECT NUMBER	DATE TO
CLIENT NUMBER	PROJECT NUMBER

A1.4E



NOTE:
 IT EXISTING PARKING TO BE REMOVED



EXISTING PARKING PLAN



QUADRUS BUILDING 9

DATE FEBRUARY 24, 2011 FIRST DESIGN REVIEW SUBMITTAL
 MAY 19, 2011 SECOND DESIGN REVIEW SUBMITTAL
 JUNE 21, 2011 THIRD DESIGN REVIEW SUBMITTAL

SCALE: SEE GRAPHIC SCALE



1900 Embarcadero Road
Suite 600
Folsom, California 94505
Phone 925-747-7400
Fax 925-658-4911

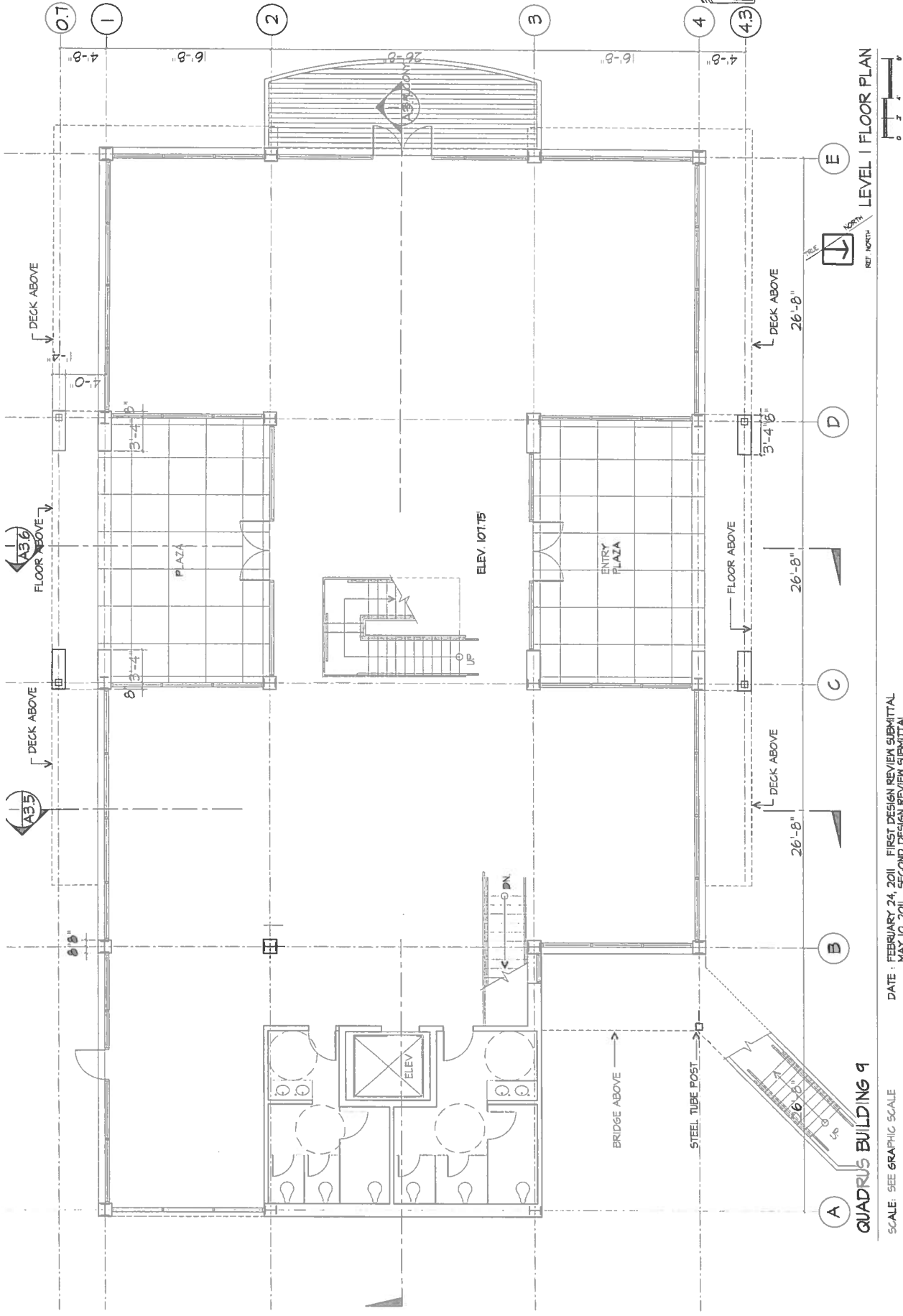
HOOVER ASSOCIATES
Architecture
Planning
Interiors

QUADRUS NEW BUILDING 9
2484 SAND HILL ROAD
MENLO PARK, CA



KEY PLAN
Project No. 000-20
Date: 06/11/11
Checked: [Signature]
Designed: [Signature]

A2.2



LEVEL 1 FLOOR PLAN

DATE: FEBRUARY 24, 2011, FIRST DESIGN REVIEW SUBMITTAL
MAY 10, 2011, SECOND DESIGN REVIEW SUBMITTAL
JUNE 21, 2011, THIRD DESIGN REVIEW SUBMITTAL

QUADRUS BUILDING 9

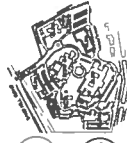
SCALE: SEE GRAPHIC SCALE



1900 Embarcadero Road
Suite 800
Menlo Park, California 94025
Phone 650-327-7400
Fax 650-458-4911

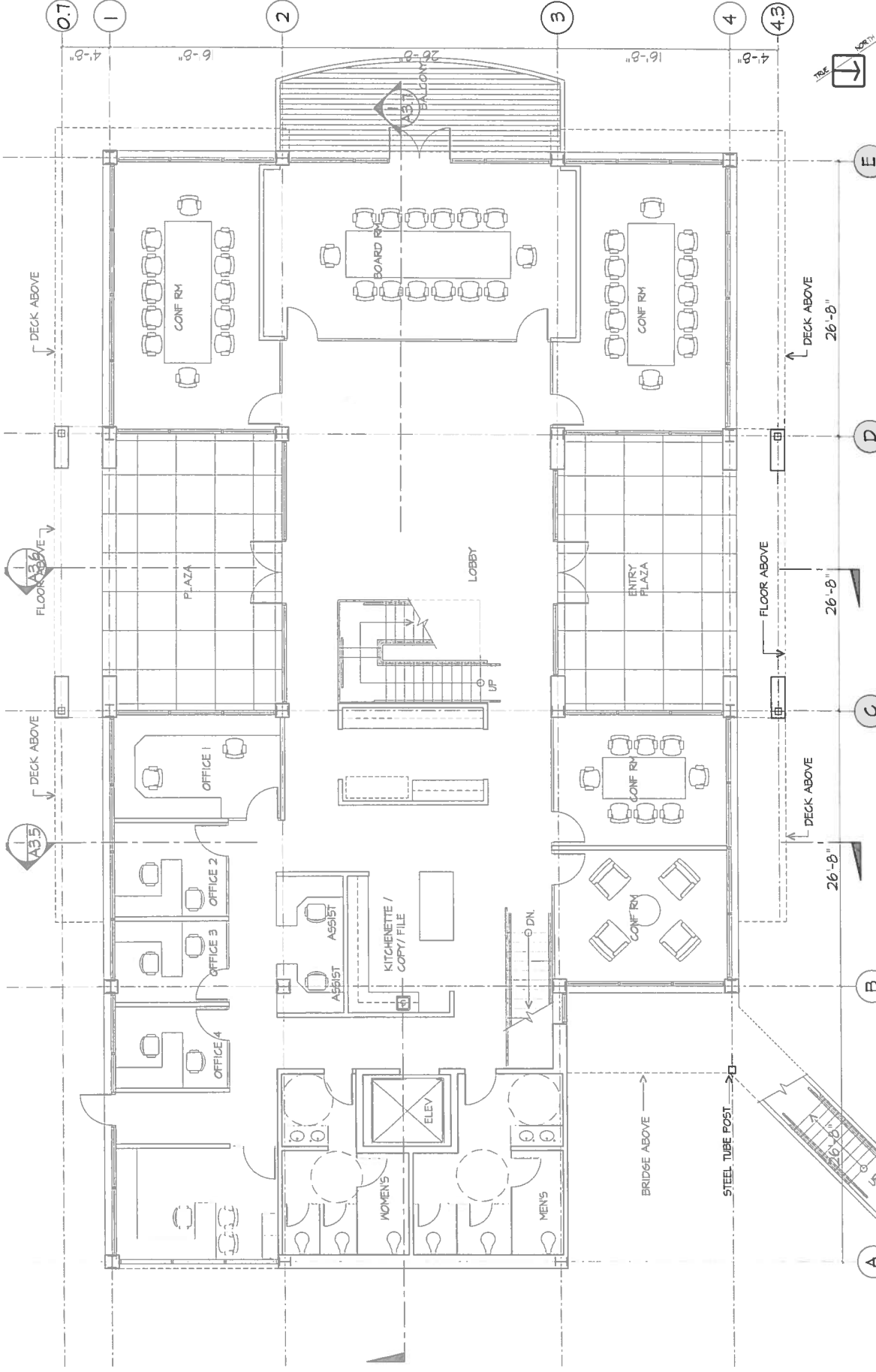
HOVER ASSOCIATES
Architecture
Planning
Interiors

QUADRUS NEW BUILDING 9
2484 SAND HILL ROAD
MENLO PARK, CA



REV PLAN
Project Number: 080111
Date: 06/21/11
Contract Number: 080111-001

A2.21



LEVEL 1 FLOOR PLAN WITH CONCEPTUAL TENANT LAYOUT

REFERENCE ONLY - NOT PART OF APPROVAL SET

DATE: FEBRUARY 24, 2011 - FIRST DESIGN REVIEW SUBMITTAL
MAY 10, 2011 - SECOND DESIGN REVIEW SUBMITTAL
JUNE 21, 2011 - THIRD DESIGN REVIEW SUBMITTAL

QUADRUS BUILDING 9

SCALE: SEE GRAPHIC SCALE



1900 ErbesRoad
 Suite #200
 Palo Alto, California 94303
 Fax: 650-858-4911
 650-927-7400

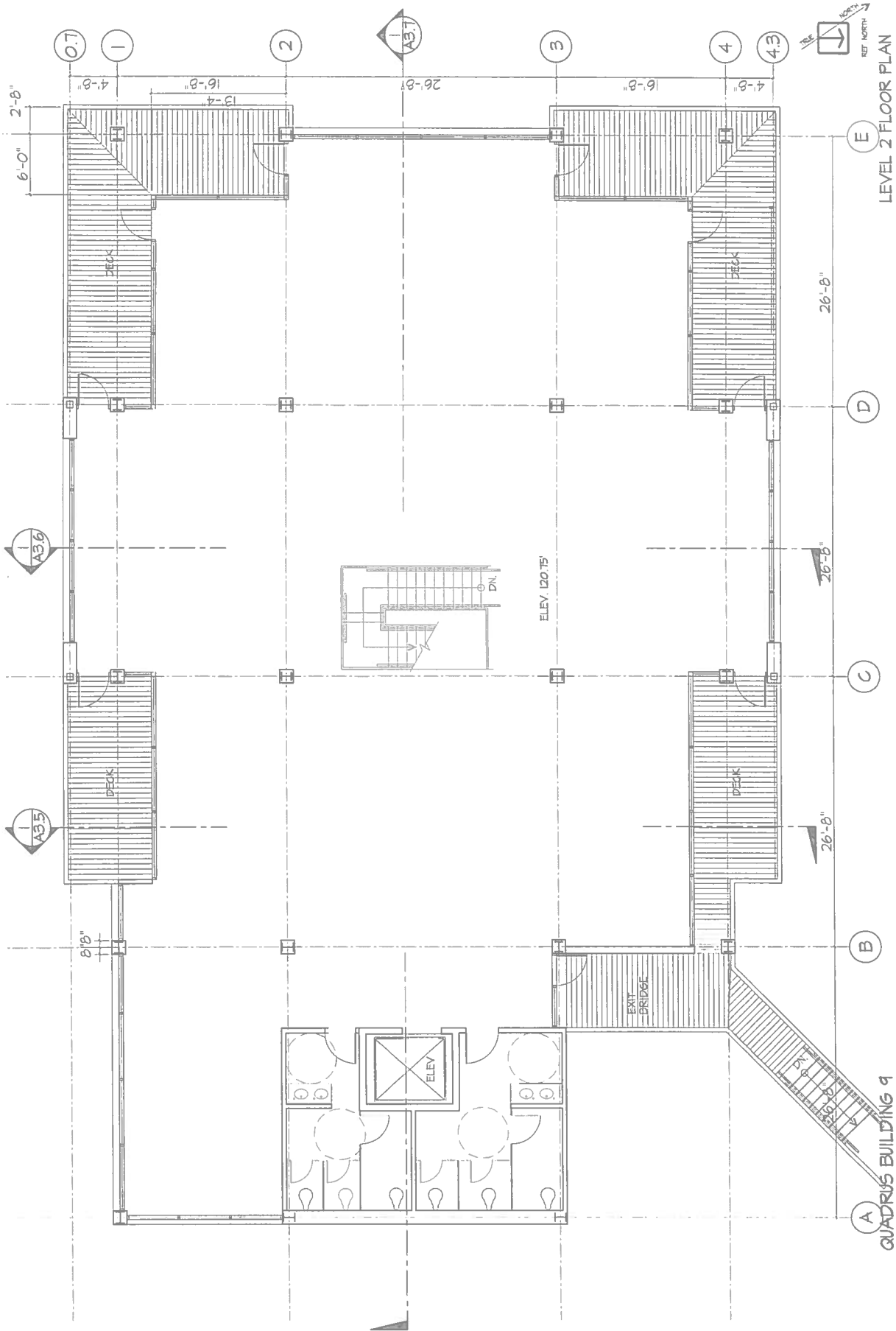
HOOVER ASSOCIATES
 Architecture
 Planning
 Interiors

QUADRUS NEW BUILDING 9
 2484 SAND HILL ROAD
 MENLO PARK, CA



REV. PLAN	DATE	BY

A2.3



LEVEL 2 FLOOR PLAN



DATE : FEBRUARY 24, 2011. FIRST DESIGN REVIEW SUBMITTAL
 MAY 17, 2011. SECOND DESIGN REVIEW SUBMITTAL
 JUNE 21, 2011. THIRD DESIGN REVIEW SUBMITTAL

SCALE: SEE GRAPHIC SCALE

QUADRUS BUILDING 9



1900 Embarcadero Road
Suite 400
Folsom, California 94303
916-977-7400
Fax 916-977-4111

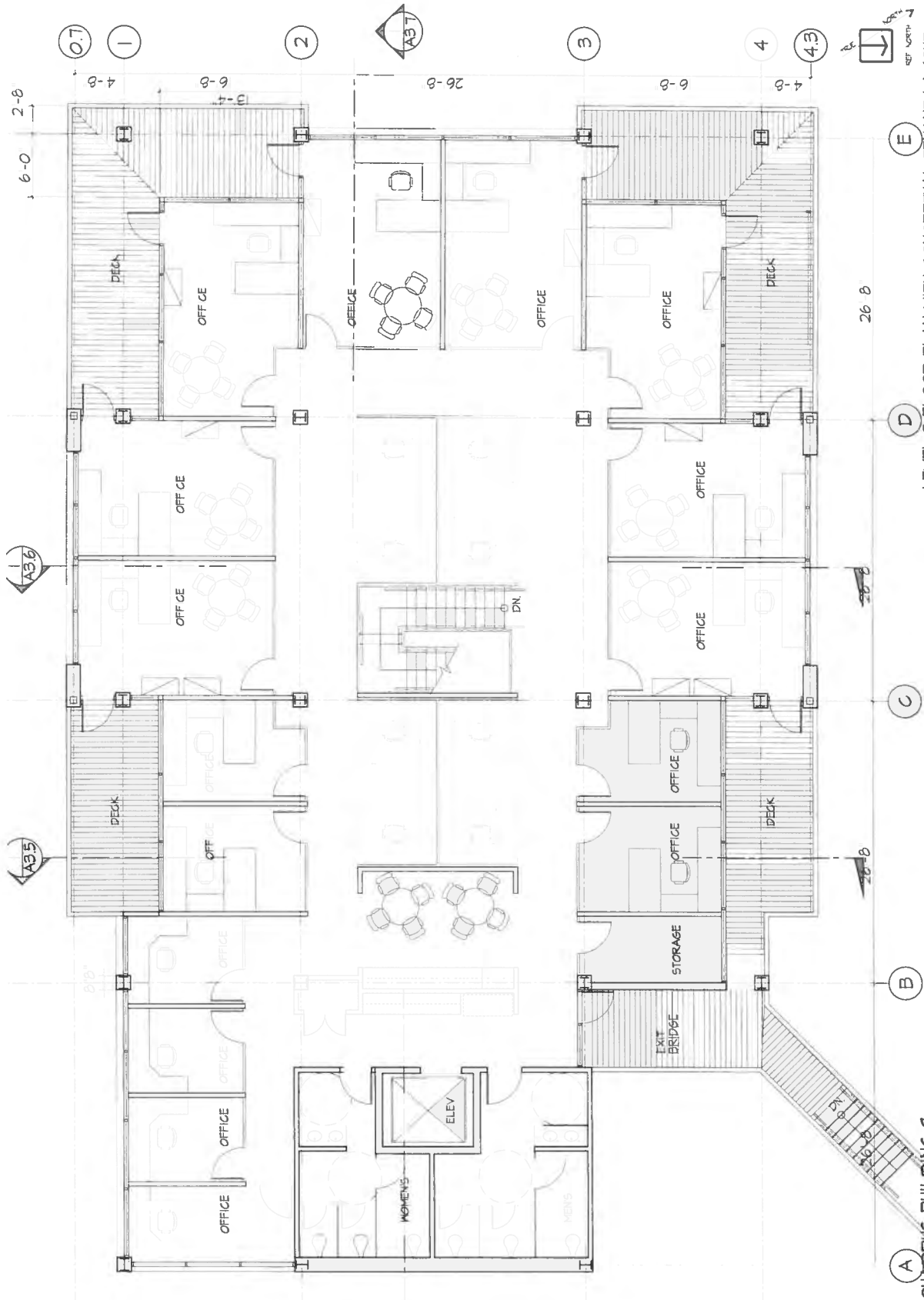
HOOVER ASSOCIATES
Architecture
Planning
Interiors

QUADRUS NEW BUILDING 9
2484 SAND HILL ROAD
MENLO PARK, CA



KEY PLAN
Project Number: 2011-0
Date: 03.20

A2.3T



LEVEL 2 FLOOR PLAN WITH CONCEPTUAL TENANT LAYOUT

REFERENCE ONLY - NOT PART OF APPROVAL SET

DATE: FEBRUARY 24 2011 FIRST DESIGN REVIEW SUBMITTAL
MAY 10 2011 SECOND DESIGN REVIEW SUBMITTAL
JUNE 21 2011 THIRD DESIGN REVIEW SUBMITTAL

SCALE: SEE GRAPHIC SCALE

QUADRUS BUILDING 9



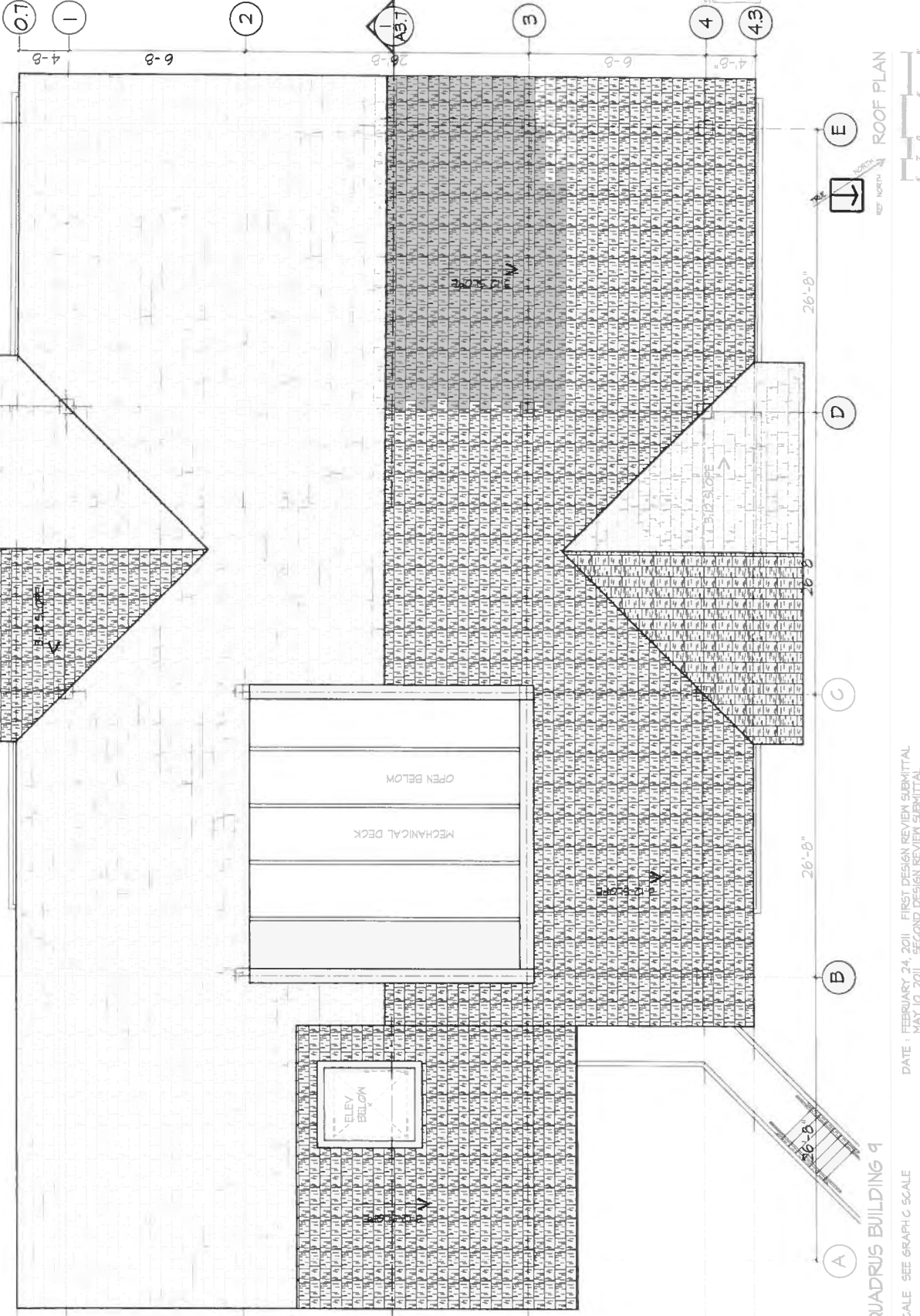
1900 Embarcadero Road
 Suite 4000
 Palo Alto, California 94303
 Fax: 650-856-4911
 650-327-7400
 Hoover Associates
 Architecture
 Interiors

QUADRUS NEW BUILDING 9
 2484 SAND HILL ROAD
 MENLO PARK, CA



REV PLAN
 Project No: 0801-02
 Date: 06/21/2011
 Designer: [Signature]

A2.4



QUADRUS BUILDING 9

SCALE - SEE GRAPHIC SCALE

DATE - FEBRUARY 24, 2011 - FIRST DESIGN REVIEW SUBMITTAL
 MAY 10, 2011 - SECOND DESIGN REVIEW SUBMITTAL
 JUNE 21, 2011 - THIRD DESIGN REVIEW SUBMITTAL

ROOF PLAN





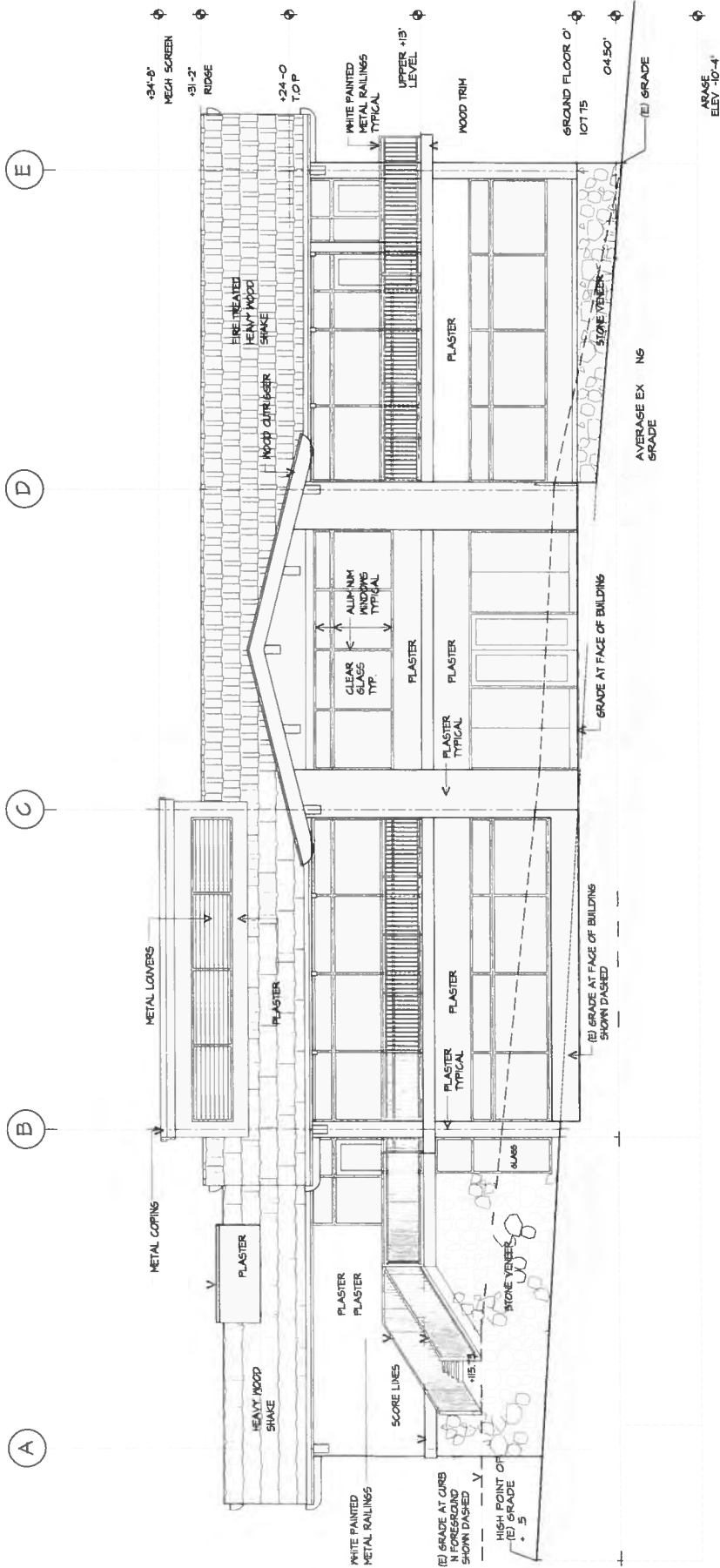
1820 Brockwood Road
Suite 600
Palo Alto, California 94303
Fax 650-652-4911
650-327-7400

HOOPER ASSOCIATES
Architecture
Planning
Interiors

QUADRUS NEW BUILDING 9
2484 SAND HILL ROAD
MENLO PARK, CA

DATE: FEBRUARY 24, 2011
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
PROJECT NUMBER: 04-150
CONCEPT NUMBER: 04-150

A3.1



NORTH ELEVATION

QUADRUS BUILDING 9

SCALE SEE GRAPHIC SCALE

DATE: FEBRUARY 24, 2011 FIRST DESIGN REVIEW SUBMITTAL
MAY 10, 2011 SECOND DESIGN REVIEW SUBMITTAL
JUNE 21, 2011 THIRD DESIGN REVIEW SUBMITTAL



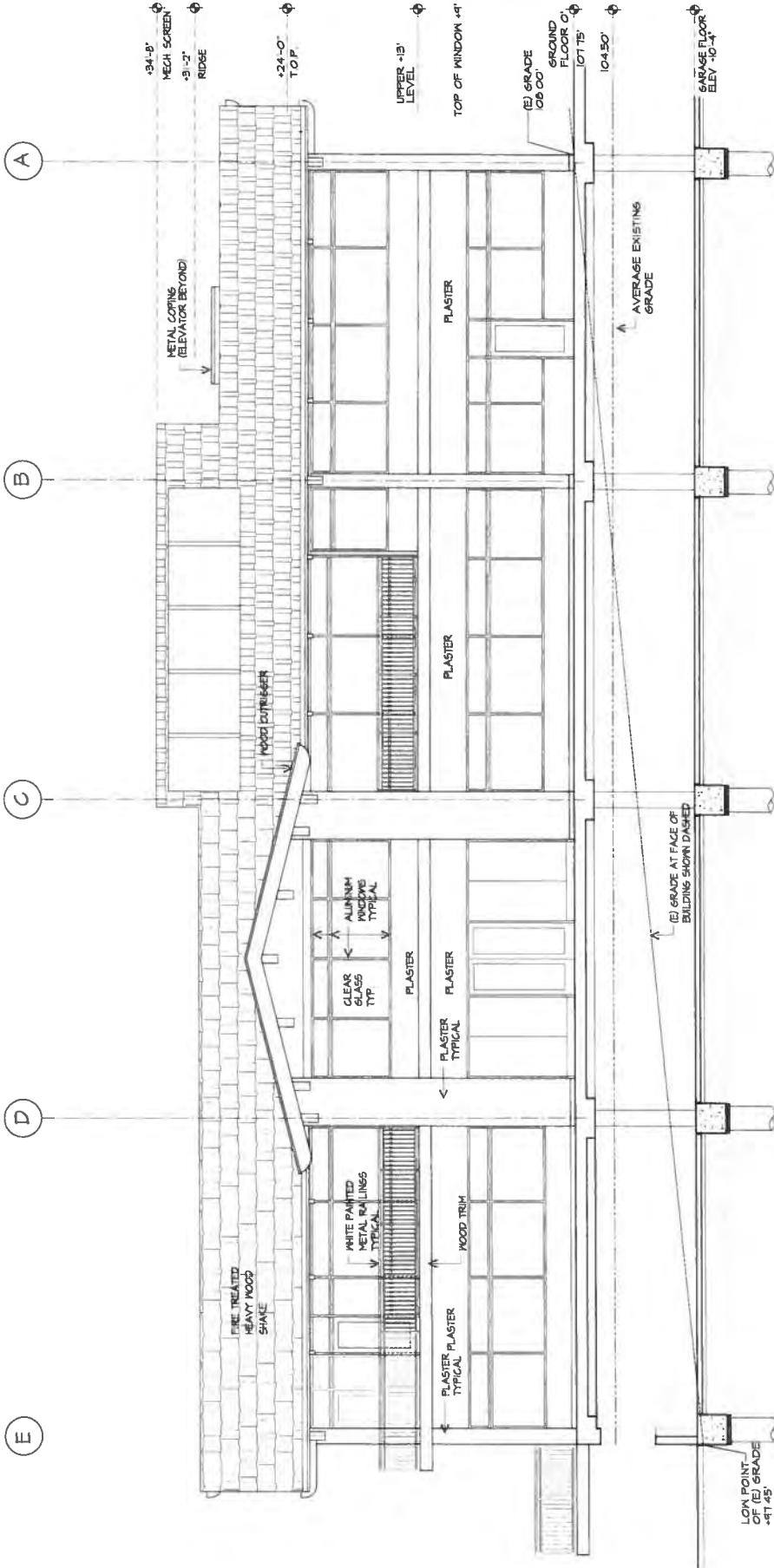
1900 Embrocadero Road
 Suite 1000
 San Francisco, California 94103
 Phone 415-777-7400
 Fax 415-777-4911

HOOPER ASSOCIATES
 Architecture
 Planning
 Interiors

QUADRUS NEW BUILDING 9
 2484 SAND HILL ROAD
 MENLO PARK, CA

Project Number: 2484
 Date: 02/24/11
 Designer: Hoover Associates, Inc.

A3.2



SOUTH ELEVATION



QUADRUS BUILDING 9

SCALE SEE GRAPHIC SCALE

DATE: FEBRUARY 24, 2011 FIRST DESIGN REVIEW SUBMITTAL
 MAY 10, 2011 SECOND DESIGN REVIEW SUBMITTAL
 JUNE 21, 2011 THIRD DESIGN REVIEW SUBMITTAL



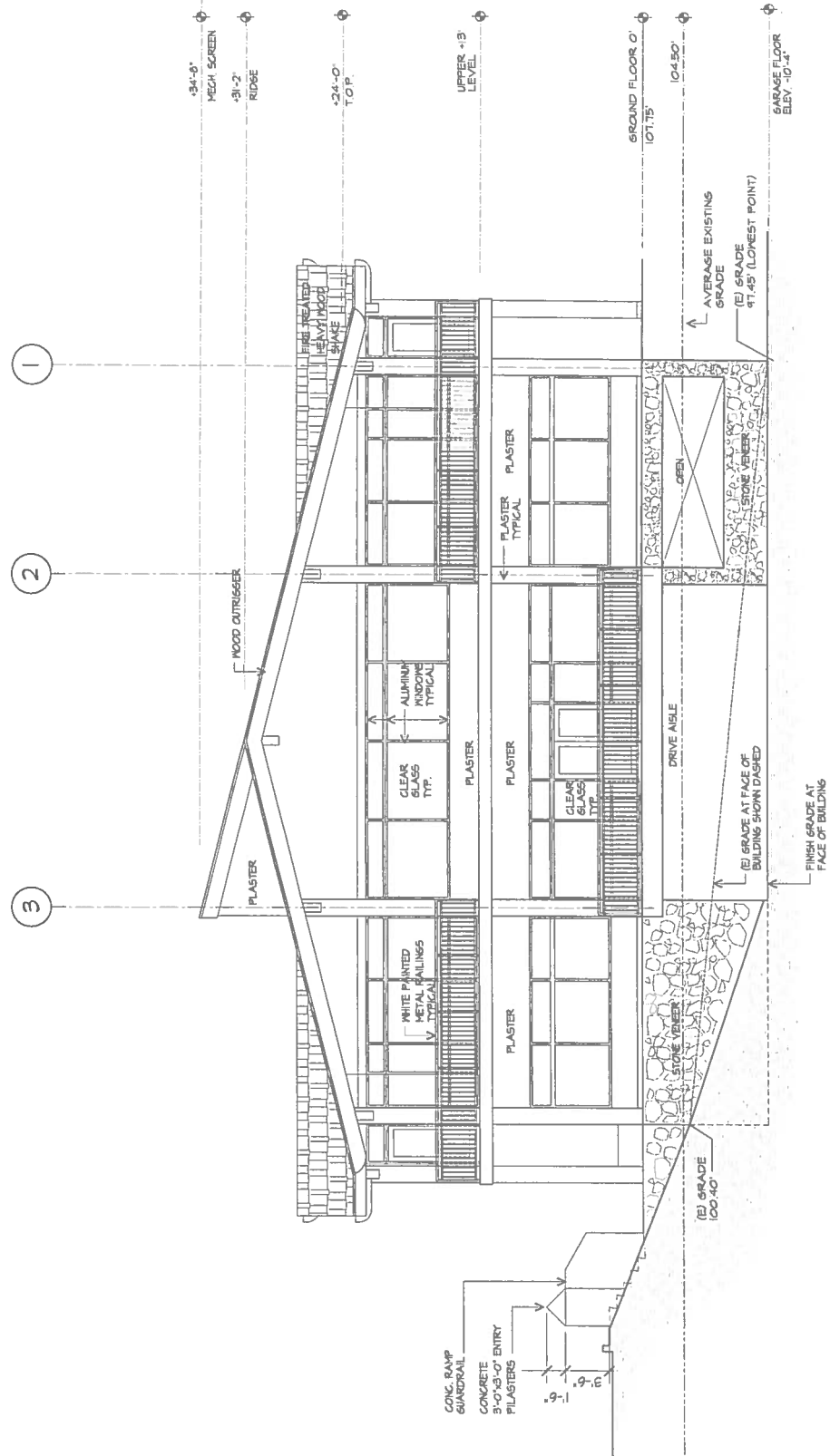
1900 Embarcadero Road
Suite 600
Menlo Park, California 94025
Phone 650-322-7400
Fax 650-554-9111

HOOPER ASSOCIATES
Architecture
Planning
Interiors

QUADRUS NEW BUILDING 9
2484 SAND HILL ROAD
MENLO PARK, CA

Project Number: 2484.19
Date: 08.18.11
Client: Hoover Associates, Inc.

A3.3



WEST ELEVATION

QUADRUS BUILDING 9

SCALE: SEE GRAPHIC SCALE

DATE: FEBRUARY 24, 2011 - FIRST DESIGN REVIEW SUBMITTAL
MAY 10, 2011 - SECOND DESIGN REVIEW SUBMITTAL
JUNE 21, 2011 - THIRD DESIGN REVIEW SUBMITTAL



1900 Embarcadero Road
Suite #200
Folsom, CA 94503
650-227-7400
Fax 650-658-4911

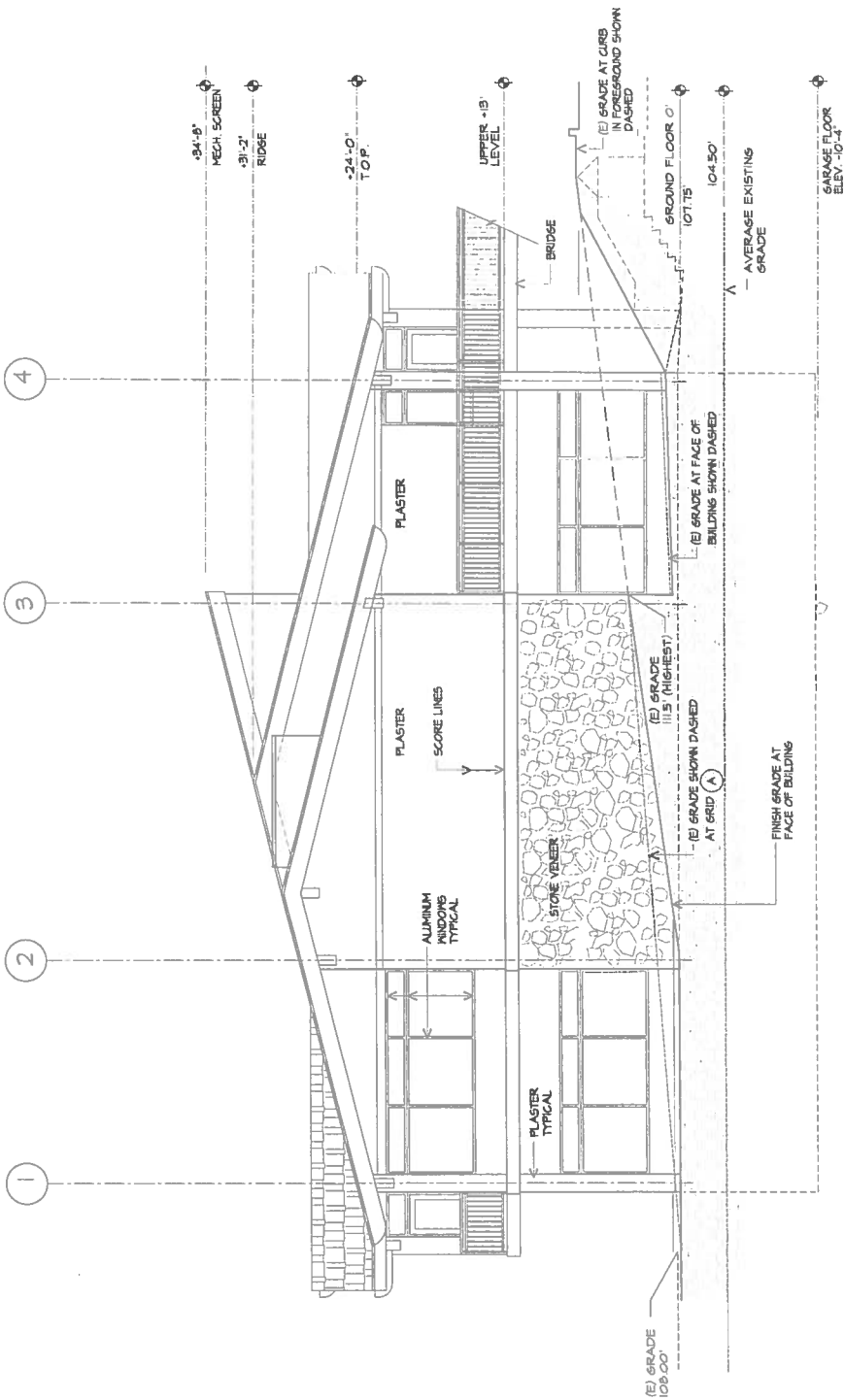
HOOPER ASSOCIATES
Architecture
Planning
Interiors

QUADRUS NEW BUILDING 9
2484 SAND HILL ROAD
MENLO PARK, CA



KEY PLAN
DATE: 2/24/10
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]

A3.4



EAST ELEVATION

QUADRUS BUILDING 9

SCALE: SEE GRAPHIC SCALE
DATE: FEBRUARY 24, 2011 FIRST DESIGN REVIEW SUBMITTAL
MAY 10, 2011 SECOND DESIGN REVIEW SUBMITTAL
JUNE 21, 2011 THIRD DESIGN REVIEW SUBMITTAL



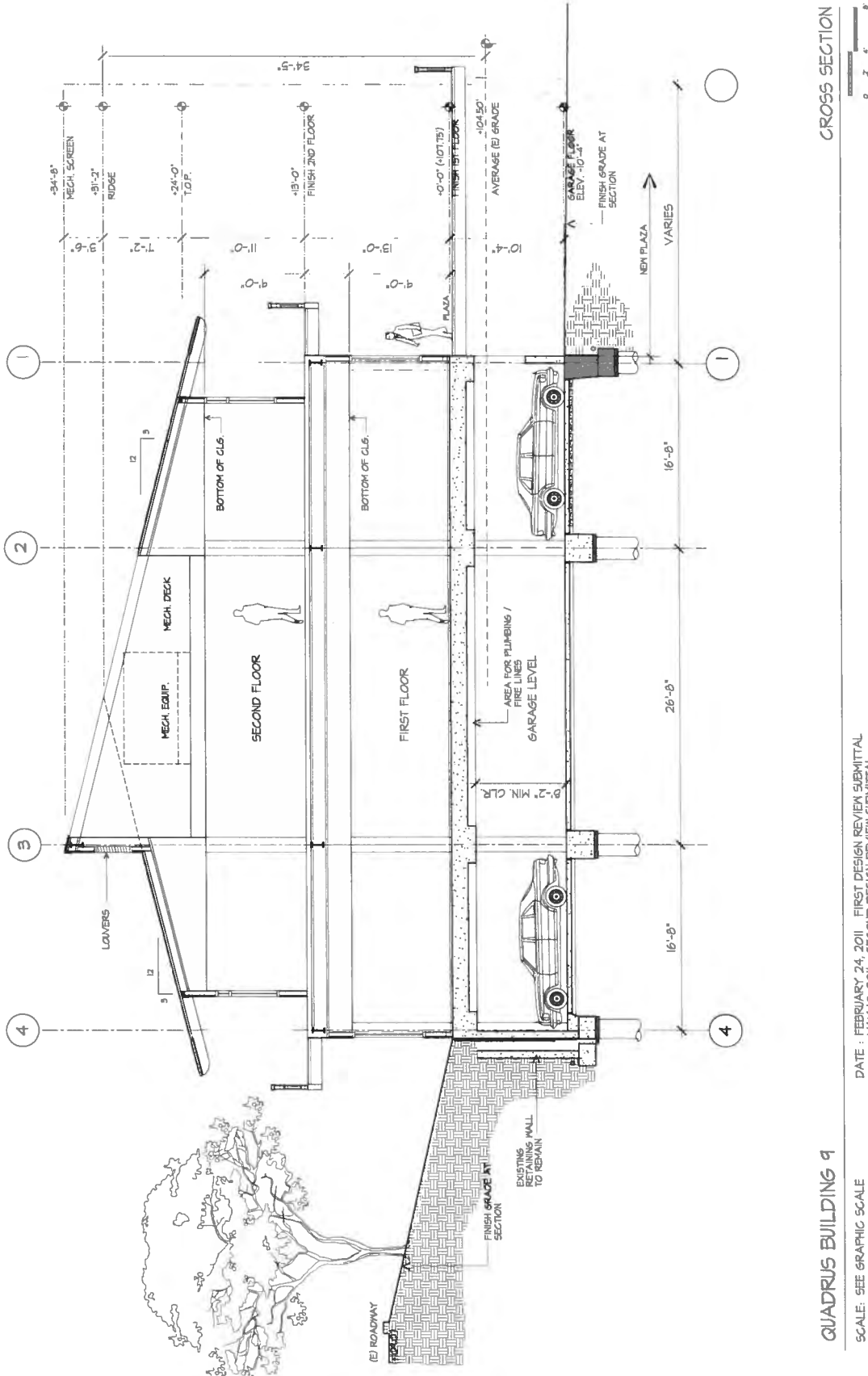
1900 Embarcadero Road
Suite #200
Palo Alto, California 94303
650-271-7400
Fax 650-458-4911

HOVER ASSOCIATES
Architecture
Planning
Interiors

QUADRUS NEW BUILDING 9
2484 SAND HILL ROAD
MENLO PARK, CA

Project Number: 000313
Date: 02/11/11
Client: Hoover Associates, Inc.

A3.5



CROSS SECTION

QUADRUS BUILDING 9

SCALE: SEE GRAPHIC SCALE

DATE : FEBRUARY 24, 2011 FIRST DESIGN REVIEW SUBMITTAL
MAY 10, 2011 SECOND DESIGN REVIEW SUBMITTAL
JUNE 21, 2011 THIRD DESIGN REVIEW SUBMITTAL



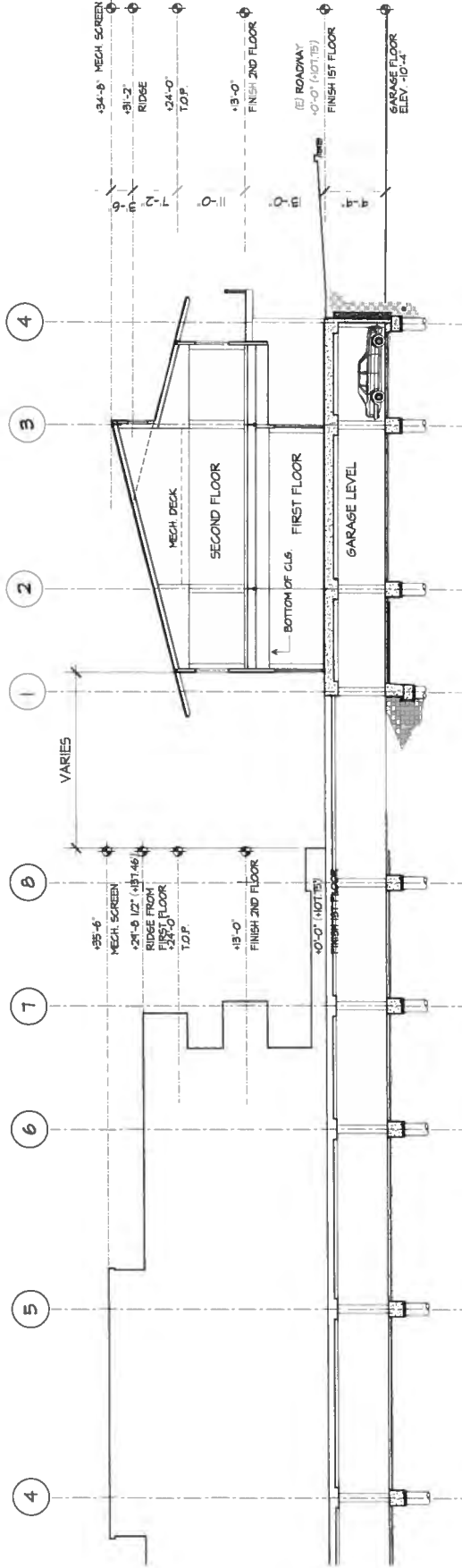
1900 Embrocadero Road
Suite 600
Folsom, California 94303
916-952-7100
Fax 916-952-4911

HOVER ASSOCIATES
Architecture
Planning
Interiors

QUADRUS NEW BUILDING 9
2484 SAND HILL ROAD
MENLO PARK, CA

Project No. 080119
Date: 08.08.11
Copyright Hoover Associates Inc.

A3.8



PROPOSED BUILDING 9

EXISTING BUILDING 5

LONGITUDINAL SECTION RELATIONSHIP WITH EXISTING BUILDING

QUADRUS BUILDING 9

DATE: FEBRUARY 24, 2011 - FIRST DESIGN REVIEW SUBMITTAL
MAY 10, 2011 - SECOND DESIGN REVIEW SUBMITTAL
JUNE 21, 2011 - THIRD DESIGN REVIEW SUBMITTAL

SCALE: SEE GRAPHIC SCALE