

**From:** [Cyndi Cochran](#)  
**To:** [Stefanie Ananthan](#); [Pleasanton City Clerk](#)  
**Cc:** "[Cyndi Cochran](#)"  
**Subject:** 10x Genomics  
**Date:** Thursday, May 20, 2021 3:15:49 PM  
**Attachments:** [image002.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

**SUPPLEMENTAL MATERIAL**  
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**Date Distributed:** 5/24/2021 SA

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Just a quick note to let you know ahead of your planning commission meeting that 10x has been corresponding with my company as we manage the three homeowner associations near the construction area (Stoneridge Townhouses, The Gables and Gold Creek). We communicated with all owners the information provided and 10x set up two Zoom presentations with the communities in May so everyone had the benefit of hearing their plans and ask questions.

Best Regards,  
Cyndi Cochran

Cyndi Cochran, CCAM  
General Manager  
Community Association Management  
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**From:** [Sharma, Sonia](#)  
**To:** [Stefanie Ananthan](#)  
**Subject:** 10x Genomics - Support for the Project on Stoneridge Mall Road  
**Date:** Friday, May 21, 2021 8:06:19 PM

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This email is to help illustrate support for the 10x Genomics Project on Stoneridge Mall Road and highlight my appreciation of 10x sharing their plans prior to commencing any work.

Feel free to reach out should you require additional color.

Best,

Sonia

**Sonia Sharma, RPA**  
Pleasanton Corporate Commons  
Property Manager

**Hines**

6200 Stoneridge Mall Road | Suite 130 | Pleasanton, CA 94588  
P 925 734 8400 x 3 | F 925 734 8408 | E [sonia.sharma@hines.com](mailto:sonia.sharma@hines.com)

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**Stefanie Ananthan**

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**Subject:** FW: I support the 1701 Springdale Project

Date Distributed: 5 /24/2021 SA

**From:** Jennifer Lew [REDACTED]  
**Sent:** Monday, May 24, 2021 1:57 PM  
**To:** Stefanie Ananthan <sananthan@cityofpleasantonca.gov>  
**Subject:** I support the 1701 Springdale Project

To Whom It May Concern,

I am currently a resident of Dublin, but own a rental property in Pleasanton in Canyon Meadows Circle. I full heartedly approve of 10x's 1701 Springdale project. I look forward to being able to bike along the Iron Horse and Alamo Creek trail to get to work instead of taking the congested 680 freeway. This new building will bring employment to the community and increase home values in the area. I think it is a great project that will be beneficial to the city.

Thank you for your time,  
Jennifer Lew

--  
**Jennifer Lew**  
Senior Manufacturing Systems Engineer  
Jennifer.Lew [REDACTED]

[REDACTED]  
Mobile [REDACTED]  
[REDACTED] Koll Center Parkway, [REDACTED]  
Pleasanton, CA 94566 [REDACTED]

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**Stefanie Ananthan**

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**From:** Steven Short [REDACTED]  
**Sent:** Monday, May 24, 2021 4:51 PM  
**To:** Stefanie Ananthan  
**Subject:** 1701 Springdale 10x Project

Dear Planning Commission,

I am writing to you as a Pleasanton resident for 14 years. My wife and I moved to Pleasanton mainly for the great schools and vibrant downtown. Part of our move was accepting a long commute time. I worked in Berkeley at the time and would often spend 2 hours a day in traffic. This is an all too common trade off our friends and neighbors make to live in Pleasanton.

Seven years ago I was fortunate to find a position at a small start-up, 10x Genomics. I was not the only Pleasanton resident at the company, it is truly a local start-up with 2 of the founders and many early employees living in town. 10x has been very successful. Along with this success comes growth. The proposed Springdale project will support 10x's growth and should be approved.

10x provides:

- Great jobs in corporate offices, R&D, and manufacturing in Pleasanton.
- High tech jobs in the biotech area, enhancing Pleasanton's growing reputation as a center for biotech companies.
- A much needed investment in an older property. Building out a state of the art R&D center with a campus like feel.

I request that the planning commission support the growth at 10x as a local business by approving the project as presented.

Sincerely,

**Steve Short PhD**

VP Manufacturing Systems Engineering (and 14 year Pleasanton resident)

steve.short [REDACTED]



Mobile [REDACTED]

6230 Stoneridge Mall Road  
Pleasanton, CA 94588-3260 | [10xgenomics.com](http://10xgenomics.com)

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**SUPPLEMENTAL MATERIAL**  
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Date Distributed: 5/26/2021 SA

May 26, 2021

**City of Pleasanton Planning Commission Members**

Justin Brown, Chair

Nancy Allen, Commissioner

Matt Gaidos, Commissioner

Ken Morgan, Commissioner

Jeff Nibert, Commissioner

Brandon Pace, Commissioner

**RE: May 26, 2021 - Agenda Item 3, PUD-139 and P20-0973  
10x Genomics, Inc. - 1701 Springdale Avenue**

Dear Pleasanton Planning Commission Members,

Innovation Tri-Valley Leadership Group (ITV) is sharing enthusiastic support for the applications under consideration this evening for the business expansion of our community partner and global innovation leader - 10x Genomics, Inc.

ITV is led by regional business leaders who are committed to connecting the businesses, research labs, educational institutions, and civic leaders in the Tri-Valley. We are advancing the region as a nationally significant innovation economy with an excellent quality of life.

The 10x Genomics company and its world class leadership offer Pleasanton a compelling story that is attracting interest to the Tri-Valley as a growing hub for life science and biotech innovators. ITV is featuring 10x Genomics in marketing materials about the region and we frequently quote company co-Founders Serge Saxonov and Ben Hindson in our projects. Their commitment and success shine a spotlight on this vibrant community, helping us to attract more talent to the growing Tri-Valley region, now a \$42B innovation economy.

ITV is currently featuring the 10x Genomics story in a new life science and biotech marketing brochure, and in the 2040 Vision Plan Event. 10x is an iconic example of a company that began here as a tiny startup, and discovered all of the resources they needed right here to grow into a full, thriving campus.

10x Genomics is bringing world-class scientists, architects and contractors to our community to work with local talent, helping our region to thrive and advance. 10x Genomics leaders have been at the ITV table since early 2019 and we are delighted to have their thought leadership in our CEO Roundtable Meetings and in conversations with civic leaders and innovators working on infrastructure, policy and business attraction.



The Innovation TRIVALLEY Leadership Group Executive Board and our regional innovation Partners, large and small, highly recommend Planning Commission approval this evening.

Sincerely,

Lynn Naylor, CEO  
Innovation TRIVALLEY Leadership Group

**Stefanie Ananthan**

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**SUPPLEMENTAL MATERIAL**  
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**Subject:** FW: 10X Genomics Project

**Date Distributed:** 5/26/2021 SA

**From:** Charles Davis <[CDavis@simon.com](mailto:CDavis@simon.com)>

**Sent:** Wednesday, May 26, 2021 12:17 PM

**To:** Ellen Clark <[eclark@cityofpleasantonca.gov](mailto:eclark@cityofpleasantonca.gov)>

**Cc:** Sblend Sblendorio; Michele Hodge; Jeffrey Chen; Melissa Palencia; Matthew Klinzing

**Subject:** 10X Genomics Project

Hi Ellen. I wanted to let you know the 10X Genomics folks and their Consultant have been a pleasure to work with. We are very excited to see their campus vision come to fruition, and lock in their corporate presence in Stoneridge, and the City.

As you may know, some of the parcels surrounding the mall are subject to CC&R's and similar documents put into place by the original mall developer. Those rights generally run to 2028. 10X Genomics provided an initial look last Fall, and subsequent looks at their proposed project through to its current evolution, for review under the governing documents. We assisted them in securing initial approvals from our Department Store partners last Fall, and we have a final approval round once plans are firmed up a bit more.

In general – we see no issues with their onsite design. The evolution of their first building is attractive and well suited to the site. And generally speaking it satisfies our criteria in our governing documents. The final approval is sort of “checklist” in nature, per the governing documents, of what would typically be closer to a Design Development/Construction Document type package. But in spirit, as the project becomes a logical extension of the original presentation, or improvement therefrom, we see no issue with giving them our approval, and we've offered to get their final package to the right people within the Real Estate groups of our Departments store partners.


Our concerns from the initial conversations were relative to the “equity” in what we experienced in public improvement expectations we were subject to with our recent applications. Significant setbacks we were burdened with (40') along our easterly boundary for a Cycle Track and generous parkway/street widening. While we understand the City's desires on that front, we have expressed those burdens should not fall to the mall property exclusively. It unfairly burdens our ability to look at serious redevelopment opportunities (effectively a 40' “take” of our private property along Stoneridge Mall Road for shared improvements/public benefits), and unfairly benefits properties across the “ring road” who should have to carry their proportionate fair share of those burdens. And that extends to planned/future traffic signals/network.

We have asked specifically of the 10X team that they recognize the fair share nature of potential improvement requirements along our common boundary, and it appears they have provided for the widened parkway that is inclusive of walkway/bikeway facilities on their side. We have access to the Traffic Report for the project, but still need to review to confirm thoughts on any potential street widening in the future, to make sure it does not solely burden us. We assume the Traffic Study for their proposal factors in our Development Agreement and the MU nature of the Zoning of the southeast portion of the mall property as “built in” assumptions for the traffic baseline, before their project. But with the generous setback along their northerly boundary, it would appear there is adequate room if need be to widen the eastbound leg as it approaches Stoneridge Mall Road. We will continue to work with them as they move through City approvals.

We are optimistic that the City Planning Commission and City Council will receive their project positively and approve it, and look forward to their moving ahead in the redevelopment of the former retail strip center into a first class corporate campus. We appreciate the opportunity to confirm our support for their efforts.

Chuck Davis.

**Charles W Davis, Jr**  
**Sr Vice President Development - West**

  
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