



TESLA MASTER PLAN

FALL 2016

Adopted by City Council Resolution 2016-71 on December 6th, 2016

WARM SPRINGS/
SOUTH FREMONT
COMMUNITY PLAN

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1.0 INTRODUCTION

TESLA MASTER PLAN

In 2010 the last vehicle rolled off the General Assembly line of what was then the New United Motor Manufacturing, Inc. (NUMMI) marking the closing of what was one of the single largest employers of Fremont.

Just a few months later a new chapter in the development of the “Southwestern” Planning Area 6 site of the Warm Springs / South Fremont Community Plan (WS/SF CP) began as Tesla Motors acquired the site.

This Tesla Motors Master Plan serves as Tesla’s Master Plan application to the city of Fremont. It sets forth the development framework to guide future growth within the Tesla Motors site inside Planning Area 6 (and possibly Area 4 with the purchase of the Lennar Parcel) of the WS/SF CP.

The Tesla Motors Master Plan works with several other policy documents such as the WS/SF CP and Warm Springs / Innovation (WSI) District Ordinance. Combined these documents work in unison under the greater planning context of the Fremont General Plan.

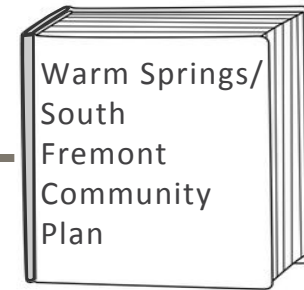
This Master Plan document is categorized under five main sections:

1. Introduction
2. Site
3. Factory
4. Transportation
5. Historical Context

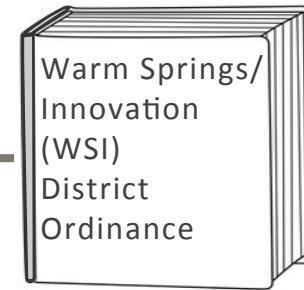
APPLIES EXCLUSIVELY TO THE WARM SPRINGS INNOVATION DISTRICT



Focused strategies for the development of Tesla. Enhances and builds upon the City Council’s vision and the WS/SF CP’s principles. Plans for meeting the City’s desire for the area to be the Industrial and Research Development/Advanced Manufacturing Hub of the Warm Springs / South Fremont Community Plan.

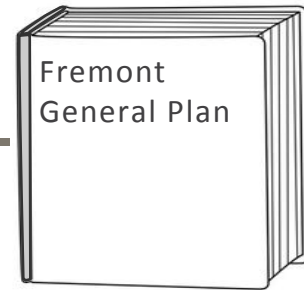


Vision for the future of the WS/SF CP. Comprehensive long-term planning document for the 879 acre Warm Springs/South Fremont Area.



Zoning Standards for implementing the WS/SF CP. Divided into 10 Planning Areas for future and continued development. Tesla is primarily within Area 6 (but also may potentially have 25 acres within Area 4 at a future point).

APPLIES TO THE ENTIRE CITY OF FREMONT



Long range comprehensive plan for the City of Fremont.

1.1 SITE CONTEXT & WS/SFCP OVERVIEW

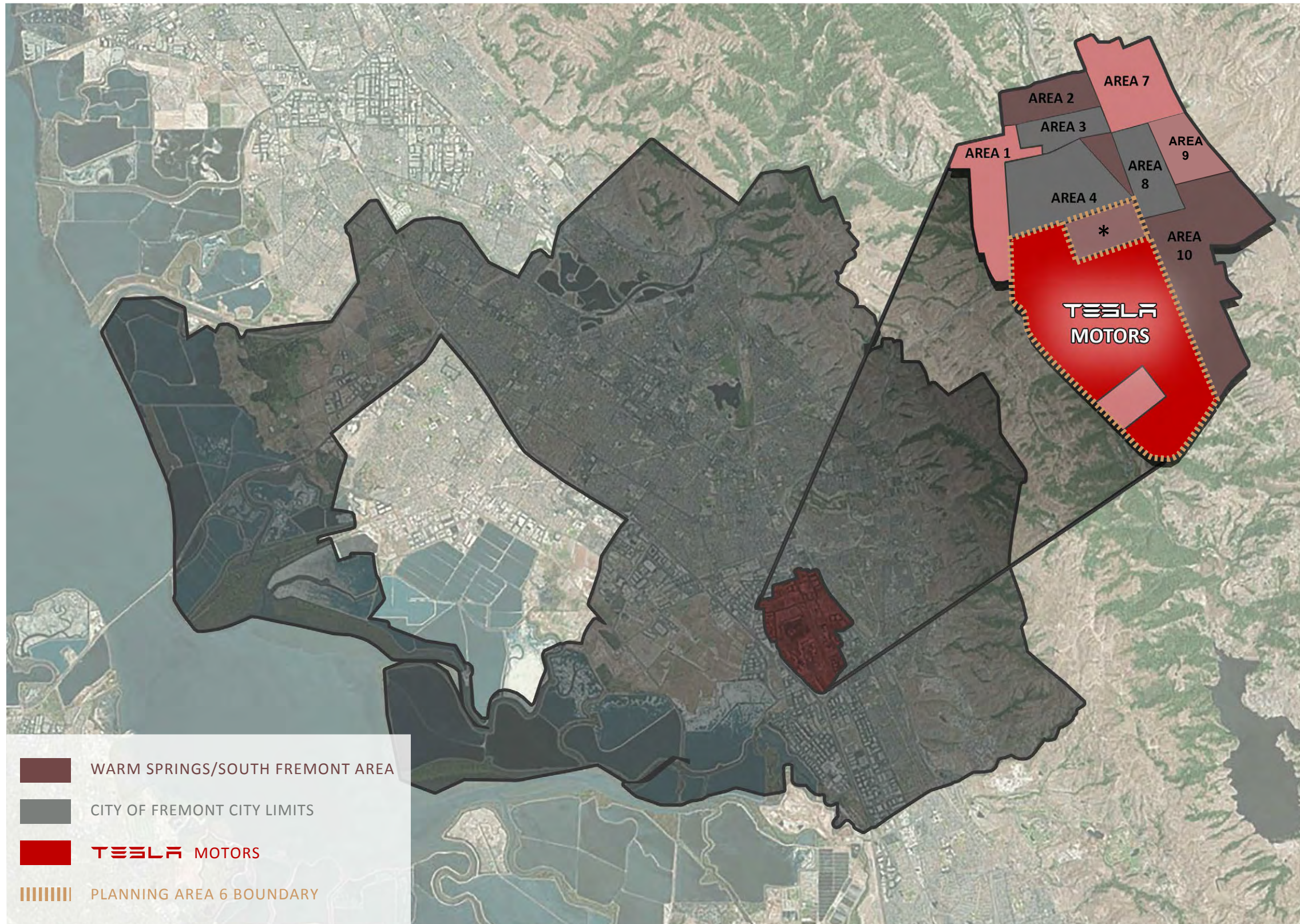
TESLA MASTER PLAN

SITE CONTEXT

The Tesla Motors Master Plan is primarily located within the “Southwestern” Planning Area 6 of the Warm Springs/SF Community Plan with potentially 25 acres in the southern most portion of Area 4 at a future date.

Surrounding and within the larger WS/SF CP site are existing industrial/warehouse uses, industrial companies, and large vacant parcels with planned developments supporting the vision and target goals of the WS/SF CP and of the Fremont General Plan.

Located in (two) of 10 planning areas within the WS/SF CP, Tesla Motors is approximately 256.63 acres total and is connected by circulation arterials such as Fremont Boulevard and Warren Avenue to adjacent Interstates 880 and 680. It is also located nearby to the new Warm Springs/South Fremont BART station.



SITE CONTEXT DIAGRAM

*If Controlled by Tesla - Currently not part of Tesla

1.2 EXISTING CONDITIONS & OPPORTUNITIES

TESLA MASTER PLAN

The Tesla Master Plan analyzes the existing key opportunities available within the nearly 256.63 acre site and sets forth how these opportunities can be bridged with the existing Vision and Principles of the WS / SFCP for long term sustainable growth.

VISION

- ▶ Tesla's mission is to accelerate the world's transition to EV transportation.
- ▶ Building the infrastructure necessary to accomplish its Mission
- ▶ Economic Sustainability
- ▶ Environmental Sustainability
- ▶ Job Retention & Creation

PRINCIPLES

- ▶ Innovation Manufacturing Hub
- ▶ Focused Production Intensity
- ▶ Ease of Movement & Circulation
- ▶ Ecological Health and Sustainability

By building upon the City Council's original vision and the WS/SFCP's principles, the vision for Tesla in this Master Plan is to create the framework and guiding principles to the successful growth of Tesla within the Warm Springs / South Fremont Community Plan and city of Fremont.

The areas of opportunity within the existing Tesla site are defined by the physical boundary of the site. By applying the vision and principles of the WS / SFCP to these opportunity areas a successful master plan is created.



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SITE OPPORTUNITIES DIAGRAM

1.3 TESLA MASTER PLAN VISION & PRINCIPLES

TESLA MASTER PLAN

VISION & PRINCIPLES

The long term strategic growth of Tesla Motors is to meet the future growth needs to remain a key competitive player in the EV auto manufacturing industry.

With this vision in mind, and the key guiding principles that have been put together the following infrastructure upgrades have been defined to ensure the successful growth of Tesla Motors as the leader within this Innovation District.



#	Sq. Ft. (Some are multi-story)
1	716,000 S.F.
2	640,000 S.F.
3	344,000 S.F.
4	173,200 S.F.
5	756,000 S.F.
6	430,000 S.F.
7	516,000 S.F.
8	118,000 S.F.
9	123,400 S.F.
10	148,000 S.F.
11	914,000 S.F.
12	40,000 S.F.
TOTAL	4,600,600 S.F.

*If Controlled by Tesla - Currently not part of Tesla

- BOUNDARY LINE
- TESLA MOTORS FUTURE GROWTH

PLANNED GROWTH DIAGRAM

*These are the primary but not all potential growth areas.

2.0 HISTORICAL CONTEXT

TESLA MASTER PLAN

The Tesla plant is extremely unusual among Fremont's current or potential historic resources in that it continues to function in the same activity for which it appears to be significant — as an automobile manufacturing plant. Moreover, as has always been the case, its manufacturing activity is subject to changes for technological and other reasons in order to run efficiently.

Michael Corbett has written an overview document, *Fremont Automobile Plan Summary Evaluation and Treatment Recommendations*, which outlines the historical guidelines and principals which will serve as a guiding document for Tesla's future development. Tesla has also commissioned Page & Turnbull to prepare a Parks and Recreation Historical Technical Report, which documents the past development of the Tesla property and records that information in standard Department of Parks and Recreation (DPR) format.



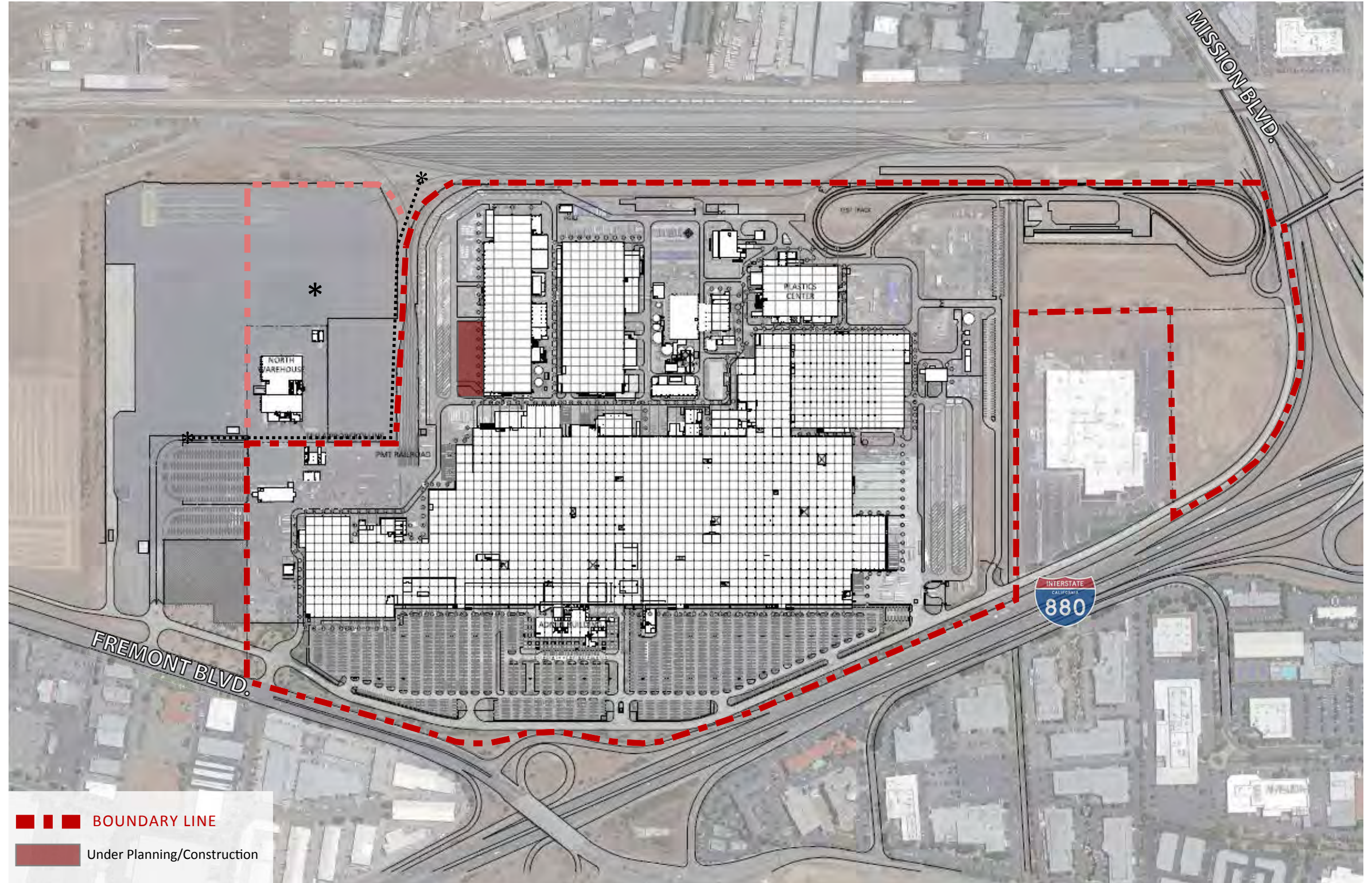
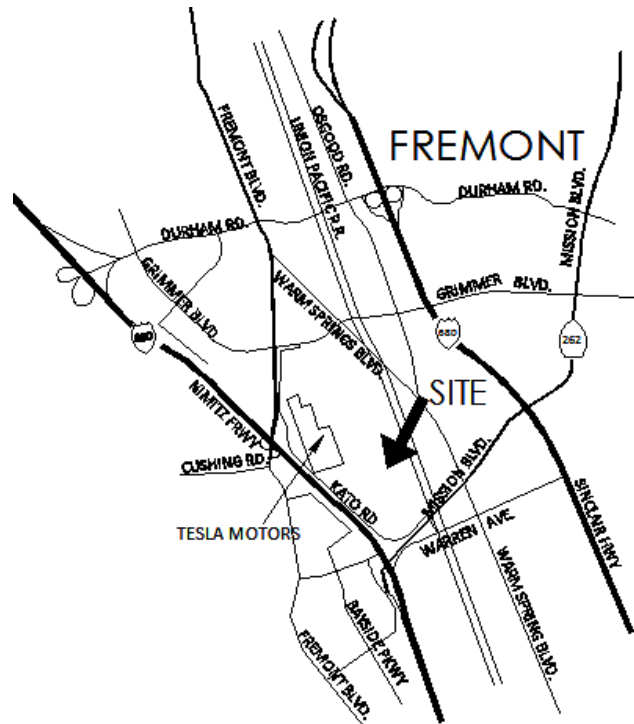


3.1 SITE & FLOOR PLAN LEVEL 1

TESLA MASTER PLAN

The current first floor/ground level floor of the Tesla Motors site is composed of nearly 4,583,832 SF of building area on a 10,603,860 SF site. This yields an FAR of 0.43 (43%).

As defined under the WS / SFCP the Tesla Factory can expand to an unlimited FAR given it's close proximity to the future BART station and land use designation.



■ ■ ■ BOUNDARY LINE
 ■ Under Planning/Construction

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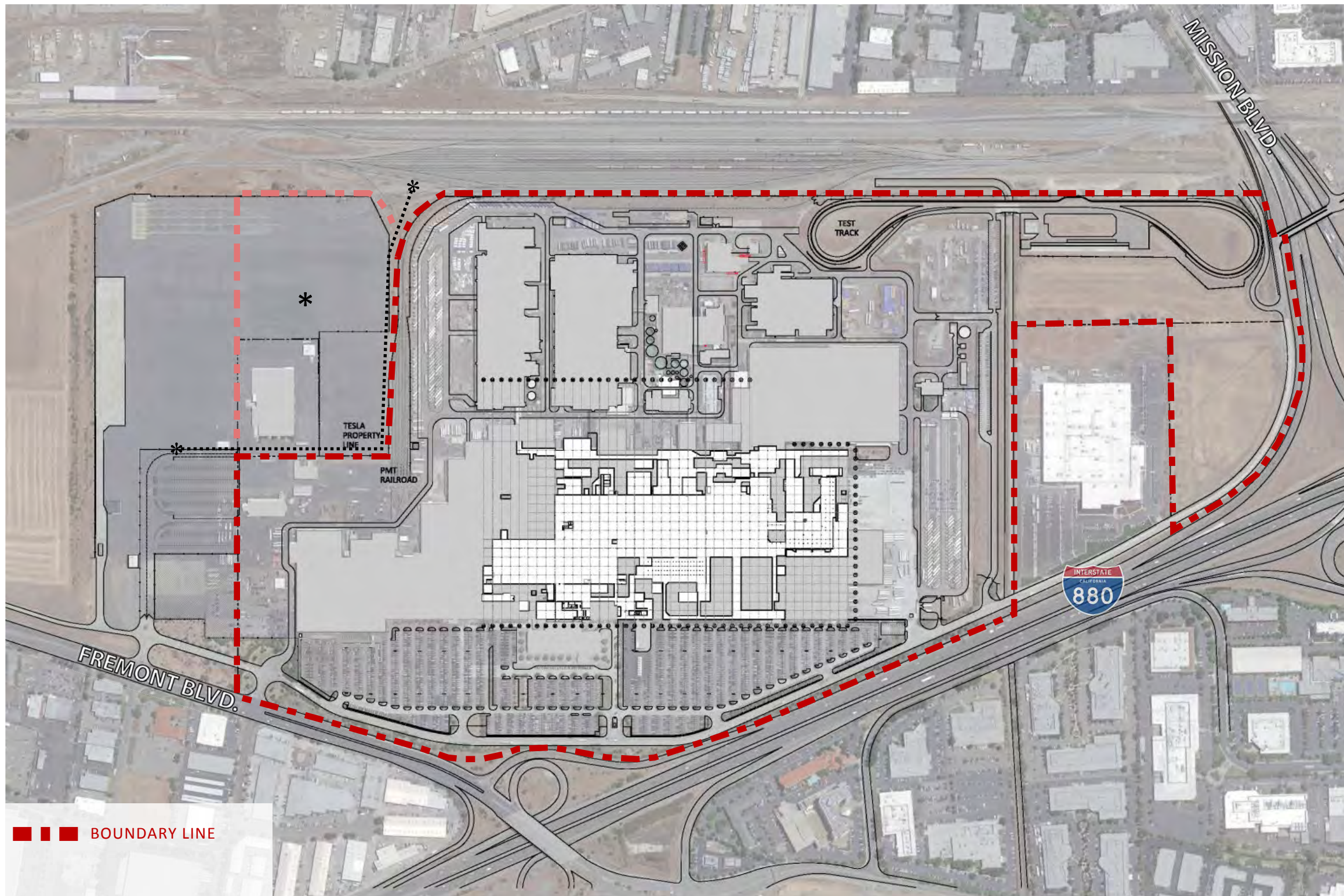
EXISTING GROUND FLOOR SITE PLAN

3.2 SITE & FLOOR PLAN LEVEL 2

TESLA MASTER PLAN

A few buildings on the Tesla Motors site contain second floors. Buildings such as the Main Assembly building, Admin building, North and South Paint, Stamping, and Plastics center contain a second floor integral to the process and function of each space. Some of these second levels are connected to each other via trestles which in some cases convey vehicle bodies from one space to another during the production process. Although the trestles are not included in the FAR calculations they are integral to the development of the plant.

The second floor to these procedurally critical buildings is imperative and going forward as new buildings are designed a second floor or higher would be utilized in the same manner as the existing buildings to aid in the production of new EVs.



EXISTING GROUND & SECOND FLOOR SITE PLAN



Above left and below are examples of vehicle conveyance trestle

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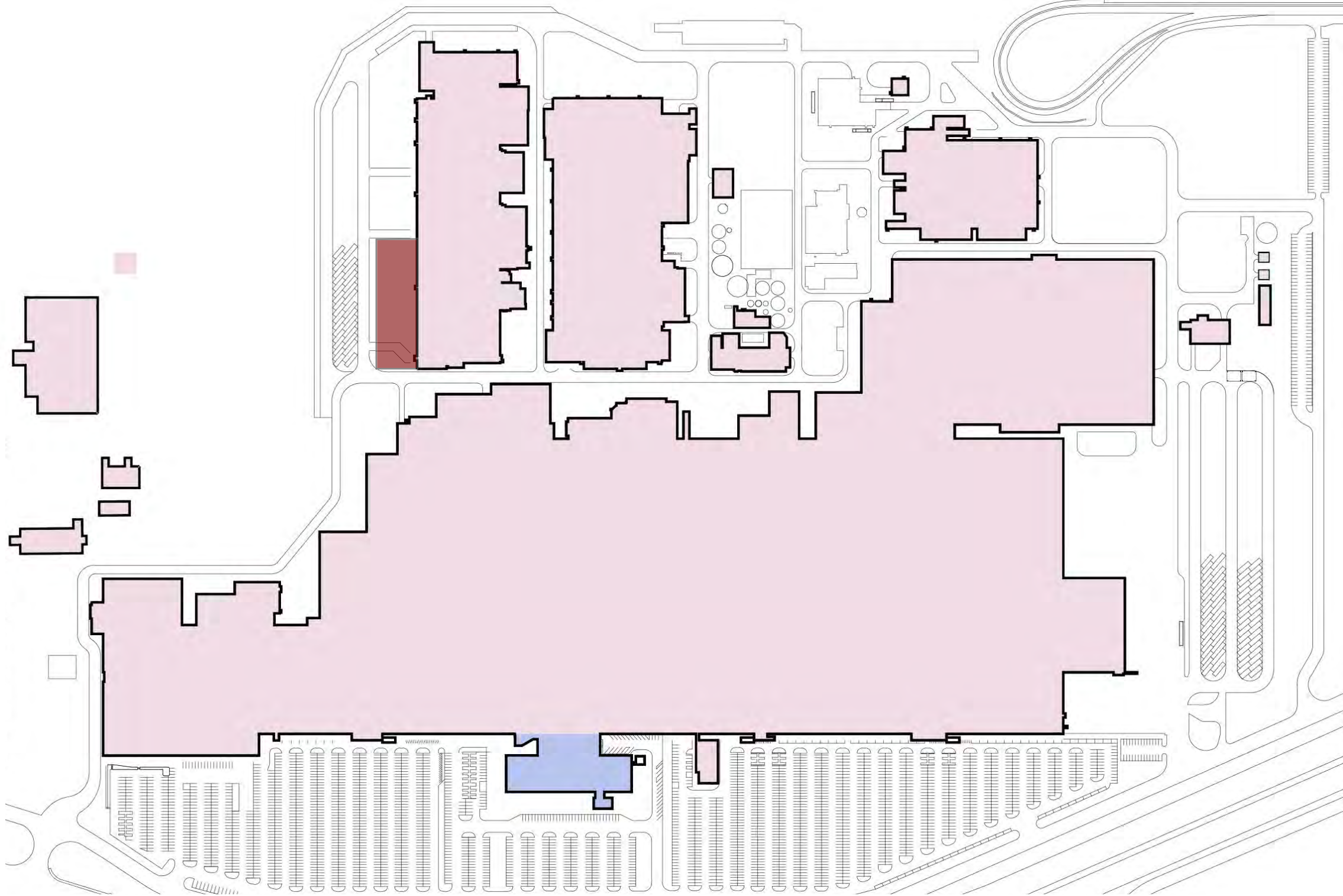
4.1 FACTORY AREA PER USER GROUP LEVEL 1

TESLA MASTER PLAN

The vast majority of the first level of the site is used for factory use, which includes some warehousing and other ancillary uses. The table below illustrates the first level of the Tesla site broken down by use:

Level 1 (Estimate Sq. Ft):

Admin	58,027
Factory / Warehouse	3,345,164
Under Planning/Const.	28,000
Open but Covered	130,218
Total Area (Enclosed)	= +/- 3,561,409



Under Planning/Construction

TESLA Level 1 Area by Use

4.1 FACTORY AREA PER USER GROUP LEVEL 2

TESLA MASTER PLAN

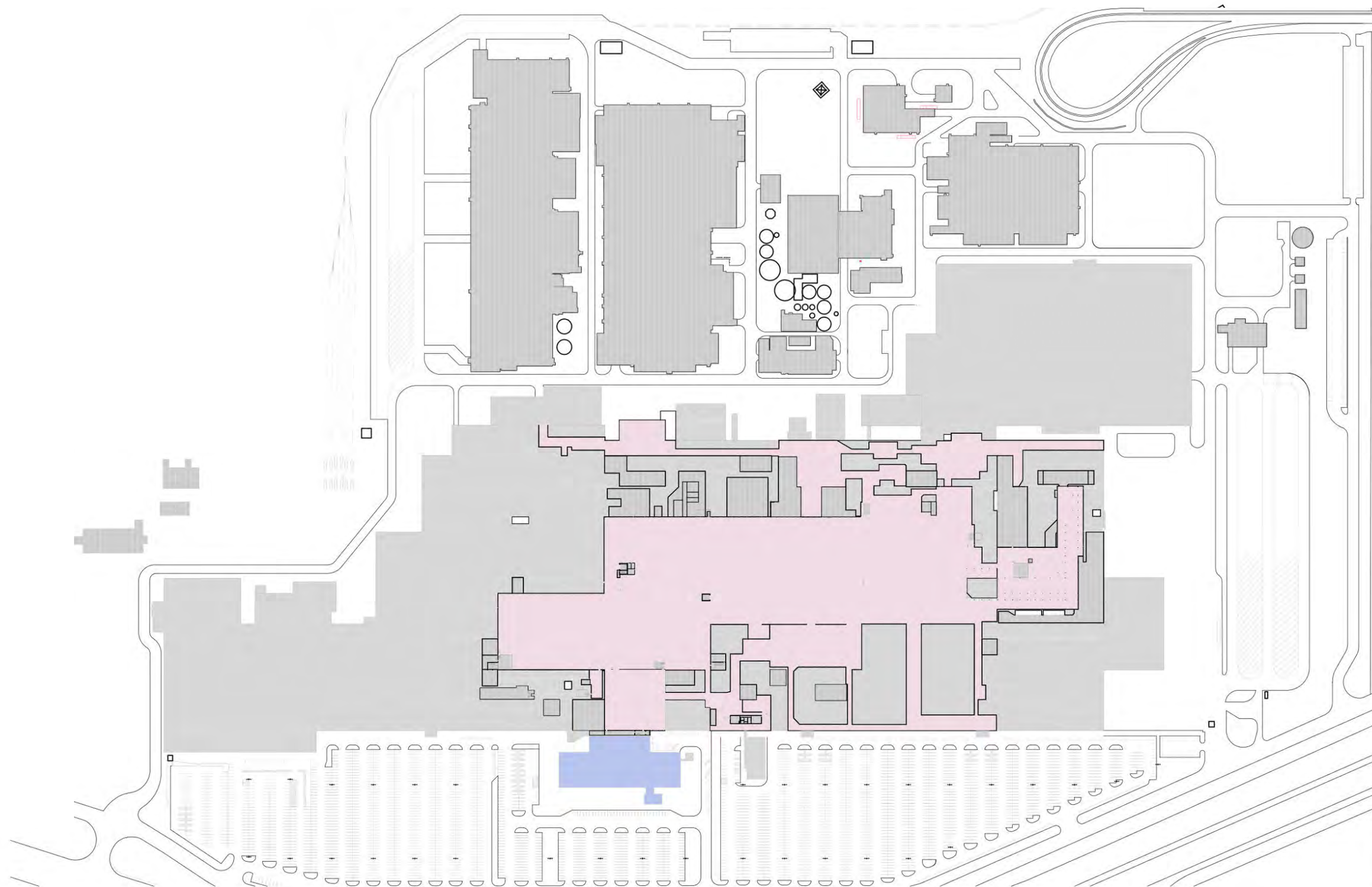
Similar to level 1, the second level (level 2) of the Tesla Site is primarily used for factory use. The table below illustrates the second level of the Tesla Site broken down by use:

Level 2 (Estimate Sq. Ft):

Admin	53,934
Factory	968,489

Total Area (Enclosed) = +/- 1,022,423

Combined, levels 1 and 2 account for approximately 4.5 million square feet of built area.



TESLA Level 2 Area by Use

4.3 EMPLOYEE COUNT

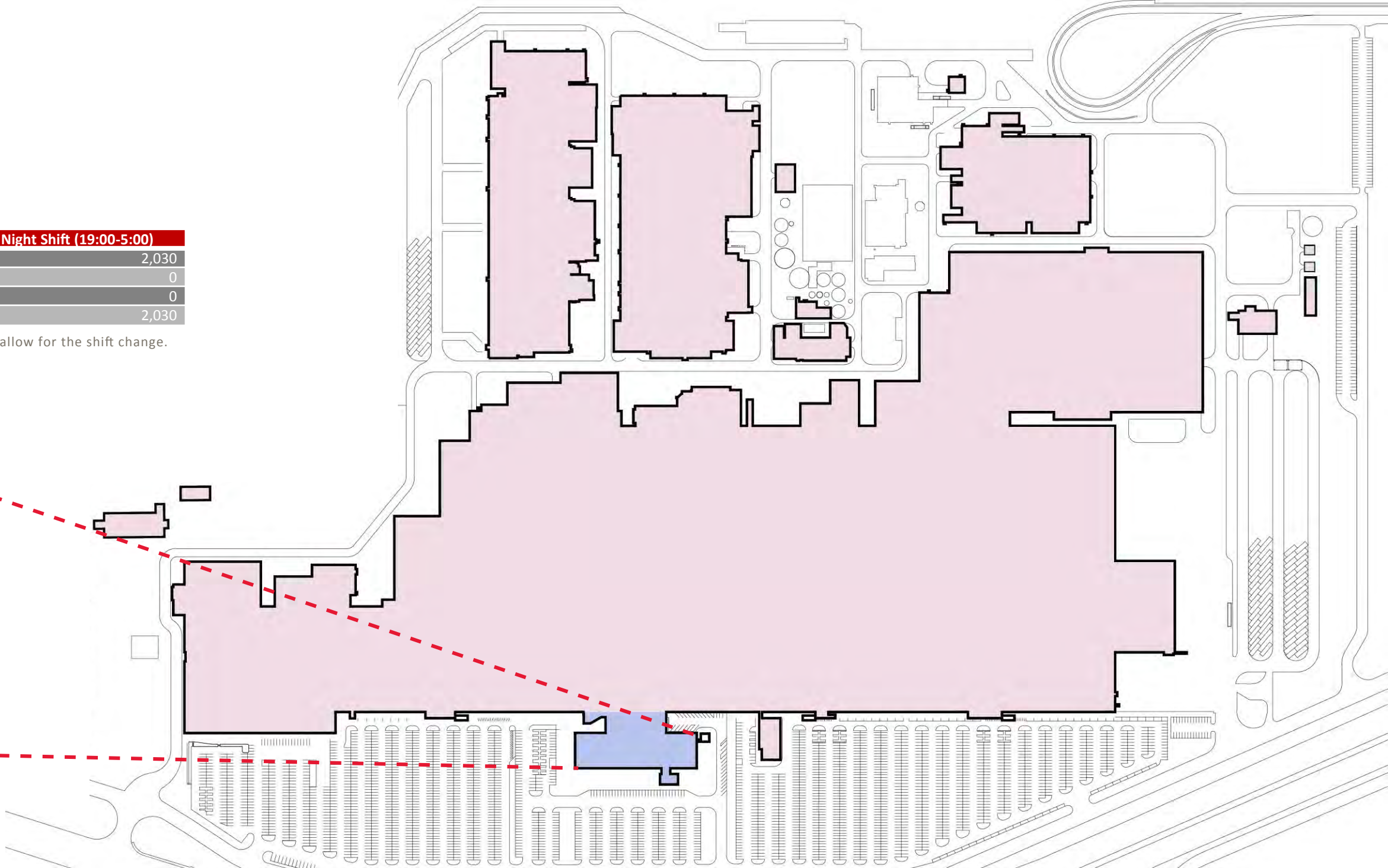
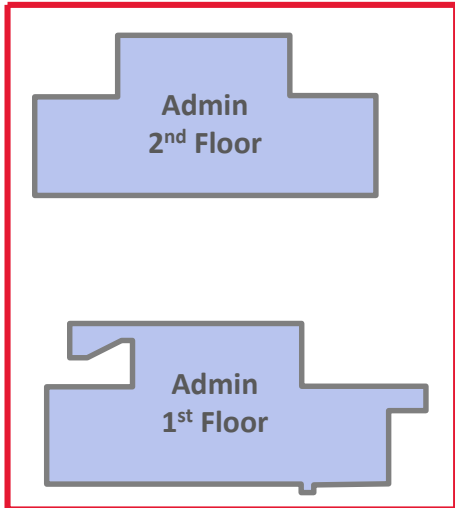
TESLA MASTER PLAN

Today the Tesla Fremont factory operates two shifts with a combined estimated headcount of over 6,000 employees.

The table below illustrates the breakdown on a per-shift basis and by Administration and Factory groups.

Item	Day Shift (6:00-16:00)	Night Shift (19:00-5:00)
Factory	2,980	2,030
Admin Building 1 st Floor	598	0
Admin Building 2 nd Floor	602	0
Total	4,180	2,030

*Between Day Shift and Night Shift minimum staff is maintained to allow for the shift change.



SITE LOCATION - NOT TO SCALE

5.1 PUBLIC TRANSIT PICK-UP

TESLA MASTER PLAN

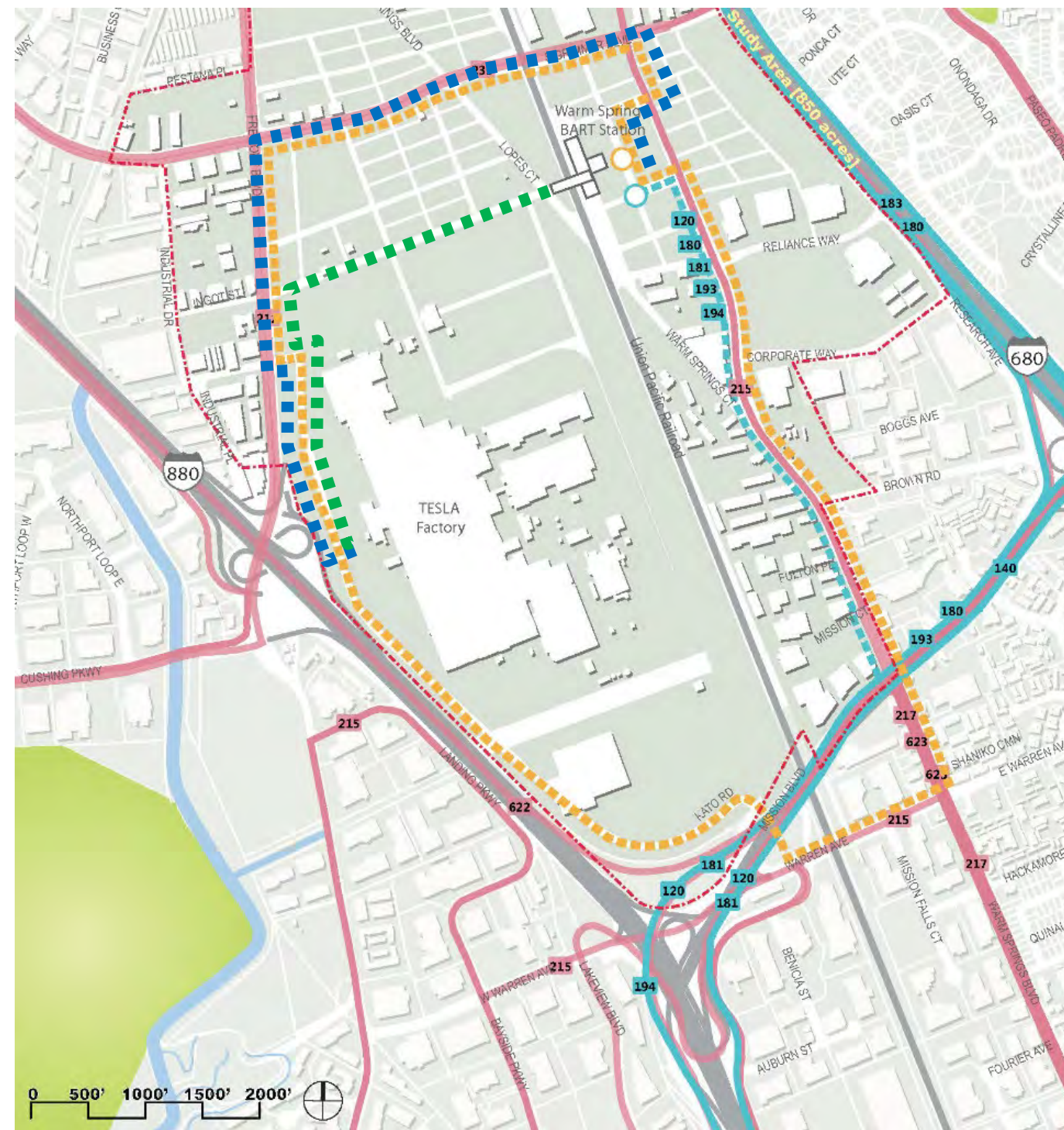
Main Parking:

1. Main Fremont Factory Parking
3600 Spaces + 900 S. Lot

Total Parking = 4,500 Spaces
Shuttle Credit = 556 People
***Future shuttles are being planned (500)est.**
Employees Biking to Work = 250
***New Bart Station Credit (2016) = EST 1,000**

Shuttle Route	July 2015 Ave. Ridership (Per Day, One Way)
Deer Creek - Evelyn/Sunnyvale - Fremont	151
SF to Fremont	56
Fremont to BART / ACE	297
South Bay to Fremont	13
Eastridge to Fremont	21
Dublin / Pleasanton to Fremont	6
Tracy to Fremont	12
TOTAL	556

Public Transit Pick-Up



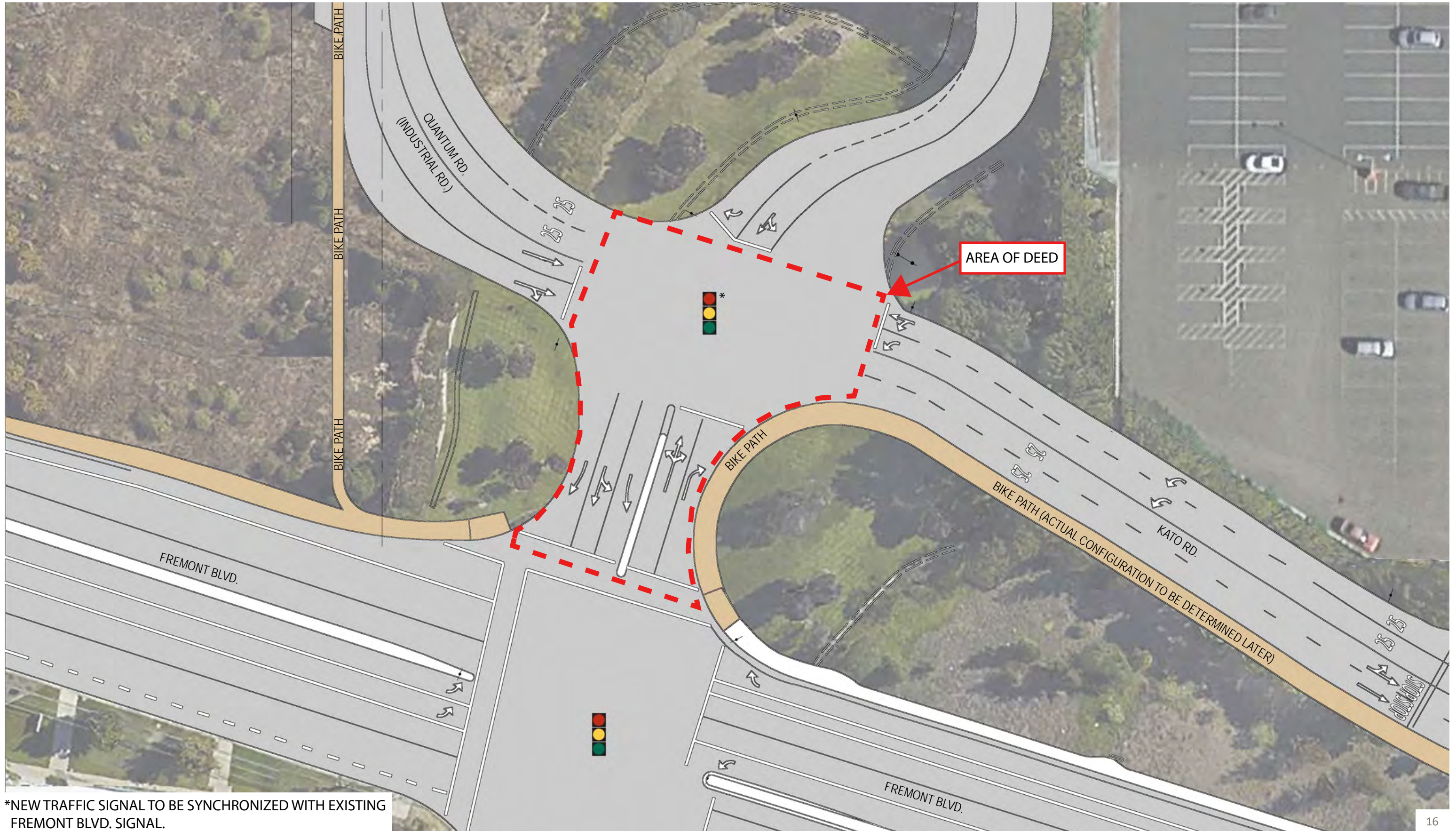
- - - Proposed Shuttle Route
 - AC Transit Route
 - Santa Clara Valley Transportation Authority (VTA) Route
 - - - Proposed Santa Clara Valley Transportation Authority (VTA) Route
- Note: VTA routes will likely serve station only until BART extension to SAn Jose / Berryessa Stations in 2018, after which time routes will shift to other stations.
- - - Proposed Employee Public Transit Pick-Up Route – Before Pedestrian Bridge
 - - - Proposed Employee Public Transit Pick-Up Route – After Pedestrian Bridge

Tesla Motors is committed to providing a working environment for its employees that furthers their ability to achieve individual and collective success. As part of this commitment, Tesla provides its employees with access to a number of sustainable modes of transportation to improve their commutes.

The information to the left illustrates Tesla Motor’s continued commitment to reach this goal of multi-modal access. The information shows the various shuttle routes and ridership currently in effect at Tesla Motors. In addition to this, shuttles will be provided to the new Warm Springs Bart Station as soon as the station is operational. If the pedestrian bridge is completed there may be an opportunity for employees to walk to the factory.

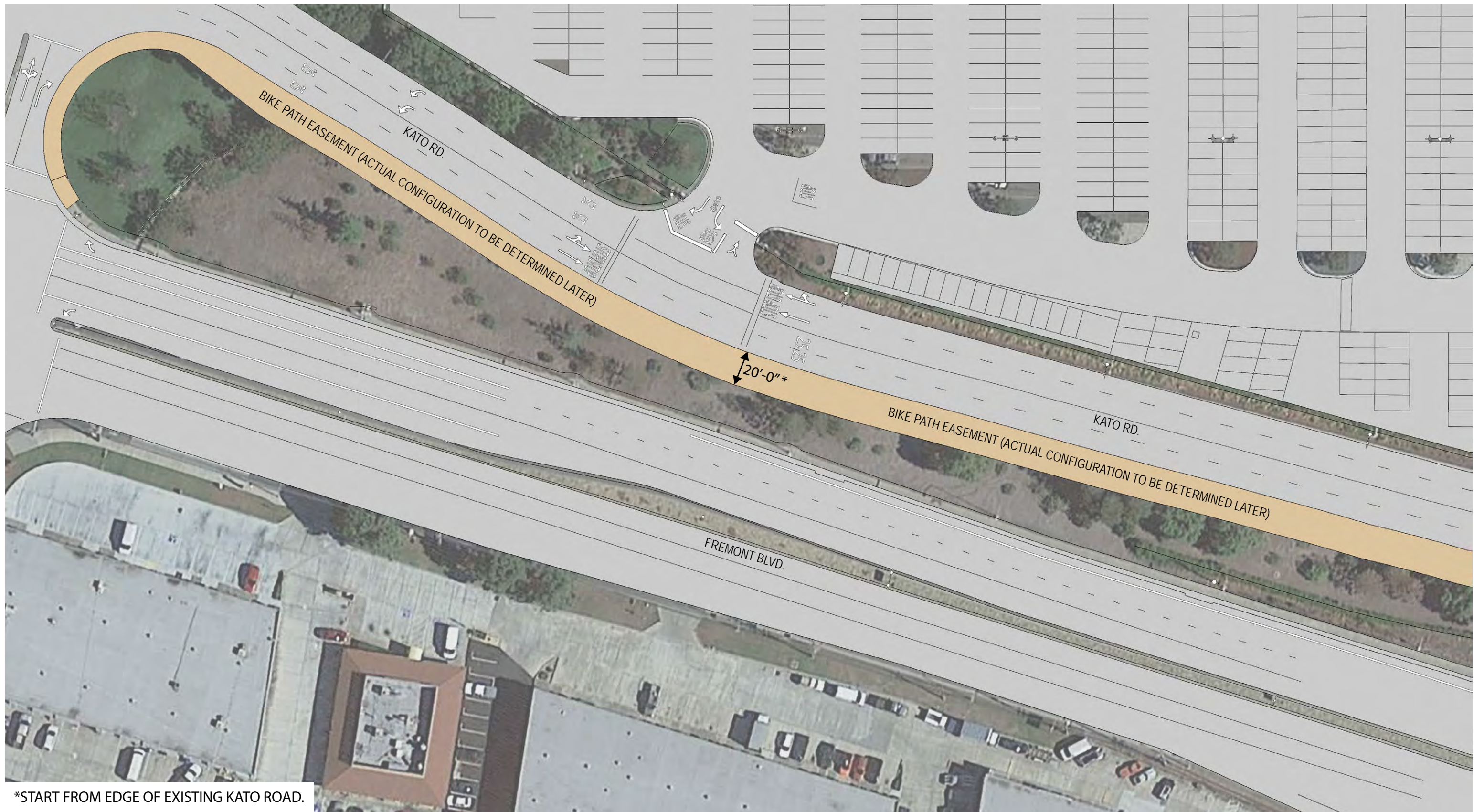
5.2 KATO RD./FREMONT BLVD. CONCEPT

TESLA MASTER PLAN



*NEW TRAFFIC SIGNAL TO BE SYNCHRONIZED WITH EXISTING FREMONT BLVD. SIGNAL.

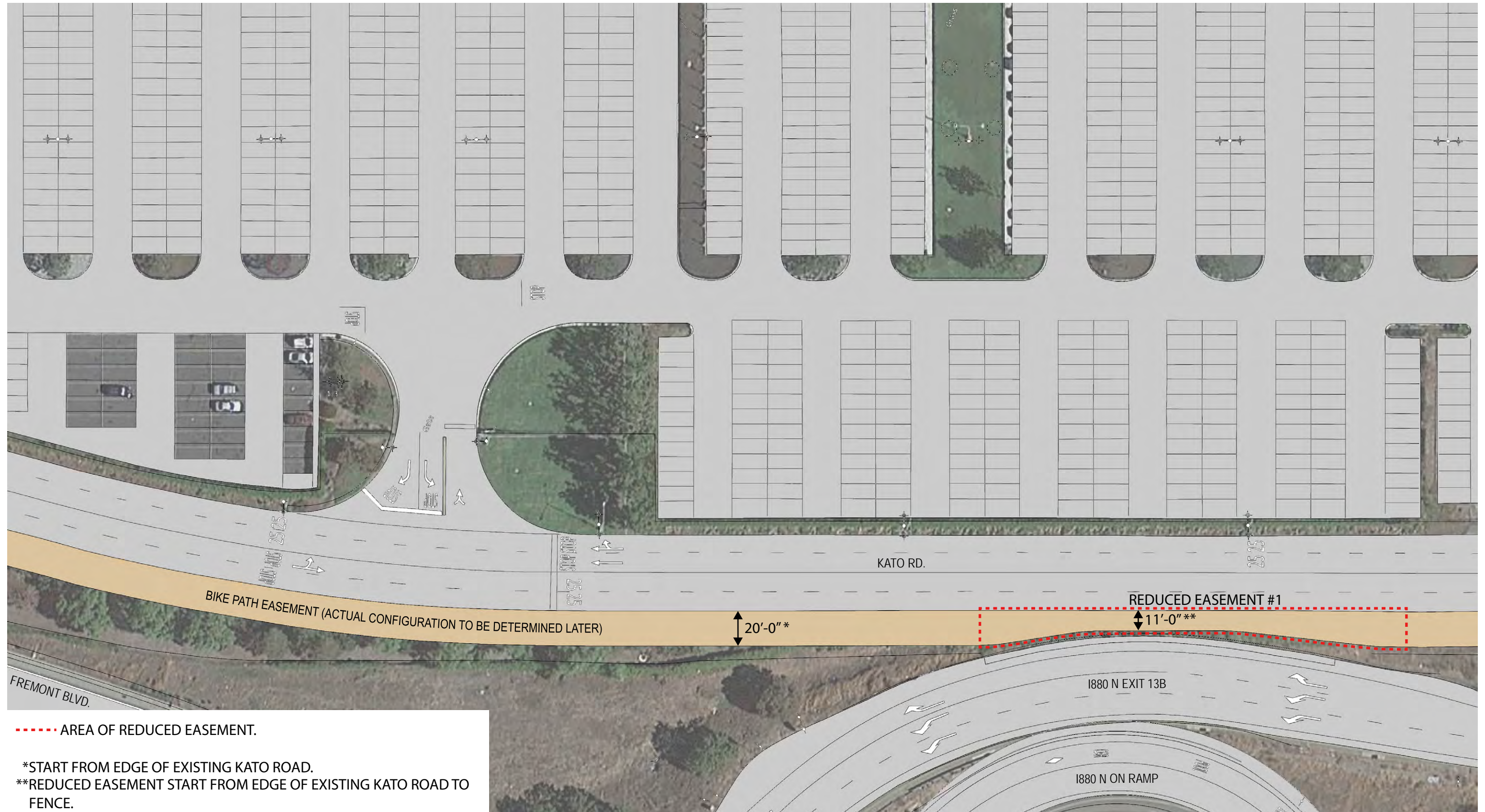
5.3 BIKE PATH



*START FROM EDGE OF EXISTING KATO ROAD.

5.4 BIKE PATH CONT.

TESLA MASTER PLAN



..... AREA OF REDUCED EASEMENT.

*START FROM EDGE OF EXISTING KATO ROAD.

**REDUCED EASEMENT START FROM EDGE OF EXISTING KATO ROAD TO FENCE.

5.6 BIKE PATH CONT.

TESLA MASTER PLAN



----- AREA OF REDUCED EASEMENT.

*START FROM EDGE OF EXISTING KATO ROAD.

**REDUCED EASEMENT START FROM EDGE OF EXISTING KATO ROAD TO FENCE.

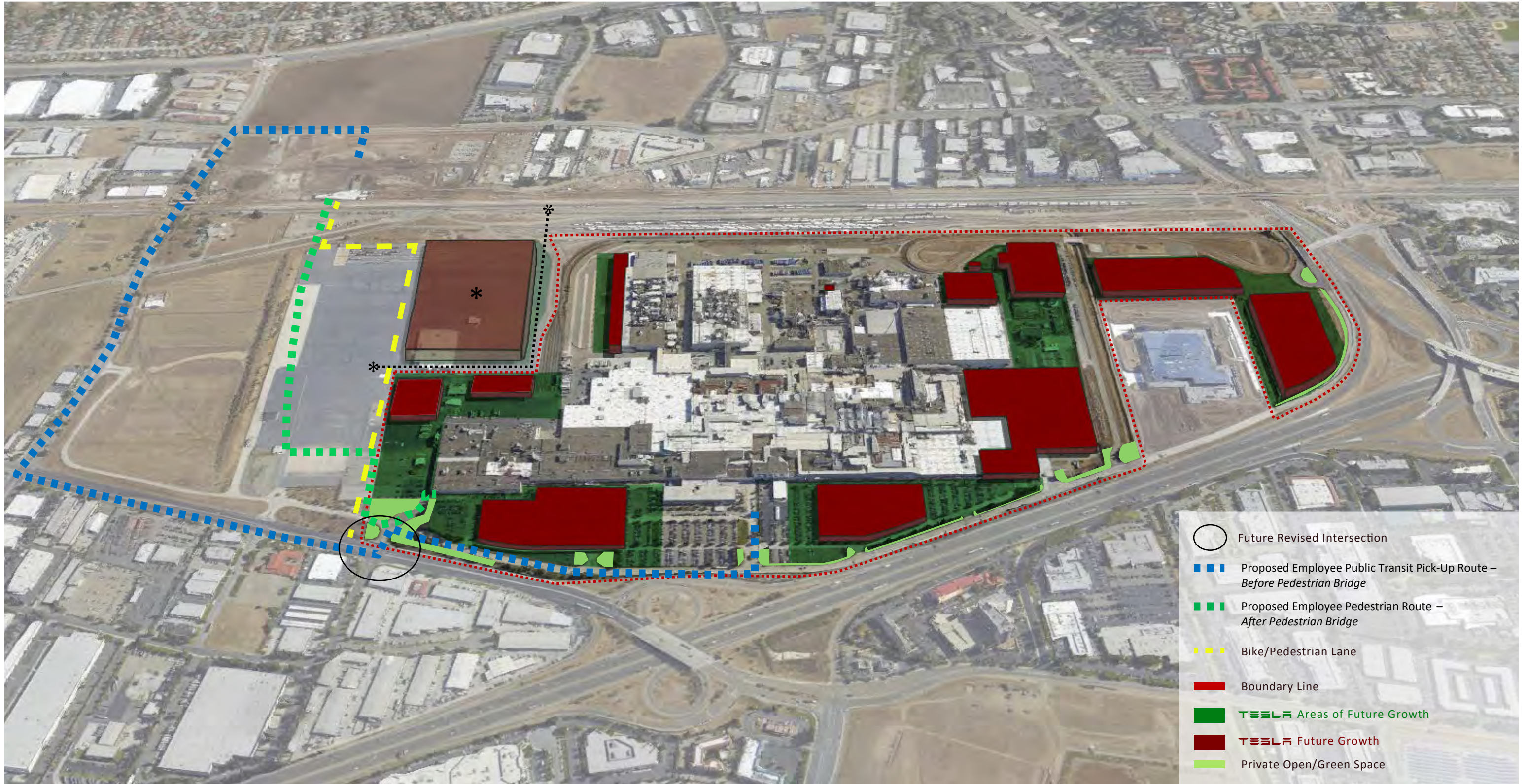
5.7 BIKE PATH CONT.



*START FROM EDGE OF EXISTING KATO ROAD.
**END OF BIKE EASEMENT.
FUTURE BRIDGE OVER I-880 BY OTHERS.

6.0 CONSOLIDATED MASTER PLAN

TESLA MASTER PLAN



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