



May 15, 2018

Mr. Randy Tsuda
Community Development Director
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Project Description Gatekeeper Application
400 Logue Ave. City of Mountain View
Los Altos School District TDR Program

Dear Mr. Tsuda:

Please accept this letter as a project description for Miramar Property Group's ("Miramar's") "Gatekeeper" application for the City's consideration of the redevelopment of the property at 400 Logue (APN 160-58-002) in the East Whisman area of Mountain View, CA ("Project").

On January 16, 2018, the City Council authorized the City Manager to execute a Memorandum of Understanding between the City and the Los Altos School District (LASD) that establishes a framework for a Transfer of Development Rights (TDR) process, designed to support acquisition of a new public school site in the San Antonio Precise Plan Area and that authorized the assignment of staff resources for consideration of six Gatekeeper applications requesting additional floor area through the TDR process for a total of 610,000 square feet. One of the developers, Google, withdrew their application, leaving 72,000 square feet of TDRs unsubscribed.

Miramar is the owner of 2.55 acres of land within the East Whisman Precise Plan Area located at 400 Logue. The site is located less than ¼ mile from the VTA Whisman Station (see attached) and is surrounded by 1-2 story industrial/commercial buildings, and the 6 story Synopsis HQ buildings, and currently has a relatively short-term professional office tenancy. Miramar Capital executed a Letter of Intent with LASD to purchase the 72,000 square feet of remaining TDRs to use toward the development of additional residential FAR on the Project site.

Similar to other Gatekeeper requests proposed on January 16, 2018 under the TDR program, Miramar seeks discretionary approval of increased density above and beyond what is currently permitted by the General Plan and Zoning Ordinance, or what we may anticipate will be allowed in the East Whisman Precise Plan.

Project Description

The Project site is currently zoned ML, which allows office/R&D and currently has a 42,200 s.f. single story office building built in 1978 occupied by Quotient Technology. The current zoning allows up to a .35 FAR. Under the most recent study of the East Whisman Precise Plan area, the site is located in the Mixed Use TOD area for Residential and Mixed Use with a FAR of 1.0-3.5 and 3-8 stories being studied (see attached). Miramar is considering redeveloping the site as a residential project with 350 - 365 units and associated parking/improvements. With the 72,000 square feet of TDR, the Project will increase its unit count to 412 units and increase the FAR from 3.5 to 4.15 FAR.

While the Project is still in development, its architectural character is intended to create a vibrant and dense neighborhood that establishes a sense of place, in keeping with the aspirations of the Draft East Whisman Precise Plan. The height and massing of the Project steps down to relate to the lower scaled development to the east along Logue Avenue, while rising to the west along the tracks to promote higher intensity development that actively connects to Middlefield Station. We believe the proposed Symantec project at 575 E. Middlefield and the LinkedIn project at 700 and 800 E. Middlefield and W. Maude set a good context and precedent for the Project.

A gradual transition from taller to shorter volumes is accomplished by terraces of open space and outdoor gathering areas stepping down to meet the street, creating a vibrant sense of community with access to public transportation. At upper levels, high rise construction offers a unique loft-like residential experience for the East Whisman area, while the lower levels connect to human-scaled and active ground floor uses.

Miramar proposes to develop the site with a total of 412 rental residential units (15% affordable) with building massing that ranges in height from 7 -11 stories (76'-116'). Height is restricted to 182 feet. The floor plates are stepped back for levels 8 -11 along Logue Avenue.

Unit Mix as proposed is:

- 41 Studios
- 207 One bedrooms
- 164 Two bedrooms
- Three levels of parking—2 levels below grade (412 Parking Stalls)
- 15% Affordable Housing

The two components on which we seek confirmation from the City Council are:

Height: Request to allow 11 stories of development, in lieu of currently proposed 8 stories, as part of the Draft East Whisman Precise Plan. A summary of the East Whisman Precise Plan Community Workshop #2, held in December 2016, shows there was a slight

majority (54%) in favor of allowing buildings of 10 or 12 stories near the VTA station (see attached).

FAR: Request to allow the TDR of 72,000 sf from the LASD to accommodate additional FAR, for a total of 4.15 FAR (instead of 3.5 FAR as proposed in the Draft East Whisman Precise Plan).

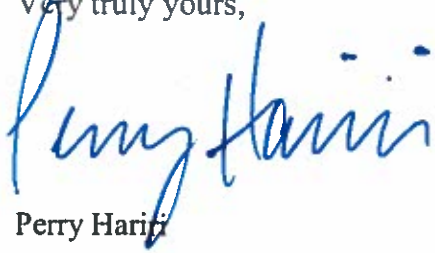
Similar to other Gatekeeper requests reviewed on January 16, 2018, under the TDR program, Miramar respectfully requests that the City Council allow us to proceed with an application for the approval of increased density above and beyond what is currently allowed in the General Plan and Zoning Ordinance or anticipated to be permitted in the East Whisman Precise Plan area.

This proposal offers many benefits to this viable and growing commercial area:

- **412 Units in an area that the City has identified for growth and density**
- **Supports the LASD TDR program**
- **Adds an additional 15% inclusionary housing (62 units) to low and moderate income households**
- **Brings housing to market sooner as TDR Gatekeeper enables concurrent process with Precise Plan**
- **Supports goals of Precise Plan by providing housing adjacent to transit.**
- **Creates an active and vibrant diversity of use in the area adjacent to transit.**
- **Improves the existing character of the property, including additional open space in lieu of surface parking lots.**
- **Potential to provide pedestrian and bicycle connector if a future VTA pedestrian crossing is desired by the City.**
- **Miramar Capital is also interested in exploring the possibility of creating a project that includes some “for sale” units in order to diversify the City’s housing stock.**

Miramar is very excited about this important project and intends to submit a development application to the City as soon as possible. Thank you for considering our request. Please feel free to contact me if you have questions or need additional information.

Very truly yours,



Perry Hariri

cc: Diana Pancholi, Senior Planner

Attachments