



# City of Mountain View LOT 12

Interview | April 27, 2020



PRESENTATION ELEMENT 1

# Design

# DESIGN: Key Context Considerations and conformance with DPP

- Community Activation – Commercial Uses
- Community Benefit - Residential Uses
- Parking, Traffic and Transit
- Building Massing and Character

# DESIGN: Community Activation - Commercial



- Public parking serves north and south Castro equally (Center public access and circulation on Bryant)
- Corners are for Commercial (Activate building corners and intersections with public serving businesses)
- Whole Neighborhoods (Commercial uses supplement the greater neighborhood)

# DESIGN: Community Benefit - Residential Uses



- 120 Dwelling Units (Two buildings with 79 and 41 units respectively)
- Combination of indoor and outdoor amenity and open spaces for residents
- 1:1 Bicycle Parking
- 84 Residential Parking Spaces (Separate from Replacement Parking)



DEDICATED OPEN SPACE



PUBLIC PATHWAY AS BUFFER



STREETScape

# DESIGN: Parking, Traffic and Transit



- Public parking serves north and south Castro equally (Center public access and circulation on Bryant)
- California is major traffic and transit artery (No Curb Cuts!)
- Avoid driving traffic towards Franklin Street (No Curb Cuts!)
- 160 Replacement Public Parking Spaces

# DESIGN: Parking Summary

Use	Spaces	Location
Public	160	Basement
Residential	84	Level 1
Commercial	5	Level 1



# DESIGN: Building Massing and Character



- Civic Center Character and Scale (taller)
- California and Bryant Character and Scale (shorter (relatively))
- Residential neighborhood Character and Scale (Franklin Street neighbors) (step down massing and buffer with setbacks, courtyards and open space)



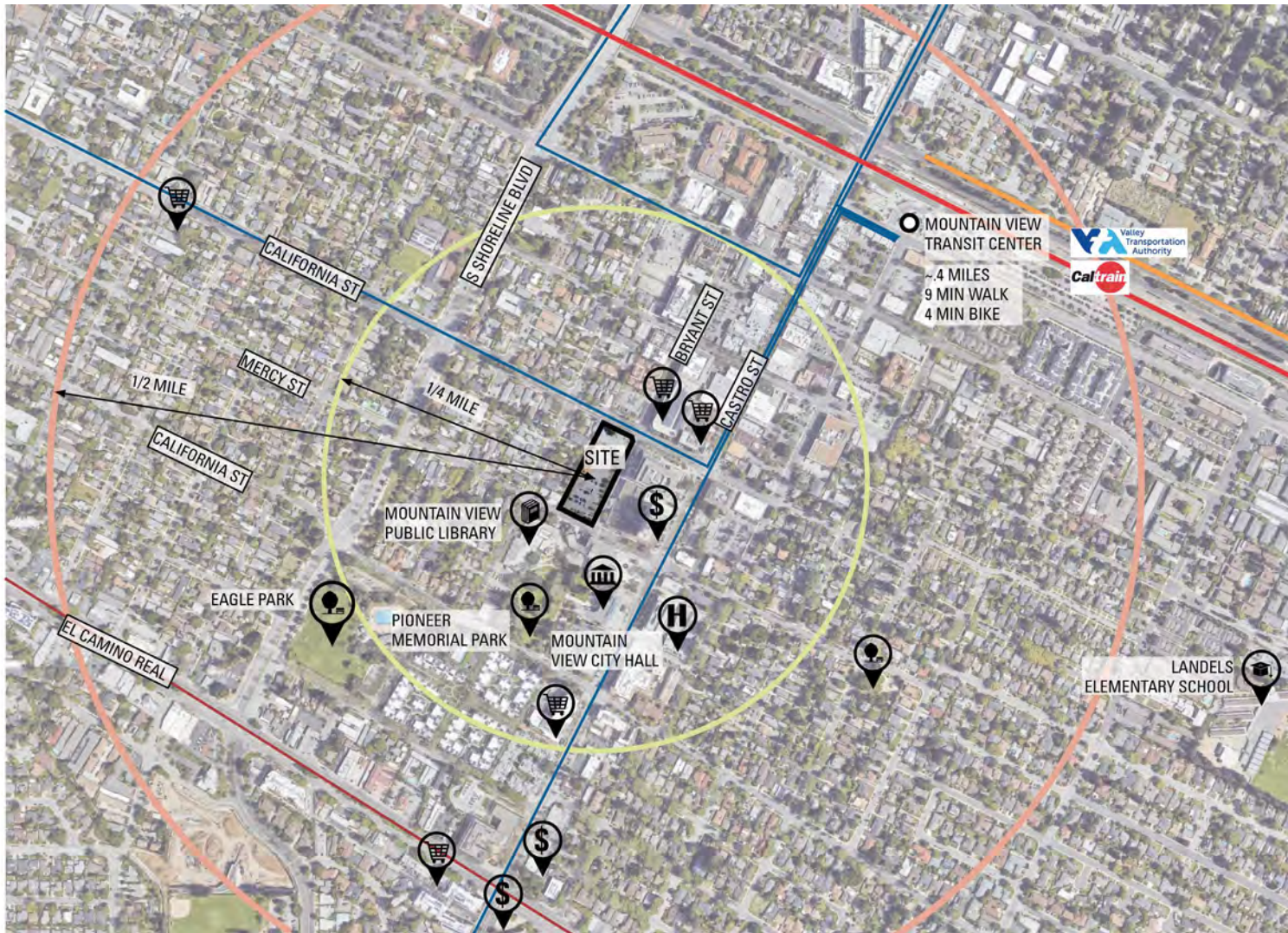
ARCHITECTURAL IMAGERY



PRESENTATION ELEMENT 2

# Placemaking

# PLACEMAKING: Whole Neighborhoods



Walk Score **97** **WALKER'S PARADISE**  
DAILY ERRANDS DO NOT REQUIRE A CAR

Transit Score **55** **GOOD TRANSIT**  
MANY NEARBY PUBLIC TRANSPORTATION OPTIONS

Bike Score **93** **BIKER'S PARADISE**  
DAILY ERRANDS CAN BE ACCOMPLISHED ON A BIKE

- SCHOOLS
- SHOPPING
- FINANCIAL INSTITUTIONS
- PARKS
- HOSPITALS
- LIBRARY
- FOOD AND BEVERAGE

# PLACEMAKING: “Building” Relationships

- Proposed uses support the neighborhood (towards a whole ‘hood)
  - Daycare
  - Micro Enterprise Retail
  - Pop-window for Micro Enterprise at Public Parking Parklet
- Activated Street Frontages
- Parking ingress and egress is safe and slow (thoughtfully located and reduced number of curb cuts)
- Eyes on the Street and Feet on the Sidewalk (lots of foot traffic)
- Multi-modal (Public Bicycle Parking and Transit Friendly)
- Generous Landscaping (new and existing to remain)

# PLACEMAKING: Active Streets



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# PLACEMAKING: Mercy Street and Bryant Street



# PLACEMAKING: Public Parking Parklet



PRESENTATION ELEMENT 3

# Affordable Housing

# AFFORDABLE HOUSING: Goals and Program

- **Goals:**

- Provide housing that meets a diversity of needs, including Middle-Income and Vulnerable Populations – particularly those experiencing homelessness and living in RVs.
- Limit City subsidy required

- **Financing Strategy:**

- Hybrid Tax credit structure
  - Creates more tax credit equity (limiting subsidy needs)
- Leverage Santa Clara County's Measure A
  - \$700 million available
  - Rapid Re-Housing Program (RRH) focuses on households that are experiencing homelessness but are not disabled or suffering from mental illness.
  - Strong interest in making RRH awards as they behind on their goals.



# AFFORDABLE HOUSING: Program

- **Program:**
  - Focus on “Large Family” – or 25% two and three bedroom units. (maximize tie breaker score, serve wider diversity of households)
  - Range of unit sizes from studios to 3 bedrooms (provides maximum diversity of households served)
- **Community Serving Uses:**
  - Childcare center:
    - Run by the YWCA of Silicon Valley, a long-term and trusted partner of Eden.
    - Child care available to residents of the development and wider community.
  - Café
    - Run by non profit DCARA, who serves the Deaf community.
    - “Teaching kitchen” for job training
    - All of the profits cycle back to the nonprofit to expand its services and give back to the community.

# AFFORDABLE HOUSING: Childcare Partner

## Reasons we selected YWCA as a partner:

- The YWCA Silicon Valley is a well-known and trusted non-profit in the area, with a variety of programs that focus on helping women, children and families thrive – including three other childcare facilities.
- The YWCA is also a leader in the community in the intersection for domestic violence and homelessness, and has strong relationships with Santa Clara County and the Office of Supportive Housing.
- YWCA is able to provide holistic wrap around supports to ensure housing stability – with child care being chief among them. As well, domestic violence is a leading cause of homelessness – particularly for families with children.

eliminating racism  
empowering women  
**ywca**  
Silicon Valley



We provide direct services as we work towards systems change.



We are the oldest multi-service agency serving women and families in our community— but we are also growing fast.



We are the organization that is ready to lead the charge against domestic violence and homelessness in our community.

# AFFORDABLE HOUSING: Tenant Mix

Population focus is affordable workforce housing for individuals and families earning 30% to 80% AMI.

Income Level	Units
30% AMI / RRH*	26
30% AMI	28
40% AMI	6
50% AMI	19
60% AMI	19
80% AMI	20
Live-in Manager	2
<b>TOTAL</b>	<b>120</b>

PRESENTATION ELEMENT 4

# Subsidy Request

# SUBSIDY REQUEST: SOURCES

Sources	Residential	Retail & Non-Residential	Public Parking	Total Cost	Cost Per unit
Permanent Debt	\$9,990,000			\$9,990,000	\$83,250
Tax Credit Equity	\$25,251,436	\$2,440,384	\$8,790,603	\$36,482,423	\$304,020
City Assistance	\$2,500,000			\$2,500,000	\$20,833
AHP	\$632,000			\$632,000	\$5,266
County of Santa Clara	\$21,673,000			\$21,673,000	\$180,608
Eden Equity	\$2,000,000			\$2,000,000	\$16,666
Deferred Developer Fee	\$83,072			\$83,072	\$692
<b>Total Sources</b>	<b>\$62,129,508</b>	<b>\$2,440,384</b>	<b>\$8,790,603</b>	<b>\$73,360,495</b>	<b>\$611,337</b>