

City of Mountain View
 Planning Department
 500 Castro Street
 Mountain View, CA 94041

Re: Gatekeeper Application
 Submission Date – October 21, 2016

Applicant & Property Owner:

SWENSON
 Cole Strombom – Development Manager – Cole@Swenson.com – 408.938.6398
 Cameron Schwab – Development Manager – Cam@Swenson.com – 408.938.6395
 777 N First Street, 5th Floor
 San Jose, CA 95112

Property Address:

1025 Terra Bella Ave, Mountain View

Project Description:

Given the current City of Mt View (and greater Bay Area) demand for housing, SWENSON has designed an efficient higher density residential development in the Terra Bella neighborhood. As seen in the attachments, the design is comprised of a 3-level podium with a 13-story residential mid-rise (234 units) along the Terra Bella Ave side of the property (max height: 164'); then stepping down to 20 two-story townhomes surrounding an amenity deck on the south side of the property.

The zoning and general plan are both industrial. SWENSON realizes that residential does not conform to current zoning and general plan and is open to recommendations from City staff moving forward. Given the immediate surrounding uses and proximity to the 85/101 highway interchange, SWENSON has designed the mid-rise to maximize the density, while still meeting the parking requirements set forth by the City of Mountain View. The purpose of the height step-down from 164' (top of the mid-rise) to 52' (top of the townhomes) is to reduce the visual impact from the single family residential homes at the southern end of the street from this proposed development. With this in mind, SWENSON has an "alternate site plan" attached as well if the community and council would prefer to see a higher density of residential units on the site. The alternate site plan consists of 2 mid-rise towers, but in this plan the southern mid-rise steps down by 7 stories to accomplish the same goal.

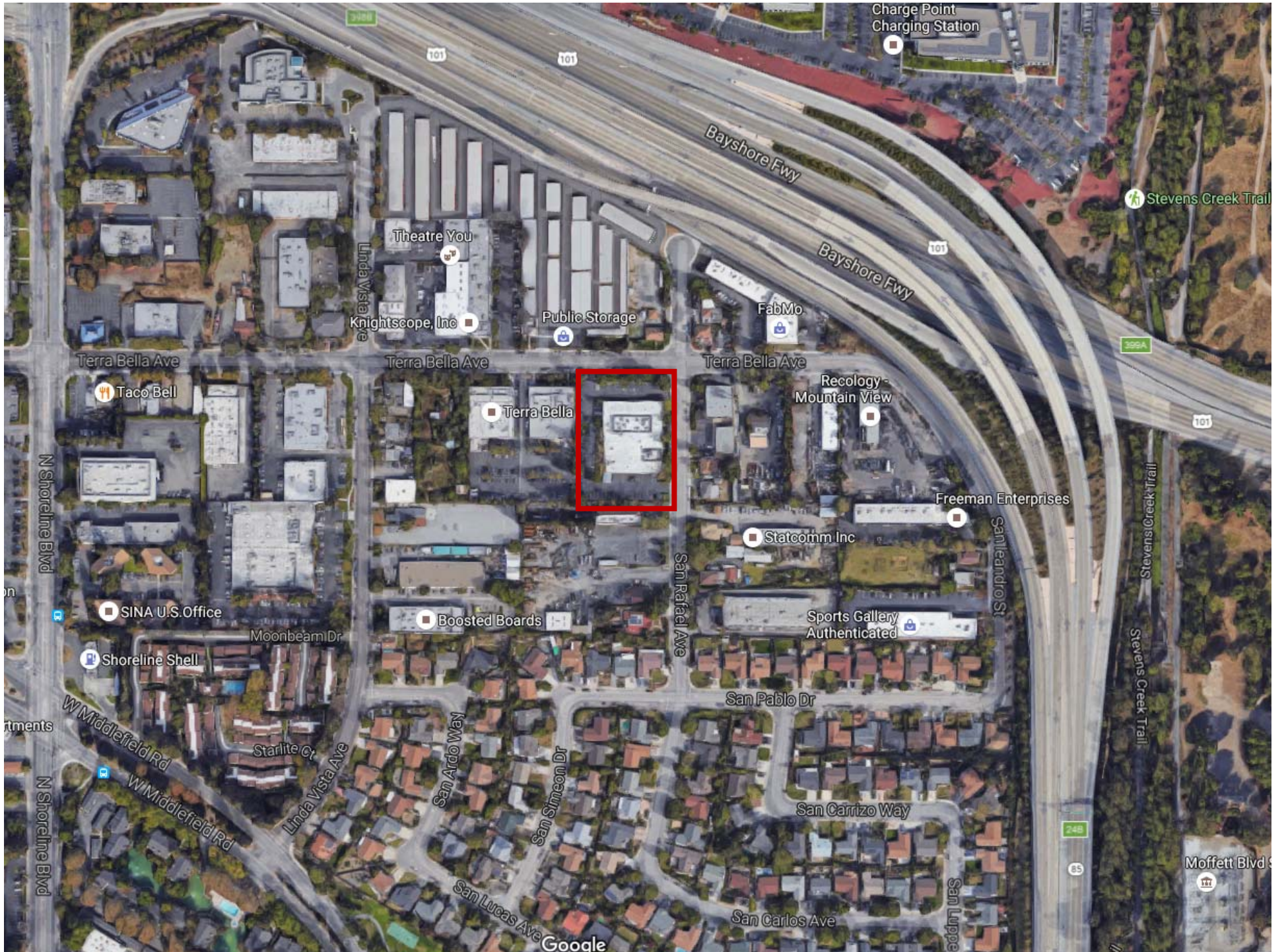
In addition, SWENSON understands that local neighborhood beautification efforts, streetscape improvements, traffic mitigation measures, etc. will be important in ensuring the success of higher intensity residential in this location.

Sincerely,

Cole Strombom

*Attachments: Site Plan & 3D Model
 Alternative Site Plan & 3D Model*

*CC: Randy Tsuda – Randy.Tsuda@mountainview.gov
 Terry Blount – Terry.Blount@mountainview.gov*



Charge Point
Charging Station

101

101

Bayshore Fwy

Bayshore Fwy

101

Stevens Creek Trail

Theatre You

Knightscope, Inc

Public Storage

FabMo

Terra Bella Ave

Terra Bella Ave

Terra Bella Ave

Taco Bell

Terra Bella

Recology -
Mountain View

101

Freeman Enterprises

Statcomm Inc

San Leandro St

SINA U.S. Office

Boosted Boards

Sports Gallery
Authenticated

Moonbeam Dr

San Rafael Ave

Shoreline Shell

San Pablo Dr

Stevens Creek Trail

W Middlefield Rd

Starlite Ct

Linda Vista Ave

San Ardo Way

San Simeon Dr

San Carrizo Way

Stevens Creek Trail

W Middlefield Rd

N Shoreline Blvd

San Lucas Ave

San Carlos Ave

San Luppe

Moffett Blvd

Google

248

85

Auto Clinic

Terra Bella Ave

Terra Bella Ave

Terra Bella Ave

al Ave

Skybox Imaging, Inc

Waterproofing Assoc

1025 Terra Bella Ave

San Rafael Ave

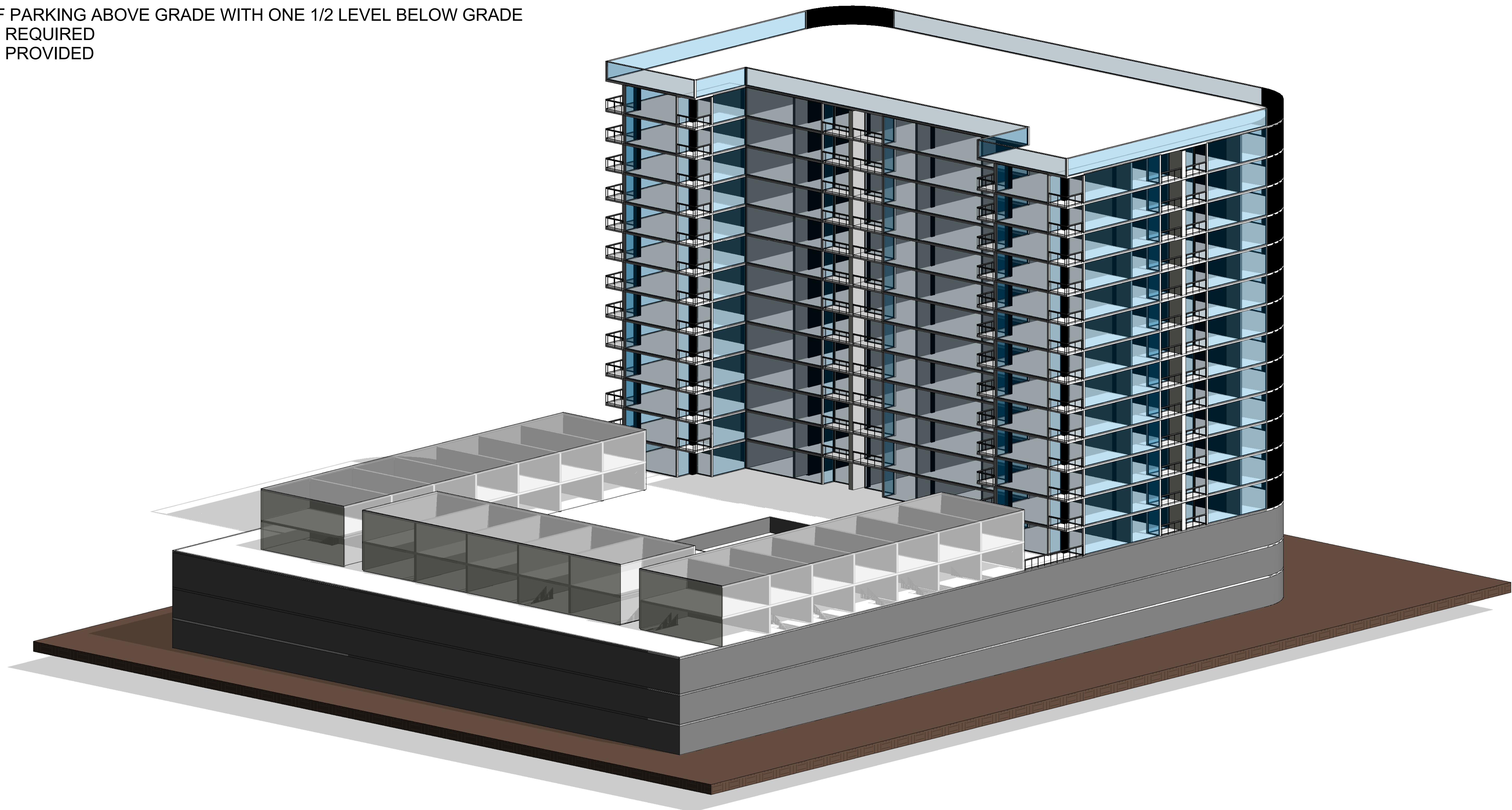


16 STORY TOWER (164'-0" HEIGHT ABOVE GRADE)
 -234 RESIDENTIAL UNITS (18 UNITS PER FLOOR X 13 FLOORS)
 -252,135 G.S.F.
 -903 AVE. UNIT S.F.

19 TWO-STORY TOWNHOMES ON 4TH FLOOR PODIUM (52'-0" HEIGHT ABOVE GRADE)
 -28,428 G.S.F.
 -1,461 AVE. S.F.

4TH FLOOR AMENITIES DECK (32'-0" HEIGHT ABOVE GRADE)
 -31,975 TOTAL S.F.

PARKING
 - 3 LEVELS OF PARKING ABOVE GRADE WITH ONE 1/2 LEVEL BELOW GRADE
 - 552 SPACES REQUIRED
 - 572 SPACES PROVIDED

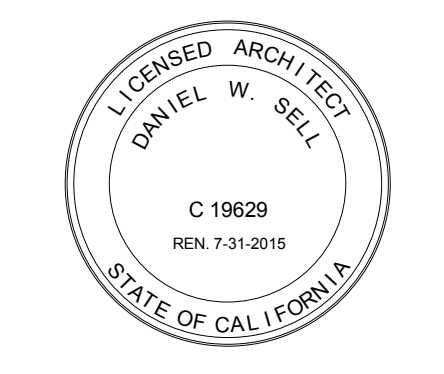


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Revision Schedule		
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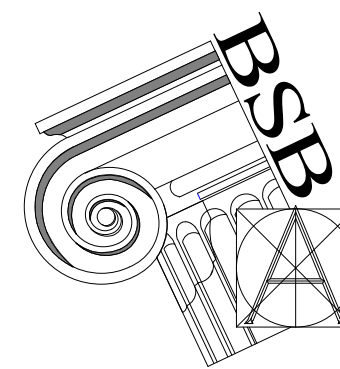
TERRA BELLA TOWER
 APN: 153.17.050
 1025 TERRA BELLA AVE.
 MT. VIEW, CA 94043
 PERSPECTIVE VIEW



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① PERSPECTIVE VIEW



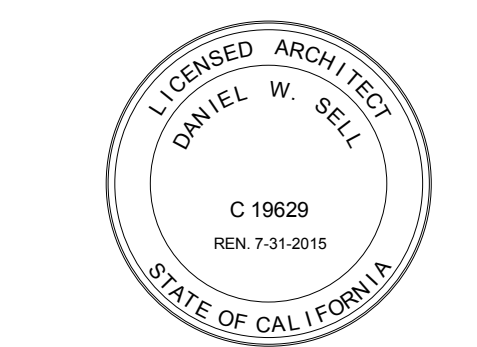
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 A DIVISION OF GREEN VALLEY CORP.
 777 North First Street
 Fifth Floor
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TERRA BELLA TOWER
 APN: 153.17.050
 1025 TERRA BELLA AVE.
 MT. VIEW, CA 94043
BASEMENT & 1ST FLOOR



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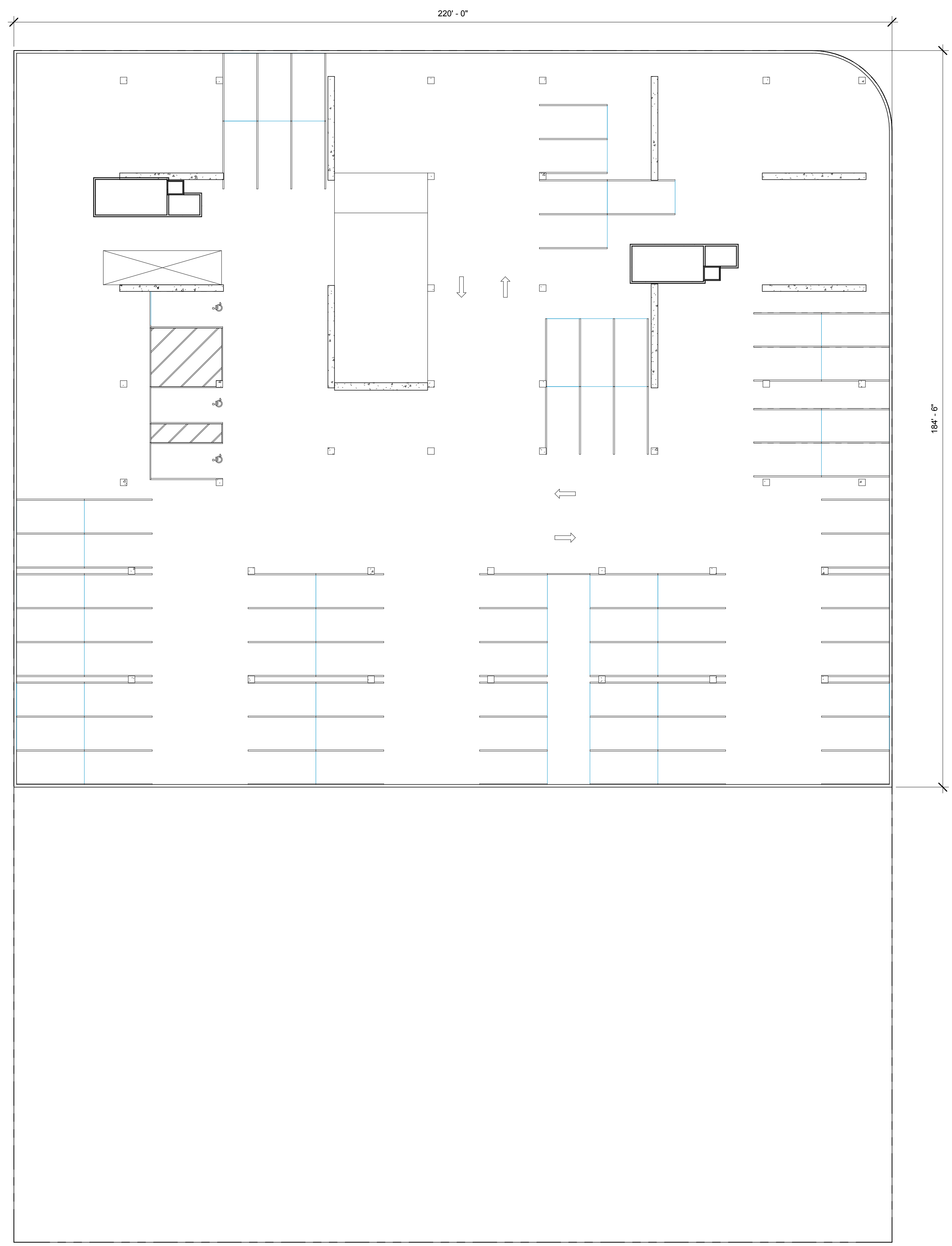
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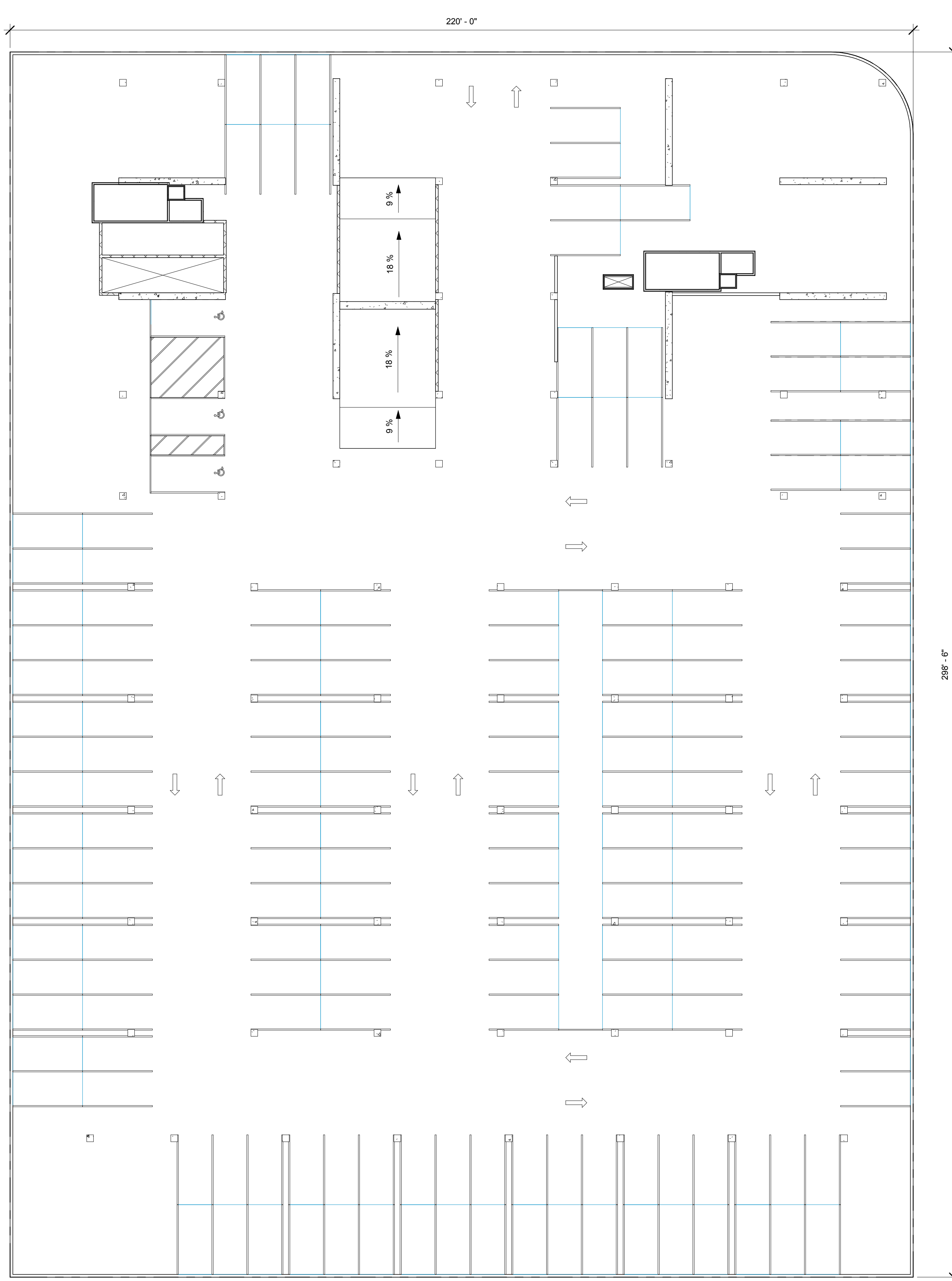
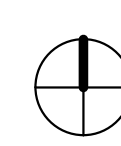
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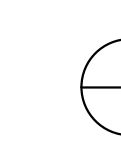
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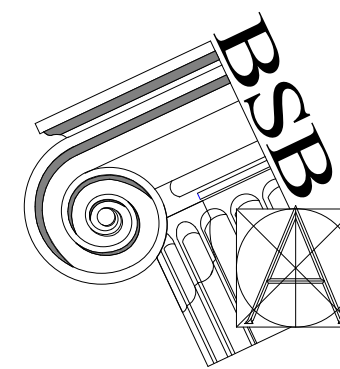


② BASEMENT - PARKING
 1/16" = 1'-0"



① Level 1 - PARKING
 1/16" = 1'-0"





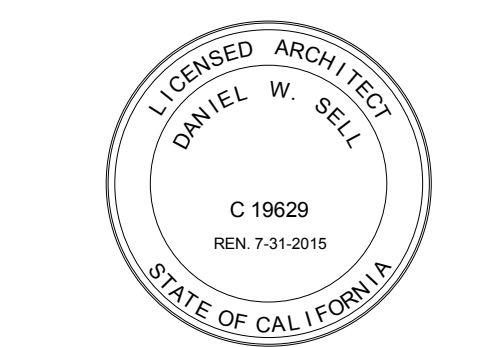
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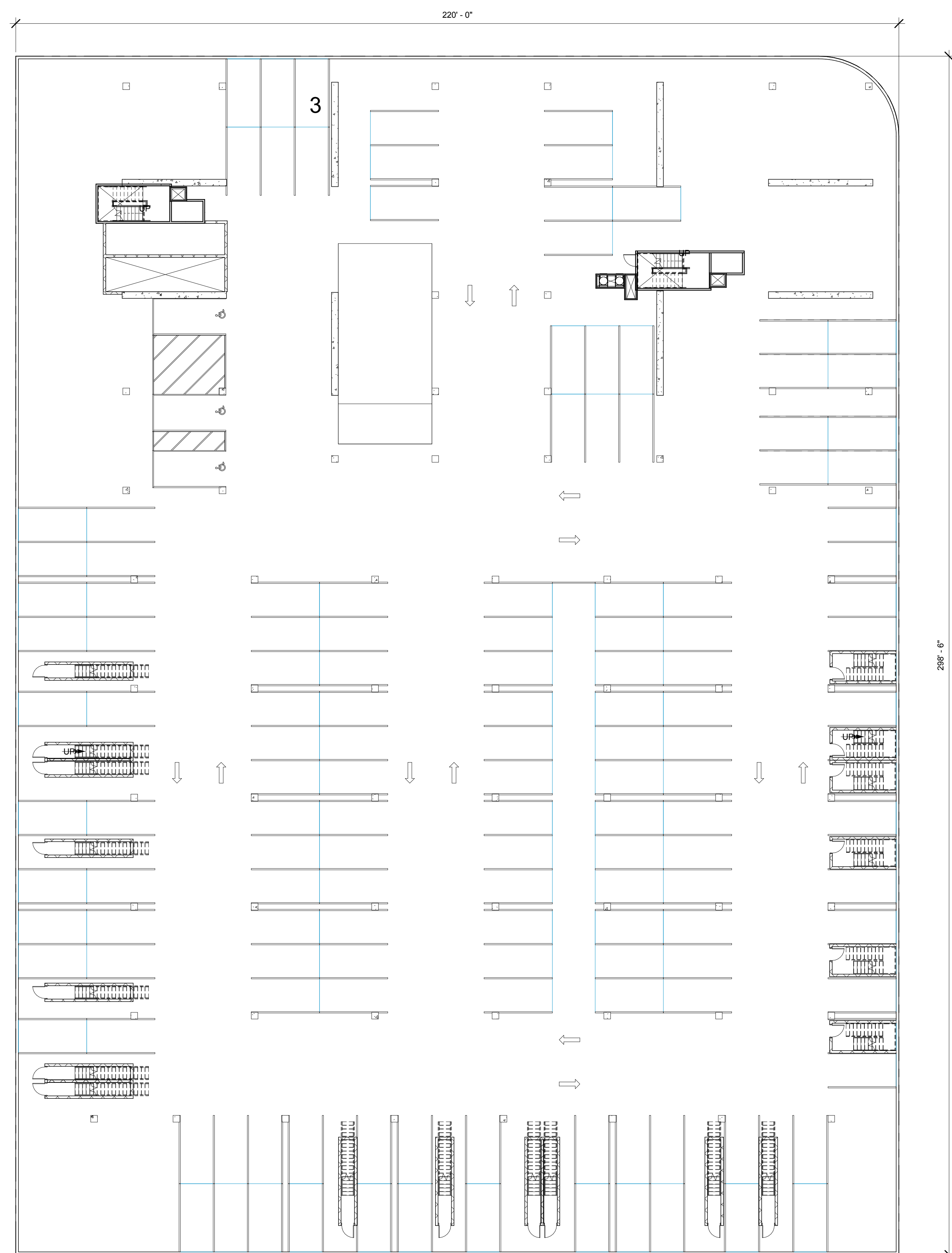
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TERRA BELLA TOWER
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 1025 TERRA BELLA AVE.
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3RD & 4TH FLOOR



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① Level 3 - PARKING
 1/16" = 1'-0"



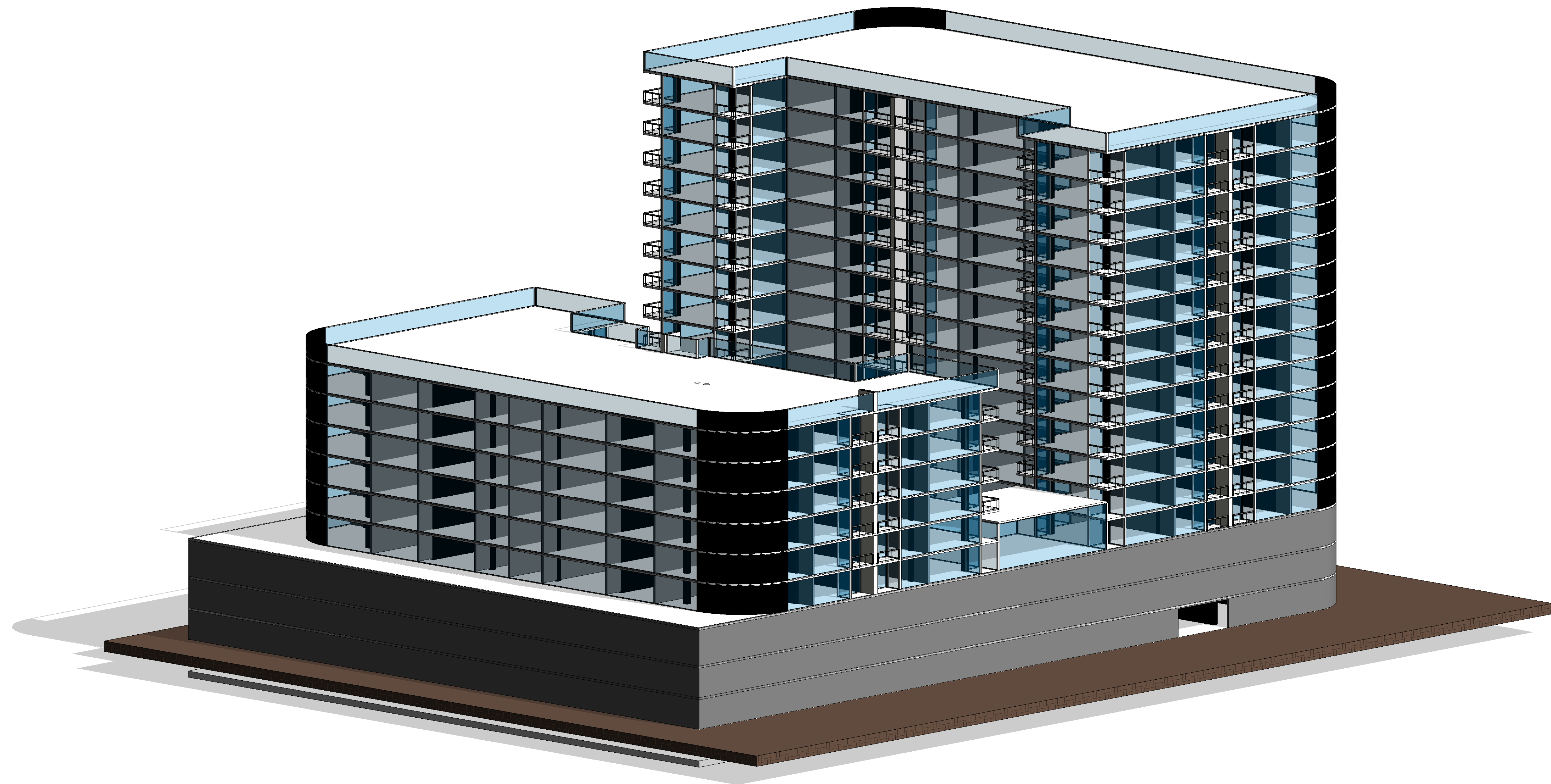
② Level 4 - PODIUM
 1/16" = 1'-0"

PROJECT DATA					
1025 TERRA BELLA					
APN:					153.17.050
ADDRESS:					1025 TERRA BELLA AVE. MOUNTAIN VIEW CA.
SITE AREA (G.S.F.):					65,584
GROSS SITE AREA (ACRES):					1.51
LOT COVERAGE					
ZONING:					MM-GENERAL INDUSTRIAL
GENERAL PLAN:2040					MM-GENERAL INDUSTRIAL
SETBACK REQ.	FRONT	SIDE 0'-25' FROM RI.	REAR 0'-25' FROM RI.		
SETBACK PROPOSED	0'	0'	0'		
TOTAL S.F. SITE AREA OF IMPROVEMENTS:					65,584
GROSS DATA					
	GSF			LEVELS	TOTAL GSF
BASEMENT LEVEL	40,251			1	40251
GRADE-4TH LEVEL	65,584			4	262336
TYP. FLOOR PLAN (TOWER)	19,395			12	232740
5TH FLOOR PLAN (TOWNHOUSE)	14,214			1	14214
TOTAL GSF					549,541
RESIDENTIAL DATA (TOWER)					TOTAL
UNIT TOTAL SF.	STUDIO	568	1/1+DEN	2/2 UNIT 1108-	
			679-983	1135	
4TH FLOOR	2		10	6	18
5TH FLOOR	2		10	6	18
6TH FLOOR	2		10	6	18
7TH FLOOR	2		10	6	18
8TH FLOOR	2		10	6	18
9TH FLOOR	2		10	6	18
10TH FLOOR	2		10	6	18
11TH FLOOR	2		10	6	18
12TH FLOOR	2		10	6	18
13TH FLOOR	2		10	6	18
14TH FLOOR	2		10	6	18
15 TH FLOOR	2		10	6	18
16TH FLOOR	2		10	6	18
SUBTOTAL	26		130	78	234
TOTAL					234
RESIDENTIAL DATA (TOWNHOUSE)					TOTAL
UNIT TOTAL	2/2.5 UNIT				
	1348-1574				
4TH FLOOR	19				19
SUBTOTAL	19				19
TOTAL					19
TOTAL PARKING REQUIRED: RESIDENTIAL					
	STUDIO	1/1	2/2	TOWNHOUSE	
PARKING RATIO SQ.	1.5	2	2	2	
SUBTOTAL	26	260	156	38	480
GUEST PARKING					15%
TOTAL					72
TOTAL PARKING PROVIDED: RESIDENTIAL					
	ADA PARKING	SINGLE	TANDEM		
BASEMENT	3	29	25	57	
First Floor	3	55	57	115	
2ND Floor	3	55	57	115	
3RD Floor	3	53	45	101	
TOTAL					388
TOTAL PKG PROVIDED:					
SINGLE (8'-6"x18')	192			192	
COMPACT (8'x16')	0			0	
TANDOM (8'-6"x18')	184			368	
HC (18'x 9')	12			12	
SUBTOTAL					572

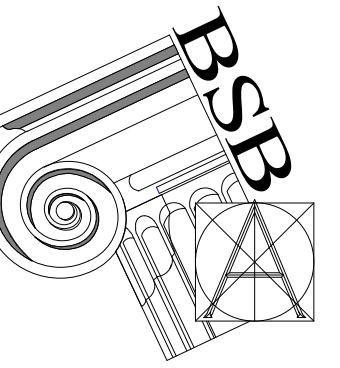
OPTION 2
 NORTH TOWER
 18 UNITS/FLOOR X 13 FLOORS = 234 UNITS
 234 X 2 = 468 PARKING

SOUTH TOWER
 18 UNITS/FLOOR X 6 FLOORS = 108 UNITS
 108 X 2 = 216 PARKING

468 + 216 = 684 PARKING FOR UNITS
 684 X 15% = 103 PARKING FOR GUESTS
 506 + 76 = 787 TOTAL PARKING



① PERSPECTIVE - OPTION 2



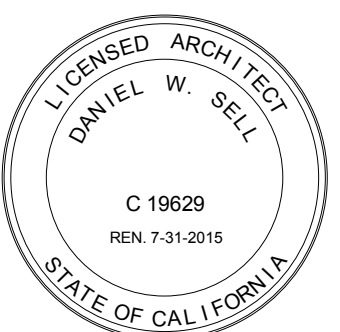
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2 TOWERS - PERSPECTIVE



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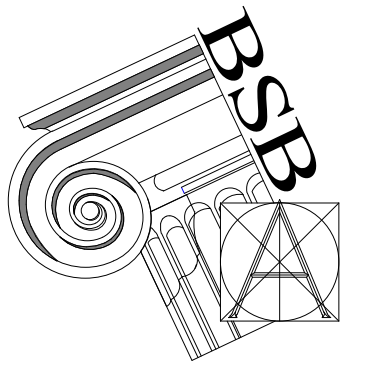
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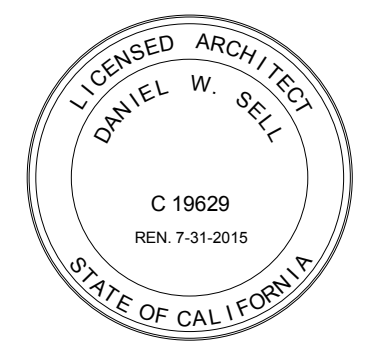
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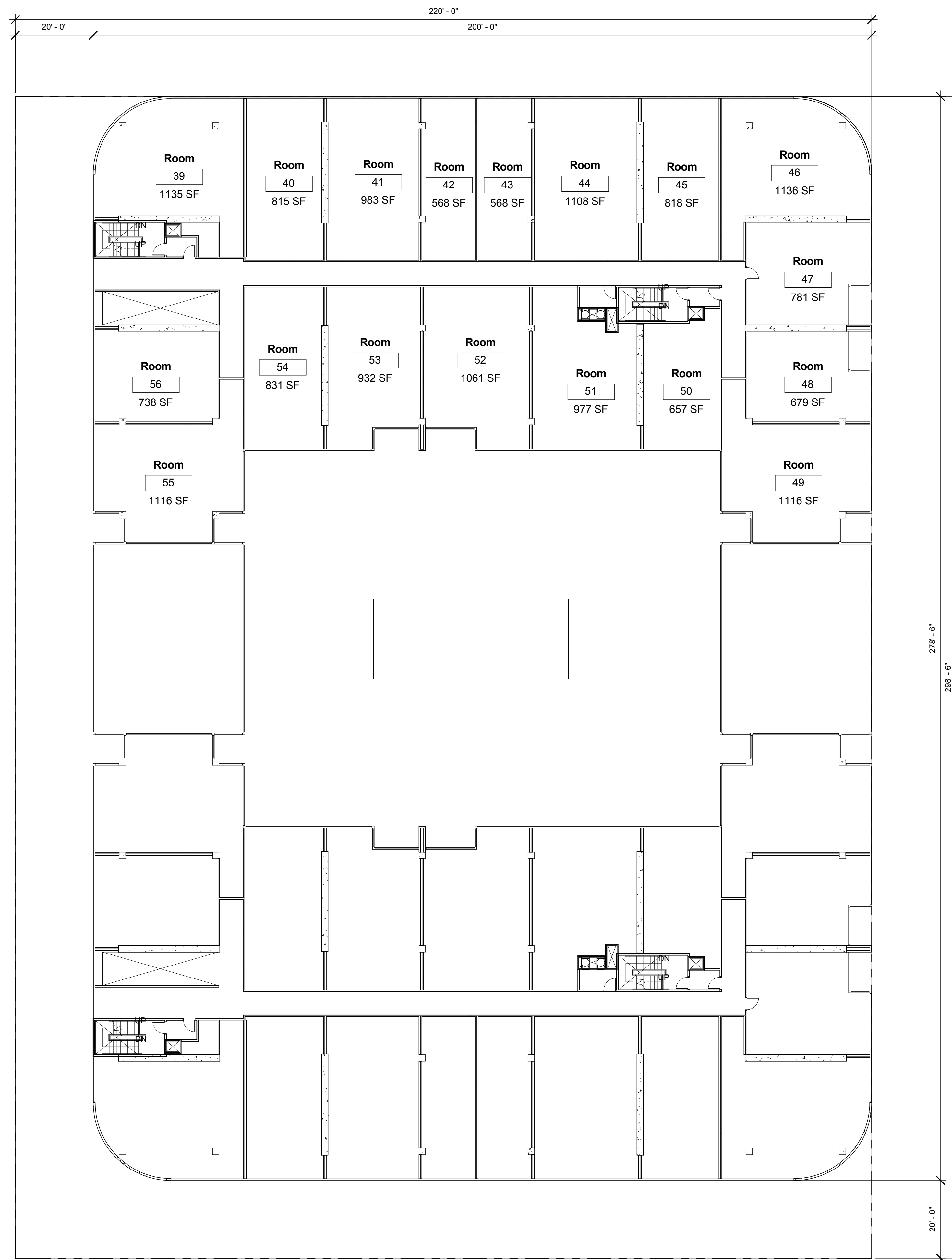
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TERRA BELLA TOWER
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2 TOWERS - 4TH FLOOR PLAN



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② Level 4 - OPTION 2
 1/16" = 1'-0"