



November 17, 2016

Terry Blount
Assistant Community Development Director
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Gatekeeper Application - 940 San Rafael Ave & 924 San Rafael Ave, MV, CA 94043 (both parcels of the "El Camino Paving Site" 1.79 acres), 918 San Rafael Ave ("Single Family Residence" .26 acres), and 963 Linda Vista Avenue ("Single Family Residence" and Parking Lot .8 acres)

Dear Mr. Blount,

Please accept this letter as our "Gatekeeper" application for your consideration of the redevelopment of the properties at 918, 924, 940 San Rafael Avenue and 963 Linda Vista Avenue.

Location

The combined development site of 2.85 acres is located North of Middlefield Road in the greater Terra Bella Avenue area, two blocks from Highways 101 and 85 and roughly three blocks from Shoreline Blvd. The assemblage includes a paving business, two single family residences, and a parking lot. The assemblage has frontages on both Linda Vista Avenue as well as San Rafael Avenue. The properties are surrounded on all sides by existing industrial/commercial uses with the exception of a row of single family detached homes that front on San Pablo Drive and share a common border with the Paving site.

This property assemblage is .75 miles away from the Google, Microsoft and other major employers in the North Bayshore and just .25 miles away from the new office building under construction at the corner of Terra Bella and North Shoreline Blvd. Our understanding is that there is a high density residential development which has received Gatekeeper approval adjacent to the office building under construction which would complement our plans and be a catalyst for more residential West of Middlefield which has been a Council goal. This development would be a short walk or bike ride to employers and just 1.25 miles from the Downtown Transit Station.

Proposal

Our proposal is to construct a luxury apartment development including 191 apartment homes of three and four stories, with amenities planned to include a pool, spa, rooftop deck, fitness center, a club room, and business center and more to provide incentives for our residents to remain on site for recreation and to lessen the burden on City facilities.

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Our proposed apartment development will be Green Point Rated and utilize many energy saving features that provide long term benefits to owners and residents alike including a Transportation Demand Management program to incentive walking and biking and reduced automobile usage. It goes without saying that we would plan to use high quality materials and workmanship that would complement to the neighborhood.

Similar to other Gatekeeper requests our proposal would require General and Precise Plan amendments and rezoning.

Request

We believe an attractive high quality apartment development at this location will be a great addition to this neighborhood which is transitioning from older office and industrial uses to a residential focus. It will also help achieve the City Council's vision of creating additional housing supply in close proximity to plentiful jobs. We respectfully request that the City approve our Gatekeeper Application and allocate staff time with first priority to formally review our plans in detail.

Sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Nathan Tuttle
Senior Development Director
Prometheus Real Estate Group, Inc.



Terra Bella Ave

963 Linda Vista Ave

918, 924, & 940 San Rafael Ave

Moonbeam Dr

Linda Vista Ave

San Rafael Ave

San Pablo Dr

N Shoreline Blvd

Jo Way

Timeon Dr