

December 8, 2015

Mr. Terry Blount, AICP
Assistant Community Development Director / Planning Manager
City of Mountain View
500 Castro St.
Mountain View, CA 94041-2010

Re: Gatekeeper Request – Shenandoah Square

Dear Mr. Blount,

Please accept this letter as our “Gatekeeper” request for the consideration of a redevelopment / residential densification project located at the site of the existing Shenandoah Square townhouse community. Enclosed please also find our check for the requisite \$10,000 deposit.

Mountain View has undergone rapid growth over the last decade and particularly the last several years, becoming a major employment hub for world-class employers and offering high-quality job opportunities. The City’s housing supply, however, has not kept pace with this rapid expansion. Shenandoah Square is an opportunity to meaningfully impact that housing deficit while providing open space, and aesthetic benefits to the surrounding community and much needed affordable housing.

Location

The Shenandoah site is an approximately 17 acre parcel, located at 500 Moffett Boulevard near the intersection of Middlefield Road in Mountain View, CA. The parcel is on federal land that is currently leased by the Department of the Army to California Military Communities LLC (Owner) as part of the Villages at Moffett & Parks housing community. Located only .6 miles from the Mountain View Cal-Train station and surrounded by major Mountain View employers, Shenandoah Square is located in South Bayshore at the corner of Middlefield and Moffett, less than a mile from downtown Mountain View.

Proposal

With the Army’s support, California Military Communities desires to redevelop the Shenandoah site to provide much needed housing, an improved community park and generally upgrade the existing outdated facilities. As we currently understand the City’s process, a General Plan amendment and Precise Plan would be required along with annexation. After preliminary discussions with City Staff, we believe the highest and best use for the Shenandoah parcel would be to redevelop it with higher density housing, which could be accomplished through the City’s comprehensive Precise Plan planning process and ultimately rezoning it with the Planned Communities (P) zoning designation.

In its current state, approximately 6 of the 17 acres are vacant, and approximately 11 acres are improved with 126 two-bedroom townhouses. The townhouses were constructed in 1989 and are leased to active-duty service members and Department of Defense civilians. In order to better utilize the property and increase density, we would vacate and demolish the existing units. We

look forward to working alongside the Housing Department in order to aid the current residents during the relocation process.

Given its sizable acreage, the Shenandoah site offers a unique opportunity to add housing stock on a meaningful scale, in a centrally-located, infill location. We believe entitling Shenandoah Square for residential redevelopment, while being sensitive to the surrounding neighborhoods and other City priorities, would be a true “win-win.” It would provide housing and public space for the residents and surrounding neighborhoods, and would enhance the corridor leading to downtown Mountain View and contribute to the South Bayshore community.

We look forward to working with City staff to refine a development plan that meets the requirements and needs of Mountain View.

Company History

Formed in 2004, California Military Communities (CMC) is a public-private partnership between Clark Realty Capital, as the private-partner entity and managing member, and the Department of the Army, as the public entity. The purpose of CMC is to provide military service members with quality housing by leveraging the industry knowledge of private development and management companies. Clark Realty Capital, the manager and private partner of CMC, is a fully integrated, award winning real estate company actively developing, building, managing, investing in, and financing major real estate projects across the nation. Clark brings to the table a wealth of experience in local zoning approvals, financing, construction, operating both affordable and market rate housing, and working with communities to create award winning projects.

Request

This letter therefore respectfully requests that the City Council allocate City Staff to formally consider our proposed project, including the related General Plan amendment, Precise Plan and rezoning. We believe that this project aligns with the needs and goals of the City and will make a great contribution to the community. Please contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Francis J. Coen", with a long, sweeping horizontal line extending to the right.

Francis J. Coen
Project Director

EXHIBIT A: Shenandoah Square Project Details

Address: 500 Moffett Blvd, Mountain View, CA

APN: 153-24-013

Request:

California Military Communities respectfully request that the City allocate staff to process the entitlements necessary to allow the redevelopment and transformation of Shenandoah Square into a new vibrant community in the center of Mountain View.

Project Description:

- Site Area: 17.093 acres
- Proposed FAR/Density: ~1.85
- Replace 1980's townhome stock with a new, master planned community - an aesthetic improvement at the "entrance" to downtown Mountain View
- Provide additional housing density at this centrally located infill site, including the potential inclusion of affordable and/or workforce housing units
- Create public open space to be enjoyed by residents and the surrounding communities
- Respect neighboring lower-density residential neighborhoods that surround the site via the incorporation of landscaped setbacks and tapering building heights

Project Entitlements:¹

- Annexation
- General Plan Amendment
- Adopt Precise Plan
- Rezone from
- PRE PF (Prezoned – Public Facility) to P (Planned Community)

¹ Project details are preliminary and may change based on discussions with city staff, design development, market conditions, and other factors.

An aerial photograph of a residential neighborhood, showing a grid of streets, houses, and some commercial buildings. A road with a '2' street sign is visible. The image is in grayscale and serves as a background for the text.

MOUNTAIN VIEW

West Middlefield Rd. and Moffett Blvd.

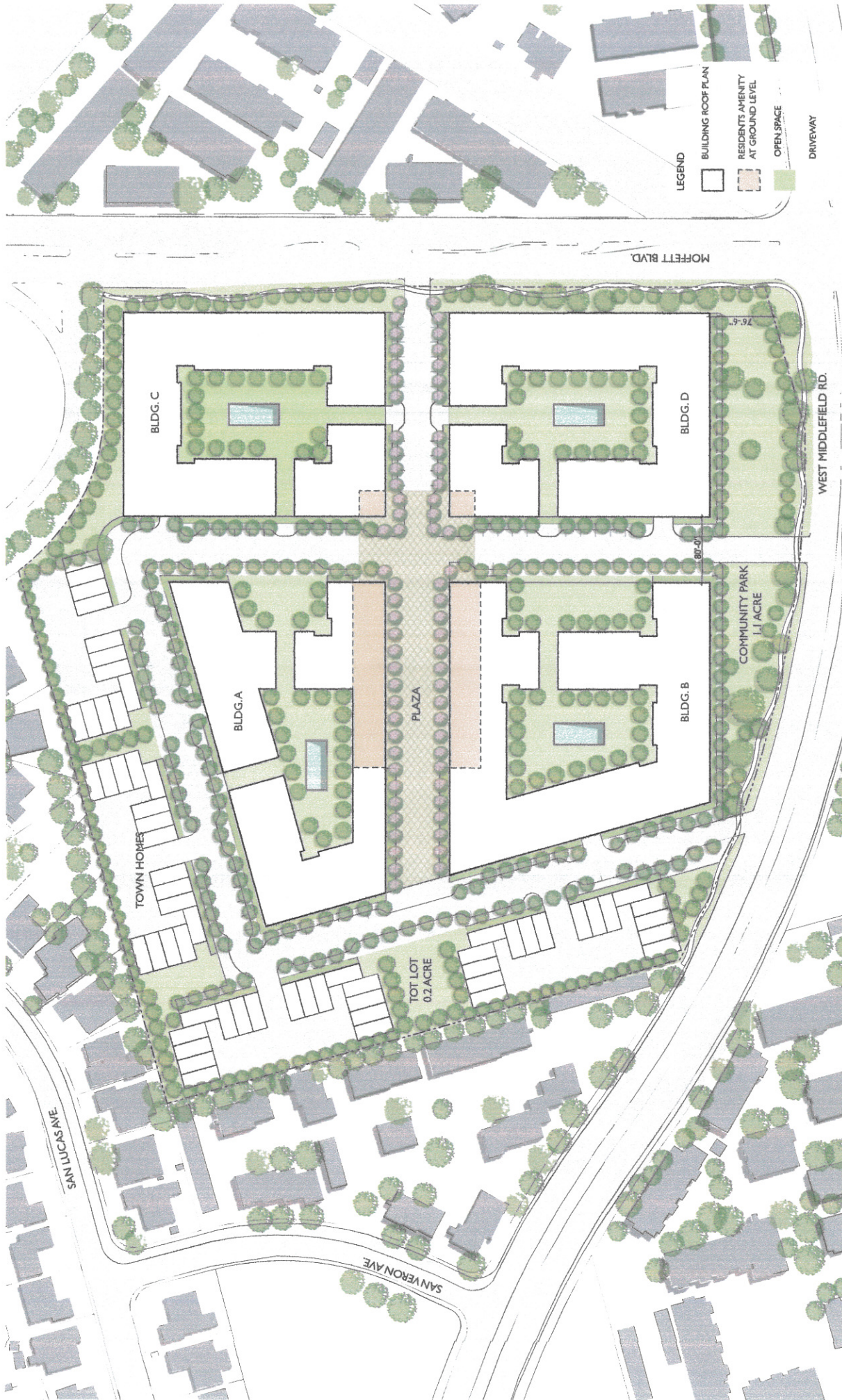
OCTOBER 26, 2015

CALIFORNIA MILITARY COMMUNITIES, LLC | STEINBERG

PROJECT SUMMARY FOR PROPOSED BUILDINGS			
Bldg A	Unit S.E.	Quantity	Net S.E.
Studio	550	65	35750
Jr. 1 Bd/1 Ba	700	55	38500
1 Bdrm/1 Ba	750	39	29250
2 Bdrm/2 Ba	1050	80	84000
3 Bdrm/2 Ba	1240	25	31000
		264	218,500
Bldg B	Unit S.E.	Quantity	Net S.E.
Studio	550	25	13750
Jr. 1 Bd/1 Ba	700	90	63000
1 Bdrm/1 Ba	750	74	55500
2 Bdrm/2 Ba	1050	100	105000
3 Bdrm/2 Ba	1240	25	31000
		314	268,250
Bldg C	Unit S.E.	Quantity	Net S.E.
Studio	550	30	16500
Jr. 1 Bd/1 Ba	700	20	14000
1 Bdrm/1 Ba	750	54	40500
2 Bdrm/2 Ba	1050	115	120750
3 Bdrm/2 Ba	1240	30	37200
		249	228,950
Bldg D	Unit S.E.	Quantity	Net S.E.
Studio	550	30	16500
Jr. 1 Bd/1 Ba	700	20	14000
1 Bdrm/1 Ba	750	54	40500
2 Bdrm/2 Ba	1050	115	120750
3 Bdrm/2 Ba	1240	30	37200
		249	228,950
Townhomes	Unit S.E.	Quantity	Net S.E.
2 Bdrm	1200	16	19200
3 Bdrm	1600	51	81600
		67	100800
TOTAL BUILDING		1,143	1,045,450

PARKING SUMMARY			
Plan	Type	Dui	Required Spaces
Studio	Proposed	150 (13.1%)	150
Jr. 1 BR	Proposed	185 (16.2%)	185
1 BR	Proposed	221 (19.3%)	221
2 BR	Proposed	426 (37.3%)	852
3 BR	Proposed	161 (14.1%)	323
	Sub-Total	1,143	1,731

SITE SUMMARY		PF - Public Facility
Existing Zoning		
Proposed Zoning		
Site Area (AC)	17.093	
Existing Units	126	
Units to be Removed	126	
Proposed Units	1,143	
Total	1,143	
Allowable FAR	1.85 (1,377,456 SF)	
Proposed FAR	1.85 (1,375,000 SF)	
	(1,045,450 SF Net Rentable)	



Site Plan
Scale 1:100

West Middlefield Rd. and Moffett Blvd. Mountain View | CALIFORNIA MILITARY COMMUNITIES, LLC | STEINBERG



Aerial Massing Diagram