

November 12, 2014

Mr. Randy Tsuda
Community Development Director
City of Mountain View
500 Castro Street
Mountain View, CA 94039

RE: **GATEKEEPER REQUEST** – 779 E. Evelyn Avenue for a LEED Certified, Class A affordable housing development to the ROEM standard.

Mr. Tsuda:

Please accept this letter as our Gatekeeper application for your consideration regarding the redevelopment of the Property located at 779 E. Evelyn Avenue. ROEM is requesting Gatekeeper process for City Council and staff to amend the General Plan designation and either amend or repeal the Sylvan-Dale Precise Plan and replace it with either the R3 or R4 Zoning District.

Property Description

The Property consists of 1.93 acres and abuts both E. Evelyn Avenue to the East and S. Bernardo Avenue to the South. The site is currently an office building and limited service market. ROEM has plans to re-develop the site while providing the residents of Mountain View with a Class A, LEED Certified, affordable housing development similar to the recently completed project by ROEM, known as the Franklin Street Apartments in Downtown Mountain View.

Proposed Development

Option #1 – 3-story design, 81-units, 42 dwelling units per acre density

ROEM and the project architect have designed a proposed development plan which consists of a LEED Certified, 3-story residential community with at grade and partial below grade parking. This design concept yields 81 residential units on the 1.93 acre site. This represents a 42 unit to the acre density which can be achieved within a R3 Zoning District; including the density bonus for affordable housing. ROEM and the project architect plan to eliminate the impact on adjacent buildings and uses, and have designed for significant setbacks (69' and 98' feet of separation) from the existing 2-story apartment to the West, adjacent to the site. ROEM has worked diligently with staff to create this design concept and feel that it provides a seamless transition between the existing industrial uses, newly developed multifamily on E. Evelyn, and the existing multifamily surrounding this area. The design will be highly attractive to the potential residents while providing a significant number of affordable rental units, which is in very short supply within the City of Mountain View. ROEM maintains their commitment to working with the neighbors, staff, and City Council to get full support and approval of the proposed 81-unit community.

Option #2 – 3 & 4-story design, 116-units, 60 dwelling units per acre density

Option #2 is designed in very similar fashion to Option #1. The major differences are the 4th floor addition creating additional units, and more excavation required for the subterranean parking level. Again, ROEM and the project architect eliminated the impact on the adjacent Sunnyvale existing apartment community by keeping the western edge of the property at 3-stories while the remainder of the building was elevated to account for the 4th floor. The design will be highly attractive to the potential residents while providing a significant number of affordable rental units, which is in very short supply within the City of Mountain View.

ROEM maintains their commitment to working with the neighbors, staff, and City Council to get full support and approval of the proposed 116-unit community.

Request

ROEM requests that the City Council approve the allocation of staff time to allow the project review to commence, support and provide commitment to the NOFA Application, and seek formal approval of the General Plan Amendment and Rezoning of the property from the Current P(30) Zoning within the Sylvan Dale Precise Plan to either R3 or R4 Zoning District.

Sincerely,



Mark Pilarczyk

Director of Acquisitions