



March 1, 2016

Mr. Randal Tsuda, Community Development Director
City of Mountain View
500 Castro Street – P.O. Box 7540
Mountain View, CA 94039-7540

re: Expansion of study area boundary for East Whisman Precise Plan Area

Dear Mr. Tsuda: *Randy*

This letter is sent on behalf of VTA's Joint Development Program, to request that the City expand the study area boundary for the upcoming East Whisman Precise Plan, to include the immediately area to the south that contains the terminus of Whisman Road and is bounded by Evelyn Avenue, SR-85, and SR-237. The City's General Plan identifies High-Intensity Office as the land use for this area.

The two-acre site of VTA's former park and ride lot for the closed VTA Evelyn light rail station is located in the area proposed for addition to the Precise Plan. VTA's Joint Development Program is looking to realize significant value from our property in order to fund other VTA improvement projects. While the General Plan land use designation would allow an approximately four-story Class A office building on VTA's property, similar to other recent office development nearby on Evelyn Avenue, such a development is not possible based on the current General Industrial zoning.

We understand that property owners adjacent to our site are also interested in development for High-Intensity Office. It appears that the only practical opportunity for near-term development by any of the property owners in the area would be if it is included in the Precise Plan. Our concern is that a separate planning effort or an independent rezoning application would either be seen as lower priority by the City relative to other proposals, or create burdensome costs.

Thank you for your consideration of this request. Please feel free to contact me at 408.321.5791 or at ron.golem@vta.org for additional information.

Sincerely,

Ron Golem
Ron Golem
Deputy Director, Real Estate

cc: John Ristow, VTA

Eakins Properties

Honorable Mayor Patricia Showalter and City Council Members
City of Mountain View
500 Castro Street
Mountain View, CA

March 17, 2016

Inclusion of the Pioneer Area in the East Whisman Precise Plan Study Area

Dear Mayor and City Councilmembers:

This letter is on behalf of the property owners located at 57 - 67 E. Evelyn Ave. and 82 Pioneer Way. We would like to respectfully request that the City Council consider expanding the E. Whisman Precise Plan study area to include the Pioneer Area (See Attachment 1) in conjunction with the upcoming East Whisman Precise Plan study. The adopted Mountain View General Plan designated this Pioneer area as "High Intensity Office use" the same as those properties in the East Whisman Change area. We believe including this area will be more efficient and allow the opportunity to improve this "entryway" into Mountain View.

We understand that the City is a recipient of a Whisman Station Priority Development Area (PDA) grant from the Valley Transit Authority (VTA) and that the City is considering amending the study area for this grant, we would like to request that the Pioneer Area be considered and included in this study. This area can contribute as well to the objectives of the PDA grant to: 1) increase employment near transit (the Pioneer Area is .5 to .7 miles) from the Downtown Transit Center; 2) improve ridership and accessibility to transit and 3) provide jobs near existing residential neighborhoods.

Further, we understand that a major source of funding for the E. Whisman Precise Plan study is through the VTA PDA grant. As a property owners, we would work with staff on sharing the additional costs if you would consider including this area.

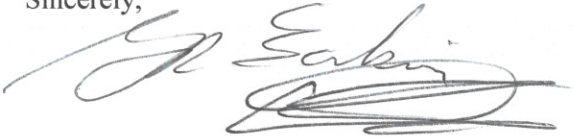
Our sites are also adjacent to the 2 AC VTA park and ride lot and we understand they also support this request. If the Pioneer area is included at the same time as the E Whisman Precise Plan we think it would be a good opportunity to see this "entryway" into Mountain View improved in the near term.

Eakins Properties
57 E. Evelyn Avenue
Mountain View, CA 94041

Eakins Properties

Thank you for considering this request. If you have any questions or need additional information, please contact, Dan Eakins, dan.eakins@gmail.com, Cell Phone 650-208-0760

Sincerely,



Gil and Dan Eakins, Eakins Properties
57 - 67 E. Evelyn Ave (APN 160-65-02)
Mountain View

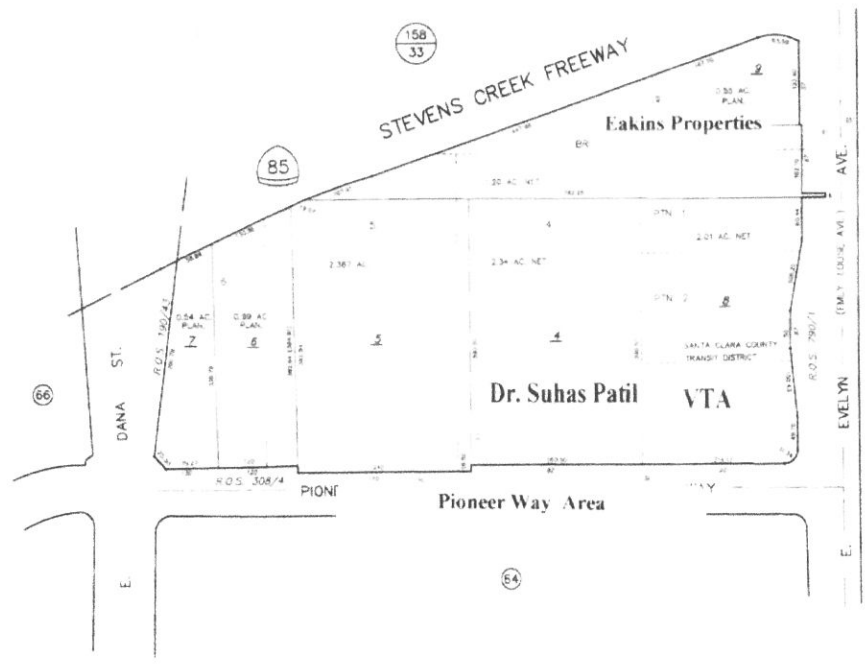


Dr Suhas Patil, Property Owner
82 Pioneer Way (160-65-05)
Mountain View

Attachment 1

Cc Dan Rich, City Manager
Randy Tsuda, Community Development Director
Terry Blount, Assistant Director, Community Development
Martin Alkire, Principal Planner
Lindsay Hagan, Associate Planner
Ron Golem, Deputy Director, Real Estate

Eakins Properties
57 E. Evelyn Avenue
Mountain View, CA 94041



158
33

85

66

DANA ST.

STEVENS CREEK FREEWAY

Eakins Properties

Dr. Suhas Patil VTA

Pioneer Way Area

EVELYN AVE.

64



SCALE: 1" = 100' (AS SHOWN)
LAWRENCE T. STONE - ASSESSOR
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Effective Map Year 2012-2018