



October 14, 2014

Mr. Scott Plambaek  
City of Mountain View  
500 Castro Street  
Mountain View, CA 94041

Dear Scott,


Thank you for taking the time to meet with our design team over the past few months regarding our proposed project on San Antonio Road. As you will recall, in our meeting on May 20, we discussed the issues for our site plan design arising from the City's desire for actual parkland dedication along the Hetch Hetchy right of way on Fayette Drive. We expressed concern regarding density impact due from not only the actual land dedication itself, but the particular configuration of the land area as well. As we have indicated at various times over the course of the project review, as well as the San Antonio Precise Plan process, there exists a limit to the public benefit burden that can be supported by redevelopment of currently improved land parcels in the San Antonio Road area. This limit is not the result of some ideological position of the ownerships. It is an economic reality of the existing and potential cash flows deriving from the buildings currently in place on the properties. We are very concerned that the escalating expectations for subsidized housing, open space, and other community benefits will rise to a level where it is simply more economically prudent to maintain these properties in their current state.

As a result, we have put forth for consideration by the City, a concept whereby the density which would otherwise be available to a project by virtue of its gross land area prior to dedication for park area be maintained for the net land area after dedication. In effect, the density would be transferred from the park dedication area to the remainder site. In the case of our San Antonio project, the site area prior to dedication is 5.747 acres, which would yield a potential buildout (1.85 FAR) of 463,128 square feet. After dedication of one-half acre for the proposed park, the potential buildout is reduced to 422,835 square feet. Our proposal would be to retain the ability to achieve up to 463,128 square feet on the remainder 5.247 acre site, a resulting FAR of 2.03. We would still be responsible for the payment of the full park in lieu fee with no offset for the one-half acre dedication. The City would get the benefit of both the land area dedication and the in lieu fees. It should be noted there would be a substantial increase in construction cost to the project for an additional level of below grade parking, as well as potential fire code impacts. It may, in fact, prove to be uneconomical to utilize the density transfer. However, we feel the flexibility is beneficial to achieving a project which optimizes both the City's standards for urban design and community benefit; as well as addressing market realities.

Again, we thank you for the opportunity to explore this concept with the City Council on October 28. We look forward to moving this project along now that the San Antonio Precise

Plan is nearing its completion. If you have any questions regarding our proposal, please feel free to call me directly at (480) 280-3634.

Sincerely,

A handwritten signature in blue ink, appearing to be 'J. Greer', with a long horizontal flourish extending to the right.

John Greer  
Partner