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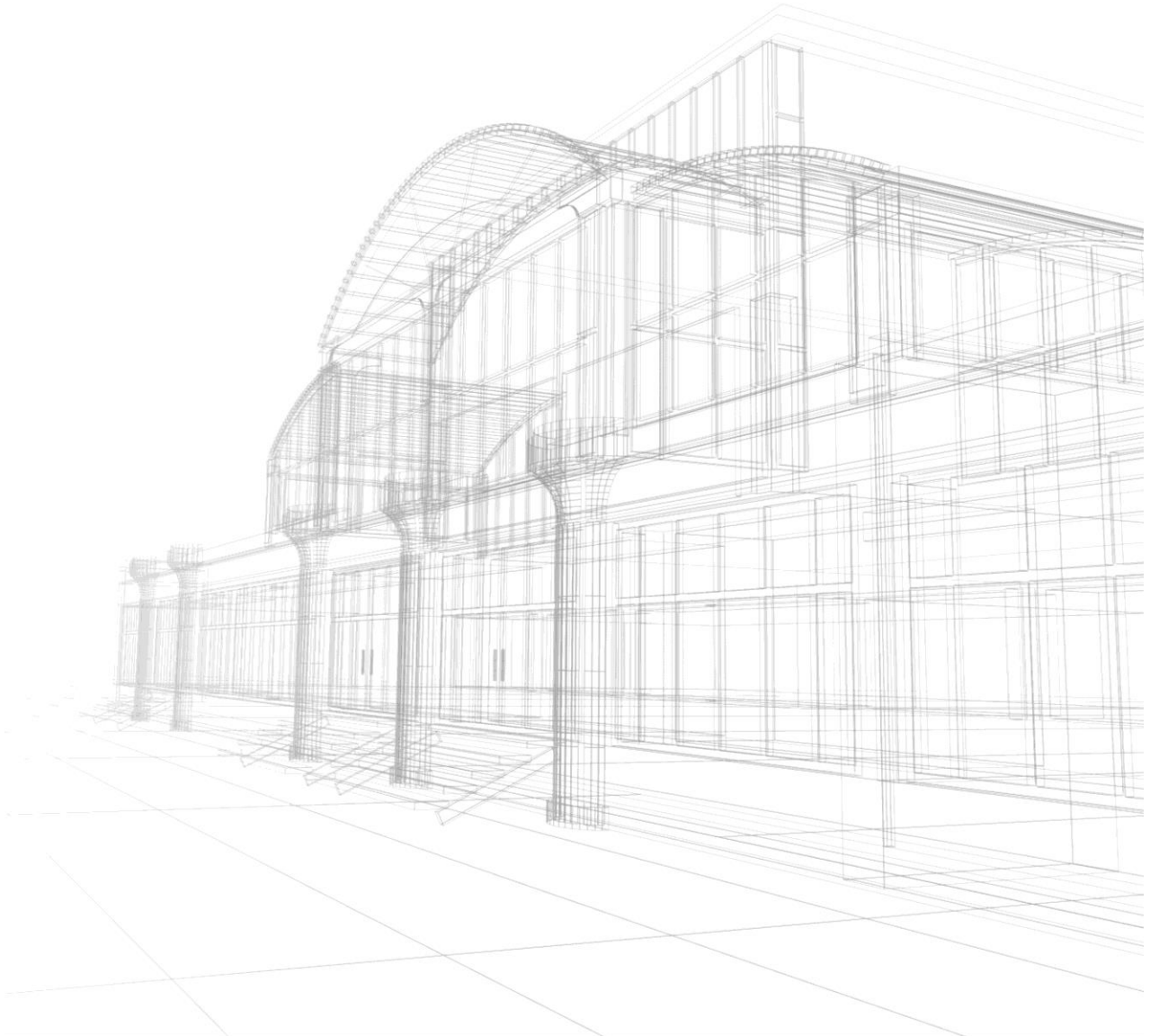
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GATEKEEPER APPLICATION

DEVELOPMENT SITE MOUNTAIN VIEW

*El Camino Real & Castro Street
Mountain View, CA*





October 21, 2016

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

Re: Gatekeeper Application
El Camino Real/Castro Street (903 Castro Street)
(Parcels 158-06-009 and 158-06-010)

Dear Mr. Tsuda,

Please accept this letter as our Gatekeeper application for review and consideration of a conditional use permit for a hotel development at the corner of Castro Street and El Camino Real pursuant to the criteria established in the “Area-Specific Standards, Guidelines and Prototypes” found in the November 2015 ***City of Mountain View Downtown Precise Plan***.

Background

The Downtown Precise Plan establishes specific guidelines and requirements for the Castro Street/El Camino Real block. This site has been designated for “...higher-density development ...conceived as a “gateway” complex...” with a hotel oriented to Castro Street as a provisional use allowed on the site. The “Area-Specific Standards, Guidelines and Prototypes” state that a hotel of up to 70 feet in height can be authorized for exceptional architectural merit on this “gateway” site, and provides for the relocation of the existing park at El Camino Real and Castro Street to where Fairmont Avenue currently meets Castro Street. Page 116 of the November 2015 ***City of Mountain View Downtown Precise Plan*** illustrates this desired development.

T2 Hospitality has been pursuing the ability to provide a hotel development in accordance with the ***City of Mountain View Downtown Precise Plan*** for approximately 3 years, and has recently accomplished the right to a long term lease on parcel number 158-06-010 (“Bike Shop” at 901 Castro Street) that combined with the use of the land allocated to the existing park that is planned to be relocated, allows us to proceed with this pursuit. In accordance with the Precise Plan guidelines, this project would be proposed as a 70 foot tall 196 room hotel development.

Gatekeeper Request

It has come to our attention that there may be an alternative “superior” development for this site that accomplishes a better alignment with the community in both the downtown business district and the community at large. Therefore we are proposing this alternative project in this Gatekeeper request to accomplish this alignment. The project we propose is different from the Precise Plan as follows:

1. It is less dense with a 60 foot height in lieu of the 70 foot height described in the Precise Plan.

2. It accommodates access to the adjacent approved development with a “reduced park use” of the Fairmont Avenue land. This adjacent development of parcels 158-06-036, 158-06-037, 158-06-038, and 158-06-039 for 881 Castro Street across Fairmont Avenue (Fairmont Mixed-Use Project) was recently approved on June 14, 2016 by the City Council (application #016-15-PCZA). It uses a large portion of Fairmont Avenue for vehicular access, making the “deeper” use of Fairmont Avenue for a new “same size” park less feasible.
3. It still accomplishes a hotel and an activated Castro Street frontage as intended by the original Downtown Precise Plan, but would provide for a new public plaza in lieu of a park. This public plaza would be more in line with the active and engaging retail environment intended for the downtown business community, and would be similar to the plaza accomplished at the 600 block near Starbucks.
4. This new development would provide for upgrades to a park elsewhere in the City of Mountain View in lieu of the “same size” park on Fairmont Avenue.

The Project

The project consists of using land from the existing park (parcel 158-06-009), the Bike Shop (parcel 158-06-010) and a portion of Fairmont Avenue adjacent to Castro Street. The requested project is a 60 foot tall 176 room boutique lifestyle hotel development with valet parking providing a hospitality environment at the front door to the City Downtown District, complete with an activated Castro Street retail frontage with a lively and social streetscape including a large public plaza accomplishing seating for 80 guests to the City Downtown. The following images provide insight to the project we are proposing.

Proposed Development Viewed from North looking south



Proposed Street View Looking into Public Plaza



Proposed Site Plan



Proposed Development Viewed from El Camino looking North



Project Benefits

This project would completely change the front door environment to the Mountain View Downtown business District. A boutique hotel with an activated retail frontage and valet service would provide for:

1. a hospitality based front door to the City Downtown, expressing a welcoming and service focused gateway environment, and
2. a community and business district benefit with a public plaza anchored by retail that will accommodate 80 guests and become a true gathering spot for both those visiting the City and local residents as well, and
3. a hotel valet service that will both eliminate any additional parking stress to the downtown area and provide a high service option to non-hotel guests, and
4. a hotel that will conservatively generate approximately \$1,300,000 in annual transient Occupancy Tax revenue for the City general fund, and
5. a community benefit with improvements to the Cities existing Parks.

Next Steps

Upon the Council's granting of this Gatekeeper application, T2 Hospitality will work with City staff to develop a plan for the project site that includes:

- a. a long term lease by T2 Hospitality of land currently occupied by the existing park and portions of Fairmont Avenue, and



- b. completing the design details for the “gateway” development of a 60 foot tall 175 room boutique lifestyle hotel, and
- c. the design of a public plaza where Fairmont Avenue currently meets El Camino Real, and
- d. aligning on improvements to park lands elsewhere in the City. Ideas of such improvements can be developed in conjunction with the Community Services Department, but ideas could include concepts such as improvements to Rengstorff Park or solar lighting for evening bicycle traffic along the Stevens Creek Trail.

T2 Hospitality appreciates your review of this application and looks forward to working together to accomplish this new and inviting gateway to the downtown of the City of Mountain View.

Sincerely

Mont Williamson

Mont Williamson
President and Chief Operating Officer
T2 Hospitality

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October 28, 2016

City of Mountain View
Community Development Department
Planning Division
500 Castro Street
Mountain View, CA 94041

To Whom It May Concern:

We, the undersigned, are all of the owners of certain real property located at 903 Castro Street, Mountain View, California (the "Land"). We hereby authorize T2 Development, LLC, a California limited liability company, its agents and representatives, to interface with the City of Mountain View regarding its proposed development of the Land (the "Project"), including without limitation by having discussions with the City regarding entitlements for the Project.

JOSEPH T. ARTON AND CHARLOTTE A. ARTON,
CO-TRUSTEES OF THE JOSEPH T. AND CHARLOTTE A.
ARTON FAMILY TRUST, U/A DATED AUGUST 31, 1995

By: Joseph T. Arton
Joseph T. Arton, co-trustee

By: Charlotte A. Arton
Charlotte A. Arton, co-trustee

STEVEN GRANT AND SHARON GRANT,
CO-TRUSTEES OF THE GRANT FAMILY TRUST

By: Steven Grant
Steven Grant, co-trustee

By: Sharon Grant
Sharon Grant, co-trustee