

**Calvano/CRP Mountain View Owner, L.L.C.**

SENT VIA E-MAIL

November 2, 2015

Randy Tsuda  
Community Development Director  
City of Mountain View  
500 Castro Street  
Mountain View, CA 94041-2010

**RE: Gatekeeper Request—The Residences @ Shoreline Gateway**

Dear Mr. Tsuda:

Please accept this letter as our “Gatekeeper” request for the consideration of a residential project located at Shoreline Boulevard and Terra Bella Avenue (the “Property”) adjacent to the recently approved four-story office building at 1001 North Shoreline Boulevard.

The Property consists of 7.15 acres located along Terra Bella Avenue between Shoreline Boulevard and Linda Vista Avenue that has several tilt up industrial buildings with associated parking on the site. The Property is zoned Limited Industrial (ML) and General Industrial (MM) with a General Plan designation of General Industrial.

While considering numerous options for the Property, we discovered that the site presents a unique opportunity for a true mixed-use office and residential node that aligns with the City’s housing goals and complements the North Bayshore Precise Plan policies. Specifically, we propose to redevelop the Property with two (2) residential buildings and associated parking and amenities (the “Project”). The first building on the north side of the office building would be five (5) stories over two (2) levels of parking, with 173 apartment units and approximately 3,000 square feet of ground floor retail. The second building on the east side of the office building would be five (5) stories wrapped around 4.5 stories of parking with 88 apartment units. The Project would provide a total of 261 apartment units, 3,000 square feet of ground floor retail, and 305 parking spaces (plus replacement of all the required office parking spaces) with substantial landscaping improvements and tenant amenities. The Project would require a General Plan amendment and a rezone from MM and ML to a Planned Community (“PC”) District to allow for residential uses on the Property.

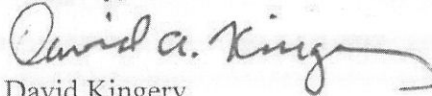
The Project’s mixed-use character provides a “self-mitigating” benefit with its own jobs/housing balance on site that minimizes single occupancy vehicle trips. Moreover, the Project would take advantage of its extraordinary proximity to the North Bayshore Precise Plan area by locating housing units next to the City’s employment epicenter along the major transit spine of Shoreline Boulevard. The Project also would satisfy a key General Plan land use policy (LUD 16.7) by creating a gateway development with a diverse mix of uses near Highway 101

and North Shoreline Boulevard. Lastly, we intend to meet the City's 10% below market rate requirement by providing these units on site so as to increase the City's affordable housing stock.

We respectfully request that the City Council approve this "Gatekeeper" application and allocate the staff resources necessary to bring this exciting project to fruition.

Thank you for your consideration.

Sincerely,

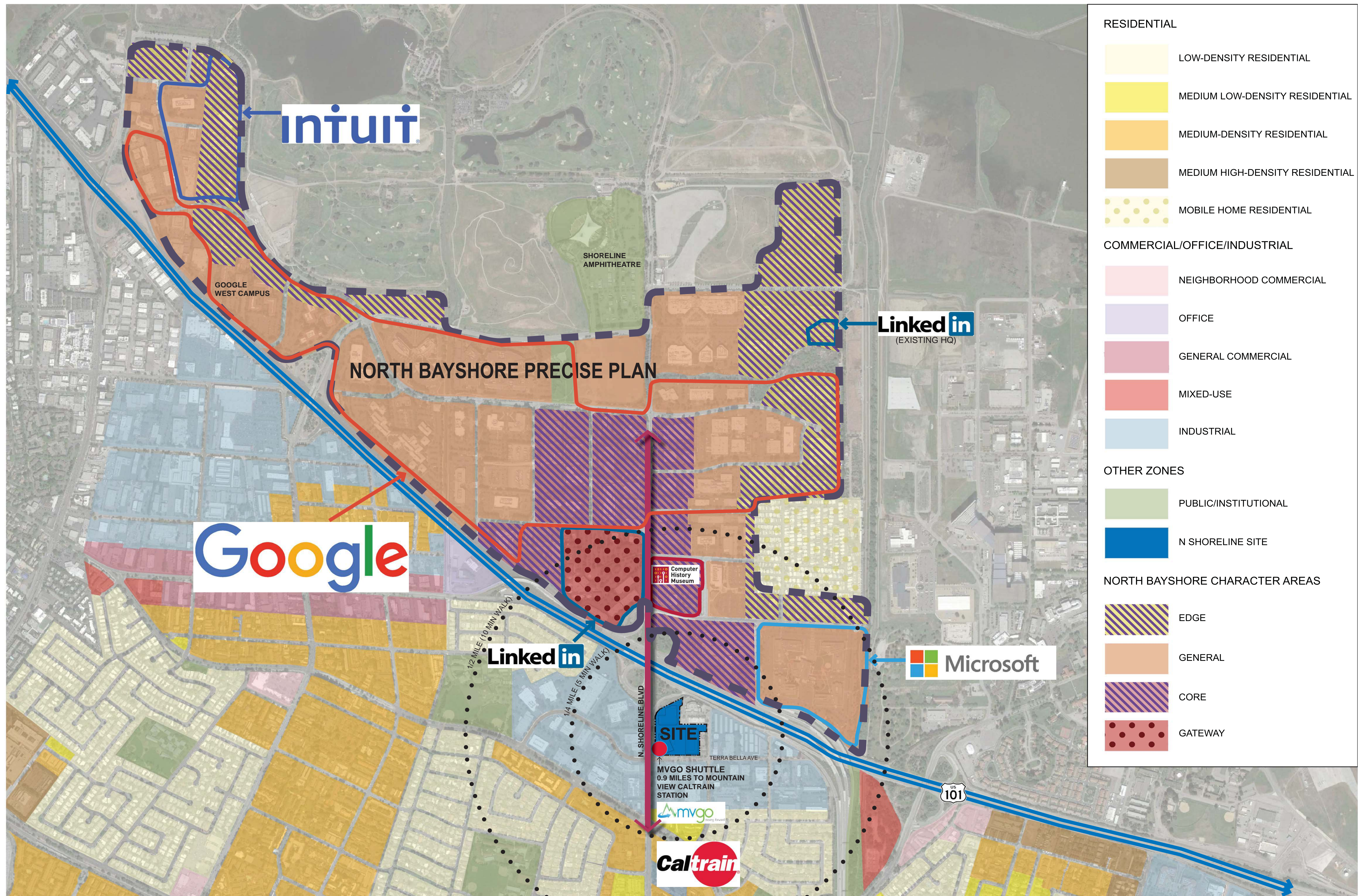


David Kingery  
Vice President

Enclosure

cc: Terry Blount









2. NORTH SHORELINE LOOKING NORTH WEST



3. US 101 FREEWAY LOOKING SOUTH



4. US 101 FREEWAY LOOKING SOUTH WEST



1. NORTH SHORELINE LOOKING NORTH EAST



5. TERRA BELLA AVE LOOKING WEST



8. NORTH SHORELINE BLVD LOOKING WEST

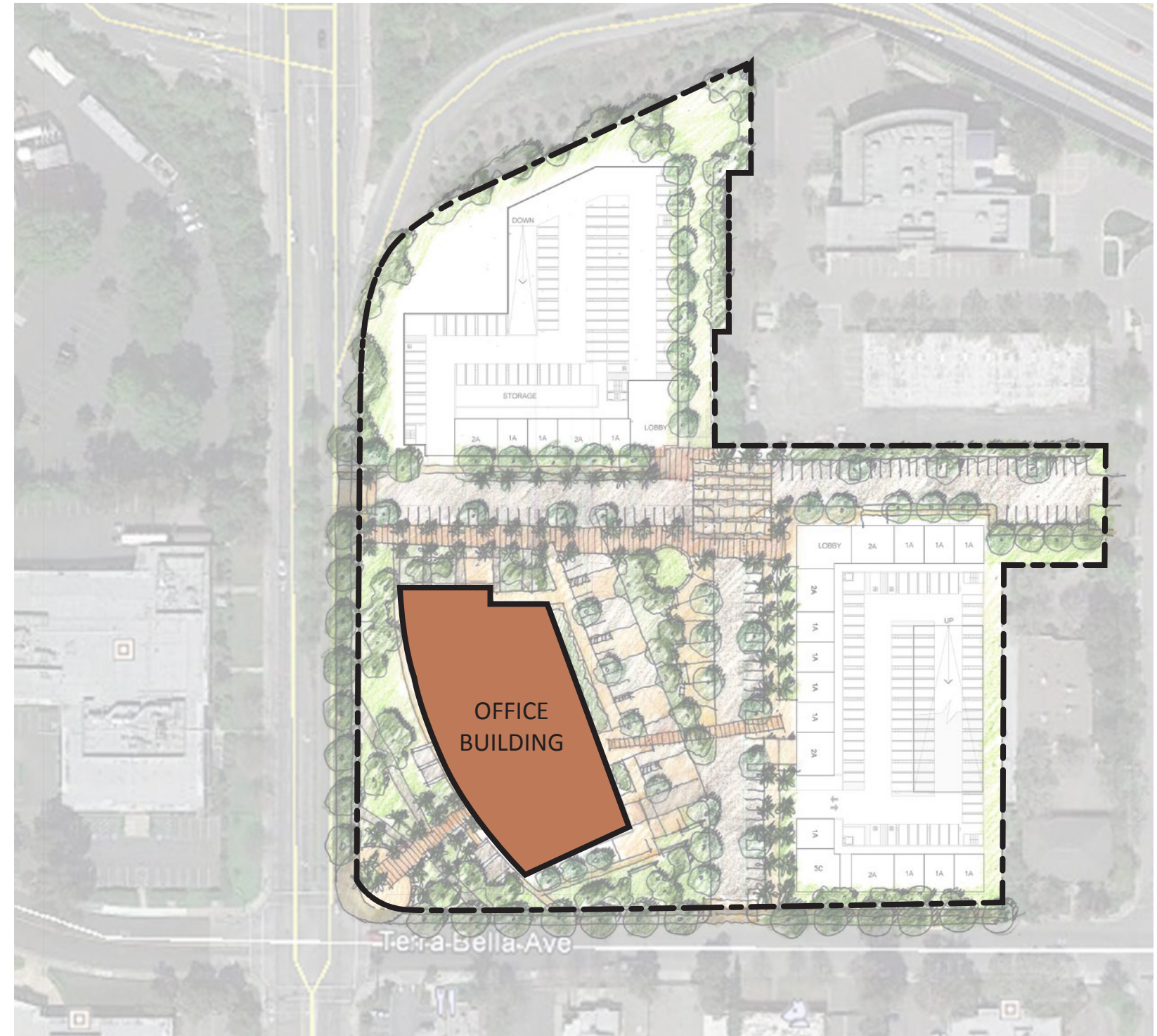


7. TERRA BELLA AVE LOOING NORTH

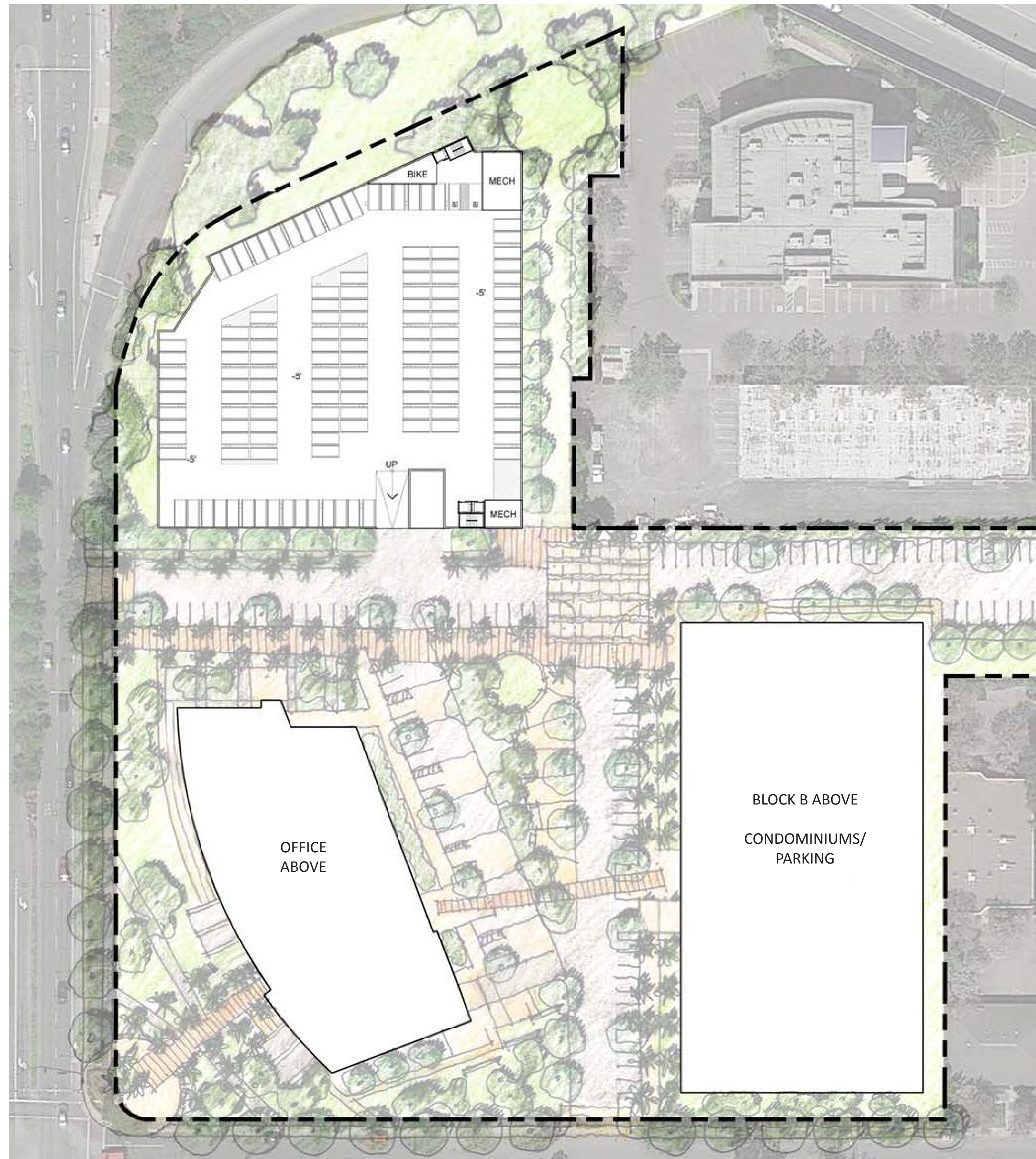


6. TERRA BELLA AVE LOOKING SOUTH

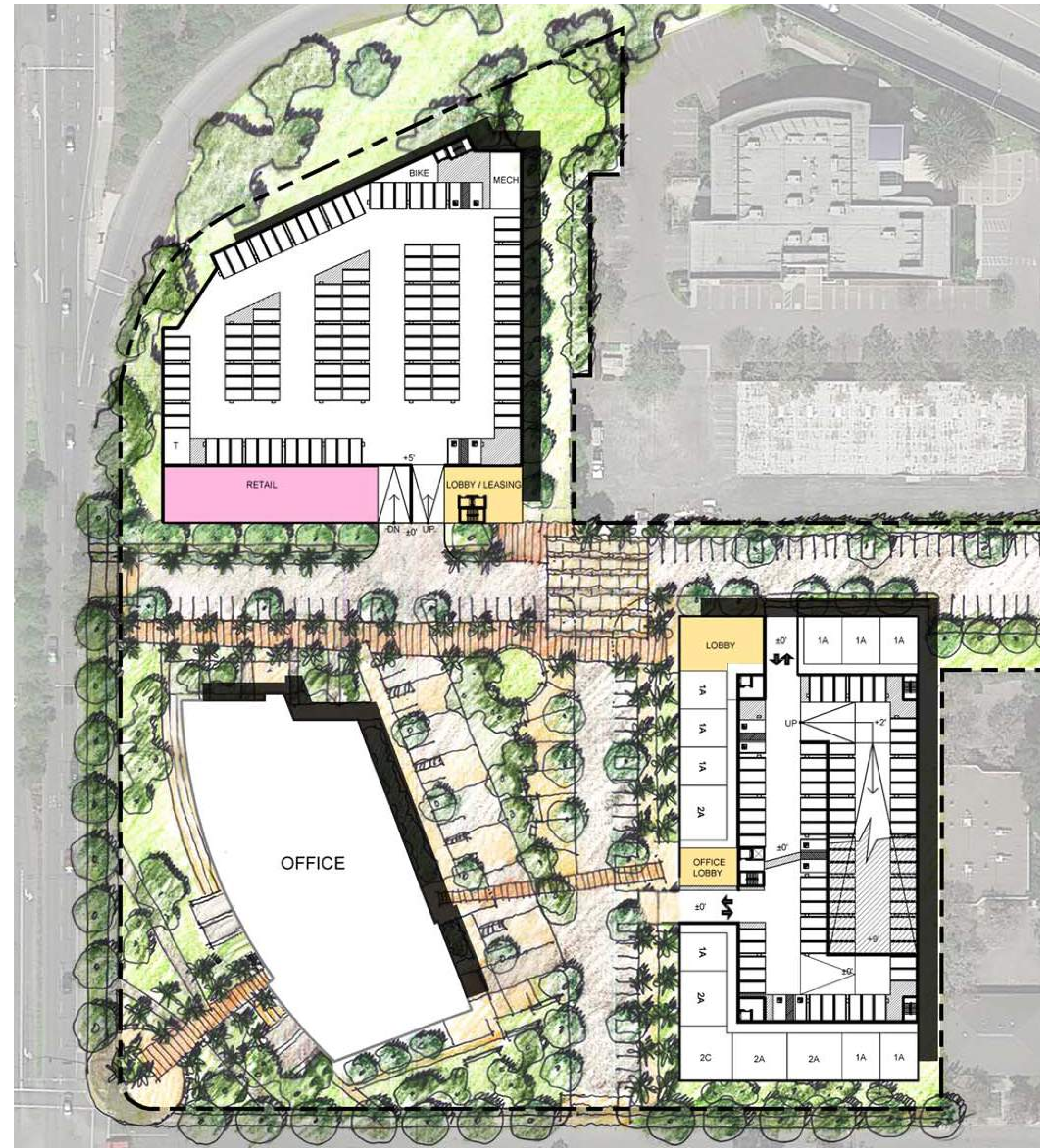








Subterranean Floor Plan

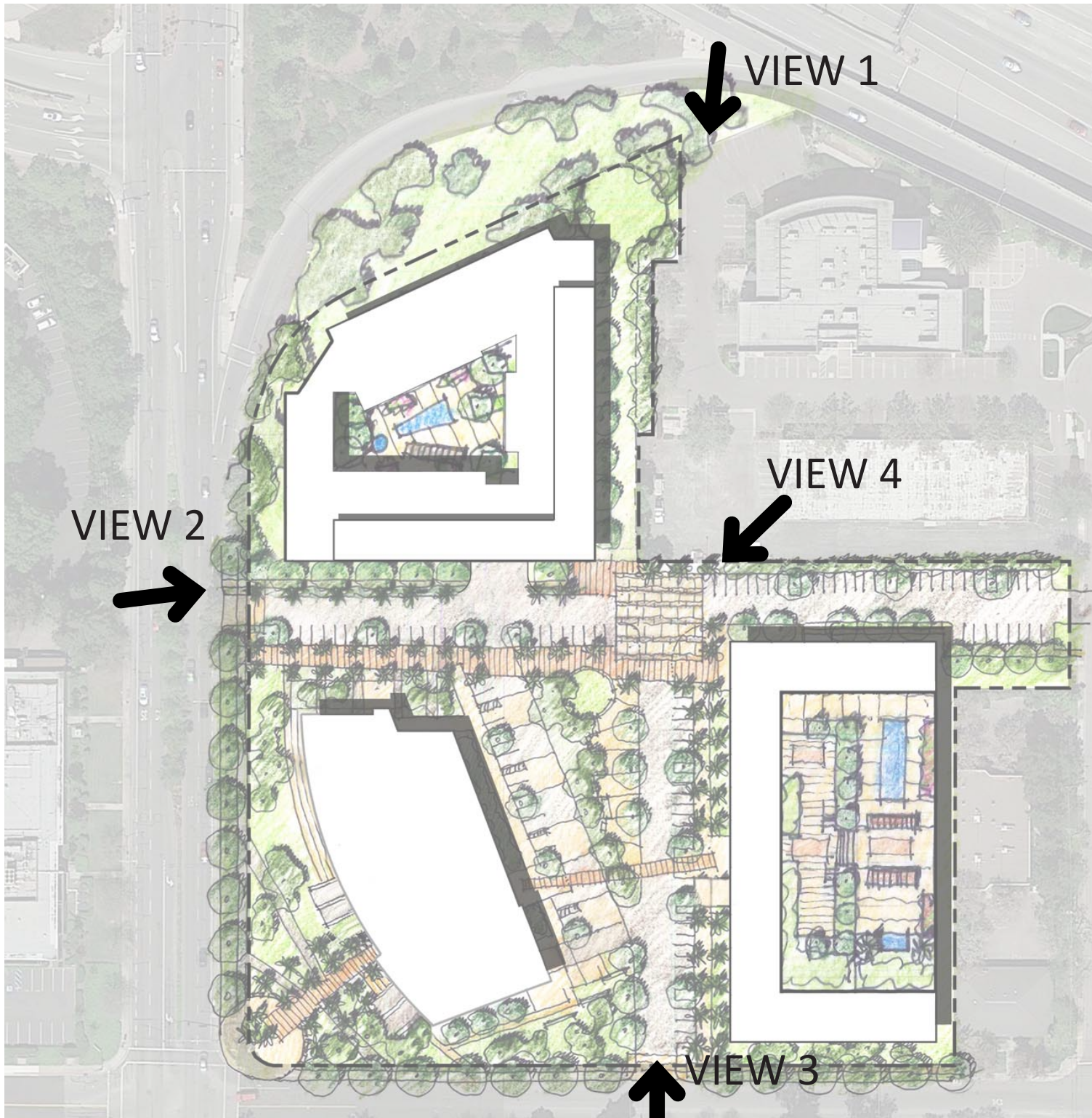


Ground Floor Plan





VIEW 1\_ Bird's-eye View looking from North (Freeway 101) to South



VIEW 4 \_ Plaza Bird's-eye View



VIEW 2\_ View looking from West (N. Shoreline BLVD ) to East



VIEW 3\_ Bird's-eye View Looking from South to North