



FORT BAY

November 2, 2015

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

RE: Gatekeeper Request—777 West Middlefield Road

Dear Mr. Tsuda:

Please accept this letter as our “Gatekeeper” request for the consideration of two (2) possible alternative development plans to the Gatekeeper approval for 777 West Middlefield Road that was approved by the City Council in July 2015.

Fortbay LLC is in contract to purchase the Village Lake Apartments at 777 Middlefield Road (the “Property”) from Braddock & Logan Venture Group, L.P. The Property consists of 9.84 acres located between West Middlefield Road and Shoreline Boulevard and has 208 existing apartment units with 542 surface parking spaces on the site. The Property is currently zoned R3-2 Multiple Family with a General Plan designation of Medium-Density Residential.

The Property has two (2) active Gatekeeper approvals for two very different development scenarios: 1) a rezoning of the Property to allow 38 new apartment units on the site, with some related improvements, approved in November 2014 (“Gatekeeper 1”); and 2) a General Plan amendment and rezoning to allow for a higher density apartment complex at a density range between 50 to 60 units per acre (“Gatekeeper 2”) that was approved in July 2015 and deferred for submittal and processing until January 2106.

We have carefully explored various development plans to present to Council for their consideration and approval as possible amendments to the Gatekeeper 2 approval from July 2015, especially after considering the City’s need for additional housing units in suitable locations. The Property’s close walking and biking proximity to employment centers, major transit centers, and Downtown shopping and entertainment areas make it an ideal location for additional residential units. The Property offers pedestrian and biking access to the North Bayshore employment areas, adjacency to the Shoreline Boulevard Transportation Corridor Study Area, and provides an anchor position and critical mass catalyst for the Moffet Change Area. Accordingly, we are offering two (2) possible development plan alternatives for the City Council’s consideration.

Development Plan 1: This plan contemplates a General Plan amendment from Medium-Density Residential to High-Density Residential and a rezone from R3-2 Multiple Family to a Planned Community ("PC") District to allow for a higher density multi-family rental project of up to 650 total units at an approximate density of 61-65 units/acre, which is slightly higher than the density contemplated in Gatekeeper 2 (e.g. 563 units at 57 units/ac.). This scenario envisions a state-of-the-art and environmentally conscientious community with open space, amenities, a large central park and underground parking. This scenario would be consistent with surrounding residential uses, as well as a recent gatekeeper approval for a higher density residential project down the street at 555 West Middlefield Road.

Development Plan 2: This plan contemplates a General Plan amendment from Medium-Density Residential to High-Density Residential and a rezone from R3-2 Multiple Family to a Planned Community ("PC") District to allow for a mix of multi-family rental and for-sale units on the Property that can provide the City with a diversity of new units to meet the different housing needs of Mountain View residents. This option envisions approximately 90 for-sale condominium flats in a state-of-the-art building coupled with approximately 450 multi-family rental units in two (2) separate buildings. This scenario would provide slightly less total units than Gatekeeper 2 with 540 units at 55 units/ac., while diversifying the type of housing product on the site.

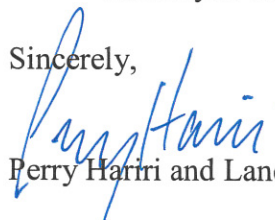

Under both scenarios, we anticipate that we would satisfy the City's Park Land Dedication requirement by providing a large Central Park with access for pedestrians and bikes that connects Shoreline Boulevard and Middlefield Road.

This community and these buildings will provide luxury amenities, open space, environmentally conscientious building technology, ample bike storage and parking, and electrical vehicle charging stations. Importantly, we also intend to honor the commitments offered by Braddock & Logan relative to relocation assistance for existing tenants and provision of affordable housing units. Specifically, we commit to providing \$10,000/unit for relocation assistance and 10% on-site affordable units.

We believe this Property offers an extraordinary opportunity to provide much-needed housing at a well-positioned site in Mountain View, which promotes pedestrian and bike access to mass transit, employment, shopping, restaurants, and entertainment. Just this past July, the City Council agreed. Therefore, we respectfully request that the City Council consider both of these two possible amendments to Gatekeeper 2 in furtherance of the City's housing goals.

Thank you for your consideration.

Sincerely,

 
Perry Hariri and Lance Tate

cc: Terry Blount
Tom Dereg

777 W. Middlefield Rd.
Mountain View, CA.



SITE SUMMARY

OVERALL
Site: 9.58 ac. (417,281 sq.ft.)
Unit Count: 600 du.
Density: 62.6 du/a.

UNIT SUMMARY

BLDG. 'A' (rental)	BLDG. 'B' (rental)	BLDG. 'C' (rental)
studio: 55 du.	studio: 47 du.	studio: 48 du.
1 bed: 114 du.	1 bed: 71 du.	1 bed: 169 du.
2 bed: 31 du.	2 bed: 32 du.	2 bed: 33 du.
TOTAL: 200 du.	TOTAL: 150 du.	TOTAL: 250 du.

BUILDING MASSING

stories:
3 , 4 and 5 stories of living
over 2 levels of parking

height:
65' from top of grade at
foundation to top of ridge line

setbacks:
15' to living at Shoreline and W. Middlefield
10' to porches at Shoreline and W. Middlefield
10' to living at internal streets, EVA and at park
5' to porches at internal streets, EVA and at park

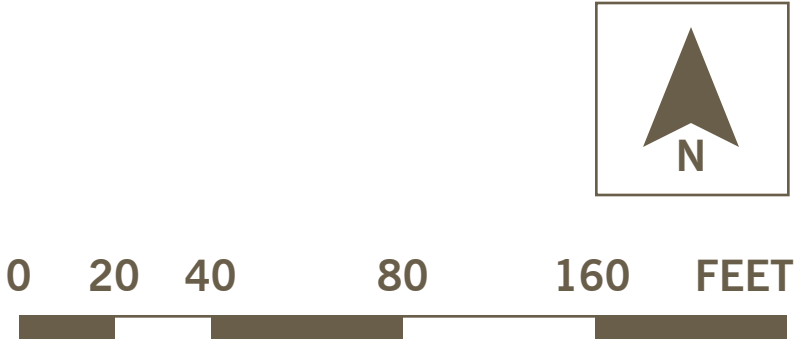


ALTERNATIVE 1
SITE PLAN

SHEET A1.1

777 W. Middlefield Dr.
MOUNTAIN VIEW, CA. | FORTBAY, LLC.

PROJECT INFORMATION



777 W. Middlefield Rd.
Mountain View, CA.



SITE SUMMARY

OVERALL
Site: 9.58 ac. (417,281 sq.ft.)
Unit Count: 540 du.
Density: 56.4 du/a.

UNIT SUMMARY

BLDG. 'A' (rental)	BLDG. 'B' (for sale)	BLDG. 'C' (rental)
studio: 55 du.	2 bed: 33 du.	studio: 48 du.
1 bed: 114 du.	3 bed: 57 du.	1 bed: 169 du.
2 bed: 31 du.	TOTAL: 90 du.	2 bed: 33 du.
TOTAL: 200 du.		TOTAL: 250 du.

BUILDING MASSING

stories:
3 , 4 and 5 stories of living
over 2 levels of parking

height:
65' from top of grade at
foundation to top of ridge line

setbacks:
15' to living at Shoreline and W. Middlefield
10' to porches at Shoreline and W. Middlefield
10' to living at internal streets, EVA and at park
5' to porches at internal streets, EVA and at park



ALTERNATIVE 2
SITE PLAN

SHEET A1.1

777 W. Middlefield Dr.
MOUNTAIN VIEW, CA. | FORTBAY, LLC.

PROJECT INFORMATION

