

WTA Middlefield, LLC
C/O Diamond Development
PO Box 477
Lafayette, California 94549

MEMORANDUM

Date: January 9, 2026
To: Jeffrey Tsumura, Senior Planner, City of Mountain View
Via Email: Jeffrey.Tsumura@mountainview.gov
From: Brian Griggs – brian@griggsgroup.com
RE: 490 E. Middlefield Community Benefits Summary

In connection with our 490 Middlefield Development, we present the following list of proposed community benefits specific to qualifying for the EWPP Residential Bonus FAR Program.

Community Benefit Fee – Developer shall be obligated to pay a Community Benefit Fee equal to \$1,100,000 paid at time of the final Certificate of Occupancy.

Affordable Housing – Developer agrees, as an additional Community Benefit, and in addition to the 55 BMR units provided per the City’s Affordable Housing Requirements to provide an additional 5 units (3 studios and 2, 1 bedroom units) for a period of 10 years (which would be extended to 15 years should the City exercise its lease option as provided below).

Green Point and LEED Silver - The Developer and City agree that the Project will be designed and constructed in compliance with the mandatory measures of CALGreen, Title 24 Part 11, which satisfy the State’s green building requirements. In addition, Developer shall design and construct the Project to LEED Silver equivalent standards and shall be required to maintain and submit the LEED scorecard to evidence the minimum standard, but shall not be obligated to obtain a LEED Silver or Green Point accreditation.

All Electric Project - Developer will make the Project all-electric, with limited exceptions to be outlined in the Development Agreement, including fire pits, retail cooking equipment, and pool and spa heaters.

Sub Metering - Unless prohibited by the local utility, the Project shall sub-meter individual units for electricity.

Small Business Diversification and Retail Vibrancy Fee - The Project shall provide \$1,200,000 in tenant improvements to the ground floor retail spaces to assist the viability of retail operators in the Project. The details of the use of these funds and verification of expenditure of these funds shall be set forth in the Development Agreement.

Park Fees - Developer agrees that in addition to the Community Benefit Fee and Small Business Diversification/Retail Vibrancy Fee, Developer shall pay the additional amount of \$1,200,000 towards the City’s cost of acquiring land and developing a City Park. The payment towards the

WTA Middlefield, LLC
C/O Diamond Development
PO Box 477
Lafayette, California 94549

City Park will be made at the later of (a) Certificate of Occupancy or (b) 30 days following the start of construction of a new public park no smaller than one-half acre within 1,250 feet of the edge of the Project's boundary. Notwithstanding the foregoing, if the City does not meet the aforementioned requirement, Developer agrees to provide \$600,000 toward the enhancement of the Pyramid Park and \$600,000 toward enhancing the access, wayfinding, landscaping and lighting between the Project and Pyramid Park.

Option to Master Lease – Developer agrees to provide an option for the City to enter into a master lease with the Developer on the Project for up to 60 units above the 60 affordable housing units the Project will deliver in accordance with the entitlements.