

November 5, 2024

Phillip Brennan  
Planning Division  
City of Mountain View  
City Hall, First Floor  
500 Castro Street  
Mountain View, CA 94041

**Re: Updated Community Benefits & Jobs-Housing Linkage Letter  
675-685 E. Middlefield Road**

Dear Phillip:

On behalf of Prometheus Real Estate Group (“Applicant”), please accept this revised letter explaining the community benefits and jobs-housing linkage compliance for the proposed mixed-use project (the “Project”) located at 675-685 E. Middlefield Road (the “Site”) in Mountain View, CA (the “City”). Specifically, this letter further responds to and resolves comments in the City’s comment letter dated April 24, 2024, as well as informal comments received from City staff in subsequent months.

## **1. Community Benefits**

Comment #2 in the City’s letter states that for projects requiring a community/public benefit, applicants must include a written description of the benefit proposal consistent with the requirements of the applicable Precise Plan or General Plan area. It also notes that, if an applicant elects to pay public benefit fees rather than providing physical improvements, the proposal letter must state an intent to do so and should provide a breakdown of the calculation and list the respective Commercial and Residential public benefit fees.

The Project elects to pay the applicable public benefit fees rather than providing physical improvements. As the City notes in Comment #7, the public benefits fee for the Project is determined by calculating the delta between the base floor area ratio (“FAR”) and the proposed FAR of each of the project’s proposed land use types. That delta—and, as a result, the total public benefit fee figure—cannot be determined until staff verifies the project’s floor area figures. Staff should be able to do so using the additional information filed concurrently with this letter.

For this reason, Applicant cannot provide the precise “breakdown” requested in the City’s letter at this time. However, Applicant will work with the City in the coming weeks to determine the Project’s precise commercial and residential public benefit fees.

## **2. Jobs-Housing Linkage**

Comment #27 requests that Applicant submit a Jobs-Housing Linkage Plan proposing how Applicant intends to facilitate residential development in the East Whisman area. Pursuant to Section 6.1.4 of the East Whisman Precise Plan (“EWPP”), specific outcomes of the Jobs-

Housing Linkage Plan must include “value of jobs-housing strategies” and a phasing or housing delivery plan.

a. Value of Jobs-Housing Strategies

Under Section 6.1.4(2)(a) of the EWPP, the proposed strategies to facilitate residential development must be “roughly proportional to the net new floor area,” and each 1,000 square feet of net new floor area should be associated with at least 3 housing units. The proportion may be less if affordable units are provided in excess of the City’s inclusionary requirements.

The Project will facilitate residential development in the EWPP area by including a significant residential component, including market-rate and affordable units, on the Project site. As we discuss in the accompanying Project Description Letter, the residential buildings will reflect the mixed use character area of the East Whisman area, with continuous building facades near the street and active pedestrian-oriented ground floors with residential stoops, frequent entrances, and storefronts.

The Project currently proposes 85,000 square feet of net new office floor area and a total of 836 residential units (686 market rate units and 150 affordable units). Currently, there is an existing office building totaling 163,638 square feet and a new office building planned at 275,200 square feet for a net new of 111,562 square feet. This means that for the Project, each 1,000 square feet of net new floor area is associated with 3 residential units. Therefore we are required to provide 335 new residential units to support the net new office square footage of 111,562 square feet, which the Project significantly exceeds.

b. Housing Delivery Plan

Section 6.1.4(2)(b) of the EWPP requires that the Jobs-Housing Linkage Plan include a phasing or housing delivery plan which indicates whether proposed strategies—including construction of residential units—will occur prior to non-residential building occupancy. At this time, the Project’s planned phasing strategy is as depicted on the phasing plan attached as **Exhibit A**. The North Residential Building will be delivered in Phase 1. As we detail in the Project’s concurrently-filed Alternative Mitigation Narrative, the standalone affordable structure will be fully financed and construction commenced on the building prior to issuance of the certificate of occupancy for the first market-rate building. At this time, applicant’s best estimate is that Phase 2 development will begin approximately 12-18 months following commencement of Phase 1 construction. At this time, applicant anticipates that Phase 2 will consist of the market rate south building as well as the office component.

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Sincerely,

A handwritten signature in black ink, consisting of a stylized 'A' followed by a series of connected loops and a final upward stroke.

for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4872-5448-5617.13

# Exhibit A

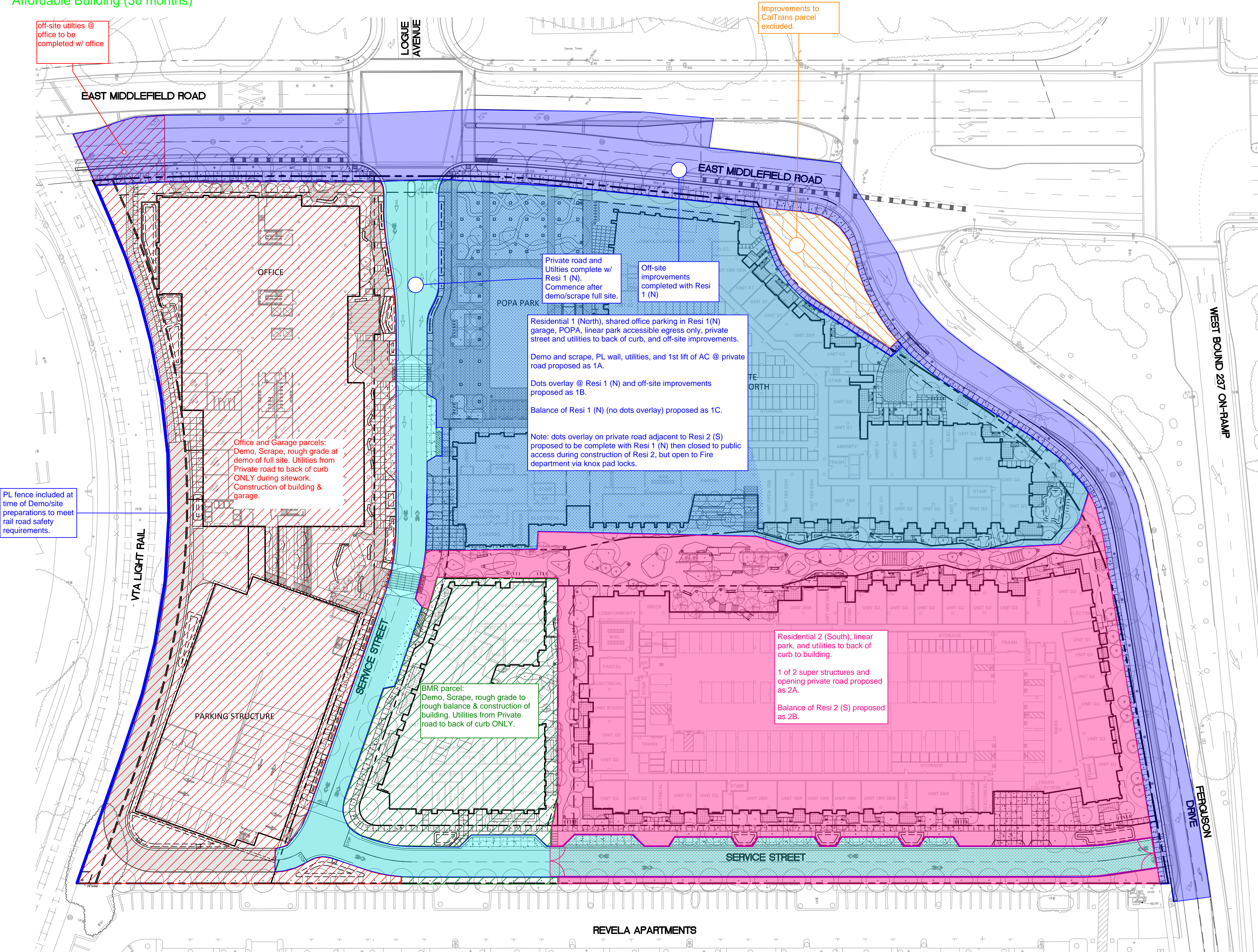


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K:\2022\220180\_675-685\_E\_Middlefield\Drawings\PLANNING\01MP-TSO.dwg  
PLOT DATE: 07-20-23 PLOTTED BY: kotl

Phase 1:  
Market Rate North & POPA (36 months)  
Utility Work (6 months)  
Private Drive (6 months)  
Phase 2 (To begin approximately) 1 year following  
start of phase 1):  
Office (36 months)  
Market Rate South (36 months)  
Affordable Building (30 months)

FORMAL PLANNING SUBMITTAL  
675-685 E MIDDLEFIELD RD  
CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA



Off-site utilities @  
office to be  
completed w/ office

Improvements to  
CalTrans parcel  
excluded.

Private road and  
Utilities complete w/  
Resi 1 (N).  
Commence after  
demo/scrape full site.

Off-site  
improvements  
completed with Resi  
1 (N)

Residential 1 (North), shared office parking in Resi 1 (N)  
garage, POPA, linear park accessible egress only, private  
street and utilities to back of curb, and off-site improvements.

Demo and scrape, PL wall, utilities, and 1st lift of AC @ private  
road proposed as 1A.

Dots overlay @ Resi 1 (N) and off-site improvements  
proposed as 1B.

Balance of Resi 1 (N) (no dots overlay) proposed as 1C.

Note: dots overlay on private road adjacent to Resi 2 (S)  
proposed to be complete with Resi 1 (N) then closed to public  
access during construction of Resi 2, but open to Fire  
department via Knox pad locks.

Office and Garage parcels:  
Demo, Scrape, rough grade at  
demo of full site. Utilities from  
Private road to back of curb  
ONLY during sitework.  
Construction of building &  
garage.

PL fence included at  
time of Demo/site  
preparations to meet  
rail road safety  
requirements.

BMR parcel:  
Demo, Scrape, rough grade to  
rough balance & construction of  
building. Utilities from Private  
road to back of curb ONLY.

Residential 2 (South), linear  
park, and utilities to back of  
curb to building.

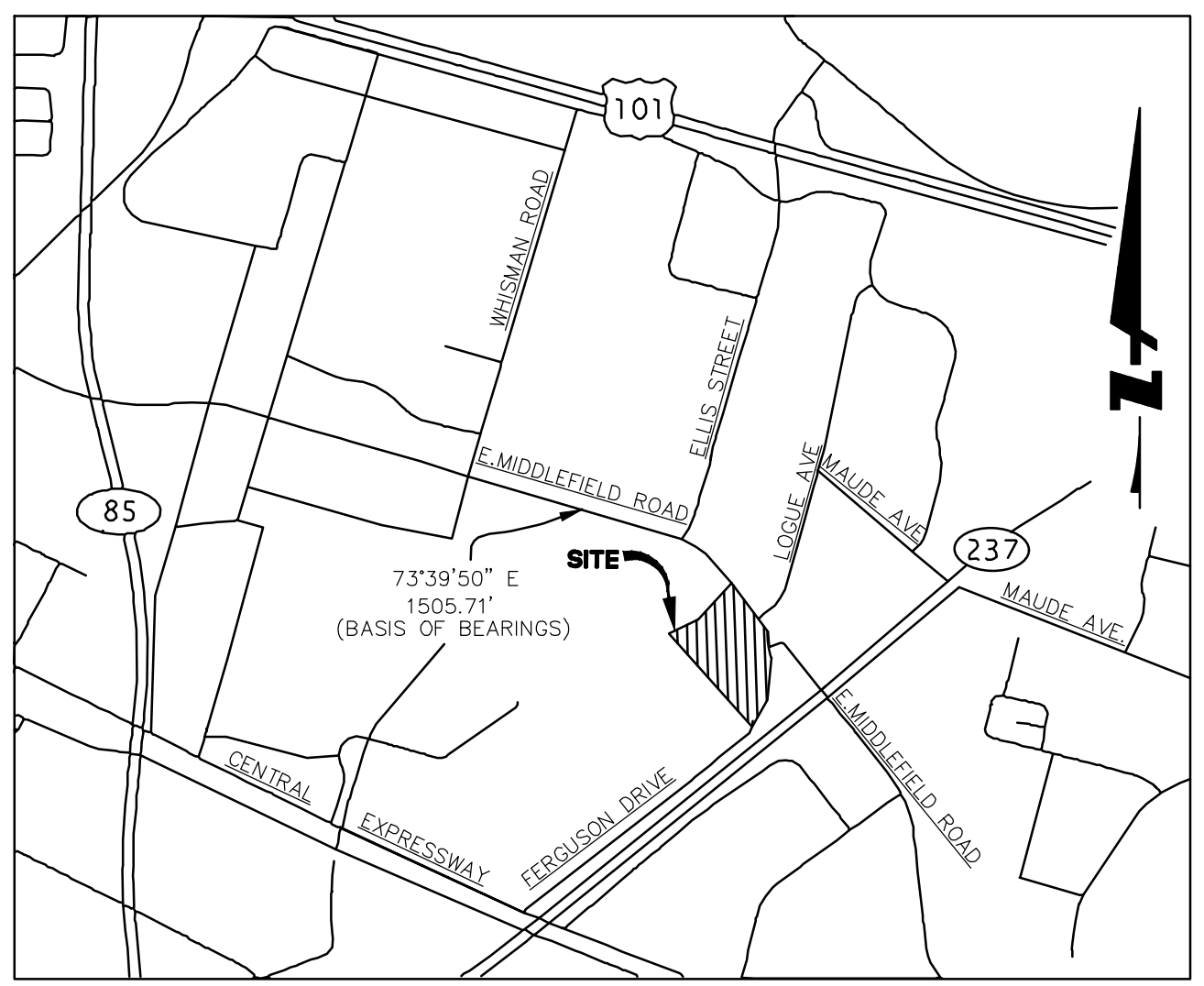
1 of 2 super structures and  
opening private road proposed  
as 2A.

Balance of Resi 2 (S) proposed  
as 2B.

REVELA APARTMENTS

SITE MAP

SCALE: 1"=40'



VICINITY MAP

N.T.S.

BASIS OF BEARINGS

THE BEARING OF SOUTH 73°39'50" EAST TAKEN ON THE  
CENTERLINE OF MIDDLEFIELD ROAD AS SHOWN ON THA: CERTAIN  
RECORD OF SURVEY FILED FOR RECORD ON FEBRUARY 19, 2008  
IN BOOK 823 OF MAPS AT PAGES 23-26, SANTA CLARA COUNTY  
RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN  
HEREON.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF MOUNTAIN VIEW  
BENCHMARK, A BRASS DISK STAMPED "11-11" SET IN THE TOP OF CURB  
AT THE NORTHWEST RETURN OF MAUDE AVENUE AND CLYDE AVENUE,  
CITY OF MOUNTAIN VIEW. ELEV = 55.81' (NAVD 88 DATUM).

CIVIL SHEET INDEX

C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY SITE PLAN
C3.0	STREET SECTIONS
C4.0	VESTING TENTATIVE MAP FOR CONDO PURPOSES
C5.0-C5.4	PRELIMINARY GRADING & DRAINAGE PLAN
C6.0-C6.4	PRELIMINARY UTILITY PLAN
C7.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C8.0	FIRE ACCESS EXHIBIT
C9.0	TRUCK TURN EXHIBIT



CLIENT  
PROMETHEUS REAL ESTATE GROUP  
1900 S. NORFOLK ST  
SAN MATEO, CA 94403  
P: 650.931.3400

DEVELOPMENT ADVISOR  
HARVEST PROPERTIES  
180 GRAND AVENUE, STE 1400  
OAKLAND, CA 94610  
P: 510.594.2050

URBAN PLANNING & DESIGN  
SERA ARCHITECTS, INC.  
600 SW 10TH AVE STE. 500  
PORTLAND, OR 97205  
P: 503.445.7372

ARCHITECTURE - OFFICE  
STUDIOS ARCHITECTURE  
350 CALIFORNIA ST, 21ST FL  
SAN FRANCISCO, CA 94104  
P: 415.398.7575

CIVIL ENGINEER  
BRF ENGINEERS  
1730 N. FIRST ST, SUITE 600  
SAN JOSE, CA 95112  
P: 408.467.9100

STRUCTURAL ENGINEERS  
DCI ENGINEERS  
135 MAIN ST  
SAN FRANCISCO, CA 94105  
P: 415.781.1505

MEP  
EMERALD CITY ENGINEERS  
21705 HWY 99  
LYNNWOOD, WA 98036  
P: 425.741.1200

PARKING  
WATRY DESIGN, INC.  
2099 GATEWAY PL, STE. 550  
SAN JOSE, CA 95110  
P: 833.917.7275

SUSTAINABILITY  
BRIGHTWORKS  
425 MARKET ST  
SAN FRANCISCO, CA 94111  
P: 800.733.7440

ARCHITECTURE - RESIDENTIAL  
SERA ARCHITECTS, INC.  
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PORTLAND, OR 97205  
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LANDSCAPE ARCHITECT  
PLACE  
735 NW 18TH AVE  
PORTLAND, OR 97209  
P: 503.334.2080

DRY UTILITIES  
GICALONE DESIGN SERVICES, INC.  
5820 STONERIDGE MALL RD #345  
PLEASANTON, CA 94588  
P: 925.467.1740

STRUCT. ENG. - OFFICE  
HOLMES  
235 MONTGOMERY ST, STE 1250  
SAN FRANCISCO, CA 94101  
P: 415.693.1600

MEP - OFFICE  
PAE ENGINEERS  
48 GOLDEN GATE AVE.  
SAN FRANCISCO, CA 94102  
P: 415.544.7500

TRAFFIC  
WTRANS  
414 13TH STREET, 5TH FLR.  
OAKLAND, CA 94612  
P: 510.444.2600

TRASH MANAGEMENT  
ATM  
1900 POWELL ST #220  
EMERYVILLE, CA 94608  
P: 415.292.5400

675 & 685  
E. MIDDLEFIELD  
MOUNTAIN VIEW, CA 94043

FORMAL PLANNING  
APPLICATION

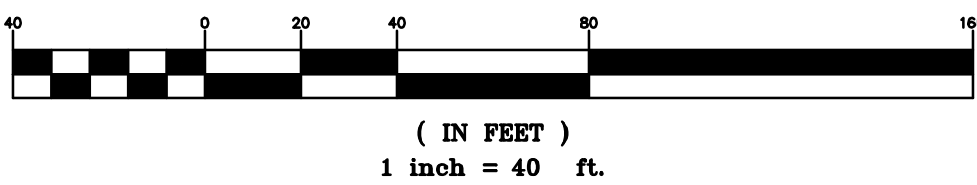
REVISIONS

DRAWN BY: ATKH  
CHECKED BY: RSSS  
ISSUE DATE: 07-21-23  
PROJECT NO: 20220180

TITLE SHEET

C0.0

GRAPHIC SCALE





# Exhibit B

## **Construction Activities Narrative**

Project construction activities may include, but not be limited to, demolition, site preparation, grading and excavation, building construction, architectural coatings, and paving. Construction staging will occur on-site. Construction of the project would occur over two phases that may take a total of approximately 48 months.

Phase One may include, but not be limited to, demolition and preparation of the entire site, construction of the service street, construction of the MRN residential building, and associated off-site improvements. This phase may last approximately 36 months and may require excavation at a maximum depth of approximately 31 feet below ground surface. Excavation and removal of approximately 89,500 cubic yards of soil may be necessary to accommodate the proposed building foundations, underground parking levels, footings, service street, utilities, and associated sundries. Construction dewatering may be required for approximately 17 months while the underground car park is constructed. It is assumed that demolition and construction activities for Phase One would start in quarter two (Q2) 2026 and be completed in Q4 2028.

Phase Two may begin approximately 18 months after the start of Phase One, and may include, but not be limited to, construction of the MRS residential building, BMR residential building, office building, above-ground parking structure, and associated off-site improvements. This phase may last approximately 30 months and require excavation at a maximum depth of approximately 13 feet below ground surface. Excavation and removal of approximately 49,245 cubic yards of soil may be necessary to accommodate the proposed building foundations, underground parking level, footings, utilities, and associated sundries. It is assumed that construction for Phase Two may start in Q2 2027 and be completed in Q4 2029.

