



October 21, 2016

Terry Blount  
Assistant Community Development Director  
City of Mountain View  
500 Castro Street  
Mountain View, CA 94041

Re: Gatekeeper Application - 525-569 E. Evelyn Avenue & 769 E. Evelyn Avenue

Dear Mr. Blount,

Please accept this letter as our new "Gatekeeper" application for consideration of the redevelopment of two adjacent properties 525-569 E. Evelyn Avenue and 769 E. Evelyn Avenue.

#### Location

The combined development site is 5.89 acres and located very close to the border with Sunnyvale along E. Evelyn Avenue between Highway 237 and South Bernardo Avenue. The immediate adjacencies are E. Evelyn Avenue and the Caltrain rail tracks to the North, the three story Mondrian Townhome community to the West, the much older two story apartment developments on Ayala Drive to the South, and finally to the East the four story ROEM development of 116 affordable apartments which was recently approved and is under construction.

This ideal location is 1.5 miles from the vibrant downtowns of both Mountain View and Sunnyvale including their respective well utilized multimodal transit stations. Sylvan Park is just over 1/2 mile away, the Stevens Creek Trail is just 3/4 mile away, and Landels Elementary School is roughly within a 1 mile trip. There is convenient freeway access to the highway 237 on ramp just 1/3 of a mile away and Central Expressway is only 3/4 miles from the property.

These are the last undeveloped parcels that fronts on E. Evelyn on this block between S. Bernardo and Highway 237. Given the adjacent high density housing under construction, the older rental housing behind on Ayala, the adjacent three story townhome community, and the rail line adjacency along E. Evelyn, it seems appropriate to plan for dense housing at this location.

#### Long Awaited Environmental Clean Up

The Flower Mart Site has been vacant and undeveloped for years due to the significant soil and groundwater contamination that is present and the associated clean-up costs. Prometheus has partnered with the family that owns the property to implement the Water Board approved Remedial Action Plan which necessitates demolition of the current structures, off haul of some affected soils, and an intensive time consuming 1 to 2 year process of cleaning up the affected ground water. The permitting for the clean-up work has already begun. We do believe that cleaning up the soil and groundwater issues that have prevented this site being utilized for years will ultimately benefit the community and the City, and should we be fortunate to receive Gatekeeper approval it will also allow us to provide much needed housing at this important location.

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Proposal

Our proposal is to construct a luxury apartment development including 470 apartments of three, four, and five stories, with significant on site amenities including a dedication of land for a city park. In addition to the city park our onsite amenities are planned to include a pool, spa, rooftop deck, fitness center, a club room, and business center and more to provide incentives for our residents to remain on site for recreation and to lessen the burden on City facilities.

Our proposed apartment development will be Green Point Rated and utilize many energy and resource efficient features and will also include a Transportation Demand Management program to incentive walking and biking and reduced automobile usage. It goes without saying that we would plan to use high quality materials and workmanship that would be a complement to the surrounding neighborhoods.

Similar to other Gatekeeper requests our proposal would require General and Precise Plan amendments and rezoning. Ultimately we would comply with the 2.30 FAR designated in the R4 zoning code and the 80 units per acre currently designated under "high density" in the General Plan.

No Relocation Required

Most importantly our proposed development would require no relocation of existing residents or businesses unlike other Gatekeeper proposals or developments already in the City's current entitlement pipeline.

Request

We believe that a high quality housing development of this scope, including land for a park, and achieving a long awaited environmental clean-up will be an attractive capstone for the City for this portion of E. Evelyn Avenue between S. Bernardo and Moorpark Way. We respectfully request that the City approve our Gatekeeper Application and allocate staff time with first priority to formally review our development plans in more detail.

Sincerely,



Nathan Tuttle  
Senior Development Director  
Prometheus Real Estate Group, Inc.





**Flower Mart Site**  
3.65 Acres

**Storage Site**  
2.24 Acres

Central Expy

Central Expy

Central Expy

Central Expy

E Evelyn Ave

E Evelyn Ave

S Bernardo Ave

Chagall St

Mondrian Ave

Miro Ave

Gaha Ave

Kahlo St

Magritte Way

Ayala Dr

Ayala Dr

Palm Villa Apartments

Matrixx Software, Inc

Stowitt Mini Storage

76

66

66

SET





STUDIO  
T SQUARE

- : Architecture
- : Planning
- : Urban Design

: 364 12th Street, Suite 2A  
 : Oakland, CA 94612  
 : (415) 451-2850

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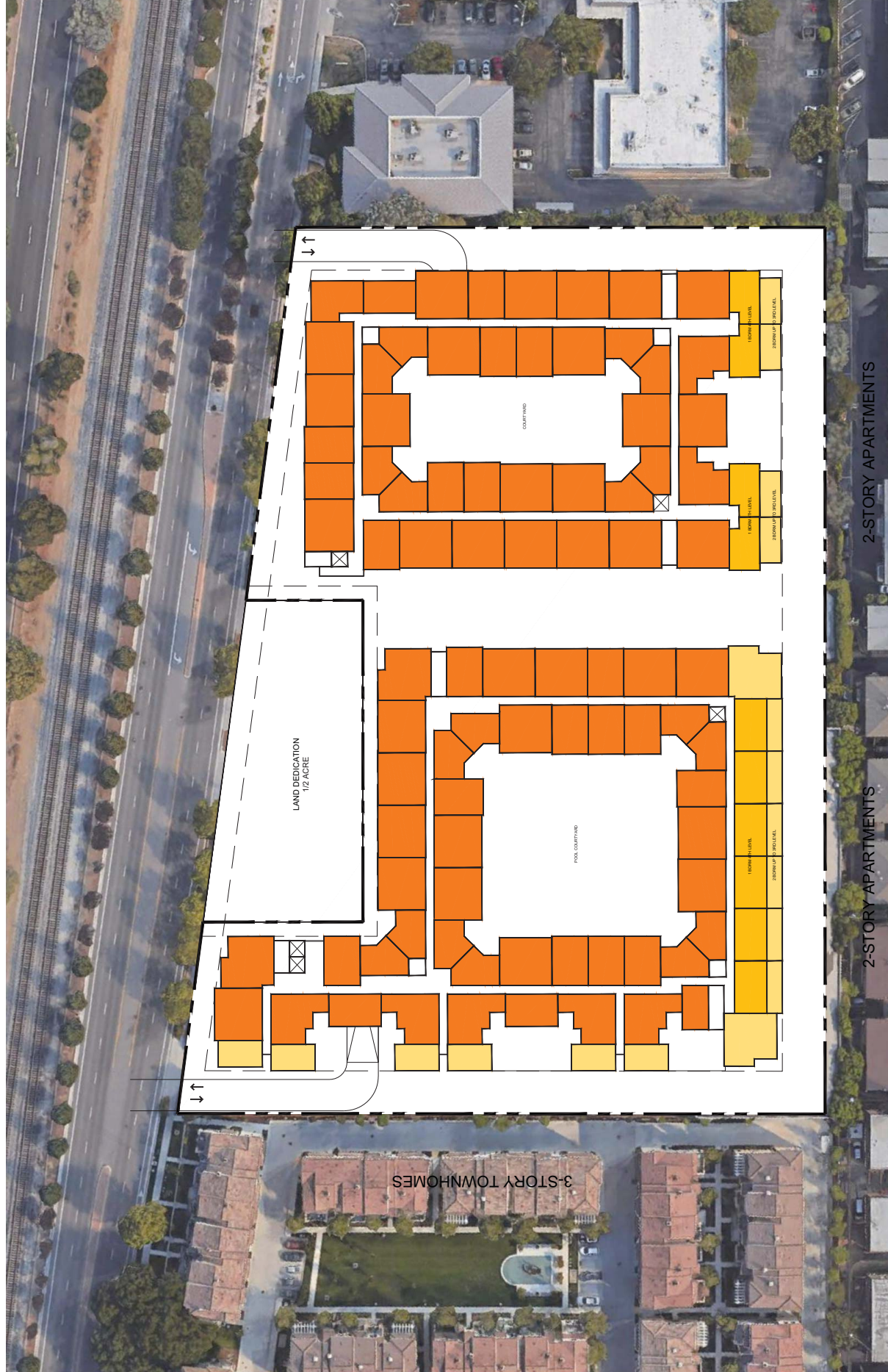
**Flower Mart**  
 Dali Ave and E Evelyn Ave, Mountain View, CA 94041

**Promethheus**  
 1900 S Norfolk St, STE 150  
 San Mateo, CA 94403

Sheet Title:

Job No: 16023  
 Date: 10/31/2016  
 Scale:  
 Drawn By:  
 Sheet No:





3-STORY 4-STORY 5-STORY

2-STORY APARTMENTS

2-STORY APARTMENTS

3-STORY TOWNHOMES

LAND DEDICATION  
 1/2 ACRE

POOL COURTYARD

COURTYARD

1 STORY PL LEVEL  
 STORMWATER DETENTION

1 STORY PL LEVEL  
 STORMWATER DETENTION

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