



June 8, 2018

Mr. Dan Rich
City Manager, City of Mountain View
500 Castro St., 3rd Floor
Mountain View, CA 94041

Re: Updated "Sending Site" for San Antonio Area School Site

Dear Dan,

After extensive consideration and good faith negotiations to find an optimal solution for all parties as part of the process of acquiring a new public school for LASD in the San Antonio area, LASD is pleased to propose an update to the previously identified "Sending Site," approved by the City Council on January 16, 2018, on the following terms:

- As shown on the attached map, the proposed "Sending Site" for the TDR Program would move from the three parcels located at 2580 and 2590 California Street and 201 San Antonio Road ("Old Mill/Safeway Site) to an approximately 9.65 acre site on California Street and Showers Drive ("Federal Site").
- LASD will acquire the Federal Site through condemnation from Federal Realty Investment Trust ("Federal") for the future development of a new school and public park.
- Greystar, which has applied for a Planned Community Permit and Master Plan for the Old Mill/Safeway Site, would concurrently acquire approximately 2.00 acres directly adjacent to the Federal Site from Federal to dedicate in fee to the City for future parkland, as partial satisfaction of its Park Fee obligation (~3.86 acres) from its proposed mixed-use development on the Old Mill/Safeway Site that is currently scheduled for City Council consideration on June 26, 2018. This additional 2.00 acres of future parkland space would be in addition to the joint open space / recreational facilities at the new school.
- No other changes are proposed to the TDR Program and MOU approved by the City Council (e.g., no additional TDRs, no change to the existing TDR Gatekeeper requests other than the identification of the sending site, no change to the City's proposed contribution of park fees, etc.)

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As you can appreciate, time is of the essence, and we are grateful for the efforts of City staff to help facilitate this proposal which we believe represents a "win / win" for all parties involved. We therefore respectfully request that the City Council consider and approve the proposed change in the location of the preferred "Sending Site" on June 26, 2018 before their summer hiatus. If you have any questions or need any additional information, please do not hesitate to call.

Sincerely,



Jeffrey Baier
Superintendent
Los Altos School District

Enclosures

Cc: Randy Kenyon, Assistant Superintendent, Los Altos School District
Tim Tosta, Ardent Fox LLP
Randy Tsuda, Director of Community Development, City of Mountain View
Jannie Quinn, City Attorney, City of Mountain View
Jan Sweetnam, Senior Vice President – Chief Operating Officer, West Coast, Federal Realty Investment Trust
Seth Bland, Vice President – Development, West Coast, Federal Realty Investment Trust
Joshua R. Steinhauer, Coblenz Patch Duffy & Bass LLP
Ali Warner, Managing Director, Greystar
Morgan Lingle, Managing Director, JP Morgan Investments
Dan Deibel, President, Olympic Residential Group
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MAP LEGEND

