



October 16, 2015

Melinda Denis
Deputy Zoning Administrator
City of Mountain View
500 Castro Street
Mountain View, CA 94041

RECEIVED
OCT 16 2015
Community Development

Re: Gatekeeper Request – 1696, 1698, 1700 and 1734 Villa Street

Dear Ms. Denis,

Please accept this letter as our “Gatekeeper”, application for your consideration of a proposed new apartment development at 1696, 1698, 1710 and 1734 Villa Street, the sites of the current Villa Street studio apartments, three single family homes and the former Jasco facility.

Location

The combined development site totaling 3.36 acres is bordered on the north by the Caltrain tracks and Central Expressway, on the east by multi-family, on the west by Avalon Mountain View Apartments and on the south by a mix of multi-family and single family homes. The VTA bus transit stop 34 is approximately 400 feet away on Villa Street. The recently opened Mariposa Park is less than a quarter of a mile walk from the site. The property is a half mile walk to Downtown and a three quarter of a mile walk to the Downtown Train Station on Evelyn Avenue. The location of the recently approved LinkedIn site of 1.4 million square feet will be a 1.7 mile bike ride or walk from the site and Google is 1.9 miles away.

Proposal

The existing properties currently include Villa Street Apartments consisting of 16 studio apartments, three single family homes and the former Jasco site. The apartments were constructed over fifty years ago and have reached their useful life expectancy. Two of the three single family homes on the site are vacant at this time. The Jasco site which is currently a field of approximately 2.05 acres has been sitting vacant for the past twenty years. The Jasco parcel is a Superfund site located at 1710 Villa Street. The site investigations, cleanup, and post-cleanup groundwater monitoring have been completed and the site is ready for evaluation by the EPA for delisting (closure). Attached is a summary from our Environmental Consultant Tetra Tech for your review. Needless to say we will comply with all requirements as set forth by the State, the Regional Water Quality Control Board and City of Mountain View as it relates to the environmental conditions on the site.

Our plan is to construct a very well designed apartment community similar in massing to the Madera Apartments site also located on Villa Street, approximately .70 miles away. Our

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buildings are designed to be two, three, four and five stories (in the rear of the property adjacent to the train tracks and Central Expressway) and would include a leasing office, pool, fitness center, clubhouse, roof top deck and other amenities for the residents.

Our proposed development will be Green Point Rated and utilize many energy saving and sustainable features. The architectural design and use of materials will be sensitive to the surrounding neighborhood.

We believe that a high quality apartment development at this location will appeal to the thousands of future employees of the LinkedIn site as well as those eager to live in close proximity to Downtown Mountain View and the Train Station on Evelyn Avenue. It will take advantage of 2.05 acres of vacant land in Mountain View which is a rarity and ideal for redeveloping with higher density housing. We believe this development will provide much needed housing which is close to major employers, mass transit and the downtown corridor.

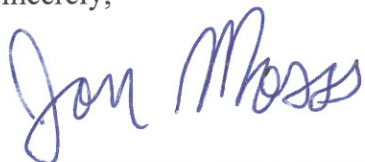
We have met with our sixteen residents living at Villa Street Apartments and have offered them a relocation package as follows:

Our residents will be able to stay in their apartments at least for the next eighteen months while we seek City approval, prepare construction documents and receive building permits. We will then provide another apartment in another Prometheus property in Mountain View for each resident. For the next two and a half years, we are guaranteeing that the rent will increase by a maximum of an average of 3.5% on an annual basis. If they choose to move out prior to eighteen months they will of course be eligible for the city's relocation assistance ordinance.

Request

We respectfully request the City allocate staff time to formally consider our "Gatekeeper" application. We believe that a well-designed, attractive apartment development at this location will provide much needed housing for the existing and future residents of Mountain View.

Sincerely,



PROMETHEUS REAL ESTATE GROUP

Jon Moss

Executive Vice President and Partner

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VILLA STREET

MOUNTAIN VIEW , CALIFORNIA

PROJECT TEAM

OWNER
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P: 415.397.5535

CIVIL ENGINEER
NAME
ADDRESS 1
ADDRESS 2
ADDRESS 3
P: 415.

STRUCTURAL ENGINEER
NAME
ADDRESS 1
ADDRESS 2
ADDRESS 3
P: 415.

PROJECT INFORMATION

ZONING: _ DISTRICT
LOT AREA: _ SF / _ ACRES

TYPE OF CONSTRUCTION

GARAGE: TYPE _
RESIDENTIAL TYPE _

OCCUPANCY CLASSIFICATIONS

R-2 RESIDENTIAL
A-2 RETAIL
A-3 POOL/COURTYARD, LOUNGE, FITNESS
B OFFICES
S-2 PARKING GARAGE

RESIDENTIAL DENSITY

_ DU / _ ACRES _ DU/ACRE
BUILDING FLOOR AREA _ SF
FLOOR AREA RATIO _

RESIDENT PARKING

	# UNITS	TOTAL
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1BR
2BR2
RESIDENT
GUEST

TOTAL PROVIDED

RETAIL PARKING

_ SF

TOTAL PARKING PROVIDED

BICYCLE STORAGE

(_ PER UNIT)

REQUIRED
PROVIDED

PERSONAL STORAGE

(1 PER UNIT @ _ CF MIN.)

REQUIRED
PROVIDED

DRAWING INDEX

GENERAL
T1 PROJECT INFO

CIVIL
N/A

JOINT TRENCH
N/A

LANDSCAPE
N/A

ARCHITECTURAL

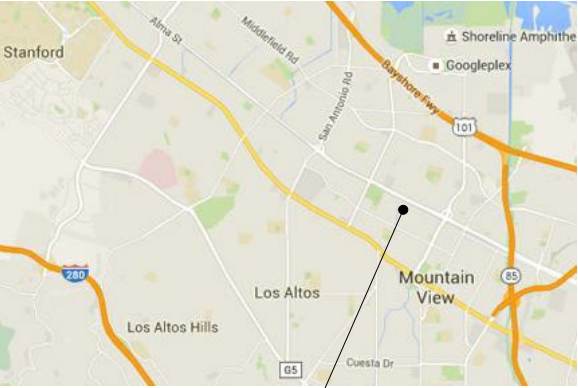
A1 CONCEPTUAL SITE PLAN
A2 CONCEPTUAL GARAGE PLANS
A3 CONCEPTUAL SECOND FLOOR PLAN
A4 CONCEPTUAL THIRD FLOOR PLAN
A5 CONCEPTUAL FOURTH FLOOR PLAN
A6 CONCEPTUAL FIFTH FLOOR PLAN

STRUCTURAL
N/A

MECHANICAL
N/A

ELECTRICAL
N/A

AREA MAP



VICINITY MAP



DWELLING UNITS

ST.	1BR.	2BR.
1	28	20
2	32	24
3	34	20
4	29	17
5	13	7
TOTAL	136 60%	88 40%

PARKING

PROVIDED = 298



1 FIRST FLOOR PLAN
A1 1" = 30'-0"

