

March 2, 2023

Parks and Recreation Commission
City of Mountain View

RE: Evelyn Park

Dear Commission Members:

Having reviewed the most updated concept designs for the Evelyn Park, Prometheus Real Estate Group would like to provide our feedback to the current design options. We have worked cooperatively with staff and are pleased that each of the two options addresses our previous concerns and comments regarding connectivity to existing paths from our surrounding apartment buildings, with more canopy coverage and buffering provided, as well as additional featured areas for sitting and gathering.

With that said, while we appreciate the nuance variation in each concept, we do believe Option D addresses the aforementioned items more thoroughly. Additionally, we would like to submit the following design modifications to Option D for consideration.



A. Playground:

We do have concerns regarding the play area which we believe were voiced by several Commissioners during the November 9th PRC hearing. As a reminder, our surrounding project consist of studios, one-bedroom, and two-bedroom apartments which tend to support primarily singles, roommates, or couples without children. We have developed a robust amenity package within our property to support these demographic needs.



Given that Cal Train and the Mountain View/Sunnyvale borders bound us, the play area does not seem to add any significant public benefit to the City of Mountain View. The nearest family-oriented development, which is directly adjacent to our property, is Mondrian townhomes. This property is comprised of larger family-oriented floorplans and has multiple areas with play equipment.

We feel the park will be better served with additional open space which facilitates more passive recreation. To this end, we would offer that a rose/flower garden concept replace the play equipment. We are suggesting this program element for two reasons. First, it would pay homage to the site's previous owner, Mt. Eden Floral Company, and its founder Yoshimi Shibata. Mr. Shibata is a well-known first-generation Japanese American who is a pioneer in the flower production and sales industry. Secondly it would create diversity to Mountain View's current park and recreational offerings. We believe a concept such as this will create a sense of destination for the community, similar to the rose garden in Berkeley, which serves the entire community.

If the commission elects to move forward with the playground component, we strongly suggest the play equipment be made of natural materials and limit the use of plastics such that it aligns with the newly finished Hadley Apartments. Further, we recommend a synthetic turf type fall protection in lieu of the poured-in-place rubberized "colored" material; this would provide visual continuity to the adjacent proposed natural lawn. Lastly, we have provided links below to reference examples of potential alternate play equipment specifications.

<https://www.earthscapeplay.com/project/presidio-tunnel-tops-natural-playground-san-francisco-california/>

<https://www.earthscapeplay.com/project/sir-wilfrid-laurier-park-edmonton-coyote-playground/>

<https://www.earthscapeplay.com/project/city-park-dustin-redd-dragon-playground/>

B. Connecting Stair:

We request the stairs at the south end of the park be removed from the concept plan as it serves little to no function. It aligns with one of our private patios directly across the property line which affords the public direct access to our private property and individual units. Its removal also creates a clear delineation between the public and private accessible space.

C. Low Transparent Fence:

Further to recommendation B, we are requesting the inclusion of a low and transparent fence along the south portion of the park. This could be a cable or open picket design. The low fence will aide in delineating the cross over between public and private which is particularly important if the playground equipment is approved to be included.



In conclusion, we believe Option D provides a greater public presence with a stronger and more direct connection between our surrounding property, picnicking, and open lawn area. Most notably, this option provides the greatest buffer between the park gathering spaces and our adjacent apartments. The more substantive buffer serves as a more gradual transition between the uses and architectural forms of our property and the new park.

Prometheus Real Estate Group understands the importance of providing open space and parks for the community at large and we appreciate the opportunity to work with city staff and to speak with you today. Thank you again for allowing us to participate in this public process.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Nash".

Tim Nash
VP of Architecture + Brand Experience
Prometheus Real Estate Group

CC: John Millham, President, Prometheus Real Estate Group
Don Peterson, Sr. Vice President of Development, Prometheus Real Estate Group
Mike Ducote, Development Director, Prometheus Real Estate Group