

June 2, 2015

VIA E-MAIL

Gerry Beaudin, AICP, LEED AP
Zoning Administrator
City of Mountain View
500 Castro Street
Mountain View, CA 94041
E-Mail: gerry.beaudin@mountainview.com

Re: Request for "Gatekeeper" Authorization
555 West Middlefield Road, Mountain View

Dear Mr. Beaudin:

As you know, on April 8, 2015, AvalonBay Communities, Inc. (**AvalonBay**) requested "Gatekeeper" authorization from the City Council under the criteria set forth in Mountain View City Code section 36.52. At the same time, AvalonBay provided a deposit check in the amount of \$10,000. This letter is a refinement of that request, as explained in more detail below. However, AvalonBay's main objective remains to redevelop an underutilized existing multi-family development by preserving all of the existing housing units, not displacing residents, and adding 324 new housing units to help meet the City's critical need for such units.

Property Description

The property is located at 555 Middlefield Road in the City of Mountain View (**City**) and consists of approximately 14.5 acres (**Project Site**). The Project Site is currently developed with 402 rental units in fifteen buildings with three levels of housing, a clubhouse, and six surface parking lots containing 666 spaces. (See Exhibit A). The property is bounded by West Middlefield Road to the north, Moffett Boulevard to the west, Cypress Point Drive to the south, and California State Route 85 to the east.

Immediately surrounding lands are zoned R3-Multifamily, Commercial/Residential Arterial, and Planned Community/Precise Plan.

Existing Land Use

The Project Site is currently designated in the Mountain View 2013 General Plan for Medium Density Residential. And it is in the Planned Community/Precise Plan zoning district of the Zoning Ordinance of the City of Mountain View. We do not believe there is any actual Precise Plan that applies to the Project Site, however.

The Medium Density Residential land use designation allows several residential land uses, including multi-family, at densities of 13-25 dwelling units per acre and at a height guideline of up to three stories. At 402 units, the Project Site is currently developed at a density of 27.7 DU/AC. The existing development is required to provide 483 on-site parking spaces, but provides 666 parking spaces.

Development Vision for the Project Site

AvalonBay proposes to retain and update all of the existing 402 housing units, built in the late 1960s, to replace the existing surface parking lots with underground parking structures, and to add 324 new rental housing units above the underground parking. The project would thus consist of a total of 726 dwelling units, at a density of 55.3 DU/AC. (See Exhibit B). In addition, the project would replace one of the surface parking areas with an approximately 1.4-acre public park and contribute the City's applicable in-lieu park fees. The project would require, and provide, 1,002 on-site parking spaces, 98% of which would be covered.

Requested Land Use Approvals

Although we would appreciate planning staff input on this request, we anticipate that the project will require a General Plan land use map amendment from Medium Density Residential to High Density Residential, which would allow a density of 30-80 DU/AC and a height guideline of up to 5 stories. In addition, we would seek a zoning amendment from Planned Community/Precise Plan to R4-High Density.

	Existing	Proposed
General Plan	Medium Density Residential	High Density Residential
Zoning	Planned Community/Precise Plan	R4-High Density

Benefits of the Project

The project would provide high-quality housing opportunities for many new individuals and families by redeveloping a dated and underutilized site near transit and major transportation corridors, while retaining all of the existing housing on the Project Site and thus ensuring no displacement of existing residents. The new units would be ADA accessible, and thus accommodate a more diverse clientele, and built to obtain LEED certification. The existing and new development would have minimal visual impacts on the community, as it would be screened by trees and would replace existing surface parking with below grade parking and substantial amounts of drought-tolerant, high quality landscaping consistent with the City's

Water Conservation in Landscaping Regulations. It would also provide an on-site park with recreational amenities to serve the residents and broader community.

The project would directly advance a number of General Plan objectives, including the following:

- LUD 3.1: Land use and transportation. Focus higher land use intensities and densities within a half-mile of public transit service, and along major commute corridors.
- LUD 6.1: Neighborhood character. Ensure that new development in or near residential neighborhoods is compatible with neighborhood character.
- LUD 9.1: Height and setback transitions. Ensure that new development includes sensitive height and setback transitions to adjacent structures and surrounding neighborhoods.
- LUD 10.1: Sustainable design and materials. Encourage high-quality and sustainable design and materials.
- LUD 10.2: Low-impact development. Encourage development to minimize or avoid disturbing natural resources and ecologically significant land features.
- LUD 10.5: Building energy efficiency. Incorporate energy-efficient design features and materials into new and remodeled buildings.
- LUD 10.7: Beneficial landscaping options. Promote landscaping options that conserve water, support the natural environment and provide shade and food.

The project would also advance numerous Housing Element objectives, including the following:

- Policy 1.4: Provide higher density housing near transit, in the Downtown, near employment centers, and within walking distance of services.
- Policy 1.6: Ensure new residential development integrates with and improves the character of existing neighborhoods.
- Policy 6.1: Support environmentally sustainable practices in all aspects of residential development.

- Program 6.4 – Energy Efficiency: Encourage and support energy-efficiency improvements and modifications for existing and proposed market rate and subsidized housing units.

In addition, the project would meet all of the “primary criteria” provided in the City’s R4 Multifamily Standards, and it is approximately 0.7 mile from Caltrain’s Mountain View Station.

Conclusion

We respectfully request that the City Council consider this “Gatekeeper” application and that it allocate appropriate staff time to processing the proposed project.

Sincerely,



Nathan Hong
Senior Vice President
AvalonBay Communities, Inc.
415-284-9093

Enclosures: Exhibit A (Current Site Plan with 402 Units)
Exhibit B (Proposed Site Plan with 324 Additional Units & Park)

cc:

Jackie Todesco
Richard Christiani
Nadia L. Costa, Esq.

UNIT MIX:		30% STUDIO	120
		50% 1 BR	201
		20% 2 BR	81
		TOTAL	402

DENSITY:		402 DU/14.522 AC = 27.7 DU/AC
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PARKING REQUIREMENT:		WITH MODEL PARKING APPROACH AT 1 CAR/ BEDROOM 483 CARS ARE REQUIRED FOR THE STUDIOS AND BEDROOMS. WE ARE PROVIDING PARKING FOR 675 CARS.
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PARKING:	CARS
CARPOT PARKING	419
SURFACE PARKING	158
GARAGE PARKING	89
TOTAL	666

PARKING MIX:	CARS
76% (COVERED)	508
24% (SURFACE)	158

KEY:	
1.	CLUBHOUSE
2.	VALERO GAS STATION
3.	TYPICAL EXISTING BUILDING WITH 3 LEVELS OF HOUSING
4.	TENNIS COURTS AND PROSHOP THAT ARE UNDERUSED
P1.	SURFACE PARKING FOR 16 CARS
P2.	SURFACE PARKING FOR 30 CARS
P3.	SURFACE PARKING FOR 44 CARS
P4.	SURFACE AND COVERED PARKING
P5.	SURFACE AND COVERED PARKING
P6.	SURFACE AND COVERED PARKING





CURRENT SITE PLAN WITH 402 UNITS
555 WEST MIDDLEFIELD RD, MOUNTAIN VIEW, CA

**CHRISTIANI
JOHNSON**

ARCHITECTS

UNIT MIX:		EXISTING DU	402
		NEW DU	324
			726
PARK LAND DEDICATION:			
324 DU X 261 SF/DU = 1.9 AC			
1.4 AC PROVIDED WITH LAND			
DEDICATION AND 0.5 AC PROVIDED			
WITH IN-LIEU FEE			
DENSITY:			
726 DU/13.122 AC = 55.3 DU/AC			
PARKING REQUIREMENT:			
WITH MODEL PARKING APPROACH AT 1			
CAR/ BEDROOM 483 CARS ARE			
REQUIRED FOR THE EXISTING UNITS			
AND 519 CARS FOR THE NEW UNITS			
FOR A TOTAL OF 1002 CARS.			
PARKING:		CARS	
BUILDING A COVERED		360	
BUILDING B COVERED		626	
P1 SURFACE PARKING		16	
TOTAL		1002	
PARKING MIX:		986	
98% (COVERED)		2%	
		(SURFACE)	
PHASE 1:			
REPLACE TENNIS COURTS & EXISTING			
PARKING WITH 2 LEVELS OF BELOW			
GRADE PARKING ON LIFTS AND ON			
STRUCTURE FOR 360 CARS.			
PHASE 2:		REPLACE EXISTING PARKING WITH	
		NEW 1.4 ACRE PARK WITH 0.5 AC FEE	
PHASE 3:			
4 LEVELS OF HOUSING WITH 72 UNITS			
ON LANDSCAPED PODIUM OVER NEW			
BELOW GRADE PARKING.			
PHASE 4:		REPLACE EXISTING PARKING WITH	
		4 LEVELS OF HOUSING WITH 204 UNITS	
		ON LANDSCAPED PODIUM OVER 2	
		LEVELS OF BELOW GRADE PARKING	
		WITH COMBINATION OF PARKING ON	
		LIFTS AND ON STRUCTURE FOR	
		626 CARS	
PHASE 5:		REPLACE P2 SURFACE PARKING WITH	
		3 LEVELS OF HOUSING WITH 24 UNITS	
PHASE 6:		REPLACE P3 SURFACE PARKING WITH	
		3 LEVELS OF HOUSING WITH 24 UNITS	
KEY:			
1. CLUBHOUSE			
2. VALERO GAS STATION			
3. TYPICAL EXISTING BUILDING WITH			
3 LEVELS OF HOUSING			
P1. SURFACE PARKING FOR 16 CARS			

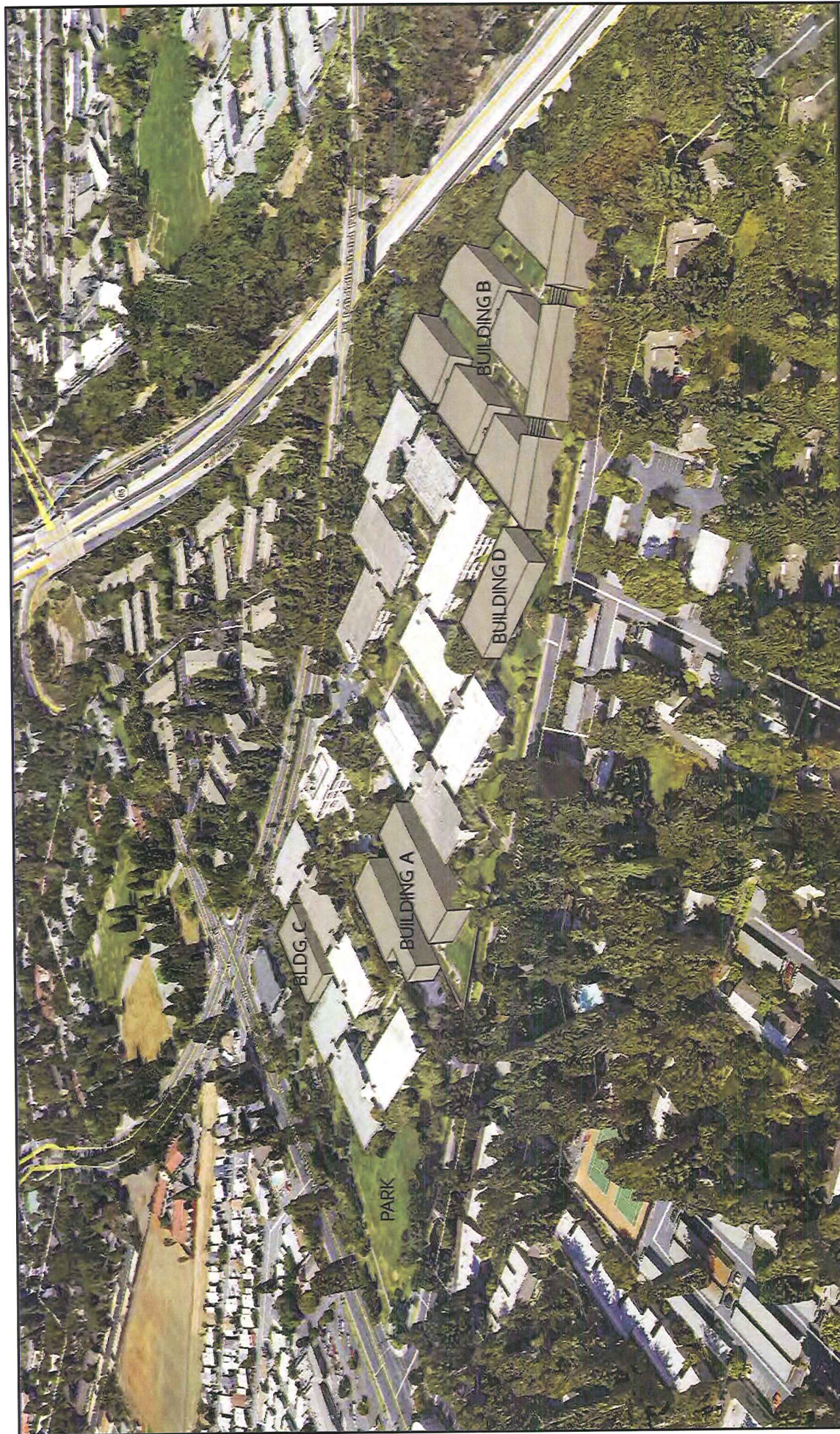


AvalonBay
COMMUNITIES, INC.

PROPOSED SITE PLAN WITH AN ADDITIONAL 324 UNITS & PARK

555 W. MIDDLEFIELD RD, MOUNTAIN VIEW, CA

**CHRISTIANI
JOHNSON**
ARCHITECTS



PROPOSED SITE PLAN WITH AN ADDITIONAL 324 UNITS & PARK

555 WEST MIDDLEFIELD RD, MOUNTAIN VIEW, CA

**CHRISTIANI
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ARCHITECTS