



BRADDOCK & LOGAN SERVICES, INC.
BUILDERS - DEVELOPERS
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April 20, 2015

Terry Blount, AICP
Assistant Community Development Director/Planning Manager
City of Mountain View
500 Castro St.
Mountain View, CA 94041-2010

Re: Gatekeeper Request – Village Lake Apartments

Dear Mr. Blount:

Please accept this letter as our "Gatekeeper" request for the consideration of an infill project that would allow the replacement of a low density apartment project with new high density apartment project on an existing developed site.

As you know back in November of 2014, the City Council authorized a Gatekeeper which would have allowed a request to rezone the site from R3-2 to R3-1.5. The rezoning would have allowed 38 new apartment units to be built on our nearly 10 acre site. Since the New Year we have been interviewing architects and engineers to move forward with our request. While we began our Gatekeeper request with the City initially three years ago, the demand for housing has outstripped all of even the wildest projections. The incredible job growth that your City has resulted in exponential demand for new housing units. As a result of this new paradigm for housing demand, the owners of the 50 year old apartment complex began to ask themselves if adding 38 apartment units to a 10 acre flat site is the most forward thinking approach.

Specially, our request for a Gatekeeper approval which would allow a Zoning change and General Plan amendment to permit a new four and five story apartment complex with an internal parking garage to be constructed at a density range between 50 to 60 units per acre. As part of our request, Braddock and Logan proposes that 10% of the net new units would be set aside as affordable units, to those families and individuals within the low income category. Attached to this letter is a sample yield study that was conducted for the site which shows 563 units at a density of 57 units per acre.

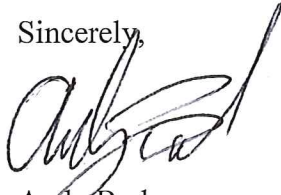
One issue that will require much thought will be the relocation of existing tenants during the construction phase, should the project be approved. Please know that we will develop a plan, in

consultation with the City, that results in the least disruption possible and deals with the existing tenants in fair and equitable way.

Braddock and Logan has owned Village Lake since the 80's and owns many apartment complexes throughout the greater Bay Area. We are a long term owner and have been in business since 1947. Most importantly, Braddock and Logan has a long standing reputation for excellence and business integrity. All our properties are meticulously managed by Braddock and Logan employees and not a third party management company.

We respectfully request that the City Council allocate City Staff to formally consider our "Gatekeeper" request. This project will result in additional rental housing units and additional affordable units within a community that is in such a great need of additional housing. Please contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andy Byde', written over a horizontal line.

Andy Byde

Land Acquisitions and Forward Planning

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Enclosure



UNIT SUMMARY:

	BED/BATH	SIZE	#	MIX
P1	1BR/1BA	600 SF	65 UNITS	11.5%
P1A	1BR/1BA	720 SF	265 UNITS	47.1%
P2	2BR/2BA	950 SF	70 UNITS	12.4%
P2A	2BR/2BA	1,100 SF	148 UNITS	26.3%
P3	3BR/2BA	1,300 SF	15 UNITS	2.7%
TOTAL		478,600 SF	563 UNITS	100%

PARKING SUMMARY:

REQUIRED:	
1.5 STALLS/ <650 SF UNIT	98 STALLS
2 STALLS/ >650 SF UNIT	996 STALLS
SUB TOTAL	1,094 STALLS
GUEST (15% OF TOTAL)	164 STALLS
TOTAL REQUIRED	1,258 STALLS

PROVIDED:

GARAGE	1,094 STALLS
OPEN STALLS	174 STALLS
TOTAL	1,268 STALLS

PROJECT SUMMARY:

TYPE:	5 LEVELS OF RESIDENTIAL
SITE AREA:	9.8 AC
UNITS:	563 UNITS
DENSITY:	57.4 DU/AC
TOTAL PARKING:	1,268 STALLS

VILLAGE GREEN APARTMENTS

SCHEME 3



05



BRADDOCK & LOGAN HOMES

MOUNTAIN VIEW, CA
#140134
CONCEPTUAL PLAN
12.19.2014
03.02.2015

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