

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2016

A RESOLUTION OF THE CITY OF MOUNTAIN VIEW REGARDING THE  
LEASE AND DEVELOPMENT OF HOPE STREET LOTS 4 AND 8

WHEREAS, following a Request for Proposals and Request for Qualifications process, the City of Mountain View has selected The Robert Green Company as the developer and authorized the City Manager to execute a Disposition and Development Agreement and ground leases with the Robert Green Company for the development of City-owned Parking Lots 4 and 8 on Hope Street for development of a mixed-use hotel/office development with a unique hotel of at least three-diamond quality, an increase in the number of public parking spaces from 149 to a minimum of 225, and to generate ongoing revenue for the City; and

WHEREAS, the term of the proposed ground lease exceeds fifty-five (55) years but does not exceed ninety-nine (99) years, and Mountain View City Code § 2.90 requires the City to make certain findings prior to the approval of any development on City property to be leased;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mountain View hereby makes the following findings:

1. That the lease and development of Hope Street Lots 4 and 8, as proposed, are consistent with the City of Mountain View General Plan and the Downtown Precise Plan; and
2. The property is not now needed for other public purposes. The total of 149 public parking spaces on Hope Street Lots 4 and 8 will be replaced and additional parking spaces (a total of 225 dedicated public parking spaces) will be constructed; and
3. The term of the lease, including any option to extend, is in the best interest of the City. A lease of 55 years, with four 10-year renewal options, is necessary to attract capital to construct the project and to realize the full economic potential to the City; and
4. This particular lease offers the greatest economic return to the City. The other proposals received from the development community through a competitive Request for Qualifications/Request for Proposals process did not satisfy the requirements set forth in the Request for Qualifications/Request for Proposals.

BE IT FURTHER RESOLVED that the lease and development of Hope Street Lots 4 and 8 is in the best interest of the City based on these findings.

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