



October 21, 2016

Mr. Terry Blount, AICP
 Assistant Community Development Director / Planning Manager
 City of Mountain View Community Development Department
 500 Castro Street
 P.O. Box 7540
 Mountain View, CA 94039-7540

Re: **'Gatekeeper' Application for Evelyn Avenue VTA and Eakins Trust Parcels**

Dear Mr. Blount:

VTA submits this letter and its enclosure as a combined Gatekeeper Application for the contiguous properties owned by VTA at 87 East Evelyn Avenue (APN 160-65-008) and the Eakins Trust at 57 and 67 East Evelyn Avenue (APN 160-65-002 and -009). This application arises from our joint consideration of how new mixed-use development could better meet the current and future needs of the Mountain View community, as shown on the enclosed project diagram. Enclosed is a check for \$10,000 as the deposit towards planning costs if the application is accepted.

The project we propose would provide three important benefits to the City:

- **Provide deeply affordable plus market-rate residential that meets critical needs.** The proposed development would create up to 70 new affordable housing units with deep affordability to 40% AMI to address a pressing need, and up to 211 market-rate units to assist firms with retaining workers at all income levels. A new 9,000 square foot park would serve existing and new residents and area workers, and address a lack of open space in the area.
- **Support small and start-up firms and enhance this important employment area.** Up to 76,000 square feet of new office space and a new café would serve startups that are important to help the City diversify its economic base, as development trends focus on large firms and big projects. The Eakins Trust has a long history as a landlord to startup firms.
- **Create high-quality development that strengthens the mixed-use Evelyn Avenue corridor.** Located one-half mile from the Downtown Station and easily walkable and bikeable, the project would provide new amenities to area businesses and residents. It would extend the Evelyn mixed-use corridor across SR-85 and provide high-quality mixed-use that enhances connections to neighboring areas and supports an updated Precise Plan for the area.

More specifically, we request a General Plan Amendment to designate these properties as Mixed-Use Corridor, with modifications and appropriate zoning that would support our development program as shown on the project diagram, including residential development up to five stories and commercial development of up to three stories, with an overall 2.6 FAR. Parking would be provided underneath the buildings to maximize efficiency, and we request approval for shared parking and a reduced parking ratio for the affordable housing portion of the project.

If approved, VTA would develop up to 183 residential units on its property, and pursuant to VTA's Affordable Housing Policy up to 35% of those units (70 units) would be affordable to low income households at 60% of Area Median Income, with half of those units affordable to very low and extremely low income households at 50% AMI and 40% AMI. The Eakins Trust would develop up to 98 residential units and up to 76,230 square feet of office space on its property. Amenities include a 9,000 square foot neighborhood park, and up to 2,000 square feet of retail for a café or other use that would serve area residents and businesses.

It should be noted that while the benefits to the City would be maximized by having all of the parcels included in the General Plan Amendment, both VTA and the Eakins Trust are ready to proceed independently with an application if only one of our properties is approved.

We are committed to creation of a high-quality transit-oriented development that advances key City goals as outlined in the General Plan. We would provide a high level of amenities to support pedestrian and bicycle use, including a mid-block trail to enhance circulation and connections to surrounding areas; maximize project sustainability and implementation of green development principles; and create walkable open space plus a café or retail amenity easily accessible to all workers in the area.

One potential concern we anticipate is whether our application is consistent with the City's stated and appropriate desire to protect the existing small firm and startup-oriented economic base in the surrounding area. We believe that proceeding with the project that we propose is entirely consistent with preserving existing buildings and uses in the adjacent area. Our proposed project would utilize vacant and underutilized land, and introduce new commercial and residential uses that would enable expanding startups to remain in the area. The new residential choices would enhance the appeal of the area to startups who overwhelmingly seek small work spaces with adjacent convenient places to live, and ready access to transit and downtown environments such as Castro Street.

Please contact me at 408-321-5791 or ron.golem@vta.org for additional information on our proposal. We look forward to discussion with City leadership and the community on how our proposal can better address the challenges and potential opportunities that are key to making Mountain View an incredible place to work and live for all.

Sincerely,



Ron Golem
Deputy Director,
Real Estate & Joint Development

cc: Dan Eakins

enclosures



MASTER PLAN PROGRAM

* Unit count based on 60/40 1b/2b mix (1b=780sf, 2b=1,150 sf) (25% load factor for common/circulation)

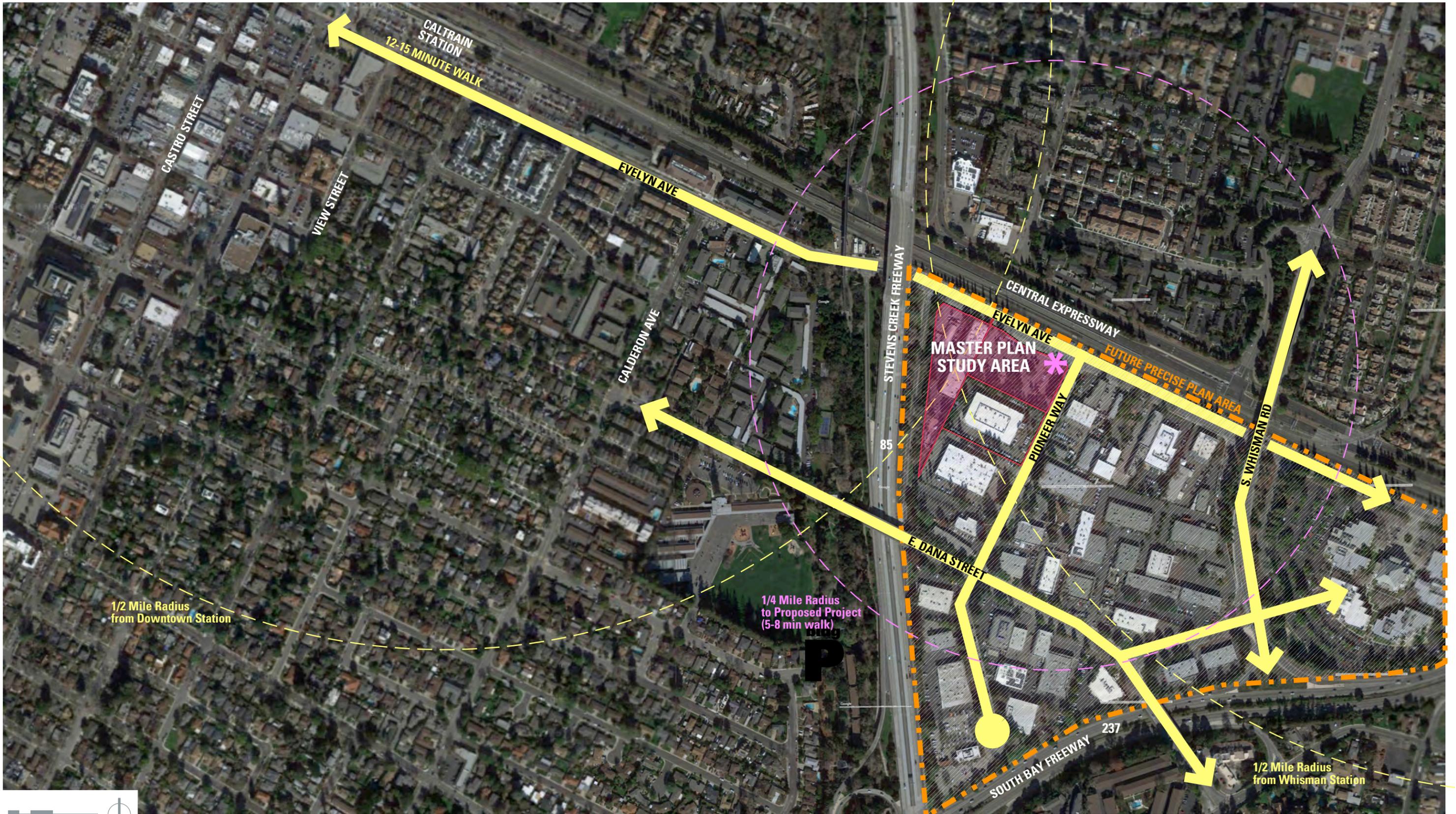
** Required office parking based on 1 space per 400 sf (1:333 sf currently required)

COMBINED STUDY AREA:	163,785 sf	3.76 Acres	
PROPOSED PROJECT:	OFFICE 76,230 sf (0.46 FAR)	RESIDENTIAL 349,500 sf (2.13 FAR)	UNITS 281 units
E) Eakins PARCEL:	76,230 sf	1.75 Acres	2.6 FAR
PROPOSED PROJECT:	OFFICE 76,230 sf (1.0 FAR)	RESIDENTIAL 122,000 sf (1.60 FAR)	UNITS 98 units
REQUIRED PARKING:**	228 spaces	138 spaces	372 total spaces
PROPOSED PARKING:	380 spaces - 87,302 sf per level		
E) VTA PARCEL:	87,555 sf	2.01 Acres	2.6 FAR
PROPOSED PROJECT:	OFFICE 0 sf (0.0 FAR)	RESIDENTIAL 227,500 sf (2.6 FAR)	UNITS 183 units (70 + 113)
REQUIRED PARKING:**	0 spaces	256 spaces	98 Sp + 158 sp
PROPOSED PARKING:	260 spaces - 61,000 sf per level * 2 - requires shared parking structure between bldgs or reduces parking for affordable bldg (0.5:1)		



MV-EVELYN AVE | VTA/EVELYN GATE KEEPER PROJECT DIAGRAM

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MV-EVELYN AVE | VTA/EVELYN GATE KEEPER CONTEXT MAP

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