



COUNCIL REPORT

DATE: January 27, 2026

CATEGORY: Consent

DEPT.: Public Works

TITLE: **231-235 Hope Street and 750 Moffett Boulevard (Moffett Gateway Hotel and Office Development)—Public Improvements**

RECOMMENDATION

1. Accept the public improvements for the development at 231-235 Hope Street for maintenance throughout their useful life.
2. Accept the public improvements for the development at 750 Moffett Boulevard (Moffett Gateway Hotel and Office Development) for maintenance throughout their useful life.

BACKGROUND AND ANALYSIS

The “acceptance” of developer-installed improvements signifies that the developer has satisfactorily completed improvements in the City’s right-of-way. Once accepted, the City takes ownership of and maintenance responsibility for the improvements.

231-235 Hope Street

This development project consisted of nine-unit residential condominiums. The public improvement plans for this development were approved for construction on January 25, 2021.

The public improvements are shown in Table 1 below.

Table 1: Public Improvements

Quantity	Unit	Item Description
19	LF	12” Storm Drain Lateral
1	EA	Storm Drain Manhole
1	EA	Storm Curb Inlet
1	EA	Sanitary Sewer Manhole
88	LF	6” Fire Water Service
2	EA	6” Gate Valve
1	EA	Fire Hydrant

Quantity	Unit	Item Description
44	LF	4" Water Service
1	EA	4" Gate Valve
1	EA	3" Water Meter
44	LF	2" Irrigation Water Service
1	EA	1.5" Water Meter

750 Moffett Boulevard (Moffett Gateway Hotel and Office Development)

This development project consisted of a 255-room hotel, 200,000 square foot office building, six-level, above-grade parking structure, and a new bicycle/pedestrian bridge across Stevens Creek, providing a new connection to Stevens Creek Trail. The public improvement plans for this development were approved for construction on July 3, 2018.

The project included curb, gutter, and sidewalk improvements, as well as traffic signal upgrades within the California Department of Transportation (Caltrans) right-of-way to be maintained by Caltrans, and therefore no Council action is needed for these improvements. A new 74-foot bicycle/pedestrian bridge was constructed spanning Stevens Creek, along with associated improvements, including retaining walls and trail enhancements. The bridge is publicly accessible via Moffett Boulevard and through the 750 Moffett Boulevard site, promoting the City's multi-modal access priorities. The new bridge does require Council action for acceptance.

The public improvements for Council acceptance are shown in Table 2 below.

Table 2: Public Improvements

Quantity	Unit	Item Description
1	EA	74-foot bicycle and pedestrian bridge and associated improvements

The public improvements for these two development projects have been completed to the satisfaction of the City Engineer and are in accordance with the City's standard policy to accept the improvements for maintenance.

FISCAL IMPACT

Acceptance of the improvements will not result in immediate costs to the City, as all public improvement costs for this development were paid for by the developer. Upon acceptance, the City will assume responsibility for ongoing maintenance and future replacement, however, there is no need to increase the existing operating budget at this time.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

SUBJECT TO THE LEVINE ACT

☒ Land development entitlements

ALTERNATIVES

Determine that the recommended improvements are not complete or in conformance with City standards and do not accept the improvements.

PUBLIC NOTICING

Agenda posting. A copy of the Council report was sent to the developers, 235 Hope Street Investors, LLC and Broadreach Capital Partners.

Prepared by:

Ashraf Shah
Principal Civil Engineer

Approved by:

Jennifer Ng
Public Works Director

Reviewed by:

Edward Arango
Assistant Public Works Director/
City Engineer

Audrey D. Ramberg
Assistant City Manager

cc: Thomas R. Tripp, PE
Allana, Buick & Bers, Inc.
1333 Broadway, Suite 410
Oakland, CA, 94612

Gene Payne
Managing Director
Broadreach Capital Partners
885 Oak Grove Avenue, Suite 205
Menlo Park, CA 94025

APWD—Arango, PCE—Shah, PCE—Byrer, SCE—Gunn, Chang, AE—Panganiban, Cody SMA—Goedicke, PA—Li, SMA—Doan, cmvgis@mountainview.gov, F (231-235 Hope Street, 750 Moffett)