



City of  
**Mountain  
View**

## 87 E. Evelyn RFQ Pre-Submittal Conference

August 24, 2022 • 10:00 AM • VIA ZOOM WEBINAR

**\*THIS MEETING IS BEING RECORDED\***

- Welcome and Introductions
- Project Background
- Site Characteristics
- Project Principles
- Development Priorities
- Submittal Requirements
- Evaluation Criteria
- Next Steps
- Q&A
- Conclude

## **CITY OF MOUNTAIN VIEW**

### **Micaela Hellman-Tincher**

Housing and Neighborhood Services Manager

[Micaela.Hellman-Tincher@mountainview.gov](mailto:Micaela.Hellman-Tincher@mountainview.gov)

### **Deanna Talavera**

Senior Housing Officer

[Deanna.Talavera@mountainview.gov](mailto:Deanna.Talavera@mountainview.gov)



# SITE CHARACTERISTICS



- 2.1 acres
- ~ 0.5 miles from Mountain View Transit Center and 0.2 miles from Stevens Creek Trail
- General Plan designation of High Intensity Office
- Currently zoned General Industrial
- Former VTA park and ride lot
- Interim safe parking site

- Address unmet housing needs
- Balance density and amenities
- Consider location
- Explore the potential for collaboration and master-planning with the owners of the adjacent site
- Consider cost
- High quality affordable housing; placemaking

## Density

- At least 180 - 200 units, pending amenities, flexibility on height
- AMI Levels
  - Below weighted avg. 50% AMI
  - At least 30% for 30% AMI and below
  - diversity of incomes up to 80% AMI

## Population

- Significant number of family units
- Permanent supportive housing & rapid rehousing units
- Pathways to housing for unhoused households

## Parking

- Parking ratio that balances parking with other features
- Allow for ratios below density bonus
- Require robust TDM

# RFQ SUBMITTAL REQUIREMENTS

- Pre-Submittal conference and site visit
- Cover sheet and acceptance of key business terms
- Development Team Description and Qualifications
- Relevant Development Experience
- Proposed Development Concepts
- Financial Capability
- Community Outreach Plan and Experience
- References

- Demonstrated understanding of City's vision and project goals
- Financial capability to obtain project funding and deliver the project
- Experience as a team and as individual team members with developments of similar size, scope, and development priorities
- Completeness and responsiveness of information provided in the submittal
- Approach to community outreach
- Results of references



## ANTICIPATED RFQ/RFP SCHEDULE

September 1, 2022	Last Day to Formally Submit Questions
September 16, 2022	Deadline for Additional Questions *to be answered at staff's discretion*
Before end of 2022	Developer Notification
January 2023	RFP Issuance Date
January 2023	RFP Pre-Proposal Conference
February 2023	Last Day to Submit Questions
February 2023	City Responds to Questions
March 2023	RFP Responses Due
March 2023	Developer Interviews
May 2023	Council Selection of Preferred Developer
June 2023	Initiate Negotiations

This portion of the meeting will have two parts:

1. Meeting attendees can submit questions anytime during the webinar by using the Q&A box on your Zoom screen. These will be answered first.
2. Meeting attendees can also ask questions verbally during the final part of Q&A.
  - Phone Participants: **Press \*9**
  - Webinar Participants: **Select “Raise Hand”**

## Site Visit Details \*OPTIONAL\*

Today, August 24, 2022

### Location

87 E. Evelyn Avenue, Mountain View, CA

### Start Time    End Time

1:00 PM    2:00 PM

### Parking

Street Parking is limited, onsite parking is not allowed

### Important Notes

- Interested applicants who would like to visit the site again shall not enter without prior written consent from the City.
- Staff will not answer questions at the site visit; all questions should be directed to staff via email following the visit.