

**From:** [Helen Chee](#)  
**To:** [City Council](#)  
**Subject:** 555 W. Middlefield Rd, Mountain View Redevelopment  
**Date:** Monday, May 9, 2022 4:31:14 AM

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Dear Councillors,

Re: Avalon's Redevelopment of 555 W. Middlefield Rd, Mountain View

The proposed addition of 323 apartments and 602 underground parking spaces in the above re-development will cause too much congestion as Cypress Point Drive is no through road and the only other exit and entry is from Middlefield Rd. If the number of proposed apartments is lowered by 100 or 80 apartments it would be more manageable.

There would also be a lowering of green space for wildlife. Currently there is a lot of wild life living in the area.

Please consider lowering the number of proposed number of apartments.

Kind regards,

Helen Chee



Cypress Point Dr,  
Mountain View 94043

Sent from [Mail](#) for Windows

**From:** [Lenny's Sonic](#)  
**To:** [City Council](#)  
**Subject:** 555 W. Middlefield  
**Date:** Sunday, May 8, 2022 11:08:43 PM

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While I have long supported the addition of new apartments to 555 W. Middlefield, the current proposal is even better than the original.

Please approve it so construction can begin.

Lenny

—

Lenny Siegel

[REDACTED]

Author: *DISTURBING THE WAR: The Inside Story of the Movement to Get Stanford University out of Southeast Asia - 1965–1975* (See <http://a3mreunion.org>)

**From:** [Nick Inns](#)  
**To:** [City Council](#)  
**Subject:** Avalon's expansion proposal for Cypress Point Drive  
**Date:** Sunday, May 8, 2022 10:01:04 PM

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Hi,

I am writing to urge you not to approve Avalon's expansion project in its current form.

I am particularly concerned about the proposal to remove heritage trees in the buffer zone by Highway 85. Additionally, the current plan seems likely to cause traffic congestion at the end of Cypress Point Drive, and, generate high levels of air pollution. I know asbestos is used in the construction of the existing buildings, which seems especially dangerous.

I've been told that viable alternative plans have been put forward.

Please please protect our heritage trees and air quality.

Many thanks,

Nicholas Inns  
(Resident at [REDACTED])

**From:** [rudy prakash](#)  
**To:** [City Council](#)  
**Subject:** Avalon's expansion on 555 Middlefield Road  
**Date:** Sunday, May 8, 2022 2:21:17 PM

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Hi,

I have been reviewing the Avalon's project proposal of building 323 more Apartments and 602 underground parking spaces. I live in Cypress Point Lakes.

I am **opposed and** do not approve to this in the way it has been proposed for the following reasons.

1. In the current plan there is going to be an addition of 224 apartments at the end of Cypress Point Drive, next 85. This entails removing heritage trees that were planted for a specific purpose of reducing air and noise pollution. This will increase noise and air pollution in Block C.
2. Avalon wants to build 435 underground parking spaces in Block C. This would end up 435 cars driving in/out at the end of Cypress Point Drive. This would cause traffic congestion / noise and mishaps.

The solution for the above two issues would be:

1. Is to redistribute the additional 224 apartments to Block B/C and move some of them to the front of the property (along Moffett Boulevard), where the area is currently used for parking. The same should be done for 435 underground parking spaces.

Hope this would be considered.

Thanks

Prakash

**From:** [Kin](#)  
**To:** [City Council](#)  
**Subject:** Comment for 555 W Middlefield Project (disapproval)  
**Date:** Sunday, May 8, 2022 10:59:19 PM

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Hi there,

I am an owner at the [REDACTED] Cypress Point condo complex in unit [REDACTED]. I am writing the city council to voice my disapproval for the 555 W Middlefield Project.

Outside of the stated, loss of tree buffer, continuous unhealthy air pollution for 7+ years, and traffic hazard/density issues, which are all serious issues for nearby residents. There is also the additional issue of power grid support. Recently we have already seen increasing outage in the area, having such a drastic increase of residence density will only make that even worse. Has that been addressed? The other various serious had already been mostly been ignored and minimized by developer with little changes. Please do not let this plan through for the sake of all nearby residents. I will seriously consider relocating if this happens.

To repeat myself again in conclusion, I disapprove of the existing plan of the 555 W Middlefield project as it is.

Best Regards,  
- Kin

**From:** [James Kuszmaul](#)  
**To:** [City Council](#); [Ramirez, Lucas](#); [Hicks, Alison](#); [Kamei, Ellen](#); [Showalter, Pat](#); [Lieber, Sally](#); [Matichak, Lisa](#); [Abe-Koga, Margaret](#)  
**Subject:** Comment on City Council Item 6.1 Residential Development at 555 West Middlefield Road  
**Date:** Sunday, May 8, 2022 8:47:05 PM

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Mayor Ramirez and Councilmembers,

I urge you to approve the residential development for 555 W Middlefield Road, with the marginally reduced parking and the additional preserved trees. This is a superb project that will bring more housing—including more subsidized affordable housing—to our community, and as a neighbor in the Willowgate neighborhood, I look forward to welcoming the new residents as soon as possible.

With regards to the reduced parking, I hope that the reduction in parking in this project—triggered in part by the concern about the parking’s impact on existing trees—can serve as a precedent for reducing parking minimums on projects from the start, rather than having to go through these last minute motions. As a reminder, the staff report calls out that the modeled parking demand for this project “range from 632 spaces to 827 spaces with an average parking demand of 726 spaces”, and even with the reduction, the project will still build 926 spaces, 200 more than even the upper end of the estimates. Perhaps in future projects we can instead be starting from below the bottom end of the modeled estimates and only go up if absolutely needed.

Thank you,  
James Kuszmaul

**From:** [Diane Gazzano](#)  
**To:** [City Council](#)  
**Subject:** Does the Health and Safety of MV Residents Pencil Out for You? - 555 W. Middlefield  
**Date:** Friday, May 6, 2022 4:15:05 PM

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City Council Members:

Protecting the health and safety of the residents of the City is one of the primary goals of City Government. This could be accomplished with an appropriate architectural design for the 555 W. Middlefield project. This project's current design will endanger the health and safety of nearly 2,000 present and future residents of: the Avalon apartments, Cypress Point Lakes, and Cypress Point Woods. The project has not been designed to protect the environment or the livability of the community. With changes, the project could accomplish this. Is the protection of the health, safety, environment, and livability of our community important to you?

As the first in-fill project in Mountain View, you as our City representatives are setting precedents and signaling to other developers, whose only interest may be high profit margins, just what Mountain View's standards will be. Not only are the developers listening, but so are the citizens of Mountain View.

While some City governments are increasing the foliage along City highways to capture highway pollution and protect their citizens, do you condone the destruction of the urban forest (some 70 trees, mostly heritage) protecting residents at one of the noisiest and most polluting locations in Mountain View, Middlefield and Highway 85? These trees, a gift of nature, could be saved by moving the 24 apartment units directly facing the freeway. Voting for the destruction of the Highway 85 trees and also the trees along Middlefield (for the placement of a synthetic turf dog park in Block C); while asking the taxpayers to plant trees in a so-called "public" park would be a slap in the face to the citizens of Mountain View. The dog park belongs in the "public" park and the trees belong along the side of Highway 85 and Middlefield. Also, do not destroy the centuries old interior redwood trees.

If you have walked the halls of the Avalon apartments recently you have seen apartments closed off with "danger asbestos" signs on the front door while the interior of the apartment is being repaired. Even though the Staff reports states that asbestos is only in the hallways, apparently this is an incorrect statement. Asbestos is almost certain to be found in the structures proposed to be deconstructed and the renters should be informed of this.

\$350 will not pay for an adequate air filtration system, nor for the filters that need to be replaced during the seven-year period. Adequately filtration systems should be purchase, installed, and maintained by Avalon. Avalon should install these filtration systems as they are auditing and repairing the leaky windows. This burden should not be placed on the shoulders of the renters, but should gladly be accepted by Avalon, who is disrupting in a major way the lives of the renters.

What steps will the City take to ensure the protection of the current Avalon tenants, and surrounding community from the dangers of air borne asbestos during the deconstruction and grading on the property? How is the City planning on ensuring that Avalon tenants are protected from the significantly high and unavoidable levels of PM2.5 during this period? The EIR tells us that watering twice daily, will not eliminate the dangers. With single pane windows, in the Avalon apartments, and porous wooden structures in the communities 40' away, how is the health of community going to be protected? Avalon has a disastrous history of not following BAAQMD and City regulations. What are the City's plans for the enforcement of regulations?

Because the residents of Avalon are mostly young and not among the highest economic levels of Mountain View, they especially need you to protect their health and safety. Deconstruction and grading will be taken place a few feet from their windows and open hallways. Their physical and mental health will be at stake. They will be forced to keep their windows closed for 10 hours a day from 7:00 am to 7:00 pm. Construction noise will make it impossible for the tenants to work at home or care for children during the day at home. In the Staff report it states that Avalon will limit the number of tenants who can be moved to what they determine to be a "defined group". Any tenant who desires to move because of physical or mental health reasons should be aided by the Tenant Relocation Assistance Ordinance. They should not be forced into another Avalon apartment in a different part of town unless they so wish. There are many vacant apartments nearby and more coming on-line shortly. With the loss of amenities, during

the construction period and the inconvenience caused by the construction, what is the percent reduction in rent for the Avalon tenants? Avalon has been found in violation of the rent control ordinances in the past. Will there be a special City staff person authorized to quickly handle any tenant grievances during the 7-year construction period? Since these are rent control apartments how will paid parking factor into current tenants rent once the project is completed. What is the City's plan?

With 70%+ of all Avalon parking on Cypress Point Drive (412 to 435 parking spaces) at the end of a very long narrow street, which dead-ends into Highway 85, how is this going to be a walkable and bikeable street. Parking needs to be moved closer to Moffett Blvd. The goal of higher density is to encourage people to walk or bike. This will not be possible with so many cars going up and down the very long Cypress Point Drive Street. How are accidents going to be prevented on this street? Will this only be addressed by City government once someone is injured or killed?

The 555 W. Middlefield plan can be greatly improved to protect the health, safety, livability, and environment of our community. All that is needed to do this is for City Government to let the developers know that this is a high priority for the City and for the citizens of Mountain View. Please vote no on the plan Avalon has presented to the City of Mountain View's government, and vote no to amend the General Plan until such time as Avalon comes forth with appropriate design plan.

According to the City Staff report, Avalon is dividing the property into three lots, and planning to turn Block B into condominiums. Another alternative not mentioned by City Staff Report would be rezone and building Block B, which Avalon can then sell as condominiums, but no approval for rezoning or development on Block A and Block C without changes. Also, Avalon, one of the biggest REITs in the U.S., should not be allowed to flip the property once any approval is given.

Protect the residents of Mountain View while providing more housing. If this does not pencil out for Avalon then they are the wrong developers for the City of Mountain View. There are other properties in the area coming down the pipeline for development with hopefully more astute developers.

Respectfully,

Diane Gazzano  
Resident of Mountain View



**From:** [Bill Walsh](#)  
**To:** [City Council](#)  
**Cc:** "[Dan Shane](#)"; "[Diane Gazzano](#)"; "[Twila Loft](#)"  
**Subject:** FW: 555 West Middlefield Road Project  
**Date:** Saturday, May 7, 2022 5:10:49 PM

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City Council Members.

The most important responsibility of the City Council should be to protect the health, safety and welfare of the people of Mountain View.

The additional of a few new housing units at 555 Middlefield is not near as significant as the health, safety and welfare of the people who live in the immediate area.

The 555 West Middlefield Road project will have a very negative effect on the standard of living in our neighborhood.

I would strongly recommend that You vote NO on this proposal. There are much better alternative proposals.

Bill Walsh

[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** Bill Walsh [REDACTED]  
**Sent:** Tuesday, February 08, 2022 4:05 PM  
**To:** [REDACTED]  
**Subject:** 555 West Middlefield Road Project

### **Short Version**

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-  
My name is Bill Walsh

I Live at [REDACTED]  
[REDACTED]

I'm very concerned with this current proposal. It will have a very negative affect on our neighborhood. And Avalon the developer has made no significant effort to mitigate the problems.

The EPA report, the Sierra Club and local residents all have suggested alternate proposals. The alternate proposal most often mentioned is the elimination of block C.

Eliminating block C would mitigate many of the core problems. Block C is located close to highway 85. Among other things, if block C is eliminated it would save over a 135 trees and the natural barrier to the highway.

With the number of new housing unit under construction or being planned in the City of Mountain View, eliminating Block C would have little or no effect on the overall number of new units.

Please vote no on the present proposal.  
Ask for a better proposal.

We desperately need your help to save our street and our neighborhood.

**From:** [Daniel Shane](#)  
**To:** [Ramirez, Lucas](#)  
**Cc:** [City Council](#); [Pancholi, Diana](#); [Yau, Ellen](#); [City Manager](#); [epc@mountainview.gov](mailto:epc@mountainview.gov)  
**Subject:** List of Scientific References on the Benefits of Highway Tree Barrier Systems to the Improvement of Air Quality in Residential Areas  
**Date:** Sunday, May 8, 2022 7:59:29 PM  
**Attachments:** [LIST OF REFERENCES FOR THE BENEFITS OF HIGHWAY TREE BARRIERS.docx](#)  
**Importance:** High

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Hello Mayor Ramirez,

Here is a short list of scientific references that explain the growing evidence of the significant health benefits provided by highway vegetative barriers and how they provide protection to residents against exposure to the toxic and carcinogenic emissions from cars and trucks traveling on our region's highway systems. A tall, mature, multi-row (thick), non-porous (no gaps) evergreen tree stand with overlapping canopies is the ideal barrier for filtering and absorbing toxic air contaminants such as gaseous by-products of incomplete gasoline combustion, exhaust

tailpipe fumes, and particulate matter from tires and brake linings. These functional tree barrier systems, such as the one in Block C, are the best and most effective tool we have to protect public health from exposure to highway emissions other than better pollution control devices on passenger vehicles and diesel trucks that use hydrocarbon fuels.

Other barriers such as walls and buildings are not effective. The long-term human exposure to these toxic and carcinogenic air contaminants are a significant public health hazard and should have been addressed in the EIR because the developer proposed to remove the highway tree barrier system in Block C thereby directly exposing the homeowners and tenants to these harmful chemical compounds and particulate matter.

The residents have on multiple occasions

provided representatives of the developer, AvalonBay Communities, with several alternatives that would preserve (and improve) the urban forest and tree barrier in Block C and still allow for the housing development to move forward. The developer has consistently ignored our alternatives and recommendations to protect the public health, welfare, and the environment.

Please vote “NO” on approving this proposed project as currently designed.

I hope you have time to read and educate yourself on the literature. Some of these are EPA fact sheets that only take a few minutes to read. If you have any questions feel free to contact me at the phone number listed below.

Sincerely,

Daniel Shane

Cypress Point Community Preservation Group

650-269-7551

**From:** [Joe DeBode](#)  
**To:** [City Council](#)  
**Subject:** May 8, 2022  
**Date:** Sunday, May 8, 2022 12:21:46 PM

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May 8, 2022

Mountain View City Council Members:

I live on Cypress Point Drive which borders the Avalon Bay project at 555 Middlefield Rd. and bordered by Moffett Blvd., Cypress Point Drive and Hwy 85. In fact, my living room window overlooks Cypress Point Drive and will look directly at the proposed multi-story building. I will be seeing, cleaning up my home and hearing this project for an estimated 5 years.

I do not expect The Council to take any action to modify the project as the various city departments have given their approval of the project and the demand for 11,000 new homes in Mountain View by ABAG and State Legislative actions.

My major concern is the volume of traffic that will be added to Cypress Point Drive(CPD) with 224 more units and the associated vehicles that will be exiting/returning to the two new three story underground parking structures via CPD enroute to Moffett Blvd. each day during the commute.

Cypress Point Drive is a narrow street and two opposing vehicles can barely pass with vehicles parked on both sides of the street. Additionally, there is already an issue with vehicles speeding on CPD and with more vehicles the risk for accidents will increase substantially.

I would like ask The Council to direct the appropriate departments to seriously investigate the further restriction of parking on Cypress Point Drive and installing “speed humps” as currently exist on Linda Vista Ave., Plymouth St., Ernestine Ln. and likely others of which I am not aware.

I suspect that a very high percentage of the Mountain View residents that live on Cypress Point Drive are opposed to the size of the project by Avalon Bay. Avalon Bay has been advised that the opposition is not NIMBY, but supportive of a more scaled back project that conforms to the “moderate density zoning” that has existed for years.

Please show some concern for the safety and welfare for the Mountain View residents who live on Cypress Point Drive with the likely significant increase in vehicular traffic that will be associated with this project.





**From:** [rbankus](#)  
**To:** [Pancholi, Diana](#); [Kamei, Ellen](#); [Ramirez, Lucas](#); [Abe-Koga, Margaret](#); [Hicks, Alison](#); [Lieber, Sally](#); [Matichak, Lisa](#); [Showalter, Pat](#); [City Council](#); [City Manager](#); [CitymgrPIO@mountainview.gov](mailto:CitymgrPIO@mountainview.gov)  
**Subject:** NO on 555 W Middlefield Rd Housing Project  
**Date:** Monday, May 9, 2022 5:44:56 AM

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Mountain View City Council,

I beg you, PLEASE do not approve the proposed housing project at 555 W Middlefield Rd. It will significantly degrade the environment of our neighborhood along Cypress Point Dr. It will also likely have a negative impact on our property values at Cypress Point Lakes and Cypress Point Woods. There will likely be less demand and lower offerings for our condominiums and townhouses if located in a high-density neighborhood adjacent to a large apartment complex with high-rise buildings.

During construction, those of us living in this neighborhood will have to tolerate loud noise, air pollution (unhealthy concentrations of PM2.5), increased traffic density, and hazards from trucks and heavy equipment, for a period of SEVEN YEARS. It's not right that we should be subjected to that level of disturbance and risk to our health and safety for that length of time.

After completion of the project, there will be a significant increase in traffic congestion and noise on Cypress Point Dr, a narrow dead-end street that is already crowded with parked cars. There will also be an increase in foot traffic short-cutting through our property at Cypress Point Lakes. There will also be a significant increase in noise and toxic airborne pollutants from Hwy 85 as a result of removing the lush tree canopy at Block C that now provides an effective and aesthetic noise barrier between our neighborhood and the highway. This canopy also provides habitat for numerous wildlife species that live along Stevens Creek. We should be planting trees, NOT cutting them down. And last but not least, the new high-rise apartment buildings themselves will be an eyesore that will spoil the pleasant view that we now enjoy.

I am not opposed to new housing projects in Mountain View as long as they don't cause a decline in our property values and quality of life. It is not right and not fair that our neighborhood should suffer so that more apartments can be built. There must be other reasonable alternatives.

Please do NOT approve this ill-conceived project!

Ron Bankus



36 year resident

**From:** [Chang hun You](#)  
**To:** [City Council](#)  
**Subject:** Re: 555 W. Middlefield Infill Project  
**Date:** Sunday, May 8, 2022 9:20:58 PM

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Dear City Council representatives,

My name is Chang hun You who is a resident and registered voter at city of Mountain View.

I like to write this email to present my opinion and propose you to “NO” Vote on the proposal of the 555 W. Middlefield Infill Project.

I lived in 12 years at city of Mountain View and more than 10 years at the [REDACTED] community. This is my first own home in the US where I have learned how I participate community and US politics as well as I became an honored US citizen and registered voter.

I clearly say my opinion as “NO” to the project for the purpose of saving unvaluable HOW 85 Tree buffers.

Trees are able to provide numerous things as mentioned in (<https://www.grow-trees.com/Benefits-Of-trees.php>). For most importantly, the Hwy 85 tree buffer have worked as great canopy from Toxins, Noises, Pollution and more. If we destroy them now, it will not only affect the current residents but also provide worst environment to our children and next generation.

Let me show you a great example of the result that we ignore tress.

Figure 1 shows the Ganghwamun Street in the Seoul that is a capital of South Korea. This street is a Castro Street for Mountain View. I would not say it is enough but the street had some big trees at the center of the street and both sides.

<!--[if !vml]-->



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Figure 1 Gwanghwamun Streets in 1990s

<!--[if !vml]-->



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Figure 2 Figure 1 Gwanghwamun Street after renovation in 2009

Figure 2 shows the same street after a big renovation in 2009 that the city **removed all of trees** on the center of the street and **covered many of soils by concrete and cement at both sides**. Then they just place several vases with flowers. The city just loved to show clean and modern style without thinking harmonization with nature.



<!--[if !vml]-->

<!--[endif]-->

Figure 3 Flood in Gwanghwamun Street in 2010.

Then we can see the consequence in Figure 3. There is a big flood in 2010. The city ignored how much trees help for

flood or drought and just over trusted its sewer system. The city ignored citizens' voice. After struggling for several years, the city started to plant more trees on the street, but it will take a while.

When I settled down in the city of Mountain View, the best thing I loved is Stevens Creek that provides us a Green Valley in a Silicon Valley as well as a protector for multiple natural disaster.

I clearly say my opinion as "NO" to the project for the purpose of reducing density of parking at the end of Cypress Point Drive.

The street is long and dead end. If the Avalon locate 70 % of the parking at the end of street, it will have more traffic with more energy consumption and increasing of probability of accidents.

It has much more benefits if it distributes parking to the Moffett side such as less traffic, less energy consumption and better air quality.

I hope City Council representatives will consider this better than the government of City of Seoul in 2009.

Thank you.

Chang hun You