

Re: Item 5.1 Google Middlefield Park Master Plan

To the Environmental Planning Commission:

Mountain View YIMBY, a local volunteer advocacy group, expresses strong support for Google's proposed Middlefield Park Master Plan.

- The opportunity to add 1,675 to 1,900 new homes, with a target of 20% below market rate makeup in a mixed-use setting, right next to jobs is quite exciting!
- This master plan has the potential to create a one-of-a-kind community that affords residents a car-free lifestyle and easy access to high paying tech jobs and their associated service jobs in Mountain View.
- The 10.5 acres of public parkland dedication will provide a pleasant place for the members of this community to destress and socialize.
- The \$19M of community benefit package being offered in exchange for bonus FAR will be valuable to the city.

We also have some constructive feedback that we'd hope for you to take into consideration:

- The project as proposed will include more jobs than employed residents. As such, we would encourage and welcome an even denser residential component, feasibility permitting.
- It would be better if the 20% BMR units are built together with the rest of the residential buildings Google is proposing, as opposed to paid for with in lieu fees and a land dedication. We believe this would create a more equitable (and less socioeconomically segregated) neighborhood and ensure that these units are delivered at the same time as the rest.
- We'd like to urge the city to get clarity on the proposed development agreement from Google which requests a 20-year-long timeframe for building the project. 20 years is a very long time. We hope to see this master plan turned into reality as soon as possible!

We hope that you recommend a hasty approval of this project to the council!

Thank you for considering our input.

Best regards,

Pardis Beikzadeh

On behalf of the members of MV YIMBY





February 1, 2021

Chair Cranston and Members of the Environmental Planning Commission  
City of Mountain View  
500 Castro Street  
Mountain View 94041

Re: EPC Study Session, February 3, Agenda Item 5.1 – Google Middlefield Park Master Plan

Dear Chair Cranston and Members of the EPC:

The LWV is excited to see so much housing being planned for the Google Middlefield Park area. We are pleased to see the phasing so that the jobs/housing linkage is preserved throughout the process. The proposed parkland, pedestrian-bike bridge land dedication and the community benefits package are all praiseworthy.

Our hesitation is with the Alternative Mitigation Plan for affordable housing. We are very concerned about the delay in building the 20% affordable housing component rather than these units being included as below market rate units (BMRs) in the market-rate development. Possibly the City will achieve lower income targeting or other benefits by accepting a land dedication from Google, and the LWV does support housing developments that are 100% affordable. However, the LWV also believes that inclusionary units foster socio-economic and racial integration. For the Google Middlefield Park plan we favor including the units because they will likely be built sooner than those on the dedicated parcel and the need for affordable housing as soon as possible is dire.

As explained above, our strong preference is for the units to be built as part of the market-rate housing, but there are other alternatives that are preferable to Google just donating the land. One option is to ensure that any all-affordable project is phased in concurrently with the market-rate housing. Another option would be to allow Google to dedicate one of the parcels for an all-affordable project but include the other units as BMRs in the market-rate developments. Or instead of Google paying more than is required in community benefits, reduce this financial contribution in exchange for Google constructing the below-market rate (BMR) units as they build the market-rate housing. In any case, we hope staff will do an analysis to ensure that if an Alternative Mitigation Plan is accepted, there is equivalency in value/cost to providing the mandated affordable component as BMRs or as an all-affordable development.

We do support an expedited review process. The length of time that is currently required for developments from inception to completion is one of the reasons that California has fallen so far short in its production of housing.

Thank you for considering our input. (Please submit any questions about this letter to Donna Yobs at [dmyobs@yahoo.com](mailto:dmyobs@yahoo.com))

Lisa McLain, President LWV of Los Altos Mountain View  
Donna Yobs, Co-Chair, Housing Committee

cc: Wayne Chen      Kimbra McCarthy      Stephanie Williams      Aarti Shrivastava      Lindsay Hagan

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February 3<sup>rd</sup>, 2021

Members of the Environmental Planning Commission  
City of Mountain View  
500 Castro St, Mountain View, CA 94041

Dear Chair Cranston, Vice Chair Lo, and Members of the Mountain View EPC:

On behalf of Silicon Valley at Home, we write today to express our enthusiasm for Google's Middlefield Park proposal, note our support for its approach to housing, and provide several comments on its approach to affordable housing. We commend city staff, EPC members, and the City Council for all of their efforts to craft and approve the East Whisman Precise Plan, which created the forward-looking policy framework within which this project fits.

When the Mountain View City Council approved the East Whisman Precise Plan in November 2019, the city further reinforced its commitment to redeveloping current underutilized office parks as mixed-use, transit accessible neighborhoods. Importantly, the Precise Plan includes an innovative Jobs-Housing Linkage policy that directly connects new commercial development with new housing development. The Plan also prioritized using the redevelopment opportunities offered in the East Whisman area to generate additional deed-restricted affordable housing to serve lower income Mountain View residents.

**SV@Home strongly supports Google's proposal including up to 1,900 new homes, which would make it the most impactful housing proposal in reaching the city's overall 5,000 home goal for the entire planning area. We are also pleased to see that the proposal exceeds the city's 20% overall affordability goal for East Whisman.** The location of new homes adjacent to the VTA light rail line and integrated with the proposed open spaces and commercial sites are key to meeting the city's climate and vibrancy goals.

**We are looking forward to learning more details about how the city and Google can maximize the overall number of new homes in the project as well as the possible options for meeting its affordability targets.** While land dedication and building affordable homes through standalone projects can often create opportunities for more affordable homes and deeper affordability than when incorporated into market rate developments, we know that there are also benefits to an inclusionary approach. For example, inclusionary units can frequently provide better amenity access to affordable housing residents, depending on the location of land dedicated for 100% affordable housing. The standalone and inclusionary approaches can also have different project timelines, which is important to consider if the goal is bringing new affordable homes online as quickly as possible.

**SV@Home urges the EPC to advance this important opportunity for new housing in Mountain View. We encourage the Commission to examine the implementation plan for both the market rate residential and affordable housing components to ensure that the maximum number of new homes and affordable homes are created.**

Sincerely,

David K Meyer

Director of Strategic Initiatives