

**From:** [Hala Alshahwany](#)  
**To:** [City Council](#); [Planning Division](#)  
**Cc:** [City Manager](#)  
**Subject:** Input for 555 Middlefield Project  
**Date:** Friday, May 6, 2022 9:47:46 AM

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Hello Council Members and City Staff,

Next Tuesday 5/10 the council will decide on the approval of 555 Middlefield Rd project. We (the community and our city officials) are at a critical point in setting precedent for environmentally responsible policy on densification and in-fill housing developments.

There are three major problems with this project's latest design:

1- The Loss of Tree Buffer

The developer, Avalon, proposed scraping the berm and removing the entire tree buffer at Hwy85 at the end of Cypress Point Dr (CPD) in order to build over 200 units facing the freeway (approximately 40 feet away). This design will expose current and future residents on CPD to toxic dust from tires and break linings, respiratory health hazards from polluted air, and noise, light & visual stresses. These risks have been well documented in published scientific data and were brought up repeatedly by the Sierra Club representative Gita Dev and other community members in the past two years. It is environmentally inequitable and unsustainable housing placement.

2- Exceeding PM2.5 Threshold

Since this is an infill project, the on-site and neighboring residents will be exposed to harmful air quality exceeding PM2.5 limits (set by Bay Area Air Quality Management District). This fact is documented in the EIR, but unfortunately the city is ignoring this health impact on the residents and have asked the council to override this critical impact and allow the project to proceed as designed.

3- Traffic/Parking at End of CPD

Placing 400+ parking spaces towards the end of CPD, a narrow dead-end street, is a bad design because it will create tremendous amount of traffic and congestion, impacting the residents' health and safety.

The Sierra Club and the community reached out with an alternative design to the developer, suggesting relocating/eliminating 24 units facing the freeway, and reducing 40+ parking spaces in Block C, to save the protective tree buffer. The community also urged Avalon to retain several very mature Redwood trees above Block A because their benefits cannot be replaced by new saplings for many decades.

Avalon came back with an alternative design, reducing parking spaces under Block A to save 5 heritage Redwoods (which the community appreciates), but adding more parking spaces to block C, creates even larger hazard with increased traffic and congestion at the dead-end substandard CPD.

A fair compromise between the residents and Avalon can be achieved by saving the tree buffer, slightly reducing density by removing 24 units in Block C, and moving required parking towards Moffett Blvd under Block B. This will minimize freeway health hazards, lessen impacts of exceeding PM2.5 threshold, and reduce traffic and congestion on CPD. These changes will only need minimal reevaluation of EIR and Design Review, while giving Avalon (a multi-billion \$ developer) the chance to proceed with their project yielding approximately 700 units when construction is complete.

Please advocate for your constituents' health and sustainable living while setting responsible precedent for housing needs and in-fill densification. For now and the future.

Thank you for your support and community representation.

Sincerely,  
Hala Alshahwany  
MV Resident

**From:** [Karin, Bricker](#)  
**To:** [Ramirez, Lucas](#); [Showalter, Pat](#); [Kamei, Ellen](#); [Hicks, Alison](#); [Lieber, Sally](#); [Abe-Koga, Margaret](#); [Matichak, Lisa](#); [City Council](#); [, City Clerk](#)  
**Cc:** [Chen, Wayne](#); [McCarthy, Kimbra](#); [Williams, Stephanie](#); [Shrivastava, Aarti](#); [Diana Pacholj](#); [Glaser, Heather](#)  
**Subject:** LWVLAMV Letter to City Council re: 555 W. Middlefield  
**Date:** Monday, May 9, 2022 11:47:46 AM  
**Attachments:** [0508LettertoCCre 555WMiddlefield.pdf](#)

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May 8, 2022

Mayor Ramirez and Members of the City Council  
City of Mountain View  
500 Castro Street  
Mountain View 94041

Re: Council Meeting, May 10<sup>th</sup>, Agenda Item 6.1– 555 W. Middlefield Road

Dear Mayor Ramirez and Members of the City Council:

As we have written earlier, the LWV supports the proposal for 555 W. Middlefield. We commend the developer once again for considering community feedback and making adjustments, including providing additional mitigation options for current tenants during construction and preserving more trees. We are excited to see 323 new housing units as these will create much-needed new housing and help alleviate the jobs/housing imbalance in Mountain View. The site is well-located near downtown, Caltrain, a grocery store and the Stevens Creek trail.

We especially commend the developer for being able to build these new units without any displacement of existing tenants by renovating existing, older apartments as tenants choose to leave. We are pleased to see that the developer's below-market rate (BMR) component is consistent with the City's current BMR requirements; 48 new BMRs is a great addition to the City's inventory. The 1.34 acres of land dedication for a new park is a welcome addition.

We also appreciate the developer's various proposals to ensure that current residents are treated fairly during construction. AvalonBay has agreed to offer rent reductions as well as \$350 for purchase of a high-quality air filter, should residents choose to stay during construction. Along with the offer to audit windows to be sure they are fully operable, this seems like a reasonable option for those who choose to stay. The offer to relocate vulnerable residents to other Avalon properties during construction is also a good pro-active proposal. Finally, waiving any termination fees for tenants who choose to move out is another reasonable offer.

Regarding the parking, we are pleased to see that Avalon can preserve additional heritage trees and still provide 926 parking spaces, which appear to be more than sufficient based upon the parking data provided. After much delay, the League is excited to see this project approved, as it is the position of the LWV that this development should not face further restraints.

(Please send any comments about this letter to Donna Davies at [dnndavies@gmail.com](mailto:dnndavies@gmail.com)).

Karin Bricker, President LWV of Los Altos-Mountain View  
Donna Davies Co-Chair, Housing Committee

cc: Wayne Chen  
Diana Pacholi.

Kimbra McCarthy  
Heather Glaser

Stephanie Williams

Aarti Shrivastava

**From:** [Sayo Nomura](#)  
**To:** [City Council](#)  
**Subject:** 555 MIDDLEFIELD ROAD RESIDENTIAL PROJECT - 5/10 City Council Meeting File #: 201911 Agenda #6.1  
**Date:** Monday, May 9, 2022 11:57:44 AM

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Dear City Council Members

I am very concerned about the residents' health and safety.  
We have to face the issues below once it's approved.

1. The Loss of Tree Buffer including Heritage trees
2. Exceeding PM2.5 Threshold
3. Traffic/Parking at End of CPD

Above problems can be solved by the following:

**Relocate or eliminate 24 units from Block C as Gita from Sierra Club suggested to AvalonBay.**

**Relocate 80 parking spaces from Block C to Block B.**

The city of Mountain View says as below on its Home Page.

**Mountain View prides itself on providing excellent public services and facilities that meet the needs of a caring and diverse community in a financially responsible manner. While leading the region in innovation and ideas, the City remains committed to the traditional values of strong neighborhoods and citizen involvement. Mountain View boasts strong safety and public education records and is considered one of the best places to live in the Bay Area.**


<https://www.mountainview.gov/about/default.asp>

**The residents are very stressed!!**

**I hope the city of Mountain View keeps what it says.**

**Please, please, please protect residents' health and safety!!**

**Thank you for your attention.**

Sayo Nomura  


**From:** [Diane Gazzano](#)  
**To:** [City Council](#)  
**Subject:** 6.1 Residential Development at 555 W. Middlefield Ave.  
**Date:** Monday, May 9, 2022 12:15:36 PM

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### **Questions to be answer by Avalon that were not address in their letter to residents.**

The EIR states that even with mitigation PM2.5 would be significantly higher and unavoidable than acceptable standards. How is the health of the community going to be protected? Will Avalon and surrounding residents be locked in the apartments for 10 hours a day (7:00 am to 7:00 pm) unable to open windows? Will this protect them?

How is Avalon going to protect the residents and community from asbestos in light of their track record? (They removed asbestos in the apartment hallways without notifying the residents of asbestos and let them stay in their apartments if they signed a waiver all in violation of BAAQMD regulations.) Avalon has not tested for asbestos in the buildings and structures that will be demolished. It is almost certain, given the age of the buildings and known asbestos on site, that the main building contains asbestos. When is Avalon going to test for asbestos and what mitigation will there be?

How will residents be able to work from home or care for children at home when demolition and construction will be taking place from 7:00am to 7:00 pm. Will Avalon follow Mountain View's Renter Relocation Assistance Ordinance enabling renters to move to another property of their choice?

Will rents be reduced because amenities will be removed during construction, the extra cost of electricity for running an air purification system, and the inconvenience residents will be cause by 7 years of construction? What percent rent reduction will Avalon give to its tenants?

Why is Avalon putting the burden of buying an air filtration system on the residents when \$350 will not cover the cost of a system and filters for 7 years. Why isn't Avalon placing the air filtration systems in the apartments and maintaining them. If Avalon cannot repair the windows so there are no leaks, will they replace the windows with double panes?

Why is Avalon cutting down the heritage trees along Middlefield to create a dog park with synthetic ground covering? Why isn't the dog park in the "public" park. These trees can protect the apartment residents in Block C from car pollution and noise, at one of the noisiest and most polluting locations in Mountain View.

What will be the health effects on tenant living right on the side of Highway 85 with no protection from car, brake, and tire pollution. These tenants are replacing 70 trees, most of them heritage. Does research show that their life expectancy will be shortened?

Why is Avalon putting 70%+ of all their parking way and the end of a narrow long dead-end street. Avalon is building 225 units in Block C, yet parking 412-435 cars park in Block C, when the parking ratio is less than 1.3 per unit for the entire project? This will cause unnecessary traffic on Cypress Point Drive. CPD will not be bike or pedestrian friendly. Avalon says they will have parking spaces for 522 bicycles. How will 602 Avalon cars, 522 bicyclists, bicyclist using the Avalon bike path from Middlefield to CPD, meld with the hundreds of cars coming to the Adult School each day, and the existing traffic of Cypress Point Lakes and Cypress Point Woods. Accidents are already occurring on CPD and Avalon's plan is sure to increase the number of accidents.

How is Avalon going to insure parking on the street for the hundreds of adult students who come daily to

the school, when parking is already at a premium on CPD and Avalon will be blocking half the street with construction vehicles? What are their plans?

All parking in the completed 555 W Middlefield project will be paid parking. How does this factor into rent control for the current tenants. Will the existing tenants be given free parking or have their rent reduced?

When will the condo homes Avalon is building be for sale?

What guarantees will Avalon give to the City that they will not flip the property if the zoning is upgraded?

## **EAVES**

Hi Neighbors,

As already discussed in prior meetings, AvalonBay is planning to add new apartment homes to the eaves Mountain View at Middlefield community by building new underground parking garages and constructing new homes aboveground at the existing surface parking areas. Construction could start in the fall of 2023 at the earliest and will be completed in phases to minimize disruptions to residents and ensure sufficient parking at all times.

We recently submitted a new design to the City that would preserve seven additional trees by the Leasing Office, including three large redwoods, by reducing the size of one parking garage. We will not be removing any existing apartments, and residents' lease terms will not be changed because of this proposed project.

In addition to the new apartment homes, the project will include:

- Replacement of the existing pool, fitness center, and clubhouse,
- Addition of a modern co-working lounge and a dog park;
- Secured underground parking (including spaces for electric vehicles) beneath the new buildings for both the new and existing apartment homes;
- Dedication of land for a new public park along Cypress Point Drive.

If you would like additional information or have any questions about the proposed project, our project manager, Charlie Koch is happy to speak with you. Please reach out to him at (628) 267-2705, or by email at [charlie\\_koch@avalonbay.com](mailto:charlie_koch@avalonbay.com) to find a time for a call to discuss your questions.

Thank you,  
Management

David Johnson

**eaves Mt. View at Middlefield**

555 West Middlefield Rd. | Mountain View, CA 94043



Connect with us at **(650) 528-5000**

**From:** [Modhurima Khan](#)  
**To:** [City Council](#)  
**Subject:** Feedback for council meeting on apartment redevelopment proposal  
**Date:** Monday, May 9, 2022 12:19:51 PM

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To Whom It May Concern,

I am a resident of [REDACTED] at AvalonBay's [REDACTED] (Mountain View). I am writing to raise a few concerns I have about the proposed redevelopment of the apartment area. I would be very grateful if you would consider my points in tomorrow's council meeting. Thank you.

1. Cutting down of heritage trees - I am strongly opposed to cutting down the large number of heritage trees proposed for this project. This is bad for the environment, and will destroy the beauty of our neighborhood, and make it look like an urban wasteland. Heritage trees are an important part of our California landscape and I hope any projects in our city can be done without cutting down heritage trees.

2. Potential health hazard - Since heavy construction will take place right next to the block where I live, I will be faced with a potential long term health hazard from construction materials right outside my window for years. I was also not informed of this project when I signed my lease in January, so I was not aware that I am signing up for years of construction exposure.

Unfair rent practice - We have been informed that the gym, pool, and other facilities that are a part of our rent, will be shut down during the construction period. However, we have not been informed of any discount on our rent that we should rightfully receive because of this.

Best,  
Modhurima

**From:** [Eric Chan](#)  
**To:** [City Council](#)  
**Subject:** 555 W Middlefield Project  
**Date:** Monday, May 9, 2022 3:29:01 PM  
**Attachments:** [Gitas 555 Middlefield plans.pdf](#)

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Dear City Council Members,

My name is Eric Chan. I'm a current resident of [REDACTED] and am emailing you in regards to tomorrow's city council meeting that [REDACTED] of the 555 West Middlefield project.

First of all, thank you for preserving more redwoods over parking spaces during the last council meeting. These trees are magnificent, and beautiful, and I look at them daily because they provide so much serenity to my daily life.

With regards to the project, I'm all in for more housing in Mountain View. Although the designs presented by Avalon still have **significant issues**. These being:

1. **LOSS OF TREE BUFFER** on Hwy 85. Avalon will cut the tree buffer (including heritage trees) and put new units against Hwy 85. Resulting in increased exposure to toxic airborne highway pollutants and noise for all residents in the community, especially those who will live right up against the highway.
2. **UNHEALTHY CONCENTRATIONS of PM2.5** in dust emissions from demolition, construction for the next 7+ years.
3. **TRAFFIC HAZARD and DENSITY** at dead end street. They will build a 435 underground car parking garage and 225 units at the end of Cypress Point Dr.

These issues do not make me, or other residents of 555 West Middlefield Road, and Cypress Point Lakes excited about living here once the 7+ year project commences.

Nor, do we feel heard by Avalon.

While I recognize that Avalon has been designing this project for years, residents of 555 West Middlefield Road and Cypress Point Drive have been advocating for years to save the tree buffer and reduce the density at the end of Cypress Point Drive.

Here's another example of us not being heard:

Gita Dev, chair of Sierra Club Sustainable Land Use Committee (and architect), proposed a new design that would save the highway 85 tree buffer and reduce the density at the end of Cypress Point Drive by: **Relocating 24 units facing the freeway in block C to block B, and moving some of the associated parking units from block C to block B.** Avalon's current design for the building in block C has units on the front and back of the building ("double loaded corridor"). Gita is recommending that the building in block C be a single corridor by moving the 24 units facing the highway to block B. This preserves the tree buffer and allows less parking and density to occur at the end of a dead end street. It is better to put more density near Moffett drive since it is a larger street and there is easier access to it.

**Gita and other community members have already approached Avalon with this design. I want to know why it is not being seriously considered.** And why Gita's plan is not feasible.

**Please consider Gita's design. And make us feel heard.** Protect our community from more pollution, traffic hazards and prevent people from living right up against a highway.

Thank you,  
Eric

**From:** [Bill Walsh](#)  
**To:** [City Council](#)  
**Subject:** FW: 555 West Middlefield Road Project  
**Date:** Monday, May 9, 2022 3:38:33 PM

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City Council Member,

My name is Bill Walsh. I lived at [REDACTED]  
I'm very concerned about this proposed 555 West Middlefield Road Project . This project has two main core issues that make it very a badly flawed project.

The issues of negative environmental impact and increased crowdedness, both have numerous problems that seriously affect the quality of life and represent a threat to the people who live here.

To mention a few, the EPA report clearly states that the project will have a negative effect on air quality. The Sierra Club and the Audubon Society have stated the project will have a negative effect on the ecology and environment. CPD is a dangerous, narrow dead end street that already has serious traffic, parking and congestions problems.

With the number of housing unit under construction or being planned, a few additional housing units at this very bad location are not worth he problems that will be inflict on the community.

Please vote to save our environment, our street and our neighborhood. This is a very bad project for the City of Mountain View to approve.

PLEASE VOTE NO.

**From:** [Rory Lipkis](#)  
**To:** [City Council](#)  
**Subject:** Opposition to the 555 West Middlefield Project  
**Date:** Monday, May 9, 2022 6:10:20 PM

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Dear Councilmembers,

I'm writing to voice my adamant opposition to the 555 West Middlefield Project. I've lived for several years at the very end of Cypress Point Drive, where the proposed construction will massively increase the air and noise pollution for the next decade or so, if not permanently. The current plans involve the destruction of a natural mature tree barrier between this community and Highway 85, which runs very close by.

I suffer from asthma and would likely be forced to move away if the project goes forward. There are also many elderly people in the surrounding communities for whom this poses an enormous risk, as well as young children whose healthy development would be impaired by continuous exposure to polluted air. The outsized effect of air quality on brain development has been well documented since the horrible revelations about leaded gasoline, and young people here are already suffering untold long-term damage from the worsening yearly wildfires.

An architect in the neighborhood has publicly proposed several modifications to the plan that would somewhat reduce the extreme health burden that this places on the residents of this neighborhood. I sincerely ask that the council *reject* this project in its current form.

Thank you,

Rory Lipkis  


**From:** [Phil Lovalenti](#)  
**To:** [City Council](#)  
**Subject:** Pending 555 West Middlefield Housing Project Decision  
**Date:** Monday, May 9, 2022 6:26:36 PM

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Dear Council Members,

As a member of the nearby community with a family of four, including two small children, we have major concerns with the project design proposed by Avalon:

1. Loss of a tree buffer along Hwy 85 will eliminate our protection from pollution and noise, while also removing our precious heritage trees.
2. The construction itself will expose all nearby residents to dangerous particulate pollutants for the next 7+ years of construction.
3. The 435 underground car parking garage at the end of Cypress point woods will bring major congestion and traffic to an area where small children play.

If the project is to move forward, the units against Hwy 85 need to be moved and the parking needs to be rearranged to shift the majority towards Moffett Blvd.

Thank you for your consideration,

Phillip Lovalenti

██████████ Mountain View, CA 94043

**From:** [Kovkev Kovkev](#)  
**To:** [City Council](#)  
**Subject:** 555 West Middlefield Rd  
**Date:** Monday, May 9, 2022 7:22:02 PM

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Hi The City Council of Mountain View,

I wanted to let you know that I disagree with the project that 555 W Middlefield Rd, Mountain View, CA 94043 is planning in the coming years.

Our current set up is very nice, and the project would affect the peace and enjoyment of the property.

Thank you,

Kevin, at [REDACTED], Mountain View, CA 94043, [REDACTED]



**From:** [Krunal Shah](#)  
**To:** [City Council](#)  
**Subject:** Concerns regarding 555 W Middlefield Road project  
**Date:** Monday, May 9, 2022 7:37:48 PM  
**Attachments:** [Gitas 555 Middlefield plans.pdf](#)

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Respected individual,

My name is Krunal Shah. I'm a current resident of [REDACTED] and am emailing you in regards to tomorrow's city council meeting regarding the outcome of the 555 West Middlefield project.

First of all, I want to thank you for voting to preserve more redwoods over parking spaces during the last council meeting. I am especially grateful that the largest redwood on the property will be saved, tree #179. If possible, it would be great to also preserve the large heritage redwood trees #202-204. I believe they are being cut down for a pool shower, which could be placed somewhere else. I look at these trees daily.

Although Avalon has made some changes in their new proposal **there are still significant issues with their current design:**

- LOSS OF TREE BUFFER on Hwy 85. Avalon will cut the tree buffer (including heritage trees) and put new units against Hwy 85. Resulting in increased exposure to toxic airborne highway pollutants and noise for all residents in the community, especially those who will live right up against the highway.
- UNHEALTHY CONCENTRATIONS of PM2.5 in dust emissions from demolition, construction for the next 7+ years.
- **TRAFFIC HAZARD and DENSITY at dead end street. They will build a 435 underground car parking garage and 225 units at the end of Cypress Point Dr.**

Gita Dev, chair of Sierra Club Sustainable Land Use Committee (and architect), proposed a new design (see attached) that would save the highway 85 tree buffer and reduce the density at the end of cypress point drive by:

**Relocating 24 units facing the freeway in block C to block B, and moving some of the associated parking units from block C to block B.** Avalon's current design for the building in block C has units on the front and back of the building ("double loaded corridor"). Gita is recommending that the building in block C be a single corridor by moving the 24 units facing the highway to block B. This preserves the tree buffer and allows less parking and density to occur at the end of a dead end street. It is better to put more density near Moffett drive since it is a larger street and there is easier access to it.

**Gita and other community members have already approached Avalon with this**

**design and I would like Avalon to seriously consider this alternative proposal.**

I agree that Mountain View needs more housing but I want it to be done in a way that does not:

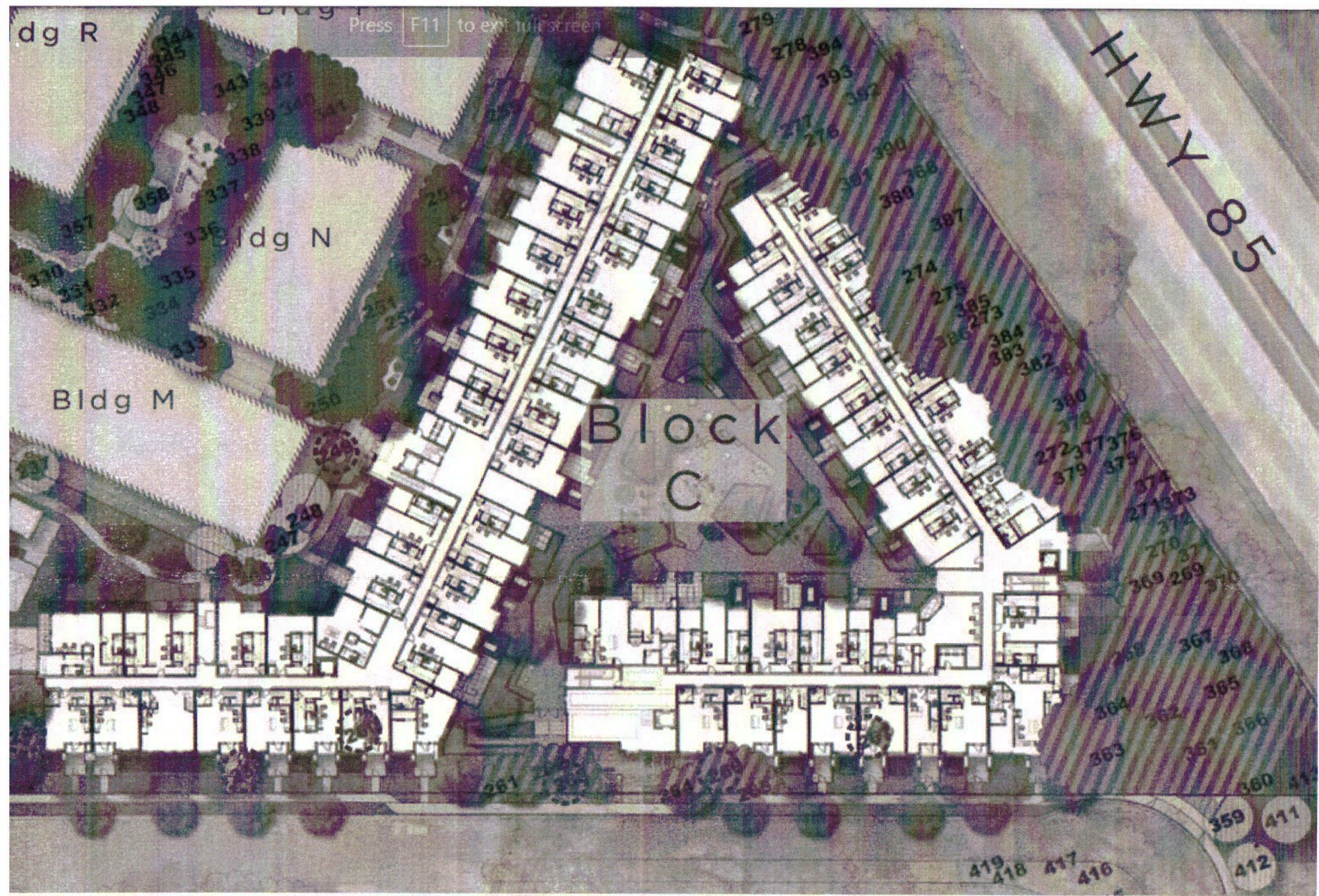
- unnecessarily **cut** down trees
- **increase** density at the end of a dead end street
- **expose our community to more pollution.**

I recognize that Avalon has been designing this project for years and that the city is eager to approve it but Avalon hasn't really been listening to the community. I don't feel heard.

I am also concerned about how Avalon will execute this project. Their execution of the corridor remodeling which involved asbestos handling was not transparently communicated to its residents.

**Please consider Gita's design. It could protect our community from more pollution, traffic hazards and also prevent people from living right up against a highway.**

Regards,  
Krunal Shah



Bldg R

Press F11 to exit full screen

Bldg N

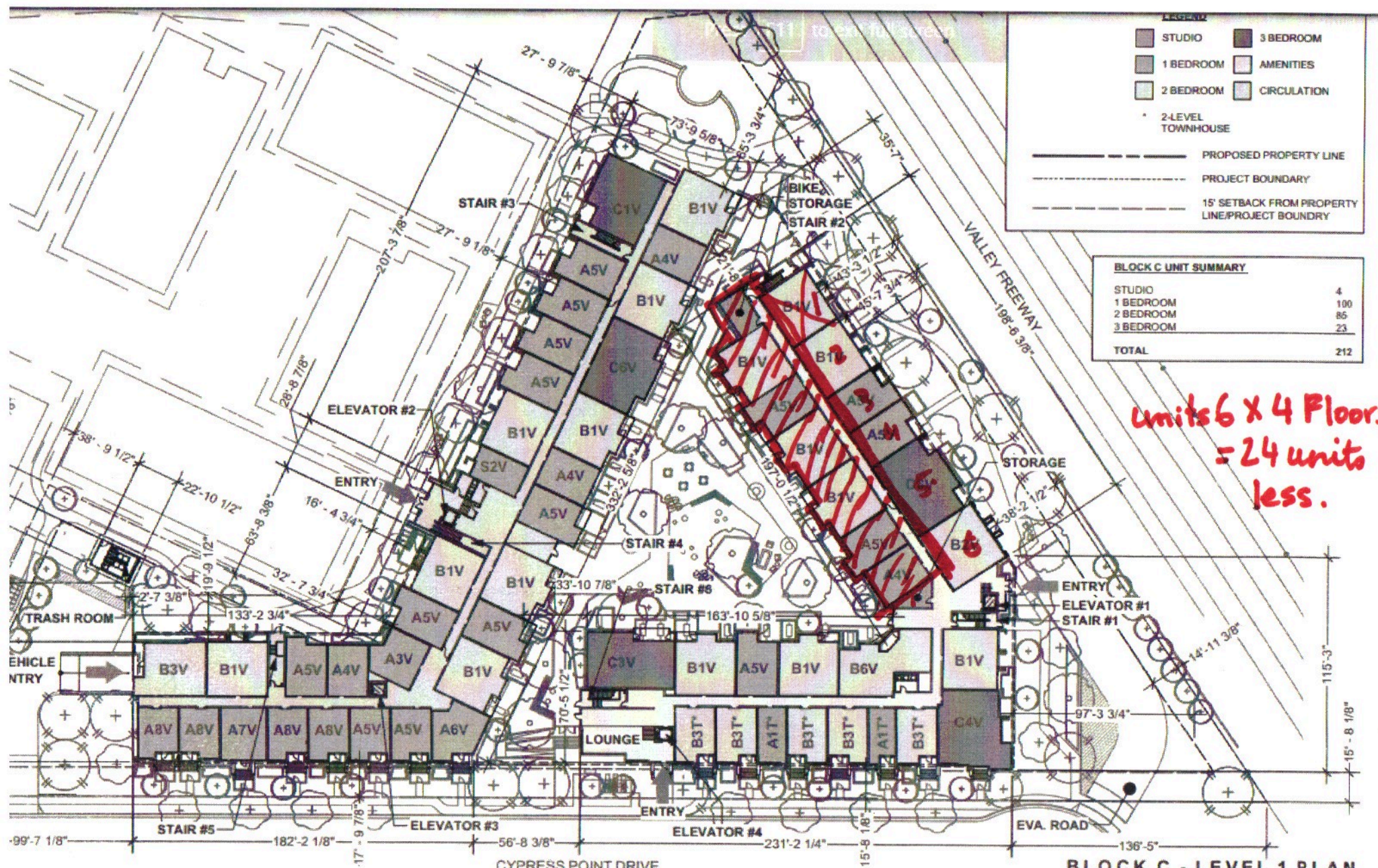
Bldg M

Block C

HWY 85

419  
418 417  
416

359 411  
412



**LEGEND**

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITIES
- CIRCULATION
- 2-LEVEL TOWNHOUSE

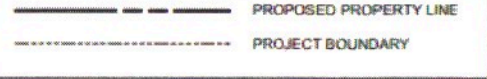
PROPOSED PROPERTY LINE  
 PROJECT BOUNDARY  
 15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY

**BLOCK C UNIT SUMMARY**

STUDIO	4
1 BEDROOM	100
2 BEDROOM	85
3 BEDROOM	23
<b>TOTAL</b>	<b>212</b>

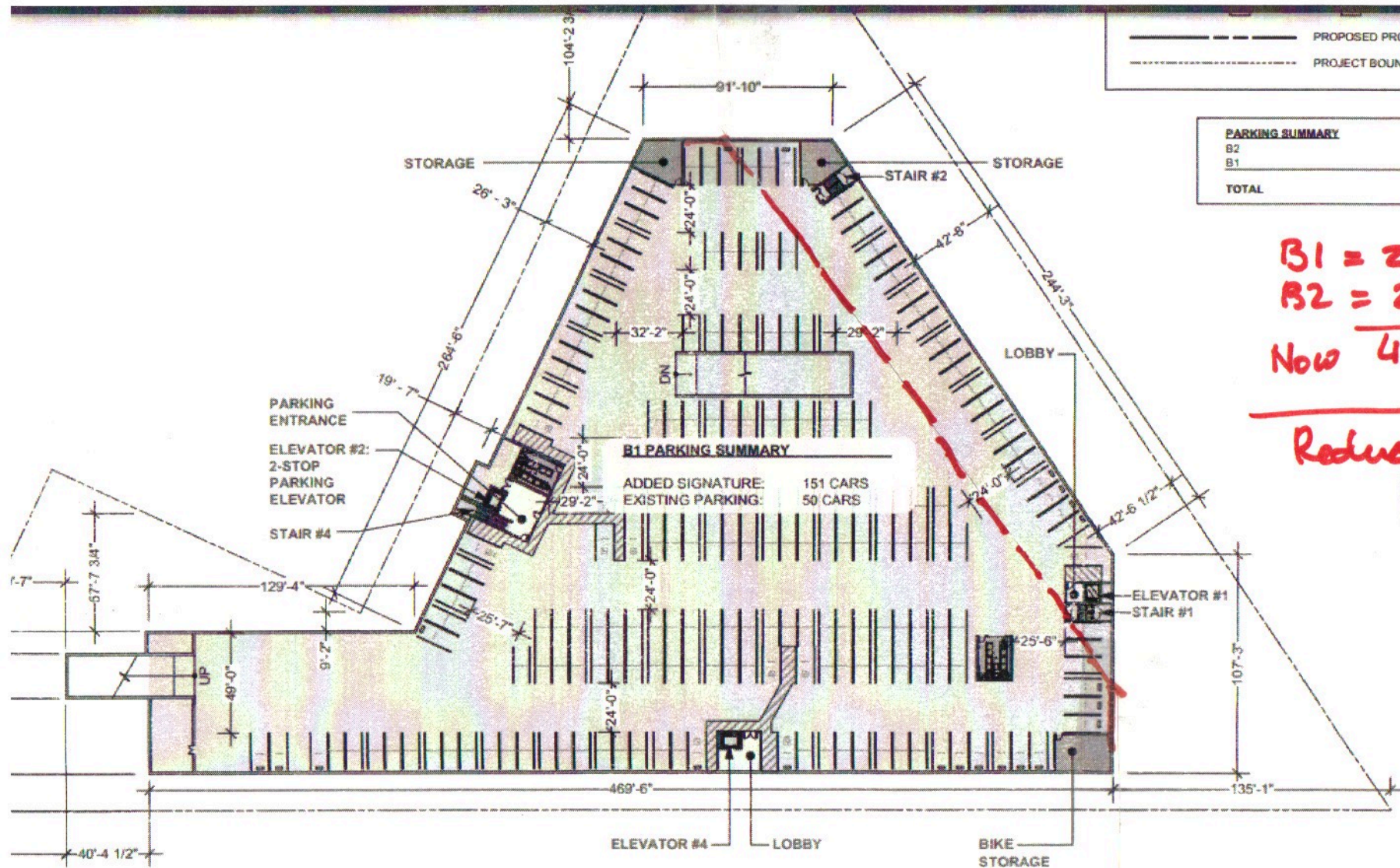
*units 6 x 4 Floor:  
= 24 units  
less.*

**BLOCK C - LEVEL 1 PLAN**



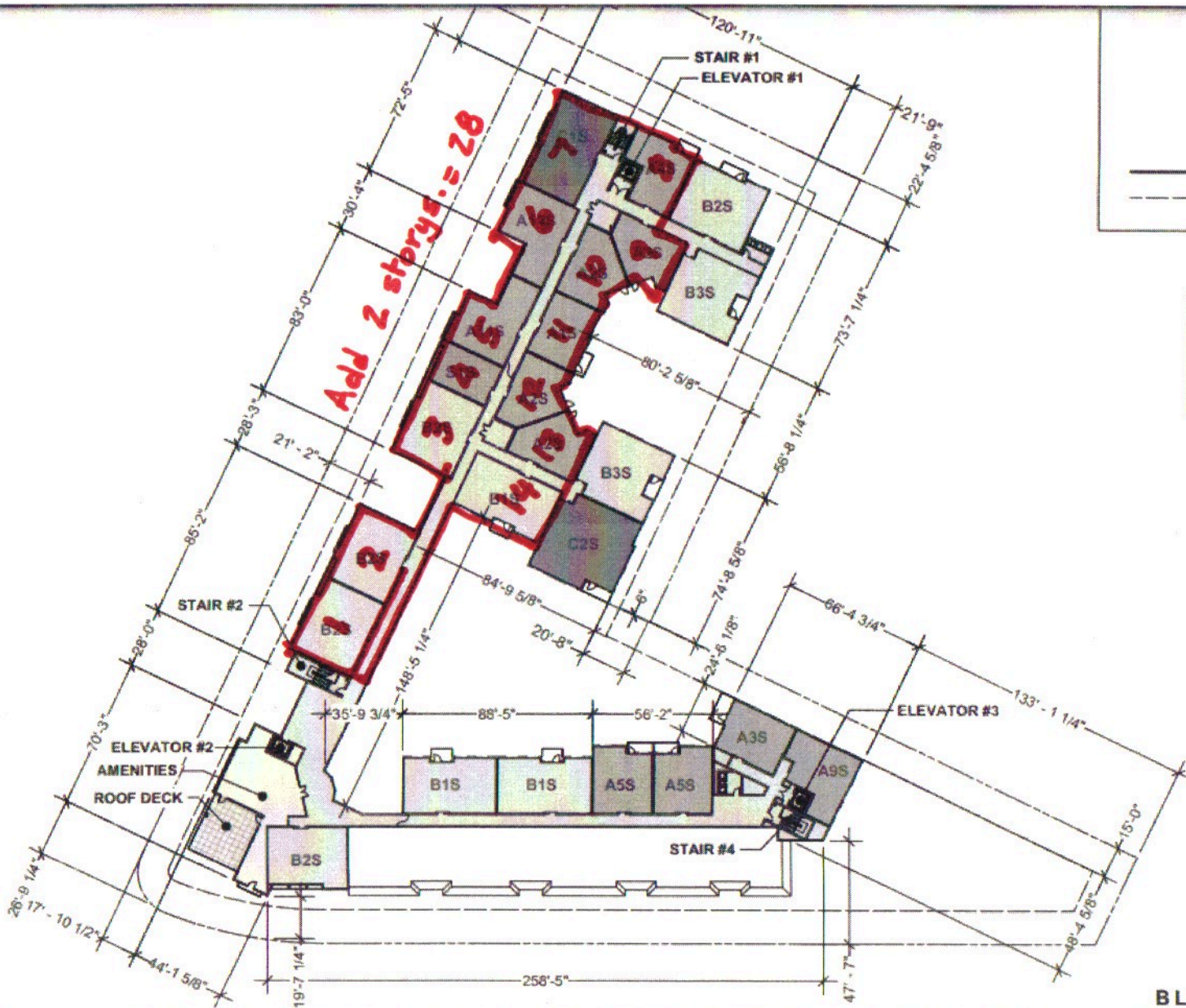
PARKING SUMMARY	
B2	211
B1	201
<b>TOTAL</b>	<b>412</b>

*Less*  
 B1 = 201     40  
 B2 = 211     40  
 -----  
 Now 412     80  
 -----  
 Reduces to 332



**B1 PARKING SUMMARY**  
 ADDED SIGNATURE: 151 CARS  
 EXISTING PARKING: 50 CARS

**BLOCK C - LEVEL B1 PLAN**



Add 2 stories = 28

**LEGEND**

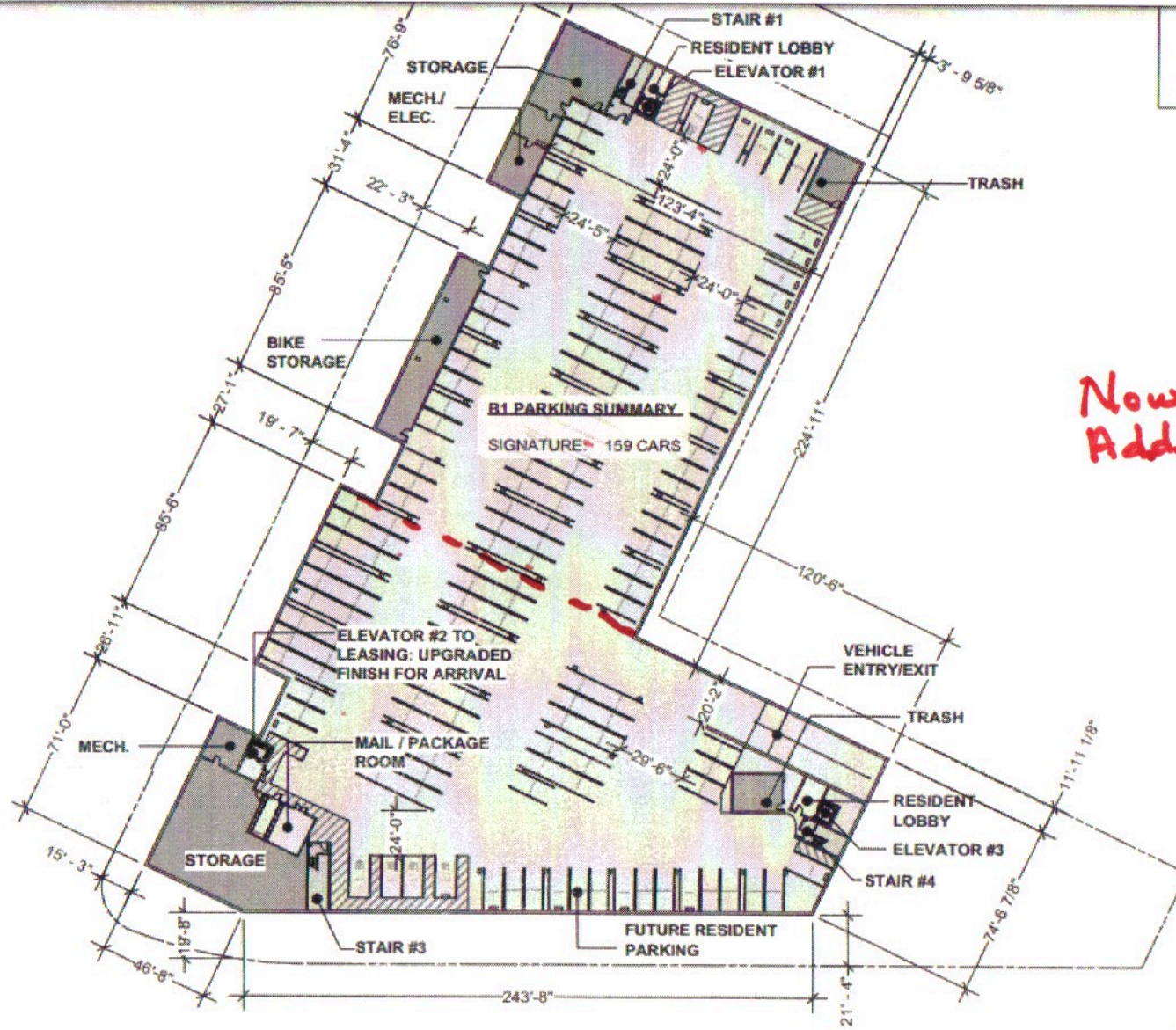
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITIES
- CIRCULATION
- 24-LEVEL TOWNHOUSE

PROPOSED PROPERTY LINE  
 15' SETBACK FROM PROPERTY LINE/PROJECT BOUNDARY

**BLOCK B UNIT SUMMARY**

STUDIO	5
1 BEDROOM	50
2 BEDROOM	45
3 BEDROOM	11
<b>TOTAL</b>	<b>111</b>

**BLOCK B - LEVEL 4 PLAN**

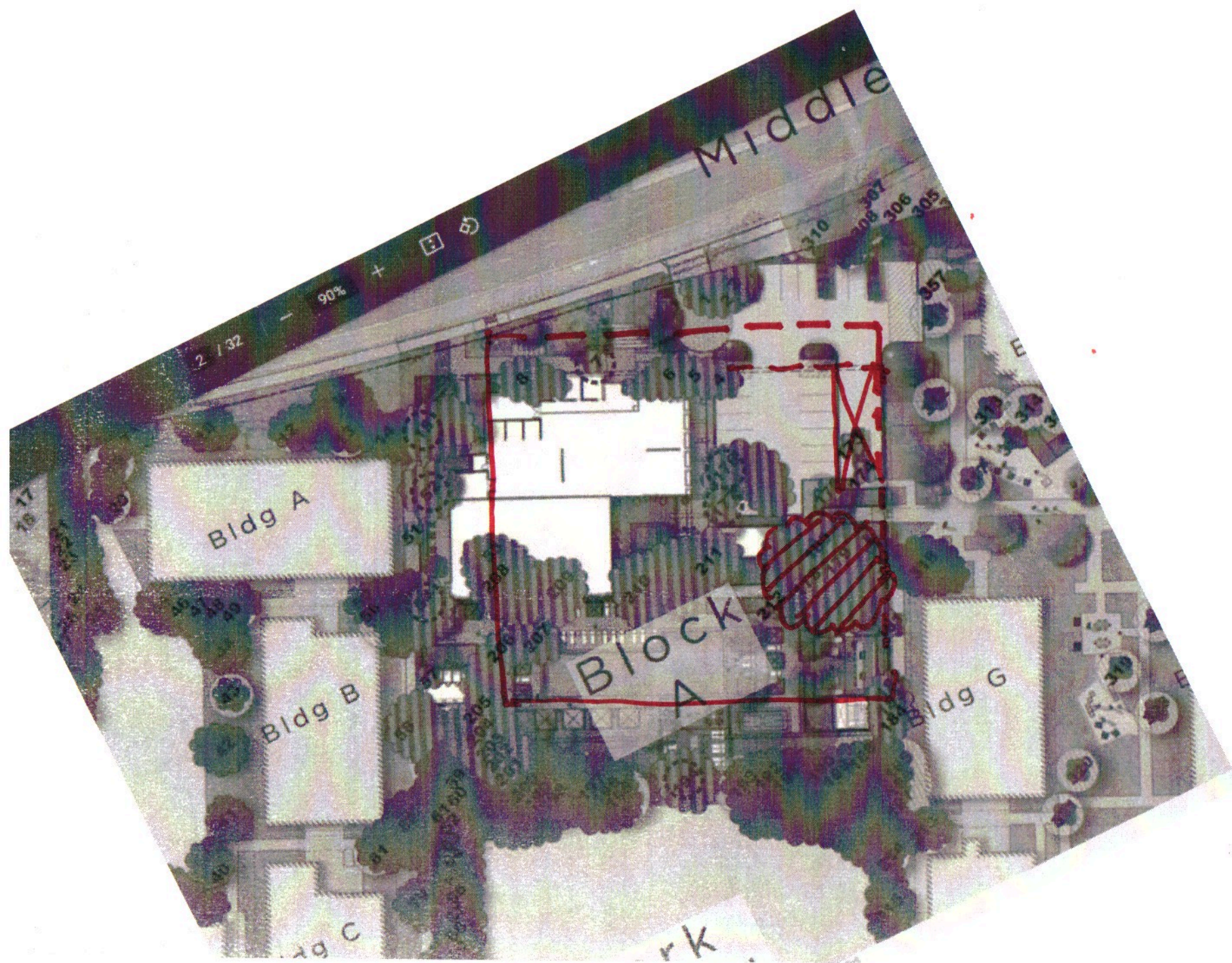


AMENITY     ELEVATOR/STAIRS  
 ----- PROPOSED PROPERTY LINE

PARKING SUMMARY	
B1	159
SURFACE	8
<b>TOTAL</b>	<b>167</b>

Now Add. 159 cars - 1 level.  
 150 cars. Level 2  
 (or 70 cars) " "

**BLOCK B - LEVEL B1 PLAN**



Middle

2 132

90%

310  
308 306  
305

357

Bldg A

Bldg B

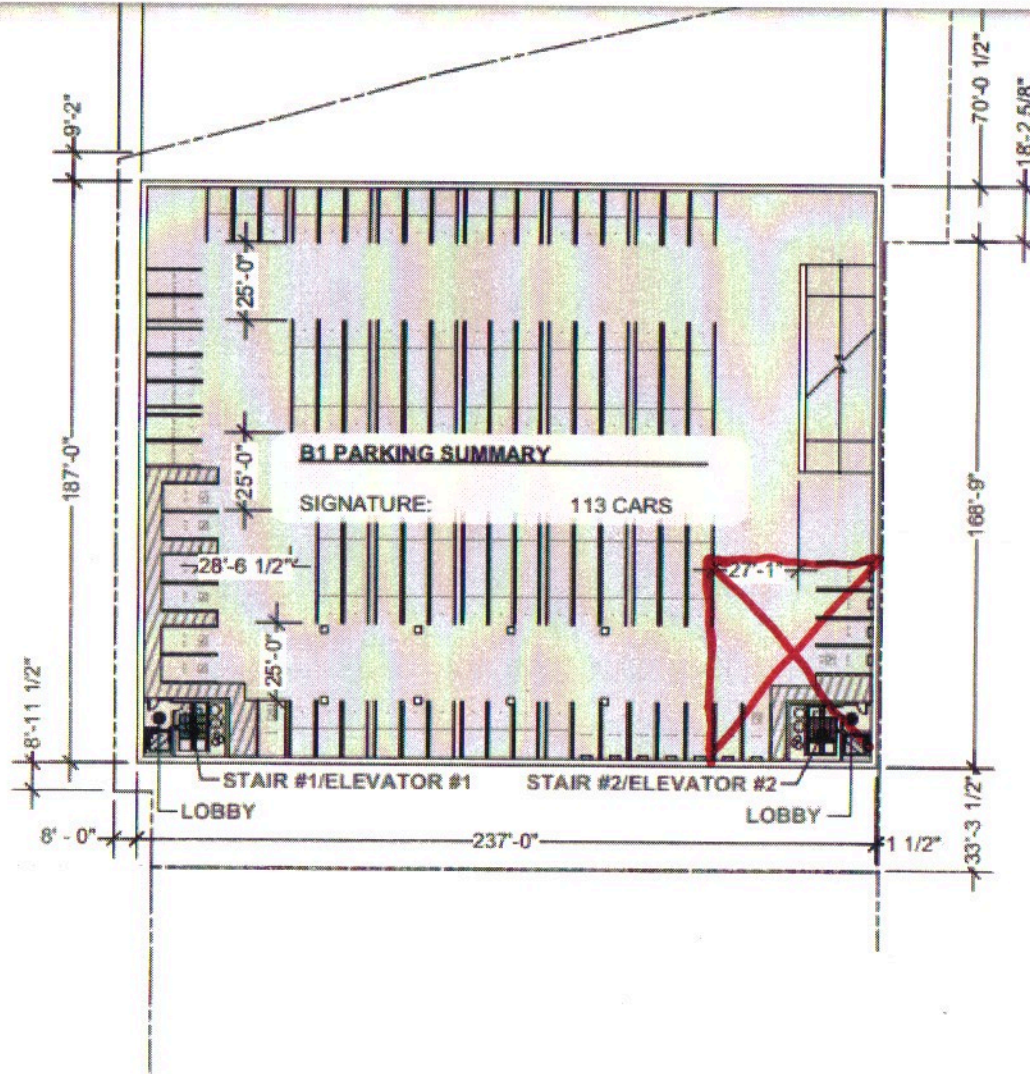
Bldg C

Block A

Bldg G

rk

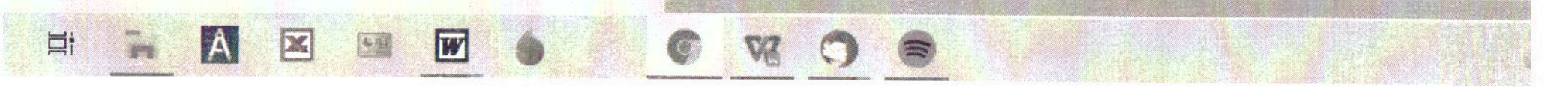




PARKING SUMMARY	
B3	
B2	
B1	
FLOOR 01/SURFACE	
<b>TOTAL</b>	

LOSS PARKING.  
 MINIMUM.  
 $15 \times 3 = 45$  LESS  
 OVER FL.

BLOCK A - LEVEL



BLOCK B								
FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC.	TOTAL
B1	122	14	18	2	1	1	1	159
SURFACE	6	-	-	-	1	-	1	8
<b>TOTAL</b>	<b>128</b>	<b>14</b>	<b>18</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>167</b>
BLOCK A								
FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC.	TOTAL
B3	103	12	-	-	-	-	-	115
B2	101	12	-	-	-	-	-	113
B1	95	9	-	6	1	1	1	113
SURFACE	18	2	-	-	1	-	1	22
<b>TOTAL</b>	<b>317</b>	<b>35</b>	<b>-</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>363</b>
BLOCK C								
FLOOR	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC.	TOTAL
B2	189	22	-	-	-	-	-	211
B1	171	20	-	7	1	1	1	201
SURFACE	-	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>360</b>	<b>42</b>	<b>-</b>	<b>7</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>412</b>
EX. SURFACE	28							28
BLOCKS A,B,C								
	STANDARD	EV	TANDEM	ACCESS	VAN ACCESS	EV ACCESS	EV VAN ACC.	TOTAL
<b>TOTAL</b>	<b>833</b>	<b>91</b>	<b>18</b>	<b>15</b>	<b>5</b>	<b>3</b>	<b>5</b>	<b>970</b>

Add.  
150

Loss.  
min.  
15x3 = 45.

Loss.  
40 80  
40

<b>OFF STREET PARKING - RESIDENTIAL</b>					
<b>PARKING REQUIRED</b>		<b>PRE-EXISTING UNITS</b>		<b>TOTAL</b>	
<b>NEW</b>	<b>RATIO</b>	<b>#UNITS</b>	<b>PKG REQ'D</b>		
STUDIO	1	120	120		
1 BDRM	1	201	201		
2 BDRM	2	81	162		
3 BDRM	2	0	0		
<b>TOTAL</b>		<b>402</b>	<b>483</b>		
<b>PARKING REQUIRED</b>		<b>PROPOSED UNITS</b>		<b>TOTAL</b>	
<b>NEW</b>	<b>RATIO</b>	<b>#UNITS</b>	<b>PKG REQ'D</b>		
STUDIO	1	9	9		
1 BDRM	1	150	150		
2 BDRM	2	130	260		
3 BDRM	2	34	68		
<b>TOTAL</b>		<b>323</b>	<b>487</b>		
<b>TOTAL PARKING REQUIRED</b>					<b>970</b>
<b>PARKING PROVIDED (BLOCK B)</b>					<b>167</b>
<b>PARKING PROVIDED (BLOCK A)</b>					<b>363</b>
<b>PARKING PROVIDED (BLOCK C)</b>					<b>412</b>
<b>PARKING PROVIDED (EXT. PARKING)</b>					<b>28</b>
<b>TOTAL PARKING PROVIDED</b>					<b>970</b>
<b>EXCESS PARKING PROVIDED</b>					<b>0</b>
<b>PARKING RATIO PROVIDED</b>				<b>1 UNIT/1.33 PARKING SPACE</b>	

**From:** [Miranda Melen](#)  
**To:** [City Council](#)  
**Subject:** 555 West Middlefield Road housing development  
**Date:** Monday, May 9, 2022 9:32:16 PM

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I urge you to **vote against** the housing development at 555 West Middlefield Road.

I live on [REDACTED] in a townhouse that faces the street and the large parking lot at the far end of [REDACTED]. I'm not on a nearby street or even tucked back on a neighboring property. Every day I will directly be impacted by the construction at 555 West Middlefield Road.

I have happily lived in my house for years with my family, enjoying the cool afternoon breezes off of the bay that allow us to open our front windows to cool the house on a hot summer day rather than installing an AC unit and pulling electricity from the grid.

My preschooler and I play in the front together, drawing with chalk on our sidewalk while chatting with neighbors. We spend a lot of time outdoors since we are so lucky to live in a neighborhood with so many mature trees. The air is filled with the scent of eucalyptus, oak, and redwood, and Hwy 85 sounds are quiet thanks to our mini urban forest. The trees are what makes this neighborhood so pleasant and allows neighbors to walk and bike, truly making this a community.

Last I read, the construction is slated to last for 6 years and cause air pollution triggering Avalon to offer air filtration systems to their tenants. I am terrified at the thought of dealing with construction directly out my front door until my preschooler is in middle school! The amount of pollution, both air and noise, will be damaging to my family's health, regardless of whether we have an airfilter running while we are in our house with all the windows shut. The road won't be safe for my daughter to bike with her dad to the local school during her formative years and the general feel of the community will shift away from openness and be less trusting of strangers during the prolonged construction.

Urban infill and affordable housing are important to me, but the way Avalon has gone about this project has been focused on their pocketbooks and not on the neighbors or the neighborhood they have bought into. I feel like our concerns have not been addressed and our views have not been considered - where are the city council members that are thinking about their constituents that are facing construction debris and extra costs for the next 6 years?

The property at 555 West Middlefield Road could be transformed into a vibrant housing development that enhances the neighborhood and promotes community. But the council needs to be the voice to tell the developers that there is a positive path forward, but they must create a well-developed and thoughtful plan for their site that the whole community can get behind and celebrate!

- Miranda

**From:** [REDACTED]  
**To:** [City Council](#)  
**Subject:** Regarding the proposed design for the 555 W Middlefield Road High-Density Housing Development.  
**Date:** Monday, May 9, 2022 10:04:31 PM

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**CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.**

As a concerned neighbor and nearby resident...

Regarding the proposed design for the 555 W Middlefield Road High-Density Housing Development.

This project as designed will impact public's health, welfare, and the environment in our community for many years to come.

There are better project design alternatives which will preserve the existing highway tree protective barrier, many of our Heritage Trees, and wildlife habitat which cannot be replaced with an artificial and ornamental tree environment. It has taken many decades to develop a mature urban forest ecosystem and a tree barrier that absorbs highway noise, toxic and carcinogenic gaseous exhaust emissions, and filters hazardous particulate matter.

The removal of all the existing trees and vegetation and the proposed artificial planting of olive trees cannot replace the existing complex, diverse and mature ecosystem. We have proposed alternative designs to the developer but they have been virtually ignored. We must protect the health and welfare of our families and our environment.

We are not against a well-thought out, well-designed housing infill project that does not significantly degrade the environment nor damage the public health and safety.

The developer and owner of the property is AvalonBay Communities, Inc. AvalonBay is the third largest apartment unit developer in the United States and is a multi-billion dollar company. We have met with the developer on multiple occasions to work out a solution that will address most of the stakeholder concerns.

However, the developer has made only minor changes and have not addressed our major concerns about the loss of the highway tree protective barrier, short-term and long-term impacts to public health, loss of an urban forest, wildlife habitat, and hundreds of trees, increased population density, potential traffic congestion, potentially serious traffic and pedestrian safety issues, and the loss of street parking.

Therefore, please do not pass this plan.

Best, Rachel

Rachel Perry  
By Design Productions

[REDACTED]  
Mountain View, CA 94043

[REDACTED]  
rachel@onlybydesign.com  
<http://www.onlybydesign.com>

**From:** [Kristine Keller](#)  
**To:** [City Council](#)  
**Subject:** 555 MIDDLEFIELD ROAD RESIDENTIAL PROJECT - 5/10 City Council Meeting File #: 201911 Agenda #6.1  
**Date:** Monday, May 9, 2022 11:23:43 PM

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**CAUTION: EXTERNAL EMAIL** - Ensure you trust this email before clicking on any links or attachments.

Dear Mountain View City Council members,

I hope you all have been staying safe & well. While my partner and I remain residents at [REDACTED] you haven't heard as much from me lately. The reason for this is that in April I lost my only sister, Angela, unexpectedly & just one week later my closest cousin, Sara, passed away suddenly also. These tragedies have absolutely devastated me and shattered my heart into pieces limiting my bandwidth at this time, but the things that stay strong and true in my heart are the importance of standing up for our community and not losing faith in you, our dedicated community representatives, to help us get things right with the 555 W Middlefield Rd. proposal before approving it.

Both my sister Angela & my cousin Sara were very proud of our community's efforts & those of you willing to stand with us in this. Their sudden passings, reminded me that what we are asking for is so important: We are asking for quality of life for the people of MV & preservation of the environment that feeds and sustains us (mentally/emotionally/physically/spiritually), not "all or nothing" (black/white) housing decisions. As every single day could be our last.. how can we make sure that we are helping \*protect\* the most people & offer them an environment that will \*sustainably support\* the most people?

As a nearly 4 year resident at [REDACTED], living in the center of the proposed project site (and a 7 year resident of MV) I've been speaking up for the health & environmental safety of our community and have many times shared my concerns with each of you & Avalon. Thanks to 4 of you who stood up for what was right on February 8th (or was it actually the wee hours of February 9th), Avalon was pushed to redesign and save 5 redwoods (in block A) which was a step in the right direction for sure & for that I'm grateful. (I hope Redwoods vs. parking spaces will be more of a no brainer in general moving forward.)

That said, there's so much more Avalon has not done; although, it is so close within reach for them to make this project a fit for our community. I did some research, and was amazed to find AvalonBay is a \$31-35 BILLION dollar corporation. They have the means to make this right. But their goals aren't about what's best for MV, they are about what's best for their profits. We need you to stand for what's best for MV, and in this case it's not black/white (all or nothing) fear based housing decisions. You can add housing in an environmentally smart, best health & safety practices, and equitable way. But as Avalon has proven over & over, they need A LOT of direct guidance from you to make the right decisions.

With the 555 project, it's so crystal clear: well thought out options exist- Take Gita Dev's architectural plans she's offered to Avalon for example. These options can help our community tremendously. Please stand with the community to ask Avalon to implement the

changes we are asking for. Again, Avalon has proven time & time again that they don't change things unless the city directs them to: The case of #179 proved this! You have the power to guide them in the right direction.

It's no secret that there are major issues that lie within the MV Planning Department. So many of you (the true majority) have indicated your agreement with this, and that alone is a major reason to let go of the pressure they put on you to simply comply with their recommendations, when they are so misguided & dismissive of an incredible outpouring of valid, solid, and on point input from our community. Please don't be a part of that.

You are dedicated individuals who each have so much power.  
SO. MUCH. POWER.

★HOW WILL YOU USE THIS POWER?★

\*In a way that will lead current & future generations to environmentally protective healthy living with the maximum number of incredible mature Heritage Trees and safe, sustainable, equitable housing?

-OR-

\*In a way that will lead to destruction of these mature irreplaceable trees to replace them with parking spaces and apartments (that could feasibly be moved to block B as Gita proposes), while also pumping "unavoidable" toxic levels of air pollution (PM2.5) into the environment from 7am-7pm daily for 7 years which will result in the diagnosis of severe chronic health issues in our community members, while also causing dangerous density/traffic/biking/pedestrian safety issues at the end of a dead end street?

A council member indicated a concern Avalon will sue the city if the council doesn't quickly approve this project. Is that more important than the health, safety, and environment of our neighborhood being honored while adding in housing? Lawsuits come & go. In truth, even our lives come and go. But what matters most?

Avoiding lawsuits or avoiding irreversible environmental & health damage and causing high levels of harm to MV residents (both current & future)?

Please help us tomorrow, May 10, hold Avalon accountable for adjusting their proposal to protect our health & environment, both at high risk right now.

While Avalon has made some changes in their new proposal **there are still significant issues with their current design:**

1. DESTRUCTION OF 8 Heritage Tree Redwood trees in Block A that would be replaced with parking & pool showers (NOT housing). #202-204 by the hot tub should particularly be saved (this is where Avalon wants to put pool showers & steps to exit the parking garage). #175 & #1-3 are also important & are proposed to be destroyed for parking spaces. (We've asked repeatedly for these redwoods to be preserved simply by further reducing parking & offering mobility wallets to residents who want this option.)
2. LOSS OF TREE BUFFER on Hwy 85. Avalon will destroy the tree buffer (including heritage trees) and put new units against Hwy 85. Resulting in increased exposure to toxic airborne highway pollutants and noise for all residents in the community, especially those who will live right up against the highway.

3. UNHEALTHY CONCENTRATIONS of PM2.5 in dust emissions from demolition, construction from 7am-7pm for the next 7+ years.
4. TRAFFIC HAZARD and DENSITY at dead end street. They will build a 435 underground car parking garage and 225 units at the end of Cypress Point Dr. causing major safety issues putting all residents on Cypress Point Drive at risk for significant traffic/biking/pedestrian hazards/accidents that could be life threatening given the size of our street and the scale of the end of street density proposed.

Gita Dev, chair of Sierra Club Sustainable Land Use Committee (and architect), proposed a new design that would save the highway 85 tree buffer and reduce the density at the end of Cypress Point Drive. Why has Avalon not been appreciative & accepting of such a proposal? Because they are in a hurry. Because they would rather rush forward rather than do this in an environmentally & healthy, safe, climate crisis conscious way.

This is truly a first of its kind project that is taking longer for that reason plus the fact that Avalon has not used it's time between meetings effectively to incorporate community input— look at the past 3+ months for example— Avalon needs to take accountability for that & stop blaming their inefficiencies & delays of the project on the City of MV.

The decision on this first-of-its-kind project will set a precedent to be followed in MV for years to come. PLEASE HELP GET THIS RIGHT.

We all may die tomorrow, but today let's know we did the right things for each other and our climate crisis/environment, and health/safety. Please stand with the neighborhoods of Cypress Point Drive, \*who actually live here,\* (unlike the other, often paid, voices you may hear from those who don't live here and who urge you to vote yes to all Housing despite the significant risks involved) and \*\*PLEASE VOTE NO on this project as it is currently being proposed\*\*.

Please read very closely the incredible emails you've received from my neighbors in the past few days — For example, the excellent emails you've just received from Diane Gazzano, Kayla Hardie, Hala Alshahwany, Dr. Christopher Peri, and Sayo Nomura, among many others — I agree with these courageous residents/neighbors so much.

Please hear us, and please follow your courageous heart tomorrow & not just your mind that's potentially been pulled into fear based decision making.

Hear us, we are here to support you in understanding our concerns & support you in voting for what matters most and that's not just simply housing at all costs— it's housing that is done in the safest & most climate crisis conscious way— and I believe you know in your heart the current Avalon proposal will add to both the climate crisis & result in significant and unavoidable health issues for our community as it stands now. Please hear us & help us be heard, as without your amplifying our voices, Avalon chooses not to collaborate & adopt the changes before them that could save so much unnecessary environmental damage along with life threatening human & wildlife suffering.

Thank you for serving our city & please stand with us— the residents and community members of 555 W Middlefield Rd. & Cypress Point Drive— we know at least 4 of you truly do care about us and if you follow your heart, I have full faith you will stand with us tomorrow, May 10, by voting no on this project as it currently stands.



You've got our entire community in your hands. Please be careful with us, our lungs, & the trees that stand with us every day protecting us faithfully— please be like our sacred trees & our precious lungs and help us live as healthy a life as possible here at home at 555 W Middlefield Rd.

There's so much more to say but I hope you will remember all my other email novels now. And I'll end with quote from a fellow resident who spoke at the February 8th City Council meeting who said, "You shouldn't have to have a medical condition to want to breathe healthy air." This was in reference to Avalon's proposal to only offer to a small group of residents the option to move to an off site Avalon apt if they choose. The most disadvantaged residents will be the ones left behind with no support in moving to a safe location.

Please do the right thing.

Unlike Joe Kirchofer (Avalon development) and some of the advocacy group members you'll hear from, my neighbors and I don't get paid anything for all this stress & efforts. We are simply standing up for ourselves and each other to try to seek environmental protection & a safe place to live.

Please remember— you can have both— Housing can be done in environmental protective & in healthy safe sustainable livable ways. Please help this be possible.

Thank you all for reading this, especially the four of you who have already showed us your values are aligned with the community and given us hope & faith that you will be the majority again tomorrow.

Take good care, and I hope you don't have to stay up until 1:30am this time.

With great concern & hope,  
Kristine Keller

**From:** [Annette Lin](#)  
**To:** [City Council](#)  
**Cc:** [Ramirez, Lucas](#); [Hicks, Alison](#); [Abe-Koga, Margaret](#); [Kamei, Ellen](#); [Lieber, Sally](#); [Matichak, Lisa](#); [Showalter, Pat](#)  
**Subject:** Agenda Item 6.1 for May 10 Meeting  
**Date:** Tuesday, May 10, 2022 7:09:44 AM

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Dear Mountain View City Council: My name is Annette Lin and I am a resident of Mountain View who has lived at [REDACTED] for 10 years, across the street from 555 West Middlefield Road.

**Please vote to adopt the resolutions in Agenda Item 6.1 tonight to develop the 555 West Middlefield Road property.** The preservation of existing residential sites, addition of new and affordable housing, and addition of a new public park and community benefits funds for the City are all key reasons for my support of this development.

The addition of new housing in Mountain View will not only make it a more affordable place to live, but also a more attractive place to live and work. Thank you.  
-Annette Lin

**From:** [Christopher Peri](#)  
**To:** [City Council](#); [Ramirez, Lucas](#); [Hicks, Alison](#); [Abe-Koga, Margaret](#); [Kamei, Ellen](#); [Lieber, Sally](#); [Showalter, Pat](#)  
**Subject:** Two key Issues with the 555 Middlefield project.  
**Date:** Tuesday, May 10, 2022 8:03:18 AM

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## Trying to Force a Square Peg in a Round Hole

In 2015 Avalon Bay Properties submitted a request for high density construction at 555 West Middlefield. The only issue was, this area was not zoned for high density. So a waiver was requested and secured despite it being against the current master plan AND required an exemption from the gatekeeper function that is supposed to protect from inappropriate planning.

The Avalon plan was severely flawed and rejected. Many changes were made between then and now, and although the project has improved, it still has not corrected the core problem resulting in the deck chairs of the Titanic being rearranged. An inappropriately large project for this site.

We are not against new housing at this site, we simply want it done in an appropriate scale for the neighborhood and with health and safety top of mind.

### **Health and Safety concerns**

I understand there is an interest in a new 'experiment' to see if a major construction effort can be achieved while not moving the current residence out, however, based on the EIR, it seems this 'experiment' is poorly advised. Typically one performs an experiment at a small scale. To subject the current residence to 6 or 7 years and noise and potential airborne toxins seems like an unnecessary risk. The residents who cannot afford to move out will be prisoners to this construction resulting not in a great achievement of not displacing people, but instead forcing those with the least means to suffer the greatest.

This really needs to be deeply reconsidered. If this construction was at a much smaller scale, then perhaps it might be worth the experience to learn from.

### **Incorrect assumptions in the traffic impact report.**

I read the traffic impact report with a final conclusion that traffic impact will be at acceptable levels. I have feel this report does not take other factors into account:

There is an ESL school that starts at the PM rush hours that puts additional strain on traffic turning from Middlefield to Cypress Point Dr. Further, the estimated trips do not seem to take into account those living in the Cypress Point Woods community and the Cypress Point Lakes community.

As such, I think we need to re-examine the conclusion derived about traffic load, lack of street parking and heightened risks to bicyclists that need to share this narrow road.

*The project is estimated to generate 1,551 new daily trips, with 102 new trips (27 in and 75 out) during the AM peak hour and 126 new trips (76 in and 50 out) during the PM peak hour. This does not seem to take into account other vehicles that will require access to this dead end road.*

*... the project would increase the maximum queue by one vehicle under background plus project conditions, causing the vehicle queue to exceed the storage capacity by two vehicles in the PM peak hour. Due to the ESL school and other residents, this will most likely be longer.*

*At Block C, there would be a dead-end aisle within Level B2 in the garage. In order to provide adequate circulation for drivers, the project should provide a turnaround space at the dead-end aisle or assign parking spaces in the parking garage. As we currently understand, there will not be assigned parking. As indicated, there will not be enough street parking for the increased load.*

Note: The inlet to the parking sub-structure appears only 19' wide. In addition, drivers must navigate a sharp 90 deg turn to enter the sub-structure. This is going to create an additional bottleneck at the end of the street esp during eve return commutes.

First, the Units in C are more than 315. Second, this statement makes NO sense to me.

*As shown in Table 6 ... It is estimated that the gross project traffic on Cypress Point Drive from Blocks B and C is 149 and 184 trips in the AM and PM peak hours, respectively (see Figure 8). Therefore, although the project would increase traffic on Cypress Point Drive, the increase would not be substantial (19 and 25 trips in the AM and PM peak hours, respectively).*

We are adding approximately 450 to 600 additional drivers to block C and then estimate only 19 and 25 more trips at rush hour? Something is VERY wrong here.

Dr. Christopher Peri



Mountain View, Ca. 94043

**From:** [Karan Rajani](#)  
**To:** [City Council](#)  
**Subject:** Concern about new development - 555 W Middlefield Project  
**Date:** Tuesday, May 10, 2022 8:36:10 AM

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Hello,

I'm a resident of [REDACTED], Mountain View, CA 94043 and I want to raise my concern about the upcoming project on W Middlefield. This project will result in loss of the green cover and heritage tree that everyone are fond of. This will eventually cause increase in pollution, noise and traffic. It will no longer be a desired place to live and mountain view will lose its charm. Please consider the alternative plan from Gita Dev, chairman of the Sierra Club sustainable land use committee which will help to mitigate some of the issues.

Thank you  
Karan

**From:** [Kristine Keller](#)  
**To:** [City Council](#)  
**Subject:** TODAY's Agenda: 555 W Middlefield Rd. - Proposed ASBESTOS DEMOLITION  
**Date:** Tuesday, May 10, 2022 8:57:13 AM

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Good morning City Council,

Today Avalon's 555 W Middlefield Rd. development proposal is on the meeting agenda. My partner & I live [REDACTED]  
[REDACTED].

I wanted to ask you ahead of time:

Why aren't the buildings being proposed for demolition being checked for asbestos first so it can be done safely (the EIR indicates these buildings will NOT be checked but simply demolished with no asbestos protective practices). When all other buildings on site had/have asbestos in them, this seems like a big problematic mistake putting us all at risk of asbestos exposure in our neighborhood?

As you saw just in the last months Avalon was doing asbestos work without telling residents it involved asbestos but yet allowing them sign liability waivers and stay in their units during the toxic work. With the City's help they stopped doing this and the other illegal practices they were found doing (no electrical permits in building M, locking residents in units with no exit as fire code requires, etc.)

Could you please step in again and help Avalon do the right thing and properly test/handle asbestos in the buildings they are requesting to demolish (including the block A amenities building & parking garage)?

I am hopeful you can help clarify this for us as residents— by email and hopefully at the meeting tonight— how will you help correct this dangerous mistake within the EIR before Avalon puts us at further health risk?

Thank you so much for your help,  
Kristine Keller