

Detailed EPC and B/PAC Comments on the Public Draft

General Comments

- The plan is good, providing an exciting vision for future pedestrian and bicycle access **(B/PAC)**
- Good draft, but the “devil’s in the details” **(EPC)**

Additional Content Needed

- Identify safe routes to school **(B/PAC)**
- Ensure continuous networks and sidewalks are provided, even if some sites do not develop **(B/PAC)**
- Ensure visibility of the light rail station is improved **(EPC)**
- VTA should help drive ridership by investing in the station and station area **(EPC)**

Chapter 3 – Heights and FARs

- Consider alternatives to the current residential Base FAR **(EPC)**
- Consider maintaining a consistent allowed height along the length of Ellis Street **(EPC)**
- Consider height transition standards adjacent to Ferguson Drive properties **(EPC)**

Chapter 3 – Public Parks and Open Space

- Ensure that a minimum proportion of open space is provided as dedicated public park, rather than privately-owned, publicly-accessible open space **(EPC)**

Chapter 3 – Neighborhood Commercial

- Orient neighborhood commercial around the Middlefield Light Rail Station **(EPC)**
- Ensure there is a tenant space large enough for a grocery store, especially in the Village Center **(EPC)**
- These uses should not be scattered – a critical mass should be created in one spot **(EPC)**
- Add walkable restaurants and other opportunities for vibrancy **(EPC)**

Chapter 5 - Circulation Maps

- If Street C must be replaced with a grade-separate multi-use path, an undercrossing may be most appropriate, especially if it is designed with natural light, comfort and visibility **(B/PAC)**
- Ensure low-stress bicycle accessibility throughout the Plan area, with the ability to avoid bicycle lanes on higher-stress Ellis, Middlefield and Whisman **(B/PAC)**

Chapter 5 - Street Sections

- Try to accommodate cycletracks (or similar bicycle separation improvements) on Whisman, Ellis and Middlefield **(B/PAC)**
- Ferguson Drive should also be able to accommodate bicycle lanes **(B/PAC)**

Chapter 5 - Standards and Guidelines

- Mid-block crosswalks should be signalized and well-lighted **(B/PAC)**

Chapter 6 - Jobs-Housing Linkage

- The overall jobs-housing balance of the East Whisman area should be maintained and enforced **(EPC)**
- Maintain the Jobs-Housing Linkage ratio requirements or increase (to match jobs/employed residents ratio) **(EPC)**
- Some of the Jobs-Housing Linkage requirements may be insufficient to generate housing, and may apply too much complexity and constraints on the residential projects **(EPC)**

Chapter 6 - School Strategy

- The School Strategy should provide more guidance and certainty; don't force everyone to cut their own deal **(EPC)**
- Give school districts flexibility to use the funds flexibly (not just "new schools") **(EPC)**

Chapter 6 - Development Review Permitting Process

- The EPC should have recommendation authority over Bonus FAR projects **(EPC)**