

## Gutierrez, Jeannette

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**From:** Mountain View MVCSP  
**Sent:** Tuesday, February 23, 2021 4:27 PM  
**To:** Kamei, Ellen; Ramirez, Lucas; Abe-Koga, Margaret; Matichak, Lisa; Showalter, Pat; Sally Lieber; Lieber, Sally; Hicks, Alison  
**Cc:** Mountain View MVCSP; Pancholi, Diana; Williams, Stephanie; Shrivastava, Aarti; Cameron, Dawn; Lo, Ria; McCarthy, Kimbra; , City Clerk; cynthia james; katherine\_qiu@avalonbay.com; Joe\_Kirchofer@avalonbay.com  
**Subject:** MVCSP comments on 555 W. Middlefield to City of Mountain View City Council  
**Attachments:** CC-555WMiddlefield-MVCSP-20210223.pdf

(formal letter attached)



Mountain View Coalition for Sustainable Planning  
c/o Aaron Grossman  
817 Montgomery Street  
Mountain View, CA 94041

February 23, 2021

City of Mountain View City Council  
City Hall, 500 Castro Street  
PO Box 7540  
Mountain View, CA 94039-7540

Re: 3.1 555 West Middlefield Road Residential Project

Dear Mayor Kamei and City Council members:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to respond to your agenda item on the 23rd addressing the 555 West Middlefield Road Residential Project. We commented similarly to the Environmental Planning Commission earlier this month.

We have reviewed the agenda item materials, and we have the following comments we would like to share with you as follows.

- We largely favor this project, and we commend all who have been working on it over the years for the efforts that eventually go us to where we are now.

- As you know, additional housing is a critical need for Mountain View, in particular affordable housing. That said, even when units are not considered affordable themselves, any increase in our housing stock improves affordability by extension.
- Access to Stevens Creek Trail from the project site is not ideal currently:
  - Central Avenue access requires allowance from Cypress Point communities to the south of the project location. While there might be some resistance to this from some in those communities, we are also aware of residents there who welcome the allowance in the spirit of reasonable access throughout Mountain View for pedestrian/bicycle movement. What's needed is a "good neighbor" policy on this from the HOAs there.
  - Middlefield access allows only westbound travel, over an overpass with a narrow bike lane and no sidewalk. This is unacceptable regardless of what happens with this particular project.
  - Moffett Boulevard access requires consideration for bike lane improvements between the project site and the trailhead to the north.

Trail access to and from the site is a major point for us! Accordingly, we strongly urge the developer and the City, perhaps with assistance from Strategic Economics, to develop a solid plan for making the necessary improvements sorely needed to enable trail access. One question you might ask is why improvements were found to not be feasible (as stated in the study session memo).

Beyond the trail connections, an important detail is how an increase to 80 du/ac might be handled, and without delays on the project. As already stated, the new housing is sorely needed, so we don't want to see delays, but we also feel that increased density (beyond current plans at 52 du/ac) is not necessarily desirable. In general, MVCSP favors more housing, and it's density that helps us to get there. Nonetheless, we are sensitive to how those who live nearby or in the city/region feel and acknowledge their reasonable concerns.

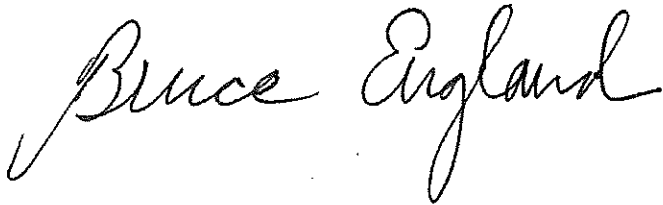
Additionally:

- We would like to see traffic calming / road diet measures implemented on Cypress Point Drive. If considered, this will require coordination between the developer and the City.
- We encourage implementation of as many sidewalk improvements around the project perimeter as possible (including widening and reducing the number of curb cuts) as timing for construction phases provides an excellent opportunity for this value add serving the community.
- We were happy to see plans for mitigating for potential temporary loss of parking during construction phases. And also the proposal for a TDM program in the plans.
- The study session memo notes 20 parking spaces over the City's model parking standard. If this were eliminated, would it enable the developer to consider increases in living space and/or units?
- We look forward to learning more about City plans for the park space.
- In the study session memo discussion of open space, which of the spaces would be considered publicly available?
- We would like to know what kinds of amenities will be included in publicly-accessible areas. For example, will public bike parking, water fountains, benches, refuse receptacles, and adequate tree shading be provided there?
- Due to the expected general plan amendment and rezoning, we believe this project should be reviewed by the City of Mountain View Bicycle Pedestrian Advisory Committee (B/PAC). We urge you to include the review request in your motions to advance to City Council. There are certainly plenty of details here worthy of B/PAC discussion.
- A primary goal for us for any residential project is that the housing be affordable with little or no displacement of current residents resulting. The project plans address this very well; however, where displacement cannot be avoided, we would like to see in place robust relocation measures provided to those affected. Also, for new residents, a broad range of transit and other transportation options made available; this could include providing transit passes and coordination with local transit and transportation agencies.
- Multi-floor buildings under development should incorporate active design elements. For example, by activating stairwells (making them open, inviting, comfortable, and safe) and placing them more conveniently than elevators. See Center for Active Design (<https://centerforactivedesign.org/>) as a helpful reference source.

- Regarding the landscaping, please do what you can to ensure that pollinator-friendly landscaping is emphasized, that migration paths are protected, and that cone-dropping or low-hanging trees adjacent to sidewalks and bikeways are not allowed (if applicable). Likewise, please ensure no trees attractive to aphids, such as tulip trees, which can result in sticky droppings on sidewalks, are included in the plans.
- Regarding tree removal, although the number has been reduced in plans over time, please discuss why *any* must be removed and what the replacement strategy will look like. We would like to point out that any new trees take a number of years to reach maturity and fully contribute to the overall city canopy.
- We would like to encourage any plans for providing an adequate number of on-site EV charging stations, which might be beyond what the City requires.
- Regarding exterior lighting, please ensure that levels are kept as low as possible and that lights are on only as needed. Studies have shown that overlighting is detrimental to both wildlife and human mental health.
- During the construction phase, please require that sidewalks and walkways are not blocked more than they need be and for the shortest possible periods of time. And please be sure to protect any trees and other landscaping on site during these times.

Thank you again for the opportunity to comment.

Sincerely,



Bruce England  
for the Mountain View Coalition for Sustainable Planning

cc:

Diana Pancholi, Senior Planner  
Stephanie Williams, Planning Manager / Zoning Administrator  
Aarti Shrivastava, Assistant City Manager / Community Development Director  
Dawn S. Cameron, Public Works Director  
Ria Lo, Transportation Manager  
Katherine Qiu, AvalonBay Communities  
Joe Kirchofer, AvalonBay Communities  
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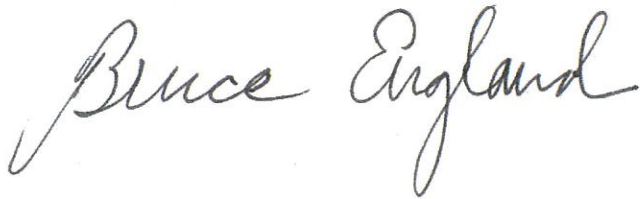
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Sincerely,

A handwritten signature in black ink that reads "Bruce England". The signature is written in a cursive, flowing style.

Bruce England  
for the Mountain View Coalition for Sustainable Planning

cc:

Diana Pancholi, Senior Planner  
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## Gutierrez, Jeannette

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**From:** Jill B  
**Sent:** Tuesday, February 23, 2021 3:54 PM  
**To:** City.Council  
**Subject:** Opposed to MVWSD proposal for Monta Loma Fencing

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

Dear Council,

Whether you were a candidate or already a Council member on October 20, I emailed each of you then with my concerns about the District's Fencing proposal for Monta Loma Park. I have had extensive dealings with the school as parent (8 years), employee (approx. 5 years) and volunteer (12+ years). I am also a 27-year resident of Monta Loma Neighbourhood.

This past year of pandemic has only emphasized the two things that residents of all ages, including families with children currently attending the school seem to agree on:

1. The park is the beating heart of our neighborhood - in the area of the city already underserved for parks. Anything that diminishes its beauty and usefulness as a park is unacceptable to the community.
2. The District's underlying motive for the proposal seems to be a desire for increased safety - (although they have been unable to articulate how the perceived risks are different this year than during any of the previous six decades, or even the incidence of specific "issues" that they want to protect against) - and a misguided idea that a fence will answer their anxieties. One proposal that Superintendent Rudolf made last month was for the City to provide a security guard. That is worth discussing if it saves us a fence destroying our open park! But a security guard (presumably armed???) is hardly necessary - paying for a couple more minimum-wage yard duty staff would be adequate. Their proposed fence wouldn't even mitigate the problem of a hypothetical shooter - anyone who can handle a gun can hop a fence. Even if they ALSO had an armed guard standing right there, the fence is no deterrent at all. Just ask Marjory Stoneman Douglas High School how effective their fence and armed guards were in preventing their tragedy.

I have no objection if the District chooses a tighter fence around their structures and the tarmac. An advantage for the District: a tighter fence would not only save money, but it could be locked at night, deterring people from wandering through the buildings with dogs and deterring vandalism. This is in contrast to the large fence proposal: it would be *unlocked* after school hours to allow park access.

Proper signage to educate people accessing the park would go miles to prevent many of the problems the District cites (people using the school's play structures, tapping on windows, etc. during school hours). A couple more yard-duty staff could wander the fields when needed.

Please help us fight to avoid "Fortress Monta Loma" at the centre of the neighbourhood. That horrible outcome would result from either the massive perimeter fence or uniformed security. The neighbourhood is not the enemy here: the neighbourhood loves, uplifts, and needs that school to be



**Gutierrez, Jeannette**

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**From:** Sheri Morrison  
**Sent:** Tuesday, February 23, 2021 4:21 PM  
**To:** City.Council  
**Subject:** 2/23 Council Mtg Agenda Item 7.1

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

Re: proposed perimeter fencing around Monta Loma School and Park

The district has said that the reason for needing more fencing is for security.

I take the security of our students, teachers and other school workers very seriously.

However, if we look at the data, we see that the proposed perimeter fencing will do little to increase real security for people at the school.

It might make people at the school feel safer, and the feeling of safety is also important, but when the solution creates a significant impact on the community, the "feeling" of safety is not a sufficient reason.

There are other ways than a perimeter fence around the entire park to help people feel safe. Fear-based decisions are not the way to proceed with planning. Start by examining the real level of threat and address the fear based on that information.

The concern about COVID exposure due to lack of fencing is a flimsy argument. A temporary structure could be used if needed during the pandemic. We may be dealing with COVID for a long time to come, but not at the level of a pandemic, so a permanent structure is not needed.

Finally, Monta Loma Park is the ONLY neighborhood park, is identified in city documents as a neighborhood park and has been used that way for over 60 years. The impact of a perimeter fence will have a significant impact on the neighborhood's usage of it.

If the District and the City still feel that fencing with locked gates is the right solution to the perceived problems, limit the fencing to enclosing the school buildings, but not the field.

Thank you for taking the neighborhood's concerns seriously in evaluating how to proceed with the School District.

Respectfully,  
Sheri Sprung Morrison  
Monta Loma resident of 38 years