

SUMMARY OF THE AUGUST 25, 2016 COMMUNITY MEETING FOR

The meeting was held at the Shorebeeze Property Community Room from 7-9 pm.

The staff participating on behalf of MidPen were:

Peter Villareal, Director of Housing Development, Portfolio, MidPen Housing

Jan Lindenthal, Vice President of Real Estate Development

Kris Adhikari, Project Associate, MidPen Housing

Cathy Bowers, Project Manager, Development, MidPen Housing

Lauri Moffet-Fehlberg, Principal Architect, Dahlin Architects

Chris Apostolopoulos, Project Architect, Dahlin Architects

Martyn Ray, Community Manager, MidPen Housing

Daniel Gutierrez, Regional Manager, MidPen Housing

Staff participating on behalf of the City of Mountain View were:

Vera Gil, Project Manager, Affordable Housing

Payal Bhagat, Senior Planner

The meeting was facilitated by Martin Eichner, facilitation consultant for the City of Mountain View.

[Direct responses from Mid-Pen representatives are included, in parenthesis].

- I like the overall design for the project, as long as our privacy as neighbors is protected.
- We appreciate Mid-Pen's commitment to affordable housing. We have researched your organization and found that Mid-Pen has a very high rating, especially for Section 8 housing.
- Why not reserve the new units for seniors?
- If the new units are occupied by seniors, there will be less traffic impact resulting from the additional residents.

[We believe there is a strong need and many requests for new housing for families which is why we did not want to limit the new units to seniors, but the new units will be open to senior applicants as well]

- We are worried about increased traffic. We are already being impacted by the heavy business traffic in our neighborhood, especially on Wright Avenue.

- I am concerned about the overall negative impact of the Shoreline Corridor Study on our entire area, and this project will add to that negative impact.
- I am concerned about insufficient parking on the overall property in light of the large number of new units being added.

[We believe the plans include sufficient new spaces, particularly because existing parking spaces on the property are not being fully utilized by the current residents]

- Will there be a sufficient number of parking spaces set aside for the disabled

[Yes. The requirement is that 5% of the spaces be designated as handicap parking, and we will provide that percentage]

- Since there will be structures with second and third floors, will there be an elevator to accommodate residents with disabilities?

[Yes, there will be an elevator]

- Will the structures have sound buffering? We are already being affected by noise from the current configuration of the property. There is particularly noise coming from the current location of the basketball court and the adjacent dumpster storage area at the very end of the parking lot. Why not move both of these to the middle of the planned new area?

[We can look at making this type of change to the plans.

Neighbors with concerns about the impact of conditions on the current property can contact our local management at the property. We will respond to neighbors who contact us and take appropriate action. The email address is shorebreeze@midpen-housing.org

- We are currently being impacted by light pollution from the present configuration of the property, for example the security lights near the dumpster storage area and the stairwells. There should be design elements to mitigate the light pollution impact, such as different types of lighting or lamps

[We can look at this issue. There are different types of lighting fixtures that can potentially be used]

- There should be more design elements to mitigate sound, such as different sidewalk materials.

[Given the age of the building, the materials we are planning to use will represent a significant improvement versus the materials in the current structure]

- Removing any of the current trees will increase the noise pollution, particularly from the CalTrain station. What kind of new trees will you plant? Please plant as many new trees as possible, but make sure they are the right type of “good neighbor” native trees. We hope you can keep the redwoods at this end of the property, but please remove the silk oak trees currently there because they are a nuisance.

[We are planning significant planting of new trees and will include your concerns in those plans]

- Can you include secure bike lockers in the project?

[We are already looking at including these]

- It will be very important to mitigate the impact of your construction activities when you begin the actual work on the new units. Will you have a fence or barrier to deal with sound and dust and will you restrict construction hours? We are also concerned about protecting our privacy, removing trash and demolition materials, guarding against damage to our structures and property, and protecting the security of the construction site.

[We have mitigation factors for all these concerns, such as dust and debris removal, already addressed in our construction plans. There will be adequate covered fencing to reduce noise and dust and provide security. Construction activities will be limited to normal hours, and only on week days.]

- Can you notify us of the actual construction schedule, maybe set up a website with updates on the activity?

[We think this is a good suggestion and will look into a website or some other way to keep you informed about the construction activities.

We will hold additional community meetings for further input on the plans and implementation as the project moves towards final completion].

- Will the higher density planned for the new units damage the value of our properties?

[There are several studies which have shown that affordable housing does not harm the value of surrounding properties as long as the affordable housing property is well managed and well maintained].

**SUMMARY OF THE JULY 27 COMMUNITY MEETING FOR
THE MIDPEN SHOREBREEZE PROPERTY AFFORDABLE HOUSING PROJECT**

The meeting was held at the Shorebeeze Property Community Room from 7-9 pm.

The staff participating on behalf of MidPen were:

Peter Villareal, Director of Housing Development, Portfolio, MidPen Housing

Cathy Bowers, Project Manager, Development, MidPen Housing

Lauri Moffet-Fehlberg, Principal Architect, Dahlin Architects

Chris Apostolopoulos, Project Architect, Dahlin Architects

Trisha Gonzalez, Project Associate, MidPen Housing

Guadalupe Gil, Property Manager, MidPen Housing

Rashid Mian, Community Manager, MidPen Housing

Staff participating on behalf of the City of Mountain View were:

Vera Gil, Project Manager, Affordable Housing

Paula Bradley, Planner

The meeting was facilitated by Martin Eichner, facilitation consultant for the City of Mountain View.

There were **approximately 20** residents and neighbors who attended the meeting.

After introductions of the participants, Martin Eichner conducted the meeting as follows:

- I. Vera Gil explained the remaining aspects of the city's approval process for the project, and the opportunities for additional public input, including a hearing before the city's Environmental Planning Commission, [EPC], and a hearing before the City Council, tentatively expected to be held in October and November of this year.
- II. Both MidPen Project Manager, Cathy Bowers, and Lauri Moffett-Fehlberg, Principal Architect for Dahlin Architects, presented the revised project drawings on display and highlighted changes in the plans that have been made since the first community meeting for this project in August 2016. They explained that many of the changes resulted from input at that first meeting. In general, the revised plans for the buildings will result in lighter, more modern colors. The MidPen team addressed the following additional points:
 - Lighting – In response to the prior concern about light pollution from the property affecting neighbors, particularly around the existing dumpster storage area and existing property staircases, the project managers are exploring lighting

alternatives such as LED lighting and using landscaping to screen the light emission. However, these concerns must be balanced with the need to use lighting to protect the safety of the residents. At least one dumpster storage location will change with the new phase, but sensitivity to neighbors' lighting concerns will remain a high priority.

- Parking – In response to the concern that the project was providing insufficient additional parking, in addition to providing 93 new parking spaces for the new phase, the managers are also re-allocating parking spaces among the existing residents, with the goal of freeing up more spaces for shared areas, visitors and caregivers. There will be 28 total visitor parking spaces and 10 ADA spaces, both of which numbers meet overall planning requirements. There will be a total of 185 total spaces at completion, versus the 141 spaces already on the property. The plans assume that some residents can share sections of the parking lot since they don't have full-time cars, instead of the existing program which allocates one space for each resident whether they own a car or not. Also, this approach will free-up additional spaces to be allocated to the larger units.
- Noise – In response to concerns from neighbors about the impact of noise from certain current areas such as the existing basketball court and dumpster area, several changes have been made. The current plans have removed one current sidewalk that is closest to neighboring properties. The basketball court will also be removed, and the rear dumpster area near the property line will be moved to a central location within the community next to the existing central dumpster (in the location of the current maintenance shop) . A new expanded maintenance shop will be built toward the back of the site (replacing the dumpster that was concern to next door neighbors). A large number of desirable trees will be planted (per plan) between the property and the neighbors to absorb noise. Newer materials that are more sound absorbent will be utilized in the new building structures.
- Traffic – In response to concerns about the impact of local traffic, particularly on Wright Avenue, and more generally the impact from traffic in the Shoreline Corridor, the managers will work with the city to minimize Shorebreeze parking on side streets, which should be mitigated by the greater number of parking spaces available to those that need them on the property, described above. Alternative modes of transportation such as shuttles will be explored. There will be secured bike lockers to encourage biking as another alternative. However, the Shorebreeze property is just one segment in the general Shoreline Corridor development activities that are impacting the entire community in this part of Mountain View.

III. The remainder of the meeting was allocated to questions and input from the residents and neighbors who attended. Their input is described below. [Direct responses from Mid-Pen representatives and City staff are included, in parens].

- Please don't utilize "silk oak" trees, which are very unpleasant. Those already on the property next to the property line should be removed.

[We will not use these trees. We are only going to plant environmentally friendly species.]

- What steps will you take to eliminate or mitigate criminal activity related to the property, which is often generally associated with low income housing? Why did you end the security guard service you hired?

[The managers have carefully reviewed both crime statistics and police reports, and they are not high or unusual for this community. In fact, most police activity was identified as caller-requested welfare checks. Shorebreeze is not similar to low income properties in other parts of the country. However, late night activity, including "hanging out" will be discouraged by removing the current basketball court area. The property will offer new, alternative activities in a more central location, near where the current community room is located in the front and center area of the property. New indoor and outdoor recreational activities, still under study, are being designed for teens and young adults. One possible example might be working with the already existing Pacific Bel Air Academy. The security service was discontinued because of low utilization.]

- Does Mountain View have a traffic master plan for Shoreline and this area? A lot of individual projects seem to be getting approved without consideration of any master plan. Will the traffic from the new buildings use Shoreline Blvd or side streets?

[City staff responded that there is already both a general plan for the entire city and a precise plan for this area. These plans are available for anyone to review on the city's Planning Department website. The plans call for new traffic to use Shoreline for access.]

- The noise from the current dumpster area already impacts neighbors, but the new location for the dumpster area, near units 432-434, will be worse in terms of noise and smell because it is at the end of the new section. This proposed location is closer to the neighboring properties than the prior location. On the plan, the dumpster area looks like it is just a few feet away from the neighbors' property.

The neighbor who raised these concerns also feels very strongly about the health impact from the dumpster. In addition to the immediate impact, she is very concerned that the property values of the neighboring properties will be damaged on a long-term basis. One West Court resident is particularly concerned that the dumpster location will be right outside her window. In subsequent email communications from several West Court residents, their concerns about the current dumpster location near their property were again emphasized.

[The managers will review this condition and try to improve the design. At a minimum the dumpster enclosure will be upgraded to mitigate noise and smell. It is located 18-19 feet from the neighboring property, which conforms to code requirements. The enclosure will be 8 feet high, also in conformity with applicable codes. The general property fencing will be 15-20 feet away from the buildings. However, the managers acknowledge the concerns raised by the West Court residents and are working on options to allay these concerns, including possibly relocating the dumpster or combining it with the current central location, or looking at using additional screening of the dumpster area. Subsequent to this meeting, in response to input, this trash dumpster location was moved on the plan to be centralized with the other dumpster area.]

- The existing façade of the property facing Shoreline looks nice; it is not currently noticeable and projects a park-like setting. Will this “look” be maintained?

[The façade will largely remain the same and will preserve the “park” look, but it will be renovated and upgraded.]

- Will balconies be included for the new units? Will the new townhouses be taller than the current ones?

[Balconies have always been included in the plans; they will be located on both sides of the new buildings. They won’t stick out or be obtrusive. The new buildings (stacked flats, not townhouses) will be the about same height as the current townhomes nearest the property line, moving to three story on the parking lot side.]

- Will there be a traffic study required for this project?

[A traffic study is required and has already been completed. It will be posted for public review when the project plans are publicly filed, probably in August.]

- There was a fire recently in the West Court area of the property. After the new construction, will firefighters and firefighting equipment be able to reach future fires on the property or neighboring buildings?

[Yes. The revised plans include both a primary and a new secondary emergency fire access route. Both new and current buildings will have sprinkler systems. The Fire Department has already reviewed and approved these plans in concept.]

- Where are the bike storage lockers located; will there be sufficient security including lighting and easy access/escape for users? The locker area appears to be very isolated.

[The lockers are shown on the new plans. Some are outdoor, and others are within the building. They will be not enclosed, but will provide a secure design to resident bicycles. These lockers will be selected from those manufactured by various reputable companies. There will be lighting in the locker area, but it must be provided in a manner which doesn't affect the neighboring properties. We will continue to study the outdoor locker area to optimize its layout and location.]

- I am a current resident, concerned about where the air conditioning units will be located on the new buildings, especially whether I will be impacted by the noise from the A/C.

[We will need to study this concern further.]

- When will all the plans and reports be available to us and the public?

[All plans and other documents will be publicly available at least 30 days prior the date set for the EPC hearing, which is now tentatively set for some time in October. The documents will be placed on the Planning Department website. If the tentative schedule remains intact, the actual construction work will begin in June 2018, and will last approximately one year. The City's planner, Paula Bradley, is already available now for follow-up contact from the public.]

An informal follow-up meeting was held on August 14. Those who participated were:

On behalf of MidPen: Peter Villareal, Cathy Bowers, Trisha Gonzalez

On behalf of the City of Mountain View: Paula Bradley

Neighbors: Dina, Lizzy

The two neighbors who attended were shown the revised plan for the dumpster location, in a central location on the Shorebreeze property, away from their neighboring property. The neighbors indicated that they were pleased with the new location.

These two neighbors raised additional concerns, not already listed in the original meeting summary, specifically:

- Make-up of water retention area
 - Would like soil information
 - More information on retention basin, concern about water flow to adjacent properties
 - Requested to potentially view mechanical design
 - Requested walk thru of refined landscape design plan
- Reports requested to view:
 - Asbestos report
 - Phase I report (informed neighbors that it will be published on City of MV site)
- Trees [See notes in summary from 7-27 meeting explaining that silk trees will not be used]
 - Concerned about silk oak trees causing mess
 - Posed idea of using trees as a sound buffer along their property line because they can hear residents talking and congregating along their property line
- Dina concerned about flat roof of maintenance shop due to collection of pine needles and trash
- Dina recommended a sloped roof
- Neighbors concerned with a fire riser connection
- Trash during construction