

Pancholi, Diana

From: Peter Bergsman [REDACTED]
Sent: Monday, February 1, 2021 6:55 PM
To: Pancholi, Diana; Katherine_Qiu@avalonbay.com
Cc: Peter Bergsman
Subject: 555 Middlefield

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

Diana:

I am writing in opposition to the planned development at 555 Middlefield. I own one of the condos across the street. Cypress Point is a tiny, narrow, quiet, neighborhood dead end street, and it will be utterly overwhelmed by this project, let alone the many years of invasive construction activity.

The neighborhood is already at the limit of the environment's capacity to deal adequately with the demands on it -- parking, traffic, noise, preservation of the urban forest along the street.

My primary objection is the plan to provide access to this huge complex from the entirely inadequate venue of Cypress point, rather than Moffet and Middlefield. These are high capacity streets well suited for such egress. The Willow Park community directly across Middlefield is, in fact, entirely accessed from these roads, and there is no downside to that approach.

I am strongly opposed to inflicting this project on our established community, and urgently encourage the city to deny approval of the plan. If it must go forward, the city should require at least a substantial set back on gentle, tree-lined Cypress Point, and the relocation to Moffett and Middlefield of all access to the project.

Thank you

Peter Bergsman

█ Cypress Point Drive █

Mountain View, CA 94043

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█

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Peter Bergsman

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Virus-free. www.avg.com

Pancholi, Diana

From: Denley Rafferty [REDACTED]
Sent: Tuesday, January 26, 2021 10:50 AM
To: Pancholi, Diana <Diana.Pancholi@mountainview.gov>
Subject: No to 555 Middlefield

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Dear Mrs. Pancholi -

I am vehemently apposed to the construction of 555 Middlefield Road.

You are trying to put a 500 pound doll into a 200 pound area. This is already planned for medium density and it would be a huge stretch to put it to maximum density. I am against that. Let's keep it at medium density.

Here are my objections: you're looking at a less than 40 foot street's accommodating a massive increase in cars and people, the ambient noise from a 5- year construction project coupled with high noise levels from the trains and highway 85, and leaf blowers on site. The safety risk to children will increase with this high scale construction project. Although you have modified your original plan you are still upsetting the lovely ambience of trees in the neighborhood.

I am apposed to increasing the rate to maximum density!

Sincerely,

E. Denley Rafferty

resident of Cypress Point Lakes

Pancholi, Diana

From: Rick Heli [REDACTED]
Sent: Tuesday, January 26, 2021 2:17 PM
To: Pancholi, Diana <Diana.Pancholi@mountainview.gov>
Subject: High Density at 555 Middlefield Rd.

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

Hi,
Thank you for the opportunity to make comments.

My thought would be that while the city has some hopes and dreams for northwest corner of Moffett and Middlefield, they probably will not come to pass and that will become more high density housing as well, eventually. The proximity with this proposed high density Avalon property may well make the Moffett and Middlefield intersection a nightmare for traffic and the entire area very bad parking. Indeed, this may become a part of town one tries to avoid and ultimately even hurt Avalon's own rental prices. I think they would do better to refurbish what they have, but refrain from making additions, particularly in this time of people fleeing the Bay Area.

Thanks for listening.
Richard Heli
down the street at [REDACTED] Easy Street

Pancholi, Diana

From: Daniel Shane <[REDACTED]>
Sent: Friday, January 29, 2021 10:03 AM
To: Pancholi, Diana <Diana.Pancholi@mountainview.gov>
Subject: AvalonBay's 555 W. Middlefield Road Housing Development

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

Hello Diana. Is it possible to get a copy of the "Draft" EIR or the section on mitigation measures prior to the re-zoning study session for 555 W Middlefield housing project area? Is it possible the City is jumping the gun in having this meeting before the Draft EIR is completed and made available to the public? Re-zoning the project area from medium density to high-density is a breaking point for the neighborhood residents who oppose this housing development. Once the area is re-zoned what is to stop the fundamentally flawed project from moving forward? The EIR becomes an after-the-fact attempt to mitigate whatever serious impacts are inherent in this development as envisioned. AvalonBay had recently presented their new changes to the homeowners. They have improved the "look" by changes in architecture and setbacks. You have heard the old saying "you can't put lipstick on a pig". The development will nearly double the density, the numbers of tenants, the number of cars, the traffic on CPD, the loss of street parking spaces, threats to safety and security. The 5 years of continuous construction will substantially increase the noise and pollution levels, traffic delays, stress, and disturbance to the daily lives of hundreds of long time residents, homeowners, retirees, and seniors. I have petitions opposing this high-density housing development signed by 200 nearby residents, mostly homeowners. One of the most important tools available to the people to make their concerns known is a showing of mass opposition to the proposed project at City meetings and hearings. The COVID pandemic has taken that away from us. How do I submit the petitions we have worked so hard to obtain by walking door-to-door?

were opposed to this development. For the most part, residents do not oppose (or will compromise on) an apartment expansion that complies with the existing medium density restrictions. There are more appropriate and desired locations for high-density housing developments and several are already proposed or being constructed in our neighborhood community. Lastly, the cumulative impacts of all these high-density housing developments, hotels, and commercial developments at Moffett Field within a few square miles of the AvalonBay project site. The construction of high-density housing developments at any cost is not a judicious, fair, or well throughout urban planning strategy. If in fact the City and the residents want to build up Mountain View with high-density housing developments irrespective of its impacts to the character of the neighborhood or the quality of life in the community, the General Plan should be rewritten to represent the wishes of the people. I will be sending another letter to the City Council opposing the AvalonBay expansion project before the Feb 3 study session. Please forward this email to each member of City Council. Respectfully submitted, Daniel Shane, Cypress Point Community Preservation Group (CPCPG); [REDACTED]

[REDACTED]



February 1, 2021

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

Re: EPC Study Session, February 3, Agenda Item 5.2 – 555 W. Middlefield Road

Dear Chair Cranston and Members of the EPC:

The LWV enthusiastically supports the proposed development at 555 W. Middlefield. We are excited to see 329 new rental 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 congratulate the developer for being able to build these new units without any displacement of existing tenants. We are also pleased to see that 15% of the new units will be below-market-rate (BMR), consistent with the City's current BMR requirements. We also appreciate the developer's plans to renovate the existing, older apartments as tenants vacate them, again without any displacement.

We commend the developer for considering community feedback and making adjustments to minimize the impact to privacy of neighbors. The 1.34 acres of land dedication for a new park is a welcome addition, as actual parkland is preferable to paying park in-lieu fees. We urge the EPC to proceed quickly towards recommendation of this project to the Council.

Thank you for considering our input. (Please send any comments about this letter to Donna Yobs at dmyobs@yahoo.com).

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

cc: Wayne Chen Kimbra McCarthy Stephanie Williams
Aarti Shrivastava Diana Pacholi

Pancholi, Diana

From: Serge Bonte [REDACTED]
Sent: Sunday, January 31, 2021 8:50 AM
To: epc@mountainview.gov; wcranstonmv@mountainview.gov; kammy.lo.mvepc@mountainview.gov; Margaret Capriles <caprilesmountainview@mountainview.gov>; allieschmiesingmv@mountainview.gov; jyin.mvepc@mountainview.gov
Cc: BPAC Communication <bpac@mountainview.gov>
Subject: re: 555 West Middlefield Road Residential Project

Dear Mountain View EP Commissioners:

I support this project as it adds housing units by re purposing sterile surface parking lots while preserving all existing housing units (no displacement).

However, I wanted to bring up three issues to your attention:

1. The Staff report is silent on existing residents. The construction is likely to be disruptive for the residents (noise, dust, loss of parking while new parking is dug out...) and I would suggest you ask for a clear mitigation plan for existing residents. Given the age of the existing buildings, it's quite possible the existing units are covered by the CSFRA in which case there might need to be additional mitigation provided for the residents.
2. I was surprised to read that " adding a sidewalk on Middlefield Road along the project frontage across State Route 85." was not feasible. That missing sidewalk is a huge gap in our pedestrian network, while dangerous, I've certainly seen folks walk on that portion of the bridge as walking on the other side involves a huge detour to get to one of the few crosswalks. If that gap is not opportunistically closed with this project, chances are it will never be which I find unacceptable in a walk friendly city like Mountain View. I strongly urge you to revisit that feasibility. If the issue was lack of space, it ought to be possible to widen and raise the bike lane and to convert it into a multi-use path? Such a path separated from traffic would also help less confident cyclists go over 85.
3. I used to commute by bike on that section of Middlefield and I had to merge into traffic almost daily as idling tech shuttles or ride hailing cars were blocking the bike lane waiting for their passengers. With this project -like with any other projects-, there should be clearly identified passenger pick-up/drop off areas OFF the bike lanes. In this case, off Cypress Point or off Moffett -maybe in partnership with the existing gas station?-.

Sincerely,

Serge Bonte
Lloyd Way, Mountain View

Pancholi, Diana

From: Lenny Siegel [REDACTED]
Sent: Sunday, January 31, 2021 4:29 PM
To: caprilesmountainview [REDACTED]; Robert Cox <robert.cox [REDACTED]>; wcranstonmv [REDACTED];
preeti.hehmeyer [REDACTED]; kammy.lo.mvepc [REDACTED]; allieschmiesingmv [REDACTED]; jyin.mvepc [REDACTED]
Cc: Robert Holbrook [REDACTED]; epc@mountainview.gov
Subject: Eaves apartment development and the Stevens Creek Trail (Item 5.2 on the EPC February 3 agenda)

In general, I support the proposal to add 329 new housing units to the Eaves Mountain View apartment complex. Located near our centers of employment, this is a great place to add housing. Also, I appreciate the applicant's plan to retain all the existing units.

The staff report finds it infeasible to provide a trail connection from the project site to Stevens Creek Trail. While a direct connection may not be practical, something must be done to improve bicycle access to this project, particularly since it is so close to the trail.

I suggest that a loop be constructed connecting the north side of Middlefield to the Stevens Creek Trail. There head west on Middlefield and make a left turn into the apartment complex. It would also make it possible for people riding northward toward Middlefield to head west on Middlefield. Not only would this benefit Eaves residents, but this is something that parents of Crittenden Middle School students (who live east of 85, south of Middlefield) have been asking for. Currently, there is no safe way for trail bicyclists to reach westbound Middlefield.

While it is not necessary that the Eaves developer directly sponsor the trail connection, it should be possible to complete such a project by the time the new apartments are completed.

Lenny Siegel
Old Mountain View

--

Lenny Siegel
Executive Director
Center for Public Environmental Oversight
A project of the Pacific Studies Center
[REDACTED]

Lenny Siegel
Old Mountain View

--

Lenny Siegel
Executive Director
Center for Public Environmental Oversight
A project of the Pacific Studies Center
LSiegel@cpeo.org
P.O. Box 998, Mountain View, CA 94042
Voice/Fax: 650-961-8918
<http://www.cpeo.org>

Pancholi, Diana

From: Corey Smith <corey@sfhac.org>

Sent: Monday, February 1, 2021 1:28 PM

To: [REDACTED]

epc@mountainview.gov

Subject: Petition Signers Supporting 555 West Middlefield Road

Members of the Mountain View Environmental Planning Commission,

On behalf of the Housing Action Coalition and Mountain View YIMBY, please see the attached list of [petition signers](#) supporting the housing proposal at 555 West Middlefield Road. We also have a [link here](#) to the Housing

Action Coalition's Letter of Support.

Please let me know if you have any questions.

Respectfully,
Corey Smith
Deputy Director, HAC

--

Corey Smith 陈锐 | Pronouns: he/him
Deputy Director | Housing Action Coalition
95 Brady Street, San Francisco, CA 94103

Email: corey@sfhac.org | Web: sfhac.org

Campaign Name	First Name	Last Name	Mailing Zip/Postal Code
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Kelsey	Banes	94303
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Kevin	Watts	94303
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Corey	Smith	94117
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Molly	Weiss	94043
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Edward	Swierk	94040
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Jeremy	Hoffman	94043
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Sidharth	Kapur	94612
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Paul	Crider	94040-1879
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Jeanine	Crider	94040
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Devin	Logan	94041
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Daniel	Murphy	94043
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Jonas	Mueller Gastell	94303
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Salim	Damerdji	94122
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Kelly	Wong	94085

Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Ismael	Juma	94041
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Katariina	Mueller-Gastell	94305
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	April	Webster	94043
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Emily	Ramos	94041
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Evan	Farrar	94062
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Mikiko	Yoshida	94041



October 29, 2020

SENT VIA EMAIL

Mountain View City Council
500 Castro St.
Mountain View, CA 94041

RE: Support- AvalonBay Communities Development Project at 555 West Middlefield Road

Dear Mayor Abe-Koga and Members of the City Council,

The Bay Area Council is a public policy advocacy organization working to support civic and business leaders in solving our region's most challenging issues. On behalf of the more than 350 members of the Bay Area Council, we are writing to extend our support for the proposed AvalonBay Communities development project at 555 West Middlefield Road in Mountain View.

California is experiencing an unprecedented housing crisis that will devastate our entire state without intervention. The California Department of Housing and Community Development estimates that the state must build 180,000 new units of housing annually by 2025 to meet projected population growth - over 100,000 more units than we are currently creating. This shortage will disproportionately impact low-income communities and communities of color. To combat this, every county and city must do its part to produce more housing units to keep up with the growing population.

The AvalonBay Communities project plans to create 329 new housing units of which 49 are affordable. These new housing units will be built on an existing infill site and will involve no tenant displacement from the existing 402 units. It will provide new public open space as well as access to transportation for residents. For this and the following reasons the Bay Area Council stands in strong support with this project:

- **Location to Facilitate Transit Use-** The project is located within walking distance (0.5 miles) of downtown Mountain View shops and restaurants and approximately 0.5 miles from the Mountain View Caltrain/VTA light-rail station. Additional transit options are available nearby via bus, the Free Shuttle to Light Rail, and bike, including a dedicated bicycle connection to the Stevens Creek Trail, a mixed-use path connecting to North Bayshore and neighborhoods south of West Middlefield Road.
- **Adaptive Re-Use-** The project site and existing residential community reflects an outdated site plan with antiquated amenity spaces that no longer serve the needs of current residents. The proposed project densifies an existing, underutilized, infill site with additional residential units and new amenities required in the current market. Specifically, the project involves the reconfiguration of approximately seven acres of the project site to allow for the construction of an additional 329 new multi-family units and related improvements, to be located above new below-grade parking structures. These units would be designed to integrate appropriately with the existing residential units, which would be preserved to ensure they remain available for housing without displacing current residents. The proposed new residential buildings would be built on two existing surface parking lots, and a new leasing office and amenities building would replace the existing leasing office and amenities building.

- **Promote Innovative Community Design and Input-** Community outreach has been done in a variety of formats. Public meetings included study sessions with the Environmental Planning Commission and the City Council in 2017 and three Development Review Committee hearings in 2017-20. The developers also held community and individual meetings with current residents and surrounding neighbors to seek feedback, and have made design changes to incorporate the feedback received, including:
 - Changing the architecture of the buildings to better blend in with the surrounding community and existing older buildings;
 - Reducing one level of parking in one of the proposed residential buildings and adding one level of parking to the amenities building to reduce ingress and egress to the site from Cypress Point Drive; and
 - Reducing the height of one side of one of the residential buildings to three stories to reduce the viewshed impact to the adjacent residential neighbors on Cypress Point Drive.
- **Innovation in Environmental Design-** The developers intend to pursue Leadership in Energy and Environmental Design (LEED) for Homes Gold certification for the project. In addition, ten percent of the proposed total vehicle parking spaces would be designated for electric vehicles with power outlets for recharging. The project also proposes a variety of Transportation Demand Management (TDM) features, which are anticipated to reduce peak-hour traffic by approximately ten percent for both the existing and new residential units.
- **Community and Economic Benefits-** The project includes many features that would have an overall positive impact on the surrounding community. 1.34 acres of land (approximately \$13 million in land value) would be dedicated to the City for a future public park. Additionally, a new pedestrian and bicycle path connecting West Middlefield Road and Cypress Point Drive would be constructed to improve pedestrian and bicycle connectivity for the project and surrounding neighborhood. The project would pay more than \$8 million in public fees for parks, infrastructure, schools, and transportation and plans to make a voluntary contribution to the schools above the required fees.

This site is a perfect candidate for housing development to grow the supply of market rate and affordable units. The proposed sustainable design alongside the economic and community benefits this project would offer illustrate the importance of approving this project. As civic leaders, you have a responsibility to do your part in addressing the housing challenges the Bay Area faces. We urge you to support this project and continue to grow Mountain View's housing stock.

Sincerely,



Matt Regan
Senior Vice President
Bay Area Council



To Whom It May Concern:

The Bay Area Housing Advocacy Coalition (BayHAC) is pleased to endorse AvalonBay's proposed project at 555 West Middlefield Road in Mountain View. After a detailed presentation by the project team, BayHAC's Project Review Committee determined that this project meets our high standards for addressing our region's affordability and displacement crisis.

The proposed high infill development is mostly located on existing parking lots with an existing community present on-site. The project would add 329 new homes to an existing 402-unit development, and 49 of these new homes (15 percent) would be subsidized affordable, which meets Mountain View's inclusionary requirements. We support the project team's effort to obtain a General Plan amendment to change the land use designation from Medium Density Residential to High Density Residential and a zoning map amendment to change the zoning from Planned Community ("P") to High-Density Residential ("R4"). Furthermore, we applaud the construction of these new homes around the existing ones to prevent tenant displacement. We're also glad to see that the project will revitalize an existing site into a vibrant community to meet the current needs of the area.

We also appreciate that the project site is located near a number of major job centers, and is within a half mile of downtown Mountain View and the Mountain View Caltrain/VTA Station. Increasing density in a job- and transit-rich location will naturally increase the use of public transportation and shorten commute times. The proposed project is broken up into three blocks that surround the existing on-site buildings and will transition the current car-oriented site into public space, as it will turn 124 parking stalls into a future city park.

In addition to 1.34 acres of public open space, the project includes the creation of a new pedestrian and bicycle path to connect to West Middlefield Road and Cypress Point Drive. This project anticipates LEED Gold certification and includes all-electric buildings. We commend the project team for thinking proactively about this particular integration, as the state has not yet mandated full electrification in new buildings.

The site also allocates 10 percent of total parking spaces for electric vehicles and includes a Transportation Demand Management (TDM) program that will reduce single-occupancy driving trips by at least 10 percent. While the project reduces the parking ratio from 1.67-1 to 1.36-1, it is still higher than the City of Mountain View's parking requirement for the site. We would ideally like to see even less parking, but we commend the reduction in the total parking ratio and understand the feasibility concerns.

We further appreciate the project team's work with the community to make the project more cohesively blend into the existing and natural surroundings. Landscaping and balconies will enhance the pedestrian experience along Cypress Point Drive and the project team will also provide exterior enhancements to eight of the 15 existing buildings. We commend the project team's work with the community to help create cohesion and address the street and neighborhood needs. Ultimately, BayHAC is proud to endorse this proposed project that will add thoughtfully-considered, well-located, and very much-needed homes. High density, transit-oriented developments such as this one are essential to alleviate our region's housing shortage and reduce greenhouse gas emissions.

Sincerely,

A handwritten signature in blue ink that reads "Todd David".

Todd David, *Executive Director* of The Bay Area Housing Advocacy Coalition (BayHAC)

Re: Item 5.2 555 West Middlefield Road Residential Project

To the Environmental Planning Commission:

Mountain View YIMBY, a local volunteer advocacy group, expresses enthusiastic support for the proposed project at 555 West Middlefield. We like this project because:

- It is a no-displacement project that adds 329 new homes in place of surface parking!
- 15% of on-site below market rate homes!
- Walking distance to downtown, Caltrain, and a grocery store, and right next to Stevens Creek trail this site provides a great location to lead a car-free lifestyle to the residents.
- New pedestrian and bike path connection from Cypress Point Drive to W Middlefield makes Stevens Creek trail more easily accessible to the neighbors living south of Cypress Point Drive. Further bike and pedestrian improvements along Moffett Boulevard to the north and west of this project would be most welcome!
- The 1.34 acres of land dedicated for a new park will be a welcome addition to the neighborhood, creating a space for socializing.
- The developer has listened to community feedback and made an effort to line up the residential frontage facing Cypress Point Drive with existing trees or parking lots to the south of Cypress Point Drive in order to minimize the impact to privacy of neighbors to the south of that street.
- The developer has made an effort to preserve as many heritage trees, transplanting some more and planting additional trees to make up for the ones they are requesting to remove.

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

Thank you for considering our input.

Best regards,

Pardis Beikzadeh
On behalf of the members of MV
YIMBY



TRANSMITTED VIA EMAIL

February 2, 2021

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

Dear Chair Cranston, Vice Chair Lo, and Commissioners Capriles, Dempsey, Hehmeyer, Schmiesing, and Yin

Re: 555 W. Middlefield Road Residential Project

On behalf of SV@Home and our members, we write today in support of AvalonBay Communities' proposed residential development at 555 W Middlefield Road.

AvalonBay Communities' 329-unit development would provide 49 new deed-restricted affordable homes for very low, low, and moderate income residents in perpetuity. The planned mix of 50%, 65%, and 80% AMI on-site units located throughout the project means these homes will help families at a wide range of income levels, **from less than \$55,300 annually up to \$100,950**, continue to make Mountain View their home.

AvalonBay has demonstrated its commitment to community engagement by actively participating in more than 13 community outreach programs to work with residents and incorporate feedback into the project. Collaborative efforts include changing project architecture to better blend into the surroundings of Cypress Point Drive and mitigate potential impacts for existing and future residents. Further, **the project will not displace current residents** and will offer new residents a mix of studios, one, two and three bedroom affordable units.

Mountain View continues to be a leader on addressing our shared affordable housing challenges through housing-centered land use planning, prioritization of public land for affordable developments, and other successful policies to incentivize affordable housing, including inclusionary zoning requirements. **This project is an example of those initiatives at work.**

We urge the Commission to support this proposal to provide much needed new homes in the city.

Sincerely,



Leslye Corsiglia
Executive Director

Ron Gonzales, Chair
Hispanic Foundation
of Silicon Valley

Janice Jensen, Vice Chair
Habitat for Humanity
East Bay/Silicon Valley

Kevin Zwick, Treasurer
Housing Trust Silicon Valley

Kathy Thibodeaux, Secretary
KM Thibodeaux Consulting LLC

Shiloh Ballard
Silicon Valley Bicycle Coalition

Bob Brownstein
Working Partnerships USA

Gina Dalma
Silicon Valley Community
Foundation

Katie Ferrick
LinkedIn

Amie Fishman
Non-Profit Housing Association of
Northern California

Javier Gonzalez
Google

Poncho Guevara
Sacred Heart Community Service

Nathan Ho
Silicon Valley Leadership Group

Janikke Klem
Technology Credit Union

Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
EAH Housing

Chris Neale
The Core Companies

Andrea Osgood
Eden Housing

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

Staff

Leslye Corsiglia
Executive Director





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

February 3, 2021

City of Mountain View Environmental Planning Commission
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: 5.2 555 West Middlefield Road Residential Project

Dear Environmental Planning Commissioners:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to respond to your agenda item on the 3rd addressing the 555 West Middlefield Road Residential Project.

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

- 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 is 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.
 - 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.

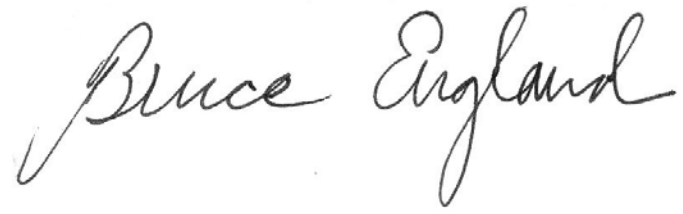
Trail access to and from the site is a major point for us! Accordingly, we strongly urge the developer and the City, perhaps with assistance from Strategic Economics, to develop a solid plan for making the necessary improvements sorely needed to enable trail access. One question you might ask is why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

- 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 staff report 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 staff report 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, 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,

A handwritten signature in black ink that reads "Bruce England". The signature is written in a cursive style with a large initial 'B' and 'E'.

Bruce England
for the Mountain View Coalition for Sustainable Planning

From: Daniel Shane [REDACTED]
Sent: Friday, February 5, 2021 5:14 PM
To: Anderson, Eric - Planning <Eric.Anderson2@mountainview.gov>
Cc: epc@mountainview.gov; Ramirez, Lucas <Lucas.Ramirez@mountainview.gov>; Matichak, Lisa <Lisa.Matichak@mountainview.gov>; Abe-Koga, Margaret <Margaret.abe-koga@mountainview.gov>
Subject: Fwd: California Focus: Housing backers face post-pandemic reality | The Sonoma Index-Tribune

Hello Eric. Another reason for EPC and the City Council to step back from approving the ill-conceived and flawed 555 W Middlefield Road Proposed High-Density Housing Development in the Willowgate community is the current reality that the pandemic has changed the thinking on how best to solve the housing crisis in Mountain View and other places. With many office buildings shutting down and employees working remotely there is a rare opportunity for redevelopment into market-rate housing.

Housing advocates are starting at last to recognize they can get more units faster by using the billions of square feet that have already become vacant or are about to. This means that high-density housing developments in established medium-density neighborhoods would not be necessary. Hundreds of people's lives would not be disrupted by the construction banging noises, heavy equipment backup alarms, disturbances such as traffic detours, traffic jams and traffic safety issues, dust and exhaust smoke pollution for a straight five years. I know you would not want to live out your retirement days this way when it is absolutely not necessary to sacrifice for the good of the many. I will soon be sending you petitions signed by 208 nearby residents, mostly homeowners, who oppose the proposed high-density housing development at 555 W Middlefield Road.

Sent from my iPhone

Begin forwarded message:

CPCPG PETITION SUMMARY

Willowgate Neighborhood Opposition to the Proposed 555 W Middlefield Road High-Density Housing Development

Date	Team Members	Petition Page #	Signatures	Comments
12/30/19	Sue, Denley, Leona	1	11	
12/30/19	"	3	1	
12/30/19	"	4	10	Copy of Petition 4
12/30/19	"	5	9	
01/04/20	"	3	7	Richard, Leona's Friend
01/04/20	"	7	10	
01/08/20	"	6	11	
01/08/20	"	8	10	
01/08/20	"	11	10	
01/11/20	"	2	10	
01/11/20	"	9	11	
01/11/20	"	12	2	
01/13/20	Brad Storm	21	1	Brad Storm (add to member group list)
01/17/20	Sue, Denley, Leona	24	9	
01/19/20	"	21	2	
01/20/20	Brad Storm	21	6	
01/20/20	Sue, Denley, Leona	12	9	
01/24/20	"	12	2	
01/26/20	"	10	4	
01/26/20	"	22	2	
02/03/20	"	10	6	
02/03/20	"	22	1	
02/03/20	"	23	9	
02/04/20	"	22	3	
02/05/20	Denley	25	1	
02/09/20	Sue, Denley, Leona	13,25	14	
02/09/20	"	14	7	
02/11/20	Denley	25	1	
02/11/20	Sue, Denley, Leona	14	1	
02/14/20	"	14	1	
02/14/20	Tim, Sue, Denley	15	1	
02/15/20	"	15	1	

02/16/20	Denley	25	7	
02/16/20	Sue, Denley, Leona	14	2	
02/16/20	Tim, Sue, Denley	15	3	
02/16/20	Tim	16, 26	5	
02/19/20	Leona	29	2	
02/29/20	"	29	1	
03/02/20	"	29	5	
Total			208	Total number of Signatures on Petitions

Copies of the CPCPG Petition Summary and individual petition pages with names, signatures, residential/postal addresses, and email addresses will be submitted to the Mayor, City Council, and the Environmental Planning Commission to highlight the Willowgate neighborhood strong opposition to Avalon Bay’s proposed high-density housing development named “555 W Middlefield Road”.

PETITION TO OPPOSE PROPOSED HIGH-DENSITY HOUSING DEVELOPMENT

Cypress Point Community Preservation Group

Date: December 30, 2019

Petition Team: Keona, Bentley, EVO

Petition summary and background	AvalonBay Communities, Inc has proposed a high-density housing development at 555 W. Middlefield Road, Mountain View, CA. The residents surrounding this project are concerned with this project. We live near the proposed high-density housing development identified as 555 W Middlefield Road and we are very concerned about the impacts of this project to population density, traffic, parking, safety, noise, loss of trees, pollution and the character of our neighborhood.
Action petitioned for	We, the undersigned are opposed to the proposed high-density apartment expansion project at 555 W. Middlefield Road. We urge our City Council to disapprove this project.

Printed Name	Signature	Street Address	Email	Date/Time
MARC LINDBER	<i>Marc Lindber</i>			12/30 - 2:30
Miranda Melen	<i>M Melen</i>		L	12/30 - 2:30
Al Gonzalez	<i>Al Gonzalez</i>			12/30/19 2:50
B.T. FEERICK	<i>B.T. Feerick</i>			12/30/19 3:00
Trina Cassimano	<i>Trina Cassimano</i>			12/30/19 3:15
ARTHUR ALANIZ	<i>Arthur Alaniz</i>			12/30/19 3:15
<i>Luigi</i>	<i>Luigi</i>			12/30/19 3:30
GLORIA MORETTI	<i>Gloria Moretti</i>			12/30/19 3:25
Phil Lovatoni	<i>Phil Lovatoni</i>			12/30/19 3:30

COPY

340 145

Don = 213 Tim 13 223

PETITION TO OPPOSE PROPOSED HIGH-DENSITY HOUSING DEVELOPMENT

Cypress Point Community Preservation Group

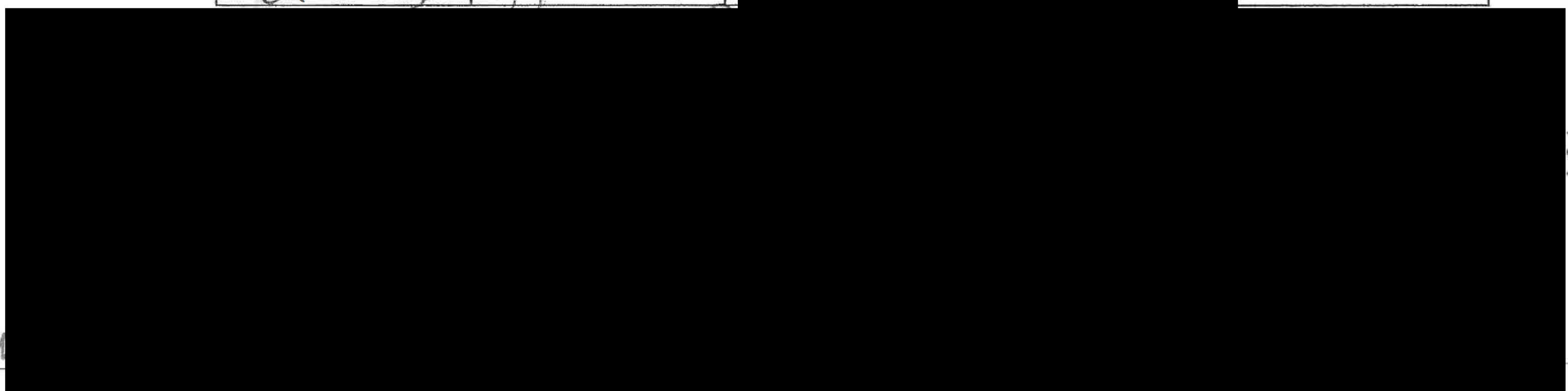
COPY

Date: 30 Dec 2019

Petition Team: Denley + Sues, CPCE, Leona

Petition summary and background	AvalonBay Communities, Inc has proposed a high-density housing development at 555 W. Middlefield Road, Mountain View, CA. The residents surrounding this project are concerned with this project. We live near the proposed high-density housing development identified as 555 W Middlefield Road and we are very concerned about the impacts of this project to population density, traffic, parking, safety, noise, loss of trees, pollution and the character of our neighborhood.
Action petitioned for	We, the undersigned are opposed to the proposed high-density apartment expansion project at 555 W. Middlefield Road. We urge our City Council to disapprove this project.

Printed Name	Signature	Street Address	Email	Date/Time
TIM HILL				
Timothy Dooly King	[Signature]			1:50 12/30/19
Rachel Perry	[Signature]			design.com 12/30/19
Denley Rafferty	[Signature]			12/30/19 at 2:10
Syeda Banu	[Signature]			12/30/19 at 2:35 pm
Ginger Tomlinson	[Signature]			
LAURA LADISA	[Signature]			12/30/19 3:05 PM
SAM NEL	[Signature]			12/30/19 3:00 PM
MAX GAFNY	[Signature]			12/30/19 3:01 PM
Vida Vakiltojar	[Signature]			12/30/19 3:30 pm



340 185 129 trees Dam = 213

PETITION TO OPPOSE PROPOSED HIGH-DENSITY HOUSING DEVELOPMENT

Cypress Point Community Preservation Group

Date: 30 Dec 2019

Petition Team: Delia + Silvia + Leona + [unclear]

Petition summary and background	AvalonBay Communities, Inc has proposed a high-density housing development at 555 W. Middlefield Road, Mountain View, CA. The residents surrounding this project are concerned with this project. We live near the proposed high-density housing development identified as 555 W Middlefield Road and we are very concerned about the impacts of this project to population density, traffic, parking, safety, noise, loss of trees, pollution and the character of our neighborhood.
Action petitioned for	We, the undersigned are opposed to the proposed high-density apartment expansion project at 555 W. Middlefield Road. We urge our City Council to disapprove this project.

Printed Name	Signature	Street Address	Email	Date/Time
JAWAD TAREEN	[Signature]	[Redacted]	[Redacted]	
Timothy Dooly	[Signature]	[Redacted]	[Redacted]	1:50 pm 12/30/19
Rachel Perry	[Signature]	[Redacted]	[Redacted]	design.com 12/30/19
E Donley Rafferty	[Signature]	[Redacted]	[Redacted]	12/30/19 at 2:10
Syeda Banu	[Signature]	[Redacted]	[Redacted]	12/30/19 at 2:35 pm
Angela Tomlinson	[Signature]	[Redacted]	[Redacted]	12/30/19 : 2:45
LAURA CADISA	[Signature]	[Redacted]	[Redacted]	12/30/19 3:05 PM
SAM NEL	[Signature]	[Redacted]	[Redacted]	12 30 19 3:01 PM
MAX GAFNY	[Signature]	[Redacted]	[Redacted]	3:01 PM
Vinda Vakiltojar	[Signature]	[Redacted]	[Redacted]	12/30/19 3:30 PM

PETITION TO OPPOSE PROPOSED HIGH-DENSITY HOUSING DEVELOPMENT

Cypress Point Community Preservation Group

Date: Dec 30, 2019

Petition Team: Leona, Denley, Sue

Petition summary and background	AvalonBay Communities, Inc has proposed a high-density housing development at 555 W. Middlefield Road, Mountain View, CA. The residents surrounding this project are concerned with this project. We live near the proposed high-density housing development identified as 555 W Middlefield Road and we are very concerned about the impacts of this project to population density, traffic, parking, safety, noise, loss of trees, pollution and the character of our neighborhood.
Action petitioned for	We, the undersigned are opposed to the proposed high-density apartment expansion project at 555 W. Middlefield Road. We urge our City Council to disapprove this project.

Printed Name	Signature	Street Address	Email	Date/Time
DANIEL SHANE	<i>Daniel Shane</i>	[REDACTED]	[REDACTED]	12/30/19 12:57 pm
BILL WALSH	<i>Wm T Walsh</i>	[REDACTED]	[REDACTED]	12/30/19 5:00 pm 1:40
TWILA LOFT	<i>Twila Loft</i>	[REDACTED]	[REDACTED]	12/30/19 1:49 pm
RICHARD COCCARDI	<i>R. Coccardi</i>	[REDACTED]	[REDACTED]	12/30/19 com 2
Junko Tsuchida	<i>Junko Tsuchida</i>	[REDACTED]	[REDACTED]	12/30/2019
Carol Anthony	<i>Carol Anthony</i>	[REDACTED]	[REDACTED]	12/30/2019
Jane Whinnery	<i>Jane Whinnery</i>	[REDACTED]	[REDACTED]	12-31/2019
Diane Heiba	<i>Diane Heiba</i>	[REDACTED]	[REDACTED]	12/30/19
DONNA WEEKS	<i>Donna Weeks</i>	[REDACTED]	[REDACTED]	12/30/19
Lloyd Durdley	<i>Lloyd Durdley</i>	[REDACTED]	[REDACTED]	12/30/19
Beth Ryan	<i>Beth Ryan</i>	[REDACTED]	[REDACTED]	12/30/19



75 Leona Wed mtg 7am

PMG

for Dan

PETITION TO OPPOSE PROPOSED HIGH-DENSITY HOUSING DEVELOPMENT

Cypress Point Community Preservation Group

Date: 30 Dec 2019 + 4 Jan 2020

Petition Team: Denker + Sue + Leona

Petition summary and background	AvalonBay Communities, Inc has proposed a high-density housing development at 555 W. Middlefield Road, Mountain View, CA. The residents surrounding this project are concerned with this project. We live near the proposed high-density housing development identified as 555 W Middlefield Road and we are very concerned about the impacts of this project to population density, traffic, parking, safety, noise, loss of trees, pollution and the character of our neighborhood.
Action petitioned for	We, the undersigned are opposed to the proposed high-density apartment expansion project at 555 W. Middlefield Road. We urge our City Council to disapprove this project.

Printed Name	Signature	Street Address	Email	Date/Time
Alice Fan	<i>[Signature]</i>	[Redacted]	[Redacted]	12/30/19 3P
CHRIS PERI	<i>[Signature]</i>	[Redacted]	[Redacted]	1/9/20
Sayo Nomura	<i>[Signature]</i>	[Redacted]	[Redacted]	1/4/20 mail.com
Lira Anderson	<i>[Signature]</i>	[Redacted]	[Redacted]	mail.com 1/4/20
Emad Heiba	<i>[Signature]</i>	[Redacted]	[Redacted]	com
Donovan Davis	<i>[Signature]</i>	[Redacted]	[Redacted]	1/4/20 3:30pm
Benjamin Y. Sada	<i>[Signature]</i>	[Redacted]	[Redacted]	1/4/20 3:30
FERRICK KATHLEEN	<i>[Signature]</i>	[Redacted]	[Redacted]	1/4/2020 3:35pm

will come to City Council mtg

(1)

(7)

for Dan

PETITION TO OPPOSE PROPOSED HIGH-DENSITY HOUSING DEVELOPMENT

Cypress Point Community Preservation Group

Date: Jan 4, 2017

Petition Team: Leona, Sue, Denley

Petition summary and background	AvalonBay Communities, Inc has proposed a high-density housing development at 555 W. Middlefield Road, Mountain View, CA. The residents surrounding this project are concerned with this project. We live near the proposed high-density housing development identified as 555 W Middlefield Road and we are very concerned about the impacts of this project to population density, traffic, parking, safety, noise, loss of trees, pollution and the character of our neighborhood.
Action petitioned for	We, the undersigned are opposed to the proposed high-density apartment expansion project at 555 W. Middlefield Road. We urge our City Council to disapprove this project.

Printed Name	Signature	Street Address	Email	Date/Time
Diane Gazzano	Diane Gazzano	[REDACTED]	[REDACTED]	1/4/20 2:30
CARMELITA KIRKLAND	C Kirkland	[REDACTED]	[REDACTED]	1/4/20 2:45pm
David Levin	[Signature]	[REDACTED]	[REDACTED]	1/4/20 2:00
Karlan, Nguyen	[Signature]	[REDACTED]	[REDACTED]	1/4/20
Nancie Kimbel	NL Kimbel	[REDACTED]	[REDACTED]	1/4/20 3pm
Gus Weythaler	[Signature]	[REDACTED]	[REDACTED]	1/4/20 3:15pm
D. Pooja	pooja	[REDACTED]	[REDACTED]	1/4/20 3:15pm
SUVARSHI BHADRA	S Bhadra	[REDACTED]	[REDACTED]	1/4/20 3:15 PM
JEN BHADRA	Ju Bha	[REDACTED]	[REDACTED]	1/4/20 3:17 PM
DIREY KOEHLER	[Signature]	[REDACTED]	[REDACTED]	1/4/20 3:30pm

10

PETITION TO OPPOSE PROPOSED HIGH-DENSITY HOUSING DEVELOPMENT

Cypress Point Community Preservation Group

Date: 8 Jan 2020

Petition Team: Denley, Sue, + Leona Denley + Richard.

Petition summary and background	AvalonBay Communities, Inc has proposed a high-density housing development at 555 W. Middlefield Road, Mountain View, CA. The residents surrounding this project are concerned with this project. We live near the proposed high-density housing development identified as 555 W Middlefield Road and we are very concerned about the impacts of this project to population density, traffic, parking, safety, noise, loss of trees, pollution and the character of our neighborhood.
Action petitioned for	We, the undersigned are opposed to the proposed high-density apartment expansion project at 555 W. Middlefield Road. We urge our City Council to disapprove this project.

Printed Name	Signature	Street Address	Email	Date/Time
Tongji in Chum	<i>[Signature]</i>	[REDACTED]	[REDACTED]	Jan. 7. 2020
HELEN CHAFF	<i>[Signature]</i>			Jan 7. 2020
ESTELA RAMIREZ	<i>[Signature]</i>			Jan 8 - 2020
JULIO RAMIREZ	<i>[Signature]</i>			Jan 8 - 2020
Sarah Nelson	<i>[Signature]</i>			1-8-20
Clark Westerfall	<i>[Signature]</i>			1-8-20
Jane Cartmell	<i>[Signature]</i>			1-8-20
Ben Wiederholt	<i>[Signature]</i>			
ASWIN	<i>[Signature]</i>			1-8-2020
CAROL STEINER	<i>[Signature]</i>			1-8-2020
R FRICSE	<i>[Signature]</i>			1-8-20

96/00.

(11)

PETITION TO OPPOSE PROPOSED HIGH-DENSITY HOUSING DEVELOPMENT

Cypress Point Community Preservation Group

Date: Jan. 8, 2020

Petition Team: Leona^{Chu}, Sue P., Benley R.

Petition summary and background	AvalonBay Communities, Inc has proposed a high-density housing development at 555 W. Middlefield Road, Mountain View, CA. The residents surrounding this project are concerned with this project. We live near the proposed high-density housing development identified as 555 W Middlefield Road and we are very concerned about the impacts of this project to population density, traffic, parking, safety, noise, loss of trees, pollution and the character of our neighborhood.
Action petitioned for	We, the undersigned are opposed to the proposed high-density apartment expansion project at 555 W. Middlefield Road. We urge our City Council to disapprove this project.

Printed Name	Signature	Street Address	Email	Date/Time
Jason Chan				1/8/20 8:03 pm
Leona Chu				1/8/2020 8:05 pm
JAY BHATT				1/8/2020 7:15 PM
RANEATHI NOR				1/8/2020 7:15 pm
Ken Goodson				1/8/2020
Jessie Sher				1/8/2020 7:20 pm
Kelly Vangelis				1/8/2020 7:30 pm
Mike Vangelis				1/8/2020 7:30 pm
Sandeep				1/8/2020 7:30 pm
Konstantin				1/8/2020 7:30 pm

10

PETITION TO OPPOSE PROPOSED HIGH-DENSITY HOUSING DEVELOPMENT

Cypress Point Community Preservation Group

Date: 1/8/20

Petition Team: Sue P. Lona Chu

Petition summary and background	AvalonBay Communities, Inc has proposed a high-density housing development at 555 W. Middlefield Road, Mountain View, CA. The residents surrounding this project are concerned with this project. We live near the proposed high-density housing development identified as 555 W Middlefield Road and we are very concerned about the impacts of this project to population density, traffic, parking, safety, noise, loss of trees, pollution and the character of our neighborhood.
Action petitioned for	We, the undersigned are opposed to the proposed high-density apartment expansion project at 555 W. Middlefield Road. We urge our City Council to disapprove this project.

Printed Name	Signature	Street Address	Email	Date/Time	
Jeanette Frank	<i>Jeanette Frank</i>	[REDACTED]	[REDACTED]	1/8/20	
[REDACTED]	<i>[REDACTED]</i>			1/8/20	
NAOMI PATNER	<i>Naomi Patner</i>			1/8/2020	
SUE PASSAIGUE	<i>Sue Passaigue</i>			[REDACTED]	1/8/20
RYAN COZAD	<i>Ryan Cozad</i>			yahoo.com	
AVAGIAN	<i>AV</i>			1/8/2020	
Brooksby	<i>CB</i>			1/8/2020	
Hao Zhng	<i>Hao Zhng</i>			1/8/2020	
Strackas Roum	<i>R Strackas</i>			1/8/2020	
Sean Neward	<i>Sean Neward</i>			1/8/20	

PETITION TO OPPOSE PROPOSED HIGH-DENSITY HOUSING DEVELOPMENT

Cypress Point Community Preservation Group 340, 664, 129,

Date: 11 January 2020

Petition Team: Denley + Leona + Sue

Petition summary and background	AvalonBay Communities, Inc has proposed a high-density housing development at 555 W. Middlefield Road, Mountain View, CA. The residents surrounding this project are concerned with this project. We live near the proposed high-density housing development identified as 555 W Middlefield Road and we are very concerned about the impacts of this project to population density, traffic, parking, safety, noise, loss of trees, pollution and the character of our neighborhood.
Action petitioned for	We, the undersigned are opposed to the proposed high-density apartment expansion project at 555 W. Middlefield Road. We urge our City Council to disapprove this project.

Caseat

Printed Name	Signature	Street Address	Email	Date/Time
<i>Boyd</i> Richard Boyd	<i>[Signature]</i>	[Redacted]	<i>[Redacted]</i>	<i>[Redacted]</i>
<i>Diana Hunt</i>	<i>[Signature]</i>	[Redacted]	<i>[Redacted]</i>	<i>1/11/20</i>
DANIEL TREASOR	<i>[Signature]</i>	[Redacted]	<i>[Redacted]</i>	<i>1/11/20</i>
Aby Ardis	<i>[Signature]</i>	[Redacted]	<i>[Redacted]</i>	<i>1/11/20</i>
I. Deiwiks	<i>[Signature]</i>	[Redacted]	<i>[Redacted]</i>	<i>1/11/20</i>
<i>Namrata</i> Namrata	<i>[Signature]</i>	[Redacted]	<i>[Redacted]</i>	<i>1/11/20</i>
<i>Taka</i> Taka Chavez	<i>[Signature]</i>	[Redacted]	<i>[Redacted]</i>	<i>1/11/20</i>
<i>Cai</i> Andrew Cai	<i>[Signature]</i>	[Redacted]	<i>[Redacted]</i>	<i>1/11/20</i>
David Strubitz	<i>[Signature]</i>	[Redacted]	<i>[Redacted]</i>	<i>1/11/20</i>
Regina Lam	<i>[Signature]</i>	[Redacted]	<i>[Redacted]</i>	<i>1/11/20</i>

Namrata
Aroya 2704

PETITION TO OPPOSE PROPOSED HIGH-DENSITY HOUSING DEVELOPMENT

Cypress Point Community Preservation Group

Date: JAN 11, 2020

Petition Team: Sue, Denkey, Leona

Petition summary and background	AvalonBay Communities, Inc has proposed a high-density housing development at 555 W. Middlefield Road, Mountain View, CA. The residents surrounding this project are concerned with this project. We live near the proposed high-density housing development identified as 555 W Middlefield Road and we are very concerned about the impacts of this project to population density, traffic, parking, safety, noise, loss of trees, pollution and the character of our neighborhood.
Action petitioned for	We, the undersigned are opposed to the proposed high-density apartment expansion project at 555 W. Middlefield Road. We urge our City Council to disapprove this project.

Printed Name	Signature	Street Address	Email	Date/Time
IONA BRODE	<i>[Signature]</i>	[REDACTED]	[REDACTED]	1/11/2020
CARLOS CASTIL	<i>[Signature]</i>	[REDACTED]	[REDACTED]	1/11/2020
Fatima Whalley	<i>[Signature]</i>	[REDACTED]	[REDACTED]	1/11/2020
Daniel Summerhays	<i>[Signature]</i>	[REDACTED]	[REDACTED]	1/11/2020
Kuanjiao Shen	<i>[Signature]</i>	[REDACTED]	[REDACTED]	1/11/2020
Artem Kanson	<i>[Signature]</i>	[REDACTED]	[REDACTED]	1/11/2020
Ryan Klode	<i>[Signature]</i>	[REDACTED]	[REDACTED]	1/11/20
Rachel Moran	<i>[Signature]</i>	[REDACTED]	[REDACTED]	1/11/2020
Diane Fesko	<i>[Signature]</i>	[REDACTED]	[REDACTED]	1/11/2020
Mitch Waibel	<i>[Signature]</i>	[REDACTED]	[REDACTED]	1/11/20
RODNEY ANGEVE	<i>[Signature]</i>	[REDACTED]	[REDACTED]	1/11/2020

7-8
next 17, FEB 10:30-12

From: Lada Adamic
Sent: Wednesday, February 3, 2021 6:06 PM
To: epc@mountainview.gov
Subject: bike/ped access & tennis court loss at 555 W. Middlefield

Dear EPC,

I apologize that this letter is late, I will attempt to mention these at the meeting.
I have two suggestions/questions relating to this project.

1) The blocks that side of Moffet are very, very long, which means that bikes and pedestrians have to go out of their way to navigate them and to reach Stevens Creek Trail. It would be wonderful if as part of this redevelopment there could be a public right-of-way through the complex, e.g. from the newly designated public park, across the complex to Middlefield Road. Similarly if there were a way to reach Stevens Creek Trail from Cypress Point Drive without detouring all the way to Moffet. I already experience this frustration, but 1 block over, trying to get to Silicon Valley Tennis at 555 W. Middlefield from the Central Ave. exit of Stevens Creek Trail. The current detour to Moffet means that young players can't bike on their own to tennis from Stevens Creek Trail without risking 40mph traffic. But the tennis courts will be going away anyway, which brings me to the second item.

2) There are not that many tennis courts in Mountain View, and even fewer in that area. There are only 2 places that offer tennis lessons that I know of: Mountain View Tennis at Cuesta Park, and Silicon Valley Tennis at 555 W. Middlefield. I don't know what will happen to the tennis school there when the construction happens, but that is a lot of group and private lessons that won't be happening. Given that the available city tennis courts are often booked up on weekends and evenings, is there any way the city could incorporate tennis courts into the public park, or plan for them elsewhere?

Thank you for considering.

From: Steve Peters
Sent: Thursday, February 4, 2021 12:21 AM
To: epc@mountainview.gov;
Subject: Public comment about 555 West Middlefield Road

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

Dear members of the Environmental Planning Commission,

My wife and I are listening to the Feb 3 meeting study session 5.2 about 555 West Middlefield Road, and though we did not submit a public comment in time, we have some thoughts that we'd like to express. We have lived in Mountain View since 2012 and just recently moved to a townhome in Cypress Point Woods at the end of the street. We disagree with the statement of opposition made by our HOA association and spoke against it at the HOA meeting when it was adopted by a non-unanimous vote.

We think Mountain View needs more housing and are impressed with the design of the project; it looks like it could be a nice place to live. We have had so many friends and neighbors leave Mountain View; we are hopeful that this will help people stay.

Parking is a big concern for people in our complex because we have very little guest parking, so we depend on overflow parking onto the street for guests, but this isn't my biggest concern. The future depends on more biking, not more parking. Speaking of which, it is a challenge for how to provide convenient access for 555 to the Stevens Creek Trail. There are some routes that we have seen people use to reach the Central Avenue trail entrance from Cypress Point Drive, though we don't think there are official easements for the public to use them (cutting through a parking lot of a neighboring complex that connects Central Ave to Cypress Point Dr, and pedestrians who walk through one of our parking lots along a narrow sidewalk and then out through the other parking lot). We will continue to advocate at our HOA to be good neighbors but don't have any concrete suggestions at this time for how to improve access to that trail entrance.

The Middlefield Bridge is a nightmare for eastbound pedestrians and cyclists, so I couldn't recommend that as an alternative in the short term, but maybe the city could improve that in the future.

Steve and Teresa Peters

From: Matt Fernald
Sent: Wednesday, February 3, 2021 11:14 AM
To: epc@mountainview.gov
Subject: Comment: 555 W Middlefield housing construction proposal

Hi,

My name is Matt Fernald and I live in Cypress Lakes Condominiums, directly across from the proposed 555 W Middlefield project.

I am writing to voice my earnest **support for the project**. The land in question is within easy walking distance of transit and shopping. If anything, we need much **more high-density housing** near the MV Transit Center.

Please minimize heritage tree removal; incorporate them into the design as much as possible. One of the great benefits of living in the Cypress Point Dr area is that the large, old trees muffle traffic sounds and give the sense of living in nature. **Connection to nature** has been shown in numerous studies to greatly improve mental health, physical health, and productivity.

I would like to voice support for Lenny Siegel's proposal regarding the Stevens Creek Trail: that a loop or path be constructed on the north side of Middlefield so bikers may more easily enter and exit the trail.

Given the expected increase of traffic on Cypress Point Dr, I would further like to support the erection of **speed bumps** on the street. Cars often top out at 35mph on the street, which is dangerous in its current state. With hundreds more vehicles, it will be even more so.

Thank you,
Matt

From: Bill Moniz

Sent: Tuesday, February 2, 2021 9:36 PM

To: epc@mountainview.gov

Subject: 555 West Middlefield Road Meeting February 3, 2021

Dear EPC commissioners, I am an owner of a condo unit in Cypress Point Lakes, across the street from the proposed Avalon Bay project. I and my wife have owned it for 40 + years and think it is one of the most beautiful developments in Mountain View. The common street between our community and Avalon Bay's is Cypress Point Drive, which as you know, is a dead end street with limited parking on both sides of the street. The addition of another 329 units is an unsound proposal as it will affect not only the residents currently in Avalon Bay's apartments, but us in Cypress Points Lakes. There is no justification to increase the road traffic in this quiet residential neighborhood. The planned development will add additional cars to the already crowded street, making it impossible for visitors and those residents on BOTH sides of the street to park the extra cars associated with couples living in this area and their visitors. The "generous" offer of Avalon to provide a 1.34 acre public park, with no additional place to put people coming from outside our community to park, will only increase the problem.

We know about the people from the various so called homeless and affordable housing groups that think building high rises and destroying the quiet enjoyment of people in our community will squawk about how we need affordable housing at all costs and the people that live in the community be damned. The vast majority of people at the hearings promoting developments like this are not local residents, but outside agitators that want to destroy our collective way of life in order to appease their desire to see high rise buildings everywhere they can push them. Don't be fooled by the supposedly affordable units that are to be built, this is just a ruse for the developer to make a bigger profit on his investment, with no consideration for the people living in this area. How many of these new units are one bedroom? People are moving out of 1 bedroom units because they can get larger units for less money in other areas of the county and country. Do you know what the projected rents are supposed to be once this monstrosity is built out? Do you realize how much noise, pollution, traffic this project will cause during the **FIVE years of continuous building?** You have been appointed to your positions to help reflect the wishes of the citizens of Mountain View. The long term effects of this project are to ruin a currently peaceful and serene bit of Mountain View and make it look like part of a densely packed city. Don't be fooled into thinking that Mountain View must increase its housing stock at the expense of those that believe in enjoying peace and quiet and moved into these types of developments because they offer this environment.

Sincerely

William Moniz

From: Hala Alshahwany

Sent: Tuesday, February 2, 2021 4:19 PM

To: epc@mountainview.gov; Anderson, Eric - Planning <Eric.Anderson2@mountainview.gov>

Subject: Comment on Proposed 555 W. Middlefield Development

Hello MV Environmental Planning Commission,

My name is Hala, I've been a Mountain View resident and property owner for more than 25 years, and a member of the 2nd MV Environmental Sustainability Task Force.

This comment is in regards to the proposed development at 555 W. Middlefield Road. I understand that this project plan includes the removal of 62 heritage trees and I strongly object to this proposal.

Mature heritage trees are significant resource needed to protect and improve air quality, assist in abating soil and slope erosion, maintain scenic beauty and natural habitat, in addition to preserving and enhancing property values. Removing these 62 mature trees would be an irreversible environmental damage to the surrounding community. And replacing them will not provide the benefits stated above for a very long time.

I would like to ask the EPC to require the development planners to accommodate the trees' preservation (as many as possible) and to incorporate them in the proposed building layout.

The planning to combat climate change and promote sustainable environment is right now. Please save the mature heritage trees so they can help us achieve that.

Sincerely,
Hala Alshahwany
Retired Engineer