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STAFF
Leslye Corsiglia
Executive Director

TRANSMITTED VIA EMAIL

May 13, 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: 400 Logue Residential Project

On behalf of SV@Home, we write today in support of Miramar Capital's proposed residential development at 400 Logue Ave.

Miramar Capital's 408-unit development would provide 62 deed-restricted affordable homes for very low-, low-, and moderate-income residents in perpetuity. The planned mix of 50%, 65%, and 100% AMI **on-site units located throughout the project** means these homes will help families at a wide range of income levels continue to make Mountain View their home.

The project is well located in the East Whisman Precise Plan and will help level the 2.51 jobs-housing imbalance in Mountain View by offering a **mix of net new homes that will not displace existing residents**. In addition to bringing new homes to the East Whisman area, the project will pay full park fees to facilitate outdoor community benefits and make land available to improve area circulation via a bicycle pedestrian overpass to the Light Rail station. Further, Miramar Capital has demonstrated its commitment to community engagement by actively participating in more than six community outreach programs to work with residents and incorporate their feedback into the project.

Mountain View continues to be a leader on addressing our shared housing challenges through housing-centered land use planning and other successful policies to incentivize market rate and affordable housing. **This project is an example of those initiatives at work.**

We see this project as a catalyst for further housing development in the East Whisman area and **urge the Commission to support this proposal.**

Sincerely,



Leslye Corsiglia
Executive Director

May 17th, 2021

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

Dear Chair Cranston and members of the EPC:

Mountain View YIMBY, a local volunteer advocacy group, expresses strong support for Miramar's apartment project at 400 Logue Ave.

This strategic location, in the thick of the East Whisman planning area and steps away from Middlefield light rail, is excellent for high-density housing. The 408 proposed new homes will help mitigate the jobs-housing imbalance of the adjacent Google Middlefield Park project.

We believe that Mountain View, as the source of much employment growth in recent years, urgently needs large new residential developments like this one. The proposed project displaces no existing residents, and replaces a one-story office building that is a wasteful use of prime real estate. The 62 BMR units will help Mountain View meet its RHNA quotas.

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

Thank you for considering our input.

Best regards,

Ilya Gurin
On behalf of the members of MV YIMBY





May 17, 2021

Chair Cranston and Members of the EPC
City of Mountain View
500 Castro Street
Mountain View 94041

Re: EPC Meeting May 19th, Agenda Item - 5.1 400 Logue Avenue Residential Project

Dear Chair Cranston and Members of the EPC:

The LWV supports actions that address the jobs/housing imbalance, as well as affordable housing for all Californians. Therefore, we support the Miramar development at 400 Logue in East Whisman as it adds 408 housing units to the City, helping to mitigate this jobs/housing imbalance, as well as providing 62 below-market-rate units (BMRs). The BMRs will help the City meet its RHNA goals for the next cycle beginning in 2023 and there is great need for BMRs at all income levels.

We supported the East Whisman Precise Plan; this project furthers the vision and goals for the development of East Whisman. 400 Logue is an ideal location for housing as it is within a half-mile of a light rail station while being close to jobs. Our concern that the developer is targeting a weighted average AMI for the BMRs of 85% rather than the 65% AMI average required by the inclusionary housing ordinance is alleviated by the Staff's statement that this development is unique because the developer is purchasing TDRs to help fund a new school for LASD. We are pleased to see that Staff therefore does not believe that approving this 85% average AMI for 400 Logue should set a precedent for other housing developments; we would not want to set such a precedent to the City's newly adopted BMR policies.

We wonder if the City could reduce the community benefit fees or other impact fees; this might allow the developer to lower the targeted affordability, even to 80% or 75% average AMI, should the City conclude that lower affordability targets are critical.

We appreciate the range of incomes the developer is proposing, particularly the 8 units affordable to those at very low-income levels. And we are especially pleased that the development does not displace any existing residents.

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

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

cc: Kimbra McCarthy Aarti Shrivastava Wayne Chen Margaret Netto Stephanie Williams

From: Kelley Ketchmark
Sent: Wednesday, May 19, 2021 11:47 AM
To:
Subject: Wagon Wheel Input on project at 400 Logue

Hello Margaret,

I am writing on behalf of the board of the Wagon Wheel Neighborhood Association regarding the project at 400 Logue Ave.

This project was presented to us at a recent meeting by the developers. In summary, the WWNA board has no objections to this project moving forward. Our understanding is that it meets the criteria of the EWPP. And it's at a good location, being near the Middlefield Light Rail Station and the future Middlefield Park.

As neighbors who live in the area, we are always interested in public benefits that new development can bring, such as improved walkability in the area. Given that the perimeter of the project is publicly accessible, especially the northern side, it would be ideal to make this a bigger focus for the neighborhood, with park-like amenities.

Also, with an increased focus on walking and biking with this project, the city may want to put more attention on nearby safe intersections at Middlefield Rd. and the 237/Maude interchange.

thank you,
Kelley