



July 23, 2018

Mr. Eric Anderson, Associate Planner
City of Mountain View
500 Castro Street – PO Box 7540
Mountain View, CA 94039-7540

SUBJECT: MULTIMODAL IMPROVEMENT PLAN TRAFFIC IMPACT FEE

Dear Mr. Anderson:

Thank you for the opportunity to provide input on the City of Mountain View's Multimodal Improvement Plan Traffic Impact Fee.

We fully support the City's vision for community mobility that increasingly focuses on walking, bicycling and public transit as a way to improve the City's transportation circulation network and addressing congestion standards that avoid street widening. The proposed draft fee structure is a reasonable way to help accomplish the City's draft Multimodal Improvement Plan; however, as experienced and interested developers in the City of Mountain View we offer the following comments:

1. The effective date of any new fees should only apply to projects that have not submitted for Gatekeeper and/or regular entitlements. When developers submit for Gatekeeper and/or regular entitlements we have already made substantial time and financial commitments and pro forma decisions that decide the feasibility of a project. Adding significant fees such as the proposed Multimodal Improvement Plan Traffic Fee during the City's review of development projects unfairly adds an unreasonable burden to the feasibility of a project. The City should not change the rules during the review process.
2. The Multimodal Improvement Plan Traffic Fee should not discount office uses at the expense of other land uses based on a project's Transportation Demand Management Plan. While virtuous, transportation demand management plans do not yet have a demonstrated (measured) effect of reducing traffic trips. Ultimately they rely on a building's occupant behaviors and their enforcement rests in fines or additional fees. Discounting office uses inequitably raises the objective fee burden of the other land uses.

Thank you again for the opportunity to provide these comments. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Katia Kamangar", is written over a light blue horizontal line.

Katia Kamangar
Executive Vice President, Managing Director