

## Middlefield Park Community Meeting #1 Summary December 2020

### Meeting Information

- Three identical one-hour sessions were hosted (Wed, Dec. 2 6-7pm, Thurs Dec. 3 7-8pm, Sat Dec. 5 11am-12pm).
- Conducted on Google Meet with interactive audience Q&A after a live 15-20min presentation by Google & Lendlease staff, with real-time Spanish closed captioning available.
- Public Meetings were noticed via: Mailers were sent 30 days in advance to all owners & occupants within 750 ft of project boundary; emails to neighborhood associations, local community groups; [Applicant's project website](#) and [City's project website](#); flyers posted around Whisman neighborhood; City NextDoor account (citywide).
- Approximately 50 community members in total attended across the three sessions.
- Name and email sharing were optional to encourage more participation, however, most attendees who voiced questions, concerns or ideas seemed to live in the nearby neighborhoods.
- The feedback summarized below represents questions, ideas, and comments surfaced via live audience Q&A in the three community sessions as well as additional commentary we received from meetings with nearby neighborhood associations and key local groups - see complete list of associations and groups at the end of this document.

**Key Takeaways:** Community attendees were interested to learn about the project, asking general questions such as the number of housing units, building heights, timeline, parking, etc. There is excitement for a local market or grocery and many ideas were shared about possible community space and public realm uses. Overall, attendees expressed appreciation for the information shared, and for the potential project in general. People seemed aware that the project is in its early stages and that there will be more opportunities to engage as the project evolves.

### Key Feedback Themes:

- **Housing**
  - Desire to see as much affordable housing as possible.
  - Appreciate 20% affordable housing target, questions about the project's land dedication strategy.
  - Desire to see affordable housing feel connected to broader site.
  - Questions about air quality and noise mitigations due to freeway proximity, notably Hwy 237.
  - Desire to see sufficient residential parking.

- General questions about target demographics and income levels, rental or for-sale units, and building heights.
- Questions about housing affordability and process in Mountain View.
- Interest in flex-use live-work spaces
- **Retail & Community Spaces**
  - Strong interest in grocery or market, fresh produce.
  - Appreciate focus on local and daily needs (vs. regional destinations).
  - Questions about how the proposed community spaces are managed, and who determines their uses.
  - Questions about retail size, location, need for evening activation.
  - Ideas were proposed, including: flex-use community meeting rooms, mental health & youth focused uses, after-school programs, day care, fitness uses, library, medical facilities, coffee, bakery, market hall, outdoor dining, arts & maker spaces, and local cultural offerings.
- **Open Space & Ecology**
  - Appreciate native ecology, connections to regional bike/ped network.
  - Desire to ensure public and privately-owned publicly-accessible (POPA) spaces are clean, safe & welcoming.
  - Desire to see public restrooms, drinking fountains, and waste receptacles.
  - Desire for site-specific planting and tree selection.
  - Ideas: community gardens, public pool, pickleball courts, diverse play spaces, amphitheater or other outdoor gathering spaces, rotating public art, dog park, BBQ pits, fruit trees (urban agriculture), golf-related uses, and outdoor seating and dining.
- **Education, Learning, and Workforce Development**
  - Questions about the project's impact on local schools.
  - Comments about community space use for ground-floor after-school and learning programs.
- **Transportation & Mobility**
  - Appreciate bike-ped focus and regional trails connections.
  - Concerns about traffic impact on local neighborhoods.
  - Observations that VTA is not well-used, is too slow.
  - Ped/bike safety concern at Hwy 237-Middlefield interchange.
  - Concerns that a bridge over VTA may not be used, too circuitous.
  - Ideas: convert parking structures to alternative uses in the future, and underground parking beneath Maude Park.
- **Other**
  - Questions about Google's future office development.
  - Questions about Lendlease experience and role.
  - Questions about environmental condition and review process.

- Concerns about digital meeting accessibility challenges given COVID-19 limitations
- Desire to ensure inclusivity for traditionally underrepresented groups: seniors, youth, Spanish-speaking community.

**Local Associations and Groups: Additional Meetings held between September and December 2020 (beyond the three publicly noticed community meetings)**

- Neighborhood Associations
  - California Station Homeowners' Association (HOA)
  - North Whisman Neighborhood Association
  - Slater Neighborhood Association
  - Sunnyvale Costa Mesa Terrace HOA
  - Wagon Wheel Neighborhood Association
  - Whisman Station and South Whisman residents (including Revela and Radius apartments)
- Community
  - Cafecito
  - Community Services Agency
  - Day Worker Center of Mountain View
- Housing
  - League of Women Voters MV/LA
  - Silicon Valley at Home
- Ecology, Sustainability, & Transportation
  - CA Native Plant Society
  - Canopy
  - Carbon Free MV
  - Great Streets MV
  - Greenbelt Alliance
  - MV Coalition for Sustainable Planning
  - Santa Clara Valley Audubon Society
  - Sierra Club Loma Prieta Chapter
  - Silicon Valley Bicycle Coalition
- Business
  - Bay Area Council
  - MV Chamber of Commerce
  - Silicon Valley Leadership Group

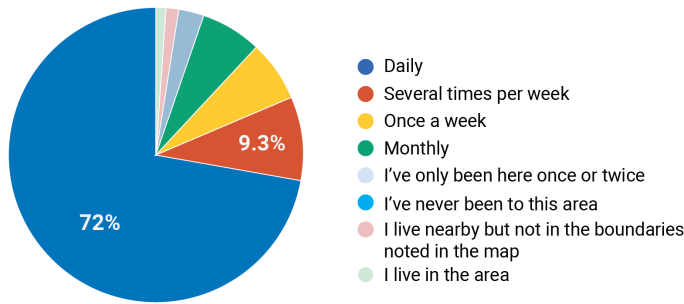
*Note: All feedback collected as of 12/22/20. All project information referenced above is subject to change as the project evolves.*

For more information, please visit [g.co/middlefieldpark](https://g.co/middlefieldpark) or contact Nikki Lowy and Brooke Ray Smith at [middlefieldpark@google.com](mailto:middlefieldpark@google.com).

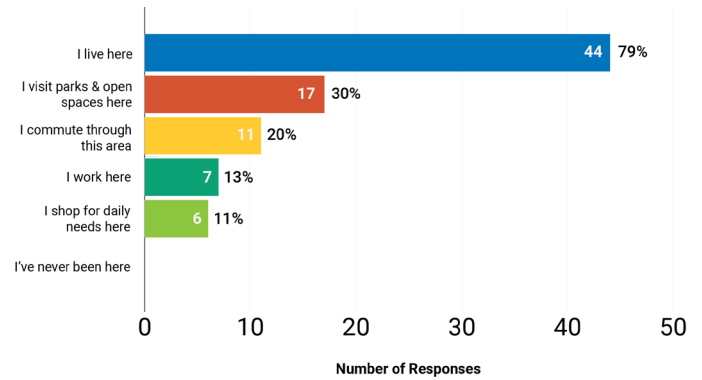
# Middlefield Park Community Survey #1 - Summary

- Online survey, launched Nov 2020 ([goo.gl/middlefieldsurvey](https://goo.gl/middlefieldsurvey))
- Posted to City's Middlefield Park project website ([mountainview.gov/googlemiddlefieldpark](https://mountainview.gov/googlemiddlefieldpark)), Applicant's project website ([g.co/middlefieldpark](https://g.co/middlefieldpark)), and shared to community meeting participants and nearby neighborhood associations
- 56 unique responses analyzed, received December 2, 2020 - January 12, 2021
- Approximately 3/4 of respondents live in the Whisman neighborhood and visit the area daily

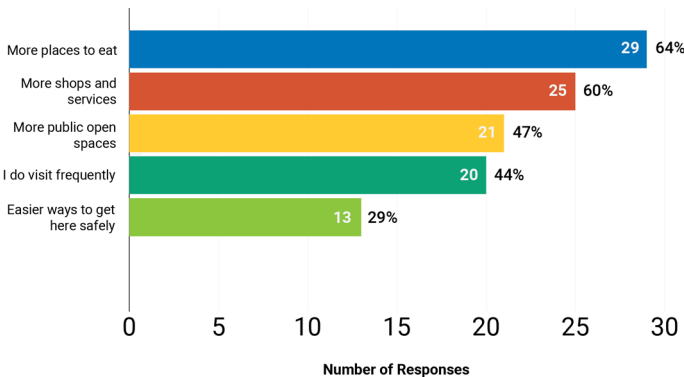
## How often do you visit the Whisman neighborhood?



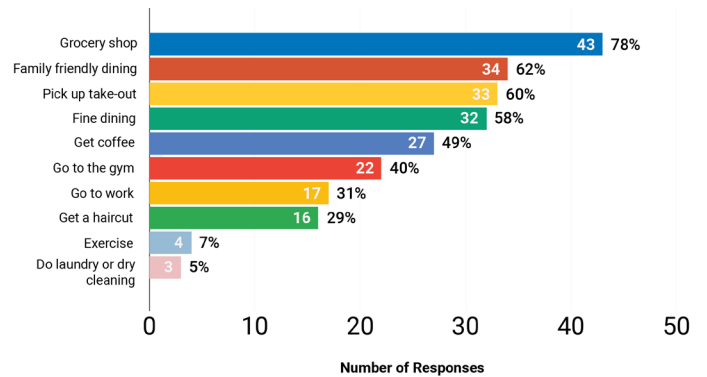
## If you visit the Whisman neighborhood frequently, what brings you here?



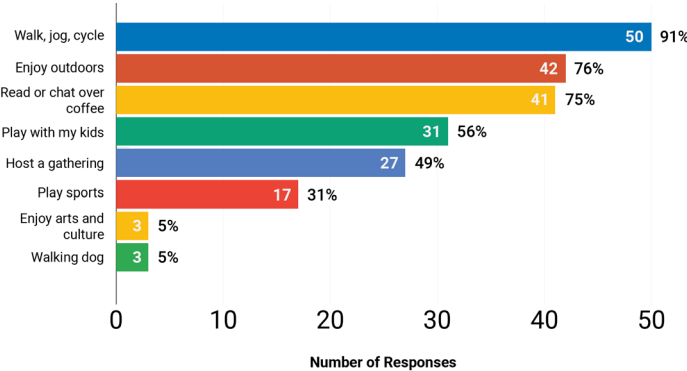
## If you don't visit frequently, what would entice you to visit?



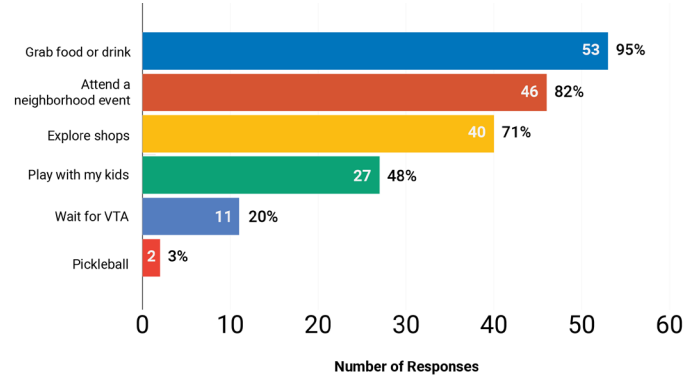
## What activities that currently require a vehicle trip would you prefer to walk to?



## What activities could you envision doing in the new proposed Maude Park?



## What proposed activities could you envision doing in the new proposed Ellis Plaza?



Note: Multiple answer selections per question were allowed, so percentages may exceed 100

**Written Public Comments Received for  
Environmental Planning Commission Study  
Session on February 3, 2021**

Re: Item 5.1 Google Middlefield Park Master Plan

To the Environmental Planning Commission:

Mountain View YIMBY, a local volunteer advocacy group, expresses strong support for Google's proposed Middlefield Park Master Plan.

- The opportunity to add 1,675 to 1,900 new homes, with a target of 20% below market rate makeup in a mixed-use setting, right next to jobs is quite exciting!
- This master plan has the potential to create a one-of-a-kind community that affords residents a car-free lifestyle and easy access to high paying tech jobs and their associated service jobs in Mountain View.
- The 10.5 acres of public parkland dedication will provide a pleasant place for the members of this community to destress and socialize.
- The \$19M of community benefit package being offered in exchange for bonus FAR will be valuable to the city.

We also have some constructive feedback that we'd hope for you to take into consideration:

- The project as proposed will include more jobs than employed residents. As such, we would encourage and welcome an even denser residential component, feasibility permitting.
- It would be better if the 20% BMR units are built together with the rest of the residential buildings Google is proposing, as opposed to paid for with in lieu fees and a land dedication. We believe this would create a more equitable (and less socioeconomically segregated) neighborhood and ensure that these units are delivered at the same time as the rest.
- We'd like to urge the city to get clarity on the proposed development agreement from Google which requests a 20-year-long timeframe for building the project. 20 years is a very long time. We hope to see this master plan turned into reality as soon as possible!

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





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: 5.1 Google Middlefield Park Master Plan

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 Google Middlefield Park Master Plan.

We have reviewed the agenda item materials, and we have the following comments we would like to share with you as follows. Note that some of our comments will likely be more appropriate at later stages, but we wanted you to see them as soon as possible anyway.

- We find that the project provides an excellent future-facing vision for our city, both in its design and implementation on all fronts.
- The open space, community, and development agreement public benefits are very impressive as proposed at this stage.
- As the need for increased housing serving all income levels is extreme, we would like to see all affordable housing construction be completed and ready for occupation as early as possible during the development cycles.
- The project as proposed will only partially improve the existing housing-to-office ratio. Therefore, we would like to see a further increase in the number of units if possible.
- We believe it would be ideal if the BMR units were built together with other units and delivered at the same time in order to create the most equitable and inclusive neighborhood as possible.
- We would like the City to find ways to implement this master plan sooner than over a 20-year-long timeframe requested by the proposed development agreement from Google.

- We are interested in knowing if there is a risk for a reduced number of housing units if Google determines the need has diminished for any reason. Our understanding is that no such determination has been made to date.
- Where the project comes closest to Highway 237, visual and noise mitigation measures will be important. We look forward to seeing how such measures pan out.
- For best pedestrian/bicycle accommodation to the south across East Middlefield Road to the Middlefield path leading to Whisman Station (although this falls outside of the project perimeter), proper placement and control of the crossing point is essential. Currently, the north end of the path terminates at a sidewalk with no curb cut and no marked crossing. For those traveling northbound on the path needing to cross Middlefield, they need to go against traffic either on the sidewalk or in the bike lane. This situation needs to be addressed in crossing plans.
- We have some concern about how to best address the Hetch Hetchy Right of Way just to the north of the project location. As there is no direct impact one way or the other, as far as we know, this is a detail we just plan to monitor.
- Given the scale of complexity of this project, we believe review by the City of Mountain View Bicycle Pedestrian Advisory Committee (B/PAC) is essential. 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. We note that there are already plans in place for review by the Parks and Recreation Commission and the Visual Arts Committee (for public art).
- A primary goal for us for any residential project is that a broad range of transit and other transportation options be 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 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?
- Regarding streetscape, we are very interested in seeing a high level of attention to setbacks and stepbacks on exterior parts of the development with engaging landscaping in street-facing areas to help contribute to the overall presentation we want to see throughout our city. Also, for public streets the project faces, potential for incorporating road diet features should be considered by the City, as timing for construction phases provides an excellent opportunity for this value add serving the community.
- 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.
- Stormwater management is an essential component of any project, so we were happy to see the developer has plans in place for this.

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, flowing style.

Bruce England  
for the Mountain View Coalition for Sustainable Planning

cc:

Lindsay Hagan, Deputy Zoning Administrator  
Stephanie Williams, Planning Manager / Zoning Administrator  
Aarti Shrivastava, Assistant City Manager / Community Development Director  
Dawn S. Cameron, Public Works Director  
Ria Lo, Transportation Manager  
Lada Adamic, Bicycle Pedestrian Advisory Committee (B/PAC) chair  
Kimbra McCarthy, City Manager  
City Clerk

**About Mountain View Coalition for Sustainable Planning**

The Mountain View Coalition for Sustainable Planning is a local volunteer-based organization dedicated to making Mountain View as beautiful, economically healthy, transit, bicycle, and pedestrian accessible, and affordable as possible. MVCSP member interest and expertise covers areas such as housing, transportation, the environment, the economy, and beyond!

For more information, see <http://www.mvcsp.org>.

To contact us, send email to [mvcsp.info@gmail.com](mailto:mvcsp.info@gmail.com).



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 5.1 – Google Middlefield Park Master Plan

Dear Chair Cranston and Members of the EPC:

The LWV is excited to see so much housing being planned for the Google Middlefield Park area. We are pleased to see the phasing so that the jobs/housing linkage is preserved throughout the process. The proposed parkland, pedestrian-bike bridge land dedication and the community benefits package are all praiseworthy.

Our hesitation is with the Alternative Mitigation Plan for affordable housing. We are very concerned about the delay in building the 20% affordable housing component rather than these units being included as below market rate units (BMRs) in the market-rate development. Possibly the City will achieve lower income targeting or other benefits by accepting a land dedication from Google, and the LWV does support housing developments that are 100% affordable. However, the LWV also believes that inclusionary units foster socio-economic and racial integration. For the Google Middlefield Park plan we favor including the units because they will likely be built sooner than those on the dedicated parcel and the need for affordable housing as soon as possible is dire.

As explained above, our strong preference is for the units to be built as part of the market-rate housing, but there are other alternatives that are preferable to Google just donating the land. One option is to ensure that any all-affordable project is phased in concurrently with the market-rate housing. Another option would be to allow Google to dedicate one of the parcels for an all-affordable project but include the other units as BMRs in the market-rate developments. Or instead of Google paying more than is required in community benefits, reduce this financial contribution in exchange for Google constructing the below-market rate (BMR) units as they build the market-rate housing. In any case, we hope staff will do an analysis to ensure that if an Alternative Mitigation Plan is accepted, there is equivalency in value/cost to providing the mandated affordable component as BMRs or as an all-affordable development.

We do support an expedited review process. The length of time that is currently required for developments from inception to completion is one of the reasons that California has fallen so far short in its production of housing.

Thank you for considering our input. (Please submit any questions about this letter to Donna Yobs at [dmyobs@yahoo.com](mailto: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      Lindsay Hagan

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**From:** Lenny Siegel [REDACTED]  
**Sent:** Tuesday, February 2, 2021 11:25 AM  
**To:** [caprilesmountainview@gmail.com](mailto:caprilesmountainview@gmail.com); [REDACTED] [wcranstonmv@gmail.com](mailto:wcranstonmv@gmail.com);  
[preeti.hehmeyer@gmail.com](mailto:preeti.hehmeyer@gmail.com); [kammy.lo.mvepc@gmail.com](mailto:kammy.lo.mvepc@gmail.com); [allieschmiesingmv@gmail.com](mailto:allieschmiesingmv@gmail.com); [jyin.mvepc@gmail.com](mailto:jyin.mvepc@gmail.com)  
**Cc:** [REDACTED]; [epc@mountainview.gov](mailto:epc@mountainview.gov)  
**Subject:** Comments on the proposed Middlefield Park Master Plan (Item 5.1)

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

Thank you for the opportunity to support Google's proposed Middlefield Park Master Plan. The plan, compliant with the East Whisman Precise Plan, will convert a suburban office park into a medium-density neighborhood, complete with jobs, housing, retail, open space, and both public and bicycle transportation infrastructure. It should serve as a model, not just for Mountain View, but for the entire region.

My comments deal primarily with timing. Google has asked for 20 years to complete the project. Given the uncertainty associated with COVID-19 pandemic, I can understand that. But it's my hope that 20 years is a worst case scenario, that Google and the City move forward in the hope of completion within 10 years.

I appreciate that Google is providing land for the construction of a bike/ped grade separation at the Light Rail line. I believe the availability of this pathway will influence people's decisions whether to live near where they work, so if it's not available when housing is ready for occupation, people will make choices based upon automobile commutes.

Consequently, I am concerned that design and construction will be held up, simply because the City already has numerous transportation infrastructure projects in its queue. Please consider designating grade separation construction as a community benefit, so it can be opened at the same time the increased need for it emerges, or come up with another plan to accelerate construction.

Finally, I appreciate Google's promise to construct residential buildings first. But I am concerned that affordable housing, to be built by others on dedicated land, will come later, even though there is a great need. Furthermore, I believe that both stand-alone affordable housing and inclusionary below-market units are good for our community. That is, each approach has its place. For project proponents, the choice between inclusionary units and fees or land should be, by city policy, financially neutral.

Therefore, I suggest that roughly half of the below-market units in Middlefield Park be built as inclusionary units, as part of the first phase of development near the Middlefield Light Rail Station.

Lenny Siegel  
Old Mountain View

--

Lenny Siegel

**Board of Directors**

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Candice Gonzalez  
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*Destination: Home*

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*EAH Housing*

Chris Neale  
*The Core Companies*

Kelly Snider  
*Kelly Snider Consulting*

Jennifer Van Every  
*The Van Every Group*

**STAFF**  
Leslye Corsiglia  
*Executive Director*

February 3<sup>rd</sup>, 2021

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

Dear Chair Cranston, Vice Chair Lo, and Members of the Mountain View EPC:

On behalf of Silicon Valley at Home, we write today to express our enthusiasm for Google's Middlefield Park proposal, note our support for its approach to housing, and provide several comments on its approach to affordable housing. We commend city staff, EPC members, and the City Council for all of their efforts to craft and approve the East Whisman Precise Plan, which created the forward-looking policy framework within which this project fits.

When the Mountain View City Council approved the East Whisman Precise Plan in November 2019, the city further reinforced its commitment to redeveloping current underutilized office parks as mixed-use, transit accessible neighborhoods. Importantly, the Precise Plan includes an innovative Jobs-Housing Linkage policy that directly connects new commercial development with new housing development. The Plan also prioritized using the redevelopment opportunities offered in the East Whisman area to generate additional deed-restricted affordable housing to serve lower income Mountain View residents.

**SV@Home strongly supports Google's proposal including up to 1,900 new homes, which would make it the most impactful housing proposal in reaching the city's overall 5,000 home goal for the entire planning area. We are also pleased to see that the proposal exceeds the city's 20% overall affordability goal for East Whisman.** The location of new homes adjacent to the VTA light rail line and integrated with the proposed open spaces and commercial sites are key to meeting the city's climate and vibrancy goals.

**We are looking forward to learning more details about how the city and Google can maximize the overall number of new homes in the project as well as the possible options for meeting its affordability targets.** While land dedication and building affordable homes through standalone projects can often create opportunities for more affordable homes and deeper affordability than when incorporated into market rate developments, we know that there are also benefits to an inclusionary approach. For example, inclusionary units can frequently provide better amenity access to affordable housing residents, depending on the location of land dedicated for 100% affordable housing. The standalone and inclusionary approaches can also have different project timelines, which is important to consider if the goal is bringing new affordable homes online as quickly as possible.

**SV@Home urges the EPC to advance this important opportunity for new housing in Mountain View. We encourage the Commission to examine the implementation plan for both the market rate residential and affordable housing components to ensure that the maximum number of new homes and affordable homes are created.**

Sincerely,

David K Meyer

Director of Strategic Initiatives