



LEAGUE OF WOMEN VOTERS
of the Los Altos-Mountain View Area
97 Hillview Avenue, Los Altos, CA 94022

February 14, 2016

Chair Capriles and Members of the EPC
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: EPC, February 17, 2016 – 779 East Evelyn Avenue

Dear Chair Capriles and Members of the EPC:

The LWVC supports action at all levels of government for the provision of affordable housing for all Californians. Based upon this position, we have been a supporter of the ROEM 116-unit development at 779 East Evelyn from the time it was first proposed.

We agree with staff that conversion of this site from industrial to residential is appropriate as the new development is next to residential and maintains compatibility with the neighboring uses in terms of scale, massing and height.

Like others who attended community meetings to review this development, we had concerns regarding the difficulty of schoolchildren easily getting to the elementary and middle schools. We applaud the proposals the developer has made to help alleviate these concerns. The private shuttle to the local schools, as well as to the Mountain View Transit Center, are excellent, somewhat novel ideas, as are the dedicated on-site shared car and the on-site bike sharing program. Previously approved developments have committed to providing Eco-Passes, or an equivalent, and we commend ROEM for promising these for the life of the project.

Thank you for considering our input.

Donna Yobs
Co-Chair, Housing Committee
LWV of the Los Altos-Mountain View Area

Cc: Lindsay Hagan
Linda Lauzze
Vera Gil
Terry Blount

San Francisco Office
312 Sutter Street, Suite 510
San Francisco, CA 94108
(415) 543-6771

February 16, 2016

Ellen Kamei, Chair
Mountain View Environmental Planning Commission
500 Castro Street
Mountain View, CA 94041



RE: Endorsement of Evelyn Family Apartments

Dear Chair Kamei and Commissioners:

For over 50 years, Greenbelt Alliance has been the champion of the places that make the Bay Area special. We defend natural and agricultural landscapes from sprawl development while helping create great cities and neighborhoods to make the Bay Area an even better place to live.

Since the 1980s, we have provided an independent validation of outstanding infill development to help ensure that the right development happens in the right place. Our endorsements have helped improve more than 140 neighborhoods around the region.

Greenbelt Alliance is pleased to endorse the proposed Evelyn Family Apartments at 110 South Bernardo Avenue in Mountain View as a prime example of sustainable, equitable infill development.

The Evelyn Family Apartments by ROEM Development will provide 116 new homes for low-income residents on an underutilized 1.93 acre lot. It will also include community rooms, computer facilities, open space, and a leasing room and bike center.

This proposal has many laudable features. It will provide opportunities for affordable and healthy living, support the local economy, relieve development pressure on the region's open spaces, and provide other environmental and quality of life benefits.

Most importantly, these new homes will help address the region's housing affordability crisis, which is particularly pressing in Santa Clara County. The county currently has a shortfall of more than 67,000 affordable homes available for low-income residents. The average rent in Mountain View for a two-bedroom apartment is currently more than \$3,000 per month, far beyond the reach of many families. These conditions show that the need for new affordable homes is more pressing than ever.

In addition, we are pleased that the Evelyn Family Apartments will utilize a compact development pattern and is situated near a variety of amenities and transportation choices. This combination of compact design

and a mix of nearby uses has been shown to result in high rates of walking, biking, and transit use while taking development pressure off of nearby natural and agricultural lands. This in turn improves community health, minimizes time stuck in traffic, eases the strain on the regional transportation network, and reduces air pollution and global warming pollution. It also enlivens the streetscape, creating a more inviting and active outdoor environment while generating more customers to support nearby businesses.

The project has many other components that promote healthy transportation choices. Opportunities for biking will be expanded with new bike lanes on adjacent streets and participation in a bike sharing program. A shuttle will be provided to access nearby schools and transit stations and residents will receive VTA transit passes for at least 15 years. These transportation options will encourage physical activity, reduce traffic, and generate more riders to support our public transit systems.

Many other sustainable features will be incorporated into the building, with a commitment to achieve at least LEED Gold certification. This will improve the project's environmental performance and create a healthier living environment for residents.

To make the proposal even stronger, we encourage the city to reduce the required parking ratio for new affordable homes to better reflect the lower rates of car ownership among low-income residents. Excessive parking in new developments creates "stranded assets" that provide little public benefit at substantial cost. Reducing the amount of parking required would allow more space to be used for homes and other amenities rather than cars and would ensure that our public funds aren't spent creating underutilized parking facilities.

In conclusion, the Evelyn Family Apartments is a smart step towards making the Bay Area a better place to live. We hope that the approval of these new homes will inspire communities around the region to redouble their efforts to grow smartly.

Sincerely,



Matt Vander Sluis
Program Director
mvandersluis@greenbelt.org
(415) 543-6771 x322

CC: Daniel H. Rich, City Manager, Mountain View

Subject: FW: 779 East Evelyn - TDM program

From: aldeivnian [mailto:aldeivnian] **On Behalf Of** Adina Levin

Sent: Wednesday, February 17, 2016 3:15 PM

To: Blount, Terry; preeti.hehmeyer; Andrew Heaton; Lisa Matichak; Margaret Capriles; Ellen Kamei; Cox, Robert; John Scarboro

Subject: 779 East Evelyn - TDM program

Dear Staff and Planning Commissioners,

Regarding the proposed affordable housing development on 779 East Evelyn Avenue, thank you for including a robust TDM program, with transit passes, shuttles, carshare and bikeshare. Providing support for nondriving options helps residents to choose to own fewer cars per household (saving \$5,000 or more per year) drive less, and contribute less to traffic.

As an additional feature to improve affordability and encourage sustainable transportation, I would urge you to consider unbundled parking. This would allow tenants to rent only the parking spaces they would use. In addition to saving money on rent, households for whom it is practical to have fewer than one car per adult would save \$5,000 or more per household, a notable expense.

In addition, thank you for the detail in the TDM program to future-proof the provision for transit passes by mentioning EcoPasses or the equivalent. It is unfortunate that currently jurisdictions need to choose between offering transit pass benefits for bus or rail; the description allows the benefits to evolve based on offerings in the future.

Another small suggestion to future-proof the TDM program. Currently the description specifies a shuttle connection to the Mountain View transit center. The location is nearly equidistant between the Mountain View and Sunnyvale transit centers. The Mountain View recommendation is reasonable right now.

Over time, as Mountain View and Sunnyvale may add housing on the Evelyn corridor, it may make sense to offer shuttle service to Sunnyvale as well in the future. Language allowing the funds to be used for additional first-mile connections in partnership with other nearby development may be helpful.

Sincerely,

- Adina

Adina Levin
Friends of Caltrain
<http://greencaltrain.com>
650-646-4344

Subject: FW: 2/17/16 EPC Meeting - Public Hearing on 779 East Evelyn Avenue.

From: Serge Bonte [<mailto:sbonte>]
Sent: Tuesday, February 16, 2016 11:05 AM
To: preeti.hehmeyer, Andrew Heaton; Lisa Matichak; Margaret Capriles; Ellen Kamei; Cox, Robert; John Scarboro
Cc: Blount, Terry
Subject: re: 2/17/16 EPC Meeting - Public Hearing on 779 East Evelyn Avenue.

Dear Mountain View EPC:

I'm writing in support of the 779 East Evelyn Avenue project that will deliver much needed affordable housing in Mountain View.

Also, the developer and the City should be commended for the phenomenal transportation demand management measures included in this 100% affordable project:

- secure bike parking
- private bike share
- private shuttle to schools (and downtown)
- car share
- eco passes for the life of the project
- significant, practical and very detailed street improvements for biking (including oft neglected left turns)

The package seems far superior (and potentially far more effective) than almost anything I've seen in recent market rate housing developments (where TDM measures are typically pretty vague .e.g. join the TMA, contribute X to non-identified bike improvements). Maybe future market rate housing projects should be shamed into matching (or exceeding) the package offered by this 100% affordable project.

In particular, imagine if private shuttles to school were to be requested for the many market rate housing developments in the San Antonio Area. Children in that area go to schools in Los Altos (Santa Rita, Almond, Covington. Egan campus...) across El Camino Real. Each child riding that shuttle would result in one less car on El Camino up to 4 times a day (mostly at peak hours).

Sincerely,

Serge Bonte
Lloyd Way, Mountain View