

Detailed EPC and B/PAC Comments on the Public Draft

General Comments

- The plan is good, providing an exciting vision for future pedestrian and bicycle access **(B/PAC)**
- Good draft, but the “devil’s in the details” **(EPC)**
- Continue to understand and work with developers’ concerns **(EPC)**

Additional Content Needed

- Identify safe routes to school **(B/PAC)**
- Ensure continuous networks and sidewalks are provided, even if some sites do not develop **(B/PAC)**
- Ensure visibility of the light rail station is improved **(EPC)**
- VTA should help drive ridership by investing in the station and station area **(EPC)**

Chapter 2 – Character Area Targets

- Maintain as a guideline, but it needs flexibility because we don’t know how needs will change **(EPC)**
- Shift office growth to the Mixed-Use area **(EPC)**

Chapter 3 – Heights and FARs

- Consider alternatives to the current residential Base FAR **(EPC)**
- Consider maintaining a consistent allowed height along the length of Ellis Street **(EPC)**
- Consider height transition standards adjacent to Ferguson Drive properties **(EPC)**
- Consider lowering the street wall height, especially if it will be sheer and right next to the sidewalk; ensure human scale **(EPC)**
- Create an FAR standard regulating parking bulk in the Employment Character Area **(EPC)**

Chapter 3 – Public Parks and Open Space

- Ensure that a minimum proportion of open space is provided as dedicated public park, rather than privately-owned, publicly-accessible open space **(EPC)**

Chapter 3 – Neighborhood Commercial

- Orient neighborhood commercial around the Middlefield Light Rail Station (EPC)
- Ensure there is a tenant space large enough for a grocery store, especially in the Village Center (EPC)
- These uses should not be scattered – a critical mass should be created in one spot (EPC)
- Add walkable restaurants and other opportunities for vibrancy (EPC)

Chapter 3 – Parking

- Encourage developers to collaborate on shared parking structures (EPC)

Chapter 4 – Design Guidelines

- Set expectations for horizontal and vertical variation of the street wall (EPC)

Chapter 5 – Circulation Maps

- Allow Street C to be a grade-separated multi-use path, but require the public streets in other locations (EPC)
- Allow flexibility in the implementation of Public Streets, but it has to be a strong case (EPC)
- If Street C must be replaced with a grade-separate multi-use path, an undercrossing may be most appropriate, especially if it is designed with natural light, comfort and visibility (B/PAC)
- Ensure low-stress bicycle accessibility throughout the Plan area, with the ability to avoid bicycle lanes on higher-stress Ellis, Middlefield and Whisman (B/PAC)

Chapter 5 - Street Sections

- Try to accommodate cycletracks (or similar bicycle separation improvements) on Whisman, Ellis and Middlefield (B/PAC)
- Ferguson Drive should also be able to accommodate bicycle lanes (B/PAC)

Chapter 5 – Standards and Guidelines

- Mid-block crosswalks should be signalized and well-lighted (B/PAC)

Chapter 6 – Community Benefits

- Community benefits should serve the largest possible population, and be flexible enough to change with technology and culture (EPC)
- Community centers and community gardens as community benefits (EPC)

- Avoid too much specificity **(EPC)**
- Public art should provide a sense of place or reflect history, and should not be a cheap option instead of providing something more valuable. Community engagement should be considered. **(EPC)**

Chapter 6 - Jobs-Housing Linkage

- The overall jobs-housing balance of the East Whsiman area should be maintained and enforced **(EPC)**
- Maintain the Jobs-Housing Linkage ratio requirements or increase (to match jobs/employed residents ratio) **(EPC)**
- Some of the Jobs-Housing Linkage requirements may be insufficient to generate housing, and may apply too much complexity and constraints on the residential projects **(EPC)**
- Provide a more flexible companion document **(EPC)**
- Consider a “housing credit” program, allowing residential developers to hold onto their Floor Area Transfer value for a limited time after project completion **(EPC)**

Chapter 6 - School Strategy

- The School Strategy should provide more guidance and certainty; don’t force everyone to cut their own deal **(EPC)**
- Give school districts flexibility to use the funds flexibly (not just “new schools”) **(EPC)**
- The School Strategy should ensure support for all school districts **(EPC)**

Chapter 6 - Development Review Permitting Process

- The EPC should have recommendation authority over Bonus FAR projects **(EPC)**

Environmental Impact Report

- The VMT analysis should not penalize the City for legacy development (not demolishing existing buildings) **(EPC)**