

From: [Albert Jeans](#)
To: [City Council FORWARD](#)
Subject: Public Comment on Item 6.1, Study Session on 1020, 1040 Terra Bella Avenue
Date: Tuesday, April 12, 2022 3:00:50 PM
Attachments: [Albert's Comments.pdf](#)

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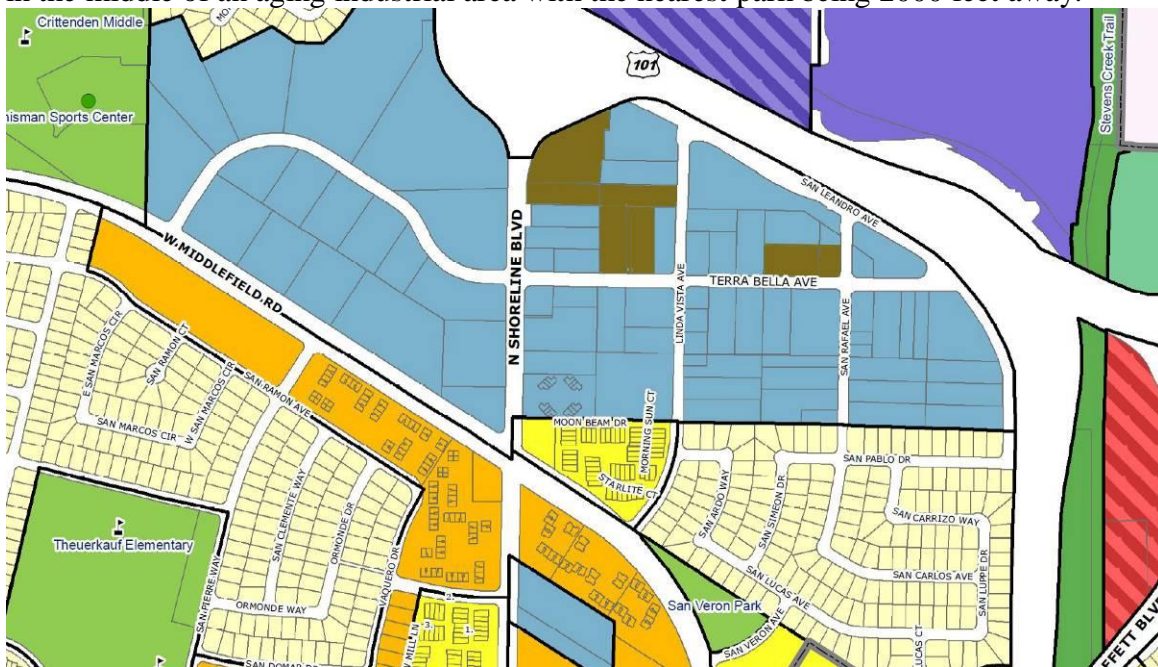
Please see the attached PDF file. Thank you.

Public Comment by Albert Jeans on item 6.1 Study Session on 1020 to 1040 Terra Bella Avenue, April 12, 2022.

Mayor Ramirez and Council Members,

I'm a 34-year resident of Stierlin Estates, the neighborhood closest to the proposed development. This project is a great collaboration between Public Storage and Alta Housing to provide much needed affordable housing. Public Storage is the perfect business for that location right next to Highway 101. Situating affordable housing at this location does present a number of challenges, but I hope the Council will also start taking the steps necessary to make this project a success in the long term.

I have toured Alta Housing's Oak Ct. Apartments and Colorado Park Apartments, and both are excellent, attractive facilities. However, there are some major differences. Both are in existing residential areas and both are close to sizeable public parks. This project is in the middle of an aging industrial area with the nearest park being 2000 feet away.



Parking

Assuming each household will only need one onsite parking space may be overly optimistic. It's almost 3/4 of a mile from the project site to the Bailey Park Safeway. Shoreline Blvd. is not particularly pedestrian or bicycle friendly. Over half of the apartments in the new building will have 2 or 3 bedrooms so children are anticipated to live there. However, the nearest schools are Theuerkauf Elementary and Crittenden Middle, and neither is easily walkable by small children since either Shoreline Blvd., W Middlefield Rd., or both must be crossed.



In addition, with all of the oversized vehicles parked on Terra Bella, that is not a safe route for walking or biking due to limited visibility. Parents will tend to drive their children to school. Existing street parking is already being taken up by RVs and business parking, so overflow parking has nowhere to go except our neighborhood.

I live just a few doors away from San Veron Park Apartments, which is also 100% affordable, and tenants frequently have to park on the street in my neighborhood. There should be a contingency plan to address the possibility of insufficient onsite parking at the new building.



Adding bike lanes to Terra Bella Ave. would make it easier to get to nearby destinations without using a car, especially since better bike lanes will be coming to Shoreline Blvd.

Parks

The city's stated goal is to have 3 acres of parks or open space for every 1000 residents. Personally, I don't feel that school district playing fields should be counted since they are closed most of the day and, a park is more than just an open field and should have walking paths, benches, tables, and plenty of trees. The diagram below shows the city owned parks in the Stierlin Planning Area.



0.43 acres/1000 residents!

City Owned Parks

Name	Acreage
San Veron	2.08
Jackson	0.77
San Ramon	0.41
Stevenson	1.20
Cypress Point (future)	1.34
Total	5.80
Population (2020)	10,408
New Projects	Additional Units
The Sevens (777)	508
Shoreline Gateway	303
Hiro Apartments	75
Avalon Eaves (555)	323
1265 Montecito	85
Alta Terra Bella	108
Total	1,402
Estimated Population	3,084

With this and other projects already underway, about 3000 more people will be living in the Stierlin Planning Area, yet except for a new mini park on Cypress Point Drive, no new parks are being planned and the park land ratio remains at a dismal 0.43 acres/1000 residents. The nearest park is San Veron Park, 2000 feet away, and has a usable area of only 2 acres. The city owns the Recology site, which is about 1.5 acres. Turning this into a park would be a good start towards turning this area into a more livable neighborhood. Another idea is to construct a tunnel connecting Terra Bella Ave. to the Stevens Creek Trail on the other side of Highway 85.

In conclusion, this housing project is being built in relative isolation in the middle of an aging industrial zone. This is not the quality of life Mountain View should be providing for its residents. Issues with parks and parking affect both current and new residents. Please take advantage of this opportunity to make the neighborhood more livable for all by adding bike lanes, parks, and improving the streetscape on Terra Bella Ave.

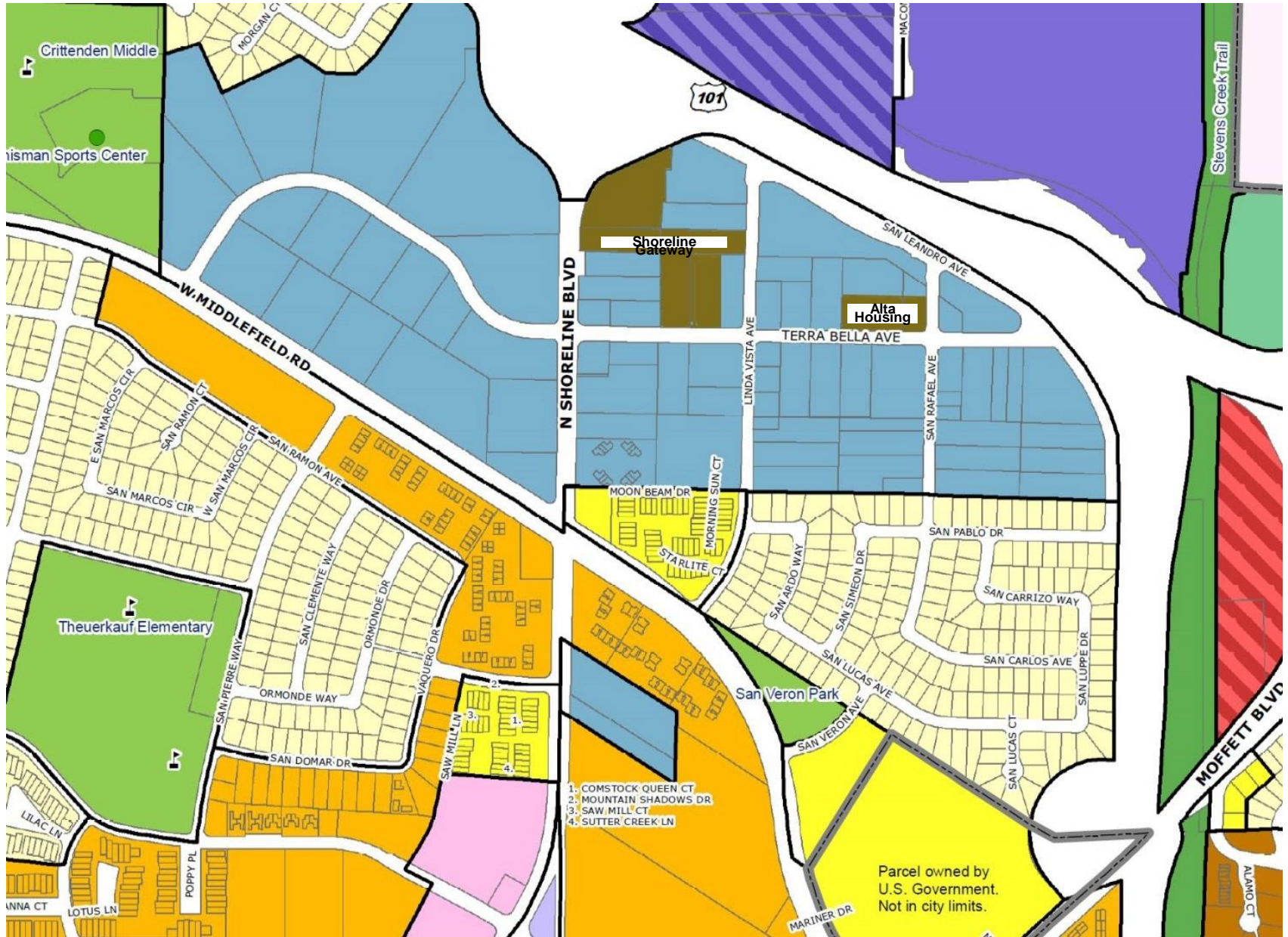
Alta Housing-Public Storage City Council Study Session



1. TERRA BELLA & SAN RAFAEL PROPOSED OVERLAY

Albert Jeans
April 12, 2022

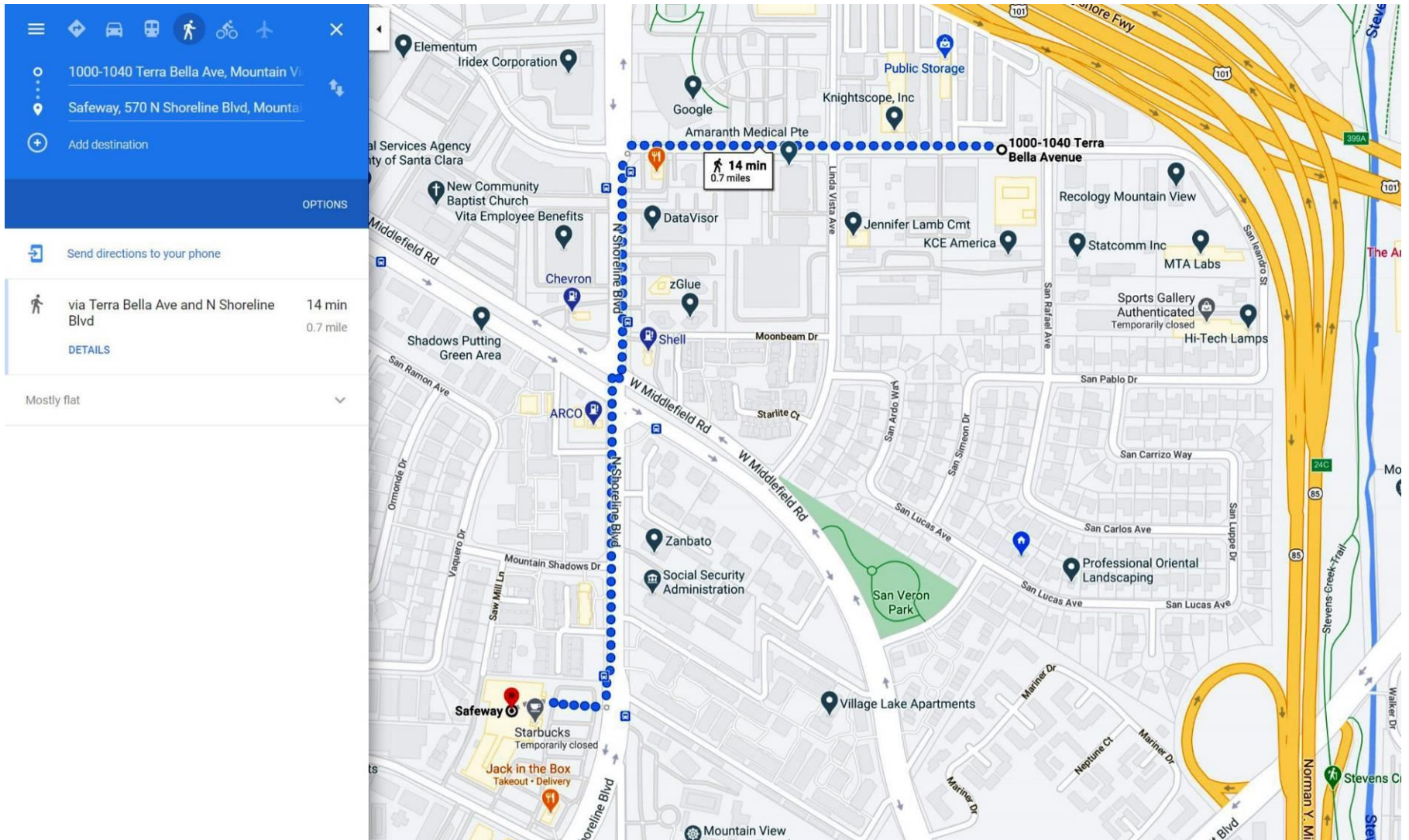
Land Use Map



Neighborhood Character



Distance to Safeway



Parking



San Veron Park Apartments (100% affordable) is parked at the Model Parking Standard of 1.2 spaces per unit, resulting in overflow parking on nearby streets.

City Owned Parks



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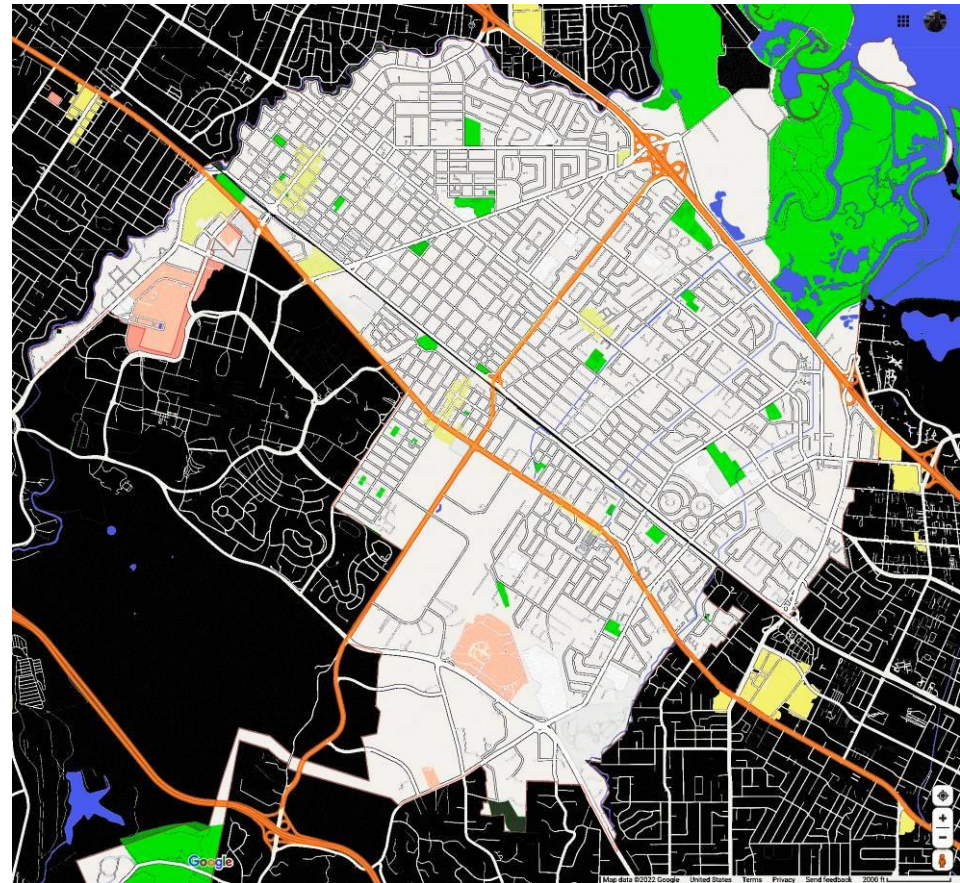
If this area is to become more residential, steps must be taken to improve the environment for the current and future residents.

- Widen sidewalks and create bike lanes.
- Improve Terra Bella Ave. streetscape.
- Create a new neighborhood park and improve connectivity (e.g. Recology and Stevens Creek Trail).

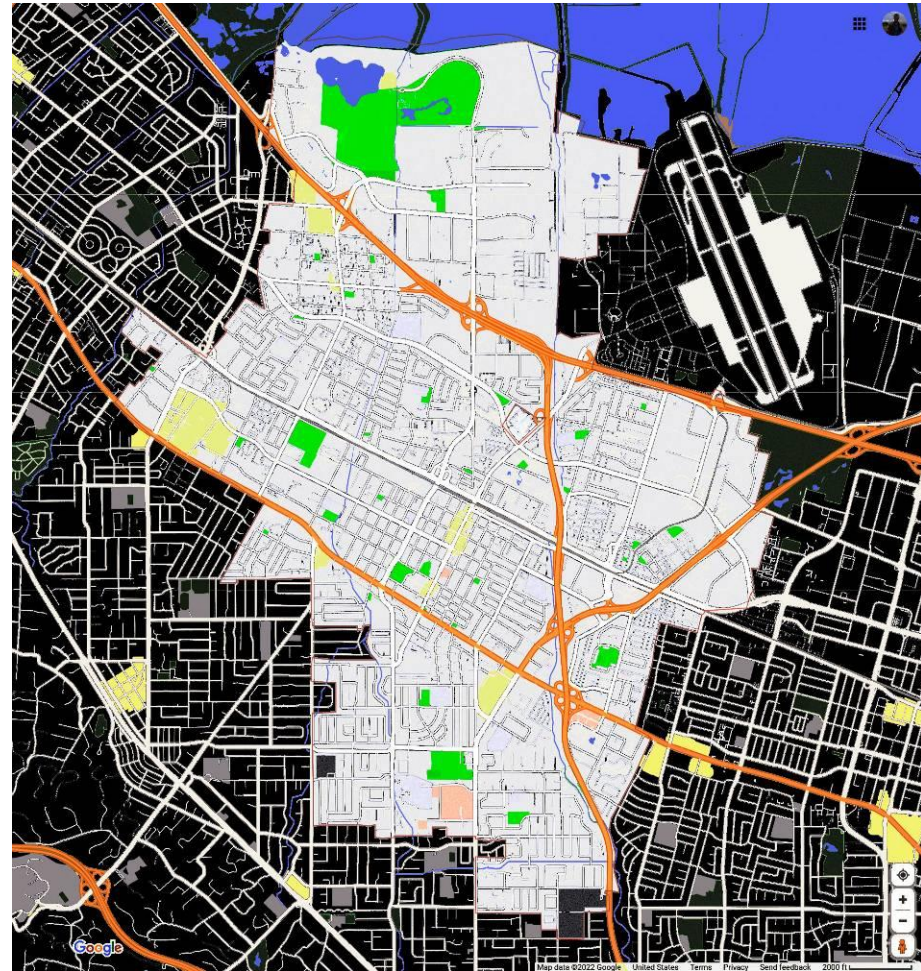
Additional Slides

City Parks

Palo Alto vs Mountain View



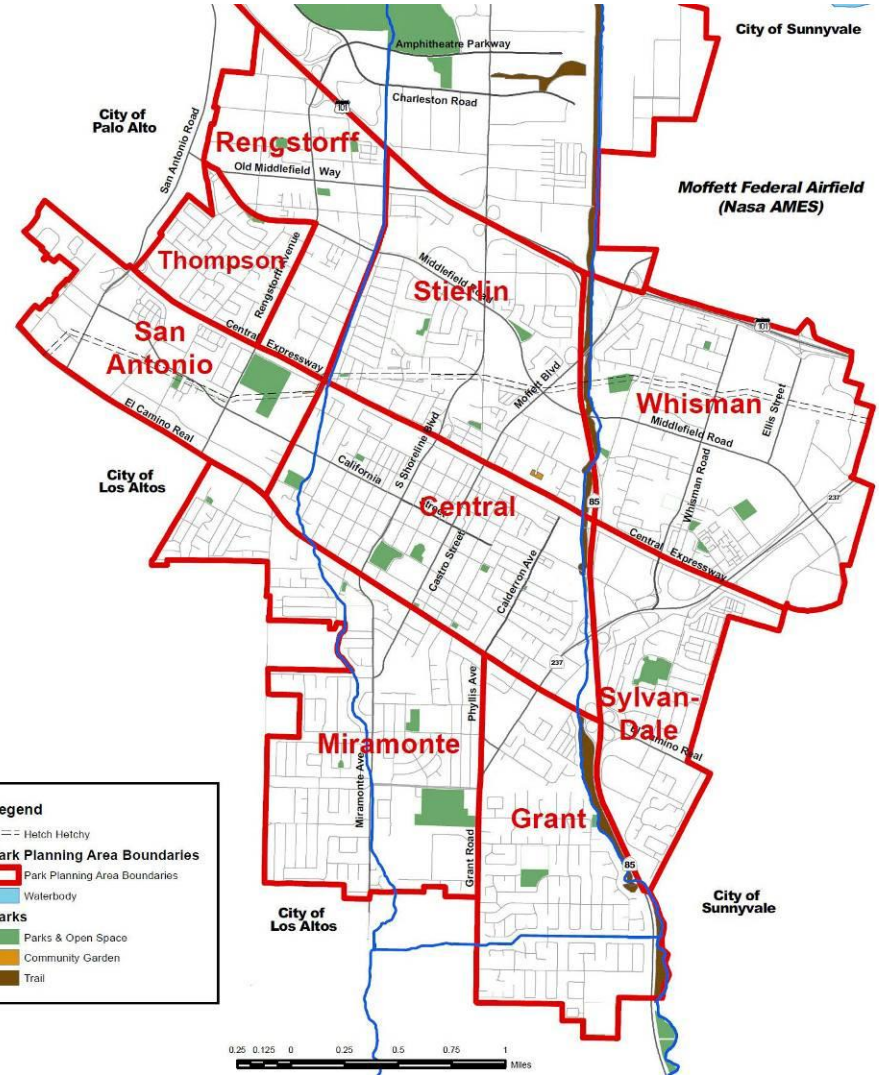
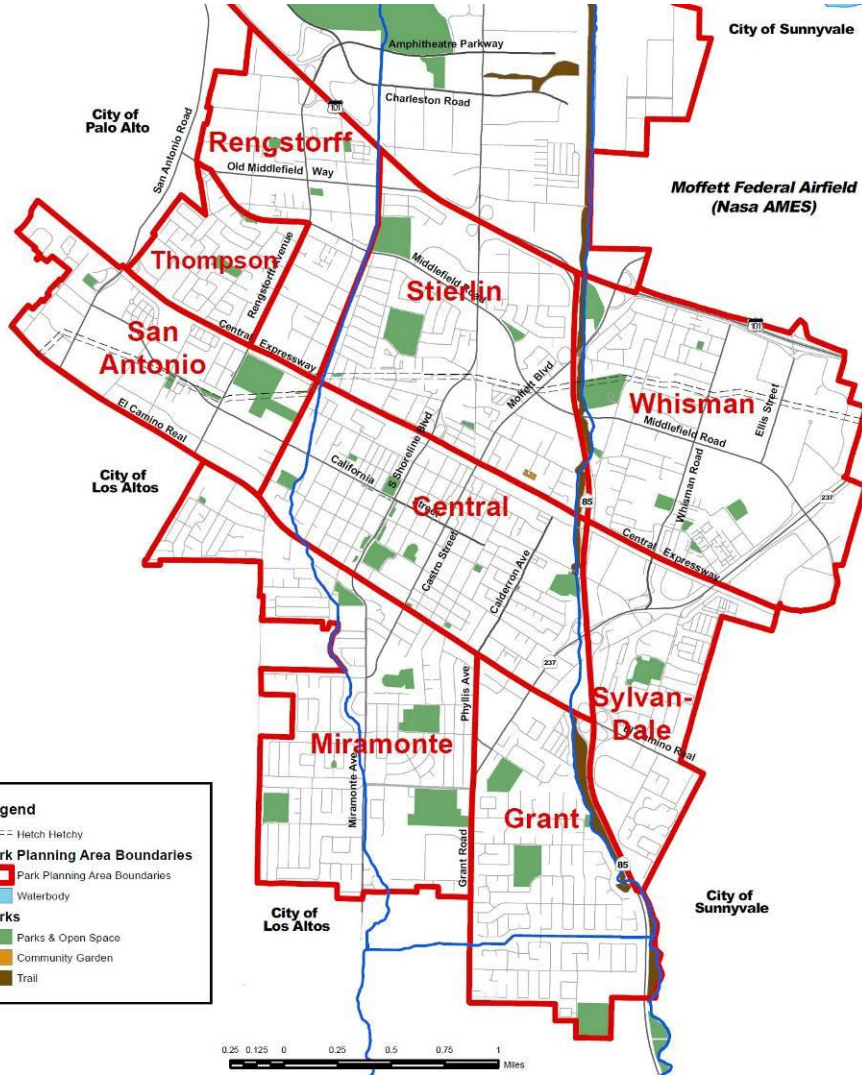
1.77 acres/1000 people



1.33 acres/1000 people

(2020)

Open Space vs City Parks



Park Ratios in Planning Areas

