

**From:** GARY ROSEN

**Date:** October 18, 2021 at 4:20:56 PM PDT

**To:** [wcranstonmv@gmail.com](mailto:wcranstonmv@gmail.com)

**Subject:** Proposed Development at 282 E. Middlefield Rd.

Dear Mr. Cranston,

I am a Mountain View resident on Murlagan Avenue, about four blocks from the proposed residential development at 282 E. Middlefield Rd. which is coming up for a vote at the EPC on Wednesday, October 20. I am writing to ask you to accept the recommendation of the EPC staff and vote to reject this project.

The staff report goes into thorough detail on why the project should be rejected. I would like to reiterate or add the following:

- Massing: The project would put a five-story building right next to single-story residential homes on Flynn Avenue with no meaningful transition.
- Privacy: The rooftop amenity area which is needed to satisfy the open area requirements would look down directly into the homes on Flynn Avenue.
- Parking: Parking is already at a premium on Flynn Avenue and I do not believe the parking allocated is sufficient to keep this from getting worse. The development is barely within the 0.5 mile radius from the little-used light rail station that allows relaxation of the parking requirement.
- Despite the developer's claim that the development is supported by state law, the state through the Department of Housing and Community Development has rejected this claim and confirms the reasons given by staff for denying the proposal.
- Overall density: The very purpose of the density limitations on the Village Center area of the East Whisman Precise Plan, which are the fundamental reasons for staff rejection of the project, were to keep an overly massive project from being built right next to the residential homes on the block bounded by Whisman, Middlefield, Flynn and Tyrella.

In short, the reasons for rejecting this project are overwhelming and once again I urge you to do so. I believe Mountain View can satisfy the need for more affordable housing without projects like this one that impact so negatively on the current residents and homeowners. Thank you for your consideration of my views on this subject.

Sincerely,

Gary Rosen