



Mountain View Coalition for Sustainable Planning
817 Montgomery Street
Mountain View, CA 94041

24 February 2019
Mountain View City Council
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: 701-727 W. Evelyn Avenue

Dear Mayor Matichak and City Council members:

The Mountain View Coalition for Sustainable Planning (MVCSP) supports the proposed development and associated Parking Transportation Demand Management Plan. The proposal complies with the Downtown Precise Plan with a mix of retail and office space while enhancing the visual appeal of the block from the street and the Downtown Transit Center. It adds 55 parking spaces (25 dedicated public, and the remainder public during evenings and weekends) yet takes advantage of its location with a transit oriented design and fits in with the historical nature of downtown.

The proposed project adds a class A office building with ground floor retail. It will be built to a minimum LEED Gold (or equivalent) standard. Being adjacent to the Downtown Transit Center, it will incorporate transit oriented design elements, including incentives for building occupants to use public transit and other commute alternatives with a very comprehensive PTDM program. The PTDM program is exemplary and well thought out, especially for the size of the proposed project.

To encourage alternative (non SOV) transportation options for building occupants, the Marwood proposal advocates providing a leadership role in the formation and operation of a downtown TMA. Tenants are directed by the plan to be members of the downtown TMA and to implement commute alternative programs that reduce single occupant vehicles and reduce parking demand. Metrics for tracking transportation usage and penalties for failure to meet performance targets would become part of the tenant lease. MVCSP strongly supports the formation of a downtown TMA and applauds Marwood for its willingness to provide the necessary leadership to initiate and fund its start-up.

The proposed project represents an opportunity because it aligns with the timing of the adjacent hotel development. For this project to proceed, it must do so in conjunction with the hotel project. Due to the size and nature of the lot, it is not possible to build the 55 parking spaces with access located strictly on the property; the proposal solves the access problem by using ramps that are being constructed in the adjacent lot. **Thus time is of the essence: in order for this project to proceed, construction on the project must be coordinated with that on the hotel site, and construction of the two sites must proceed in parallel.** Given the ideal location of the project and the very robust PTDM plan, MVCSP supports the Marwood parking proposal with necessary mitigations such as leasing of off-site parking if the targets are not met as one of the conditions on development approval.

It is exciting to see the downtown area develop into a vibrant neighbourhood where people come to work, shop, eat, and stroll. The proposed development at 701-727 W. Evelyn Avenue contributes to that vision, and we hope that council shares that vision and supports the proposal.

Thank you again for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read 'André Chang', with a stylized flourish at the end.

André Chang
for the Mountain View Coalition for Sustainable Planning

cc:
Dan Rich, City Manager

About Mountain View Coalition for Sustainable Planning

The Mountain View Coalition for Sustainable Planning is a group of local volunteers 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.