



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

January 11, 2016

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

Subject: Council agenda item 7.2, January 12, 2016: Hope St. Lots

Honorable Mayor and Members of the City Council:

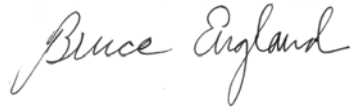
The Mountain View Coalition for Sustainable Planning appreciates the opportunity to comment on item 7.2 regarding the development proposal for Hope Street parking lots 4 and 8. We oppose the authorization of an Exclusive Right to Negotiate Agreement with The Robert Green Company at this time. This project—as currently formulated—will further exacerbate the existing jobs/housing imbalance, including creating many low-paying service jobs for workers who will not be able to afford to live in or near Mountain View.

We would consider supporting a project that includes housing on lot 8. We note that a number of strategies and tools exist that would make a project with residential uses viable, including use of the State Density Bonus Law and allowing for reasonable variances.

Furthermore, we suggest that Council consider strategies that reduce demand for parking in downtown rather than focus almost exclusively on increasing the supply of free public parking. Increasing free public parking induces demand and might be counter-productive. Instead, the City should evaluate ways to encourage downtown employees and patrons to use transit, or bike, walk, or carpool. We understand that the City of Palo Alto is pursuing such strategies to reduce demand.

In conjunction with the ongoing efforts to more effectively manage existing parking lots and garages, encouraging the use of alternative modes of transportation will have essentially the same effect as increasing supply—and without the City subsidy for this private development.

Sincerely,

A handwritten signature in cursive script that reads "Bruce England".

Bruce England
for the Mountain View Coalition for Sustainable Planning

cc:

Alex Andrade
Dennis Drennan
Patty Kong
Randal Tsuda
Dan Rich

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.