



Mountain View Coalition for Sustainable Planning
Mountain View, CA 94041

January 20, 2014

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

Re: Agenda Item 3.1 (801 El Camino Real), January 21, 2014

Honorable Mayor Clark and members of the City Council:

The Mountain View Coalition for Sustainable Planning (MVCSP), a group of Mountain View residents concerned with sustainable development, would like to provide a strong endorsement of the proposed Greystar project at 801 El Camino Real.

This project excels in providing both convenient housing and local-serving retail at a location that strategically transitions from a commercial to a residential neighborhood. The developer will provide an astounding almost-11,000 square feet of retail space, incorporating all the current retail tenants there that he was able to work in over a long period of negotiation, in addition to 164 apartments. He has gone out of his way to work with these tenants, arranging temporary relocation for all but one of them, and offering a five-year lease in the new buildings at current rents. We have never seen anything like this in Mountain View, and it is a shining example of what should be done to provide the mixed-use retail/residential development that we need.

We like the design of the apartments, a "good neighbor" design with lower heights and very adequate setbacks and stepbacks transitioning to less-dense residential neighbors to the south, and an unusual amount of both private and public open space. The public open space is near food and coffee vendors, which should make it a real draw, unlike other corner plazas near there. The planting strip on the Castro frontage will also integrate the project better into the residential neighborhood, while enhancing safety for pedestrians.

We feel that the amount of residential parking provided will be ample, given the convenient location. It's midway between the bustle of El Camino Real, with increasingly frequent bus service, and the quieter east-west streets to the south. While it is about a mile from Cuesta Park, there are several other City

parks, and all the commercial, civic, and cultural downtown amenities, within easy walking distance. In addition, the developer's plan to charge tenants only for the parking spaces they need, while minimizing "spillover", will provide greater equity as well as decreasing parking needs.

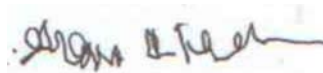
In sum, we feel this is an outstanding formal plan submission, considering both the product and the amount of attention paid along the way to listening to community input and acting on it.

We look forward to your favorable consideration of continued review of the Greystar proposal.

Sincerely,



Bruce England



Gregory A. Fowler



Aaron Grossman



Marn-Yee Lee



Julie B. Lovins
for the Mountain View Coalition for Sustainable Planning