



Mountain View Coalition for Sustainable Planning
Mountain View, CA 94041

December 8, 2014

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

Re: Agenda Item 6.1 (801 El Camino Real West), December 9, 2014

Mayor Clark and Members of the City Council:

We strongly endorsed this project in a letter to you on January 20, 2014, and we would now like to do so again.

The proposal for a very attractive 164-unit apartment development at 801 El Camino Real West smoothly integrates apartments with 10,800 square feet of neighborhood-serving retail businesses, all of them vendors currently in operation on this site. The result looks like a charming mini-village.

The apartments are designed to be "good neighbors" with adequate height stepdowns 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 developer has—uniquely among other developers that have come before you during the current building boom—listened hard to the community, the EPC, and the City Council, and then gone to much trouble and expense not only to make significant changes to the design of the development, but to maintain or assist all of the current major retail tenants in this location, who are an established part of the neighborhood. Most of them will be relocated temporarily nearby at the developer's expense. When they move into the new retail spaces, complete with tenant improvements, they will have leases at costs and on terms that they have negotiated with the developer, thus providing stability as they continue their businesses. This type of "community benefit" (which will cost the developer far more than the amount that would normally be required of him) has not appeared before, but it is an admirable interpretation of the true meaning of the phrase. It is a great example of the lengths to which a developer can go to accommodate the needs and preferences of a specific community.

We are very happy that the developer is offering onsite BMR units, in lieu of affordable housing impact fees. Other notable sustainable features include solar hot water and the TDM measures that the City has specified (in particular transit subsidies for both residents and employees). We understand that an agreement with a car-sharing service provider is also being sought. All of these features undoubtedly contribute to the very good score of 120 Green Points from BuildItGreen.

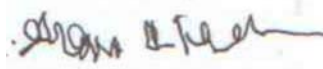
We are pleased to express our unqualified support for this project.

Thank you for considering our comments.

Sincerely,



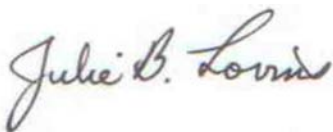
Bruce England



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cc: Stephanie Williams
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