



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

April 29, 2019

Mountain View Environmental Planning Commission
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: Item 5.1: 777 West Middlefield Road

Dear Chairperson Baird and Members of the Environmental Planning Commission:

The Mountain View Coalition for Sustainable Planning (MVCSP) would like to urge the EPC to approve the redevelopment application for 777 W. Middlefield Rd. MVCSP has followed this project since it was first proposed through a gatekeeper application in 2015. The Fortbay team has attended several of our meetings, and they listened carefully and responded to our comments and concerns. The project has now evolved into a hallmark redevelopment effort. The following are the exemplary elements of the project that MVCSP strongly supports:

- **The partnership with the Mountain View Whisman School District (MVWSD)** to build 19 studios, 87 one-bedroom, and 38 two-bedroom units or 144 total affordable housing units. Providing housing options for MVWSD staff members and teachers housing represents the type of partnership our community needs for addressing the current housing crisis. A MVWSD survey in 2017 found that 71% of these staff members fall into low and low/moderate income level categories.
- **The increased density enables the replacement of 208 to 716 housing units**, positively addressing our jobs/housing imbalance.
- **The two-level underground and unbundled 878 parking spaces utilizes space efficiently.** MVCSP has long advocated for unbundling of parking and therefore supports this provision. Fortbay has asked for a reduction of 38 spaces compared to the model parking standard, which MVCSP has long supported. Because underground parking can cost about \$70,000 per space, and because many MVWSD teachers/employees will likely live and work in Mountain View, and, as discussed below, a robust TDM program is proposed, a large majority of MVCSP members support the planned parking supply. The Nelson/Nygaard memo that evaluated 11 comparable developments calculated an average of 0.98 average parking demand per unit, further supporting the model parking standard. However, if the TDM programs are not effective as

planned, neighborhood spillover could result. Providing an enforcement mechanism and a condition on development approval for either stacked parking or valet parking if the TDM program does not result in the desired reduction in parking demand would be prudent in our view.

- **An innovative TDM program is estimated to reduce auto trips by 6% compared to trip generation without a TDM program.** This will reduce the traffic generated by future residents with innovative program elements such as providing \$80 per month per unit for transit/ride-sharing stipends that can be used for car share, transit, or ride-sharing (Uber or Lyft) platforms. Additionally, 758 bicycle parking spaces will be provided. Taken together, Fortbay is providing significant incentives for future residents to consider as alternatives to driving for at least some of their trips.
- **The Fortbay relocation assistance package is one of the most comprehensive efforts that we have seen,** and residents were all notified in 2016 that this project was taking place. That said, the available supply of units with rents comparable to those set for the current Lake Village complex is very scarce, and many current residents could be displaced as a result of this project. This is a broader concern that needs to be comprehensively addressed by EPC and the City Council.

Over the years, MVCSP has commented on many redevelopment projects. In summary, we feel that the above features make the redevelopment of 777 W. Middlefield an exemplary model for other major residential redevelopment projects in Mountain View. Fortbay deserves accolades for providing the necessary leadership to facilitate the evolution of this project into one the community can be proud of. The high degree of listening and responding to community and residential concerns throughout this very long community engagement process is **most appreciated**.



Cliff Chambers
for the Mountain View Coalition for Sustainable Planning

cc:

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Dan Rich, City Manager
Lisa Natusch, City Clerk

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.