



To Whom It May Concern:

The Bay Area Housing Advocacy Coalition (BayHAC) is pleased to endorse AvalonBay's proposed project at 555 West Middlefield Road in Mountain View. After a detailed presentation by the project team, BayHAC's Project Review Committee determined that this project meets our high standards for addressing our region's affordability and displacement crisis.

The proposed high infill development is mostly located on existing parking lots with an existing community present on-site. The project would add 329 new homes to an existing 402-unit development, and 49 of these new homes (15 percent) would be subsidized affordable, which meets Mountain View's inclusionary requirements. We support the project team's effort to obtain a General Plan amendment to change the land use designation from Medium Density Residential to High Density Residential and a zoning map amendment to change the zoning from Planned Community ("P") to High-Density Residential ("R4"). Furthermore, we applaud the construction of these new homes around the existing ones to prevent tenant displacement. We're also glad to see that the project will revitalize an existing site into a vibrant community to meet the current needs of the area.

We also appreciate that the project site is located near a number of major job centers, and is within a half mile of downtown Mountain View and the Mountain View Caltrain/VTA Station. Increasing density in a job- and transit-rich location will naturally increase the use of public transportation and shorten commute times. The proposed project is broken up into three blocks that surround the existing on-site buildings and will transition the current car-oriented site into public space, as it will turn 124 parking stalls into a future city park.

In addition to 1.34 acres of public open space, the project includes the creation of a new pedestrian and bicycle path to connect to West Middlefield Road and Cypress Point Drive. This project anticipates LEED Gold certification and includes all-electric buildings. We commend the project team for thinking proactively about this particular integration, as the state has not yet mandated full electrification in new buildings.

The site also allocates 10 percent of total parking spaces for electric vehicles and includes a Transportation Demand Management (TDM) program that will reduce single-occupancy driving trips by at least 10 percent. While the project reduces the parking ratio from 1.67-1 to 1.36-1, it is still higher than the City of Mountain View's parking requirement for the site. We would ideally like to see even less parking, but we commend the reduction in the total parking ratio and understand the feasibility concerns.

We further appreciate the project team's work with the community to make the project more cohesively blend into the existing and natural surroundings. Landscaping and balconies will enhance the pedestrian experience along Cypress Point Drive and the project team will also provide exterior enhancements to eight of the 15 existing buildings. We commend the project team's work with the community to help create cohesion and address the street and neighborhood needs. Ultimately, BayHAC is proud to endorse this proposed project that will add thoughtfully-considered, well-located, and very much-needed homes. High density, transit-oriented developments such as this one are essential to alleviate our region's housing shortage and reduce greenhouse gas emissions.

Sincerely,

A handwritten signature in blue ink that reads "Todd David".

Todd David, *Executive Director* of The Bay Area Housing Advocacy Coalition (BayHAC)