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**From:** Christina O'Guinn [REDACTED]  
**Sent:** Tuesday, April 8, 2025 3:46 PM  
**To:** OCM AP <[citymgr@sunnyvale.ca.gov](mailto:citymgr@sunnyvale.ca.gov)>; Council AnswerPoint <[council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov)>  
**Subject:**

Dear esteemed council members and City Manager Kirby,

I wanted to reach out following the last city council meeting where I and many neighbors commented in regards to the village center incentive for North Sunnyvale. Thank you again for approving that incentive and giving us a chance to be heard.

I heard most of you express that the replacement of our plazas with townhomes and little to no retail is not aligned with your vision for a modern, walkable, liveable, sustainable, accessible Sunnyvale. Having met with some of my neighbors and watched [Livable Sunnyvale's 4/9/24 helpful presentation](#), I wanted to specifically request the following considerations for future zoning and development guidelines, as I know the City is still working on revising the Village Center plan. Specifically, I'd like to request that the City:

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- 
- Rezone Lucky Supermarket plaza
- (currently Village Center 4) as retail only and postpone any new development until after Village Centers 5 and 6 are completed or a new similar sized grocery is established in North Sunnyvale and there is new legislation/ requirements in place that will ensure
- we stagger development and retain at least 1 major grocery in North Sunnyvale.
- 
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- Give priority and attention to
- the long-empty retail buildings on Lawrence Expressway that are creating blight and prioritize working with the owners of these properties on leasing, selling or developing these properties with a large grocery in mind. (1206 Oakmead has been vacant for as
- long as 12 years!)
- 
- 
- 
- Find ways to support and retain
- our unique, local family-owned businesses so that they are not just replaced with large chains

driving our neighbors further into poverty.



Many of us are looking for ways to work with you toward creative solutions to ensure that North Sunnyvale is truly walkable, accessible and sustainable. Please let us know how we can work with you toward this vision.

Christina O'Guinn  
San Miguel Resident since 1997

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**From:** Christina O'Guinn [REDACTED]  
**Sent:** Saturday, April 26, 2025 1:49 PM  
**To:** CDD-Admin AP <[comdev@sunnyvale.ca.gov](mailto:comdev@sunnyvale.ca.gov)>; Trudi Ryan <[tryan@sunnyvale.ca.gov](mailto:tryan@sunnyvale.ca.gov)>  
**Cc:** Tim Kirby <[TKirby@sunnyvale.ca.gov](mailto:TKirby@sunnyvale.ca.gov)>; Richard Mehlinger <[MehlingerCouncil@sunnyvale.ca.gov](mailto:MehlingerCouncil@sunnyvale.ca.gov)>; Larry Klein <[mayorklein@sunnyvale.ca.gov](mailto:mayorklein@sunnyvale.ca.gov)>; [REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** Village Center Recommendations and a Question

**WARNING** - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.

Hi Trudi,

This morning a few of my North Sunnyvale neighbors and I attended Mayor Klein's community coffee and got an update on the plans for Village Centers 4, 5 and 6 both from the mayor and from City Manager Tim Kirby. He recommended we follow up with an email around a question and a recommendation.

**Question:** On the [zoning map for Sunnyvale](#), it appears that Fair Oaks Plaza is zoned as commercial only, not mixed use. Was that zoning officially changed? If so, where might we find documentation of this change?

**Recommendation:** We understand that the City is trying to help preserve our only large grocery in North Sunnyvale (Lucky) at Village Center 4 by dividing the lot into retail and housing. Our concerns are that doing so doesn't necessarily preserve Lucky and the parking that would be needed for a large grocery store. We also understand from Livable Sunnyvale that due to construction costs, it is no longer economically feasible to build new large grocery stores. As such, in order to protect and retain Lucky, we'd like to request that Village Center 4 be moved to a different location and to rezone that location as commercial only. In conversations with Livable Sunnyvale, we've identified the following possible locations to move Village Center 4:

- Hollenbeck and Homestead current commercial large lot
- Java strip mall—currently vacant (Subway)
- Cocos/ Round Table Oakmead corner with a number of long-vacant commercial buildings

We are also in conversation with Assemblymember Ahrens staff to work on state

legislation that can help us preserve groceries in future, so really appreciate all you can do in the short-term to also prevent the loss of the few grocery stores we do have in North Sunnyvale.

We also understand that the updated Master Plan will be coming before the Planning Commission in June and before City Council on July 1 and we look forward to having the opportunity to review and comment on this plan when it's ready for review.

Thanks so much for all you are doing to prevent a food desert in North Sunnyvale,  
Christina O'Guinn  
North Sunnyvale Community Association

To: City Council and City Staff

May 7, 2025

From: Wrightmont Corners Neighbors

Subject: Neighborhood feedback to Village Center One @Fremont Ave & Mary Ave

Dear Council members and City Staff –

As you prepare your final reviews regarding the Village Center Plans, we, the residents of the Wrightmont Corners (WC) neighborhood, would like to reiterate our thoughts and views for the Village Center One plan - Southwest Corner. Note, we do understand that additional housing is needed in Sunnyvale. We want to ensure new development takes into consideration the surrounding residents.

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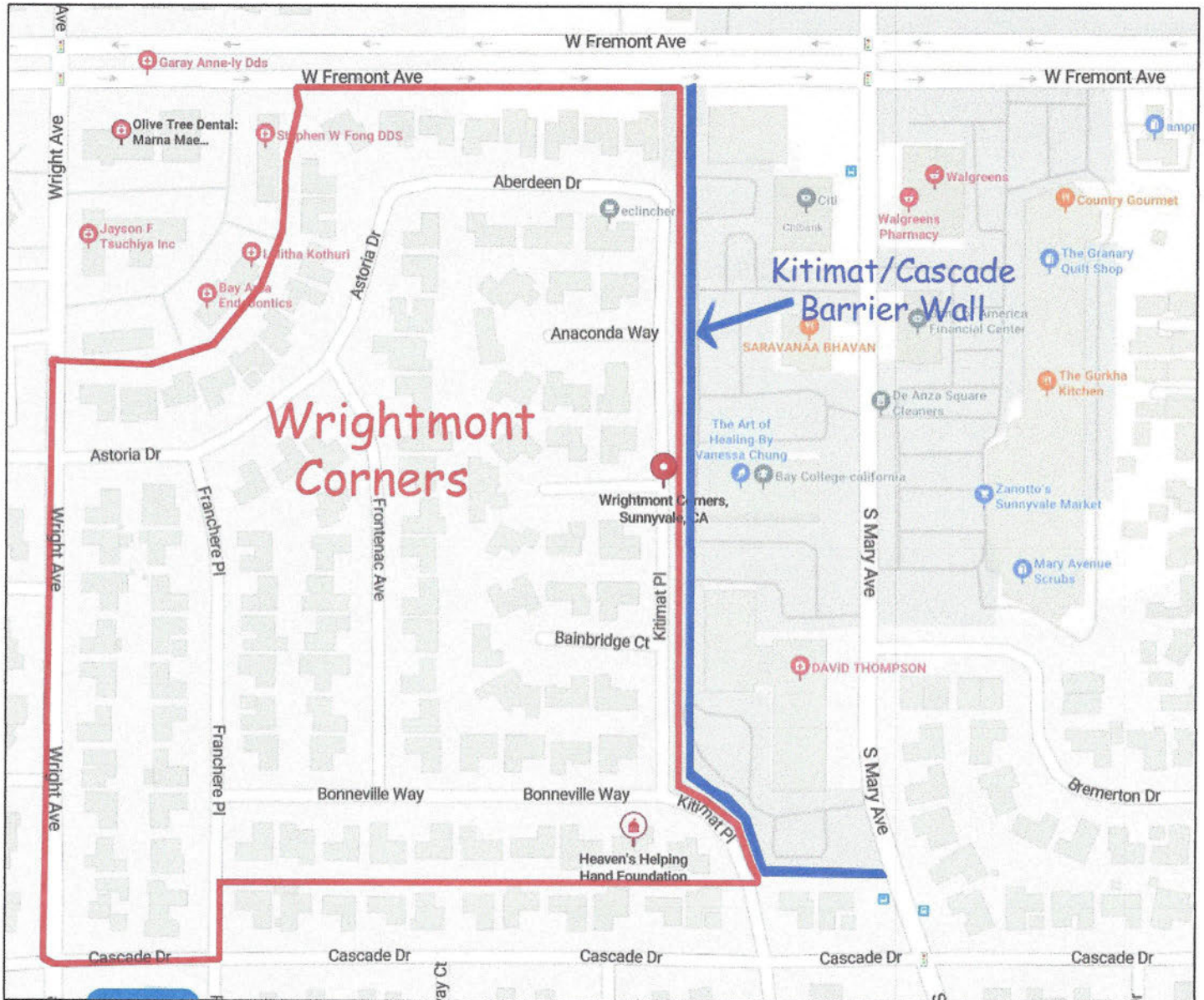
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Additional recommendations once development is completed:

- 5) **Residents Only Parking Signs**: provide signs and perhaps permits if #1 and #2 above are not sufficient.
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## Wrightmont Corners – with Kitimat/Cascade barrier to Commercial shown



We the undersigned residents of Wrightmont Corners concur with the letter date 5/7/2025  
Titled "Neighborhood feedback to Village Center One @Fremont Ave & Mary Ave"

[illegible]



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## Wrightmont Corners Neighbors

[illegible]

Signed: Name \_\_\_\_\_ Signature \_\_\_\_\_  
Street \_\_\_\_\_

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Signed: Name Rick Rauenzahn Signature [Signature] Street [Redacted]

Signed: Name Sharon Rauenzahn Signature [Signature] Street [Redacted]



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May 7, 2025

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Signed: Name Philip Kim Signature Philip Kim Street [REDACTED]  
Signed: Name \_\_\_\_\_ Signature \_\_\_\_\_ Street \_\_\_\_\_



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Signed: Name Rose A Linn Signature Rose A Linn Street \_\_\_\_\_

Signed: Name \_\_\_\_\_ Signature \_\_\_\_\_ Street \_\_\_\_\_

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Signed: Name Joel Amzallag Signature [Signature] Street 

Signed: Name Valerie Amzallag Signature [Signature] Street 



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Signed: Name Xiangyu Bu Signature [Signature] Street [Redacted]

Signed: Name Hegin Wang Signature [Signature] Street [Redacted]

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Signed: Name Nancy D. Johnston Signature [Signature] Street 

Signed: Name Dana C. Johnston Signature [Signature] Street 



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Signed: Name KARTHIK NAIDU Signature Karthik Street 

Signed: Name SOURYA SAMPATH Signature Sr. Street 

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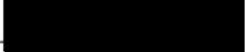
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Signed: Name Sunil Rawat Signature S. Rawat Street 

Signed: Name Pallavi Ramnarain Signature Pallavi Ramnarain Street 



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Signed: Name Hadas Keppel Signature Hadas Street \_\_\_\_\_

Signed: Name Nir Haley Signature Haley Nir Street \_\_\_\_\_

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Signed: Name ARNAB BHADURI

Signature [Signature] Street [Redacted]

Signed: Name MEETA BHADURI

Signature [Signature] Street [Redacted]

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NAME STREET SIGNATURE



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Signed: Name Michael McCreary  
Signature [Signature] Street [Redacted]

Signed: Name Jeanine Carson-McCreary  
Signature [Signature] Street [Redacted]

We the undersigned residents of Wrightmont Corners concur with the letter date 5/7/2025 Titled "Neighborhood feedback to Village Center One @Fremont Ave & Mary Ave"

NAME STREET SIGNATURE

Signed: Name Kristina McCreary  
Signature [Signature] Street [Redacted]

To: City Council and City Staff

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Below is a recap of our views for Village Center One - Southwest Corner:

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- 2) **On-Site Parking**: Ensure there is sufficient parking for the businesses/residences to reduce the likelihood of parking in our neighborhood from residents/workers,
- 3) **Traffic mitigation** - Review of traffic flow and options for minimizing impact on local traffic flow/safety.
- 4) **Height of buildings** - For privacy, keep building heights closest to the Kitimat/Cascade wall low to ensure privacy for the residents in the neighborhood.

Additional recommendations once development is completed:

- 5) **Residents Only Parking Signs**: provide signs and perhaps permits if #1 and #2 above are not sufficient.
- 6) **Pest/Rodent mitigation**: With increased volume of trash from residential and business establishments on the Fremont/Mary corner, there should be extra pest and rodent mitigation for the commercial dumpsters to ensure infestations do not spread to the surrounding neighborhood.
- 7) **Extra cleaning/power-washing requirements**: If dumpsters remain situated as they are today, close to the Kitimat/Cascade wall, there should be extra cleaning at certain frequency e.g. quarterly, to prevent fetid smells from the build-up of grime/spillage/compost tea.
- 8) **Security cameras**: In the new neighborhood there should be security cameras pointed inwards towards Mary so that any crime can be tracked

Signed: Name OWEN C WHETZEL Signature  Street 

Signed: Name Elizabeth L. Whetzel Signature  Street 

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**From:** Thomas Dobroth [REDACTED]  
**Sent:** Tuesday, May 27, 2025 4:17 PM  
**To:** Jeffrey Cucinotta <JCucinotta@sunnyvale.ca.gov>  
**Subject:** Plans for 911 Duane Ave

**WARNING** - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.

Hi,

I live at [REDACTED], Sunnyvale, CA 94085 with my partner, the owner of the property.

The plans for 911 Duane would remove an important neighborhood institution, the Taj Mahal Market, in favor of residential units. While there appears to be a minimum commercial space of <1400 sq feet, it's a gas station mini market size.

The concept is far from the Village Center concept promoted. It's just another conversion to residential.

We oppose.

Tom Dobroth and Gerald Dizon.

--

Tom Dobroth

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [Wu, Elton H](#)  
**To:** [Jeffrey Cucinotta](#)  
**Cc:** [Wilson, Joanne](#); [Read, Emily](#); [Rando, Casey](#); [Rodgers, Heather](#)  
**Subject:** Village Center Master Plan Updates, Sunnyvale, CA- Public Notice  
**Date:** Tuesday, May 27, 2025 4:56:19 PM  
**Attachments:** [image001.jpg](#)  
[FW DEIR for City of Sunnyvales Draft Land Use and Transportation Element \(LUTE\) - SFPUC Comments.msg](#)

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**WARNING** - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.

Hello Jeffrey,

Thank you for contacting the SFPUC regarding the Village Center Master Plan Updates. As stated in your public notice, the village centers are identified in the City's General Plan Land Use and Transportation Element (LUTE).

Several years ago, SFPUC staff submitted comments on the LUTE EIR ( please see attached email). In response to that email, Mr. Henderson of your department discussed LUTE with SFPUC staff, Jonathan Mendoza.

Mr. Henderson confirmed that the City of Sunnyvale is not currently planning anything on the SFPUC Right of Way (ROW). He further stated that if any developer does propose a project on the SFPUC ROW, the City of Sunnyvale will point the developer to the [SFPUC's Project Review process](#).

Please confirm that the current proposal regarding the Village Center Master Plan Updates does not include any proposed land uses on the SFPUC ROW.

Thank you,

Elton Wu

Pronouns: He/ Him

Environmental Compliance and Land Planner

SFPUC Water Enterprise

Natural Resources and Lands Management Division

525 Golden Gate Avenue, 10<sup>th</sup> Floor

San Francisco, CA 94102

[ewu@sfwater.org](#)

Description: HHRWS-HORZ-4C





**From:** [Wilson, Joanne](#)  
**To:** [Wu, Elton H](#)  
**Subject:** FW: DEIR for City of Sunnyvale's Draft Land Use and Transportation Element (LUTE) - SFPUC Comments  
**Date:** Tuesday, May 27, 2025 4:35:40 PM

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**From:** Mendoza, Jonathan S  
**Sent:** Thursday, April 20, 2017 4:23 PM  
**To:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** RE: DEIR for City of Sunnyvale's Draft Land Use and Transportation Element (LUTE) - SFPUC Comments

FYI. The City of Sunnyvale's Final EIR is available for the Land Use and Transportation Element (LUTE). They confirmed they aren't currently planning anything on the SFPUC ROW – however, if any developer does propose a project on the SFPUC ROW, they'll point the developer to Project Review. To see the final EIR, click here: [P:\Sunnyvale Land Use and Transportation Element\Sunnyvale\\_LUTE\\_FEIR\\_Jan-2017\\_web.pdf](#)

-Jonathan

**The City of Sunnyvale's response (PDF p. 54):**

*The first part of this comment summarizes information about the SFPUC's process for reviewing proposed projects and activities that may affect SFPUC lands and infrastructure. It notes that SFPUC has real property owned in fee in Sunnyvale (an 80-foot-wide right-of-way [ROW]) associated with two large subsurface water transmission lines, which are part of the SFPUC's Hetch Hetchy Regional Water System.*

*The Draft LUTE is a planning document, and Policy 71 (referenced by the commenter) does not state, nor is it intended to suggest, that specific private or public recreation projects are being proposed as part of the Draft LUTE in locations that would result in physical improvements on or adjacent to SFPUC right-of-way in Sunnyvale. Because no specific projects are proposed, no analysis is required in the Draft EIR. **However, the City recognizes that early coordination with the SFPUC would be necessary if the City were to consider any proposal for a private or public project that would encroach on SFPUC right-of-way in Sunnyvale. This coordination would occur at project initiation.***

*To clarify the intent of Policy 71 and incorporate the information provided in the comment, Draft LUTE Policy 71 has been revised as follows (new text is underlined):*

*Policy 71:*

*Improve accessibility to parks and open space by removing barriers.*

*Action 1: Provide and maintain adequate bicycle lockers at parks.*

***Action 2: Evaluate the feasibility of flood control channels and other utility easements for pedestrian and bicycle greenways. Coordinate with flood control and utility agencies early in the process to determine feasibility/desirability of the project.***

*Action 3: Develop and adopt a standard for a walkable distance from housing to parks.*

*Under Policy 71, as revised, **if the City receives an application for a private project or if the City proposes a public project that has the potential to physically affect the SFPUC property described in the comment letter, the City will be responsible for ensuring appropriate coordination with the SFPUC at the time of project initiation so that the SFPUC is able to implement its project review process and provide feedback on the feasibility of the project.***

**Jonathan S. Mendoza**

Land and Resources Planner  
Natural Resources and Lands Management Division  
San Francisco Public Utilities Commission  
1657 Rollins Road  
Burlingame, CA 94010  
O: 650.652.3215 (Tuesdays and Fridays)

F: 650.652.3219

E: [jsmendoza@sfwater.org](mailto:jsmendoza@sfwater.org)

W: <http://www.sfwater.org/ProjectReview>

**\*NOTE: I am out of the office on Mondays\***

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**From:** Mendoza, Jonathan S

**Sent:** Tuesday, October 11, 2016 5:55 PM

**To:** 'horizon2035@sunnyvale.ca.gov'

**Cc:** Wilson, Joanne

**Subject:** DEIR for City of Sunnyvale's Draft Land Use and Transportation Element (LUTE) - SFPUC Comments

Dear Mr. Henderson:

Thank you for the notice of availability and for this opportunity to comment on the City of Sunnyvale's Draft Land Use and Transportation Element (LUTE) Draft Environmental Impact Report (DEIR). On behalf of the San Francisco Public Utilities Commission (SFPUC), I provide the following comments below.

***Background***

The San Francisco Public Utilities Commission (SFPUC) manages 63,000 acres of watershed land and 210 miles of pipeline right-of-way (ROW) in three Bay Area counties that are part of the Hetch Hetchy Regional Water System providing water to approximately 2.6 million people. The SFPUC monitors and protects its lands by reviewing proposed projects and activities (that may affect SFPUC lands and infrastructure) for consistency with SFPUC policies and plans.

The City and County of San Francisco (San Francisco), through the SFPUC, owns real property **in fee**

in Sunnyvale (San Francisco Property) which crosses the City of Sunnyvale as an 80-foot wide ROW. The San Francisco Property could potentially be impacted by LUTE Policy 71 ("Improve accessibility to parks and open space by removing barriers."), Action 2 ("Evaluate the feasibility of flood control channels and other utility easements for pedestrian and bicycle greenways."). The San Francisco Property's primary purpose is to serve as a utility corridor which is improved by two large subsurface water transmission lines and other appurtenances, linking the Hetch Hetchy and local reservoirs to the Bay Area via the Hetch Hetchy Regional Water System.

### ***DEIR Comments***

The SFPUC has policies that limit third-party and recreational uses and improvements on San Francisco Property. Please see the attached "Interim Water Pipeline ROW Use Policy" and "Integrated Vegetation Management Policy" for more information about restrictions on the ROW. In addition, any proposed use or improvement on the SFPUC ROW must: 1.) comply with current SFPUC policies; 2.) be vetted through the SFPUC's Project Review process (see below for more information); and 3.) be formally authorized by the SFPUC.

The LUTE proposes to evaluate utility easements (presumably including the San Francisco Property owned in fee) for pedestrian and bicycle greenways. If the City of Sunnyvale foreseeably intends to propose recreational uses on the San Francisco Property, then these recreational uses and impacts should be discussed and analyzed within DEIR Section 3.1 (Land Use). Specifically, Section 3.1.1 (Existing Setting) should include a description of the San Francisco property as being actively in use for ongoing water utility operations. Under Section 3.1.2 (Regulatory Framework), the SFPUC's "Interim Water Pipeline ROW Use Policy" and "Integrated Vegetation Management Policy" should be added to the list of the local regulatory framework. Finally, Impact 3.1.2 should include a discussion of proposals with relation to and conformance to the SFPUC's "Interim Water Pipeline ROW Use Policy" and "Integrated Vegetation Management Policy" if LUTE Policy 71, Action 2 is proposed for the San Francisco Property.

### ***SFPUC Project Review Process***

Proposed projects and other activities on any San Francisco Property must undergo the Project Review Process if the project will include: construction; digging or earth moving; clearing; installation; the use of hazardous materials; other disturbance to watershed and ROW resources; or the issuance of new or revised leases, licenses and permits. This review is done by the SFPUC's Project Review Committee (Committee).

The Project Review Committee is a multidisciplinary team with expertise in natural resources management, environmental regulatory compliance, engineering, water quality and real estate. Projects and activities are reviewed by the Committee for:

1. Conformity with the Alameda and Peninsula Watershed Management Plans;
2. Consistency with our Environmental Stewardship Policy, Real Estate Guidelines, Interim ROW Use Policy and other policies and best management practices; and
3. Compliance with the California Environmental Quality Act (CEQA) and environmental regulations including mitigation, monitoring and reporting plans.



In reviewing a proposed project, the Project Review Committee may conclude that modifications or avoidance and minimization measures are necessary. Large and/or complex projects may require several project review sessions to review the project at significant planning and design stages.

Please notify all property owners and/or developers that, to the extent their proposals will involve the development or use of the San Francisco Property, such proposals are first subject to the SFPUC's Project Review Process. The proposal must first be vetted in Project Review, and then the project sponsor must receive authorization from the SFPUC pursuant to a final executed lease or revocable license before they can use or make any changes to the SFPUC ROW. To initiate the Project Review process, a project sponsor must download and fill out a Project Review application at <http://www.sfwater.org/ProjectReview> and return the completed application to me at [jsmendoza@sfwater.org](mailto:jsmendoza@sfwater.org).

If you have any questions or need further information, please feel free to contact me.

Sincerely,

**Jonathan S. Mendoza**

Land and Resources Planner  
Natural Resources and Lands Management Division  
San Francisco Public Utilities Commission  
1657 Rollins Road  
Burlingame, CA 94010  
O: 650.652.3215 (Mondays and Fridays)



F: 650.652.3219

E: [jsmendoza@sfwater.org](mailto:jsmendoza@sfwater.org)

W: <http://www.sfwater.org/ProjectReview>

**\*NOTE: I am out of the office on Wednesdays\***

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From: Gregory Hall [REDACTED] >  
Sent: Tuesday, May 27, 2025 9:46 PM  
To: Jeffrey Cucinotta <JCucinotta@sunnyvale.ca.gov>  
Subject: A few Questions about Village 1 and Village 2

WARNING - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.

Hi Jeff,

I live in the neighborhood near the De Anza Shopping Center (Zanotto's etc.). (Village 1)

I was under the impression that 1388-1390 Bremerton was already zoned as R-2.

My point in writing. I've read Village Center Master Plan (and adjustments to the General Plan). I am generally in agreement, with questions of where will this lead us all. De Anza Properties (Vidovitch) owns all "4" corners of Fremont/Mary. So it is effectively in control of Village 1. It may also own at least 2 corners of Fremont/Saratoga-Sunnyvale (Village 2).

Sunnyvale City Council is making major sweeping changes. Shouldn't the Council--as a precondition--ask about future proposed development plans for these Villages (and all the Villages)? Will we end up with super malls? What is the Council doing to limit over-development in terms of timing? Over time, yes, all of these properties need to be upgraded.

Are the global "urgent" fast track changes laying the groundwork for uncontrollable development? Is the Council putting the cart before the horse by green lighting these changes before having any ideas from owners of future development plans.

(It would be nice to have an idea of what De Anza properties envisions for the "4" corners. (2 shopping centers, medical offices and offices on Mary.)

Please bring these issues up at both the June 16 and July 1 meeting.

(I have tended to agree with the Council's insights.

But it's important that all stakeholders understand potential impacts (Residents/property owners/commercial tenants, etc.).

Thank you,

Greg Hall  
[REDACTED]

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**From:** Zafar Parvez [REDACTED]  
**Sent:** Wednesday, May 28, 2025 8:42 PM  
**To:** Jeffrey Cucinotta <JCucinotta@sunnyvale.ca.gov>  
**Subject:** Village Center Master plan

**WARNING - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.**

Hello Mr. Cuciniotta,

Received a letter about the zoning changes near Reed/Old SF Road and Wolfe areas.

Are these sites being re-zoned or will be re-zoned, to accommodate low to medium density mixed use buildings?

What is the max height/number of stories will be allow?

I live in the surrounding neighborhood and some neighbors are concerned about traffic and privacy.

Please send as many details as you can.

Thank you.

--

**Zafar Parvez**

[REDACTED]



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Service Request details:

Service Request Number: SR-00110933

Submitted On: 5/29/2025 10:37 AM

Request Type: Contact Us Request

Description: Dear Sunnyvale,

I recently read in the San Jose Spotlight, that there are problems regarding affordable housing development in Northern Sunnyvale. Now, I am not a developer, but it seems like the residents' concerns is that the demolishon of grocery stores could make their neighborhoods food deserts, which is obviously bad. This can be solved by using mixed use development with low rise apartments and ground floor retail. This would allow continued access to food and fresh produce, while allowing housing on the exact same plot. It would also allow a more walkable neighborhood

Initial Response Complete: No

Name: Thomas Patterson

Email: [REDACTED]

Phone:

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**From:** [REDACTED]  
**Sent:** Friday, May 30, 2025 4:50 PM  
**To:** Jeffrey Cucinotta <JCucinotta@sunnyvale.ca.gov>  
**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** VCMP Comments/Questions

**WARNING** - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.

Hello Jeffrey --

Thanks for our chat this afternoon. Here's a recap of some of the comments about the Draft Village Center Master Plan (VCMP)-

A) Page 12 - Schedule 2-1 specifically lists Local Streets - Kitimat, Bonneville, Bremerton, San Angelo and Lakedale. *However, there does not appear any language to protect/prevent direct access to those streets from the VC properties directly in the rest of the document. Have we missed something? Privacy is of critical concern to our neighborhood and access to these local streets should not be extending to direct access from VC properties.*

B) Page 16 - Item f (1) "Link VC to the existing adjacent

neighborhoods through a continuous pedestrian circulation system." *This statement would imply access through those walls on the designated "Local Streets". We want to discourage direct access to the Local Streets for pedestrian traffic to prevent over-flow parking and traffic on the Local Streets to prevent them from potentially becoming Residential Collector streets.*

C) Page 33 - Figure 4-10 Zoning Development Standards. *The "Adjacent Non-VCMP Property" shows only "Rear Yard Lot Line" for the Build-to-Line standard. This should also include "Local Street Barrier Wall" in instances where the VCMP Property has an adjacent Local Street, instead of a Rear Yard.*

D) Page 19 - Figure 4-2 Village Center 1 Zoning District Map - *Section VC-1D has a section zone VCMU-56 with numerous homes impacted by the high density. We suggest VC-1C or VC-2A would be better location for the VCMU-56 zoning, and drop the VC-1D down to VCMU-36 or VCMU-30.*

E) Page 49 - Figure 6-1 - Village Center 1 Concept Design Rendering. *This drawing seems out of sync with the density noted on Page 19 of VCMU-56. The VC-1D VCMU section would have to be much higher, and likely have little if no*



*open-air courtyard space at that high density.*

*F) General comment -- the Village Center properties with VCO and VCMU zonings are not likely to provide adjacent neighborhoods a need to have directly access to those properties, so having pedestrian access is not need from the neighborhood perspective. Providing vehicle or pedestrian access to the adjacent neighborhoods in those cases will more likely create traffic and parking issues in the adjacent neighborhoods.*

*Thanks for your time and attention with our concerns.*

*Best regards,  
Donna*