



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

May 7, 2019

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

RE: Item 7.1 Gateway Master Plan Scope of Work

Dear Mayor Matichak and City Council Members:

The Mountain View Coalition for Sustainable Planning (MVCSP) has the following comments on the North Bayshore Gateway Master Plan:

1. **We agree with the staff assessment that “Ideally, SyWest and Google would develop the Gateway Master Plan jointly and share the economic benefits proportionately.”** MVCSP is disappointed that parties did not agree to mediation to create a mutually agreeable Gateway Master Plan. However, the development of this very complex Gateway Master Plan will require active engagement and participation of both parties. We would like to see a public statement from both parties that they will agree to fully participate and coordinate during the development of the three master plan alternatives leading to the adoption of a preferred Gateway Master Plan that achieves the win-win-win for both parties and the Mountain View community.
2. The land ownership patterns will make the Gateway Master Plan extremely challenging. **We urge the City Council to *not* make a decision on the 1555 Plymouth Street parcel, but to consider it as part of the “site test fits” analysis that will lead to the development of the three master plan alternatives.** There are many questions about how well this linear three-acre Google parcel will work with the adjacent SyWest property. The City Council should see the analysis results to determine if the addition provides Gateway Master Plan benefits. Inclusion of the parcel could be included in at least one of three master alternatives to be evaluated.
3. **There is insufficient detail on the TJKM scope of work and budget, and MVCSP would like to see a TDM expert lead the evaluation of TDM, transit, and parking strategies.** The staff report summarizes the TJKM work as “\$170,000 for transportation modeling work.” While modeling work is necessary, as a practical matter, the Shoreline Corridor is approaching gridlock. The

development of Gateway transit and active transportation infrastructure, and an innovative and cohesive Gateway TDM plan is critical for allowing the type of intensification of land uses that the Precision Plan envisions. Nelson/Nygaard did an exemplary job with the North Bayshore Precise Plan (NBPP) mobility section, and similar expertise is required for this work.

To this end, the following should be considered as part of the Gateway Master Plan:

- Bike/pedestrian overpass as envisioned in the NBPP
 - Incorporation of a stop location for the Automated Guideway Transportation (AGT) and possible first phase implementation as a community benefit between North Bayshore and the Downtown Transit Center.
 - Public/private partnership with VTA so that residents and employees of the Gateway have a viable choice for public transportation for the key destinations outside of North Bayshore they need to access.
 - Provision of incentives and policies that encourage a much higher percentage of future residents of the Gateway who will also work in North Bayshore.
 - Increasing the internalization rate much higher than what the NBPP EIR assumed. This will be a critical toward realizing the high density housing and office envisioned in the Precise Plan.
4. **MVCSP fully endorses the staff reports statement that “some or all of the remaining Bonus FAR not allocated to the Gateway area may be allocated to Google for inclusion into their Master Framework Plan.”** This is a critical piece of the complex puzzle that enables building of 9,850 homes in North Bayshore, and we hope that City Council will fully endorse this statement.
 5. **We appreciate the opportunity for public participation in the open house after the three master plan alternatives have been developed.**

Thank you for your consideration.



Cliff Chambers

On behalf of the Mountain View Coalition for Sustainable Planning

cc:

Dan Rich, City Manager

Aarti Shrivastava, Community Development Director

Martin Alkire, Principal Planner

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.