



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

September 24, 2017

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

Re: 9.1 North Bayshore Precise Plan - Policy Topics

September 24, 2017

Dear Mayor, Councilmembers, and City Staff:

The Mountain View Coalition for Sustainable Planning (MVCSP) would like to address a few of the key questions posed to Council during this week's upcoming study session on the North Bayshore Precise Plan. We will keep this brief as we have previously submitted more detailed comments on elements of the North Bayshore Precise Plan. We strongly support most elements of North Bayshore Precise Plan (NBPP).

Regarding the question on how to best reconcile the Precise Plan's traffic modeling with real work-world traffic data monitoring, MVCSP has applauded the trip cap and related monitoring efforts at both the site level and district level. We have supported the transportation improvement necessary to accommodate 9,850 housing units in North Bayshore. MVCSP strongly advocated for the residential performance standard. It is the position of MVCSP that these monitoring efforts provide the necessary checkpoints to monitor both office and residential development and real-world outcomes. If no gateway capacity is available, then additional square footage is not allowed unless enforceable strategies to reduce trips or add capacity are made. There is no need to impose an additional checkpoint at either 1,500 or 3,000 housing units as the monitoring efforts in the NBPP (summarized in the staff report) achieve the same objectives.

MVCSP supports the revised school strategy policy language. MVCSP applauds the more specific school strategy requirements for residential bonus requirements. There is sufficient flexibility provided to developers for formulating a school strategy that sufficiently addresses the school demands created by additional residential development. The recent collaboration addressing meeting future school needs among the City of Mountain View, the school districts, and Google is very encouraging.

Finally, MVCSP supports the revised urban design guidelines. These guidelines will even improve the vision for three complete neighborhoods that facilitate significant pedestrian and bicycle activity. As one example of how this can be done well: We like the greater emphasis on newer urban neighborhoods such as Mission Bay in San Francisco.

Sincerely,

A handwritten signature in black ink, appearing to read "Cliff Chambers". The signature is fluid and cursive, with a large initial "C" and a long, sweeping tail.

Cliff Chambers on behalf of Mountain View Coalition for Sustainable Planning

cc:

Randy Tsuda, Director of Community Development

Martin Alkire, Principal Planner

Dan Rich, City Manager

Lorrie Brewer, 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.