



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

December 12, 2017

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

Re: North Bayshore Precise Plan adoption

Dear Honorable Mayor, Members of the City Council, and City Staff:

The Mountain View Coalition for Sustainable Planning (MVCSP) strongly encourages you to adopt the North Bayshore Precise Plan during tonight's council meeting. Our group of engaged citizens has consistently advocated for North Bayshore's future as a vibrant, healthy, active part of our greater community; this vote is the culmination of many years of work to bring that broader vision to fruition for our beloved city.

In general we agree with the EPC's recommendations and are very interested in seeing the affordable housing Bonus FAR issue resolved. Our members encourage you to answer Staff's questions as follows:

Question #1, Vehicle Trip Cap: Please retain the three-hour trip cap methodology.

Question #2, School Policy Language: We agree with the amended language as presented.

Question #3, Local Hire Policy Language: We generally support this, as long as the language does not become strict enough on enforcement to prevent housing or mixed-use construction or active transportation pathways.

Question #4, District-Level Sustainability Measures: Generally, we agree with the measures, but suggest adding a measure tracking the square footage of locally-native plantings replacing pavement or landscaping not specific to the precise plan area (plants endemic specifically to the transition zones between wetlands and oak savannah; e.g. willow groves instead of redwood trees).

Question #5, Plan Edits: We support the plan edits as shown.

Question #6, Housing Policy Changes: We support these changes.

Question #7, Bonus FAR Tiers: We support Option 2. While we would love to see developers include even more than 20% affordable housing, we are wary of Option #4, as it would further delay actual housing construction. The 20% target is a good compromise; it's economically feasible for developers (per previous analysis) and could potentially allow for the City to double our (published) number of affordable units.

Question #8, Bonus FAR Guideline Revisions: Generally we are in favor of the December 2018 deadline for applications or extensions, as long as this does not put additional undue stress on the already-overtaxed Planning Department.

Question #9A: Master Plan Process: MVCSP agrees with the existing draft language here. We do not think Council needs to review every project that is Master-Plan-compliant; to do so would slow down the progress of turning this area into a vibrant mixed-use neighborhood. The EPC is a competent body with thoughtful members, and we should trust in their abilities to review and provide useful, meaningful comments.

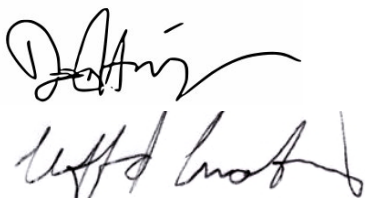
Question #9B: Gateway Area Development: We support the flexible language that requires Master Plans in the Gateway area but allows these plans to be otherwise optional. We will of course continue to advocate per development for new construction that compliments and completes the holistic "healthy village" vision for North Bayshore, regardless of Master Plan status.

We're thankful for all the time and energy City Staff has put in to the drafting process, and we are profoundly grateful for all the public participation opportunities leading up to this plan; the community engagement process has been transparent and in-depth. Thank you, Councilmembers, for directing a thorough public participation effort and for considering all the issues so carefully.

Once again, we encourage you to adopt this precise plan, as it will lay a solid foundation for a vibrant North Bayshore community that Mountain View deserves. This vision has been many years in the making, and it is time to see it through.

Additionally, in reference to item 7.1, we support funding the Bernardo Pedestrian/Bicycle Undercrossing Feasibility Study. We're excited for the possibility of establishing this critical active transportation connection between housing and employment centers in Sunnyvale and Mountain View.

Sincerely,

The image shows two handwritten signatures in black ink. The top signature is cursive and appears to be 'Deb Henigson'. The bottom signature is also cursive and appears to be 'Cliff Chambers'.

Deb Henigson and Cliff Chambers on behalf of the Mountain View Coalition for Sustainable Planning
cc:

Dan Rich, City Manager

Randy Tsuda, Community Development Director

Martin Alkire, Principal Planner

Wanda Wong, 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.