



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

April 23, 2017

City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Subject: 7.1 North Bayshore Precise Plan Transportation Analysis

Dear Council members:

Members of the Mountain View Coalition for Sustainable Planning strongly support the vision of the draft North Bayshore Precise Plan. It provides the framework for walkable and bikeable mixed use development including up to 9,850 housing units.

The Transportation Impact Analysis does point to the challenge of building all 9,850 housing units and staying within the three gateway traffic limits. In order to maximize the amount of housing in North Bayshore, MVCSP asks City Council members to support the following:

- Increase the internalization rate—that is, the number of trips with origins and destinations in North Bayshore—from 27% to 35%. Future development applicants should have the incentive to maximize housing by adopting policies to increase the number of individuals who live and work in North Bayshore.
- Approve the current average of 0.6 parking space per housing unit in the draft Precise Plan. In order to have a car-light North Bayshore, the transportation analysis points to the strong correlation of parking standards and vehicle trip generation. We are supportive of a phased approach where the first 1,500 housing units have a higher parking standard, but the total average should be 0.6 parking spaces per unit
- Adopt a performance standard for residential single occupant vehicles leaving North Bayshore of 60%. The current analysis assumes that 77% of trips leaving North Bayshore are single occupant vehicles. A reduction from 77% to 60% would reduce the amount of traffic generated.

MVCSP members would like to ensure that there is a minimum of 7,000 housing units in the adopted North Bayshore Precise Plan. The three family-oriented neighborhoods proposed in the draft North Bayshore Precise Plan are extremely important, and we support the current mix of housing unit sizes from micro-units to three-bedroom units. There is an important need to have sufficient housing to support a park, retail services, and, ideally, a grocery store.

In order to maximize housing in North Bayshore, MVCSP asks City Council to approve a policy that supports a bridge crossing across Stevens Creek at Charleston. The EIR confirms that this can be accomplished with less than

significant environmental impacts, and it provides the opportunity for improved circulation and increased housing.

Finally, the mix of strategies and policies that would maximize housing in North Bayshore is very complex and cannot be simplified to the binary choice presented in the staff report (Table 3). We encourage Council members to discuss policies and strategies that can maximize housing in North Bayshore and then settle on the maximum number of housing units that they feel is justified by the analysis.

Thank you for the opportunity to comment on this important component of the North Bayshore Precise Plan.

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:

Dan Rich, City Manager

Michael Fuller, Public Works Director

Nathan Baird, Mobility Coordinators/Transportation Planner

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.