



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

February 24, 2019

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

Re: North Bayshore Precise Plan Bonus Floor Area Ratio Requalifications

Dear Mayor Matichak, City Council members, Google management and Sywest mangement:

The Mountain View Coalition for Sustainable Planning has been active participants in the process for developing the North Bayshore Precise Plan and strongly support the vision for the three complete neighborhoods including mixed use development, 9,850 homes, and 20% affordable housing. The Gateway area as part of the San Joaquin complete neighborhood is a critical component of the Precise Plan vision. We wholeheartedly agree with the staff analysis that the disparate requalification applications from both Google and Sywest do not achieve the integrated and innovative Gateway Master Plan we were hoping for.

We have taken the unusual step of including the decision makers for the Mountain View City Council, Google, and Sywest in this letter as we would like to add our voice to the desire to develop the win-win-win outcome that is aspired to in the recommendation for mediation. The parties we have addressed in this letter have all provided a thoughtful vision for shaping the future of North Bayshore. Your collective leadership is now needed more than ever to come together, compromise, and do whatever is necessary to guide and formulate an integrated Gateway Master Plan that fully articulates the vision of the North Bayshore Precise Plan.

At Tuesday's City Council meeting, we would like the City Council, Google and Sywest to publicly weigh in on two key questions that would get the mediation process started: 1) What is a fair basis for allocating the Bonus FAR office square footage between the parties?; and 2) how much residential

square footage should be provided for each square foot of office space allocated? The position of MVCSP is that an allocation of square footage based on the split of acreage owned in North Bayshore would be a simple, transparent, and fair allocation methodology. MVCSP also supports the four square feet of residential per one square foot of office allocated, as promoted in Google's requalification application.

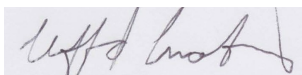
For far too long, there has been a lot of talk about housing in North Bayshore, with only the approval of the Sobrato housing units to date. MVCSP would like to see every effort made to move forward with the actual building of a substantial amount of housing as quickly as possible, with 20% affordable housing provided. In addition to addressing the jobs/housing imbalance and the need for more affordable housing, building the 2,200 to 2,400 housing units envisioned for Shorebird as a start is a key strategy to achieving the trip cap goals.

While MVCSP is not satisfied with the Google requalification application treatment of the Gateway area, MVCSP strongly supports Google's framework plan for the rest of the San Joaquin complete neighborhood and the Shorebird Master Plan. We participated in Google stakeholder meetings on these plans. In particular, the Shorebird Master Plan provides a very comprehensive approach that exceeded our expectations for implementing the innovative North Bayshore Precise Plan. There are significant community benefits that are well-articulated in Google's submittal. MVCSP urges Google and the City Council to move forward with the entitlements necessary for at least the portions of the Shorebird Master Plan that are financially viable now in parallel with the mediation process and the development of an integrated Gateway Master Plan.

In closing, we appreciate the leadership that each of you have provided in making significant efforts to transform North Bayshore into a vibrant mixed use community. The win-win-win outcome that is urged in the staff report is possible and we look forward to seeing the results.

Thank you again for the opportunity to comment.

Sincerely,



(electronically signed)

Cliff Chambers on behalf of the Mountain View Coalition for Sustainable Planning

cc:

Dan Rich, City Manager

Martin Alkire, Principal Planner

Wayne Chen, Assistant Community Development Director

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.