



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

June 26, 2017

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

Re: MVCSP Comments for the NBPP Land Use & Transportation Study Session

Dear Mayor Rosenberg and City Council members:

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. Our group of concerned citizens has long envisioned North Bayshore's future as a vibrant, healthy, active part of our greater community; an area that embraces change and thrives as a place to live, work, shop, and play. The questions you are considering this week are foundational elements of that future, and we appreciate your taking the time to consider our input.

Regarding the concept of a "Phase I" residential growth policy for the Precise Plan (Question No. 1): MVCSP members do not support this approach. This Phase 1 concept puts an unnecessary potential barrier to achieving the future vibrant vision described above. We are very concerned that 1500 units is too low a threshold to achieve a baseline healthy community; for example, 1500 units will not be enough to attract sufficient retail or public transportation options. As stated in previous letters, MVCSP strongly supports including 9850 housing units in the Precise Plan; the plan is meant to be a guideline, and we don't want to artificially constrain the guidelines themselves. Having a checkpoint at that arbitrary number of 1500 units will likely lead to reporting outcomes that do not favor additional units being built.

Further, the Master Plan process already provides a check-in mechanism as mixed use development proceeds in North Bayshore. The city should use the existing Master Plan process to establish phased mixed use developments, based on known conditions at the time. There are already sufficient "feedback loops" to monitor traffic levels in the trip caps and other performance criteria currently included in the Precise Plan. There is no need to create an artificial wall at 1500 units when the Master Plan process already covers the relevant issues.

On the topic of schools (Question No. 4): MVCSP generally supports the goal of having at least one school site in North Bayshore. To further that end, more study on the topic is needed. We feel the existing transfer of

development rights (TDR) and partnership policies as included in the Staff Report are a good start, but we would like to see more specific action items in the Precise Plan to formalize the collaborative relationships and to delve deeper into school options. However, the ongoing process to codify the Precise Plan shouldn't slow down to wait for the study results; specific action items regarding the study outcomes should be sufficient. In addition, we suggest including land dedication or contribution towards purchasing land for a school site as a community benefit that developers can consider activating.

Regarding parking and maximum exception policies (Question No. 6), we generally support a phased-in parking policy but we do not support a parking maximum exception as stated in the staff report. The language in the report is too open-ended to support the vibrant vision for North Bayshore's future. Specifically, it needs to include some threshold for local service and mobility improvements so that once the threshold is met, the parking exceptions are no longer available.

In summary, we encourage you to keep the future-proofed vision of North Bayshore in mind as you form answers to these questions—picture robust mixed-use development in complete neighborhoods, with a very car-light footprint that encourages active transportation and alternatives to driving alone for all trips. We truly and passionately believe that this vibrant community would be the North Bayshore that Mountain View deserves, and we appreciate your support in getting us there.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deb Henigson', with a long, sweeping flourish extending to the right.

Deb Henigson on behalf of the Mountain View Coalition for Sustainable Planning

cc:

Dan Rich, City Manager

Randy Tsuda, Community Development Director

Martin Alkire, Principal 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](mailto:mvcsp.info@gmail.com).