



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

November 5, 2019

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

Re: North Bayshore Gateway Master Plan

Dear Mayor Matichak and City Council members:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the effort that has gone into the development of the Gateway Master Plan. While we support the Staff Recommended Land Use Locations in Map 4, there are three significant barriers to actual implementation including:

- The long term lack of agreement between Sywest and Google on how to achieve the Recommended Land Use configuration.
- An economic feasibility analysis that concludes that redevelopment is not financially feasible given the current dynamics.
- While the North Bayshore Circulation 2.0 study is still being conducted, there are no strategies identified that would enable the Gateway Master Plan Recommended Land Use to achieve enough trip reduction to achieve the trip cap goals.

On page 13 of the Staff report, it states: "Staff also believes the two Gateway property owners may be able to propose creative strategies or partnerships moving that could result in feasible redevelopment of the area." We do not share that optimism since both Google and Sywest have been unable for years to develop a workable plan in the Gateway area that achieves the North Bayshore Precise Plan vision. The widely varying goals and objectives of Sywest and Google is the fatal flaw of the Gateway Master Plan process.

It is our recommendation that the City Council give Sywest and Google one last chance to develop the "creative strategies and partnerships" that Staff is hoping for in no more than six months. If they do not meet the six-month deadline, then the City Council should reallocate the 1.55 square feet office to other areas of North Bayshore in

return for the guarantee of actually producing a significant proportion of the 9,850 homes envisioned in the North Bayshore Precise Plan.

In the Staff report, it would have been very helpful to identify the transportation strategies that would be necessary under both Gateway land use scenarios to achieve the trip cap requirements. It would have been very helpful to City Council in making an informed decision on whether or not the Recommended Land Use configuration is workable. We believe the keys to making the circulation element work is implementing strategies for increasing the internalization rate from the assumed 27% to closer to 50%, and developer-funding for transportation capital improvements necessary to increase the amount of alternative transportation mode choices. We believe this can be achieved in other areas of North Bayshore and the car light dynamic mixed use development should be allowed to proceed.

Simply put, the lack of progress in developing a Gateway Master Plan should not hold up the implementation of the rest 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 the first name "Cliff" and last name "Chambers" clearly distinguishable.

Cliff Chambers

On behalf of the Mountain View Coalition for Sustainable Planning

cc:

Martin Alkire, Advanced Planning Manager

Aarti Shrivastava, Assistant City Manager/Community Development Director

Dan Rich, City Manager

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.