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

November 18, 2019

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

Re: 6.1 Terra Bella Vision Plan Adoption

Dear Mayor Matichak and City Council members:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to provide comments on the draft Terra Bella Vision Plan materials you will be discussing at your November 18th meeting.

We have reviewed the agenda item materials, and we are generally happy with the direction the City intends to take through this plan. Certainly, any intentions to promote additional housing in that area is welcome, in particular housing that is truly affordable. We do have some specific comments to share with you, as follows:
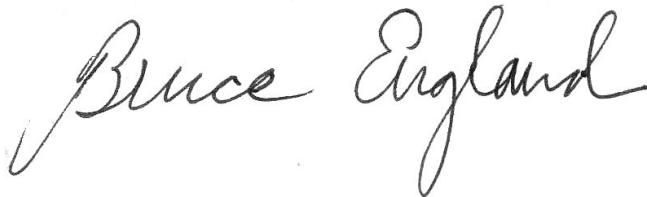
- We are pleased in particular to see inclusion of the jobs-housing linkage, affordable housing, traffic mitigation, no net new trips generation from employment generating uses, Transportation Demand Management (TDM), small business preservation, parks and open space, and landscaping in the materials. In particular, We support:
  - Including a jobs-housing linkage in the plan to ensure that housing is built at generally the same time as the office development. However, we want to ensure that residential development is financially feasible.
  - Maximizing landscaping for a variety of reasons including how it can be used to aid transition between the Terra Bella area and adjacent residential areas. This could also allow the City to potentially consider higher density and/or taller heights in the Terra Bella area.
  - Parks and open space being developed primarily at the south and west ends of the area, where proximity to residential properties and sun exposure from the south are maximized.
- We absolutely want to see Terra Bella Precise Plan or Master Plans emerge eventually from City efforts on this.

- We are concerned about the language indicating a lower-intensity approach. Assuming this equates to lower-density, given the area's proximity to North Bayshore, and the work the City has been doing on that area and East Whisman, shouldn't we be trying to increase density in the Terra Bella area as much as we can? Even if the density is transitioned to be relatively lower in the portions facing residential? And, we wonder, "lower" compared with what? In any case, housing of all types and affordability levels is needed, and decreasing density could compromise this goal.
- We are concerned about potential delays to the Gatekeeper process resulting from implementation of the Precise Plan or Master Plan options. Application delays already apply until Q3 of 2020, and any further delays could result in reduced or eliminated housing construction in the area beyond what we expect given current approval timelines.
- We do want to see at least 20% affordable housing throughout the designated area. Equally important is how much housing at each pricing level would be provided.
- We support previous suggestions made by the Environmental Planning Commission.

Finally, we support comments made to you by the League of Women Voters in a separate letter they submitted to you.

Thank you again for the opportunity to comment.

Sincerely,

Bruce England
for the Mountain View Coalition for Sustainable Planning

cc:
Diana Pancholi, Senior Planner
Martin Alkire, Principal Planner
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.