



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

April 2, 2017

Environmental Planning Commission
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: Council Goals 2017

Dear EPC commissioners and City Staff:

The Mountain View Coalition for Sustainable Planning (MVCSP) would like to make a few suggestions for consideration as City Council develops new goals with EPC input. Generally, we support the three existing thematic goals for housing, mobility, and sustainability, and we have specific program recommendations we want to see included in two of the goals.

For Goal 1: IMPROVE THE QUANTITY, DIVERSITY AND AFFORDABILITY OF HOUSING

MVCSP recommends the following specific projects:

- ***Increase staffing to facilitate the inclusion of housing in gatekeeper applications, particularly for middle-income and low-income wage earners.***

The City is planning to have a Gatekeeper study session in early 2017. There is an unprecedented amount of new development proposed, including many affordable housing projects mixed into gatekeeper applications. The City could miss critical opportunities to increase affordable housing stock due to lack of experienced planning staff qualified for reviewing these applications. We encourage you to fund the Planning Department fully, so they may achieve the most effective mix of temporary, contracted, and permanent staff. We particularly encourage a focus on attracting senior-level planners, to enable City staff to process significantly more applications than the current staff capacity allows. We are aware that Google has offered to fund planning positions, albeit for short term engagements. We encourage you to negotiate with Google so they agree to endow long-term positions that will attract experienced planning talent.

- ***Finalize North Bayshore Precise Plan and maximize allowable residential uses with innovative mobility plan.***

In 2016, there has been significant progress on the North Bayshore Precise Plan. Based on the traffic analysis, it will be determined how much housing is included in the Precise Plan. We strongly encourage

you to include the maximum amount of housing that innovative mobility and parking standards allow, in order to address Mountain View's jobs-housing imbalance. Please think of current and future lifestyles—many people employed in Mountain View gladly choose a car-free lifestyle today, and our city should encourage and enable such choices via our land use policies.

For Goal 3: IMPROVE TRANSPORTATION BY ENHANCING MOBILITY AND CONNECTIVITY

MVCSP recommends the following specific actions:

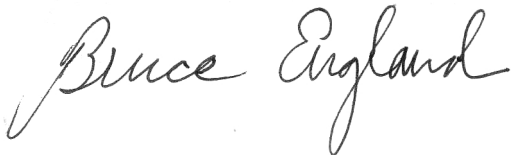
- ***Provide funding, develop work scope and hire a consultant to develop a Long Range Mobility Plan for Mountain View.***

It's been a number of years since the Circulation Element of the General Plan was developed. Two major trends have emerged since then:

- Community perception of traffic congestion levels has continued to increase
- A tidal wave of new mobility options have emerged (from ride-sharing services to e-bikes & skateboards to a near future with driverless cars)

At this time, the City tends to address just a portion of these topics on a project-by-project basis, without fully considering the big picture of future mobility across all of Mountain View. A Long Range Mobility Plan would enable Mountain View to be in front of the curve in considering real and perceived levels of traffic, and planning for how changing mobility patterns will affect consideration of parking standards, streetscapes and design, and tools for mitigating traffic levels.

Sincerely,



Bruce England
for the Mountain View Coalition for Sustainable Planning

cc:

Dan Rich, City Manager
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.