

From:

Sent: Tuesday, March 16, 2021 10:40 PM

To: epc@mountainview.gov

Subject: Comment on Item 5.1 (R3 Zoning Update) for 17-Mar-2021 Study Session

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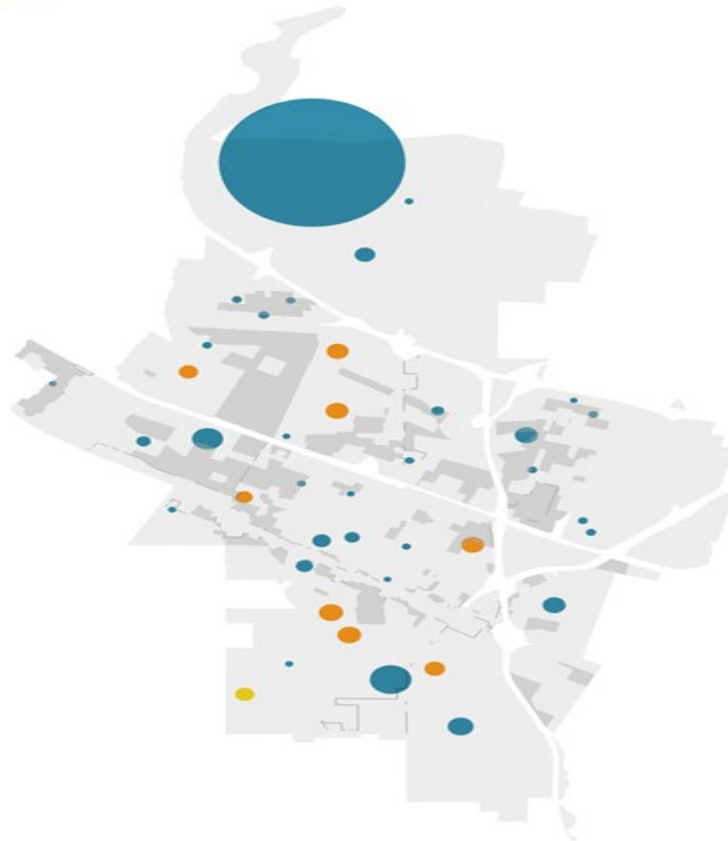
Dear Chair Cranston, Vice Chair Lo, Commissioners Capriles, Dempsey, Hehmeyer, Schmiesing, and Yin,

Thank you so much for the opportunity to comment on the R3 Zoning District Update (Item 5.1) on March 17, 2021.

We believe that every resident of Mountain View deserves equitable access to city amenities, regardless of where they live in the City. And in particular, every resident of Mountain View deserves walkable access to large greenspace. In looking at the proposed R3 zoning changes, we are struck by the map of the R3 zoning areas superimposed on a map of parks in Mountain View by ownership and size (self-compiled from [2014 Parks and Open Space Plan](#) and [Zoning GIS data](#)).

Mountain View Parks Based on Ownership and R3 Zoning (in grey)

■ City ■ LASD ■ MVWSD



It is clear to us that the densification proposed in these R3 changes will have an inequitable impact on residents in certain parts of Mountain View, namely those who live in 3 planning areas: the Monta Loma/Farley/Rock, Moffett/Whisman, and San Antonio areas.

These planning areas also happen to be areas of the city that are park-poor and have a heavy reliance on non-city owned parkspace (in this case, owned by the Mountain View Whisman School District, MVWSD) to meet the Quimby Act guidelines of 3 acres/1000 residents. While city-owned parks like Cuesta Park have opening hours from 6am - 30 minutes after sunset, MVWSD-owned parks have opening hours to the public of 6am-7:30am and 4pm-30 minutes after sunset on school days. During parts of winter, this could mean that residents have 2.5 hours of parkspace access per day. Furthermore, these MVWSD-owned parkspaces comprise the bulk of the City's athletic fields and are rented out to youth sports 7-days a week, year round Per the [2008 Recreation Plan](#), the majority of athletic fields the City rents to organized youth sports leagues belong to the MVWSD.

We believe that updates to the R3 zoning guidelines must be done in conjunction with the updated Parks and Recreation Plan that is a tentative project on the 2-year work plan. We believe this for the following reasons:

1. **Holistic analysis of parkspace access.** This would ensure an equitable analysis of the access to city amenities like parkspace for current and future residents living in these affected planning areas. The last Parks and Open Space Plan was written in 2014 ([link](#)). The Quimby Act calculations in that plan used 2010 Census numbers (73k population). Mountain View has experienced tremendous growth in the ensuing 10+ years and our expectation is that the growth has occurred predominantly in these 3 planning areas -- Monta Loma/Farley/Rock, Whisman/Moffett, and San Antonio -- while the dedicated parkspace in these areas has not proportionally increased. If these R3 changes are approved, these 3 planning areas would absorb the majority of the densification.
2. **Opportunistic parkspace identification and purchase.** While we do understand the pressures to densify and create diverse living options for future Mountain View residents, we believe that a pause before these updates are approved would give City staff an opportunity to opportunistically identify lots that could be purchased (or traded) and developed into parkspace. This would create a virtuous flywheel that could, in fact, attract developers to these areas since there are already City amenities in place. Since parkland dedication in lieu fees have been identified as a significant cost to developers, we believe this proactive, opportunistic approach could not only make future developments more cost efficient, but also create a pull for developers and future residents to those areas. As of December 2020, these 3 planning areas (and 5 parks plan planning areas) had almost \$45MM in uncommitted parkland dedication fees.

We understand that these are rather radical ideas and hope that you consider this as you holistically and thoughtfully consider the scope and magnitude of these changes to current and future Mountain View residents.

Thank you so much for your time and service to the Community, and we'd be happy to chat more to brainstorm more ways to achieve the goal of keeping Mountain View a great place to live.

Thanks,