

From: [Serge Bonte](#)
To: [City Council](#)
Subject: re: Agenda Item 6.1 Study Session Google North Bayshore Master Plan
Date: Friday, December 10, 2021 4:15:44 PM

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Honorable Mayor and City Council Members:

Google has put forward a very impressive and comprehensive plan.

While I understand that even Google couldn't build Rome (err North Bayshore) in one day, I share EPC's concern over a 30 years build period. I think it'll be important to set some priorities to make sure that housing (especially deed restricted housing) gets built earlier rather than later in that generational time frame.

I have some concerns over the school site dedication and the parking structure on Lot C.

- school site:

I think the new arrangement is sowing some doubts with the school district as the new dedication scheme puts the City in the driver seat (a seat it already holds when it comes to taxes in the Shoreline special tax district). Having a local school is critical to make a complete neighborhood, one where any service would be 15 minutes away by foot or by bike. Regardless of the fiscal arrangements, the City needs to be crystal clear that the x acres will be for the school district to design and build a school when there will be enough students in North Bayshore. In the meantime, the City could get the use of that land. If I'm not mistaken, it would be similar to the arrangement for Sylvan Park; land owned or dedicated to the school district that the City can use as a park until a time the school district decides it needs it. That clarity is key in light of the tax measure contemplated by the Mountain View Whisman School District.

- Lot C parking:

The staff report states that before selling or leasing Lot C to Google to build a parking structure, the City will have to comply -in my opinion, at last- with the State Surplus Land Act. That act gives first dibs at school districts and affordable housing developments. The challenge I see is that providing space for schools or providing more affordable housing are good community goals that the City should be supporting. However, this could prevent the full parking structure from being built, I trust that the City will follow the spirit of the State Surplus Act and welcome good proposals from school districts or affordable housing developers. So, my question is what's Plan B for that parking ?.

Sincerely,

Serge Bonte
Lloyd Way

From: [D Offen or G Nyhan](#)
To: [Kamei, Ellen](#); [Ramirez, Lucas](#); [Hicks, Alison](#); [Lieber, Sally](#); [Showalter, Pat](#); [Abe-Koga, Margaret](#); [Matichak, Lisa](#); [City Council](#)
Subject: Google North Bayshore Master Plan
Date: Sunday, December 12, 2021 7:31:00 PM

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Councilmember,

Due to the City's persistent jobs-housing imbalance, we are excited about the plans to develop more housing in Google's North Bayshore Master Plan. However, we encourage you to support a faster timeline than has been proposed: developing 40% of the housing within the next 15 years. We need more housing ASAP, especially the vitally important affordable housing that is included in the plan.

Thank you,

Dave Offen & Gail Nyhan, long-time Mountain View homeowners

Gutierrez, Jeannette

Subject: RE: MVCSP comments on Google North Bayshore Master Plan to Mountain View City Council

From: Mountain View MVCSP <mvcsp.info@gmail.com>

Sent: Sunday, December 12, 2021 2:02:03 PM

To: Kamei, Ellen <Ellen.Kamei@mountainview.gov>; Ramirez, Lucas <Lucas.Ramirez@mountainview.gov>; Abe-Koga, Margaret <Margaret.abe-koga@mountainview.gov>; Matichak, Lisa <Lisa.Matichak@mountainview.gov>; Showalter, Pat <Pat.Showalter@mountainview.gov>; Sally Lieber [REDACTED]; Lieber, Sally <Sally.Lieber@mountainview.gov>; Hicks, Alison <Alison.Hicks@mountainview.gov>

Cc: Mountain View MVCSP <mvcsp.info@gmail.com>; Pancholi, Diana <Diana.Pancholi@mountainview.gov>; Shrivastava, Aarti <Aarti.Shrivastava@mountainview.gov>; Alkire, Martin <Martin.Alkire@mountainview.gov>; McCarthy, Kimbra <Kimbra.McCarthy@mountainview.gov>; Glaser, Heather <Heather.Glaser@mountainview.gov>

Subject: MVCSP comments on Google North Bayshore Master Plan to Mountain View City Council

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(formal letter attached)



Mountain View Coalition for Sustainable Planning
c/o Aaron Grossman
817 Montgomery Street
Mountain View, CA 94041

December 14, 2021

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

Re: Google North Bayshore Master Plan

Dear Mayor Kamei and City Council members:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to respond to the Google North Bayshore Master Plan. After over 10 years of advocacy for transforming North Bayshore from a typical auto-

oriented suburban business park to a vibrant, walkable mixed use place, MVCSP strongly supports the Google North Bayshore Master Plan (Master Plan) and urges the City Council to expeditiously move forward to implementation as soon as possible. The following are our primary reasons for our strong support:

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- Google has done
 - an exemplary job of community outreach over a very long period of time. MVCSP appreciates the numerous opportunities to review and comment on various iterations of the Master Plan. Our comments, along with those of our affiliated organizations, have been responded
 - to and often incorporated into the product before you tonight.
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- The planning process
 - has exceeded the vision of the North Bayshore Precise Plan. Google planners have crafted an outstanding blend of urbanism and ecology into a strong sense of place. All of the urban design of the planned built environment and connected open space networks with
 - 31 acres of integrated public and private open space successfully blend into an “ecology of place.” Exemplary planning!
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- The inclusion
 - of 7,000 new residential units with 20% or approximately 1,400 affordable units will make living and working in North Bayshore a real possibility in three complete neighborhoods. We are pleased that Google is planning to build approximately 40% of housing
 - in the first two phases of implementation, including dedication of three parcels that could result in over 500 deed-restricted affordable homes. We also agree with Staff that there is a need for fine-tuning of the phasing plan, and attention will hopefully
 - be paid to making a complete neighborhood viable as soon as possible.
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- Internally within
 - the North Bayshore Project Area, the active transportation network is very well thought out, and residents and employees can easily walk or ride a bike to the many exciting destinations. The social spine when completed will be an award winning feature of the
 - plan.
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- MVCSP fully supports
 - the Development Agreement that will unlock 5% of the affordable units and enable the District Parking facility at Shoreline Amphitheatre. The community benefits associated with granting the Development Agreement are of significant value.
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- While it is difficult

- to see the removal of over 2,500 trees, the fact is that 40% of the trees are not in good health and many are non-native trees. The replanting of trees integrated with the development of the pedestrian and bicycle network provides an opportunity to develop
- a green street network with significant biodiversity that will be a model throughout the Bay Area.
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- Finally, we have
- asked the Google development team to consider new lighting standards as provided by the International Dark-Sky Association (<https://www.darksky.org/>)
- and others. These new standards are essential to support both wildlife and human health needs. We have found the team to be very open to this direction, which might also ultimately call for revisions to the City North Bayshore and East Whisman precise plans
- on the City side.
-

Yes, there are many challenges in moving this high-level master plan into reality. We are confident that both Google and City Staff will continue to provide community input and solutions in overcoming future obstacles. Our primary message is that the planning process has been very long, and we would like to see this Master Plan vision implemented as expeditiously as possible.

Thank you again for the opportunity to comment.

Sincerely,
 Cliff Chambers
 for the Mountain View Coalition for Sustainable Planning

cc:
 Diana Pancholi, Senior Planner
 Aarti Shrivastava, Assistant City Manager / Community Development Director
 Martin Alkire, Advanced Planning Manager
 Kimbra McCarthy, City Manager
 Heather Glaser, City Clerk

About Mountain View Coalition for Sustainable Planning

The Mountain View Coalition for Sustainable Planning is a local volunteer-based organization 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



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- Google has done an exemplary job of community outreach over a very long period of time. MVCSP appreciates the numerous opportunities to review and comment on various iterations of the Master Plan. Our comments, along with those of our affiliated organizations, have been responded to and often incorporated into the product before you tonight.
- The planning process has exceeded the vision of the North Bayshore Precise Plan. Google planners have crafted an outstanding blend of urbanism and ecology into a strong sense of place. All of the urban design of the planned built environment and connected open space networks with 31 acres of integrated public and private open space successfully blend into an “ecology of place.” Exemplary planning!
- The inclusion of 7,000 new residential units with 20% or approximately 1,400 affordable units will make living and working in North Bayshore a real possibility in three complete neighborhoods. We are pleased that Google is planning to build approximately 40% of housing in the first two phases of implementation, including dedication of three parcels that could result in over 500 deed-restricted affordable homes. We also agree with Staff that there is a need for fine-tuning of the phasing plan, and attention will hopefully be paid to making a complete neighborhood viable as soon as possible.

- Internally within the North Bayshore Project Area, the active transportation network is very well thought out, and residents and employees can easily walk or ride a bike to the many exciting destinations. The social spine when completed will be an award winning feature of the plan.
- MVCSP fully supports the Development Agreement that will unlock 5% of the affordable units and enable the District Parking facility at Shoreline Amphitheatre. The community benefits associated with granting the Development Agreement are of significant value.
- While it is difficult to see the removal of over 2,500 trees, the fact is that 40% of the trees are not in good health and many are non-native trees. The replanting of trees integrated with the development of the pedestrian and bicycle network provides an opportunity to develop a green street network with significant biodiversity that will be a model throughout the Bay Area.
- Finally, we have asked the Google development team to consider new lighting standards as provided by the International Dark-Sky Association (<https://www.darksky.org/>) and others. These new standards are essential to support both wildlife and human health needs. We have found the team to be very open to this direction, which might also ultimately call for revisions to the City North Bayshore and East Whisman precise plans on the City side.

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Thank you again for the opportunity to comment.

Sincerely,

Cliff Chambers

for the Mountain View Coalition for Sustainable Planning

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