

DATE: November 14, 2023

TO: Honorable Mayor and City Council

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VIA: Kimbra McCarthy, City Manager

TITLE: **Moffett Boulevard Precise Plan or Rezoning Scope
of Work**



STUDY SESSION MEMO

PURPOSE

Introduce potential scopes of work for either the Moffett Boulevard Precise Plan or Rezoning and Streetscape project to the City Council and receive direction on the approach and key topics for the project.

BACKGROUND

Mountain View 2030 General Plan

When the Mountain View 2030 General Plan was adopted on July 10, 2012, the Moffett Boulevard Area was identified as a “change area,” where the community recognized potential for future land use and character changes. The Moffett Boulevard Change Area policy (see Figure 1 below) promotes transformation into a revitalized corridor with a mix of land uses and as a gateway to the City’s Downtown Area. This Change Area was also envisioned to transform the streetscape into a well-landscaped, well-lit street with visible plazas and gathering areas for people, and to facilitate pedestrians and bicyclists to safely cross Central Expressway and access the surrounding area.

The Moffett Boulevard Change Area is a contiguous area on both sides of Moffett Boulevard, between Central Expressway and the Moffett Mobile Home Park, as well as several parcels (parts of the 100 Moffett Boulevard housing development and the Community Services Agency property) on Stierlin Road. The General Plan Land Use Designation for this area is “Mixed-Use Corridor,” which allows a broad range of commercial, office, and residential uses and public spaces serving both surrounding neighborhoods and visitors from nearby areas. The Valero gas station on the corner of Middlefield Road and Moffett Boulevard is not specifically included in the change area; however, the General Plan Land Use Designation is similar to the change area. The area is generally bounded by a mix of one- to three-story apartments, one- to two-story single-family homes, and one-story mobile homes.

The policies in the General Plan for the Moffett Boulevard Change Area support a pedestrian-friendly corridor that serves as a gateway into downtown (See Attachment 1—Mountain View 2030 General Plan Moffett Boulevard Change Area). Some specific policies include:

LUD 23.1: Enhanced public street. Support an enhanced public street, including a gateway feature that links the area to downtown.

LUD 23.3: Diverse land use mix. Encourage a diverse mix of land uses.

LUD 23.4: Parcel assembly. Support the assembly of parcels to spur new development projects.

LUD 23.5: Building and site improvements. Encourage the rehabilitation and improvement of existing buildings and properties.

LUD 23.6: Residential transitions. Require well-designed transitions between Moffett Boulevard development and surrounding residential uses.

The General Plan additionally lays out guidance related to the form and character of development, to ensure that the pedestrian character and mix of uses from downtown are extended into this gateway corridor with appropriate transitions to surrounding, lower-intensity residential areas.

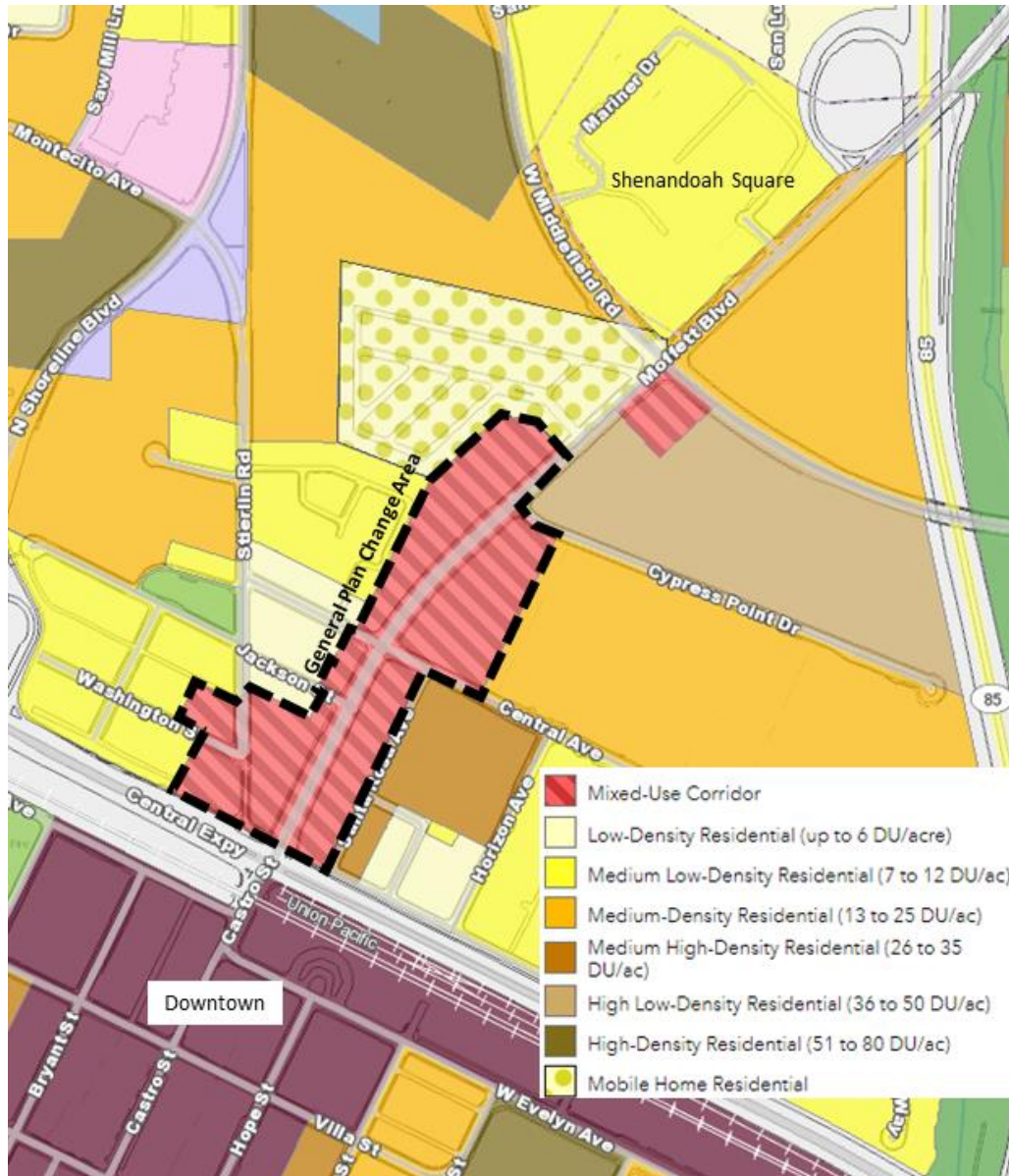


Figure 1: General Plan Moffett Boulevard Change Area

Fiscal Year 2023-2025 Council Work Plan Project Prioritization

The 2021-2023 Council Work Plan included a project to “hold a Study Session to explore consideration of a Moffett Boulevard Precise Plan.” Due to other City priorities under way and workload considerations, such as the Housing Element, this Study Session did not take place.

At the February 28, 2023 Study Session, Council reviewed and identified projects to carry forward for consideration in the 2023-25 Council Work Plan. At the April 25, 2023 Council meeting, development of a Moffett Boulevard Precise Plan was identified as one of the projects to carry

forward and was recommended as a Priority A (highest priority) project for Fiscal Years 2023-25. This was supported by input from the Downtown Committee and the Environmental Planning Commission (EPC).

During the April 25, 2023 meeting, various Councilmembers provided comments about the Moffett Boulevard project, including:

- Consider the Moffett Boulevard area across the train station/Central Expressway as an extension of the downtown.
- Determine if the Moffett Boulevard area should be extended up to the State Route 85 crossing and potentially review the inclusion of Shenandoah Square.
- Enhance the connection of Moffett Boulevard with the downtown area, transforming it into a transit-oriented, pedestrian-friendly area.

On June 13, 2023, the City Council officially adopted the Fiscal Year 2023-25 Work Plan that included the Development of the Moffett Boulevard Precise Plan as a Priority A work plan item (see Attachment 2—[Council Priority Work Plan, Fiscal Year 2023-2025](#)).

Sixth-Cycle 2023-2031 Housing Element

The Sixth-Cycle 2023-2031 Housing Element includes Program 1.1(g)c, which **requires the City to rezone the Moffett Boulevard Area up to at least 1.85 FAR, or approximately 72 dwelling units per acre**, and identify any sites where neighborhood commercial will be required. **The Moffett Boulevard Area to be rezoned includes the Moffett Change Area defined in the General Plan and the Valero site, which has the same Mixed-Use Corridor Land Use Designation. Staff is, therefore, recommending that the Valero site be included in this project.**

The deadline for the rezoning in the Housing Element is **December 31, 2025**. While this program may not explicitly require a new Precise Plan, such an approach would fulfill the requirement. The December 31, 2025 deadline would be a faster process than the one for East Whisman Precise Plan, which took approximately three years. It would be a similar timeline to the El Camino Real and San Antonio Precise Plans, which took approximately two years each.

Castro Street Grade Separation and Access Project

In accordance with the Transit Center Master Plan approved by the City Council in 2017, the Grade Separation and Access Project will improve safety and multi-modal access to the City's downtown and the Transit Center, which are both located immediately south of the Moffett Boulevard Area. The project will close Castro Street at the train tracks and vehicle access between Moffett Boulevard and Castro Street across Central Expressway, and the tracks will no

longer be available. A pedestrian and bicycle undercrossing will be built below the tracks and Central Expressway, providing connections from both the Transit Center and downtown to the Moffett Boulevard Area. Additionally, new areas for pick-up and drop-off along Moffett Boulevard will be constructed and relocated bus stop locations will be provided closer to the Transit Center as requested by the Santa Clara Valley Transportation Authority (VTA). With the conversion of the Central Expressway and Moffett Boulevard intersection to a T-intersection, this project will include reconfiguring Moffett Boulevard south of Central Avenue. The reconfiguration will occur between the existing curbs and includes lane reductions to provide right-of-way for protected bikeways and the relocated bus stops. The final design for Moffett Boulevard is being adjusted from that shown in Figure 2 to accommodate the bus stop relocations, refine the protected bikeways, and comply with County of Santa Clara design requirements for the approach to Central Expressway. The proposed final design for Moffett Boulevard from Central Expressway to Central Avenue to be constructed as part of the grade Separation Project will be presented to the Bicycle/Pedestrian Advisory Committee, Council Transportation Committee, and City Council in 2024.

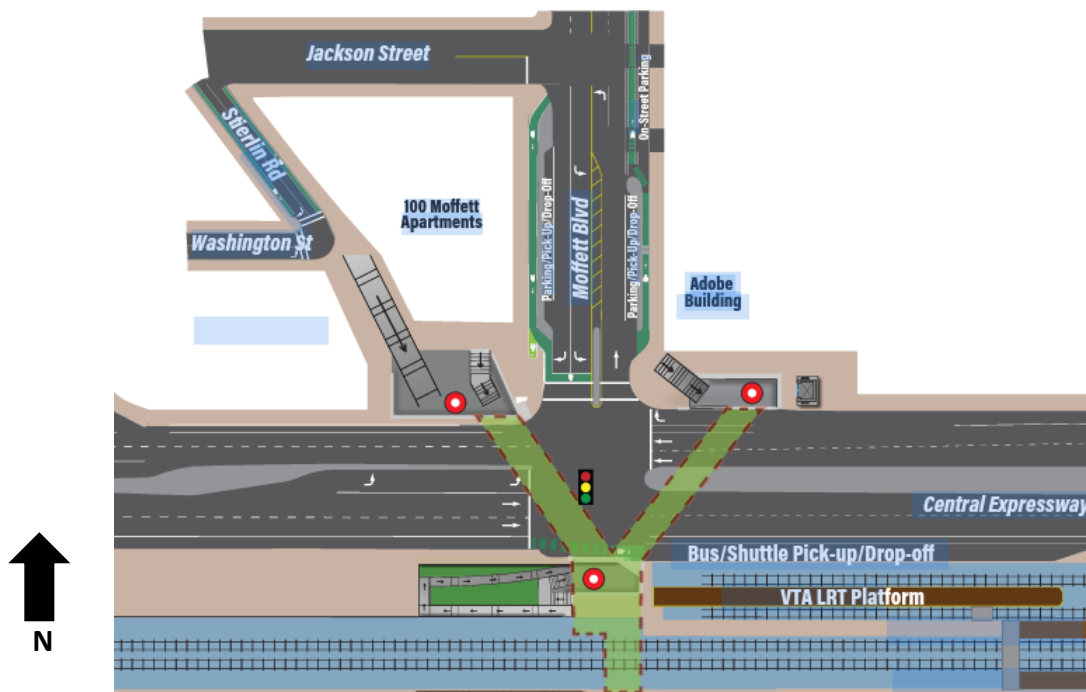


Figure 2: Grade Separation and Access Project Along Moffett Boulevard

Automated Guideway Transit Study

In 2017, the City conducted a study of Automated Guideway Transportation (AGT) that looked at various systems (such as an automated “people mover,” group rapid transit, personal rapid transit, etc.) to enhance mobility and connectivity in the City. A loop alignment was presented that would traverse the entire length of Moffett Boulevard and provide connections to the NASA

Light Rail Station and cross Stevens Creek Trail to reach Shoreline Boulevard. This option, however, would mean reserving a center lane on Moffett Boulevard. When Council considered the North Bayshore Circulation Study on May 12, 2020, Council did not support the transit/pedestrian/bicycle bridge across Stevens Creek Trail that would be required to make this option viable. As part of the Capital Improvement Program (CIP) budget deliberations on June 8, 2021, the City Council elected to close Project No. 20-59 to further analyze the feasibility of Automated Guideway Transit in Mountain View. As a result, AGT is no longer under consideration for the Moffett Boulevard corridor or elsewhere in the City.

Complete Streets Project North of Middlefield Road

On November 17, 2015, Council adopted a Bicycle Transportation Plan, which recommended implementation of Class IV protected bikeways (also known as cycle tracks) along Moffett Boulevard between Central Expressway and NASA. In 2016, the City prepared a feasibility study to confirm the feasibility of Class IV protected bikeways along Moffett Boulevard north of Middlefield Road. In 2022, the City also secured \$3.5 million in One Bay Area Cycle 3 (OBAG 3) funding to implement complete streets improvements north of Middlefield Road to the City limit, including roadway resurfacing, installation of new Class IV protected bikeways with Class II bike lanes at pinch points, and sidewalk gap closure on the east (northbound) side of Moffett Boulevard between Stevens Creek Trail and Leong Drive. This project will maintain a four-lane configuration. The City also secured \$2.4 million in OBAG 3 funding to implement complete streets improvements along Middlefield Road, including pedestrian and bicycle improvements at the intersection of Middlefield Road and Moffett Boulevard.

Moffett Boulevard Streetscape Plan

The Fiscal Year 2023-24 through Fiscal Year 2027-28 CIP adopted by the City Council on June 27, 2023 includes \$170,000 to develop a streetscape plan for Moffett Boulevard between Central Avenue and Middlefield Road as a planned project in Fiscal Year 2027-28. The project scope includes transit prioritization, bikeway gap closure, pedestrian improvements, and vehicle speed management strategies.

As described in greater detail below, there are three options for how a streetscape study could proceed:

1. The streetscape study could be integrated directly into a Precise Plan process. If Council selects a Precise Plan approach below, this will be the path forward.
2. If Council is interested in the Rezoning approach below and wants the streetscape study completed concurrently, Council will need to reprioritize and fund the streetscape plan earlier than the currently scheduled Fiscal Year 2027-28 time frame and potentially defer another CIP project to free up a project manager.

3. If Council is interested in the Rezoning approach below and Council does not wish to reprioritize and fund the streetscape plan earlier, it will be started as scheduled in 2027.

555 West Middlefield Road Development

On February 8, 2022, the 555 West Middlefield Road development was approved by the City Council as a P (Planned Community) zoned project that allowed the addition of 323 residential units to an existing 402-unit residential development on a 14.5-acre site on the south side of West Middlefield Road, between Moffett Boulevard to the west, State Route 85 to the east, and Cypress Point Drive to the south. This development site is adjacent to the Moffett Boulevard Area but is not located within the Change Area.

Shenandoah Square

In 2015, the Army—through the California Military Communities, LLC, its public-private housing partnership—initiated a Gatekeeper application for high-intensity residential rezoning and redevelopment of the Shenandoah Square site. In 2017, after early City Council Study Session input on key priorities for the site, the Gatekeeper application was placed on indefinite hold at the Army’s request and was subsequently closed due to inactivity.

In 2019, the City Council adopted Council Workplan Item (Project 2.2), directing staff—led by the City Manager’s Office—to work with the Mountain View Whisman School District (MVWSD) to explore possible acquisition of the Shenandoah property for shared MVWSD/City uses and affordable housing. The MVWSD subsequently withdrew interest in the property, and staff work was redirected by Council toward collaborative efforts with the Mountain View Los Altos Union High School District (MVLVA) based on their expressed interest in the property. Discussions were paused at the end of 2021 due to the Department of Defense putting the project on hold indefinitely.

In early 2023, the City received correspondence from the Army requesting to meet with the City to discuss their renewed interest in exploring new use of the Shenandoah site to realize value from the parcel in support of the Army’s privatized housing program. The City and the Army have had early discussions about the City’s interest for the property, including affordable housing, a potential school site, and park space. The parties also discussed the importance of ensuring key stakeholders from previous discussions are included in ongoing discussions. No formal proposals have been developed and submitted for City review.

PROJECT OVERVIEW

This Study Session memorandum is not meant to be a detailed analysis of each topic area but, rather, the initial conversation to get Council’s policy direction on topic areas staff should focus

on during this rezoning process. After the work plan and consultant contracts are approved, key topics and policy questions will be brought back to Council for further discussion, informed by public outreach and engagement, analysis, and review by the EPC before final Council consideration.

DISCUSSION

Rezoning Options

To meet the minimum requirements of the General Plan and the Housing Element, the City will need to rezone the Moffett Boulevard corridor, allowing new residential densities, intensities, and development standards.

The City Council can direct staff to:

1. Create a new Precise Plan for the Moffett Boulevard Change Area;

OR

2. Pursue a rezoning approach consistent with the General Plan and work with Public Works on a coordinated Streetscape Plan.

The following table presents the key differences between each approach:

Content	Rezoning Approach	Precise Plan Approach
Adopted Vision and Guiding Principles	<ul style="list-style-type: none"> • Only a brief “purpose” of the zoning district. 	<ul style="list-style-type: none"> • Comprehensive vision and guiding principles, as adopted in the Plan.
Residential Zoning	<ul style="list-style-type: none"> • Update densities, intensities, and standards. • Develop specific standards for small parcels. 	Same as rezoning, plus: <ul style="list-style-type: none"> • Provide additional incentives, such as East Whisman’s Jobs-Housing Linkage Strategy or additional density bonuses.
Commercial Zoning	<ul style="list-style-type: none"> • Update uses, intensities, and standards. • Adopt minimum floor area requirements. • Develop specific standards for small parcels. 	Same as rezoning, plus: <ul style="list-style-type: none"> • Develop additional requirements and incentives, such as Bonus FAR and community benefits.

Content	Rezoning Approach	Precise Plan Approach
Public Improvements	<ul style="list-style-type: none"> Separate streetscape planning efforts (not part of this project), although streetscape planning for existing right-of-way could be done concurrently and coordinated with the rezoning approach. 	<ul style="list-style-type: none"> Integrated streetscape plans, part of the project. Identify key locations for public open spaces. Develop goals and vision for public art and other public experiences.
Implementation and Funding Plan	<ul style="list-style-type: none"> Not included. 	<ul style="list-style-type: none"> Included.
Cost	<ul style="list-style-type: none"> Depends on studies, unknown at this time, but likely significantly less than the Precise Plan approach. 	<ul style="list-style-type: none"> Will be more expensive than the rezoning approach.

Both projects would be expected to result in similar development capacities. Staff expects the area to have capacity for new dwelling units in the low- to mid-hundreds, given the limited area and small parcels of the Moffett Boulevard Area (approximately 20 acres). However, there may be opportunities for unknown efficiencies or incentives from the Precise Plan process, which could have an effect on the viability and types of development in the area.

Question No. 1: Does Council prefer:

- (a) Creating a new Precise Plan; OR
- (b) The Rezoning approach?

Scope of Work

Based upon General Plan guidance and previous Council input, staff has identified the following topics, elements, and deliverables in Table 1 for further evaluation on the process. Staff is seeking Council input on the below key topics to define the scope of work.

Table 1: Scope of Work

	Topic	Intent	Deliverables
1	Land Use Mix	<ul style="list-style-type: none"> Update land uses to reflect community vision such as increasing housing opportunities, and retaining existing neighborhood-serving businesses. 	<ul style="list-style-type: none"> Retail/restaurant/commercial services demand study. Density prototype analysis, focused on small parcels. Development feasibility analysis.

	Topic	Intent	Deliverables
		<ul style="list-style-type: none"> Require and promote active, customer-oriented commercial businesses along Moffett Boulevard, similar to the Village Center approach. Study densities and intensities that support transit-oriented development. Create new development standards. Provide for open space and plazas. 	
2	Objective Development Standards	<ul style="list-style-type: none"> Establish clear and objective development standards to provide consistency and transparency in the development review process. 	<ul style="list-style-type: none"> Character and massing studies.
3	Streetscape Standards— <i>(either with Precise Plan or as part of the Streetscape Plan to be coordinated with Public Works)</i>	<ul style="list-style-type: none"> Enhance and update streetscape standards and develop a comprehensive program for safe and pleasant pedestrian and bicycle access into, out of, and along Moffett Boulevard, while also considering the needs of other modes. Incorporate standards to widen sidewalks and provide sufficient street trees to create a tree canopy to shade sidewalks. 	<ul style="list-style-type: none"> Circulation plans Streetscape diagrams
4	Design Standards	<ul style="list-style-type: none"> Create objective design standards to clarify requirements and ensure that development contributes positively to the public realm and with the future vision for Moffett Boulevard. 	<ul style="list-style-type: none"> Architectural styles and theme study

	Topic	Intent	Deliverables
5	Parking and TDM Regulations	<ul style="list-style-type: none"> Revise parking regulations to comply with recent State legislation (such as AB 2097) and coordinate with the TDM Ordinance to create specific requirements for this area. 	<ul style="list-style-type: none"> Parking demand analysis based on proposed land uses Maximize effective and efficient use of public and private parking Trip-reduction strategies
6	Signage Regulations	<ul style="list-style-type: none"> Assess and update signage regulations to promote a cohesive and visually appealing urban landscape while also supporting businesses along Moffett Boulevard. 	<ul style="list-style-type: none"> Updated sign standards
7	Other Development Strategies—<i>best applied under a Precise Plan</i>	<ul style="list-style-type: none"> Explore other development strategies to achieve community goals, such as Bonus FAR for community benefits or a jobs-housing linkage strategy. 	<ul style="list-style-type: none"> Various strategy approach analyses similar to those used in other Precise Plans.
8	Permitting Process—<i>If Precise Plan</i>	<ul style="list-style-type: none"> Streamline permitting processes to support desired uses and development. 	<ul style="list-style-type: none"> Development review options
9	Public Art & Placemaking – <i>best implemented in a Precise Plan</i>	<ul style="list-style-type: none"> Consider public art, historic nature of the Moffett Boulevard area, and placemaking strategies to allow and support engaging, interactive, and varying experiences that will draw visitors and help define the City's identity. 	<ul style="list-style-type: none"> Public art and placemaking study, focused on Mountain View's civic identity and best practices for activating public spaces.
10	Small Business Retention	<ul style="list-style-type: none"> Create policies that support small business retention. 	<ul style="list-style-type: none"> Conduct studies and outreach to understand small business needs and best practices.
11	California Environmental Quality Act	<ul style="list-style-type: none"> Conduct environmental review as required under State law and to facilitate and streamline subsequent developments. 	<ul style="list-style-type: none"> Environmental documents Utility studies Other studies as necessary

Project Area Boundary

If the City Council wishes to develop a Precise Plan, the project boundary can follow the area identified in the Background section of this Study Session memorandum (the Change Area, plus the Valero station at the corner of Moffett Boulevard and Middlefield Road), or the Precise Plan boundary can be extended if the Council has any policy changes it wishes to implement in that area.

As a reminder, the City has a deadline to adopt the rezoning by December 2025, which is an aggressive schedule for a Precise Plan. Expanding the Precise Plan boundary could complicate the project and result in delays.

Most of the areas surrounding the Moffett Boulevard rezoning area are built out with existing residential uses and not expected to change significantly. One exception to this is **Shenandoah Square**, the Army housing on the north corner of Moffett Boulevard and Middlefield Road, which is not within the City limits. There have been various discussions over the last several years about the site, including rezoning it for higher density housing and occupying it with a new school. Since the site is owned by the Federal government, any further discussions would have uncertain timelines and outcomes, which could impact the City's ability to meet the Housing Element deadline of December 31, 2025 to rezone Moffett Boulevard.

If Council expresses interest in boundary changes, staff will bring back further outreach and analysis. Direction at this meeting is not intended to be a final decision on the boundary of the Precise Plan but would provide staff with information necessary to scope the project.

Question No. 2: Does Council have feedback regarding the:

- (a) Identified key elements and deliverables; and**
- (b) Project boundary?**

Benchmarks

Staff will also analyze benchmarks and comparative analyses of how other cities are amending their development standards and procedures to revitalize commercial corridors with challenges similar to the Moffett Boulevard Change Area. The analysis will also include best practices for policies to support small businesses, transit-oriented and pedestrian oriented development, and adapting to new State legislation. The benchmarks will help define strategies related to the amendments to land use, standards, design criteria, and permit processes. Furthermore, staff will explore the measures taken by other cities to tackle the parking supply predicament posed by AB 2097.

Outreach and Engagement Process

The outreach process for the update on the Moffett Boulevard Precise Plan will include a list of interested parties both within the Moffett Boulevard Change Area and areas to the south in the downtown area, and to the north in the North Whisman neighborhood. The intent is to ensure comprehensive input from the community both within the Moffett Boulevard Change Area and surrounding neighborhoods, which would include:

- **Inclusive Stakeholder Engagement**: Stakeholder engagement would involve various stakeholder groups such as neighborhood associations, the business community, property owners, residential owners, cultural and ethnic organizations/groups, non-English-speaking groups, and other organizations/groups actively engaged in the City.
- **Regular Updates and Dialogue**: Regular engagement will be maintained with key bodies, including the Downtown Committee, EPC, and City Council. The continuity of regular engagement and communication with these groups will help to guide the City Council on the community's key areas of importance for the Moffett Boulevard Area and assist Council with the development of the goals for this area.
- **Citywide Public Notices**: Key milestones will be widely noticed throughout the City, encouraging businesses, residents, and stakeholders from the Moffett Boulevard and surrounding neighborhoods to participate in discussions.
- **Community Workshops**: Community workshops will be organized to provide residents, businesses, and stakeholders with opportunities to express their ideas, concerns, and vision for the Moffett Boulevard Change Area.
- **Project Website**: In addition to in-person and virtual meetings, the City will also establish a project webpage to provide regular progress updates and information related to upcoming meetings and events related to the project.
- **Other Outreach Opportunities**: Other outreach opportunities could include information provided during City events at City booths with staff available to answer questions, provide information, and to provide materials in multiple languages.

Tentative Outreach Schedule: Community outreach meetings will be conducted at various stages throughout the update process targeting a broad variety of stakeholders. Estimated outreach effort plan is listed below:

Table 2: Outreach Details

	Outreach Effort	Intent	Key Stakeholders
1.	Pre-project Kick-off Outreach	Establish initial connections with key community groups, gather early input, and create awareness about the project.	Chamber of Commerce, Old Mountain View Neighborhood Association (OMVNA), and Moffett area neighborhood groups
2.	Outreach After Consultant Selection	Expand engagement to include a greater range of stakeholders, neighborhood groups and associations, and business members after selecting a consultant. Gather input during early plan development phase.	*All stakeholders and interested parties.
3.	Outreach Prior to Presenting Alternatives to City Council	Ensure that the broader community is informed and engaged before specific alternatives are presented to the City Council. Generate awareness and gather preliminary input.	*All stakeholders and interested parties.
4.	Outreach During Development of Preferred Alternatives/Draft Precise Plan	Gather input during the critical phase of developing preferred alternatives and the draft Precise Plan. Engage stakeholders to shape the Plan in alignment with community needs and values.	*All stakeholders and interested parties.
5.	Ongoing—Topic-Specific Outreach Efforts	Address specific issues or aspects of the Plan as they arise. Ongoing outreach focused on particular subjects as needed.	Varied, depending on specific topics being addressed.

***NOTE:** Includes neighborhood associations, business associations, property owners, Youth Advisory Committee, school districts, local developers, advocacy groups and organizations, non-English-speaking groups, Mountain View Historical Association, Moffett/Ames-based entities, and interested parties.

Question No. 3: Does the City Council have any feedback regarding staff's proposed outreach approach?

Internal City Coordination

The City is currently working on a number of projects that are simultaneously in progress that may affect the development of the Moffett Boulevard Precise Plan Work Plan. The presence of multiple concurrent projects necessitates close internal coordination among City staff. This coordination is essential to maintain internal consistency within various City policies, project efficiency, and effectiveness in achieving the City's overall goals and vision for the Moffett Boulevard Change Area. Examples include the aforementioned Transit Center Master Plan Castro Grade Separation project and other Public Works projects as well as the Economic Vitality Strategy.

The **Downtown Precise Plan Comprehensive Update** is a key separate effort undertaken by the City at the same time. The Council provided direction on the scope of that project at its November 7, 2023 meeting. Staff intends to issue both Requests for Proposals at the same time as there may be efficiencies identified by consultants in conducting both projects at the same time. However, staff notes that the timeline for the Moffett Boulevard Change Area will be earlier than the Downtown Precise Plan update, which is expected to take approximately three years.

PROJECT TIMELINE

As mentioned previously, the estimated timeline is approximately 24 months due to compliance requirements in the City's recently adopted Sixth-Cycle 2023-2031 Housing Element to rezone Moffett Boulevard to a 1.85 FAR/72 dwelling units per acre by December 31, 2025. The estimated timeline is 24 months. Therefore, the final adoption hearings would need to take place prior to December 31, 2025.

Table 3: Project Timeline

Project Workflow	Task/ Topic	Tentative Schedule
Initial Outreach	Informal kick-off outreach to a few key stakeholders for initial input on vital themes for Scope of Work preparation.	October 2023
CC Study Session—<i><u>This meeting</u></i>	Scope of Work direction	November 2023
RFP and Consultant Selection		December 2023 January 2024
CC Public Hearing	Scope of Work Approval and Consultant Agreement	Q1 2024
Existing Conditions Report and Outreach	Data collection to prepare existing conditions report and begin formal outreach on key topics.	Q1-Q2 2024
EPC and CC Study Sessions	Discuss draft alternatives	Q3 2024
EPC and CC Study Sessions	Discuss preferred alternatives	Q1 2025
CEQA Preparation and Completion/ Draft Precise Plan Preparation	Begin EIR Preparation and Completion, and Precise Plan preparation	Q1 2025-Q4 2025
EPC and CC Public Hearings/Adoption of Precise Plan	Review and Adopt Precise Plan	Q4 2025

RECOMMENDATION

That the City Council provide direction on the following:

Question No. 1: Does Council prefer:

- (a) Creating a new Precise Plan; OR
- (b) The Rezoning approach?

Question No. 2: Does Council have feedback regarding the:

- (a) Identified key elements and deliverables; and
- (b) Project boundary?

Question No. 3: Does the City Council have any feedback regarding staff's proposed outreach approach?

NEXT STEPS

Following City Council direction at this meeting on key scope of work topics, staff will proceed with the consultant selection for preparation of the Moffett Boulevard Precise Plan through the City's Request for Proposals process and return to Council with a scope of work plan and consultant agreement in early (Q2) 2024.

PUBLIC NOTICING

The Council agenda is advertised on Channel 26, and the agenda and this Study Session memorandum appear on the City's website. Staff notified key stakeholders, including nearby neighborhood associations and the Chamber of Commerce.

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- Attachments:
- 1. Mountain View 2030 General Plan Moffett Boulevard Change Area
 - 2. [Council Priority Work Plan, Fiscal Year 2023-2025](#)
 - 3. Summary of Pre-Project Kick-Off Outreach Meetings