Terra Bella Vision Plan Workshop 2 Summary

Saturday, August 25, 2018 (9:30am – 12:30pm) Mountain View Senior Center, 266 Escuela Ave, Mountain View, CA 94040

The second public workshop for the Terra Bella Vision Plan was held on Saturday, August 25th at Mountain View City Hall from 9:30 am to 12:30 pm. The workshop aimed to discuss ideas or elements for preferred land uses and transportation improvements in the area, and preferences for key policy questions related to community benefits, parks, and small businesses., Approximately 62 people attended the event, representing a range of residents, property owners, businesses, and developers.

The workshop commenced with an opening statement by Mountain View Mayor Lenny Siegel and Project Manager Diana Pancholi, from the Mountain View CDD. Eric Yurkovich of Raimi + Associates, lead project consultant, then led a presentation and large group discussion of proposed land use and transportation concepts for Terra Bella.





The workshop activity included a large-group discussion and participant questionnaire (see Appendix A) on the following topics:

- 1. **Guiding Principles.** Participants were asked to review the draft guiding principles for the project, circle their top three principles, and add any principles they thought were missing.
- 2. **Land Use Vision Plans.** Participants were asked to select their preferred land use vision plan for Terra Bella and explain why. If participants chose "Other Vision," they were asked to describe their alternative vision idea.
- 3. **Building Heights.** Participants were asked if new development should provide transitions between new projects and various existing uses, and if so, select uses and preferred strategies.
- 4. **Parks and Open Space.** Participants were asked if park space should be added to Terra Bella, and if so, where. In addition, they were asked what kinds of amenities they would like to see in open spaces.
- 5. **Transportation and Street Concepts.** Participants were asked to provide any comments they might have on the proposed transportation network for the area and street concepts for Terra Bella Ave, Linda Vista Avenue, San Rafael Avenue, and San Leandro Street.
- 6. **Parking and Transportation Demand Management (TDM).** Participants were asked if TDM strategies should be included in the plan and if so, which strategies they would support.
- 7. **Frontage Character.** Participants were presented with various frontage types/options and asked which would be appropriate for each street in the Terra Bella area.
- 8. **Community Benefits.** Participants were asked if development projects should provide community benefits and if so, which benefits they thought were a priority.
- 9. **Small Business Support.** Participants were asked if future development should support small businesses in Terra Bella, and if so, what type of support.

Results of the questionnaire are summarized on the following pages.

Guiding Principles

In this exercise, participants were asked to review the draft guiding principles for the project, circle their top three principles, cross out principles they did not agree with, and add any principles they thought were missing.

Priority Guiding Principles

The top three guiding principles selected by a majority of workshop participants as a priority were the following:

- 1. GP#3: Promote housing at a variety of income levels and ownership types (27 votes)
- 2. GP#2: Create neighborhoods with balanced and integrated land uses (17 votes)
- 3. GP#6: Create new public spaces (17 votes)

Guiding Principle Revisions, Additions, and Comments

Although GP#3 was selected by most participants as a priority, there were quite a few participants that disagreed with providing housing for a variety of income levels and ownership types and crossed it out on their questionnaire. The other two guiding principles that some participants did not agree with or feel were unnecessary included:

- **GP#5: Respect the Rex Manor neighborhood character** some of the residents who live in Rex Manor said they were not concerned that the Plan would impact the character of their neighborhood and thus this GP was not needed
- **GP#1: Maintain TB as a strong employment center** some participants wanted to see the area shift towards predominately residential uses

Some of the suggested revisions to Guiding Principles included:

- Revise GP#5 to state "Respect the Rex Manor and Stierlin Estates neighborhood characters" (13 votes)
- Revise Gp#6 to state "Create new public parks" rather than "Create new public spaces" (5 votes)

In addition, participants wanted to see the following incorporated or added to the Guiding Principles:

- Be mindful of transitions between single-family residential and other uses
- Encourage denser housing, office, and mixed-use development
- Promote environmental sustainability
- Create a village-like environment with a mix of uses

Improve access to health services

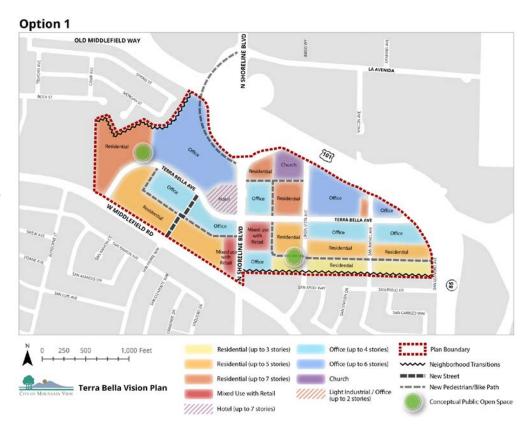
Among other comments listed were concerns over building heights, particularly near single-family residential neighborhoods, potential traffic impacts on existing residents, and the desire to build denser development to maximize housing (both market rate and affordable).

Land Use Vision Plans

All participants were presented with the three proposed land use vision options for Terra Bella and asked to select their preferred vision. The results show that most participants preferred Vision Plan 1 which proposes new parks spaces and a mix of office and residential uses both east and west of Shoreline Boulevard, and additional mixed-use/retail development along Shoreline. The option that received the second highest number of votes was "Other Vision." For those that selected one of the three proposed visions, a few people commented that they would like to see higher densities/heights among the proposed uses, while others suggested lowering the proposed heights for office and/or residential uses.

Preferred Vision Plan

Vision Plan	Tally
Vision Plan 1	25
Vision Plan 2	9
Vision Plan 3	6
Other Vision	15



When asked why participants selected Vision Plan 1, the reasons most often stated were:

- Great balance of uses
- Adds the most housing
- Increases density

Participants who selected Vision Plan 1 also liked it because it:

- Would create a walkable neighborhood
- Includes two proposed park spaces
- Proposes additional retail along Shoreline
- Preserves office uses near 101
- Includes diverse housing options

Approximately 15 participants selected "Other Vision," with varying reasons or proposals for an alternative. The "Other Visions" proposed included the following:

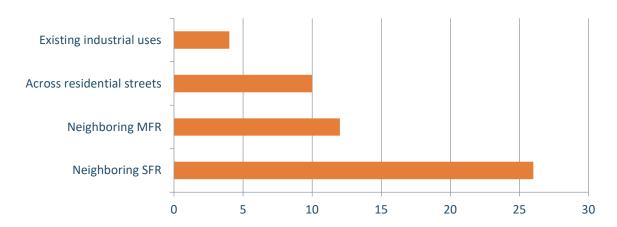
- Hybrid of Vision Plan 1 (housing focus) and Vision Plan 2 (light industrial preservation east of Shoreline) (1 vote)
- Hybrid of Vison Plan 2 (west side of plan) and Vision Plan 3 (east side of plan) (2 votes)
- Lower density 1-2 story residential development only, with green buffers between existing single-family neighborhoods and new development (proposal from Stierlin Estates residents; 5 votes)
- No comments or suggestions, but a request for more data on each vision plan (2 votes)
- More high-density office and residential (1 vote)
- More residential, less office (1 vote)
- Reduced heights/density for office and residential uses (1 vote)
- Less office, lower-density residential (1 vote)
- No new streets. New development will increase traffic. (1 vote)

As seen above, the comments for "Other Vision" suggest that there is a wide variation in the participants' vision for Terra Bella and the level of potential redevelopment. Some chose "Other Vision" because they wanted a hybrid of the proposed vision plans, some wanted to see higher densities and/or more housing, and others wanted to see lower-density residential development. Some participants also commented that they would like to know the number of potential new residents and employees associated with each vision plan.

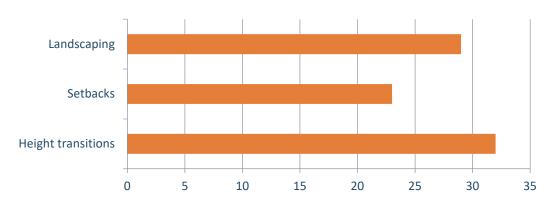
Building Heights

As seen in the graphs below, when asked whether the Plan should include neighborhood transitions, most participants said they would like to see transitions between new development and neighboring single-family and multi-family residential development. There appeared to be broad support for all the proposed transition strategies, particularly height transitions. Participants also proposed additional transition strategies such us open space, landscaping, parking, and setbacks.

Priority Uses or Conditions for Transitions

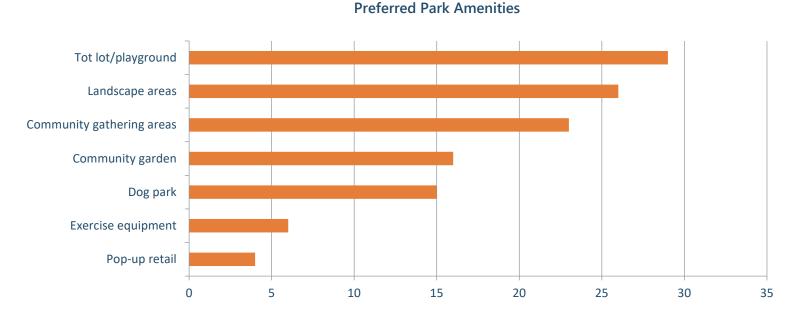


Preferred Transition Strategies



Parks and Open Space

When asked if new park space should be added to Terra Bella and where, the majority of workshop participants said east of Shoreline. Preferred amenities for new parks included tot lots/playgrounds, landscaped areas, and community gathering areas (see graph below).



Transportation and Street Concepts

A majority of participants seemed to be supportive of the proposed transportation network for Terra Bella and street concepts for Terra Bella Avenue, Linda Vista Avenue, San Rafael Avenue, and San Leandro Avenue. The following is a list of key takeaways based on individual participant comments on the transportation network and street concepts:

- The community would rather have protected (or separated) bike lanes on all the key streets through the area rather than shared lanes, even if that means removing on-street parking.
- Creating a network that is safe for children to walk or bike to school is a priority.
- The community would like to see better walking/biking connections between the east and west sides of Terra Bella, across Middlefield Road, and also to North Bayshore and Stevens Creek.

- There is concern over the impacts of new development on the parking supply and potential spillover onto surrounding neighborhood streets.
- The City should consider making San Leandro a dead-end street closed to through-traffic.

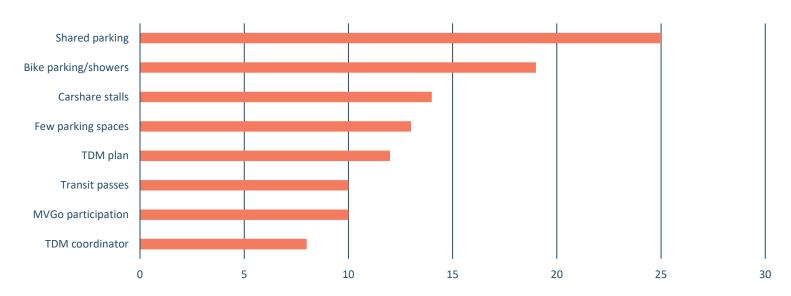
Parking and Transportation Demand Management

The majority of workshop participants agreed that the Plan should include TDM strategies. The TDM strategies supported by most community members were (see graph below):

- 1. Shared parking between projects (22 votes)
- 2. Bicycle Parking/shower/changing facilities (19 votes)
- 3. Carshare parking (13 votes)
- 4. Development to provide fewer parking spaces (12 votes)

Some participants also suggested making all parking in the area paid parking and increasing the cost of street parking to reduce potential spillover effects on neighborhood streets.





Frontage Character

Workshop participants were asked to choose up to three preferred frontage options for each street in the Terra Bella area. Generally, frontage preferences were in keeping with the types of land uses that the community would like to see along each street. For instance, most people chose the retail/shopfront for Shoreline Boulevard. Participants chose residential-type frontages such as stoop and door yard/porch for quieter residential streets such as Linda Vista and San Rafael Avenues. The responses indicate that the community would like to move away from parking frontages, which are currently the predominate frontage type along many of the streets in Terra Bella.

A detailed tally of participant responses is shown in the table on the following page and the preferred frontages are summarized below:

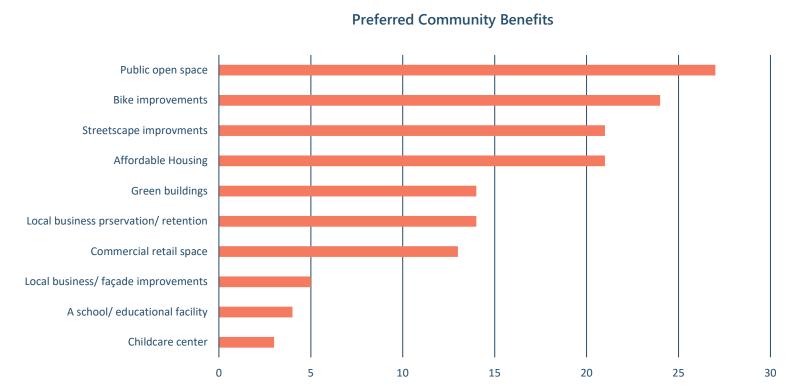
- Terra Bella Ave (E of Shoreline): Retail shopfront, stoop, landscape
- Terra Bella Ave (W of Shoreline): Retail shopfront, landscape, forecourt
- Linda Visa Ave: Stoop, door yard/porch, landscape
- San Rafael Ave: Stoop, landscape, door yard/porch
- Shoreline Blvd: Retail shopfront, forecourt, landscape
- W Middlefield Rd: Retail shopfront, stoop, landscape

Frontage Options Frontage Options

Street	Retail/ Shopfront	Forecourt	Door Yard/Porch	Stoop	Landscape	Parking
Terra Bella (E of Shoreline)	26	15	17	22	19	7
Terra Bella (W of Shoreline)	23	12	11	10	23	6
Linda Vista	12	7	18	23	17	7
San Rafael	12	9	17	23	19	5
Shoreline	32	15	10	6	15	5
W Middlefield	17	9	12	17	17	3

Community Benefits

A majority of workshop participants (over 85%) responded in favor of requiring community benefits as part of new development projects. As seen in the graph below, the priority community benefits selected were public open space, bike improvements, streetscape improvements, and affordable housing.



Small Business Support

When asked whether new development should support existing businesses, most workshop participants responded "yes." The small business support activities most favored by the community were (see graph below):

- 1. Create new building space (25 votes)
- 2. Support public art and placemaking (18 votes)
- 3. Maintain existing building space (17 votes)

Many of the individual participant comments specified that small business space should be preserved east of Shoreline Boulevard.

Preferred Small Business Support Activities



Conclusion

Overall, most participants seemed to support Vision Plan 1, which proposed new public open space and a mix of office and residential uses both east and west of Shoreline Boulevard, as well additional mixed-use/retail along Shoreline. Among the remaining participants, there was wide variation in the participants' vision for Terra Bella with some preferring higher densities and more mixed-use development than the proposed vision plans, and others favoring lower-density residential development with additional green space/buffers. Generally, most participants were supportive of the proposed transportation network for Terra Bella and concepts for key streets through the Plan area, with the exception that people would like to see protected or separated bike lanes on most streets rather than shared lanes. Other key takeaways from the workshop included:

- Priority goals for the Plan are to promote **diverse housing** options, create neighborhoods with **balanced and integrated land uses**, and add **new parks** or open spaces.
- New development should provide transitions, particularly in height/density, from existing single-family and multi-family homes.
- There was broad agreement on introducing **new open space** in the area with the **east side** being the preferred location.
- There was support for improving connections across Shoreline Boulevard, across Middlefield Road, across 101 to North Bayshore, and to Stevens Creek.
- Creating a network that is safe for children to walk or bike to school is a priority.
- The potential impacts of new development on traffic congestion and parking were major concerns for the community.
- The majority of participants agreed that TDM measures should be included in the Plan, particularly shared parking between projects, bicycle parking/shower/changing facilities, and carshare parking.
- The community showed a preference for retail/shopfront frontages along Shoreline Boulevard and Terra Bella Avenue, and residential frontage types like stoops and door yards/porches along predominately residential streets such as Linda Vista and San Rafael Avenues.
- Most participants were in favor of requiring that new development provide community benefits and small business support.

Appendix A: Questionnaire

AGENDA



Terra Bella Vision Plan Community Workshop

Time and Date: Saturday, August 25, 2018 (9:30am – 12:30pm)

Location: Mountain View City Hall, 500 Castro St, Mountain View, CA 94041

Meeting Objectives

- Review high-level themes and results from Community Workshop #1.
- Examine land use vision plans for Terra Bella and discuss elements or ideas for a preferred vision.
- Provide preferences for the location and function of streets in the area and the character of public sidewalks along Terra Bella Avenue, Linda Vista Avenue, and San Rafael Avenue.
- Discuss key policy questions related to community benefits approach, parks, schools, and small businesses.
- Review draft guiding principles for the Terra Bella area.

Workshop Agenda

9:00am – 9:30am: Doors open and registration

9:30am - 9:40am: Welcome and introductions

9:40am - 12:20pm: Presentation, large group discussion, and questionnaire exercise

12:20pm – 12:30pm: Wrap-up and adjourn

For more information please contact:

Diana Pancholi City of Mountain View Senior Planner diana.pancholi@mountainview.gov (650) 903-6306 Eric Yurkovich
Raimi + Associates
Senior Associate
eric@raimiassociates.com
(510) 394-3715

VISION & GUIDING PRINCIPLES



Draft Guiding Principles

- 1. Maintain Terra Bella as strong center of employment
- 2. Create neighborhoods with balanced and integrated land uses
- 3. Promote housing at variety of income levels and ownership types
- 4. Create walkable blocks with buildings that support the public realm
- 5. Respect the Rex Manor neighborhood character

- 6. Create new public spaces
- 7. Minimize vehicle trips and congestion
- 8. Improve pedestrian and bicycle connectivity
- 9. Preserve space for a number of small, employmentgenerating uses
- 10. Ensure new development provides community benefits

11. Other?:		

issing.			

Circle your top three auiding principles. Strike out any principles you do not like. Add any principles that are



Terra Bella Vision Plan Community Workshop #2

Land Use Vision Plans

1. What is your preferred land use vision plan for Terra Bella? (circle one)







Other Vision

2. Please briefly describe why you support your selected vision plan. Would you change anything about your vision plan?

3. If you select "Other Vision", please describe your vision idea.



Building Heights Near Existing Residential

4. Should new development projects provide appropriate transitions between new projects and the following types of uses, and if so, what are some preferred strategies (height transitions, setbacks, or landscaping). (circle all that apply)

Uses

- Neighboring single-family residential
- Neighboring multifamily residential
- Across residential streets
- Existing industrial uses
- Other _____

Strategies

- Height transitions
- Setbacks
- Landscaping
- Other _____

Parks and Open Space

- 5. Should park space be added to Terra Bella area? (circle all that apply)
 - East of Shoreline Boulevard
 - West of Shoreline Boulevard
 - Along Shoreline Boulevard
- 6. What would you like to see in the open spaces? (circle all that apply)
 - Community gathering areas
 - Community garden
 - Tot lot / playground
 - Dog park
 - Pop-up retail

- Exercise equipment
- Landscape areas
- Other ideas? ______



Transportation Network and Streets Concepts

7. Do you have any questions or comments on the proposed transportation network for Terra Bella?

8. What do you think about the concepts for the following streets in Terra Bella? What do you like / dislike about each concept?

Terra Bella Avenue







Parking and Transportation Demand Management

9.	Should the plan include parking and transportation demand management (TDM) strategies to help address traffic an parking concerns in the area? (circle one)				
	Yes	No			

- 10. If yes, please circle the strategies that you support. If you wish to add an item, please add at the bottom of the list.
 - New development to provide fewer parking spaces
 - Shared parking between projects
 - A TDM coordinator
 - A TDM plan be developed and submitted to the City for review
 - MVGo participation
 - Subsidized transit passes
 - Bicycle parking and shower / changing facilities
 - Carshare parking stalls
 - Other _____



Frontage Character

11. Check up to three frontages you think would be appropriate for each street in Terra Bella and note why in each box.

	Retail / Shopfront	Forecourt	Door Yard / Porch	Stoop	Landscape	Parking
e Options			An		A A	
Prontage Frontage						
Terra Bella Ave (E of Shoreline Blvd)						
Terra Bella Ave (W of Shoreline Blvd)						
Linda Vista Ave						
San Rafael Ave						
Shoreline Boulevard						
W Middlefield Road						



Community Benefits

COI	illianity beliefits		
12.	Should development p	rojects provide community benefi	ts? (circle one)
	Yes	No	
13.		ree community benefits for Terra I 3 choices and prioritize them (1 t	Bella. If you wish to add an item, please add at the bottom of hrough 3))
	 Affordable housing Public open space Streetscape improve Bicycle improvement Local business building Local business present Commercial retail span 	s ng / façade improvements rvation / retention	 Green buildings A school or educational facility Childcare center Other Other Other
Sm	all business support		
14.	Should future develop	ment support small existing busine	esses in Terra Bella? (circle one)
	Yes	No	Other
15.	If yes, please circle act	ivities that you support. If you wis	h to add an item, please add at the bottom of the list.
	Create new building	Iding space for small businesses space for small businesses in the construction of new projects	 Allow access to project facilities (meeting spaces, open space) Support public art, murals, and creative placemaking projects Other

Appendix B: Comment Cards



Terra Bella Vision Plan Community Workshop

Do you have any other questions or comments you would like to share?

the San Antonio center is huge, blocky, unappealing - a walked fortress. When developing Terra Bella attention must be paid to transitions between uses and human scale.
fortress. When developing Terra Bella attention must
be paid to transitions between uses and human scale.
Local residents will advocate for their neighborhoods (I don't
live in Terra Bella) but I support higher density housing.
7 stories is very high and there are very & few
like in Terra Bella) but I support higher density housing. Testories is very high and there are very & few places where it will be appropriate.



you have any other questions or comments you would like to share?	
* Poist implement opprovi #3	
Please clour impleasent any portes through the middle of the blocks	and and the second seco
	grad d de dere en de
	Selveration of the Land Addition Artists on the control of the Con
	angggaranan arang ar
	inder (Marina) – Marina (Marina) (Marina) – Marina (Marina) – Mari
	liidere — a dichlac ad a dichaad a and diadaad a diddiind oo ween word d
	need a summer and a
	Starling Material Street Annahal and A
	eees aaramaa ee were ee al ad ad d arbb ook oo wordd
	angan yana gangan yangan gangan gana an
	nauriuhraurea erubeta talaurium eria 170° 1111° 50° 50° 50° 50° 50° 50° 50° 50° 50° 50
	Example Class Level (1990) (1990) (1990) (1990) (1990) (1990) (1990) (1990) (1990) (1990) (1990) (1990) (1990)
	BBB and responded to a special policy of the light of the
	Earland Color of the Color of t



Terra Bella Vision Plan Community Workshop

Do you have any other questions or comments you would like to share?

Do you have any and a
Please the case with nighborhood formsitions Dait wet a view into bulyards! 30% include is butter 50% for much. Pleasing house. The bulyards! 30% include is backyard, 3 is too much.
8 Brild during when wet wet to fall
@ Enough pasking so it down't spill who existing Arighborhoods.



Terra Bella Vision Plan Community Workshop

Do you have any other questions or comments you would like to share?

			.*
Thank you		f	
	/ 0 0		
*** The state of t			
*** CS CEC No. Ballacin Sala Sala Sala Sala Sala Sala Sala Sal	an east an ann ann ann ann an air air ann an air an an air air an an an ann an ann an ann an an an an		
Control of the Contro		innermenten en entre la menor també entre la destinación de entre de la destinación de la delición delición delición de la delición de la delición	
	na casa a mena uma casa a sara en a sas a sara me a mais puncha di limenti na emat anapia stil (mai mariti del Travillà All'Cadala Gilla Helli Carl Helli		
		melianer and melian discretification developed refusion (III) and and a stringer has been defined abilities mentions, and all increases the interest and the first of the firs	
	in the control of the		



o you have any other questions or comments you would like to share?
Highest priority is setting the neighborhood transitions correct. Londscaping t height gradation. Two, hen three, then four ofc. as we move away from the existing houses.
Londscaping + height gradation. Two, hen three, then four ofc.
as we more away from the existing houses.



Terra Bella Vision Plan Community Workshop

Do you have any other questions or comments you would like to share?

- Require	electric	vehide	charging	shtons	Lot a	Il new	construction.	ganeranan erran ilmeeri er
	agggggag anthonin abba air abha ia ann an an an an abh an air an	ggegen and the second of the s	gga-gy-mayerna a minur et am una der hallin alathiad telah libili keterleri	ssig agam, mmona atau ana ann a la paddu padd sair est illia (1865) (1865) (1865) (1865) (1865) (1865) (1865)	y googrammen was muum ee la naamb ee saab ee s	militer militari (1885) e 1890 e 190 g 193 g 1990 g 1990 e 180	and the state of t	
	naj p _{ro} ntojum removim na na 1 novem na navim na navim didak dabili kode su Pre		apper program per menum na menum antara menum antara menum kanda ada berbarah di sebengah per per pengan pengan	ysspanija, pri umana-anomen-anomen-ak-akanindi kulunindookkonii isani le 190900	JJAjooniaanninnin IIII aannin IIIII aa IIIIInnin Annin Aleksa ka	ooddaind III lilligwel gengeyn yn ysgoryn a camna eu namma o	от на положнико выполнения в 11/10/14/12/14/12/14/12/14/14/14/14/14/14/14/14/14/14/14/14/14/	INTRODUCTION AND THE CONTRACT OF THE CONTRACT
	rankannan errana arkan silakilah da ilakilah da ilakilah dalah dal	muuruun ka sa sa saasaad araadad ka	a com and a la la calcada and latter the state of the sta		uurus arman tana amma taha daliikid daliikid daliikid daliikid daliikid daliikid daliikid daliikid daliikid da	a physiologica — 30 minimum a 1900 minimum a 1800 minimum a 1900 m		ggggggaganaanaanaanaanaanaanaanaanaanaan
* = 4 Arrino-adrigio Mathielda Giolegia (Alexandria (A		anamanasa na sesamanah di Palain kali (1827/1822/1919-197) Propinson menendahan kali (1827/1822/1919-197) Propinson menendahan kali (1827/1822/1919) Propi						
/ A reason assessment as a second		yyymain a channaidh a chan			yypanioisianionan norman assista (ametica)	en and a second an		en er still die de Vienliede I. Alemane er de eel werd is de de
· · · · · · · · · · · · · · · · · · ·	Lagazis, Asia, 25,944, became; etimo un ene em em en em a 2 acomina con el 2		inaka amaka (katika) (katika) 11 memana manana manana manan Masambali	odnomici (SASSA) (SSS) (Marris (Marri (Marris (Marris (Marris (Marris (Marris (Marris (Marris (Marris	ANIMATERIA (18 A ESCAPOSITUS ESCAPOS PARTICIPARA PARTICIPARA AN ARABAS AS A	n waran na nanawa ni	Operand (A region of the water measurements as an interest hand discussed about had reliable to the control of	TIA (REMAALPAYSERELAPY IVI TILLILAAAAA
* 17 a.c. Area and a second and a second and a second as a second	nggggggapammunonommun a 111 sit am se not an eart a thinnich deil deilimit de Velisided	1993 gapangan yan manan na amaran aran aran aran aran a	(SA) (SA) (SA) (SA) (SA) (SA) (SA) (SA)	q_{12} q_{2} q_{2} q_{3} q_{4} q_{5} $q_{$	2007 <u>— 1107 — 1107 — 1997 — 1</u>	nandis. An leisti laisti malandian 15 cilisadi 51 si Antilli Salah Salah Salah Salah Salah Salah Salah Salah S	мунунунда жана каланда каланда каланда каланда байын жана байын жана жана жана жана жана жана жана жа	nn e ee enman in in 1965 ee ee ee ee ee 1965 ee 1965 ee
	iggirjan jej, jej je jej je je je je je je je je je j					m.m.m.m.n.n.n.h.r.n.m.h.r.n.m.m.h.h.dicala/212209/14 		
					·/			errenamentenamentenamenten Stade Mil
			inaalista ka	a which which residence with the first first for the Polyma A that the minimum and the state of the state of the	onnammuseldisidimikeniiddisedisedisedisedisedisedisedisedised	onne annum una trocum en traca e e e e e e e e e e e e e e e e e e		interface (Thirth Sead all All 2) (American of Francisco Astron
				kookeenkallaska ja	ommunen di indinimentali medi medili mendeli ili (1871). A penneyen e	nomentanomentano em sitti titti um la nalimitta di sortiori		kin lahiladin medilad sebera sara sara sara sara sara sara sara s
· · · · · · · · · · · · · · · · · · ·	anger an en	et organismos		HEIGE AND THE STATE OF THE STAT	Week/Widelineum van in	Andrewall Intellecture (Control of the Control of t	gggggrammaramaranamaranaranaranaranaranaranar	eguerran e e e e e e e e e e e e e e e e e e e



Terra Bella Vision Plan Community Workshop

Do you have any other questions or comments you would like to share?

Please listen to the opinions of the Stierlin Estate Residences
Please listen to the opinions of the Stierlin Estate Residences and do what is best for us.
- Low density changes, single family homes to improve the home values of the Stierlin Estates residences. Thank you.
improve the home values of the Stierlin Estates
residences. Thank you.



To you have any other questions or comments you would like to share?
I hok forward to a walkable neighborhood with mixed me, mixed
allerative housing aptions (smaller, hopefully theaper, maybe ownership).



Terra Bella Vision Plan Community Workshop

Do you have any other questions or comments you would like to share? Glad you are doing the outroul into the affected communities. It's valuable for present residents, and stableholders to participate in visioning process. It also give us inoxpetints how development process works.



Do you have any other questions or comments you would like to share?
- Cometions that are sole for kids, remove the need for extra cars, and extra traffic. eby moting it easy to bake walk
- remove the need for extra cars, and extra traffic.
eby moting it easy to bake walk
o walking and biking for kilds; wono should feel that their
e walking and biking for kids; worns should feel that their kids the ocan got to school safely.
- We are building a denser, sicily > make it a more involvery
mounts as powell



Do you have any other questions or	comments you wou	ıld like to share?	
There is simply not enough over new housing development.			not get veto power
	· ·		
			77707Zaalan19777 Chain 1970 Chain



Do you have any other questions or comments you would like to share?
With increased office comes increase need for housing. Housing is needed in the city of in the region and fine site provides apparenties to combine amenities and increase Morntain View Horsing stacts.
Housing is needed in the city of in the region and this
site provides opportunities to combine amenities and increase
Morntain New Honoring stock.



Terra Bella Vision Plan Community Workshop

Do you have any other questions or comments you would like to share?

NO	MEN	STRE G	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	og harternarr skorren er som et skort for 1880 fill 1880 fil	ooganaampuunamuururun oo	nggar-mangar-sangar-sangar-sangar-sangar-sangar-sangar-sangar-sangar-sangar-sangar-sangar-sangar-sangar-sangar	, annual parts, followers to follow the following the second of the following the second of the seco		ggggge were en volume ook die book book bevoor b	
				MG	TOR "	0,000 M	Ew HSC	URITS	@N '	SHOREL
	0.6	PARKING	STACES	PER	-UW17	WILL	IMPACT	aur r	LEWUS	orthou
			anni aga arga gama a arawa da a a a a a a a a a a a a a a a a a	ann e e alla artico de la companya d			v vijetusti ja ja ja kanan enem muutumit kaladetti katti kuutetti Novitti 1190 ete enem ja ja ja ja ja ja ja j Viita ja	erminnen hein einstere der mit Schreiber der West Schreiber der Sterren. Erminnen hein einstere der mennen hein Sterren besteht der Sterren der Sterren besteht der Sterren der Sterren besteht der Sterren b	terina (1 da	e e e e e e e e e e e e e e e e e e e
* v.S. de Market de de la market Market Market November (19 manus en describe	nn na na tao an Talaha (a la	rama, land si sang di Malay mgi Yang manaman an ana ana an an an ana ana da ka la l	and the same of	ova lla locilla esconportamente e escono e e e e e e e e e e e e e e e e e e	oranda ad the add the option for the summer or see more of the act of the Arthritish states	hid illinidah NONNET taman der stateman- ur v. mill. der ad del 14 dill – dild del 1800 v. film haden.	HANGER AND	www.hadestalliiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii	luiluili NP EE ja parteen ja part	The Cheed Labelle
т степны такжа за превод за превод на пр	ggiggath through i erronn struken militiak Milevi	g magagang samanan a maran na sa	v av vilkvelstillistere prijeman av en, aanskalt skillere prefer	aannaan araan araan araan ah oo ii ii ii ah oo			and the second s			
r autorior na mandra de comunicación de la comunica					ng gang digunggayar a masaman na masaman di arada 4 dia 2000 di 4 dia 2004	Manggaha kabunan sa serenga selah sebagai sebagai sebagai sebagai sebagai kabungan kabunan sebagai sebagai seb			e die 1882 ist 1882 in 1882 werden er voor de eels die die de die de	n de norm met 2 festivations
			om (H. 1888) [Ff] (1884) j familian om breven i radio limite dell'elle se	Name Aller and Alaba Alaba (Name Alaba		n er den de den den de			hank fill fill a thairm an	
			ородо (од од о	ulikan ja		a kananan kanan kana Kanan kanan ka	e palata da la desta de la facilita de 1900 de porte por porte de la facilita de la facilita de la facilita de	a pala a sa da fara fa	gggilligggsstatistische Austral Albeiter und Habeiter der und	n at ann airing bloom
t to communication and a summa distance like the first like like like like like like like like	marriane de escucio de escucio de esta de escucio de es	муништана ал тана ал	эмдээ III төөү хүч ховрагаан амаасаа хүч эдгдагд байгаг III үүү ховгуулсын хүч хаг	tta marandist d. 2.5.5 mality t 12 party met en procession a con	n er at sam målde å til killette og fortillt til skillet fortill til skillet skillet fortill til skillet skill	nasanada sa 2006 a 2011 a deep gaayayayayayayaya mada sa mada sa mada sa da d	tillerteller fra fra fra fra fra fra fra fra fra fr	aanne en saar van de verste die de Sterne van de Sterne	annana ann an Aireanna ann an Aireann ann an Airean	· · · · · · · · · · · · · · · · · · ·
	ammana e neina u u u u u u u u n n neina () a 111 ink a 111 h. 200 f. U n neina e neina u u u u u n neina e neina u n neina e neina u n neina e neina e neina e neina e neina e neina								etakkan kerinta kan di dan di dan Baran di dan	
						THE RESIDENCE OF THE PROPERTY	trodussit na oronavná li lákalli NA Wiknelji a prádadná kordnost ostalnost ostalnost ostalnost o		recombined the wild had been been a subsection of	



o you have any other questions or comments you would like to share:
There is a bins stop on Middlefreld across San Veron Park
but no crosswalk to go to San Veron and Stierlin
Estates neighborhood. My son can't take the shuttle
from Middle school to go home from Critterden. (Middle school).
He instead bikes on Terra Rella and need to cross Shoreline -
no safe bike lanes.



Do you have any other questions or comments you would like to share?
Ill the images shown depict righ density development. Why isn't there
a low density vision for the TerraBella area? Why is high density seen
as inevitable?
Rotunda, was not a good meeting space. Too bright for projector I likel
the 1st workshop format wetter too.



Do you have any other questions or comments you would like to share?
· Lindu Vista plan most integrate with homes fondos
Nicely Fun work shop But
- Please remember that many of the neighborhood did not know the extent of the impacts To our
did Not know the extent of the impacts To our
Sterlin Estates heighborhook.
This plan is steeling our guiet neighborhood. Trafic, Baffor, walking (during which & breaks) an
Key 153 UZS Walking (during lunch of breaks) and
- Parking mast be accomidated. I have hoose
1.3 cars per condo owner. This is not reasonable
even in envivorinatal desire eble. These mest
Curs will still exist. They will get parked in
the neighbohoods