

**MOFFETT BOULEVARD REZONING
SUMMARY OF PREPROJECT KICK-OFF OUTREACH MEETINGS**

OLD MOUNTAIN VIEW NEIGHBORHOOD ASSOCIATION MEETING
OCTOBER 2, 2023
(7:00 p.m. to 9:00 p.m.)

CITY ATTENDEES—Eric Anderson, Advanced Planning Manager; Diana Pancholi, Principal Planner; and Aki Snelling, Senior Planner.

Meeting was hosted by Robert Cox of the Old Mountain View Neighborhood Association (OMVNA). Approximately 22 people attended the meeting. The following comments were expressed during the meeting:

1. Walkable Sidewalks:

- a. Would like to see wide, walkable, and safe sidewalks along Moffett Boulevard;
- b. Should have sidewalks 9' to 10' wide; and
- c. Make Moffett Boulevard attractive and enjoyable to walk along.

2. Streetscape Improvements:

- a. Provide trees along both sides of the street with tree canopy that provide shading;
- b. Make Moffett Boulevard an extension of downtown; currently, it is a huge change and not an enjoyable walk;
- c. Make streetscape vibrant;
- d. Sycamore trees are not preferred as street trees as they are messy; and
- e. Consider reducing vehicle speed limits in the area and narrow Moffett Boulevard.

3. Underground Transit Station Walkway:

- a. Concern that the tunnel is long and will not be well-lit and safe, and will create large disconnect between the two streets;
- b. Should incorporate retail in the underground tunnel to create connection between Castro Street and Moffett Boulevard with kiosks, coffee shops, etc., like an underground mall that other places have (e.g., Vancouver).
- c. Make Moffett Boulevard and downtown connected and one large downtown area for people to enjoy.

4. Land Uses:

- a. Prefer more retail than office buildings;
- b. Limit big office uses; concentrate on neighborhood-serving;

- c. Most lots are small; need to think of viability of types of development and uses; and
- d. Maintain and support small businesses on Moffett Boulevard.

5. Building Height/Design:

- a. Be mindful of building heights with respect to small lot sizes of some properties;
- b. Cap building heights to four stories;
- c. Fear that developers will be high-rises above maximum height with density bonus allowances;
- d. Development standards should be clear and objective, so that there are not changes between what would be in the Precise Plan and what the implementation process would be;
- e. Provide for quality architectural design;
- f. Require greater requirements the taller buildings are proposed to ensure better building design;
- g. Provide shading for residential units on balconies;
- h. Provide overhangs to provide shade on sidewalks and create a human scale; and
- i. Consider architectural theme that is tied to the history of Moffett Boulevard/Mountain View and that provides some architectural continuity with downtown.

6. Art/History:

- a. Incorporate art and history of Moffett neighborhood.

7. Precise Plan:

- a. Support preparation of a precise plan.

**CHAMBER OF COMMERCE MEETING WITH PETER KATZ
OCTOBER 3, 2023**

CITY ATTENDEES—Eric Anderson, Advanced Planning Manager; Diana Pancholi, Principal Planner; and Aki Snelling, Senior Planner.

Staff met with Peter Katz via Zoom. Mr. Katz expressed the following comments:

1. Permitting:

- a. Permitting costs, timing, and inflexibility are a problem for potential tenants; and
- b. Need consistency with what requirements are versus what City says is required.

2. Moffett Boulevard Area:

- a. Quickly developing area and has good potential for revitalization;
- b. Small businesses;
- c. Need a vision for Moffett Boulevard—Councilmembers may have different visions;
- d. Moffett Boulevard lacks personality, just has strip malls;
- e. Needs art, public space to make it feel like a community;
- f. General Plan is not up-to-date for this area; and
- g. Desire is to have a more connected City and have Moffett Boulevard connect with downtown.

3. Parking:

- a. Need parking in this area, but it cannot be car-free; and
- b. There are bus lines but still need a place to park.

4. Streetscape:

- a. Tree canopy is important to provide shading and aesthetics.

5. Suggestion to talk to:

- a. Hampton Inn;
- b. Adult Education Center (Chamber member);
- c. Adobe building (Chamber member);
- d. Bay Area Ballet (Chamber member);
- e. 100 Moffett Boulevard;
- f. New dental office—Central Expressway/Moffett Boulevard; and
- g. Community Services Agency.

**MOFFETT AREA RESIDENTS MEETING
OCTOBER 20, 2023**

CITY ATTENDEES—Eric Anderson, Advanced Planning Manager; and Aki Snelling, Senior Planner.

Approximately eight people attended the meeting. The following comments were expressed during the meeting:

1. Trees and Open Space:

- a. Keep it livable, maintain and enhance canopy;
- b. More greenery to address urban heat island, people will follow the shade;
- c. Love our trees, have an urban forest;
- d. Linear parks with space for people to gather;
- e. Urban gardens;
- f. Art, sculptures; Los Altos does points of interest that pull you through the City, adds interest and engagement;
- g. Include benches and seating areas;
- h. Include children play spaces—there are not many around;
- i. 100 Moffett was done well with the path through it;
- j. Integrate commercial and parks/play areas; and
- k. Drinking fountains and bathrooms in parks.

2. Building Heights and Uses:

- a. Not in favor of high-rises, do not want San Antonio Road, too much traffic, not walkable;
- b. Limit heights to four stories;
- c. Limit heights to protect against density bonus;
- d. OK with higher than four stories, but it has to be done well, with public concessions, like public parking or public open spaces (height within reason);
- e. Taller buildings OK if done thoughtfully with mixed-use;
- f. No issue with height limits--unless we build up, nothing we want is going to happen;
- g. Underground parking, especially as an incentive for more density;
- h. Keep retail and residential near each other;
- i. Maintain a retail frontage; and
- j. Nice to have café and shops, nice to have the little neighborhood grocery.

3. Moffett Boulevard Streetscape:

- a. Reduce to two lanes;
- b. Bike lanes;
- c. Extension of downtown, keep walkable and pedestrian-friendly;

- d. Wide sidewalks;
- e. Take an integrated approach all the way to Moffett Field, think about it holistically;
- f. Walkable, bikeable;
- g. Sidewalks are not big enough;
- h. Roadway should be reclaimed for people to walk or bike, add canopy;
- i. Not bikeable, bike lanes are inconsistent;
- j. It would be great to extend pedestrian mall with traffic calming, will not need four lanes;
- k. Protected bike lanes;
- l. Slow people with narrower lanes;
- m. Create green complete streets; and
- n. Need for street parking.

4. Other Access Issues:

- a. Build a parking garage, make it easy to get there;
- b. Think about how people access the Stevens Creek trail along Central Avenue;
- c. Lots of students cross Moffett Boulevard at Central Avenue;
- d. Hard to get to the trail in some places;
- e. Grade separation will create an underground tunnel, which may not feel safe or comfortable, wide enough, well-lit, video cameras, protect from homeless, make nice like Europe; and
- f. Tunnel needs full visibility from end to end.