

**Council Work Plan Priority Project Updates  
As of November 2025**

**Fiscal Years 2025-27 Council Work Plan Projects**

Carried forward from the Fiscal Years 2023-25 Council Work Plan

**Stevens Creek Trail Extension**

The Stevens Creek Trail Extension is a long-term project that requires coordinating with several jurisdictions and agencies, navigating overlapping regulatory frameworks, and leveraging a significant amount of funding from multiple sources. Work on the extension was included in the FY 23-25 Council Work Plan to reflect the project's importance to the Council and the community, with the understanding that it would not be completed in the two-year implementation timeframe.

In Q1/Q2 2025, staff began working on a Measure B grant funding agreement with the Valley Transportation Authority and a cost-sharing agreement with the City of Sunnyvale. In September 2025, the City issued an RFP for a feasibility and trail alignment analysis, including the preparation of preliminary design concept drawings. The RFP closed on October 29, 2025, and is in the review, scoring, and selection process. Once a consultant has been selected and onboarded, the preliminary design project is expected to take two years. This project has been carried forward to the FYs 2025-27 Council Work Plan.

**Low- and Middle-Income Housing**

Low- and middle-income housing has been a long-term priority for the Council, particularly in the context of rising regional and statewide housing costs. During and immediately after the FYs 23-25 Council Work Plan implementation period, staff advanced the project through the following actions:

- The Council accepted the award of and appropriated Permanent Local Housing Allocation statewide grant funding to support a homeownership assistance program on February 13, 2024.
- In partnership with SPUR and UC Berkeley's Turner Center, the City hosted a middle-income housing workshop on February 8, 2024.
- Staff worked with the Urban Land Institute to convene a Technical Assistance Panel (TAP) focused on identifying options for developing an affordable ownership project on a City-owned site. Staff held a webinar on May 30, 2025, to present findings from the two-day TAP held in January 2025.

As part of the FYs 25-27 Council Work Plan, Housing staff is working to develop an overarching strategy to support low- and middle-income homeownership. The project team will present a scope of work for developing the strategy to the Council during a study session scheduled for December 16, 2025.

### **R3 Zoning Update**

This project was first included in the FYs 19-21 Work Plan and carried forward in the FYs 21-23 and 23-25 Work Plans. On November 12, 2019, the Council authorized the scope of work and budget for the project, including hiring a consultant. Two study sessions – one on densities and development standards, the other on a character subzone framework and draft map – were held on October 13, 2020, and April 13, 2021.

The project was temporarily suspended to prioritize the development of and incorporation of the findings from the Housing Element and the Displacement Response Strategy. In response to the Council's feedback from the study sessions, staff conducted additional community outreach focused on neighborhoods and tenants during this time.

On April 9, 2024, staff presented an update on the project goals, phasing, and criteria to the Council to recommence work on the project. The Council directed staff to identify potential locations for targeted density increases. At study sessions on March 25 and June 24, 2025, the Council provided feedback on which specific locations should be considered for potential upzoning.

The project team is currently developing policies and standards for the zoning update and preparing the project's draft EIR. Staff expects to return to the Council for further direction on policy development in Q1 2026. Depending on Council direction regarding staff's recommended approaches, zoning updates could be finalized in Q3 2026.

Project webpage: [collaborate.mountainview.gov/r3update](https://collaborate.mountainview.gov/r3update)

### **Community for All Action Plan**

Developing and implementing a Race, Equity, and Inclusion (REI) Action Plan was first introduced in the Fiscal Years 2021-2023 (FYs 21-23) Council Work Plan. The original REI plan described projects and actions for the City to implement to support community-building and involvement focused on Mountain View's racial diversity. In the Fiscal Years 2023-25 (FYs 23-25) Council Work Plan, the City Council included an update to the REI plan, focusing on internal administrative work within the City organization. Staff researched options, prepared recommendations, and presented their findings to executive decision-makers in the two-year work plan implementation period.

Through the Fiscal Years 2025-2027 (FYs 25-27) Council Work Plan development process, the Council directed staff to pivot and create a Community for All Action Plan, focusing on highlighting the City's community-focused efforts to create a welcoming city for all members of the Mountain View community. Staff anticipates that work on the Community for All Action Plan will begin in Q3 and completed by Q4 of FY 25-26.

## **In-Progress and Ongoing Fiscal Years 2023-25 Council Work Plan Projects**

### **Review and Update the Shoreline Community Area Plan**

Staff researched, reviewed, and drafted an administrative update to the 1977 Shoreline Community Plan. The project has required additional time to complete due to the complexity of the legal review necessary to support the plan update. Additionally, the need to focus first on negotiations for the renewal of the Education Enhancement Reserve agreement between the Shoreline Regional Park Community, the Mountain View Los Altos High School District, and the Mountain View Whisman School District, which involved the same interdepartmental team, resulted in a shift in the project's timeline. Staff expects to bring this project to the Council in 2026.

### **Develop a Citywide Decarbonization Plan/Complete a Climate Change Vulnerability Assessment**

The City issued a Request for Proposals (RFP) on March 11, 2024, to select a consultant for developing the 2035 Climate Strategy. Staff selected a consultant and brought a consent agenda item to the Council on June 25, 2024, to approve an agreement to develop a 2035 Climate Strategy, including a vulnerability assessment, emissions forecast analysis, decarbonization plan, and climate resiliency strategy. The Council raised questions about the recommended scope of work and referred the item to the Council Sustainability Committee (CSC) for review. Staff presented the item to CSC on September 4, 2024, and, at the committee's direction, returned to the CSC with a revised scope of work, which was approved by the CSC on October 28, 2024, and by the Council on November 19, 2024. The need for additional input and time to develop the scope of work delayed the project launch.

The final scope of work included an analysis of decarbonization goals for 2035 and 2040 as well as a climate vulnerability assessment (CVA). The CSC approved the framework, deliverables, and focus areas for the CVA on April 29, 2025, and received a progress update that included preliminary results and data on the impacts of extreme heat on June 26, 2025. At the June meeting, the CSC also received an update on the decarbonization strategy data analysis (phase one of the project) and provided feedback on the selection of local actions to reduce emissions (phase two of the project).

On November 6, 2025, the CSC received and discussed preliminary modeling results for five of the local decarbonization actions identified to reduce emissions and approved the final list of remaining local actions to be modeled for their potential to reduce emissions. The CSC also directed staff to begin developing a five-year decarbonization roadmap, focusing on achieving the City's adopted 2045 decarbonization goal, and provided preliminary feedback on the roadmap's content. The CSC acknowledged the significant barriers created by recent changes in Federal and State policy that will make it difficult to accomplish decarbonization, especially on an accelerated time frame, through local actions alone.

At its December 1, 2025, meeting, the CSC received the draft CVA and approved staff's recommendation to develop an integrated climate strategy with a five-year road map that identifies both priority decarbonization and resiliency actions over the near term. The climate strategy is anticipated to come to Council for adoption in 2027.

### **Develop a Moffett Boulevard Precise Plan**

The Moffett Boulevard Precise Plan project began with a study session on November 14, 2023, at which the Council provided input on the project's scope of work. Following an RFP process, staff presented a project budget and consultant selection, which the Council approved on April 23, 2024. The project team held a kick-off meeting in June 2024.

The project team conducted research and gathered input from the community, stakeholders, the Environmental Planning Commission (EPC), and the Council, developing a draft vision framework and existing conditions and site assessment. This effort culminated in the completion of Phase 1 of the project in November 2024. The focus of Phase 2 was to develop the precise plan's concepts and alternatives. Phase 2 work included pop-up events, walks with property and business owners, a community workshop, and an online survey. The EPC and the Council received presentations and provided feedback on land use and street design alternatives. The second phase was completed in April 2025 with the development of a final vision framework for the precise plan.

The project is currently in Phase 3. The project team is working on further developing the preferred land use alternatives in response to the Council's feedback to draft a precise plan and developing an Environmental Impact Report (EIR), which are expected to go before the EPC and Council in Q2/Q3 2026 for additional review and feedback. Following that, the revised draft of the precise plan and the draft EIR will be made available for public comment. Staff expects to bring the final documents before the EPC and Council for final review and approval in Q4 2026/Q1 2027.

Progress on the Moffett Boulevard Precise Plan has been impacted by emergent work required to respond to the passage of Assembly Bill (AB) 130, which created a new statutory exemption from the California Environmental Quality Act and has shortened the environmental review process for several projects since July 2025. The compressed review timelines diverted staff resources to process the impacted projects. Progress has also been affected by the passage of Senate Bill (SB) 79, which changed allowable land uses within one-half mile of rail transit stops in Mountain View and applies to most of the Moffett Boulevard precise plan area. Staff is working to determine the specific impact of SB 79 on the precise plan area.

Project webpage: [collaborate.mountainview.gov/moffett-boulevard-precise-plan](https://collaborate.mountainview.gov/moffett-boulevard-precise-plan)

## **Adopt a Citywide Transportation Demand Management Ordinance**

The Citywide Transportation Demand Management (TDM) Ordinance project originated in the Sustainability Action Plan 4 and was included in the FYs 2021-23 Council Work Plan. Due to the large number of projects in the FYs 21-23 work plan and limited staff capacity, the TDM ordinance was carried forward to the FYs 23-25 Council Work Plan.

On February 20, 2023, the City executed a professional services contract with a consultant to support the development of the ordinance. Since that time, the project team has undertaken the following tasks:

- Reviewed and analyzed the regulatory context and existing TDM requirements
- Defined the vision, goals, and principles for the ordinance
- Developed a framework for the ordinance based on an analysis of approaches in peer and best-practice cities
- Convened an internal Technical Advisory Committee, including City staff with roles in economic vitality, planning, sustainability, traffic, transportation, and land development
- Engaged community members, developers, employers, and property managers to discuss the ordinance, including meeting with the Mountain View Downtown Business Association, Mountain View Chamber of Commerce, and the Mountain View Transportation Management Association Board; a community meeting; and individual stakeholder conversations
- Presented to the Bicycle/Pedestrian Advisory Committee (BPAC), EPC, and Council Transportation Committee (CTC) twice to brief members on project progress and receive their feedback on decision points
- Presented a recommended framework for discussion and feedback in a study session at the June 10, 2025, Council meeting

Staff anticipates returning to the EPC and Council for review of the draft ordinance language, including recommendations for enforcement, in Q2 2026 and incorporating the Council's feedback into a recommendation for final adoption in Q3 2026.

Project webpage: [mountainview.gov/our-city/departments/public-works/transportation/transportation-planning/transportation-demand-management-tdm](https://mountainview.gov/our-city/departments/public-works/transportation/transportation-planning/transportation-demand-management-tdm)

## **Develop a City Active Transportation Plan**

The Active Transportation Plan (ATP) was a FYs 21-23 Council Work Plan project that began in Fiscal Year 2021-22 and carried forward into the FYs 23-25 Council Work Plan. The purpose of the project is to update and integrate the 2014 Pedestrian Master Plan (PMP) and the 2015 Bicycle Transportation Plan (BTP) to align potentially competing uses of the public right-of-way into a single, holistic approach.

Following an RFP process and the Council's authorization on May 24, 2022, to execute a professional services agreement with the selected consultant, the project kick-off was held in fall 2022. The first phases of the project included extensive community outreach, an analysis of existing conditions, and the development of a vision statement, goals, and draft scoring criteria for the plan.

The project team assembled two advisory committees to review and provide recommendations on the draft elements of the ATP: a 13-member interdepartmental Technical Advisory Committee and a 12-member Active Transportation Plan Advisory Committee, comprising representatives from Council-appointed boards, commissions, and committees, as well as community-based and nonprofit organizations. Staff also presented the project to BPAC for review and input at three different checkpoints. Additionally, the project team administered a citywide community survey during spring and summer 2023 and facilitated multiple in-person engagement events, which included two bike tours, three walking tours, and several events in partnership with community-based organizations.

Based on the Council's direction at the May 28, 2024, and October 22, 2024, meetings, and the CTC's direction at the September 3, 2024, meeting, the project approach was revised to include additional steps. The Council requested that staff reorder project tasks, conduct an additional round of community engagement, and incorporate a feasibility analysis into the vision of a holistic transportation network and the project list. The additional community outreach and feasibility analysis required additional funding and delayed the anticipated project timeline.

Staff presented the Draft Holistic Bicycle Network and Draft Holistic Pedestrian Network to the advisory committees and BPAC and brought the documents to the CTC for feedback on April 1, 2025. Based on the CTC's input, staff is developing policy recommendations, identifying potential projects, and scoring a prioritized project list. The project list and policy recommendations will be the focus of the next round of public engagement planned for early 2026. The plan's final draft is expected to go before the Council in Q2/Q3 2026.

Project webpage: [mountainviewatp.com](https://mountainviewatp.com)

### **Develop a Parks and Recreation Strategic Plan**

In September 2022, the Parks and Recreation Commission (PRC) and Council provided input on a proposed scope of work for development of the Parks and Recreation Strategic Plan. Following an RFP process, the Council authorized a professional services contract with the selected consultant at its meeting on April 25, 2023.

The project kicked off with a series of four community meetings in August 2023. Community members provided input at pop-up opportunities during the October Celebrate Shoreline! and Monster Bash events, as well as the December Community Tree Lighting event. The

project team collected additional community feedback through two surveys: a randomly sampled, statistically valid survey and an online survey open to all residents, both of which were administered from February to April 2024.

Through Q3/4 2023, the project team completed assessments of City parks, recreation programs, and the Community Services Department's operations. The project team presented the results of this analysis, along with the findings from the community survey and public input process, at community meetings in June 2024 and at the PRC meeting on July 1, 2024. Additionally, the PRC received a presentation and provided comments on the level of service analysis at the March 12, 2025, meeting.

Staff initially expected to complete this project by December 2024. The project timeline was extended to accommodate an expanded community engagement process, allowing for input from a broader range of community members. Challenges with data availability and the complexity of the analysis in the level of service assessment required the coordination of multiple City departments to re-measure park sites and create new Geographic Information Systems (GIS) resources. Additionally, the initial draft plan required significant revisions to ensure it reflected Mountain View standards, community values and priorities, and policy context.

The draft plan was made available to the public on November 3, 2025, and was presented to the PRC at its meeting on November 17, 2025. At its meeting on January 27, 2026, the Council will review and comment on the draft plan. Staff expects to bring the plan to the PRC for final recommendation in March 2026 and to present the plan to the Council for final adoption in May 2026.

Project webpage: [ImagineMVParks.com](https://ImagineMVParks.com)

### **Develop a Biodiversity Strategy/Update the Community Tree Master Plan to create an Urban Forest Plan**

The FYs 21-23 Council Work Plan included projects to "Update the 2015 Community Tree Master Plan and review existing guiding policies and ordinances in coordination with the update" and "Define biodiversity requirements for landscaping in Mountain View." These projects were combined and carried forward in the FYs 23-25 Council Work Plan.

The PRC provided feedback on a draft scope of work for the project consultant on June 29, 2022, and received a project overview on February 14, 2023. At a subsequent PRC meeting on June 14, 2023, the project team presented a status update and an overview of the planned public outreach and engagement process.

Following that meeting, the project timeline was paused to reassess the outreach and engagement approach, ensuring it was thoughtful, robust, collaborative, and aligned with the

City's values and vision for the project. This reenvisioning resulted in changes to the consulting agreement, which required processing time.

On June 12, 2024, City staff provided an update to the PRC that included the revised scope and schedule of community engagement and outreach activities. These activities included three pop-up events, six workshops (including one fully translated for Spanish- and Mandarin-speaking residents), a public survey with over 500 responses, and project engagement opportunities at neighborhood block parties and ice cream socials, as well as at City special events. Additional outreach tools included a project webpage with an interactive ideas portal, signage and flyers throughout the city.

After the draft plan was delivered to City staff, the project was slightly delayed to allow for comprehensive internal review and interdepartmental feedback.

The City publicly posted the draft plan 10 days before the October 8, 2025, PRC meeting, during which the PRC reviewed the draft plan and provided feedback to the project team. Staff will return to the PRC on January 21, 2026, with a revised draft. Following the PRC's review, the plan is scheduled for consideration by the Council in April 2026 and adoption in June 2026.

Project webpage: [collaborate.mountainview.gov/biodiversity](https://collaborate.mountainview.gov/biodiversity)

### **Develop a Dark Skies Ordinance**

This project began in June 2025 with the selection and hiring of a consultant. The staff and consultant have completed preliminary research. The initial round of stakeholder meetings concluded in October 2025. Online community engagement launched in November 2025.

Following the public input phase of the project, the project team will prepare a draft ordinance planned for presentation to the EPC and Council during public hearings in Q2 2026.

Project webpage: [mountainview.gov/our-city/departments/community-development/planning/dark-sky-ordinance](https://mountainview.gov/our-city/departments/community-development/planning/dark-sky-ordinance)

### **Develop an ordinance to ban vaping sales citywide**

In fall 2023, staff formed an interdepartmental working group to research different types of vaping product bans, evaluate existing bans in State law, and consider options for increased enforcement of existing laws and potential new ordinances. Staff reviewed other jurisdictions to identify best practices and several other City ordinances banning flavored tobacco and e-cigarettes. In 2024, the working group began exploring a partnership with Santa Clara County for tobacco enforcement. Staff also reached out to local businesses regarding a potential change to tobacco regulation in the Municipal Code.



On May 27, 2025, the Council directed staff to continue working with Santa Clara County on a proposed ordinance regulating the sale of tobacco products, establishing a retail permit program, banning the sale of flavored tobacco, e-cigarettes, and vape-related products, and prohibiting smoking and tobacco use around public playgrounds. The Council also authorized staff to continue working on an agreement with Santa Clara County for the enforcement of the tobacco retail permit program. The ordinance is expected to return to the Council on February 10, 2026.

### **Develop comprehensive updates to the Downtown Precise Plan**

The development of the Downtown Precise Plan update was included in the FYs 23-25, with the stated intention of having a staggered start after the Moffett Boulevard Precise Plan. After an RFP process and the Council's approval of a consultant agreement on May 28, 2024, the project kick-off was held in October 2024. Staff collaborated with the consultant to host community workshops, administer an online survey, and gather public input through pop-up events throughout summer 2025. The project team is incorporating research and community and stakeholder feedback into a draft of the existing conditions analysis and vision for Downtown Mountain View, which is expected to be completed in Q4 2025. Staff expects to present the vision framework and existing conditions and site assessment to the EPC and Council by Q2 2026.

Following the review and finalization of the existing conditions analysis and vision framework, staff and the consultant will develop plan concepts and alternatives, complete technical studies, and explore policy options and strategies. They will also continue to facilitate a robust community input process. Staff expects to prepare a draft precise plan and EIR in 2026. Review of the draft plan and draft EIR, including pop-up events, a community workshop, and EPC and Council meetings, is planned for 2027.

As with the Moffett Boulevard Precise Plan, the compressed housing development project review timelines subject to AB 130 have diverted staff resources from the Downtown Precise Plan update. A large portion of the Downtown Precise Plan area is also subject to SB 79, which changes allowable land uses near transit stops. Staff is working to determine the specific impact of SB 79 on the precise plan area.

Project webpage: [collaborate.mountainview.gov/downtown-precise-plan](https://collaborate.mountainview.gov/downtown-precise-plan)

### **Facilitate affordable housing development at the VTA Evelyn site**

Facilitating an affordable housing development at the VTA Evelyn site was included in the FYs 21-23 Council Work Plan and carried forward to the FYs 23-25 plan. On September 26, 2023, the Council selected a preferred developer to lease and build on the City-owned site for permanent affordable housing. On December 25, 2024, the Council authorized the execution of a Lease, Disposition, Development, and Loan agreement with the housing provider and appropriated \$8 million from the Housing Impact fund to support the project. Staff supported

the developer in submitting an application for the State's Affordable Housing and Sustainable Communities grant program in Q2 2025 and an SB 35 project application.

Staff continues to support the developer in seeking funding and advancing the project. If and when the aforementioned funding sources are secured, the developer is targeting a construction start in early 2027.

Project webpage: [mountainview.gov/our-city/departments/housing/affordable-housing/projects-in-development](https://mountainview.gov/our-city/departments/housing/affordable-housing/projects-in-development)

### **Review and update the historic preservation ordinance**

This project was initially included in the FYs 21-23 Council Work Plan and carried forward to the FYs 23-25 Council Work Plan. On October 12, 2021, staff requested direction from the Council to issue an RFP and returned to the Council on April 12, 2022, for authorization to execute an agreement with the selected consultant.

The Council reviewed the project's goals and scope at a study session on December 12, 2023. A draft Historic Context Statement was completed and made available for public comment in May 2024. Throughout this time, the project team conducted an intensive citywide historic resources survey considering properties in Mountain View for their potential historic significance. Additionally, the project team held multiple community workshops and outreach meetings to share information and gather input on the project.

The EPC received an update on the ordinance and Historic Register on October 1, 2025. Staff will present an update to the Council, including the EPC's feedback, on December 9, 2025. Following the meeting, staff will work to prepare a draft ordinance and plans to return to the EPC and Council for adoption in Q2/Q3 2026.

Project webpage: [mountainview.gov/our-city/departments/community-development/planning/development-projects/historic-preservation-and-register-update](https://mountainview.gov/our-city/departments/community-development/planning/development-projects/historic-preservation-and-register-update)

### **Prepare the Citywide Travel Demand update**

The Citywide Travel Demand Model update originated in the FYs 21-23 Council Work Plan and carried forward to the FYs 23-25 work plan. During the work plan implementation period, the project team collected vehicle turning counts at signalized intersections over the course of two years to update traffic volume data. Staff also negotiated a license agreement with VTA to use their travel demand model as a base for the Mountain View-specific model. In summer 2025, staff selected a consultant through an RFP process to prepare the updated travel demand model. The project is anticipated to be completed by Q4 2026.

**Develop guidelines for micromobility, including a scooter share pilot**

Staff is working to update the micromobility permit application process, develop program guidelines, and identify hub locations for scooter share providers. Staff expects to present information on lifting the 2019 moratorium on scooter share in Q1/Q2 2026. The scooter share pilot program is scheduled to run for 12 to 18 months. Following the conclusion of the pilot, staff will report findings to the Council in 2027.