



Mountain View General Plan Update Neighborhood Workshop:

MOFFETT/WHISMAN AREA

June 8, 2009

German School

Introduction

This first round of City-wide General Plan update workshops were designed to 1) reaffirm and refine community input received during the 2008 General Plan Visioning process; and 2) focus on neighborhood specific General Plan issues from participants who live and work in the specific neighborhood area of the City. Input from these meetings will help inform the development of General Plan update policies and land use alternatives.

In addition to City-wide neighborhood workshops, additional targeted outreach meetings have been held with a variety of groups, including business owners, youth, seniors, and non-English speaking groups. Input from these meetings will also be included in the General Plan update process.

General Plan Update – Discussion Topics

Workshop participants participated in small group exercises to discuss the following citywide topics: 1) Economic and Community Development; 2) Open Space and Conservation; 3) Health and Safety; and 4) Climate Change and Sustainability. They also discussed the following specific neighborhood level topics: 1) Land-Use and Design; 2) Housing; 3) Transportation; and 4) Public Facilities and Infrastructure.

During the small group discussions, facilitators used prompts developed from the community during the General Plan Visioning process, and from staff and consultant expertise regarding specific challenges and issues. These prompts not only assisted participants by providing additional information and context, but also helped reaffirm and refine prior feedback on current and future challenges and issues that have been identified by the community.

The following is a summary of the small group discussions from the **June 8, 2009** meeting at **the German School**. The feedback collected from workshop participants is summarized by citywide and neighborhood topics.

Citywide Policy Discussion

1. *Economic and Community Development*

North Bayshore Area

The North Bayshore Area provides an area for growth within the community for inclusion of housing, commercial uses and an integrated public transportation system.

- Provide education, research uses and housing.
- Provide personal services, housing and commercial uses.
- Companies should group their shuttle service to provide a shared transportation that is accessible to everyone.
- Plant more trees.
- Provide more public restrooms.
- Maintain Moffett Airfield as a non-commercial airfield.
- Plan for and accommodate anticipated sea level rise.

San Antonio Shopping Center

The San Antonio Shopping Center is an aging center in need of redevelopment.

- Antiquated shopping center that needs modernization and improvements.
- Create a consolidated vision and implementation plan for the shopping center.
- Completely demolish and redevelop the entire site.
- Redevelop site as a mixed-use site with housing to further the village idea.
- Provide more landscaping, trees and open space.
- Provide better automobile and pedestrian circulation system.
- Sears store is not a good anchor store.
- Wal-Mart should be removed from the shopping center.
- Do not allow big box retail chains to take over the shopping center.
- Allow a maximum height of three to six stories for new buildings.
- Provide variation in the height of new buildings for architectural interest.
- Hide cars with underground or structured parking.
- Require new buildings to be LEED rated green construction.
- Provide better transit access.

Downtown

The Downtown is an asset to the City that requires minor modifications to better accommodate non-automobile related activities.

- Build another downtown in another location to provide a less crowded alternative.
- Close Castro Street to automobile traffic.

- Provide a better diversity of restaurants and shopping choices.
- Provide a venue for festivals.
- Route bike traffic to Castro Street.
- Lease train station depot building.

El Camino Real

El Camino Real needs substantial revitalization and beautification to create a thriving commercial corridor.

- Enhance walkability and bikability.
- Provide larger building setbacks from the street.
- Re-number street addresses.
- Provide comprehensive streetscape improvements.
- Provide public parking areas.

Moffett/Whisman Area

The Moffett/Whisman Area should provide more residential serving uses such as grocery stores and retail uses.

- Whisman West is planned for too much high density residential.
- Provide a grocery store.
- Provide a library.
- Provide more retail uses.
- Develop or re-develop vacant or underutilized properties, especially gateway sites.
- Prohibit expansion of Downtown across Central Expressway to Moffett Blvd.

General

- Redevelop underutilized properties.
- Provide better transit options for planned high density residential.
- Increase supply of smaller commercial spaces for start-ups and entrepreneurs.
- Provide a balance between “mom-and-pop shops” and commercial chains as there is currently an imbalance with more commercial chains.
- The ABAG projected employment and housing needs numbers are too high and they should not drive City planning.
- Eliminate job-housing imbalance.
- Provide more neighborhood commercial uses to reduce automobile trips for day-to-day errands.
- Provide more housing for public safety workers and teachers who work in this area.

2. Open Space and Conservation

Trails

Trails throughout the City are an important community asset that should be further developed and expanded to serve a growing desire for bike and pedestrian usage.

- Provide more bike connectivity to the Bay Trail.
- Complete undeveloped segments of the Bay Trail.
- Complete undeveloped segments of the light rail trail.
- Complete undeveloped segments of the Hetch Hetchy trail/easement.
- Prohibit housing within the Hetch Hetchy right-of-way and maintain area as open space.
- Create more daylight along Permanente Creek Trail.
- Provide more biking and pedestrian trails that lead to key areas of interest like shopping centers.
- Provide lights on Stevens Creek Trail to allow evening use.

Park Amenities

Existing aging park facilities and amenities should be upgraded and expanded.

- Make mini-parks less passive and provide active park uses in them.
- Increase park programming and activities throughout City.
- Improve and upgrade Rengstorff pool facilities.
- Provide more tennis courts.
- Provide more large-group picnic areas.

Cuesta Park

- Preserve Cuesta Park Annex as a natural environment rather than a formal park.
- Incorporate a Heritage Garden.

Shoreline Park

Shoreline Park should be maintained as open space and should be more easily accessible by public transportation.

- Maintain Shoreline Park as the magnificent park it is today.
- Provide a shuttle bus to Shoreline Park.
- Increase bus frequency to Shoreline Park.
- Do not allow development in Shoreline Park.

Community Gardens

- Provide more community gardens. Suggested sites are the Cuesta Park Annex and Wagon Wheel site, and Hetch Hetchy right-of-way.

- Provide incentives to apartment owners to provide community gardens for the apartment residents and the surrounding neighborhood.

Increase, Maintain and Restore Open Space

Additional open space opportunities should be pursued, whether for new trails, pocket parks, or the restoration of agricultural land. Emphasis should be placed on underserved areas in order to balance open space throughout Mountain View.

- Provide a new large park in the light industrial area.
- Build a new large park somewhere within the City with active playing fields and room for other park amenities as well. Suggested sites are Francia Orchard or the 450 N. Whisman Road property.
- Developers should be required to donate land for the construction of new parks.
- Preserve bay lands as natural open space.
- Create more mini parks throughout the City to serve the increase in population through the increase in density requirements.
- Continue street improvements that are happening on portions of Whisman Road along all of Whisman Road.
- Provide green roofs on new commercial buildings.

General

- Facilitate group work plan services (e.g. put gangs to work program, youth service, school programs, etc.)
- Provide better public transportation options to parks and open space areas.

3. Health and Safety

Transportation Improvements

Improvements throughout the City should be made to roadways and trails to accommodate all modes of transportation.

- Facilitate a regional approach to planning and funding transportation within the City.
- Require police to ride bikes along trails.
- Provide fencing along the rail right-of-ways to decrease auto accidents and suicides.
- Provide transportation options design for seniors.
- Provide better transit service on the weekend to encourage weekend public transportation use.
- Improve light rail efficiency from Mountain View to Downtown San Jose.
- Provide a more efficient inter-City transit system.

- Increase public transit ridership through urban design, education, faster service, and stops at places more people want to go on a regular basis.
- Ensure that a majority of traffic use arterial roadways and not residential streets.
- Time traffic lights on Central Expressway to make traffic flow better.
- Improve bike connections, bike lanes and bike parking throughout the City.
- Reduce parking to encourage walking and biking.
- Provide “walkability” improvements throughout the City.
- Promote the healthy village concept to reduce the dependence on automobiles.
- Connect Hetch-Hetchy and Stevens Creek Trails.

Biking Improvements

Bike facility improvements should be made to allow for safe and efficient biking options.

- Provide a bike path parallel to Central Expressway.
- Plan new bike lanes to accommodate new technology transit options as well, such as Segways, people movers, etc.
- Provide bike accessible stoplight crossing buttons.

Downtown

- Provide more bike racks in the Downtown and at the train station.
- Provide more ADA parking along Castro Street.

Air Quality

- Improve air quality through better enforcement of illegal tree removal which increases the amount of CO₂ in the air and ensuring people don't use barbeques on “spare the air” days.

Housing

Housing should be carefully planned and should be located in close proximity to neighborhood commercial services so that people do not have to drive to access basic services.

- Provide neighborhood retail uses (such as small grocery stores) which are within walking distance to residents.
- Provide housing near Community Centers.
- Prohibit housing on known contaminated or previously contaminated sites such as the MEW Super Fund site.
- Restrict the number of new units in the City as the increase in population puts more strain on emergency services.
- Avoid more low-income housing projects as they lead to neighborhood crime.

School Programs

Education and school health programs should be established to maintain the current and future health of the community.

- Promote school-based gardens and agricultural programs.
- Allow a joint-use agreement between the City and schools.
- Organize and expand recreation programs.
- Provide better bike and pedestrian access to schools so everyone doesn't have to drive.
- Encourage the "virtual school bus concept" so that children form teams to safely walk to and from school.
- Provide healthy food at schools.

4. Climate Change and Sustainability

Water

Water re-use options should be more widely encouraged and practiced.

- Encourage rain barrels, rain chains and water-reuse in general.
- Require hot water cycling systems.
- Require gray water use.

Energy Reduction

Alternative renewable energy sources should be established to serve the City and surrounding communities.

- Provide a regional biomass facility which includes Los Altos and Palo Alto.
- Provide windmills at Shoreline Park for energy production.

Green Building and Business

Businesses and new development should reduce their impacts on the environment through green business and building practices.

- Provide integrated green developments.
- Encourage transit-oriented developments.
- Encourage mixed-use buildings to reduce automobile use.
- Require mandatory green building requirements.
- Incentivize green building, such as lower development fees, fast-track permit processing, etc.
- Require flat roof buildings to incorporate solar panels, green roofs, and rain capture and re-use.
- Incentivize residential solar panels, solar water tank heaters, and tank-less water heaters.

Plants and Gardens

Residents should participate in native plantings and gardens to make the City more sustainable.

- Plants more trees and vegetation throughout the City to reduce CO2 and green house gases.
- Educate people on native, drought resistant landscaping for this area.
- Provide demonstration gardens with native plants that people can copy or get ideas from.
- Reduce lawns.

Transportation Improvements

Encourage alternative transportation modes through the support of facilities and businesses that provide a reduction in vehicle trips and CO2 emissions.

- Encourage or sponsor zip-cars for as-needed car trips.
- Require green parking lots.
- Encourage or require an increase in walking or biking to school to reduce the amount of auto trips.
- Provide City-wide plug-in facilities for electric vehicles.
- Time traffic lights better so that cars idle less time at lights.

Reduce, Reuse, Recycle

- Charge for plastic bags in retail stores.
- Provide a better recycling and composting program for multi-family housing.

Neighborhood Discussion

1. Land Use and Design

Housing

The City's housing stock should accommodate a range of different needs and lifestyles.

- Provide a mixture of housing types and styles to accommodate different housing needs and desires.
- Provide one-story housing options for seniors and families.
- Provide smaller cottages that can be used as "finisher homes."
- Provide Universal Design for new housing projects.
- Convert vacant office buildings to housing.
- Rehabilitate older housing stock for modern day use.
- Promote more TOD's near light rail for both office and housing.

Moffett Boulevard

Moffett Boulevard should be redeveloped and revitalized with public and private improvements between Central Expressway and Highway 101.

- Establish policy and promote quality redevelopment of Moffett Blvd. between Central Expressway and Highway 101.
- Encourage mixed use development on Moffett Blvd. between Central Expressway and Highway 101.
- Implement streetscape improvements.
- Provide a City gateway at Highway 101.
- Limit height of redevelopment to three stories.

Neighborhood Services

Services should be increased to serve residents in the area. Services could include commercial uses, retail, public facilities, and educational uses.

- Provide more neighborhood retail and service commercial uses.
- Ensure businesses are open on the weekend to serve residential uses.
- Establish a farmer's market annex in the area.
- Provide neighborhood grocery stores and satellite city centers.
- Provide new schools in the area to accommodate existing overcrowded schools and planned new residential units.
- Re-open Slater School.

General

- Establish policy and promote quality redevelopment of Fairchild Drive between Leong Drive and North Whisman Road.
- Establish a higher expectation and implementation of architectural design for development along Moffett Blvd.
- Ensure adequate height transition between properties.

2. Housing

High Density Development

Ensure high density housing in the area is well planned to be served by transit and successfully integrates with the area's neighborhood character.

- Provide more high density housing in this neighborhood area as it is appropriate near transit.
- Ensure new high-density residential is only next to light rail.
- Allow less high-density housing in the Whisman Area as this area has a disproportionate share of the high density housing for the City.

- Retain affordable single-family housing in the area and don't allow a total conversion to high-density residential housing.
- Ensure better design and separation of units.

Low-Income Housing

- Prohibit any additional low-income housing in the Wagon Wheel Neighborhood.
- Ensure new affordable housing projects are well-maintained and do not create blight and crime issues for the neighborhood.

Roadways

Assess existing roadway conditions and plan roadway improvements for additional traffic.

- Provide better roadway conditions to accommodate the increase in housing units.
- Establish a threshold for roadway congestion versus residential housing demand.
- Provide noise abatement remedies for residential uses next to freeways.

General

- Maintain the City's existing character by allowing only low-density and lower height developments.
- Provide housing for every income level, upper income as well.
- Prohibit parking for new residential uses, except visitor spaces, to encourage transit use.
- Do not allow any new housing as there is already enough in the City.
- Provide a community housing site with a community center, such as the new Jewish Community Center being built on Charleston Road.

3. Transportation

Public Transportation

Expand existing rail and bus service within the City and improve their efficiency.

- Prohibit a high speed rail stop in Mountain View.
- Tunnel the high speed rail through Mountain View.
- Extend light rail line to have additional stops at Rengstorff Avenue, San Antonio Avenue and into the North Bayshore Area.
- Provide light rail "bullet trains" that don't make every stop, similar to Caltrain.
- Provide greater frequency in bus service.
- Prohibit buses along Castro Street.

- Time traffic lights better to reduce traffic congestion in the area.
- Provide a trolley car from El Camino Real to Shoreline Park.
- Provide a grade separation at Central Expressway/Castro and Rengstorff Ave. to decrease traffic delays.

Pedestrian and Bicycle Pathways

Pedestrian and bicycle pathways should be improved upon and barriers eliminated to enhance inter-city bike and pedestrian use.

- Provide more pedestrian and bike connections over Highway 101, 85 and 237.
- Provide more direct and efficient bicycle and pedestrian access to El Camino Real.
- Provide a bike boulevard paralleling El Camino Real and other major streets.
- Make Castro Street bicycle friendly.

El Camino Real

- Improve bike safety along El Camino Real.

Train Station

- Provide shower facilities.
- Increase bike and pedestrian access to train station.
- Provide a community shuttle to train station.

4. Public Facilities and Infrastructure

Parks

Existing aging park facilities and amenities should be upgraded and expanded for our growing population. Parks should be better maintained.

- Use reclaimed water at Cuesta Park to water large expanses of lawn.
- Provide more maintenance and services at Whisman Park.
- Revitalize Rengstorff Park.
- Sponsor more adult sport leagues.
- Improve cleanliness and maintenance of all parks.

Sidewalks and Streets

- Widen El Camino Real sidewalks.
- Use permeable pavement in roadways.
- Provide more crosswalks in the industrial areas.
- Provide bike-loop detectors.

Public Buildings

Allowable hours of operation of existing public buildings should be increased and additional public facility improvements should be provided.

- Provide more parking at Rengstorff Community Center.
- Provide weekend hours at the Senior Center.
- Lease empty train depot building.
- Provide more lap swim hours.
- Install public outdoor pay toilets.
- Provide more community meeting facilities.

Utilities

- Underground all overhead utility lines.
- Improve Google Wi-Fi service.
- Reduce light pollution from City lights.

General

- Provide “gateways” to the City with attractive landscaping, signage and architectural improvements.