



# Terra Bella Vision Plan:

## Stakeholder Meeting Summary

During August, September, and October, the City of Mountain View and the Raimi + Associates team conducted ten stakeholder meetings and a small business roundtable with Mountain View business leaders, employers, and residents about issues and opportunities for the design and neighborhoods within the Terra Bella Vision Plan Area. The list of stakeholders can be found at the end of this document. Many of the responses could be categorized into one of three groups, as seen in the notes consolidated below:

### Vision for Terra Bella

- Balance different land uses within the Terra Bella area.
  - Create new parks and open spaces to serve current and future neighborhood residents and employees.
  - Add residential housing to Terra Bella, east and west of N Shoreline Boulevard.
  - Create a mixed-use area with neighborhood-serving retail, including restaurants and complementary services, either along N Shoreline Blvd or along Terra Bella Ave.
  - Preserve area for light industrial, makers space, or similar.
- Maintain small business spaces (97% of Mountain View businesses are small businesses).
- Create shared business spaces, such as General Industrial and Office uses, within one building.
- Create a more pedestrian and bicycle-friendly district. Improve access to the Crittenden Middle School and Theuerkauf Elementary School, making crossings and routes safer for students.
- Create clear gateway signage for the neighborhood (an identity) and Mountain View.
- Allow denser development, particularly away from the existing single-family neighborhoods.
- Provide an appropriate transition between existing single-family residential neighborhoods and future development within the area.

### Critical Issues

- Provide a sensitive transition between future development and existing single-family residential neighborhoods.
  - Consider larger transitions and setbacks than currently required under City Code.
  - Use mature trees.
- Cluster industrial uses together to reduce future conflicts with residential uses.
- Create both renter and owner-occupied housing in Terra Bella.
- Location of the recycling center and the potential impacts on a residential neighborhood.
- Existing non-conforming uses.
- Increasing rents for business and commercial space – more completion for space.

- Need for a mix of industrial commercial spaces, including buildings with roll-up doors.
- Ensure future development provides adequate parking in order to minimize spillover parking.
- Review existing City Residential Parking Permit Program (RPPP) to ensure that the requirements to participating within the program are not excessive.
- Address cut-through traffic within the Terra Bella area. Individuals use San Rafael and Linda Vista Avenues to avoid traffic on N Shoreline Blvd and W Middlefield Rd.
- Closing the SR 85 on-ramp may have significant neighborhood traffic impacts.
- Existing right-of-way widths are small. Consider creative street and public realm design that does not require expanding widths, while still meeting overall mobility goals.
- Safety issues associated with RV parking in the neighborhood.
- Consider the impacts of future development on neighborhood school capacity, including Crittenden Middle School and Theuerkauf Elementary School, making sure there is adequate capacity to meet future student needs.
- Neighborhood safety.

## *Neighborhood Opportunities*

- Define clear development transition areas, with established setbacks and maximum heights in those areas.
- Mix residential development types (e.g., townhomes, mid-rise, and mixed-use podiums) to provide a variety of tenure types (e.g., owner and renter) to households at different income levels.
- Explore a small elementary school in the neighborhood.
- Establish a neighborhood parking plan that may include RPPP and no overnight parking in industrial areas.
- Create non-automobile connections east and west of N Shoreline Blvd to promote safer and more conformable pedestrian and bicycle travel.
- Provide a non-automobile connection to the Steven's Creek Trail.
- Restrict southbound u-turns on N Shoreline Blvd during commute hours to minimize neighborhood cut-through traffic.
- Implement traffic calming, complete street concepts on Linda Vista and San Pablo Avenues.
- Create a framework that balances development fees and requirements with community benefits, such as parks, bicycle and pedestrian connections, and small business support.
- Integrate existing transportation planning projects (e.g., Shoreline Boulevard, Highway 101 freeway ramp, and Highway 101 bicycle and pedestrian bridge) with the Terra Bella Vision Plan.
- Include dedicated non-profit space in the Plan area.
- Using the Greystar project on Castro/El Camino as a model, preserve existing businesses and bring them back at their original rents.

## *Stakeholders*

- Google
- FabMo
- Mountain View Chamber of Commerce
- Mountain View-Whisman School District
- Palo Alto Housing Corporation
- Pegasus
- Prometheus Real Estate Group

- Public Storage
- Sares Regis Group
- Sterlin Estates neighborhood residents
- SummerHill
- Zappettini Capital
- Kilroy Realty
- Swenson
- Irvine Company