



Loma Prieta Chapter serving San Mateo, Santa Clara & San Benito Counties

Mayor Matichak and Members of the City Council
City of Mountain View
Via email: citycouncil@mountainview.gov

RE: North Bayshore Bonus FAR Re-qualification

Dear Mayor Matichak and Members of the City Council,

Sierra Club initially opposed the proposal to build housing in North Bayshore, on the basis of remoteness from needed amenities. Since that goal was included in the North Bayshore Precise Plan in 2017, by the City of Mountain View, we have tried to maintain a constructive interface with the City and with Google regarding the Amended NBPP.

The NBPP Vision and Guiding Principles specifically state:

New development incorporates highly-sustainable design features and materials, including habitat enhancements, sustainable transportation systems, green buildings, and strategies to reduce water and energy use....

North Bayshore is envisioned as a district that supports and enhances wildlife, trees, and habitat areas...

In reviewing the proposals for the Bonus FAR Re-qualification, we offer the following observations:

- Sierra Club continues to believe that, going forward, a transportation solution is the key to approving any further development in North Bayshore. Transportation improvements and clear TDM planning are critical elements, as the entry points are already over their capacity.
- We appreciate efforts, particularly Google's, to develop forward-looking sustainable solutions for North Bayshore, including plans to enhance and increase substantial ecological areas as an integrated component of a network of highly-sustainable building development and green infrastructure solutions.
- We commend Google's commitment to a goal of 4 sf of residential space for each square foot of new office space that they build¹ (although we note that that is not achieved within the Shorebird Neighborhood re-qualification proposal).
- We note that the SyWest proposal for the Gateway, with a focus on the economic engine of its profitable regional theater and entertainment destination, lacks a vision of a highly-sustainable, integrated approach to development of infrastructure and

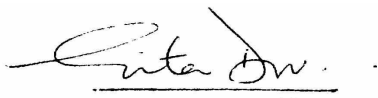
¹ This is over 3 times greater than required by the North Bayshore Precise Plan and more in keeping with providing a balance between jobs and housing

buildings that makes North Bayshore a special area in Mountain View. A clear transportation infrastructure solution is also not included.

In summary, we recommend that the elements of green sustainable development as outlined in the vision statement above and as proposed by Google's excellent sustainable ecological planning model, be required for all areas of North Bayshore, including the Gateway site.

We hope that the council will come up with a solution for the Re-qualification process² that includes Google's approach to highly sustainable green development principles in all areas of North Bayshore including the priority opportunity Gateway site.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gita Dev", with a horizontal line underneath.

Gita Dev, Sustainable Land Use Committee
Sierra Club Loma Prieta (SCLP)

Cc James Eggers, Executive Director, SCLP
Mike Ferreira, Executive Committee, SCLP
Gladwyn D'Souza, Chair, Conservation Committee, SCLP

² We urge Council to consider the adverse effect of allowing Ownership housing in this impacted area since ownership housing will, over time, result in ever more trips into and out of North Bayshore, as it means residents will not relocate away from North Bayshore when they inevitably change jobs.