

TEAM SNAPSHOT

Mountain View, California



MARTIN ALKIRE *team lead*

PRINCIPAL PLANNER, COMMUNITY DEVELOPMENT DEPARTMENT, CITY OF MOUNTAIN VIEW

Neighborhood development experience Economic development issues; neighborhood development through public planning processes; General Plan and zoning update projects in cities in Santa Clara County

I want to learn about sustainability management associations; how they can be formed and operated so that they effectively include the City and diverse stakeholders; so that the City can play a role in supporting them; and so that they can implement district-wide transportation solutions.

One challenge I'd like to address is how the city can help incentivize investment in an EcoDistrict that benefits the community and its many stakeholders.



ELLIS BERNIS

ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR, COMMUNITY DEVELOPMENT DEPARTMENT, CITY OF MOUNTAIN VIEW

Neighborhood development experience Neighborhood development through public planning processes; General Plan and zoning update projects in cities in Santa Clara County

I want to learn about the infrastructure behind an EcoDistrict; how private parties and the City would create and maintain it, and the technologies in sustainable energy, water and solid waste that would be involved.

One challenge I'd like to address is creating legal, financial and other agreements as related to the use and sharing of a district-wide utility system.



ALISON TURNER

UTILITIES SERVICES MANAGER, PUBLIC SERVICES DEPARTMENT, CITY OF MOUNTAIN VIEW

Neighborhood development experience Enforcing state and local codes/requirements for municipal water, sewer and stormwater servicing and infrastructure; ensuring future adequacy of systems, at most efficient cost to rate payers.

I want to learn about the operation of EcoDistricts; what costs, equipment and training are necessary for the "new street design"; the differences between water demands and wastewater generation compared to conventional systems.

One challenge I'd like to address is aging or deficient infrastructure replacement in narrow, limited corridors, such as adding a recycled water service to already impacted corridors.



PRIVATE PARTNER

GEORGE SALAH

DIRECTOR OF REAL ESTATE & WORKPLACE SERVICES, GOOGLE

George Salah has 22 years of corporate real estate and construction management experience. George has a deep commitment to environmental responsibility with particular focus on occupant health. At Google, George provides vision and leadership, using unconventional synergistic teams to achieve innovative results.

PROJECT SNAPSHOT

North Bayshore

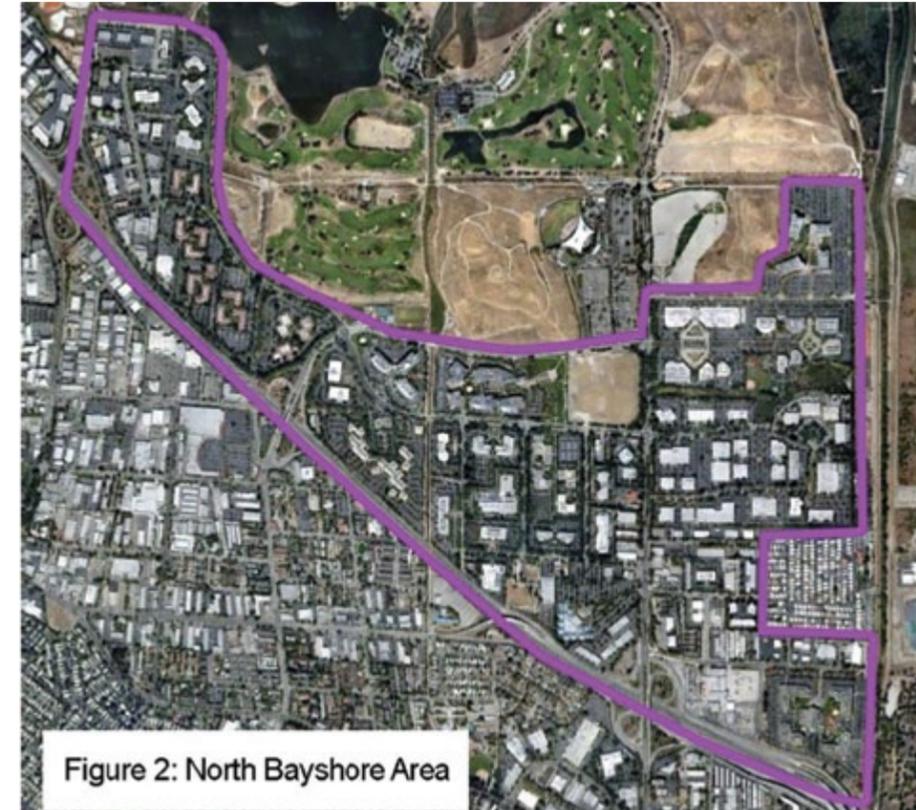


Figure 2: North Bayshore Area

Mountain View is in the heart of Silicon Valley, an established major metropolitan region in Santa Clara County. The city's local economy is based largely on technology companies, many of which started in Mountain View and benefitted from the concentration of educated workers and proximity to Stanford University.

The North Bayshore area borders Palo Alto to the west; Highway 101 to the southwest; Stevens Creek and the federally-owned NASA Ames to the east; the Shoreline at Mountain View Regional Park and San Francisco Bay to the north. Access to the area is limited, since few roadways connect the area with the rest of the city.

The area is approximately 645 acres (not including the 650 acre Shoreline at Mountain View Regional Park) and is home to some of the world's leading technology companies. The area includes over 7 million square feet of office parks with about 20,000 employees; and also includes an attractive natural setting, with San Francisco Bay access, marshes,

creeks, trails and wildlife habitat.

The City has a dynamic General Plan strategy for the area, and is already working on specific development standards through its Precise Plan work. From the private market side, there is tremendous demand for office space in North Bayshore and in Mountain View in general. The higher allowed development intensities of up to 1.0 floor area ratio (FAR) for this area would provide the incentive and resources for private companies to make their projects feasible and implement the community's sustainability vision and goals for the area.

Sustainability is envisioned to drive change in North Bayshore into the future, and continue its status as a leading center of innovation and growth. The capital resources of North Bayshore these stakeholders and their shared interest in collaborating with others and the City will help implement EcoDistrict concepts into reality.

Why this neighborhood?

The Mountain View community is interested in both developing the North Bayshore area—an outdated area in need of substantial new planning and improvements—in a highly sustainable manner and leveraging its key assets to significantly improve the area. The 2030 General Plan emphasizes North Bayshore's natural amenities, economic strength and future as a sustainable "campus" environment. Joining the General Plan update process, major stakeholders share many of these same values. The City is developing plans for potential EcoDistrict pilot projects. To aid this new development, the City can leverage its large land-holdings and its SRPC resources to lead change in the area.

top 3 Neighborhood PRIORITIES:

1. Maintaining and enhancing the area's unique natural features, amenities and character
2. Implementing the General Plan and the community's future vision for innovative sustainable change
3. Forming a sustainable management association (SMA) to help plan new or upgraded area transportation and utility infrastructure

top 3 Neighborhood CHALLENGES:

1. Supporting area change and growth while not worsening area transportation conditions
2. Achieving measurable increases in pedestrian, bicycle and transit use to and within the area
3. Constrained public right-of-way area for transportation and utility improvements