

Downtown Offices and First Floor Retail; Castro Street Businesses

Healthy cities need great public places. Castro Street is like our city's living room where Mountain View residents get together with family and friends meet neighbors and celebrate as a community. In the wake of COVID-19, public gathering and dining spaces like Castro Street are more important than ever as we ask what will our city look like when we are past this crisis. Offices on the first floor of Castro Street create dead zones where there is no reason to stop and engage, offer blank lobbies or desks and create dark, blank spaces at night. Dead zones negatively impact neighboring restaurants and retail because pedestrians want spaces that feel safer, are more lively and offer more reasons to visit.

- *If elected to the City Council would you vote to support policies and decisions that restrict the ground floor of Castro Street buildings to restaurant and retail only and not allow offices, office lobbies and office cafeterias? Yes, but there have been instances where they couldn't find any renters. I would make sure that a reasonable effort had been made over a reasonable amount of time.*
- *What would you do to make reopening Castro Street a success? This idea has been talked about for many years, so I am delighted to see it happen. Work with the merchants through the Downtown Assn, the Downtown Committee and Chamber of Commerce to make sure they have what they need; provide incentives to get people to come downtown; assist with outreach to make sure the word gets out.*

Historic Preservation

Historic buildings act as anchor buildings and create a sense of place around which vibrant restaurant, shopping and entertainment districts thrive have thrived. Cities like Sunnyvale and Santa Clara which have eliminated their historic downtowns are now seeking to recreate them. Mountain View started its historic preservation planning over a decade ago but never completed the process. In particular, the process lacks preservation tools and incentives needed for preservation to succeed in a rapidly growing city, so that we can retain the viability of Castro Street as a walkable urban destination for residents and visitors.

- *If elected to the City Council would you vote to support completing Mountain View's historic preservation process in Council's 2021 Work Plan? Yes, we have needed to do this for a long time.*
- *Would you actively support strong incentives like transfer of development rights (TDRs), land swaps and revolving loan funds as a part of the process? What additional mechanisms would you support to ensure that we preserve our city's historic buildings and places? Yes, we need to be creative to make this happen. Work with local foundations to get needed grant funds.*

Transit Center and Plaza

The 100 block of Castro Street with some of our most historic buildings has been the liveliest walkable block of our city for decades. It is a gateway to our city for visitors and residents. While city staff is moving ahead with the infrastructure for a new transit center, Mountain View does not yet have a real DESIGN for the new transit center facilities and massive plaza, which will be used by commuters and the community and complement our Historic Downtown District. Specific funds have not yet been set aside for the design of this important public space.

Our organization, Livable Mountain View, has been advised by city staff that the Council must prioritize and vote for this to be included in the Council's two year Work Plan which will be voted on in 2021.

Livable Mountain View is advocating for our city to have a world-class design through an open competitive design and bid process with stakeholders and Council input.

- *If elected to our City Council would you prioritize, and vote for, funding a design competition for the development of our transit center and plaza in the upcoming two year Work Plan? We need to do all we can in the next couple years to help our downtown recover in this time of COVID-19, and a contest might be particularly relevant and bring widespread interest from the architectural community to our aid.*

Cannabis Stores

As of 2019, there was not a single city in the Greater Bay Area with a cannabis retail storefront in its walkable downtown. Many communities opposed cannabis retail storefronts in their downtowns because such stores would put excessive demands on our limited downtown parking, create an atmosphere less friendly to families, and alter one of the few places teens can explore freely in an urban environment. Many parents do not feel comfortable allowing their children to hang out around cannabis storefronts. Mountain View's Chief of Police has stated publicly that there would be no enforcement of regulations relating to cannabis without a police report of potential violations, that such reports would be of low priority and that they could not be enforced without increased police department staffing.

- *If elected to the City Council would you vote to prohibit cannabis stores in downtown Mountain View if the matter came before the Council? I consider this a settled matter. It will not be coming before the Council for a long time.*

Office-Housing Balance and Local Control

Mountain View has been a Bay Area leader in linking the approval of new office projects to the development of new housing. For example, the office-housing balance is a central principle in the city's new East Whisman Precise Plan. Furthermore, new residential developments are now required to provide a 15% affordable (subsidized) housing component.

California state legislation such as the former Senate Bill 50 (SB-50) and related bills seek to eliminate local control and block cities like Mountain View from controlling office development (and therefore job growth) by linking it to the creation of housing. Such bills in their various forms mandate upzoning

without requiring the construction of affordable housing. They also would end Mountain View's ability to require community benefits such as parks, trees, and bike lanes. These benefits are essential to keeping Mountain View livable as the city's density increases.

- *If elected to the City Council, would you oppose state and local efforts for blanket upzoning? I will oppose blanket up-zoning for office/commercial development. It is important that we maintain local control so our jobs-housing imbalance is not further exacerbated.*
- *What actions or policies would you support that would directly address the need for affordable housing, and to address displacement and homelessness in Mountain View and the Bay Area as a whole? I am a strong supporter of making sure that the housing currently called for in our precise plans, such as the 9850 units called for in the North Bayshore Area Plan actually are built. I am also very concerned about the increasing numbers of homeless. One thing we could do almost immediately is train a group of volunteers who can provide assistance to people experiencing or threatened by homelessness in navigating the complex maze of resources that are available.*

Downtown and Moffett Precise Plan Update

The Precise Plans on both sides of our downtown train station have not been updated in decades. Good transit-oriented development prioritizes denser urban development, while preserving the places in our city which our residents cherish, like parks and historic districts. Our outdated and often ignored precise plans leave Mountain View's small historic core threatened, while neglecting the opportunity to make Moffett Boulevard a walkable and attractive transit-oriented avenue with its own amenities, like housing over restaurants and retail.

- *If elected to the City Council would you vote to keep the current Council project to "Review and consider amendments to various aspects of the Downtown Precise Plan, with the work phased to prioritize preserving the character of the downtown core and preventing, to the extent possible, preemption by State legislation," in the Council Work Plan and act to ensure preservation of our Historic Downtown? Yes*
- *Would you vote to support a project in the Council Work Plan to update the Moffett Precise Plan to create a walkable and attractive transit-oriented downtown complete with ground floor retail and restaurants and upper floor housing along Moffett Boulevard? Yes*

Your Action Plan

We have found that council members who have an action plan are the best prepared to achieve their goals.

- *What will be your top priority as a council member to enhance Mountain View's livability?*

As a former Planning Commissioner, former City Councilmember, and a current member of the Alta Housing Board, one of my highest priorities is addressing our current housing crisis. During my previous

term on Council I championed the planning and construction of housing and will continue to do so. I'm particularly proud of the North Bayshore Precise Plan which includes 9,850 housing units with 20% of them affordable. If I am elected, I will work tirelessly thru every detail on every project to get that housing built. We need a better plan for assisting RV dwellers than providing an inadequate number of safe parking spaces. That will involve finding more temporary spaces in the short term as well as finding ways to help people into more secure long-term housing. As I noted in the question on housing above, I also believe we need to find ways to help people experiencing or threatened by homelessness to navigate the complex network of resources that currently available.