

EL CAMINO REAL PRECISE PLAN POLICY PLATFORM

LET'S MAKE EL CAMINO REAL MORE VIBRANT AND ACCESSIBLE FOR ALL. As a growing coalition of community members and organizations, we believe the El Camino Real Precise Plan can provide a long-term vision that enhances the quality of life for everyone who lives and works in Mountain View.

As a growing coalition of community members and organizations, we believe the El Camino Real Precise Plan can provide a long-term vision that enhances the quality of life for everyone who lives and works in Mountain View. To do this, the plan should aim to create:

A VIBRANT CORRIDOR

By encouraging a mix of new homes and businesses along El Camino Real, the plan can help the corridor become an even more thriving and attractive part of Mountain View. Making efficient use of land to create and enhance neighborhood centers will strengthen the local customer base, provide more options for transit-friendly living, and bring life to empty sidewalks and vacant lots. This will also ease the pressure of sprawl on nearby farms, ranches, and watersheds, protecting the Peninsula's great natural resources.

To achieve these goals, the plan should integrate at least 1,500 new homes along the corridor. Additionally, active ground floor uses, such as low-cost child care facilities, community spaces, live/work space, and retail should be encouraged in the village and neighborhood centers along the corridor. Incentivizing the aggregation and development of small parcels will also be an important tool to achieve a vibrant and inclusive corridor.

HOMES WE CAN ALL AFFORD

Ensuring that homes are available for a full range of needs and incomes is critical for creating inclusive and diverse neighborhoods along El Camino Real. This will allow more people to live near their place of work and participate and invest in their own community, rather than contributing to regional traffic congestion. Currently, rapid increases in the cost of housing make this ideal out of reach for many people—the average rent for a Mountain

THE AVERAGE RENT
FOR A MOUNTAIN
VIEW 2-BED 2-BATH
APARTMENT
INCREASED BY MORE
THAN \$730 OVER THE
PAST TWO YEARS.

View 2-bedroom, 2-bathroom apartment rose from \$2,250 to \$2,981 over the past two years.

Permanently affordable homes are an essential component of the redevelopment of El Camino and therefore 25% of new homes should be permanently affordable for seniors, veterans, people with disabilities, and low-income families, especially those earning 30-60% of the average median income (AMI). The plan should also provide safeguards against displacement and a mix of good jobs that pay family-supporting wages allowing current renters to remain a vital part of Mountain View and the El Camino corridor.

SAFE AND INVITING BICYCLE AND PEDESTRIAN ACCESS

El Camino Real should be a comfortable and pleasant environment when we walk or bike along the corridor. This will allow all Mountain View community members—whether or not they own a car—to access the wealth of local businesses and services located on El Camino Real. In order to achieve this goal, a holistic

approach needs to be used. The plan should provide clear, intuitive connections from nearby bike routes and key destinations such as Caltrain stations in addition to safer crosswalks across El Camino Real. Wide sidewalks and protected bike lanes should be installed on El Camino Real, creating an environment that is safe no matter what mode of transportation you use. Additionally, ample, secure bicycle parking, collaboration with Bay Area Bike Share, easy to read wayfinding signs, and amenities for people with disabilities will encourage community members to spend more time along the corridor.

We also recommend that the plan implement additional parking management strategies in order to create a more inviting environment for people visiting the corridor. Developers should be allowed to provide bike parking in lieu of car parking and bike parking requirements should not be tied to the number of car parking spaces. Reducing parking ratios and accepting parking-in-lieu fees will provide greater development potential and ultimately a more vibrant El Camino Real.

A STRONG COMMUNITY-DRIVEN AND INCLUSIVE PROCESS

It is critical that all decisions are made through a community-driven planning process that is transparent, inclusive, multi-lingual, and representative of the community's diversity. Public meetings and workshops should be publicized in a timely manner and translated into appropriate languages. Notifications should be distributed via phone and mail and through community centers, congregations, and schools, to include those who are not computer literate.

Additionally, the City of Mountain View should engage constituents that have not traditionally participated in planning sessions, such as immigrants, people of color, low-income residents, and youth. The plan—and in particular the community benefits provided in conjunction with new development—should reflect the whole community's vision for the future of El Camino Real and the City of Mountain View.



photo: www.cyclelicio.us

TO GET INVOLVED OR LEARN MORE

Uri Pachter | Greenbelt Alliance
upachter@greenbelt.org | (415) 543-6771 x327

Colin Heyne | Silicon Valley Bicycle Coalition
colin@bikesiliconvalley.org | (408) 287-7259 x224

Angel Santuario | Peninsula Interfaith Action
angel@piapico.org | (650) 861-0292