



Demographics

CHAPTER 2: DEMOGRAPHICS

In conjunction with its location at the heart of a thriving Silicon Valley economy and the historically short supply of residential units to meet the demand for housing near major employment centers, the City of Mountain View is experiencing explosive growth in the development of new residential units.

2.1 Short-Term Residential Growth

The City has identified 56 residential development projects which are currently under review, approved or under construction. These projects will create 7,703 residential units (equal to 6,667 net new units). A majority of these units are expected to be completed within 3 years. See Table 2-1.

These projects are concentrated within the City's Multi-Family Residential Zoning Districts, in the northern, northwest and northeast portions of the District, and along the following major road corridors (see Figures 2-1 and 2-2):

- Middlefield Road
- Rengstorff Avenue
- Shoreline Boulevard
- San Antonio Road
- El Camino Real

Schools in the northern half of the District will be most affected by short-term growth. See Figures 2-3 and 2-4.

Table 2-2 summarizes projected enrollment growth at MVWSD's elementary and middle schools.

Table 2-1
Short-Term Residential Growth Summary
City of Mountain View

PROJECT STATUS	NO. OF PROJECTS	PROPOSED RESIDENTIAL UNITS	OCCUPANCY TIMETABLE
Development Projects Under Review	18	2,301	3 to 5 years
Approved Development Projects (approved 2017-2019)	18	3,070	Within 3 Years
Projects Under Construction (approved 2014-2018)	20	2,332	Within 2 Years
Total-Residential Units	56	7,703	

Source: Development Update-August 2019, Planning Division, Community Development Department, City of Mountain View

Table 2-2
Enrollment Impacts from Short-Term Residential Growth
MVWSD Elementary & Middle Schools

Elementary Schools	Existing Enrollment (School Year 2019-2020)	Projected Enrollment*** with Short-Term Growth	Existing School Enrollment Capacity (Realistic/Maximum**)
Bubb Elementary School	475	503 (+28)	432 / 564
Castro Elementary School	327	357 (+30)	312 / 432
Huff Elementary School	546	546 (+0)	488 / 572
Landels Elementary School	446	566 (+120)	504 / 616
Monta Loma Elementary School	342	406 (+64)	460 / 656
Theuerkauf Elementary School	332	552 (+220)	672 / 744
Vargas Elementary School	293 (K-4)	474 (+181*)	492 / 516
Mistral Elementary School**	379	379 (no change)**	392 / 512
Stevenson Elementary School**	430	430 (no change)**	460 / 516
Totals	3,570	4,150 (+580)	4,212 / 5,128

Middle Schools	Existing Enrollment (School Year 2019-2020)	Projected Enrollment*** with Short-Term Growth	Existing School Enrollment Capacity (Realistic/Maximum****)
Crittenden Middle School	647	848 (+201)	1,008 / 1,148
Graham Middle School	861	969 (+108)	1,176 / 1,288
Totals	1,508	1,817 (+309)	2,184 / 2,436

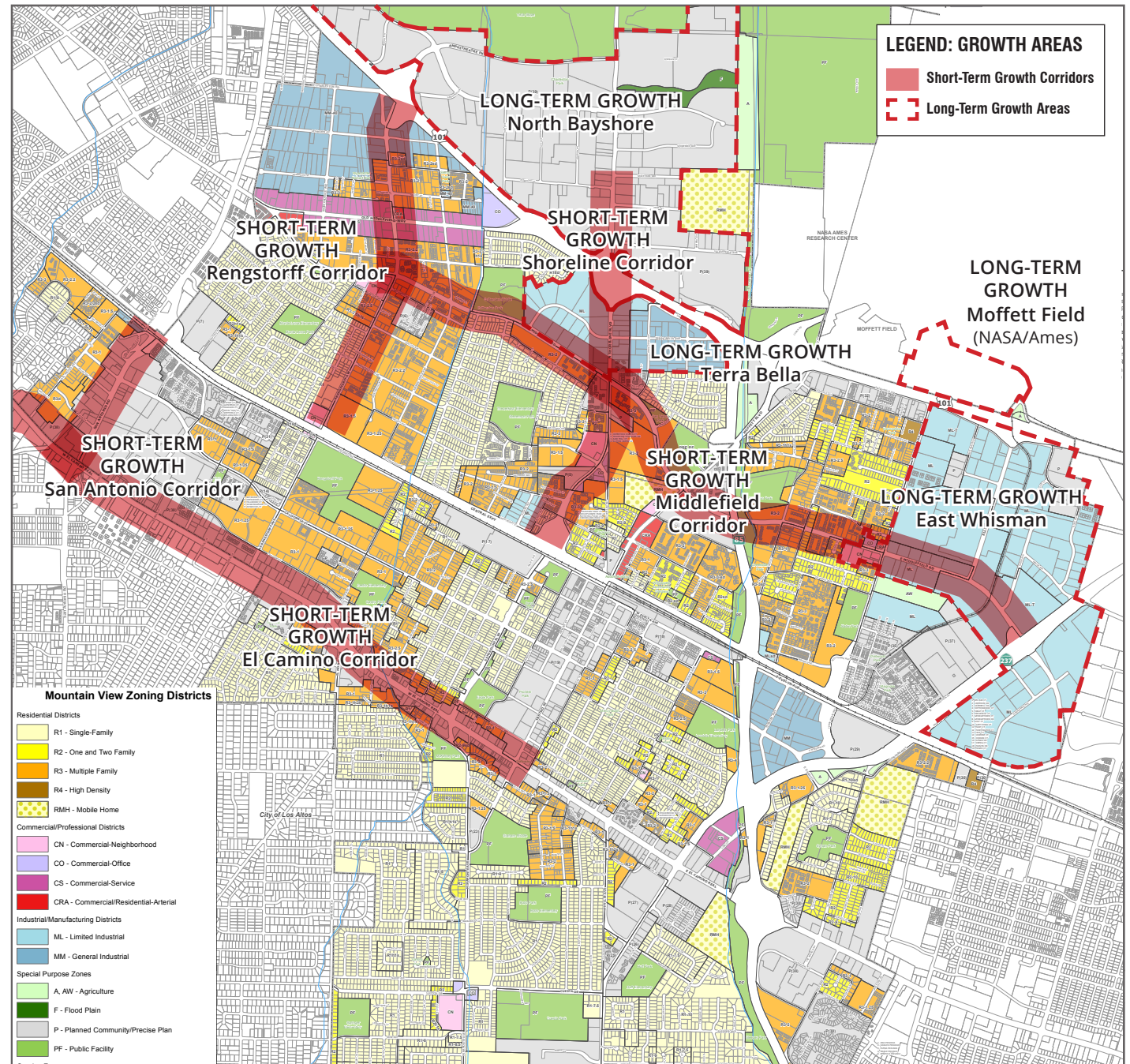
* Includes an additional 63 students with the addition of 5th grade plus 118 students from residential growth.

** MVWSD Choice Schools (attendance not based on location within neighborhood boundaries).

*** Projected enrollment prepared by J. Schreder & Associates on 11/5/19 based on City of Mountain View Development Updates-Aug 2019.

**** Realistic capacity assumes other programs and uses of existing classrooms remain. Maximum capacity assumes all classrooms used exclusively as school classrooms.





**Figure 2-1: Residential Growth Areas
(over City Zoning Map)**



2.2 Long-Term Residential Growth

While short-term growth is largely based on existing zoning along major corridors, long-term growth is driven by the City's vision for more vibrant, livable communities and to address the region's longstanding housing shortfalls.

As part of this vision, the City has established policy goals to increase housing units in the City.

This vision for residential growth is reflected within the City's 2030 General Plan. The General Plan identifies "change areas" where the City envisions revitalizing aging low-density commercial and

industrial areas of the City into higher density, residential and mixed-use neighborhoods.

The City is developing, or has approved Visioning and Precise Plans for several of these change areas, including North Bayshore, East Whisman and Terra Bella.

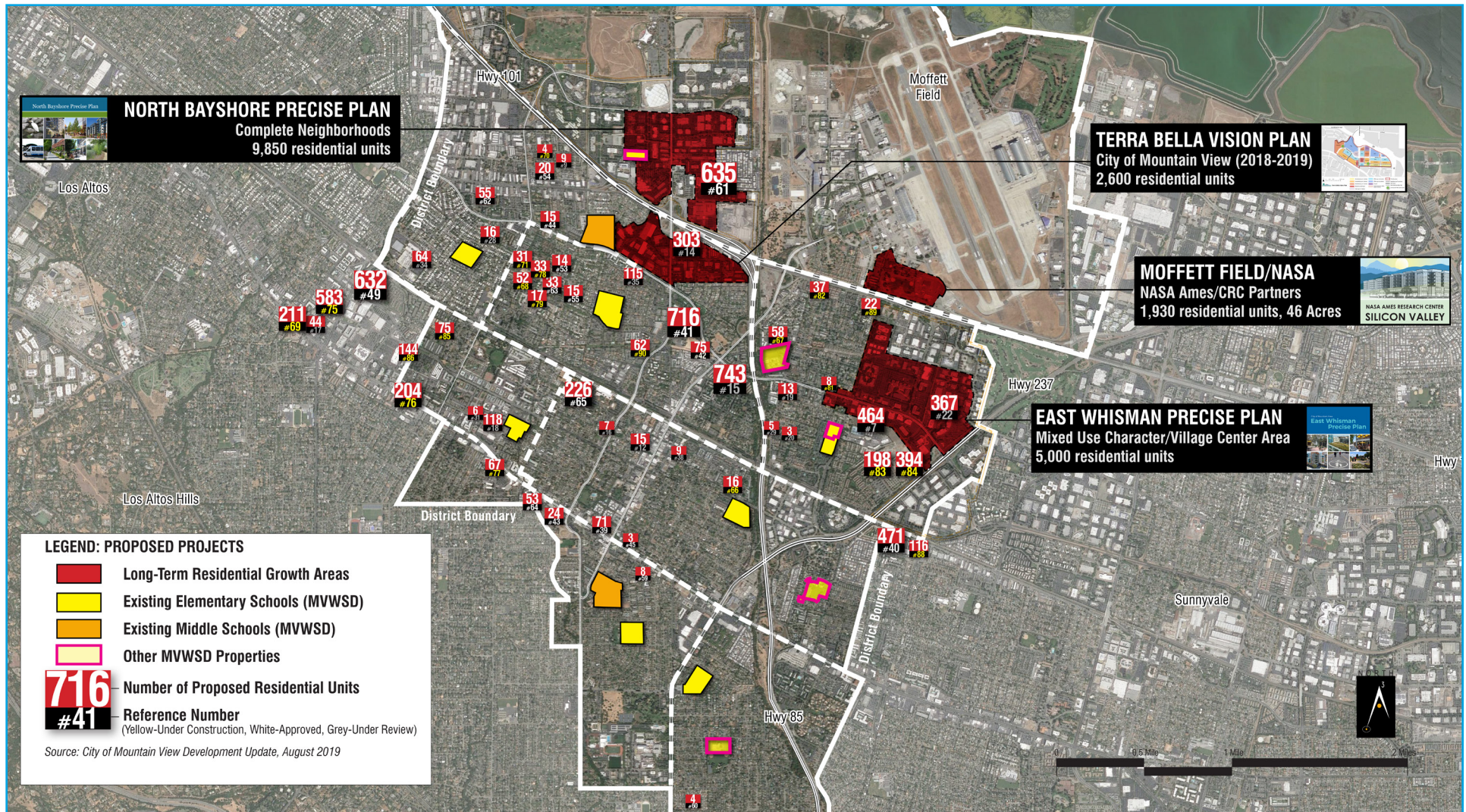


Figure 2-2: Future Residential Growth



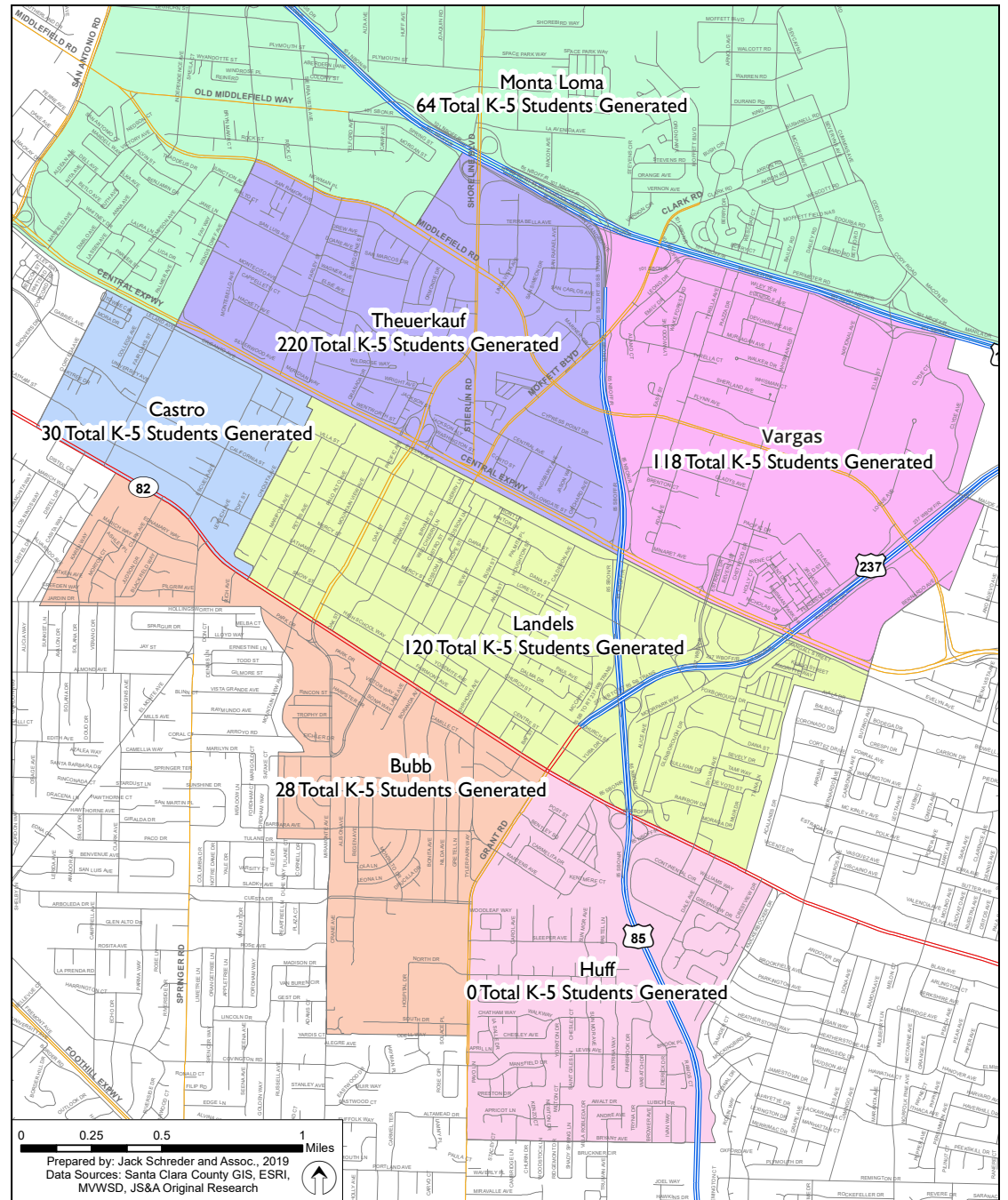


Figure 2-3: Elementary School Boundaries with Additional Students from Short-Term Residential Development

(Source: Development Updates-Aug 2019, City of Mountain View)

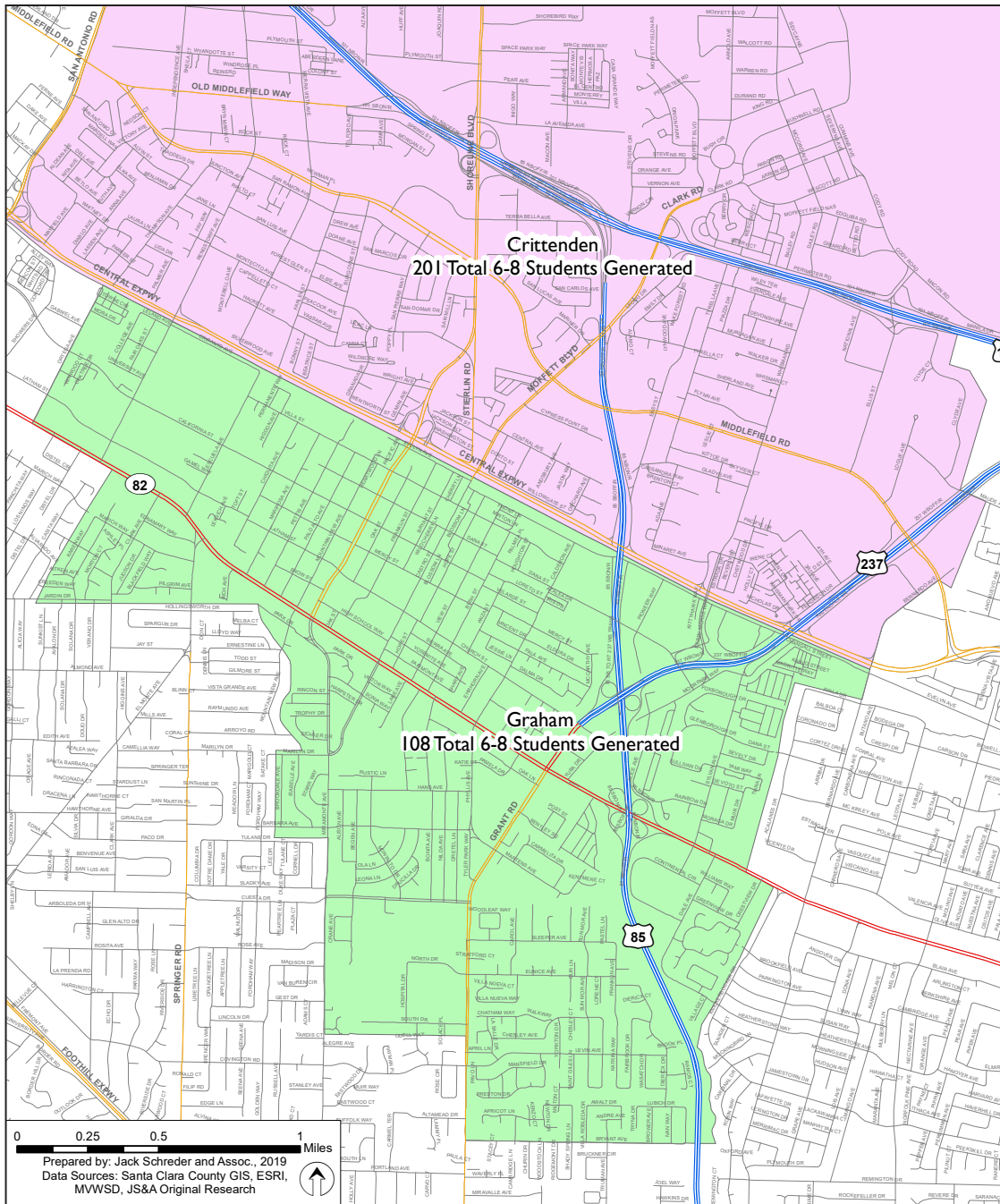


Figure 2-3: Middle School Boundaries with Additional Students from Short-Term Residential Development

(Source: Development Updates-Aug 2019, City of Mountain View)



Together with proposed redevelopment at Moffett Field (NASA Ames), upwards of 20,000 residential units are envisioned within these areas.

Because of the complex process to effectuate enabling planning and zoning policies, the timetable for this residential growth is long-term, extending out 10 to 20 years.

As summarized in Table 2-3, the City has provided general guidelines for the types of residential units to be planned for (based on the City's residential policy objectives). The resulting projected student generation rates estimates additional K-8 enrollment growth to be 2,448 students, including an additional 1,512 elementary school and 936 middle school students.

Elementary Schools

The majority of the growth will occur in two areas, North Bayshore (additional 684 students) and East Whisman (additional 587 students).

With regards to North Bayshore, there are no existing schools in North Bayshore or north of Hwy 101 and nearby schools to the south of Hwy 101 (Monta Loma, Theuerkauf) have limited capacity to absorb additional students from North Bayshore. These schools would also not be easily accessible to students North Bayshore students due to distance and the need to cross Hwy 101.

Table 2-3
Long-Term Residential Growth & Enrollment Projections

Residential Type	Residential Units ¹	New Elementary School Students (Grades K-5) ²	New Middle School Students (Grades 6-8) ²	Total New Students (K-8) ²
Studio	4,955	1,512	936	2,448
1-3 Bedroom (Rental)	4,745			
1-3 Bedroom (Owner)	7,288			
1-3 Bedroom (Below Market)	2,563			
Senior/Disabled	450			
TOTAL	20,001			

¹ Based on "Citywide School Strategy Study Session Memo" dated 10/15/19, City of Mountain View Planning Division/Community Development Department. Total units equal "... to the number of units that may be built in the City's Change Areas, plus Terra Bella." Unit types based on City staff projection per the City's current housing goals and policies (i.e., 20% affordable units, mix of ownership and rentals, mix of unit sizes, etc.).

² Based on Student Generation Rates (SGR) prepared by Jack Schreder & Associates on behalf of MVUSD and cited within the City's Citywide School Strategy Study Session Memo dated 10/15/19.

With regards to East Whisman, only the recently completed Vargas Elementary School is within a 1-mile radius of its future residents. Vargas is nearing its capacity and is not expected to have capacity to absorb all of the additional students from East Whisman.

Two of the District's leased properties are within a 1-mile radius of East Whisman, including the Whisman and Slater School sites. Neither would be available to the District before 2028 based on current lease commitments.

The District has emphasized neighborhood schools to improve access and a sense of community for young students and their families.

Due to the lack of existing schools that meet the desired locational criteria of a neighborhood school, the District is continuing negotiations with landowners, developers and the City to identify new school sites in North Bayshore and East Whisman.

Middle Schools

All of the long-term growth areas are north of Central Expressway, the dividing boundary between Crittenden and Graham Middle Schools.

Without revisions to the existing school boundary, Crittenden will absorb a significant majority of the additional 936 students, substantially exceeding its current capacity.

