

CITY OF MOUNTAIN VIEW
PARKS AND OPEN
SPACE PLAN 2014

2014 PARKS AND OPEN SPACE PLAN

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EXECUTIVE SUMMARY

“Parks, open space and natural areas benefit human health and the environment through opportunities for physical exercise and access to nature for people, and habitats for plants and animals.”

Mountain View 2030 General Plan

Welcome to the City of Mountain View’s Parks and Open Space Plan (Plan). This 2014 version of the Plan represents the sixth update since the first Plan was adopted in 1992.

The Plan represents a review of open space resources within the City of Mountain View. The Plan offers a long-range vision intended to guide decisions made to advance park and open space resources, as well as environmental conservation efforts that enhance the quality of life for all people who live and work in the City of Mountain View.

The Plan provides an evaluation of open space resources in the City and its neighborhoods and prioritizes recommendations for the acquisition, improvement, and preservation of parks and open space. The Plan is intended to be flexible so that projects may be implemented as opportunities arise.

Since the last Plan update, the City has added a total of 20.81 acres of open space. However, new park acreage has not kept up with the growing population and the City-wide acreage of open space per 1,000 residents has decreased from 13.51 to 13.35 acres and from 2.61 to 2.58 acres, when excluding the North Bayshore Planning Area. The City needs an additional 30.85 acres of open space to meet the City’s goal of 3.00 acres of open space per 1,000 residents.

The current Plan revision is a periodic update and intended to ensure that the Plan remains relevant and responsive to the changing needs of the community. It is recommended that future updates of this Plan occur every five years with the next Plan update being a more comprehensive review.

Introduction

Mountain View is a small and compact city, about 12 square miles in size, with a population in 2013 of 76,260. Approximately 43 percent of the City’s acreage is in residential use, 25 percent is commercial/industrial, 30 percent is other uses such as parks, schools, and agriculture, and 2 percent is vacant.

There are close to 1,000 acres of park and open space land in Mountain View, divided among 39 park sites that include 18 mini-parks (1 undeveloped), 13 neighborhood/school parks, 5 neighborhood parks not associated with school sites, 2 community parks, and 1 regional park (see Appendix 1), as indicated in the Parks summary table below. Although categorized this way by the City, they are, collectively, all neighborhood and community parks within the meaning of the California Government Code.

Park Type	Number of Parks	Open Space Acres
Mini-Parks ¹	18	14.25
Neighborhood Parks – School Sites	13	105.18
Neighborhood Parks – City Owned	5	27.44
Community Parks	2	49.48
Regional Parks and Open Space (including Stevens Creek Trail)	1	796.72
TOTAL City Parks	39	993.07

¹ Includes one undeveloped 1.22-acre park at 771 North Rengstorff Avenue.

While the City has an outstanding park and recreation system, its park and open space needs continue to change in response to changing circumstances (in demographics, economic cycles, etc.). This Plan aims to ensure that the community can enjoy park and open space resources that are evenly distributed throughout the City.

City-wide Assessment

An overall assessment of City-wide open space needs is presented in the Plan and addresses such issues as growth trends, existing parks and open space, joint school/park sites, private and public open space not owned by the City, and access to parks and open space. Demographic information presented is based on the most recent Census Data in 2010. An analysis of demographic, land use, and open space acres can be found in Appendix 2 and is summarized below.

Planning Area	Population			Open Space		
	2006	2010	% Change	2006 Open Space per 1,000 Persons	New Open Space Acres	2010 Open Space per 1,000 Persons
Central	11,201	11,318	1.0%	2.00	0.61	2.03
Grant	5,334	5,424	1.69%	6.48	0	6.34
Miramonte	9,395	9,657	2.79%	6.60	0	6.42
North Bayshore	738	817	10.70%	1,063.14	18.60	983.1
Rengstorff	6,153	6,577	6.89%	0.13	1.22	0.31
San Antonio	13,689	13,951	1.91%	1.34	0.38	1.34
Stierlin	8,878	9,083	2.31%	2.20	0	2.15
Sylvan-Dale	5,634	6,396	13.53%	1.49	0	1.31
Thompson	2,540	2,541	0.00%	2.56	0	2.56
Whisman	8,393	8,627	2.79%	1.84	0	1.79
TOTAL	71,955	74,391	3.39%	13.51	20.81	13.35
Total Without NBS	71,217	73,574	3.31%	2.61	2.21	2.58

The Plan has adopted a standard of providing 3 acres of open space per 1,000 persons living in the City. This standard is based on the provisions of the City's Park Land Dedication Ordinance. When regional open space is included, the City provides 13.35 acres of open space per 1,000 residents. When the North Bayshore Planning Area, which includes all of the City's regional open space, is excluded from the calculation, the City is slightly below the standard with 2.58 acres per 1,000 residents. Two planning areas exceed the standard (Grant and Miramonte) while the other seven planning areas are below the standard. These seven areas have the greatest need for additional open space.

School sites are an important part of the City's park system. There are many City-owned mini-parks, but few larger neighborhood parks. School sites provide the large areas (typically five acres or more) needed for athletic activities such as baseball, softball, football, and soccer (79 percent of the City's neighborhood parks are located at school sites). Mountain View has a longstanding policy of developing cooperative agreements with school districts to allow use of school open space as neighborhood parks.

However, the ability of the City to ensure that the open space areas owned by school districts remain available is somewhat limited as schools have final jurisdiction over placement of portables and other needs that may encroach onto open space.

A focus of the Plan is on improving access to existing parks and open space. The Plan advocates looking for ways to provide safe and convenient access to all parks through the use of the City's trail system, traffic controls, or other methods. Improved access connects neighborhoods and reduces the need for the acquisition of additional open space.

As discussed in the Plan, streets with high volumes of traffic represent barriers for residents to access parks and open space on foot. Increasing traffic on Mountain View streets also contributes to the need for open spaces to provide relief from noise and air pollution, and safe places for children to play.

Land use information for this plan was provided by the Community Development Department based on the General Plan Land Use and Design Map and the City's Geographical Information System (GIS). There are some variations in size of each Planning Area as compared to the 2008 and 2001 Plan which reflects additional land development and better GIS mapping technology. However, the change to the land use designations and GIS system did not impact the overall ranking of the planning areas. Planning areas that had the highest in overall need scores in 2001 and 2008 are also ranked the highest in 2014 (San Antonio, Sylvan-Dale, and Rengstorff). Planning areas that ranked the lowest in overall need scores in 2001 and 2008 are also ranked the lowest in 2014 (Miramonte and Grant).

Definition of Open Space

The 2008 Plan defined open space as parkland that does not have enclosed, single-use recreational facilities or parking lots built over the land. The parkland could be developed, as in a park, or in a natural state. This definition of open space excludes parking lots and most recreational facilities (i.e., Community Center, Senior Center, Rengstorff Pool, Eagle Pool, Skate Park, and tennis courts) from the overall measurement of open space. That same definition applies to the designation of open space in the 2014 Plan.

Planning Area Assessments

To provide a more in-depth analysis of the parks and open space needs of Mountain View's various neighborhoods, this Plan divides the City into 10 "Planning Areas." The planning areas are based on census tract boundaries to facilitate the use of available demographic data. The park and open space needs of each area were assessed based on a variety of factors, including:

- Improvements completed since the adoption of the prior Plan;
- Existing park and open space resources in and adjacent to the planning area;
- City demographics;
- Application of Acquisition and Improvement criteria (Appendix 3);
- Access to existing parks and open space; and
- Community, City Council, and Advisory Body input, including public outreach meetings, Parks and Recreation Commission meetings, a joint meeting with the Bicycle/Pedestrian Advisory Committee, and a Study Session with the City Council.

The Acquisition and Improvement criteria factor heavily into the assessment. The criteria evaluate:

- Whether the area is primarily residential or commercial/industrial in nature;
- Residential density of the area;
- Amount of multi-family housing;
- Availability of open space within a safe and comfortable walking distance of residential areas (generally defined as no more than one-half mile); and
- Current amount of open space in the area.

Based on the results of the assessments, the planning areas were ranked by order of need. A 1 through 10 ranking was developed for each criterion, which produced a numerical "need score" when applied to each planning area. The higher the score, the higher the need for open space. The table below illustrates the need score for each of the 10 planning areas. The San Antonio Planning Area has the highest need for open

space and the Grant Planning Area the least need. The overall ranking of planning areas based on need remains the same as in the 2008 Plan.

Planning Area	Need Score
San Antonio	45
Sylvan-Dale	35
Rengstorff	34
Stierlin	31
Central	27
Thompson	23
Whisman	22
Miramonte	16
Grant	13

Trail Systems

Urban trails are defined as continuous open space corridors for walking, biking, hiking, offering scenic views, wildlife habitat, commute alternatives, and connections to neighborhoods, transit centers, and employment areas. Trails offer recreational opportunities and are important to the continued improvement of Mountain View’s park and open space resources. When individual trails and other pedestrian and bicycle routes interconnect, the benefits of a trail system spread over a broader area.

Five major trail systems are addressed in detail in this Plan:

- Stevens Creek
- Hetch Hetchy
- Permanente Creek
- Bay Regional
- Whisman Transit-Oriented Development (TOD) Trail

The Plan includes the open space acreage along the Stevens Creek Trail in the open space calculation for the North Bayshore Planning Area. Open space acreage associated with the other trails is not included in the open space calculation.

Recommendations

The recommendations in this Plan are primarily intended to ensure that parks and open space in Mountain View meet the need of a growing population and access to these resources are evenly distributed throughout the community.

The Plan's recommendations are grouped into five broad categories:

- Increase Open Space
- Improve Existing Open Space
- Preserve Existing Open Space
- Provide Access to Open Space
- Develop Trail Systems

Each of these categories is of equal importance in fulfilling the open space needs of the community. Within each of these categories, more detailed recommendations are ranked in order of need for additional open space (Chapter 4).

The following is a summary of some of the key Plan recommendations:

- Acquire land for parks, trails, and open space areas, especially in Planning Areas deemed most deficient in open space.
- Review and update the Urban Forestry Management Plan.
- Look for opportunities to add a community garden.
- Look for opportunities to add off-leash dog areas to existing open space.
- Work with the Mountain View Whisman School District to construct joint-use restrooms at Castro, Landels, and Huff Elementary Schools/Parks.
- Work with school districts, utility companies, private owners, government agencies, etc., to preserve and protect existing open space.
- Preserve the City's urban forest and canopy in accordance with the Urban Forestry Management Plan in order to retain neighborhood character and ensure the greening of the increasingly urbanized environment.

- Improve access to parks, trails, and pathways through safe street crossings and other techniques.
- Continue developing a City-wide network of trails and pathways to connect neighborhoods to each other and to open space resources, trails, and transit centers.
- Look for opportunities to add hydration systems and drinking fountains along trails and pathways.
- Look for opportunities to develop an east-west trail corridor.

A comprehensive list of Plan recommendations for new parks and open space projects and initiatives can be found in Chapter 4 – Recommendations.

I. INTRODUCTION

“Nature always wears the colors of the spirit.”

Ralph Waldo Emerson (1803-1882) – author, minister, activist

CITY PROFILE

Location: Mountain View is located in the State of California at the southern end of the San Francisco peninsula, where the peninsula joins Santa Clara Valley. The City is approximately 36 miles southeast of the City of San Francisco and 15 miles northwest of the City of San Jose.

Size: Mountain View is small and compact, approximately 12.2 square miles in size.

Population: 76,260 (2013).

Land Use: Approximately 43 percent of the City’s land use is residential, 25 percent is commercial/industrial, 30 percent is other uses such as parks, school, and agriculture, and 2 percent is vacant.

Employment: More people work in Mountain View than live here. Many technology companies are located in Mountain View, including Google, Microsoft, Intuit, and Symantec. Health care and services make up the next largest category of City employment.

About This Plan

This Parks and Open Space Plan (Plan) represents a comprehensive review of open space needs for the City of Mountain View. It offers both a long-range vision and an evaluation of current needs.

The first version of this Plan (originally the “Open Space Vision Statement”) was adopted in 1992. The Vision Statement was the result of a study of long-term open space needs begun by the Parks and Recreation Commission in 1987. That study contained valuable data and resource material, but it lacked conclusive and realistic recommendations regarding open space priorities in Mountain View. The Parks and Open Space Plan was created to make such recommendations. When the first Plan was developed, it was envisioned to have several applications which still hold true today.

The Plan is intended to serve as:

- A tool for implementing the City's General Plan;
- A prioritized reference document for the City's Five-Year Capital Improvement Program (CIP); and
- A support document for future land use studies.

The relationship of this Plan to the General Plan and the Capital Improvement Program is discussed in detail in the next section.

The Plan is intentionally flexible so that actions may be implemented as opportunities arise. Since its inception, the Plan has been updated six times. The current Plan revision is a periodic update and intended to ensure that the Plan remains relevant and responsive to the changing needs of the community. It is recommended that future updates of this Plan occur every five years with the next Plan update being a more comprehensive review.

RELATIONSHIP TO THE GENERAL PLAN

The Mountain View General Plan is a comprehensive and long-range statement of the City's development and preservation policies. It represents an agreement among the residents of Mountain View on basic community values, ideals, and aspirations to govern a shared environment. The General Plan is long range; it looks 10, 15, and 20 years into the future, allowing Mountain View to focus on the big picture and the broad trends that shape it. The General Plan was adopted in 2012 and serves as the City's framework for future decisions.

Parks and open space issues are addressed in the Parks, Open Space and Community Facilities Chapter within the General Plan. The Parks, Open Space and Community Facilities Chapter addresses acquisition, distribution, design and protection of parks, open space, and park facilities over the long term. The General Plan establishes overall goals, policies, and actions regarding open space issues. The Parks and Open Space Plan serves as a tool to implement the goals and policies of the General Plan by providing a reasoned prioritization for accomplishing many of the Parks and Open Space and Community Facilities Chapter goals. Whereas the General Plan presents a 20-year view of park and open space needs, the Parks and Open Space Plan is kept current and flexible through more frequent updates. Eight goals developed in the General Plan are especially embodied in this Parks and Open Space Plan:

- An expanded and enhanced park and open space system;
- Parks and public facilities equitably distributed throughout the community and accessible to residents and employees;



- Open space areas with natural characteristics that are protected and sustained;
- Parks and public facilities that are well designed and integrated with the surrounding neighborhood;

- Cooperation between the City and local school districts to meet shared open space, recreation, and education needs;
- An integrated system of multi-use trails connecting to key local and regional destinations and amenities;
- A healthy urban forest and sustainable landscaping throughout the City; and
- Edible landscaping that provides food for people, foraging opportunities for wildlife, and community gardens for the health and enjoyment of the community.

Similar to the General Plan, the Parks and Open Space Plan is in alignment with the goals of the Pedestrian Master Plan. The City recently developed a Recreation Plan to address long-term goals for the provision of recreation services and facilities. The Recreation Plan serves as a companion document to the Parks and Open Space Plan.

RELATIONSHIP TO THE CAPITAL IMPROVEMENT PROGRAM

The City's Capital Improvement Program (CIP) functions as a blueprint for the City's plans to add, upgrade, and expand City facilities and infrastructure. A five-year CIP is prepared and adopted by the City Council every year. Funding is provided at the time of adoption for the first year's projects. Just as the Parks and Open Space Plan serves to implement the goals of the General Plan, the CIP serves as a tool to implement the recommendations of the Parks and Open Space Plan. Most recommendations of the Parks and Open Space Plan (e.g., open space acquisition, trail development) must be included at some point in the CIP and funded in order to become a reality.

The Parks and Open Space Plan is intended to serve as a prioritized reference document to determine which projects should be included in the CIP and when.

FUNDING SOURCES

Financing for the acquisition and development of parks and open space is approved by the City Council during the annual budget process. The following funding sources are generally used:

Park Land Dedication In-Lieu Fees

New residential projects are required by the City's Park Land Dedication Ordinance (Chapter 41 of the Municipal Code) to dedicate park land in the amount of 3 acres per 1,000 residents. Since it is not feasible for many smaller residential projects to dedicate land, an equivalent or "in-lieu" fee is collected instead. The fees are then used for the purchase, development, and/or improvement of park and recreational facilities located in or near the neighborhood where the new development is located. In-lieu fees can also be used to fund projects that provide a community-wide asset. The Parks and

Recreation Commission recommends to the City Council how these fees should be applied to park and open space projects.

The amount collected from Park Land Dedication In-Lieu fees (including interest earned on the fund) in the past 10 years is shown below:

Fiscal Year	Fees Collected
2004-05	\$1,144,991
2005-06	\$5,753,546
2006-07	\$3,777,928
2007-08	\$2,543,530
2008-09	\$1,224,431
2009-10	\$674,325
2010-11	\$1,488,810
2011-12	\$6,369,583
2012-13	\$13,637,941
2013-14	\$12,909,181
TOTAL	\$49,524,266

The Table in Appendix 4 lists the various projects that have been funded partially or in full by these in-lieu fees.

Capital Improvement Plan Reserve and Construction/Conveyance Tax Fund

Most capital improvement projects of a general nature are funded from either the Capital Improvement Plan Reserve or the Construction/Conveyance Tax Fund, including City facilities, infrastructure, and park and recreation projects. The amount of the fund varies from year to year, depending on revenues and actual project costs. Many projects compete for this funding on a yearly basis through the City’s Capital Improvement Plan project budget process.

Shoreline Regional Community Fund

This fund was created in 1969 for the development and support of the Shoreline at Mountain View Regional Park and the surrounding North Bayshore Area. The use of the fund is limited to projects located in the North Bayshore Area of the City, such as those in Shoreline at Mountain View Park, Charleston Park, Stevens Creek Trail, and other similar open space areas. As with the Capital Improvement Plan Reserve, the amount of this fund varies from year to year.

Grants

Various Federal, State, and County grants are available to fund park projects. In the past, the City has received grant funding for several park projects, including the Stevens

Creek Trail, Permanente Creek Trail, the Bay Trail, the preschool tot lot at Rengstorff Park, and the restroom facility at Bubb Park. In 2014, the City was approved to receive \$350,000 from the Community Development Block Grant fund and \$305,225 from the Housing-Related Park Program fund for a total of \$655,225 toward the Rengstorff Park lighting improvement project. The City has several grant applications pending for park, trail, and recreation projects and will continue to look for grant opportunities to fund the acquisition, development, and improvement of the City's parks and recreation facilities.

Land Sales Fund

Occasionally, the City will sell surplus parcels of land. The use of the proceeds from these sales is at the discretion of the City Council. However, in the past, some of the funds have been targeted for the acquisition of open space.

ORGANIZATION OF PLAN

- Chapter I of the Plan is this Introduction.
- Chapter II contains the Parks and Open Space Plan Vision Statement. Created by the Parks and Recreation Commission, the Vision Statement sets out the City's primary goals for future development of parks and open space in Mountain View.
- Chapter III presents a City-wide assessment of existing parks and open space facilities and makes recommendations for the future. The City-wide assessment focuses on issues that are of general concern to all areas and demographic groups in the community.
- Chapter IV summarizes and prioritizes the recommendations discussed throughout the Plan.
- Chapter V analyzes the specific park and open space issues of each of the City's 10 planning areas. This Chapter provides a review of open space needs and makes recommendations for the future.
- Chapter VI provides a detailed discussion of the development of Mountain View's trail systems, including Stevens Creek Trail, Hetch Hetchy, Bay Trail, Permanente Creek, and Whisman Transit-Oriented Development (TOD) Trail.
- Chapter VII lists accomplishments since the last Parks and Open Space Plan was adopted in June 2008.
- The Appendices include supplementary information.

II. VISION STATEMENT

*“Treat the Earth well...we do not inherit the Earth from our ancestors,
we borrow it from our children.”*

Mountain View enjoys a wide diversity of open space and park resources, ranging from small mini-parks to the many acres of Shoreline at Mountain View Regional Park. However, as population and density, economic cycles, land acquisition opportunities, and levels of environmental awareness change, the City will face new challenges and opportunities. Mountain View’s approach to park and open space resource management is to continue to engage the public fully in land-use decisions and to enhance environmental stewardship to protect natural resources in these changing circumstances.

This Plan aims to ensure that open space and recreational opportunities are evenly available throughout the community. The Plan also seeks to encourage linkages to open space in adjacent communities. To achieve these goals, the Plan offers a long-term vision to guide decisions related to park and open space resources in the community. Establishing this vision is important in order to ensure the Plan’s recommendations lead to further improvement of the good quality of life already experienced by Mountain View residents.

The long-term vision, as expressed on the following page, articulates the ultimate destination of this Plan. It serves as a road map, providing direction for the development of the Plan’s goals and recommendations.

PARKS AND OPEN SPACE PLAN VISION STATEMENT

- **Mountain View will increase park and open space resources, using creative and innovative means to achieve this goal.**

The preservation, maintenance, and acquisition of parks and open space are priorities for Mountain View, as reflected in the many recommendations of this Plan. Today, Mountain View enjoys a wide variety of open space and park resources. However, with continued higher-density development, the City needs more open space and parks. Since the City is almost completely built out, new and different approaches may be necessary to meet community needs.

- **Mountain View will ensure that open space and recreational opportunities are evenly distributed throughout the community and equally accessible to residents.**

The park and open space resources available in Mountain View today are not evenly distributed throughout the City. Thus, while Mountain View as a whole needs additional parks and open space, the need for open space is higher in some neighborhoods than in others.

- **Mountain View will increase and improve access to both existing and planned parks and open space.**

Improving access to park and open space resources, through a well connected trail system and through smaller, more localized improvements, will relieve some need for new facilities.

- **Mountain View will strive to be a City with a visually green environment.**

The protection and enrichment of the urban forest is of great importance to the well-being of the City's residents. All "green" areas, large or small (such as median and parking lot trees and vegetation), contribute to the feeling of an open, livable city and should be increased, improved, and maintained.

- **Mountain View is not an island; regional open space possibilities are important and will be considered and supported.**

The development of and connection to open space in other communities can greatly improve Mountain View's park and open space system and benefit Mountain View's residents. Mountain View should work with other governmental bodies in our region to acquire, develop, and support regional open space resources.

- **Mountain View will involve and empower the community in the planning and implementation of programs related to parks and open space.**

Community involvement in the updating of the Parks and Open Space Plan is especially needed to ensure that the public's wishes and needs are served.

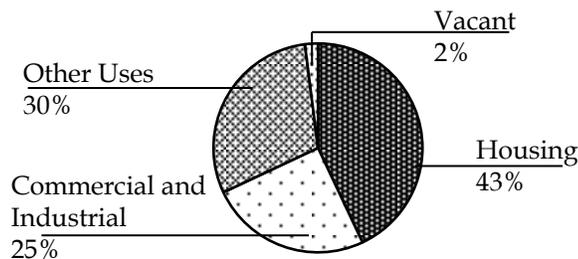
III. CITY-WIDE ASSESSMENT

*“When one tugs at a single thing in nature,
he finds it attached to the rest of the world.”*

John Muir (1838-1914) – explorer, naturalist, conservationist

CITY LAND USE AND GROWTH TRENDS

At the time of its incorporation in 1902, Mountain View was an agricultural community, with a small business and residential core surrounded by farms and orchards. During the 1950s and 1960s, the City experienced a boom, growing from a population of 10,000 in 1950 to almost 50,000 in 1965. This period saw the transformation of the City from an



agricultural community to a city with homes, commerce, and industry. This rapid growth transformed Mountain View into a city with complete services and new neighborhoods, parks, and commercial and industrial districts. As expansion took place, different areas of the City began to take shape, each with a unique character. These included quiet, family-oriented, ranch-style neighborhoods; auto-oriented commercial uses along El Camino Real; and large industrial areas.

With the Silicon Valley high-tech boom, the City has become a prime location for technology companies, large (Google, Intuit, LinkedIn, and Microsoft) and small. As a result, the City’s North Bayshore business park area experienced a great deal of development beginning in the late 1980s through the present day. In addition, with a shortage of vacant land, residential development has shifted from large apartment complexes and large-lot, single-family homes to higher-density developments such as rowhouses and small-lot, single-family residences. Some commercial areas are being rezoned to include a mix of residential, commercial, and open space uses allowing for greater land-use efficiency in a City that has limited available open space.

Mountain View, which is 7,825 acres in size (including roads and streets), is almost fully built out with little vacant land left. As of 2013, about 43 percent of the land in the City was used for housing, 25 percent for commercial and industrial uses, and 30 percent for

other uses such as parks, schools, and agriculture, leaving approximately 2 percent vacant.¹ The overall residential density in Mountain View is 10 persons per acre (based on a 2013 population of 76,260 persons). When just residentially zoned land is considered, density rises to 20 persons per acre. The residential density of Mountain View's 10 individual planning areas ranges from a low of 11 persons per residential acre in the Grant Planning Area to a high of 46 in the San Antonio Planning Area with 22 in the North Bayshore Area (Appendix 2).

With 98 percent of the available land developed, most new residential developments in Mountain View will happen in one of two ways: existing buildings can be expanded or redeveloped, or land can be rezoned for residential purposes. The expansion or redevelopment of existing buildings, and several large rezoning projects, have resulted in the addition (or approved addition) of a significant number of new housing units in Mountain View. Examples include:

Expansion or Redevelopment Projects

1958 Rock Street—the City Council approved the development of 19 rowhomes, replacing 12 apartment units.

111 North Rengstorff Avenue—the City Council approved the development of 134 residential apartment units, replacing 50 existing units.

Rezoning Projects

1720 El Camino Real West—the former location of the Tropicana Lodge and Western Appliance Store was rezoned to allow development of a 162-unit residential apartment building.

2650 El Camino Real West—the former San Antonio Motel was rezoned to allow development of a four-story, 193-unit residential apartment project.

As of January 2014, the California Department of Finance reported that the City of Mountain View had a total of 34,173 housing units. That is an increase of approximately 292 units that have been completed since the adoption of the City's General Plan in July 2012. Housing development is continuing to grow and the majority of these new residential units are multi-family units such as duplexes, apartments, and condominiums. Future housing in Mountain View will be primarily multi-family building types. These building types support the community's vision for growth within a City with limited available land.

¹ Projected units indicate projects in the Community Development Department pipeline; potentially there could be more development projects.

Summary of Existing and Projected Housing

Existing Housing Units – 2014	34,173
Projected Units in Pipeline ¹	2,844
Projected Total:	37,017

Appendix 5 provides a breakdown of expected future growth by planning area.

All new residential growth contributes to the need to provide additional park and open space lands. Ideally, each new development project would provide park land commensurate with the number of new housing units developed. However, this is not the case as many smaller developments pay a fee in lieu of providing parkland. As noted earlier, these fees are used not only for parkland acquisition, but many other parks and open space improvements as well.

Based on a population of 74,391 as provided by the 2010 U.S. Census Data, the City is in need of 30.85 acres of open space to meet the City's goal of 3 acres of open space per 1,000 residents, excluding the North Bayshore Planning Area (Appendix 2). As of 2013, the City's population grew to 76,260, an increase of 1,869 residents. Based on the new population data, the City is deficient in open space by 38.91 acres.

Additionally, many park improvement projects were funded through in-lieu fees during that time period, and some fees have been reserved to purchase additional park land as it becomes available. In November 2006, the Council updated the Park Land Dedication Fund Policy and established the following priority system for use of in-lieu fees:

1. Acquisition
2. Development
3. Rehabilitation

A list of Capital Improvement Program Projects funded with Park Land Dedication Funds is included as Appendix 4 totaling over \$30 million in funds committed to the acquisition, development, and rehabilitation of open space and recreation facilities.

EXISTING PARKS AND OPEN SPACE FACILITIES

Mountain View has close to 1,000 acres of park and open space land, totaling 13 percent of the City, divided among 39 park sites that include 18 mini-parks (one undeveloped), 13 neighborhood/school parks, five neighborhood parks not associated with school sites, two community parks and one regional park (see Appendix 6). Although

categorized as such, they are, collectively, all neighborhood and community parks within the meaning of the California Government Code.

Park Type	Open Space Acres
Mini-Parks ¹	14.25
Neighborhood Parks – City-owned	47.79
Neighborhood Parks – School District-Owned	84.83
Community Parks	49.48
Regional Parks and Open Space (including Stevens Creek Trail)	796.72
TOTAL City Parks	993.07

In addition, the City has a tremendous resource in the Stevens Creek Trail, providing a 5.14-mile north/south connection through the City. The Hetch Hetchy Trail, generally running through the City in an east-west direction, has been completed from the Stevens Creek Trail to Whisman Road. The trail provides 0.4 mile of off-street bicycle and pedestrian access. In the future, the Hetch Hetchy Trail may offer further opportunities to connect neighborhoods with trail systems.

The City’s regional park facility, Shoreline at Mountain View Regional Park, is a 753-acre open space and wildlife preserve consisting of wetlands, marshes, upland habitats, a golf course, sailing lake, the historic Rengstorff House, and two adjacent open space areas, Crittenden Hill and Vista Slope. For a list of all City parks and trails, see Appendix 6. A general description of each of the different park types can be found in Appendix 7.

Additional open space resources include Deer Hollow Farm, Cuesta Annex, the Senior Garden, and the Willowgate Community Garden. Deer Hollow Farm, operated by the City of Mountain View and located in the hills above Los Altos, is a 10-acre working farm serving as a nature preserve and environmental education center. The Willowgate Community Garden is located on a one-acre parcel in the Stierlin Planning Area. Its 84 garden plots are leased to Mountain View residents for one year at a time. The Senior Garden is located on a 0.41-acre piece of the Hetch Hetchy right-of-way at the corner of Escuela Avenue and Crisanto Avenue in the San Antonio Planning Area and provides 63 garden plots to seniors within the community.

Other recreational facilities located in Mountain View include a Community Center, Senior Center, two sports centers, two swimming pools, a golf course, a tennis center, and a new Teen Center. The new Teen Center, named "The View," is currently under construction and anticipated to open in November 2014.

Overall Assessment

Mountain View prides itself on being well served with open space, especially with its two regional assets, Shoreline at Mountain View and the Stevens Creek Trail.

This Plan attempts to objectively assess park and open space needs in the City, specifically in the nine planning areas outside of the North Bayshore Area. A useful starting point is the City's Park Land Dedication Ordinance, which requires developers to dedicate (or pay equivalent fees for) at least 3 acres of park land for each 1,000 residents in a new development. The 2008 update of the Parks and Open Space Plan established this formula of 3 acres per 1,000 residents as a reasonable standard of acceptable open space. (For further discussion, see Appendix 8.)

Based on the number of mini-, neighborhood, school and community parks, and a 2010 population of 74,391 (based on the 2010 Census Data), Mountain View is slightly below the open space standard with 2.58 acres per 1,000 residents (Appendix 2). The open space calculation does not include recreational facilities and parking lots that were excluded as of the 2008 Plan update. When the North Bayshore Planning Area is factored in, the ratio rises to 13.35 acres per 1,000 residents, well in excess of the City's standard.

The Parks and Recreation Commission (Commission) believes that the City would benefit from the addition of a third community park. Community parks are defined in the Plan as:

"Areas 15 – 50 acres in size which serve the entire city and are of diverse environmental quality and may include areas suited for intense recreational facilities such as athletic complexes and large swimming pools. These areas may also be of natural quality for outdoor recreation such as walking, viewing, sitting and picnicking or any combination of the above." (Appendix 7)

Both community parks in Mountain View (Cuesta and Rengstorff) are located south of Central Expressway. The Commission recommends acquisition of land for another community park in the area north of Central Expressway. Additionally, the Plan acknowledges that open space is not evenly distributed throughout the City. To provide an in-depth understanding of the open space resources and needs in Mountain View, this Plan analyzes each of the City's 10 planning areas using a number of criteria. These assessments are presented in a later section of the Plan.

ISSUES OF SPECIAL CONCERN

Joint School/Park Sites

School sites are an important part of the City's open space resources. Currently, the City has a large supply of mini-parks, but relatively few larger neighborhood parks. Also, there is almost no remaining vacant land, and few, if any, opportunities to acquire large open space areas the size of a neighborhood park. The school sites provide the large open space areas (typically five acres or more) needed for athletic activities such as baseball, softball, and soccer.

Mountain View has a longstanding policy (General Plan, Parks, Open Space, and Community Facilities Goal POS-5) of developing cooperative agreements with the school districts to allow use of the schools as neighborhood parks. These agreements allow for the joint use of 10 school sites for park and recreation purposes (the City owns adjacent park land at five of the school sites). In exchange for after-school-hour use of the play fields, the City maintains the open space area at all schools except Springer Elementary (part of the Mountain View Los Altos High School District) and Mountain View High School.

The City and the Mountain View Whisman School District have cooperated to build an athletic field complex on top of an 8-million gallon reservoir at Graham Middle School, winning an Award for Excellence in Public Works in 2008. In exchange for the right to build a buried reservoir, the City agreed to construct and maintain new athletic fields as a shared-use facility for students during the day and for the community after-school hours. The athletic field complex has a track, field space for soccer, football, and baseball, lights, and artificial turf allowing all-season play. The City is also in discussions with the District on the construction of new athletic fields at Crittenden Middle School.

Almost half (43 percent) of the City's total park and open space resources (excluding Shoreline regional facilities) are located at school district-owned sites. The school district lands account for 64 percent of the City's neighborhood park area. In many cases, the City has made significant economic investments in park and playground improvements at the school sites.

In terms of the open space standard discussed above in the Overall Assessment section, if school open space lands are deducted from the City's open space inventory, the ratio of open space to residents drops from 2.58 acres per 1,000 residents (excluding the North Bayshore Planning Area) to 1.43 acres per 1,000 residents. As the districts look for different ways to handle fluctuating enrollments, City open space resources could be left in an uncertain position.

The City's ability to ensure that the open space areas owned by the school districts remain available is somewhat limited as the schools have final jurisdiction over placement of portables and other needs that may encroach on the open space. However, the City can negotiate with the districts to maintain the existing open space areas.

The Preservation Criteria developed for this Plan are an important tool to help the Parks and Recreation Commission assess the impact of threatened or lost school site resources, and formulate recommendations to the City Council, if needed. School open space resources can also be lost to residents when schools are closed and grounds are sold. To mitigate the effects of such sales, the Naylor Act (a State law) allows cities to buy a portion of the open areas of surplus school district properties at 25 percent of market value. However, even at this discounted price, the actual acquisition of school lands can be an economic challenge.

Should the loss of a park or open space area be threatened (e.g., the surplus of a school site), City action should be guided by the criteria developed in the 2008 Plan and included in this Plan update:

Preservation Criteria

- The impact the loss of open space will have on the City's current and future recreation programming.
- The City's investments, assets, and development on the property (e.g., play equipment, tennis courts, irrigation systems, play fields, etc.).
- The quantity of other existing public and/or private open space/recreation facilities in the planning area.
- The impact of loss on Mountain View's overall park system.

Other Private and Public Open Space

There are many forms of private open space areas throughout the City of Mountain View. Many multi-unit developments provide their residents with open space and recreational facilities such as swimming pools, large lawn areas, water features, community rooms, and children's play areas. Some larger developments providing these types of amenities include The Village at San Antonio Center and The Crossings in the San Antonio Planning Area and Tripointe Homes in the Whisman Planning Area. While not included in the City's open space total, these private open space amenities

contribute to the overall park and open space resources available to residents in the community.

Large parcels of land in the City that still remain an agricultural or open space use are another type of private open space in Mountain View. These types of properties, although held in private ownership, are valuable assets. They provide visual respite from the urban environment, represent the last remnants of the City's agricultural past, and serve as a reminder of what the Santa Clara Valley once looked like.

Where possible, the City should support efforts by other agencies, private organizations, or nonprofits to preserve agricultural lands if they become available. Some possible methods of preservation are long-term conservation easements, donations by property owners, partnerships with private or public agencies, formation of a nonprofit organization, and partial acquisitions.

Much of what has been said about private open space in agricultural use is also true of open space lands in Mountain View that are owned by other public agencies. Examples of land owned by other agencies include:

- The Hetch Hetchy right-of-way, which passes through the City in an east-west direction (City of San Francisco); and,
- Some lands adjacent to Stevens Creek and other waterways (Santa Clara Valley Water District).

These lands can play an important role as additional open space in the City and should be preserved through cooperation with the owning agencies. Full or partial acquisition, long-term easements, and other similar mechanisms can all be employed to ensure these valuable open space areas are retained.

Access to Parks and Open Space

A main focus of this Plan, as articulated in the Vision Statement, is to ensure that open space is evenly distributed throughout the community. As detailed later in the Planning Area Assessments Chapter, certain criteria have been established to help evaluate where this goal is not being met. Typically, this evaluation has led to recommendations regarding additional acquisition of park and open space land in areas that were determined to be underserved.

One of the criteria evaluates whether residents are located within a safe and comfortable walking distance of a park. While the use of this criterion further helps to determine if land acquisition should be a priority in certain neighborhoods, it also

introduces the concept of evaluating the accessibility of park for residents living within a half-mile radius.

Improving access to park sites can help relieve underserved areas, in addition to or in lieu of acquiring new park land. For example, Thaddeus Mini-park is located along Middlefield Road in the Thompson Planning Area and residents located north of Middlefield Road must cross a major traffic barrier to access the park. Providing safe access to Thaddeus Mini-park remains a project recommendation of the Commission.

Park access is, therefore, evaluated in each of the planning area assessments. In some cases, specific areas in need of improved access have been addressed. In other areas, the scope and time frame of this Plan did not allow a thorough examination of where access improvements are needed or the practicalities of providing such improvements. However, working to build and improve access to open space is one of the major recommendations of this Plan.

While the majority of areas and facilities within City parks are accessible to persons with disabilities, access will be a requirement of considerable importance when identifying areas in need of improvement and developing solutions. The Americans with Disabilities Act (ADA) requires that persons with disabilities not be discriminated against in regard to access to public facilities. The City has made improvements to playground equipment and continues to evaluate the accessibility of park facilities to meet the need of all residents in the community. In August 2014, the City installed a full body swing with a harness at Sierra Vista Mini-park for children with physical special needs.

Trail Systems

Trails and trail systems are important to the continued improvement of Mountain View's park and open space resources; accordingly, the subject is discussed in much detail in a separate chapter later in this Plan. Even though a trail may at first seem to impact or affect only the immediate area around it, trails are important on a City-wide basis as well. It is the interconnecting of individual trails and other pedestrian and bicycle routes that expands the benefits of a trail system over a broader area. Therefore, the continued planning and development of trails and connectors should be considered an issue of City-wide importance. Focus should especially be given to providing access (through mini-trails and other connectors) to existing and planned trails, developing a City-wide network of pedestrian and bicycle pathways, and providing connection to regional resources when possible.

SUMMARY

After years of growth and development, Mountain View is almost fully built out, with little vacant land left. As higher-density developments have come in over the past years, park and open space acreage has not kept up with the increase in number of residents. Acquisition of additional open space and its development for park use is a priority for Mountain View.

At the same time, it is clear that open space resources are not evenly distributed among the City's various neighborhoods. The City should focus on open space acquisition and park development in those areas most underserved in open space resources (as identified in Chapter 5).

The school districts are of central importance to the park and open space inventory. The City must work with the districts to build, maintain, and improve joint-use agreements for their open space resources. (See recommendations in Chapter 4 categorized as Preserve Existing Open Space.)

With limited vacant land left, the City needs to work with others (governmental agencies, private owners, businesses) to enable shared use of park and open space resources. Whatever remains of our agricultural past is especially important in this context.

While Mountain View needs to acquire and develop more parks and open space resources, an additional priority is to maximize the use of existing resources. To that end, the City must work to improve access to existing parks and open space from the City's various neighborhoods. (See recommendations in Chapter 4 categorized as Provide Access to Open Space.)

Finally, Mountain View must improve its system of pedestrian/bike trails to connect its neighborhoods to each other and to connect the City as a whole to regional parks and open space areas. (See recommendations in Chapter 4 categorized as Develop Trail Systems.)

IV. RECOMMENDATIONS

“Creating Community through People, Parks and Programs.”
– California Parks and Recreation Society Vision Statement

Introduction

This section of the Parks and Open Space Plan presents and prioritizes all of the recommendations that appear in this Plan:

- City-wide recommendations developed based on the analysis presented in the previous City-Wide Assessment Chapter;
- More specific recommendations made for each of the 10 planning areas, presented in the following Planning Area Assessments Chapter; and
- Recommendations for the City’s trail systems, presented in the Trail Systems Chapter later in this Plan.

The purpose of the priority system is to establish a basis for determining which recommendations are most pressing and in what order they should be undertaken. The priority system is intended to be used as a guideline only. It is fully expected that some recommendations might be implemented out of priority order, dependent on current opportunities and circumstances. However, by establishing a system of priorities, the City can help ensure a logical approach to future decision-making.

In order to create a priority system, the Parks and Recreation Commission divided all recommendations into five major categories:

- Increase Open Space
- Improve Existing Open Space
- Preserve Existing Open Space
- Provide Access to Open Space
- Develop Trail Systems

The Commission believes that these categories are of equal importance in fulfilling the open space needs of Mountain View, and, therefore, has not ranked these categories.

PLANNING AREA	NEED SCORE
San Antonio	45
Sylvan-Dale	35
Rengstorff	34
Stierlin	31
Central	27
Thompson	23
Whisman	22
Miramonte	16
Grant	13

Within each of the categories, the Commission has formulated broad recommendations that reflect the goals presented in the Open Space Vision and address City-wide issues, including environmental conservation efforts. These recommendations are prioritized within each category.

Additionally, the Commission has spelled out specific, practical recommendations within each of the City-wide recommendations. These specific recommendations relate to the individual planning areas and are prioritized according to each planning area's open space needs.

While all of the City's 10 planning areas would benefit from additional open space, the Commission has decided to rank each area in order of need. The ranking is based on the five criteria presented in the Planning Area Assessments Chapter of this Plan.

A ranking of 1 through 10 was calculated for each of the criteria. For example, one of the criteria is Proportion of Area Zoned Residential. A planning area that has more residential than nonresidential area has a higher need for park and open space facilities. Therefore, the planning area with the highest residential area would have the highest need and be assigned the highest ranking of 10.

Ranking assignments were made for each of the five criteria in each of the 10 planning areas. The result was a numerical need score for each area. The lowest possible score was 5 and the highest was 50. The San Antonio Planning Area has the highest need score at 45, while the Grant Planning Area has the lowest need score, 13. For more detailed information about the need score process and the planning area rankings, please refer to Appendix 3.

Planning area recommendations are always listed in their rank order, so that the planning area with the greatest Need Score has priority over those with lower Need Scores.

Prioritized Recommendations

The list of all the prioritized recommendations for this Plan begins on the following page.

Prioritized Recommendations

INCREASE OPEN SPACE

City-Wide Priority 1

Acquire open space for a community park north of Central Expressway and south of Highway 101.

City-Wide Priority 2

Acquire open space throughout the City for neighborhood parks and mini-parks, especially in neighborhoods deemed most deficient in open space.

Planning Area Priorities

- a. **San Antonio**
Acquire land in the midsection of the San Antonio Planning Area for the development of a mini-park, preferably on the north side of California Street, between Showers Drive, Central Expressway, and Rengstorff Avenue.
- b. **San Antonio**
Acquire land for the development of a mini-park bordered by El Camino Real, Del Medio Avenue, Fayette Drive, and San Antonio Road.
- c. **Sylvan-Dale**
Acquire land south of El Camino Real for the development of a mini-park.
- d. **Rengstorff**
Acquire land in the area bounded by Highway 101, Rengstorff Avenue, San Antonio Road, and Middlefield Road (preferably adjacent to the City-owned parcel at the corner of Wyandotte Street and Reinert Road) for the development of a mini-park.
- e. **Stierlin**
Acquire land in the area bounded by Central Expressway, Moffett Boulevard, Middlefield Road, and Highway 85 for the development of a mini-park.
- f. **Thompson**
Acquire land for the development of a mini-park.

g. **Whisman**

Acquire land for development of a neighborhood park as part of the South Whisman development process.

City-Wide Priority 3

Work with owners of open space not currently available for acquisition to enable shared use of these resources (by means of joint use, easements, or other cooperative mechanisms).

- Explore the feasibility of acquiring land adjacent to the Hetch Hetchy right-of-way, Stevens Creek Trail, and Permanente Creek Trail.

City-Wide Priority 4

Acquire a portion or all of Mountain View's agricultural lands, if they become available, in an effort to preserve the City's agricultural heritage.

- Acquire land for a garden space that is available to the public. Consider various types of gardens (e.g., urban gardens, demonstration gardens, edible landscaping, etc.).

City-Wide Priority 5

Acquire land adjacent to trails and rights-of-way.

- Acquire land adjacent to Hetch Hetchy right-of-way, Stevens Creek Trail, and Permanente Creek Trail.

IMPROVE EXISTING OPEN SPACE

City-Wide Priority 1

Develop open space as parks for community use, especially in neighborhoods deemed deficient in open space. Encourage maximum community input in all stages of development.

Planning Area Priorities

a. **North Bayshore**

Design and construct the Shoreline Sports Complex at Shoreline at Mountain View Regional Park.

City-Wide Priority 2

Preserve and enhance the City's urban forest and canopy.

- Review and update the Urban Forestry Management Plan.
- Develop public spaces as visual open space (e.g., through landscaping of parking lots, vacant lots, street medians, etc.).

City-Wide Priority 3

Improve and renovate existing parks. Be creative in the design of park elements and play structures.

Planning Area Priorities

a. **San Antonio**

Continue the renovation of Rengstorff Park consistent with the Rengstorff Park Master Plan.

b. **Stierlin**

Work with the Mountain View Whisman School District and Youth Sports Organizations to explore the possibility of converting Crittenden Field to synthetic turf.

c. **Central**

Work with the Mountain View Whisman School District and Youth Sports Organizations to design and construct a joint-use restroom at Castro School/Park.

- d. **Miramonte**
Work with the Mountain View Whisman School District and Youth Sports Organizations to design and construct a joint-use restroom at Landels School/Park.
- e. **Grant**
Work with the Mountain View Whisman School District and Youth Sports Organizations to design and construct a joint-use restroom at Huff School/Park.
- f. **Miramonte**
Continue to work with the Santa Clara Valley Water District on the development of McKelvey Field and mini-park as part of the Permanente Creek flood protection project.

City-Wide Priority 4

Look for opportunities to add garden space to existing open space.

- Explore alternative public garden models, such as demonstration gardens, edible landscape, and youth/school gardens.

City-Wide Priority 5

Look for opportunities to add off-leash dog areas to existing open space. Explore a variety of options, including fenced and unfenced areas.

PRESERVE EXISTING OPEN SPACE

City-Wide Priority 1

Work with school districts, utility companies, private owners, governmental agencies, etc., to ensure that no current open space is lost. To accomplish this, the City should:

- Strengthen existing and future City/school joint-use agreements to provide additional methods to ensure preservation of school open space areas.
- Continue to maintain all joint-use agreements with the school district for use of open space at public middle and elementary schools.
- Develop new joint-use agreements where they currently do not exist.
- Explore the possibility of developing an agreement with the school district for joint use of garden space as a shared community benefit.

Planning Area Priorities

- a. **Miramonte**
Explore the possibility of developing an agreement with the Los Altos School District for joint use of open space for public use at Springer Elementary School and future school developments in Mountain View.
 - b. **Grant**
Explore the possibility of developing an agreement with the Mountain View Los Altos High School District for joint use of open space for public use at Mountain View High School.
- Strengthen and formalize current partnerships to provide safe custodianship of land in Mountain View that is owned by other agencies, such as the San Francisco Public Utilities Commission (Hetch Hetchy), Santa Clara County Water District, Santa Clara County, and PG&E.

City-Wide Priority 2

Preserve the City’s urban forest and canopy in accordance with the City’s Urban Forestry Management Plan in order to retain neighborhood character and ensure the greening of the increasingly urbanized environment.

Planning Area Priorities

a. **Central**

Develop a conceptual use plan for development of the City-owned parcels on South Shoreline Boulevard and California Street as open space.

City-Wide Priority 3

Support efforts by other agencies, private organizations, and/or nonprofits to preserve a portion or all of Mountain View’s agricultural lands as permanent open space, if they become available.

City-Wide Priority 4

Work with other agencies to preserve all Bay-front land.

Planning Area Priorities

a. **North Bayshore**

Maintain Charleston Slough and creeks within Shoreline at Mountain View Regional Park.

PROVIDE ACCESS TO OPEN SPACE

City-Wide Priority 1

Work cooperatively within the City and with other governmental agencies to ensure that access to open space resources is enhanced (e.g., traffic safety, attractiveness to users, etc.). Evaluate all City parks to ensure safe crossings.

Planning Area Priorities

- a. **San Antonio**
Improve pedestrian and bicycle access to Rengstorff Park consistent with the Rengstorff Park Master Plan.
- b. **Rengstorff**
Improve access to Thaddeus Park through safe street crossings and other techniques.
- c. **Rengstorff**
Improve access across Central Expressway to Rengstorff Park from the Rengstorff Planning Area.
- d. **Rengstorff**
Provide access to the Permanente Creek Trail from Colony Street.
- e. **Central**
Improve access to Mariposa Park through safe street crossings and other techniques.
- f. **Miramonte**
Improve access to Graham Middle School and Sports Complex through safe street crossings and other techniques.
- g. **Grant**
Extend the Stevens Creek Trail from the current terminus at Dale Avenue/Heatherstone Way south to provide access to the approximately 20 acres of City-owned open space east of Highway 85.

City-Wide Priority 2

Work cooperatively within the City to build mini-trails to facilitate pedestrian and bicycle access to trails from neighborhoods, especially from neighborhoods that are underserved in open space.

Trail System Priorities

Identify locations where new or improved access to trails and bicycle routes would improve safe, continuous nonauto routes throughout the City. Implementation of such improvements should be given priority in those planning areas that are underserved by park and open space resources.

- a. Explore the feasibility of a trail along the Permanente Creek right-of-way across Central Expressway, connecting Crisanto Avenue and Escuela Avenue with the Hetch Hetchy right-of-way.

DEVELOP TRAIL SYSTEMS

City-Wide Priority 1

Continue developing a City-wide network of trails and pathways to connect neighborhoods to each other and to open space resources and trails.

- Continue development of the City's trail system for walking, biking, hiking, wildlife preservation, and other recreational opportunities in accordance with Mountain View City Code. Enhance and preserve native plantings and protect wildlife along trails and in open space areas.
- Explore the possibility of connecting the Stevens Creek, Permanente Creek, and Hetch Hetchy Trails to each other via trails and rights-of-way.
- Look for opportunities to add hydration systems and drinking fountains along trails and pathways.

Trail System Priorities

a. Stevens Creek

- Continue construction of Stevens Creek Trail from Dale/Heatherstone to Mountain View High School.
- Explore the feasibility of improving the Stevens Creek Trail access point at Crittenden Lane to establish a more accessible and formal trailhead.

b. Hetch Hetchy

- Improve the landscaping at Bonny/Beatrice Streets along the Hetch Hetchy corridor.
- Develop the Hetch Hetchy corridor from El Camino Real to Fayette Drive.
- Explore the feasibility of maintaining the Hetch Hetchy right-of-way as pedestrian-accessible open space.
- Update the Hetch Hetchy Trail feasibility study.

- c. **Permanente Creek Trail**
 - Explore the possibility of a safer crossing (potentially underground) at Charleston Road.
 - Work with the Mountain View Whisman School District to extend the Permanente Creek Trail from Rock Street to West Middlefield Road.
 - Explore the feasibility of maintaining the Permanente Creek right-of-way as a trail.
 - Conduct a feasibility study for extending the Permanente Creek Trail to the southern border of Mountain View.
- d. **Charleston Retention Basin**
 - Explore the feasibility of connecting the Charleston Retention Basin to the Stevens Creek Trail.
- e. **Caltrain Corridor**
 - Explore the feasibility of an east-west trail corridor from Sunnyvale to Palo Alto, south of Central Expressway and north of El Camino Real, to include consideration of the Caltrain corridor as a possible option.
- f. **Bay Trail**
 - Explore the feasibility of improving the Bay Trail connection between the western and eastern sides of the Stevens Creek Corridor.

City-Wide Priority 2

Work with other cities and governmental agencies to develop regional trails connecting Mountain View with other regional trails and open spaces.

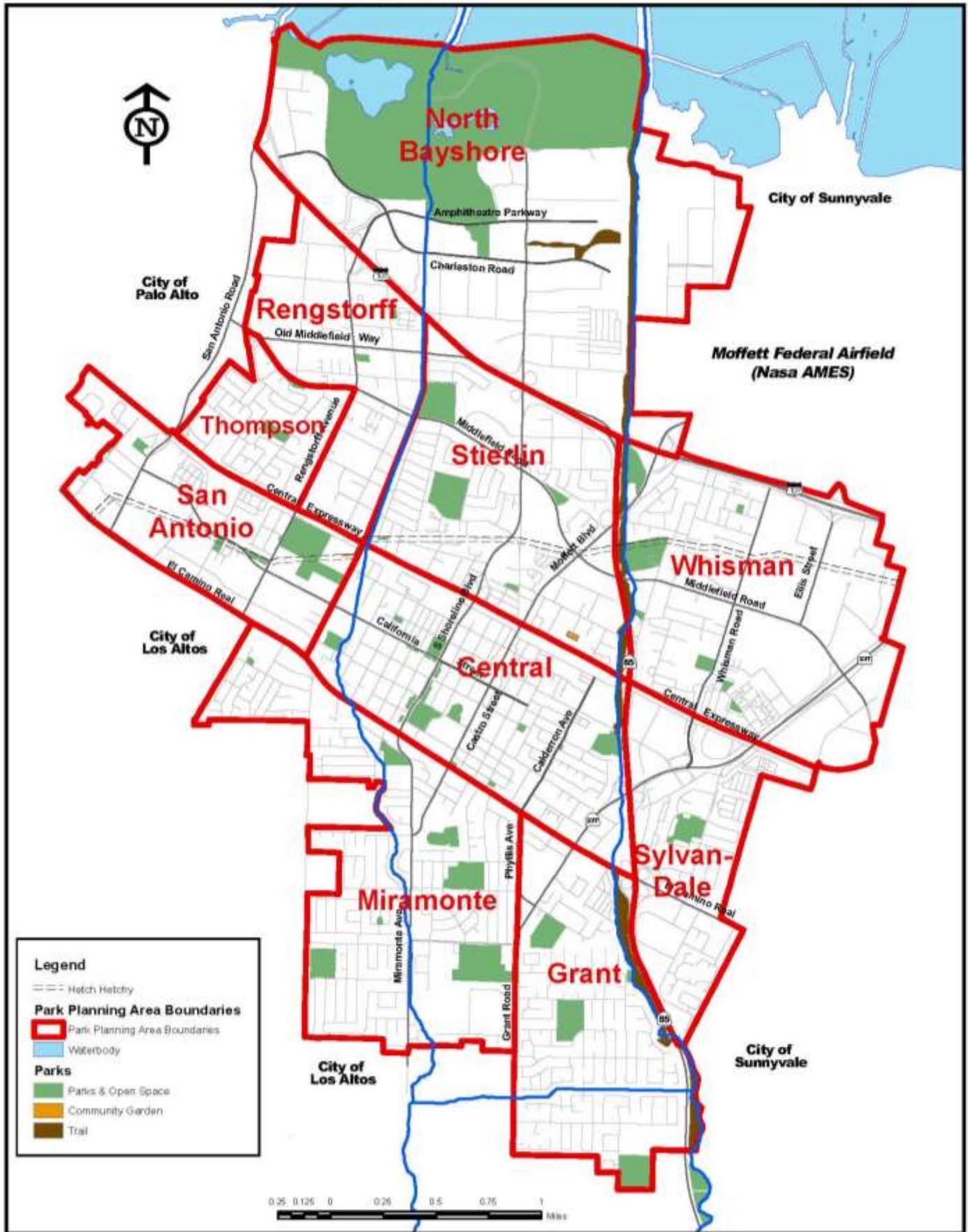
Trail System Priorities

- a. Explore all opportunities to connect the City's regional open space areas to the former Cargill Salt Ponds as they are returned to their natural state.
- b. Work with other cities and agencies to develop Stevens Creek Trail and the Bay Trail for the purpose of developing a regional network of interlinked trail systems.

City-Wide Priority 3

Develop trails and pathways to provide safe connections between transit centers and parks and open space areas.

Planning Area Boundaries



V. PLANNING AREA ASSESSMENTS

“No town can fail of beauty...if venerable trees make magnificent colonnades along its streets.”

Henry Ward Beecher (1813-1887) – clergyman and reformer

INTRODUCTION

While the City has an outstanding park and recreation system, the City-wide assessment presented previously reveals a number of existing needs. In addition, it is clear that parks and open space resources are not evenly distributed among the various neighborhoods in Mountain View. Balancing the needs and concerns of each neighborhood within Mountain View is a difficult task, especially given the scarcity of space in a city as developed as Mountain View and the volatility of development funds. A necessary first step, however, is to conduct a clear analysis of the parks and open space needs in Mountain View and its various neighborhoods.

In order to provide an organized way to evaluate the City’s parks and open space needs, the City is divided into 10 planning areas. While the planning areas are simply based on census tract boundaries, they are useful for the purpose of this Plan because they provide a consistent framework and help facilitate a logical method of analysis. In order to provide useful comparison information, the data (e.g., density, amount of existing open space) for each planning area is compared against the “average” of that data for all the planning areas. So while one area may be above average in the amount of open space provided per resident, another may be below. Since all the comparisons are relative to the average, it helps provide a picture of the areas in greatest need of open space and park facilities or improvements.

Throughout this Plan, open space calculations are generally shown without the regional open space acreage included. These planning area assessments make this distinction when comparing the calculations against the “average of all planning areas.” This “average” excludes the North Bayshore Planning Area. The North Bayshore Area contains all of the City’s regional open space (with the exception of portions of Stevens Creek Trail) but has very little population or housing. The large open space acreage tends to skew the picture of what the “average” planning area looks like.

On the following pages are the assessments of parks and open space needs for each of the 10 planning areas. The 10 planning areas are presented in alphabetical order for ease of reference. A map showing the location of each planning area within the City boundaries is provided on the next page. More detailed maps of each individual planning area are provided in the assessments.

A fair amount of demographic and other data is presented for each planning area. This data was crucial to the evaluation of open space needs for each area. Factors such as the number of single-family versus multi-family homes, density and the current amount of available open space were taken into consideration. This data is presented in detail in each planning area assessment. For an overview of the data for all planning areas, please refer to Appendix 2. Please note that the calculation to determine the current amount of open space for each area includes only “existing facilities” and does not include areas discussed as “other open space” within each Chapter.

Method of Assessment

The purpose of conducting these planning area assessments was to determine which areas meet the City’s minimum standards for parks and open space and to help determine how to make improvements. The needs assessment for each area was based on a variety of factors, including improvements to the area since adoption of the 2008 Plan, existing parks and open space resources in and adjacent to the planning area, City demographics, public input and application of Acquisition and Improvement Criteria.

Acquisition and Improvement Criteria were used to determine if there is an additional need for parks or open space in a planning area. Each of the 10 planning areas was evaluated using these criteria:

Acquisition and Improvement Criteria

Proportion of Land in Residential Use

- Is the area primarily zoned for residential or commercial/industrial uses?

Residential Density

- Is the density of the residential area, including number of children, high or low?

Proportion of Multi-Family Housing

- Is the residential acreage in the area primarily single-family or multi-family housing?

Availability of Open Space Within a Safe and Comfortable Walking Distance

- Do residents have access to open space facilities within a one-half-mile walking distance without crossing major traffic barriers?

- The National Recreation and Park Association's (NRPA) desirable standards for park and recreation facilities indicate that up to one-half mile is generally considered to be a comfortable walking distance.

Current Amount of Open Space

- What is the inventory of open space in the area and what type is it?
- Is the overall City standard of providing 3 acres of open space for every 1,000 residents met?²

For each planning area chapter, this document presents a listing of open space facilities, relevant demographic data, an assessment of open space and park needs, a discussion of these needs and specific recommendations. These recommendations are prioritized within the framework of City-wide recommendations, as presented previously in Chapter IV – Recommendations.

² Appendix 8 provides more information about the use of open space standards and, more specifically, about how Mountain View's open space standard was developed.

CENTRAL PLANNING AREA

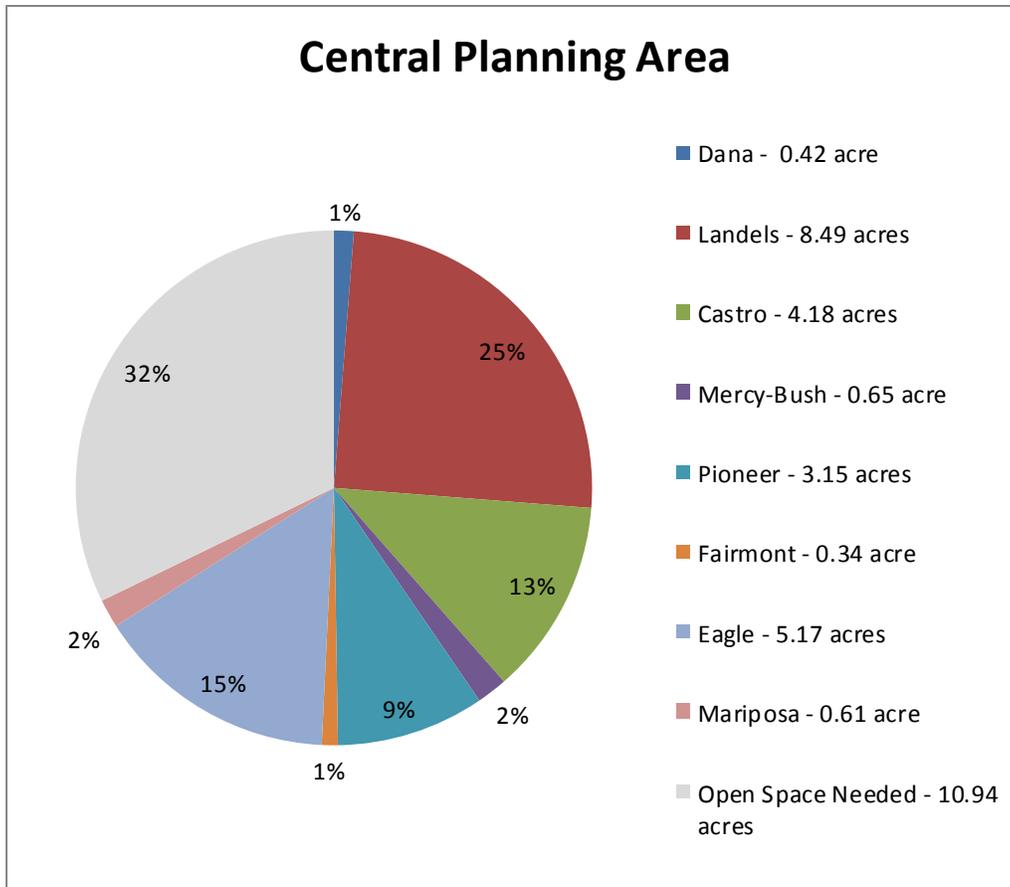
The Central Planning Area is bounded by Central Expressway, Highway 85, El Camino Real, and Escuela Avenue. It is the fourth largest planning area with 784 acres and a mixture of neighborhoods.

EXISTING FACILITIES

The Central Planning Area is served by 23.01 acres of parks, open space, and recreation facilities that include Castro, Dana, Pioneer, Eagle, Landels, Fairmont, Mercy-Bush, and Mariposa Parks. The Planning Area is in need of 10.94 acres of open space to meet the City's goal of 3.0 acres of open space per 1,000 residents.

Mariposa Park is a 0.61-acre mini-park that was opened to the public in June 2012 and features a children's play area, an environmental area, and picnic tables. Eagle Park provides an Aquatics Center that is open to the public year round. A new Teen Center located on Escuela Avenue is currently under construction and is anticipated to open in November 2014. Activities at the developed park sites include swimming, soccer, softball, basketball, rugby, special events, picnicking, and children's play areas. The field areas at both school/park sites, Castro and Landels, are maintained by the City as part of a joint-use agreement with the Mountain View Whisman School District for shared use of the play fields after school.

A good portion of the open space at Landels School and all of the open space at Castro School is owned by the Mountain View Los Altos School District. The City also maintains a tot lot at Castro School and one of three tot lots at Landels. Both schools are currently utilized for after-school recreation programming as well as youth sports. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the Central Planning Area.



OTHER OPEN SPACE

The Stevens Creek Trail runs along a portion of the east border of the planning area. Access to the trail is provided at Landels School. Four City-owned parcels (1.83 acres total) on South Shoreline Boulevard have been zoned as visual open space. The City maintains a 0.14-acre parcel at the corner of Calderon Avenue and Eldora Drive and a 0.18-acre parcel at El Camino Real and Castro Street.

Criteria Assessment

The following assessment is based on the criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the Central Planning Area.

Proportion of Land in Residential Use:

- The Central Planning Area is mostly residential in nature (see Planning Area Data Table, next page, line 4).
- Other uses include the downtown and commercial businesses along El Camino Real.

Residential Density:

- The residential density is higher than the average for all planning areas (see Planning Area Data Table, line 6).

Proportion of Multi-Family Housing:

- The Central Planning Area is equally divided between single-family and multi-family homes (see Planning Area Data Table, line 4).

Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are: California Street, Castro Street, Central Expressway, El Camino Real, Shoreline Boulevard, Highway 85, and Highway 237 (see map in Appendix 10).
- All portions of the Central Planning Area are within a one-half-mile walking distance of a park or open space facility.

Planning Area Data Table

Line #	Description	Central Planning Area	Citywide Average excluding North Bayshore)
1	2010 Census Population	11,318	8,175
2	2010 Population Under 19 (% of Total Population under 19)	2,110 (14%)	1,614 (11%)
3	Size (Acres)	784	651
4	Residential Acres (% of Area)	Multi-Family 260 acres (33%) Single-Family 258 acres (33%) Total 518 acres (66%)	Multi-Family 202 acres (31%) Single-Family 200 acres (31%) Total 402 acres (62%)
5	Open Space Acres (% of Area)	23.01 (3%)	21.10 (3%)
6	Residential Density (# Persons per residential acre)	22	20
7	Open Space Acres per 1,000 Residents	2.03	3.00 City Standard ¹

¹ The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City’s Land Dedication Ordinance (refer to Appendix 8).

Current Amount of Open Space:

- The percentage of open space acres is the same as the average for all planning areas (see Planning Area Data Table, line 5).
- Park acreage of 2.03 acres per 1,000 residents is below the City's overall standard of 3.0 acres per 1,000.

DISCUSSION

The Central Planning Area has a larger percentage of land in residential use than the average for all planning areas. Due to the high proportion of multi-family units, residential density is also above average. Its residential land use includes some of Mountain View's oldest neighborhoods. A key feature of this area is the thriving downtown and the Mountain View Transit Center, which provides Caltrain and light rail commuter rail, bus, and private shuttle services.

The park acreage per 1,000 residents is below the City standard (2.03 versus 3.00). The open space at Castro and Landel Schools are included in this total. Due to after-school use of the fields and other facilities for school programs, public access to the open space is limited. Because a large portion of the open space in the planning area is owned by the School District (41 percent), availability of open space could be limited by changing school district circumstances. School uses and needs would prevail over open space.

The Central Planning Area is essentially divided into several distinct areas by the downtown and streets with high traffic volume. Castro Street and Shoreline Boulevard act as north-south divisions and California Street as an east-west division. All these various areas are well served by a variety of different park types, including four mini-parks and four neighborhood parks (two of which are joint City/school sites). Rengstorff Park is also located immediately adjacent, and accessible, to a portion of the Central Planning Area. All areas of the planning area are able to access a park or open space facility within a safe walking distance without having to cross a major traffic barrier.

The City's relationship with the Mountain View Whisman School District is important to the preservation of open space and the continued improvement of recreational facilities for the community. The Commission recommends working with the School District on the construction of restroom facilities after-hours at school sites for use by Youth Sports Organizations and the community to increase the usability of the open space after-hours.

RECOMMENDATIONS

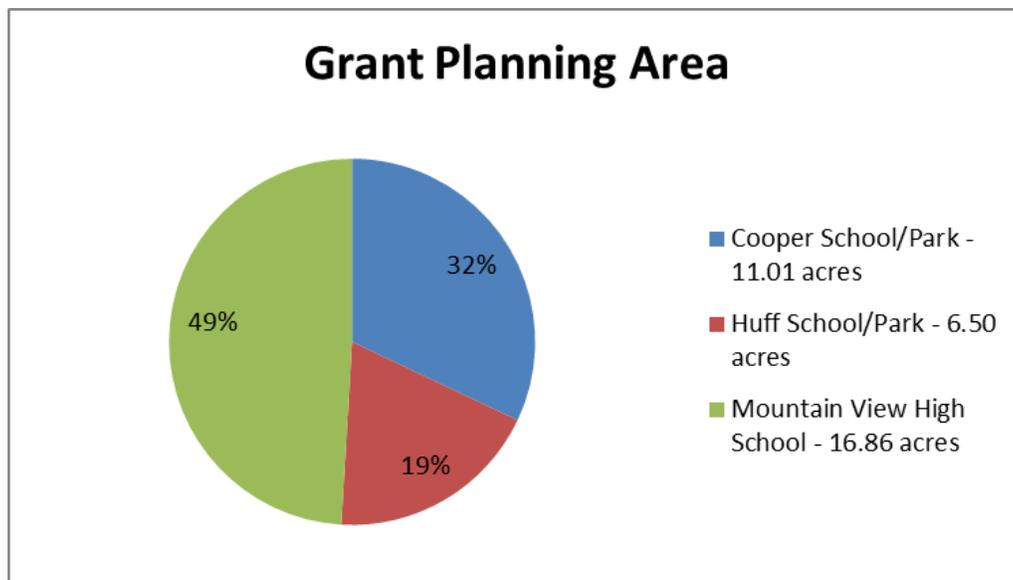
- Work with the Mountain View Whisman School District and Youth Sports Organizations to design and construct a joint-use restroom at Castro School/Park.
- Develop a conceptual use plan for development of the City-owned parcels on South Shoreline Boulevard and California Street as open space.
- Improve access to Mariposa Park through safe street crossings and other techniques.

GRANT PLANNING AREA

The Grant Planning Area is located in the southeast portion of the City and is bounded by El Camino Real, Highway 85, the Los Altos border, and Grant Road. The area is 695 acres in size, the sixth largest of the planning areas, and consists primarily of single-family residential uses.

EXISTING FACILITIES

The Grant Planning Area is well served by 34.37 acres of parks and open space located at three school sites: Cooper and Huff Elementary Schools and Mountain View High School. Cooper is a closed school site currently occupied by a private preschool. The City owns one-half of the Cooper site, but Huff and Mountain View High are owned solely by the School Districts. The field facilities at both Huff and Cooper, as well as the tennis courts and playground at Cooper, are maintained by the City. The City does not have an agreement with the Mountain View Los Altos High School District for shared use of Mountain View High as a park. It functions as an informal public open space only. Activities at the other sites include soccer, baseball, tennis, rugby, and playground programs. This planning area also has close access to Cuesta Park, as well as Oak Elementary School in Los Altos. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the Grant Planning Area.



OTHER OPEN SPACE

A 0.40-acre parcel of open space is located at the corner of Sleeper and Franklin Avenues, adjacent to the Stevens Creek Trail along Highway 85. The City owns approximately one-third of the parcel at the northern most end and the remaining two-thirds is owned by the Santa Clara Valley Water District. The City maintains the entire parcel as passive open space for the enjoyment of the community.

CRITERIA ASSESSMENT

The following assessment is based on the criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the Grant Planning Area.

Proportion of Land in Residential Use:

- The Grant Planning Area is primarily residential in nature (see Planning Area Data Table, next page, line 4).

Residential Density:

- The residential density is lower than the average for all planning areas (see Planning Area Data Table, line 6).

Proportion of Multi-Family Housing:

- More of the residential acreage in the area is devoted to single-family homes than to multi-family homes (see Planning Area Data Table, line 4).

Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are Grant Road, Highway 85, Phyllis Avenue, and El Camino Real (see map in Appendix 10).
- One small group of homes and apartments, located along Phyllis Avenue and Pamela Drive (near El Camino Real), is not within one-half mile walking distance of a public park or open space facility without crossing a major traffic barrier (see map in Appendix 10). The housing in this area is primarily low-density apartments and duplexes.

Planning Area Data Table

Line #	Description	Grant Planning Area	City-wide Planning Area Average (excluding North Bayshore Planning Area)
1	2010 Census Population	5,424	8,175
2	2010 Population Under 19 (% of Total Population under 19)	1,274 (9%)	1,614 (11%)
3	Size (Acres)	695	651
4	Residential Acres (% of Planning Area)	Multi-Family 33 acres (5%) Single-Family 468 acres (67%) Total 501 acres (72%)	Multi-Family 202 acres (31%) Single-Family 200 acres (31%) Total 402 acres (62%)
5	Open Space Acres (% of Planning Area)	34.37 (5%)	21.10 (3%)
6	Residential Density (# Persons Per Residential Acre)	11	20
7	Open Space Acres Per 1,000 Residents	6.34	City Standard ¹ 3.0

¹ The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's Land Dedication Ordinance (refer to Appendix 8).

Current Amount of Open Space:

- The percentage of open space acreage is above average for all planning areas (see Planning Area Data Table above, line 5).
- Park acreage of 6.34 acres per 1,000 residents exceeds the City's overall standard of 3 acres per 1,000 residents.

DISCUSSION

The Grant Planning Area is above average in the amount of residential area and is mostly large-lot, single-family homes with only a small percentage of multi-family units. Accordingly, residential density is well below the City-wide average. The park acreage per 1,000 residents exceeds the City standard (6.34 versus 3.00). The open space at Mountain View High School is included in this figure. Currently, the City does not have an agreement with the Mountain View Los Altos High School District for joint use

of the open space at this school. Due to the after-school use of the fields and other facilities for school programs, public access to the open space is limited. If the open space at Mountain View High School is not considered, the number of open space acres in the Grant Planning Area is reduced from 34.37 acres to 17.51 acres. Accordingly, the park acreage per 1,000 residents is reduced from 6.34 acres to 3.23 acres. Because the majority of open space in this planning area is owned by the School Districts (85 percent), availability of open space in the Grant area could be limited by changing school district circumstances. School uses and needs would prevail over open-space use.

The Grant Planning Area is not considered deficient in parks or open space and all portions of the area, except one, have safe and comfortable access to a park or school. However, the large amount of land owned by the School Districts increase the need for other open space opportunities. There is a small parcel of open space at the corner of Sleeper and Franklin Avenues. It is a valuable addition to the neighborhood and should be preserved for open-space use.

The City's relationship with the Mountain View Whisman School District is important to the preservation of open space and the continued improvement of recreational facilities for the community. The Commission recommends working with the School District on the construction of restroom facilities after hours at school sites for use by Youth Sports Organizations and the community to increase the usability of the open space after hours.

The extension of the Stevens Creek Trail into the Grant Planning Area provides the ability for residents to connect to other parks located along the trail, and to enjoy the large open space area owned by the City. The 18.6-acre City-owned area along the trail is valuable open space. The widest portion of the area has a bench and serves as a reflection area for public use and enjoyment.

One small section of the planning area, located along Phyllis Avenue and Pamela Drive, does not have safe and comfortable access to a park without crossing a major traffic barrier (Appendix 10).

RECOMMENDATIONS

- Work with the Mountain View Whisman School District and Youth Sports Organizations to design and construct a joint-use restroom at Huff School/Park.
- Explore the possibility of developing an agreement with the Mountain View Los Altos High School District for joint use of open space for public use at Mountain View High School.

- Extend the Stevens Creek Trail from the current terminus at Dale Avenue/Heatherstone Way south to provide access to the approximately 20 acres of City-owned open space east of Highway 85.

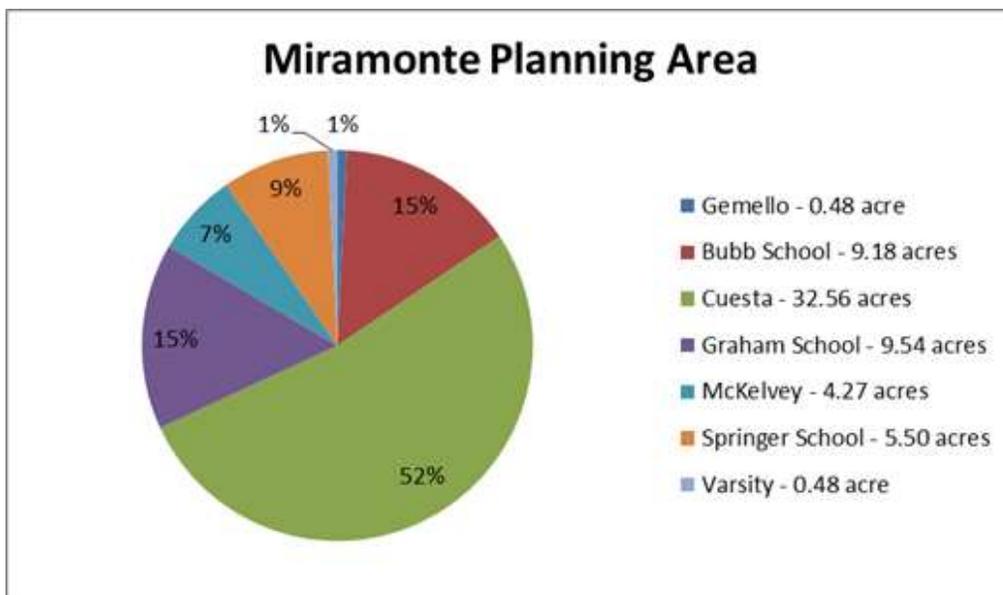
MIRAMONTE PLANNING AREA

The Miramonte Planning Area is bounded by El Camino Real, Grant Road, the Los Altos border, and Springer Road. It is the third largest planning area with 953 acres and consists primarily of single-family residential uses.

EXISTING FACILITIES

The Miramonte Planning Area is well-served by 62.01 acres of open space located at three school sites, two mini-parks, one neighborhood park, and one community park. The three school sites are Bubb and Springer Elementary and Graham Middle Schools. A good portion of Bubb and Graham and all of Springer are owned by the School Districts (Springer School is in the Los Altos Elementary School District). The City maintains the open space at Bubb Elementary and Graham Middle Schools through a joint-use agreement with the Mountain View Whisman School District. The City does not maintain the open space at Springer Elementary, but does provide twice-yearly fertilization and aerification of the fields.

Other open space in the area includes Gemello and Varsity mini-parks, McKelvey neighborhood park, Cuesta Community Park and Annex, and the Mountain View Sports Pavilion, located at Graham school. Activities at the park sites include soccer, baseball, football, softball, basketball, volleyball, lacrosse, tennis, futsal, recreation programs, special events, picnicking, and children’s play areas. The pie chart below and the table in Appendix 9 provide additional information about park facilities in the Miramonte Planning Area.



OTHER OPEN SPACE

Almond Elementary School and Los Altos High School, located in the City of Los Altos, also provide nearby open space opportunities.

CRITERIA ASSESSMENT

The following assessment is based on the criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the Miramonte Planning Area.

Proportion of Land in Residential Use:

- The Miramonte Planning Area is primarily residential in nature (see Planning Area Data Table, next page, line 4).

Residential Density:

- Residential density is lower than the average for all planning areas (see Planning Area Data Table, line 6).

Proportion of Multi-Family Housing:

- More of the residential acreage in the area is devoted to single-family homes than to multi-family homes (see Planning Area Data Table, line 4).

Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are: Miramonte Avenue, a portion of Cuesta Drive, Grant Road, El Monte Road and El Camino Real (see map in Appendix 10).
- One area, about one-quarter square mile in size (bordered by El Camino Real, Castro Street, and Miramonte Avenue), is not within a one-half-mile walking distance of a park or open space facility without having to cross major traffic barriers (see map in Appendix 10). The housing in this area is primarily older, single-family homes and duplexes.

Planning Area Data Table

Line #	Description	Miramonte Planning Area	City-wide Planning Area Average (excluding North Bayshore Planning Area)
1	2010 Census Population	9,657	8,175
2	2010 Population Under 19 (% of Total Population Under 19)	2,330 (16%)	1,614 (11%)
3	Size (Acres)	953	651
4	Residential Acres (% of Planning Area)	Multi-Family 114 acres (12%) Single Family 582 acres (61%) Total 696 acres (73%)	Multi-Family 202 acres (31%) Single Family 200 acres (31%) Total 402 acres (62%)
5	Open Space Acres (% of Planning Area)	62.01 (7%)	21.10 (3%)
6	Residential Density (# Persons Per Residential Acre)	14	20
7	Open Space Acres Per 1,000 Residents	6.42	City Standard ¹ 3.00

¹ The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's Land Dedication Ordinance (refer to Appendix 8).

Current Amount of Open Space:

- The percentage of open space acres is above the average for all planning areas (see Planning Area Data Table above, line 5).
- Park acreage of 6.42 acres per 1,000 residents exceeds City's overall standard of 3.00 acres per 1,000 residents.

DISCUSSION

The Miramonte Planning Area is above average in the amount of residential area and is mostly large-lot, single-family homes with a small percentage of multi-family units. Accordingly, the residential density is well below the City-wide average. The majority of the multi-family housing border the mixed-use corridor along the south side of El Camino Real. The park acreage per 1,000 residents exceeds the City standard (6.42 versus 3.00). The open space at Springer Elementary School is included in this figure. Currently, the City does not have an agreement with the Los Altos School District for joint use of the open space at this school. Due to after-school use of the fields and other facilities for school programs, public access to the open space is limited. If the open space at Springer School is not considered, the number of open space acres in the Miramonte Planning Area decreases from 62.01 acres to 56.51 acres, reducing the amount of open space per 1,000 residents from 6.42 to 5.85 acres.

The area is well served by park land and facilities, including one community park, one neighborhood park, three school/park sites, two mini-parks, a tennis center, and an athletic field complex and Mountain View Sports Pavilion located at Graham Middle School. When the Permanente Creek Flood Protection Project at McKelvey Park is completed, another mini-park will be added to the Planning Area.

The City is currently working with the Santa Clara Valley Water District on the Permanente Creek Flood Protection Project to convert the City's neighborhood park, McKelvey Park, to a flood detention basin that is large enough to accommodate water from a 100-year flood. The project includes the reconstruction of two ballfields of the same size and orientation and development of a new mini-park. Park amenities will include a children's play area, a water feature, picnic tables, and a lawn area. The new park design provides an equal amount of open space acreage. Construction is estimated to begin in the summer of 2015.

The City's relationship with the School Districts is important to the preservation of open space and the continued improvement of recreational facilities for the public. An example of a shared-use project is the development of the Graham Sports Complex. The City and the Mountain View Whisman School District worked together to build an athletic field complex on top of an 8-million gallon reservoir at Graham Middle School. In exchange for the right to build a buried reservoir, the City agreed to construct and maintain new athletic fields as a shared-use facility for students during the day and for the community after-school hours. The athletic field complex has a track, field space for soccer, football, and baseball, lights, and artificial turf allowing all-season play.

Another example of a shared-use opportunity is working with the School District on the construction of restrooms that would be available to Youth Sports Organizations and the community after hours, increasing the usability of the field space.

There is a small pocket of land (bordered by El Camino Real, Castro Street, and Miramonte Avenue) that does not have a safe and comfortable walking distance to open space without crossing a major traffic barrier. Due to its close proximity to Graham Middle School, providing safe access for children across major intersections remains a recommended project of the Commission.

Of special note is the vacant City-owned parcel (partially occupied by an old orchard) adjacent to Cuesta Park commonly known as the Cuesta Annex. The Cuesta Annex has undergone a master planning process to determine future use and the community recommended the area remain as open space.

RECOMMENDATIONS

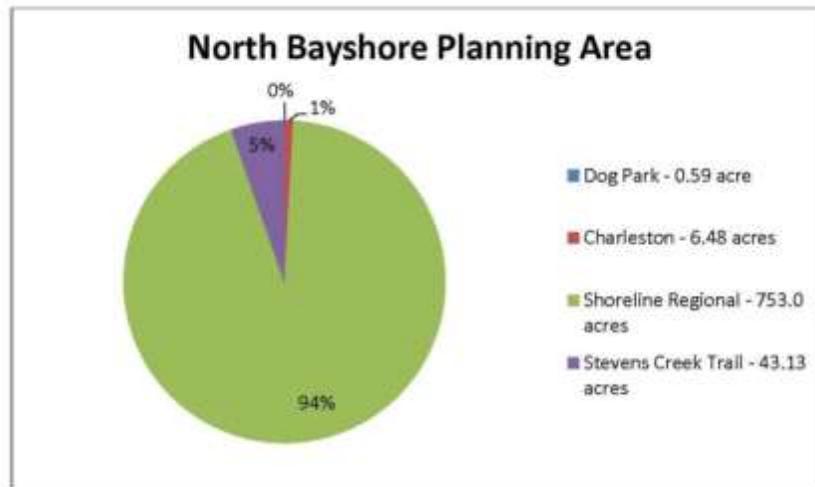
- Work with the Mountain View Whisman School District and Youth Sports Organizations to design and construct a joint-use restroom at Landels School/Park.
- Continue to work with the Santa Clara Valley Water District on the development of McKelvey Field and mini-park as part of the Permanente Creek Flood Protection Project.
- Explore the possibility of developing an agreement with the Los Altos School District for joint use of open space for public use at Springer Elementary School and future school developments in Mountain View.
- Improve access to Graham Middle School and Sports Complex through safe crossings and other techniques.

NORTH BAYSHORE PLANNING AREA

The North Bayshore Planning Area is bounded by Highway 101, San Francisco Bay, Moffett Airfield, and Bayshore Parkway/Terminal Boulevard (Palo Alto border). At 1,968 acres in size, it is the largest planning area in the City.

EXISTING FACILITIES

The North Bayshore Planning Area is served by 803.20 acres of open space composed of numerous open space recreational areas, including Shoreline at Mountain View Regional Park, Charleston Park, Stevens Creek Trail, Permanente Creek Trail, and a community dog park. Vista Slope and Crittenden Hill combine with the original Shoreline at Mountain View park acreage to form the regional open space at Shoreline at Mountain View. There are many amenities at Shoreline at Mountain View Park, including an 18-hole golf course, a sailing lake, historic Rengstorff House, restaurants, and a kite flying lot. There are also two small residential areas within the North Bayshore Planning Area. A 360-unit mobile home park is located in the eastern section of the planning area, adjacent to Stevens Creek Trail. There are also small-scale apartments and duplexes located at Moffett Field (but within the City’s boundaries) near the intersection of Moffett Boulevard and Highway 101. The pie chart below and the table in Appendix 9 provide additional information about park and open space facilities in the North Bayshore Planning Area.



The remainder of the area has been widely developed during recent years by leading computer, pharmaceutical, and financial investment firms. Some of these developments have included recreational open space for employees which are not

included in the City's open space acreage. The North Bayshore Area is also host to the Shoreline Amphitheatre, a 25,000-seat professional entertainment venue.

OTHER OPEN SPACE

The North Bayshore Area also features many other natural areas not included in the City's regional open space acreage, such as Permanente Creek, Charleston Retention Basin, Mountain View Tidal Marsh, Stevens Creek Tidal Marsh, Charleston Slough, and the former salt evaporation ponds. These areas serve as native habitats for plants and animals and portions are environmentally protected areas for species of special concern, such as the burrowing owl.

CRITERIA ASSESSMENT

The following assessment is based on the criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the North Bayshore Planning Area. However, due to the atypical nature of this area with respect to open space and residential acreage, no direct comparison will be made of the North Bayshore Planning Area in relation to the remaining planning areas. Data in the North Bayshore will be discussed individually with respect to its unique characteristics.

Proportion of Land in Residential Use:

- The North Bayshore Planning Area consists primarily of industrial and regional open space uses. Shoreline at Mountain View and associated open space and the Shoreline Amphitheatre account for over one-half of the land area. While there are relatively few permanent residents, the daytime population swells due to the high concentration of industrial uses in the planning area.
- There is a small mobile home park located adjacent to Stevens Creek Trail about 38 acres in size. This residential pocket accounts for about 2 percent of the planning area (see Planning Area Data Table, next page, line 4).
- A small pocket of military housing within the Mountain View City limits is located at Moffett Field and comprises approximately 40 units.

Residential Density:

- Residential density is high for the North Bayshore Planning Area due to the mobile home park located within the planning area boundaries. Dense development is common for mobile home parks (see Planning Area Data Table, line 6).

Proportion of Multi-Family Housing:

- There are only multi-family housing units in the North Bayshore Area.

Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are Highway 101, Shoreline Boulevard, Charleston Road, and Amphitheatre Parkway (see map in Appendix 10).
- The mobile home park is within a one-half-mile walking distance to the Stevens Creek Trail which provides access to Shoreline at Mountain View Regional Park to the north and Whisman School/Park and Creekside Park to the south.

Planning Area Data Table

Line #	Description	North Bayshore Planning Area
1	2010 Census Population	817
2	2010 Population Under 19 (% of Total Population Under 19)	150 (18%)
3	Size (Acres)	1,968
4	Residential Acres (% of Planning Area)	Multi-Family 38 acres (2%) Single-Family 0 acres (0%) Total 38 acres (2%)
5	Open Space Acres (% of Planning Area)	803.20 (41%)
6	Residential Density (# Persons Per Residential Acre)	22
7	Open Space Acres Per 1,000 Residents	983.1 ¹

¹ Does not include salt ponds, Permanente Creek, or Charleston Retention Basin.

Current Amount of Open Space:

- There is a large amount of open space in this planning area due to the substantial size of Shoreline at Mountain View Regional Park (see Planning Area Data Table, previous page, line 5). Regional open space from Stevens Creek Trail is also included.
- Park acreage of 983.1 acres per 1,000 residents is an anomaly as the number of residents in the planning area is very low, and the total open space acreage is very high.

DISCUSSION

The North Bayshore Planning Area is unique among Mountain View's planning areas in that its acreage is almost equally divided between high-technology industrial and open space uses. These uses serve not only Mountain View residents and employees of these local firms, but also a wide regional audience. When analyzing open space needs for the City, the North Bayshore Planning area is excluded as it contains all of the City's regional open space with very little housing.

The area is well served for open space with Shoreline at Mountain View Regional Park, Charleston Park, Stevens Creek Trail, Permanente Creek Trail, and a community dog park. The number of open space acres per 1,000 residents for the North Bayshore Planning Area is 13.35, well above the City's standard of 3.00 acres per 1,000 residents.

The City is currently working on a project to construct the Shoreline Sports Complex, a multi-use athletic field north of Garcia Avenue. The sports complex will have two synthetic-turf soccer fields, one baseball and one softball field, each with dugouts, a concession stand, a children's play area, and lights for evening play. Construction is estimated to begin in May 2014 and be completed in the summer of 2015.

While the mobile home park does not have easy access to nearby Charleston Park without having to cross a major traffic barrier, there is direct access to the Stevens Creek Trail. The trailhead at the end of La Avenida is a short, easy walk from the mobile home park. The trail provides a barrier-free connection directly to Shoreline at Mountain View Park to the north and Whisman School/Park and Creekside Park to the south. Therefore, residential areas within the North Bayshore Planning Area are able to walk safely to a park or open space facility within one-half mile.

RECOMMENDATIONS

- Design and construct the Shoreline Sports Complex at Shoreline at Mountain View Regional Park.
- Maintain Charleston Slough and creeks within Shoreline at Mountain View Regional Park.

RENGSTORFF PLANNING AREA

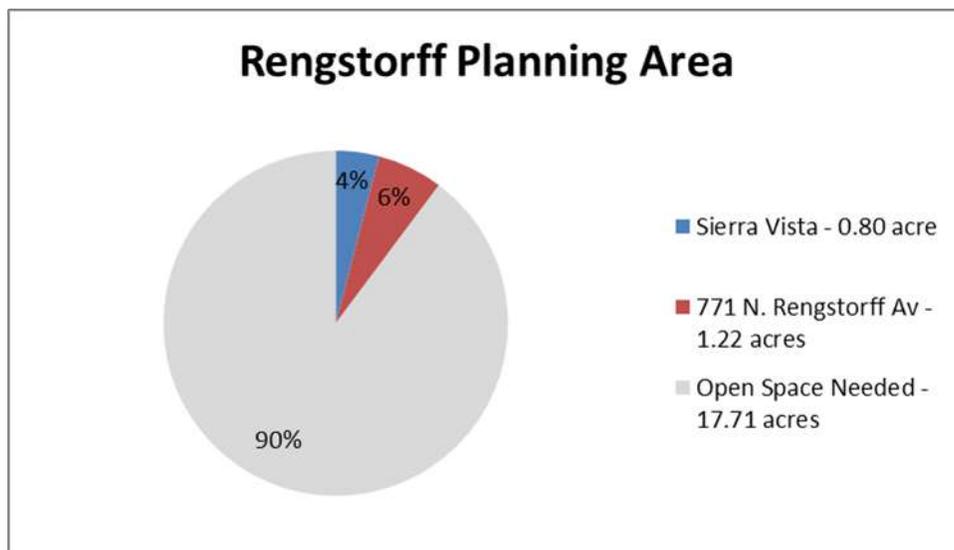
The Rengstorff Planning Area is on the west side of the City, bounded by Highway 101, Permanente Creek, Rengstorff Avenue, Central Expressway, Middlefield Road, and the Palo Alto city boundary. At 465 acres, it is one of the smallest planning areas.

EXISTING FACILITIES

The Rengstorff Planning Area is served by 2.02 acres of open space, the least amount of open space per 1,000 residents of all the planning areas. The Planning Area is in need of 17.71 acres of open space to meet the City’s goal of 3.0 acres of open space per 1,000 residents.

Residents in the area are served by one developed mini-park, Sierra Vista. Recognizing the need for additional open space, the City Council approved the purchase of 1.22 acres of land located at 771 North Rengstorff Avenue to be developed into a mini-park for the neighborhood. Over the next year, the City will be working with the community on a park design.

While Sierra Vista Park is the only developed public park or open space facility in the area, the majority of the residences are located in the southern portion of the planning area and have access to Crittenden and Stevenson Parks, located in the adjacent Planning Area (Stierlin). Amenities provided at Sierra Vista Park include a children’s play area and benches for picnicking. The pie chart below and the table in Appendix 9 provide additional information about park facilities in the Rengstorff Planning Area.



OTHER OPEN SPACE

There is a small City-owned parcel (0.17 acre) at the corner of Wyandotte Street and Reinert Road that has been landscaped and retained as passive open space.

CRITERIA ASSESSMENT

The following assessment is based on the criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the Rengstorff Planning Area.

Proportion of Land in Residential Use:

- The Rengstorff Planning Area is an even mix of residential and commercial/industrial properties (see Planning Area Data Table, next page, line 4).

Residential Density:

- Residential density is above the average for all planning areas (see Planning Area Data Table, line 6). Residential density is the second highest of all planning areas.

Proportion of Multi-Family Housing:

- All of the residential area is zoned for multi-family housing. However, there are some single-family units located on parcels zoned for either multi-family or commercial use.

Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are: Central Expressway, Rengstorff Avenue, Middlefield Road, Old Middlefield Way, San Antonio Road, and Highway 101 (see map in Appendix 10).
- There is an approximately five-block residential area bounded by Middlefield Road, Old Middlefield Way, and Rengstorff Avenue that is not within a one-half-mile walking distance of a park or open space facility without having to cross major traffic barriers (see map in Appendix 10). This five-block area is primarily large, low-rise apartment complexes.

Planning Area Data Table

Line #	Description	Rengstorff Planning Area	Citywide Planning Area Average (excluding North Bayshore Planning Area)
1	2010 Census Population	6,577	8,175
2	2010 Population Under 19 (% of Total Population Under 19)	1,136 (17%)	1,614 (11%)
3	Size (Acres)	465	651
4	Residential Acres (% of Planning Area)	Multi-Family 244 acres (52%) Single-Family 0 acres (0%) Total 244 acres (52%)	Multi-Family 202 acres (31%) Single-Family 200 acres (31%) Total 402 acres (62%)
5	Open Space Acres (% of Planning Area)	2.02 (0.4%)	21.10 (3.2%)
6	Residential Density (# Persons Per Residential Acre)	27	20
7	Open Space Acres Per 1,000 Residents	0.31	City Standard ¹ 3.0

¹ The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's Land Dedication Ordinance (refer to Appendix 8).

Current Amount of Open Space:

- The percentage of open space acres is below the average for all planning areas (see Planning Area Data Table, line 5).
- Park acreage of 0.31 acre per 1,000 residents is below the City's overall standard of 3.0 acres per 1,000 residents. Included in this total is the 1.22 acres of undeveloped park land located at 771 North Rengstorff Avenue.

DISCUSSION

The Rengstorff Planning Area is a mix of industrial, commercial, and residential uses. The Planning Area features established multi-family residential neighborhoods, neighborhood shopping centers, and commercial corridors along Old Middlefield Way

and Charleston Road. All of the residential housing is zoned for multi-family units and residential density is the second highest of all planning areas. The number of park acres per 1,000 residents is well below the City standard (0.31 versus 3.00). This total includes the 1.22 acres of undeveloped open space at 771 North Rengstorff Avenue. The Planning Area has both the lowest acreage of open space and the lowest acreage per 1,000 residents of any planning area.

There is an approximately five-block residential area that is not located within one-half-mile walking distance of a park facility. Even though many persons in the southern residential area between Rengstorff Avenue and Farley Street have access to open space in the Stierlin Planning Area at Crittenden and Stevenson Schools and Rex Manor mini-park, the area is still deficient in open space. Ideally, land for a park site would be acquired in the small area between Middlefield Road and Old Middlefield Way. However, it is also possible that the small landscape parcel the City owns at the corner of Wyandotte Street and Reinert Road (north of Old Middlefield Way) could be expanded into a park site with future acquisitions. Whether additional open space is acquired or not, the northern portion of the planning area tends to be isolated from existing park resources due to the presence of traffic barriers. Providing safe access to Thaddeus Park across Middlefield Road and providing an access point to the Permanente Creek Trail from Colony Street would benefit the neighborhood on the north side of the Planning Area.

RECOMMENDATIONS

- Acquire land in the area bounded by Highway 101, Rengstorff Avenue, San Antonio Road, and Middlefield Road (preferably adjacent to the City-owned parcel at the corner of Wyandotte Street and Reinert Road) for development of a mini-park.
- Improve access to Thaddeus Park through safe street crossings and other techniques.
- Improve access across Central Expressway to Rengstorff Park from the Rengstorff Planning Area.
- Provide access to the Permanente Creek Trail from Colony Street.

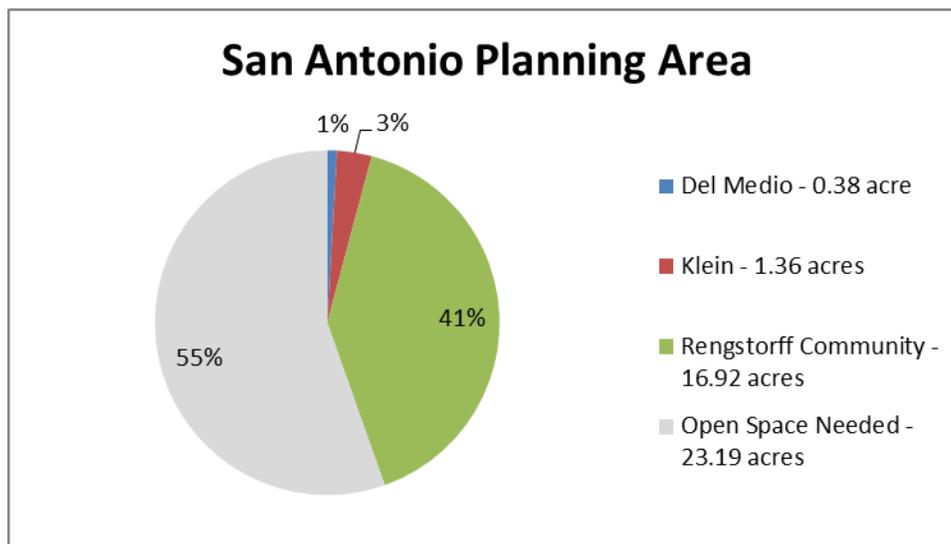
SAN ANTONIO PLANNING AREA

The San Antonio Planning Area is in the southwest corner of the City, bounded by Central Expressway, the City of Palo Alto border, El Camino Real, and Escuela Avenue. The Hetch Hetchy right-of-way runs in an east-west direction through the area. At 505 acres, it is the seventh-largest planning area in the City.

EXISTING FACILITIES

This area is served by 18.66 acres of parks and open space located at Rengstorff Park, and Klein and Del Medio mini-parks. The Planning Area is in need of 23.19 acres of open space to meet the City's goal of 3.0 acres of open space per 1,000 residents. Del Medio is a 0.38 acre mini-park that was opened to the public in November 2011. Castro School/Park is immediately adjacent in the Central area and serves the residents on the east side of the planning area. Also, Monroe Park in Palo Alto is located near the western-most part of the planning area. Rengstorff Park is one of two large community parks and is heavily used by the community. The City's Community Center building, Aquatics Center, Skate Park, and tennis facility is also located at Rengstorff Park. Activities at the park sites include: a wide variety of youth and adult classes and community meetings held at the Community Center, tennis, basketball, swimming, skateboarding, children's play areas, outdoor fitness equipment, family and group barbecue facilities, special events, and informal field sports such as football, soccer, and softball.

The City's Senior Center is also located in the San Antonio Planning Area. The Senior Center offers a wide variety of social services, classes, and nutrition programs to seniors 55 and older. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the San Antonio Planning Area.



OTHER OPEN SPACE

There is a 0.41-acre Senior Garden located on the Hetch Hetchy right-of-way near the corner of Escuela and Crisanto Avenues. Sixty-three (63) garden plots are leased to Mountain View senior residents on an annual basis. Because the senior garden is only available to those who have been assigned a garden plot, it is not figured into the total park and open space resources for the San Antonio Planning Area.

CRITERIA ASSESSMENT

The following assessment is based on criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the planning area.

Proportion of Land in Residential Use:

- The San Antonio Planning Area includes some office buildings and extensive commercial areas, including a large shopping district. A little over half of the area is residentially zoned (see Planning Area Data Table, next page, line 4).
- The residential areas are primarily multi-family, with only small pockets of single-family homes (see Planning Area Table, line 4).

Residential Density:

- Residential density is by far the highest of any planning area (see Planning Area Table, line 6).

Proportion of Multi-Family Housing:

- There are a greater number of multi-family housing units in the San Antonio Planning Area as compared to single-family units (see Planning Area Data Table, line 4).

Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers, including California Street, Central Expressway, El Camino Real, Rengstorff Avenue, and San Antonio Road, divide the area and make access to open space facilities difficult (see map in Appendix 10).
- A large area bordered by San Antonio Road, California Street, Rengstorff Avenue, and Central Expressway is not within a one-half-mile walking distance of parks or

open space facilities without having to cross major traffic barriers (see Map, Appendix 10). Although there is some new housing in this area, the majority are small-lot, single-family units and high-density, multi-family complexes with some duplexes.

Planning Area Data Table

Line #	Description	San Antonio Planning Area	Citywide Planning Area Average (excluding North Bayshore Planning Area)
1	2010 Census Population	13,951	8,175
2	2010 Population Under 19 (% of Total Population Under 19)	2,857 (19%)	1,614 (11%)
3	Size (Acres)	505	651
4	Residential Acres (% of Planning Area)	Multi-Family 276 acres (54%) Single-Family 29 acres (6%) Total 305 acres (60%)	Multi-Family 202 acres (31%) Single-Family 200 acres (31%) Total 402 acres (62%)
5	Open Space Acres (% of Planning Area)	18.66 (4%)	21.1 (3%)
6	Residential Density (# Persons Per Residential Acre)	46	20
7	Open Space Acres Per 1,000 Residents	1.34	City Standard ¹ 3.0

¹ The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's Land Dedication Ordinance (refer to Appendix Page 8).

Current Amount of Open Space:

- The percentage of open space acres is above the average for all planning areas (see Planning Data Table, line 5).

- Park acreage of 1.34 acres per 1,000 residents is below the City's overall standard of 3.0 acres per 1,000 residents.

DISCUSSION

The San Antonio Planning Area is a mix of commercial and residential uses. Nearly half of the overall area is composed of multi-family units, including transit-oriented development around the San Antonio Caltrain Station. As a result, the density of the residential areas is the highest of all planning areas. The park acreage per 1,000 residents is below the City standard (1.34 versus 3.00). A project has been approved to design and construct a 1.29-acre mini-park located between El Camino Real and Fayette Drive along the Hetch Hetchy corridor. The design process is scheduled to begin in Fiscal Year 2014-15.

Given the large number of multi-family units, lack of open space acreage, and the high residential density, the San Antonio Planning Area has been identified as the area with the greatest need for additional open space. The Commission has recommended that open space be acquired in the area bounded by San Antonio Road, California Street, Rengstorff Avenue, and Central Expressway, which is isolated from the City's open space facilities in the area.

The Senior Garden provides additional open space, but is only open to senior residents in Mountain View who have been assigned a garden plot. For that reason, the garden is not included in the calculation determining the amount of open space available in this planning area.

Improvements have been made to increase access across Rengstorff Avenue from the neighborhood to the west of Rengstorff Park with the installation of a high-visibility crosswalk with in-roadway warning lights. Additional improvements need to be made to increase access to Rengstorff Park across Central Expressway.

Rengstorff Park is a heavily used community park and accounts for 91 percent of the open space located in the San Antonio Planning Area. Therefore, the park is very important to the surrounding neighborhoods as well as the community as a whole. Recently, the City Council adopted the Rengstorff Park Master Plan in March 2014 for the renovation of the existing Community Center, Aquatics Center, and to make other park improvements. The Council has approved a project to begin the design process for the renovation of the Community Center in Fiscal Year 2014-15.

RECOMMENDATIONS

- Acquire land in the midsection of the San Antonio Planning Area for development of a mini-park, preferably on the north side of California Street between Showers Drive, Central Expressway, and Rengstorff Avenue (see map in Appendix 11).
- Acquire land for the development of a mini-park bordered by El Camino Real, Del Medio Avenue, Fayette Drive, and San Antonio Road.
- Continue the renovation of Rengstorff Park consistent with the Rengstorff Park Master Plan.
- Improve pedestrian and bicycle access to Rengstorff Park consistent with the Rengstorff Park Master Plan.

STIERLIN PLANNING AREA

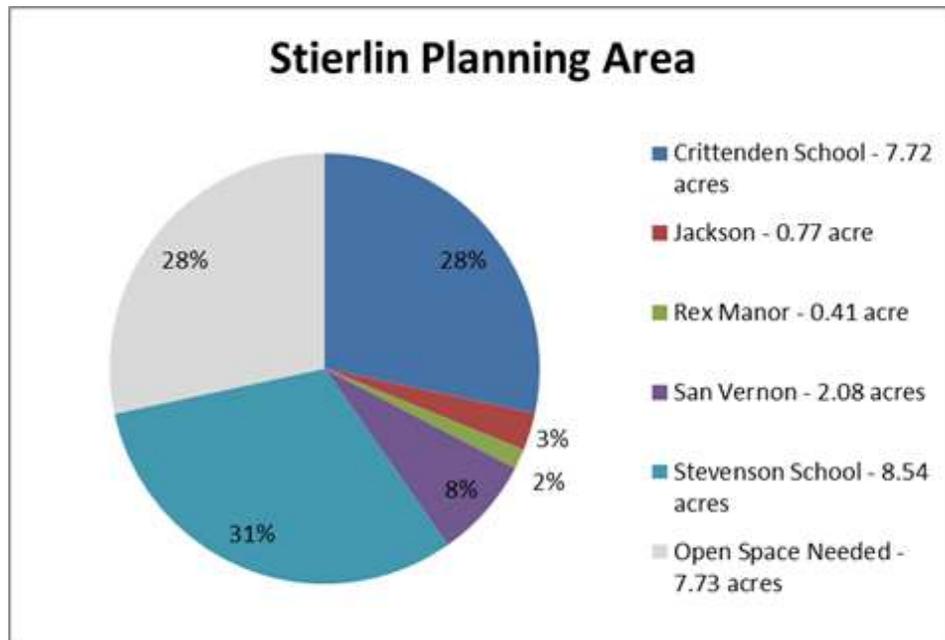
The Stierlin Planning Area is in the north-central portion of the City, bounded by Highway 101, Highway 85, Central Expressway, and Permanente Creek. At 754 acres, this is the fifth-largest planning area in the City.

EXISTING FACILITIES

This area is served by 19.52 acres of parks and open space located at Rex Manor, San Veron and Jackson mini-parks, Stevenson School/Park, Crittenden Middle School and Athletic Fields, and the Whisman Sports Center. The Planning Area is in need of 7.73 acres of open space to meet the City's goal of 3.0 acres of open space per 1,000 residents.

A portion of the park area at Stevenson Park (Theuerkauf School) and all of the area at Crittenden School are owned by the Mountain View Whisman School District but maintained by the City. Activities at the park sites include football, soccer, softball, baseball, basketball, futsal, Frisbee, after-school programs, youth and teen camps and classes, children's play areas, and special events. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the Stierlin Planning Area.

The Stevens Creek Trail runs along the eastern border of the Stierlin Planning Area connecting the neighborhood to the City's Shoreline at Mountain View Regional Park to the north and Whisman School/Park and Creekside Park located directly east of the planning area.



OTHER OPEN SPACE

The Willowgate Community Garden is a 1.0-acre garden space located on Willowgate Street just north of Central Expressway. The community garden is a resource for the entire City but is open only to those who have obtained garden plots. Eighty-four (84) garden plots are leased to Mountain View residents on an annual basis. Therefore, it is not figured into the total park and open space resources for the Stierlin Planning Area. The Hetch Hetchy right-of-way runs in an east-west direction through the lower portion of the planning area.

CRITERIA ASSESSMENT

The following assessment is based on criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the planning area.

Proportion of Land in Residential Use:

- The Stierlin Planning Area is a mix of residential, commercial and industrial uses. A majority of the planning area is zoned for residential use (see Planning Area Data Table below, next page, line 4).

Residential Density:

- The residential density is below the average for all planning areas (see Planning Area Data Table, line 6).

Proportion of Multi-Family Housing:

- More of the residential acreage in the area is devoted to multi-family homes than to single-family homes (see Planning Area Data Table, line 4).

Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are: Highway 101, Highway 85, Central Expressway, Middlefield Road, Moffett Boulevard, Shoreline Boulevard, and Old Middlefield Way (see map in Appendix 10).
- With the extension of the Permanente Creek Trail into the Stierlin Planning Area and the Stevens Creek Trail running along the eastern border, residents are able to safely walk to a park or open space facility within a comfortable walking distance.

Planning Area Data Table

Line #	Description	Stierlin Planning Area	Citywide Planning Area Average (excluding North Bayshore Planning Area)
1	2010 Census Population	9,083	8,175
2	2010 Population Under 19 (% of Total Population Under 19)	1,499 (10%)	1,614 (11%)
3	Size (Acres)	754	651
4	Residential Acres (% of Planning Area)	Multi-Family 297 acres (39%) Single-Family 190 acres (25%) Total 487 acres (64%)	Multi-Family 202 acres (31%) Single-Family 200 acres (31%) Total 402 acres (62%)
5	Open Space Acres (% of Planning Area)	19.52 (3%)	21.10 (3%)
6	(Residential Density) # Persons Per Residential Acre	19	20
7	Open Space Acres Per 1,000 Residents	2.15	City Standard ¹ 3.0

¹ The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's Land Dedication Ordinance (refer to Appendix 8).

DISCUSSION

The Stierlin Planning Area features a mix of established single- and multi-family residential neighborhoods, neighborhood shopping centers, and commercial/industrial areas along Shoreline Boulevard and Middlefield Road. The Stierlin Planning Area is above average in the percentage of land devoted to residential uses and slightly below average in residential density.

The park acreage per 1,000 residents is below the City standard (2.15 versus 3.00). The area is served by three mini-parks and two school sites that serve as neighborhood parks.

Because the vast majority of open space in this planning area is owned by the school district, availability of open space in the Stierlin Planning Area could be limited by changing school district circumstances. School uses and needs would prevail over open space use.

The Willowgate Community Garden provides additional open space, but is only open to residents in Mountain View who have been assigned a garden plot. For that reason, the garden is not included in the calculation determining the amount of open space available in this planning area.

The City's relationship with the Mountain View Whisman School District is important to the preservation of open space and the continued improvement of recreational facilities for the community. The City is currently working with the School District on the design of a new athletic field complex at Crittenden Middle School. Amenities at the proposed new athletic field complex include an all-weather track, softball field, soccer, artificial turf for all-weather play, and lights. The City is also working with the School District to extend the Permanente Creek Trail from its current terminus at Rock Street to West Middlefield Road, which will provide a safe access to the trail for students and the surrounding neighborhood.

All of the Stierlin Planning Area is within a safe walking distance to a park or open space facility.

RECOMMENDATIONS

- Acquire land in the area bounded by Central Expressway, Moffett Boulevard, Middlefield Road, and Highway 85 for development of a mini-park.
- Work with the Mountain View Whisman School District and Youth Sports Organizations to explore the possibility of converting Crittenden Field to synthetic turf.

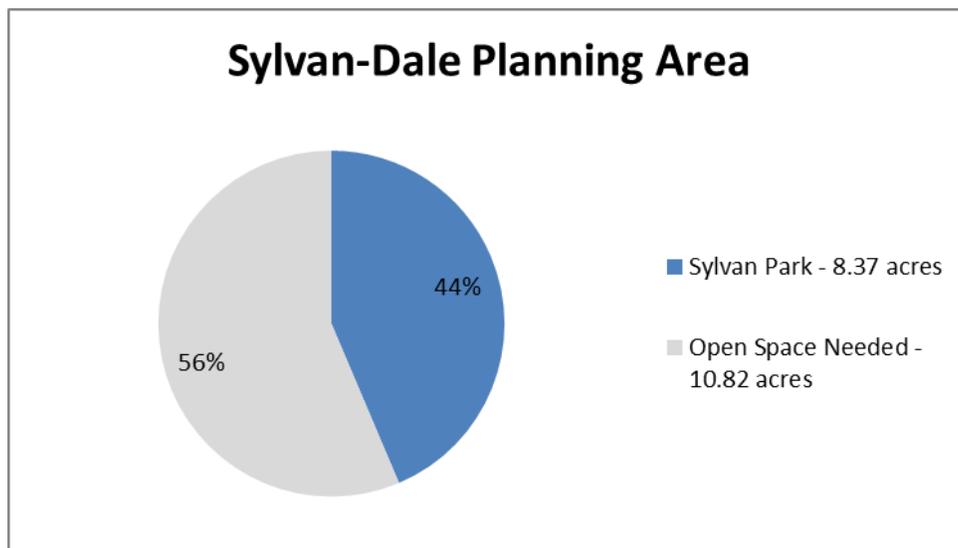
SYLVAN-DALE PLANNING AREA

The Sylvan-Dale Planning Area is in the southeast sector of the City, bounded by Highway 237, Highway 85, and the Sunnyvale border. El Camino Real splits the neighborhood in two: Sylvan Avenue area to the north, with mostly single-family residences, and Dale Avenue area to the south, with mostly multi-family dwellings. The entire planning area is 378 acres, the second-smallest planning area in the City.

EXISTING FACILITIES

This area is served by one neighborhood park, Sylvan Park (8.37 acres), located on the north side of the planning area. The Planning Area is in need of 10.82 acres of open space to meet the City's goal of 3.0 acres of open space per 1,000 residents.

The Stevens Creek Trail borders the west side of the planning area and connects the Dale Avenue portion of the planning area to Shoreline at Mountain View Park to the north and Cooper School/Park to the east. Activities at the neighborhood park include horseshoes, tennis courts, group barbecue facilities, a children's play area, and picnicking. It serves the needs of those residents north of El Camino Real well. Additional park space is needed south of El Camino Real to serve the Dale Avenue neighborhood. The table in Appendix 9 provides additional information about park facilities in the Sylvan-Dale Planning Area.



OTHER OPEN SPACE

There is no other open space in the Sylvan-Dale Planning Area.

CRITERIA ASSESSMENT

The following assessment is based on criteria presented and described earlier in this Plan. These criteria are used to determine the open space needs of the planning area.

Proportion of Land in Residential Use:

- The Sylvan-Dale Planning Area is primarily residential, but includes some commercial and light industrial uses (see Planning Area Data Table, next page, line 4).

Residential Density:

- Residential density is above average for all planning areas (see Planning Area Data Table, line 6).

Proportion of Multi-Family Housing:

- More of the residential acreage in the area is devoted to multi-family homes than to single-family homes (see Planning Area Data Table, line 4).

Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are Highway 85, El Camino Real, and Highway 237 (see map in Appendix 10).
- With the extension of the Stevens Creek Trail into the Dale Avenue neighborhood, all of the Sylvan-Dale Planning Area is within a safe walking distance of a park or open space facility (see map in Appendix 10). The Stevens Creek Trail extension provides access to Cooper Park/School located to the west of Highway 85 and open space resources along the trail.

Planning Area Data Table

Line #	Description	Sylvan-Dale Planning Area	Citywide Planning Area Average (excluding North Bayshore Planning Area)
1	2010 Census Population	6,396	8,175
2	2010 Population Under 19 (% of Total Population Under 19)	1,030 (7%)	1,614 (11%)
3	Size (Acres)	378	651
4	Residential Acres (% of Planning Area)	Multi-Family 194 acres (51%) Single-Family 88 acres (23%) Total 282 acres (74%)	Multi-Family 202 acres (31%) Single-Family 200 acres (31%) Total 402 acres (62%)
5	Open Space Acres (% of Planning Area)	8.37 (2%)	21.10 (3%)
6	(Residential Density) # Persons Per Residential Acre	23	20
7	Open Space Acres Per 1,000 Residents	1.31	City Standard ¹ 3.0

¹ The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's Land Dedication Ordinance (refer to Appendix 8).

Current Amount of Open Space:

- The percentage of open space acres is below the average for all planning areas (see Planning Area Data Table, line 5).
- Park acreage of 1.31 acres per 1,000 residents is below the City's overall standard of 3.0 acres per 1,000.

DISCUSSION

The Sylvan-Dale Planning Area is above average in the amount of residential area and is mostly multi-family residential with a mix of retail, service commercial, and light industrial along El Camino Real. The park acreage does not meet the City standard for

number of acres per 1,000 residents (1.31 acres versus 3.00 acres). Due to the fact that the planning area is divided by El Camino Real, the neighborhood analysis is unique. The area north of El Camino Real is well-served by Sylvan Park with 8.37 acres of open space. However, the southern section of the Sylvan-Dale Planning Area (Dale Avenue) is in need of additional open space.

Sylvan Park is developed on land that was purchased by the City from the School District (a closed school site). It should be noted that the sale agreement contains a clause that allows the District to reclaim a three-acre portion of the park for the purpose of operating a public school, if ever needed. If this clause were exercised, it would reduce the number of open space acres from 8.37 to 5.37 and reduce the acreage per 1,000 residents from 1.31 acres to 0.84 acre.

Although publicly owned open space in the Dale Avenue portion of the area would be desirable, the neighborhood consists primarily of large apartment complexes and planned-unit single-family developments, all of which provide private open space to its residents.

The most recent extension of the Stevens Creek Trail ends at Dale Avenue/Heatherstone Way, providing an access point to the Dale Avenue neighborhood. The Stevens Creek Trail provides a corridor to Shoreline at Mountain View Park to the north and safe access to Cooper School/Park located to the west of Highway 85. Even with the trail extension, the Dale Avenue neighborhood is in need of additional open space and remains a recommendation of the Commission.

RECOMMENDATIONS

- Acquire land south of El Camino Real for development of a mini-park.

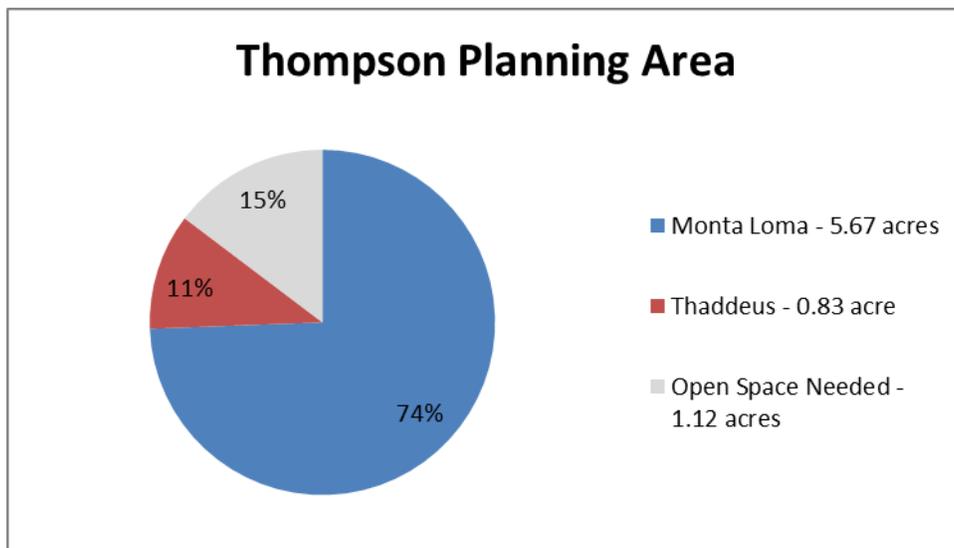
THOMPSON PLANNING AREA

The Thompson Planning Area is on the west side of the City and is bounded by Central Expressway, San Antonio Road, Middlefield Road, and Rengstorff Avenue. It is the smallest planning area with 225 acres and is primarily residential housing.

EXISTING FACILITIES

The Thompson Planning Area is served by 6.50 acres of open space located at Monta Loma School and Thaddeus Mini-park. The Planning Area is in need of 1.12 acres of open space to meet the City's goal of 3.0 acres of open space per 1,000 residents.

All of the open space at Monta Loma is owned by the Mountain View Whisman School District. The field area at Monta Loma School is maintained by the City as part of a joint-use agreement with the Mountain View Whisman School District for shared use of the play field after school. Activities available at Monta Loma include baseball, soccer, football, and picnicking, as well as a children's play area. Thaddeus accommodates children's play as well as more passive uses. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the Thompson Planning Area.



OTHER OPEN SPACE

There is no other open space in the Thompson Planning Area.

CRITERIA ASSESSMENT

The following assessment is based on criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the Planning Area.

Proportion of Land in Residential Use:

- The Thompson Planning Area is mostly residential in nature (see Planning Area Data Table, next page, line 4).

Residential Density:

- Residential density is well below the average for all planning areas (see Planning Area Data Table, line 6).

Proportion of Multi-Family Housing:

- The Thompson area consists mostly of single-family units as compared to multi-family (see Planning Area Data Table, line 4).

Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are the borders of the planning area. They include San Antonio Road, Central Expressway, Rengstorff Avenue, and Middlefield Road (see map in Appendix 10).
- All portions of the Thompson Planning Area are within a one-half-mile walking distance of a park or open space facility.

Planning Area Data Table

Line #	Description	Thompson Planning Area	Citywide Planning Area Average (excluding North Bayshore Planning Area)
1	2010 Census Population	2,541	8,175
2	2010 Population Under 19 (% of Total Population Under 19)	585 (4%)	1,614 (11%)
3	Size (Acres)	225	651
4	Residential Acres (% of Planning Area)	Multi-Family 37 acres (16%) Single Family 160 acres (71%) Total 197 acres (87%)	Multi-Family 202 acres (31%) Single Family 200 acres (31%) Total 402 acres (62%)
5	Open Space Acres (% of Planning Area)	6.50 (3%)	21.10 (3%)
6	(Residential Density) # Persons Per Residential Acre	13	20
7	Open Space Acres Per 1,000 Residents	2.56	City Standard ¹ 3.0

¹ The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's Land Dedication Ordinance (refer to Appendix 8).

Current Amount of Open Space:

- The percentage of open space acres is at average for all planning areas (see Planning Area Data Table, line 5).
- Park acreage of 2.56 acres per 1,000 residents is below the City's overall standard of 3.0 acres per 1,000 residents.

DISCUSSION

The Thompson Planning Area is comprised of mostly residential housing with a mix of commercial, industrial, and office space, particularly along the planning area borders. The planning area is above average in the amount of residential area and single-family homes. Accordingly, residential density is well below the City-wide average. The park acreage per 1,000 residents is below the City's standard (2.56 versus 3.00). The open space at Monta Loma School is included in this figure. Due to after-school use of the fields and other facilities for school programs, public access to the open space is limited. Because the majority of the open space in the planning area is owned by the School District (87 percent), availability of open space could be limited by changing school district circumstances. School uses and needs would prevail over open space.

All open space resources within the Thompson Planning Area are available within a safe walking distance without having to cross a major traffic barrier. Thaddeus Park is within the Thompson Planning Area and is located on Middlefield Road along the border between the Thompson and the Rengstorff Planning Areas. Access to the park from the Thompson Planning Area is safe as there are no major traffic barriers. However, access to the park from the Rengstorff Planning Area is limited because of Middlefield Road. The Commission has recommended safe-crossing improvements to Thaddeus Park which can be found under the "Rengstorff Planning Area" section of the Plan.

Because the majority of the open space is owned by school district, the Commission recommends acquiring additional open space in the Thompson Planning Area.

RECOMMENDATIONS

- Acquire land for the development of a mini-park.

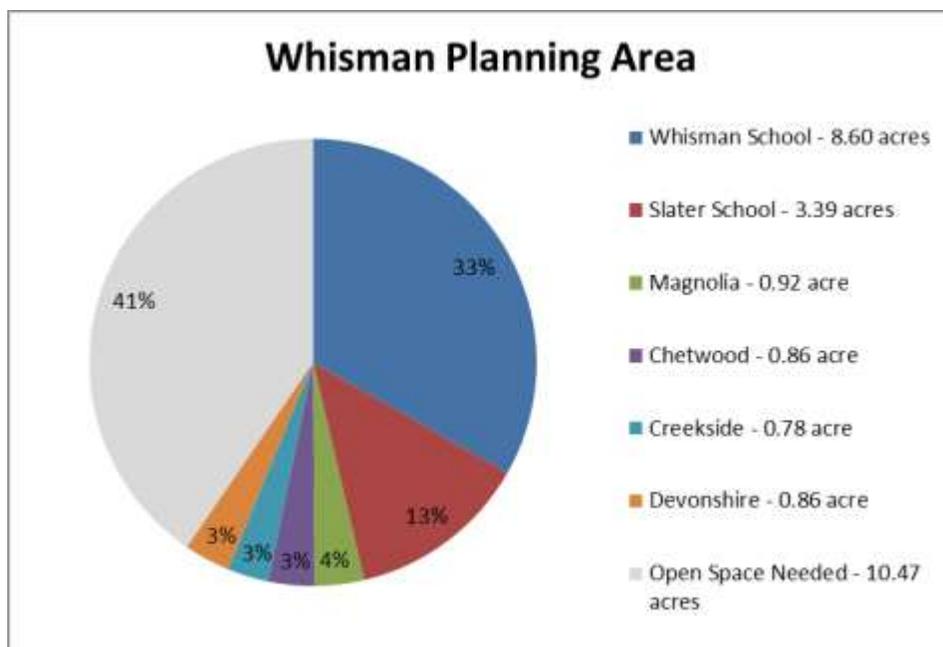
WHISMAN PLANNING AREA

The Whisman Planning Area is in the northeast sector of the City in an area bounded by Highway 101, Highway 85, Highway 237, and the City of Sunnyvale. At 1,098 acres, it is the second largest planning area in the city.

EXISTING FACILITIES

The Whisman Planning Area is served by 15.41 acres of open space located primarily at Whisman and Slater Schools and at four mini-parks: Magnolia, Chetwood, Creekside, and Devonshire Parks. The Planning Area is in need of 10.47 acres of open space to meet the City’s goal of 3.0 acres of open space per 1,000 residents. A large portion of the open space at Whisman School and all of the open space at Slater School is owned by the Mountain View Whisman School District. The City maintains the open space at both school sites through a joint use agreement with the School District. Activities at the school sites include youth and adult soccer, baseball, softball, and Special Events. Activities at the mini-parks include children’s play areas and picnicking.

Devonshire Park was dedicated in January 2007 and is one of four mini-parks in the planning area. The Stevens Creek Trail borders the west side of the planning area and provides recreation opportunities for local residents and serves as a link to the northern and southern portions of Mountain View. The Whisman Transit-Oriented Development Trail provides a connection from the Middlefield Light Rail Station to the Stevens Creek Trail. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the Whisman Planning Area.



OTHER OPEN SPACE

There is no other open space in the Whisman Planning Area.

CRITERIA ASSESSMENT

The following assessment is based on criteria presented and described earlier in this Plan. The criteria are used to help determine the open space needs of the planning area.

Proportion of Land in Residential Use:

- The Whisman Planning Area is a mix of commercial, industrial and residential uses. The majority of land use is nonresidential (see Planning Area Data Table, next page, line 4).

Residential Density:

- Residential density is above the average for all planning areas (see Planning Area Data Table, line 6).

Proportion of Multi-Family Housing:

- Most of the residential acreage in the area is devoted to multi-family homes than single-family homes (see Planning Area Data Table, line 4).

Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are: Highway 85, Moffett Boulevard, Middlefield Road, Highway 101, Whisman Road, Ellis Street, Central Expressway, and Highway 237 (see map in Appendix 10).
- All portions of the Whisman Planning Area are located within a one-half-mile walking distance of a park or open space facility.

Planning Area Data Table

Line #	Description	Whisman Planning Area	Citywide Planning Area Average (excluding North Bayshore Planning Area)
1	2010 Census Population	8,627	8,175
2	2010 Population Under 19 (% of Total Population Under 19)	1,708 (12%)	1,614 (11%)
3	Size (Acres)	1,098	651
4	Residential Acres (% of Planning Area)	Multi-Family 364 acres (33%) Single-Family 23 acres (2%) Total 387 acres (35%)	Multi-Family 202 acres (31%) Single-Family 200 acres (31%) Total 402 acres (62%)
5	Open Space Acres (% of Planning Area)	15.41 (1%)	21.10 (3%)
6	(Residential Density) # Persons Per Residential Acre	22	20
7	Open Space Acres Per 1,000 Residents	1.79	City Standard ¹ 3.0

¹ The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's Land Dedication Ordinance (refer to Appendix 8).

Current Amount of Open Space:

- The percentage of open space acres is below the average for all planning areas (see Planning Area Data Table, line 5).
- Park acreage of 1.79 acres per 1,000 residents is below the City's overall standard of 3.0 acres per 1,000 residents.

DISCUSSION

The Whisman Planning Area contains a mix of general industrial, commercial, and residential uses. There are a number of planned residential neighborhoods, transit-

oriented development, and established neighborhoods featuring a mix of multi-family and single-family homes. The Whisman Planning Area is below average in the percentage of land that is in residential use. Residential density is above average due to the higher number of multi-family versus single-family units located in this area. The park acreage per 1,000 residents does not meet the City standard (1.79 acres versus 3.00 acres). The open space at the school sites is included in this amount. Due to after-school use of the fields and other facilities for school programs, public access to the open space at the school sites is limited.

All portions of the planning area have safe and convenient access to parks and open space. In addition, the area is well served by a variety of different park types, including two school neighborhood parks and four mini-parks. Also, many of the newer multi-family developments in the Whisman Planning Area provide private open space to its residents. However, because a large amount of open space in this planning area is owned by the Mountain View Whisman School District (50 percent), availability of open space in the Whisman Planning Area could be limited by changing school district circumstances. School uses and needs would prevail over open space use. Recently, Slater School was closed and the campus was leased to Google. The neighborhood continues to have access to the playing fields located at the Slater campus; however, access to the blacktop playground area has been reduced.

The Whisman Planning Area includes the Stevens Creek Trail along the western border in a north/south direction and the Whisman Transit-Oriented Trail in an east/west direction connecting the neighborhood to open space resources and transit centers.

The City is currently conducting a study to determine possible residential use of the area south of Whisman Road. This area consists of approximately 48 acres of land loosely bounded by Ferguson Drive, Middlefield Road, Whisman Road, and Central Expressway. Potential residential development in this area may present an opportunity to acquire land for a neighborhood park.

RECOMMENDATIONS

- Acquire land for development of a neighborhood park as part of the South Whisman development process.

VI. TRAIL SYSTEMS

“Commonly we stride through the out-of-doors too swiftly to see more than the most obvious and prominent things.

For observing nature, the best pace is a snail’s pace.”

Edwin Way Teale (1899-1980) – naturalist and writer

Mountain View General Plan Excerpt

Goal POS-6: An integrated system of multi-use trails connecting to key local and regional destinations and amenities.

POS 6.1: Citywide network of pathways. Develop a citywide network of pedestrian and bicycle pathways to connect neighborhoods, employment centers, open space resources and major destinations within the City.

POS 6.2: At-grade crossings. Minimize at-grade crossings of major roads when building new trails.

INTRODUCTION

One of the major themes of the General Plan’s Parks, Open Space and Community Facilities Chapter is the development of a system of urban trails in Mountain View (Goal POS-6). Urban trails are defined as continuous open space corridors. These corridors can offer scenic views, commute alternatives, and provide a safe corridor to connect key local and regional destinations and amenities. In addition, trails encourage recreation, improve health, and reduce greenhouse gas emissions by providing active transportation links to neighborhoods, parks, transit, and other destinations throughout Mountain View. Some trails are developed near or adjacent to natural areas that serve as wildlife habitat, such as Stevens Creek. Mountain View has been sensitive to balancing trail development and access to these wonderful open space areas with the important need to focus on natural habitat preservation. There is still much to be accomplished, and it is the intention of this Plan to ensure the further development of the urban trail system, now and into the future.

Because the trail system cuts across many planning areas, is part of a regional system, and, at least partially, depends on different funding sources, discussion of the trail system has been placed in this separate chapter of the Plan.

A complete Mountain View trail system is envisioned to consist of several trail types:

- Regional trails, such as the Bay Trail and the Stevens Creek Trail, provide connections to other communities.
- Local trails, such as Permanente and the Hetch Hetchy, provide interconnections within Mountain View.
- Very localized mini-trails, or connections, such as the Whisman Transit-Oriented Development trail, facilitate access through neighborhoods, especially from neighborhoods that are deficient in open space.

TRAIL DEVELOPMENT RESOURCES

The City of Mountain View has a variety of possibilities when addressing the funding needs for trail development or improvement. Beyond what is mentioned in the “Funding Sources” section of this Plan located in the “Introduction Chapter,” the City can approach more nontraditional sources for assistance. Such sources include pursuing conservation or public access easements, which allow public access over private properties for recreational purposes. Such easements can make it unnecessary to purchase and develop additional land. Secondly, as business grows around the trail area, large corporations (e.g., Microsoft, LinkedIn, and Google) have been interested in developing connecting trails in and around their office campuses, thus improving the trail system for business purposes, commuting, and general public enjoyment.

TRAIL SYSTEMS

The five major trail systems in the City are: Stevens Creek Trail, Hetch Hetchy Trail, the Bay Trail, Permanente Creek Trail, and the Whisman Transit-Oriented Development (TOD) Trail. The table on the following page provides summary information about the trails, with detailed discussions of each below.

Stevens Creek Trail and Wildlife Corridor

The Stevens Creek Trail and wildlife corridor is a regional facility included in Santa Clara County’s Master Plan. In Mountain View, the trail joins park and open space areas in a north-south greenbelt across the City. The partially completed trail provides the opportunity for hiking, biking, and walking, and access to large meadows and trees not existing elsewhere in the community. It also serves as an alternative means of nonauto transportation between residences and work sites. Additionally, it offers “creek” open space and wildlife habitat, an important aspect to urban living, as many creeks have been channeled or undergrounded.

For planning purposes, the trail is divided into seven completed reaches. Reaches 1 and 2, stretching from Shoreline at Mountain View to Whisman School, were completed by 1996 and have been extensively used by the public. With the opening of Reach 3 in 1999, between Whisman School and Landels School, the goal of connecting neighborhoods was substantially advanced. The section of the trail from Landels School to Yuba Drive was completed in 2002. The next reach of the trail, extending from Yuba Drive to El Camino Real, was completed in April 2008. This extension includes a tunnel under El Camino Real. The next reach of the trail was completed in June 2009 and extends from El Camino Real to Sleeper Avenue. The last section of completed trail was dedicated in June 2012 and extends from Sleeper Avenue to Dale/Heatherstone. The final portion of the trail within the City border will reach Mountain View High School.

TRAILS SUMMARY

Trail	Length	Direction of Travel	Status	Ownership
Stevens Creek	5.14 Miles Completed Portion Only	North-South	Trail completed between Shoreline at Mountain View and Dale Avenue/Heatherstone Way.	City of Mountain View Santa Clara Valley Water District PG&E
Hetch Hetchy	0.4 Mile	East-West	Connects the Ellis-Whisman-Middlefield industrial area to Stevens Creek Trail.	City of San Francisco
Bay Trail	2.25 Miles Completed Portion Only	East-West	Connection through Shoreline at Mountain View to the Sunnyvale Baylands completed.	City of Mountain View
Permanente Creek	1.17 Miles	North-South	Trail paved and completed between Shoreline at Mountain View and Rock Street. Extension to Rock Street, including bridge over Highway 101 and tunnel under Old Middlefield Way, completed in 2013.	Santa Clara Valley Water District
Whisman Transit-Oriented Development Trail	0.3 Mile	North-South	Trail provides an off-street pedestrian/bicycle path between North Whisman Road and Ellis Street.	Private property owners

Access to the trail for businesses located in the North Bayshore Area include the Microsoft campus at the end of La Avenida and the Google campuses on Charleston Road and Crittenden Lane.

A goal of the Plan is to work with other cities and agencies to develop a regional network of interlinked trail systems. To meet this goal, the City is working with the cities of Sunnyvale, Cupertino, and Los Altos to develop a Stevens Creek Trail feasibility study to determine the next steps in the extension of the Trail. The purpose of the feasibility study is to provide a comprehensive report to the four cities that will assist them in determining next steps in narrowing feasible trail alternatives, selecting a preferred route and coordinating completion of the Stevens Creek Trail. The study reviewed existing trail reports, plans, and policies, solicited community opinions, and evaluated physical opportunities and constraints to trail development. This report identifies a broad range of trail alternatives based on existing plans and policies, community input, property ownership, and physical conditions including biological, geological, and hydrological processes of the creek corridor, and traffic and circulation patterns of the roadway system. Much of the work undertaken to assess potential routes focused on the technical engineering and environmental challenges presented by the constrained landscape.

Hetch Hetchy Trail

Hetch Hetchy is a right-of-way crossing through Mountain View from the Sunnyvale border near Highway 237 to the Los Altos border near San Antonio Road. Owned by the City of San Francisco, large pipes carrying water from the Hetch Hetchy Reservoir are buried beneath its surface.

The right-of-way sometimes varies in width but is a minimum of 80' wide in all locations. Permanent buildings are not allowed directly over the pipes, but parking, landscaping, mini-parks, community gardens, etc. are allowed through lease arrangements. Examples of this include Whisman, Rex Manor and Klein Mini-Parks, and the San Antonio Shopping Center parking lot.

The City completed a new bicycle/pedestrian trail along the Hetch Hetchy right-of-way between Whisman Park and North Whisman Road. The Hetch Hetchy Trail serves as a connection between the Stevens Creek Trail and Middlefield Light Rail Station. A feasibility study of extending the Hetch Hetchy Trail was completed in May 2007. The study recommended that as private properties with current leases and improvements on the right-of-way develop, the City explore opportunities to extend the trail, focusing on the area between Escuela Avenue and Highway 85. Another area of possible development between Highway 85 and Moffett Boulevard would provide connection to the Stevens Creek Trail. The neighboring cities of Palo Alto, Los Altos, and Sunnyvale also have utilized portions of the right-of-way for urban trail development.

Bay Trail

The San Francisco Bay Trail is an effort by many jurisdictions to link communities around the San Francisco Bay, primarily along the bay front. Spearheaded by the Association of Bay Area Governments (ABAG), some portions of the planned 400-mile trail (200 miles of Bay Trail and 200 miles of trail connections between the Bay Trail and the Ridge Trail) have been completed.

Mountain View opened one of the first Bay Trail segments in the early 1980s. The trail follows the pedestrian/bicycle path that runs in an east-west direction through Shoreline at Mountain View. To the west, it links with the trail system in Palo Alto. For a number of years, the City has participated in regional planning efforts to develop the segment of the trail between Shoreline at Mountain View and the Sunnyvale Baylands. That connection provides an important trail addition that allows area residents access from Stevens Creek Trail to Sunnyvale, Alviso, and San Jose. This extension had been challenging due to the presence of Moffett Field. However, the acquisition of the former Cargill Salt Pond property by the Federal Government presented new opportunities for extension of the Bay Trail from Mountain View to Sunnyvale. Working in cooperation with the Association of Bay Area Governments (ABAG), United States Fish and Wildlife, the South Bay Salt Pond Restoration Project, Sunnyvale, and Moffett Field, the Bay Trail was completed in September 2010 and now provides a regional trail connection from the City of Palo Alto to the Sunnyvale Baylands.

Permanente Creek Trail

Permanente Creek runs through the City in a north-south direction from the Bay to the Los Altos border. As a result of urban development, much of the creek is contained in a narrow concrete channel or located underground between the Los Altos border and Highway 101. Therefore, opportunities for trail development along this stretch of the creek have not been explored.

In the North Bayshore Area, between Highway 101 and Shoreline at Mountain View, the creek has also been channeled but is contained by levees that offer greater width for trail development. In 1996, the City adopted the Permanente Creek Development Guidelines. The guidelines recommended that a trail be aligned on the wider levee on the east bank of the creek corridor. A native plant vegetation buffer was recommended on the west levee to provide wildlife habitat to mitigate the effects of human visitors. The all-weather paved trail envisioned by the guidelines has now been completed between Shoreline at Mountain View and Rock Street. The north end of the trail can be accessed at Shoreline at Mountain View, adjacent to the golf course clubhouse. At the south end, the trail can be accessed from both sides of Old Middlefield Way and at the terminus at Rock Street. There is also a trail access point at Amphitheatre Parkway. Construction was completed on the latest extension of the trail in December 2013 and extends the trail from Old Middlefield Way to Rock Street.

Whisman Transit-Oriented Development (TOD) Trail

A pedestrian walkway and separate adjacent bicycle route, south and parallel of the Hetch Hetchy right-of-way, was constructed in 2000 as a condition of the TOD Permit for the commercial development at 465 North Whisman Road. The 0.3-mile trail provides an off-street pedestrian/bicycle path between North Whisman Road and Ellis Street.

Charleston Retention Basin Trail

The Charleston Retention Basin is located on the north side of Charleston Road, between Shoreline Boulevard and the Stevens Creek Trail levee. Currently, there is an unpaved trail around the basin. Preservation and improvement of this trail would continue to allow office workers and residents a short walking trail. A future connection to Stevens Creek Trail would allow an additional access point from the Trail to Shoreline Boulevard and points beyond.

DISCUSSION

In Mountain View, the trail systems are multi-purpose in their function and value. They serve as commute routes for residents and workers and provide recreational opportunities for nearby residents and the community at-large. They serve as wildlife habitat and migratory channels and provide connections between neighborhoods and park and open space resources. The trails are a tremendous resource and should be developed fully.

Trails fulfill an essential function in connecting Mountain View neighborhoods to each other. As pointed out in the Planning Area Assessments, the trails themselves, or additional access points to the trails, can open up access to parks and open space in a neighborhood that did not previously enjoy such a connection. This is especially important for neighborhoods that have been identified as being underserved in open space as additional park connections can relieve the need for new open space facilities.

Trails are also important in connecting Mountain View to regional resources. Linking Mountain View trails to regional trails and transit centers increases access to the parks and open space areas and increases nonvehicular mobility for the community.

Existing and envisioned trails in Mountain View have been and will continue to be developed using a variety of mechanisms. For example, since the City of Mountain View does not own all the land over which trails will pass, easements and other cooperative arrangements with agencies such as the Santa Clara Valley Water District, PG&E, and the San Francisco Water District are necessary to complete trail construction.

RECOMMENDATIONS

- Continue developing a City-wide network of trails and pathways to connect neighborhoods to each other and to open space resources and trails.
- Continue development of the City's trail system for walking, biking, hiking and wildlife preservation, and other recreational opportunities in accordance with Mountain View City Code. Enhance and preserve native plantings and protect wildlife along trails and in open space areas.
- Explore the possibility of connecting the Stevens Creek, Permanente Creek, and Hetch Hetchy Trails to each other via trails and rights-of-way.
- Look for opportunities to add hydration systems and drinking fountains along trails and pathways.
- Continue construction of Stevens Creek Trail from Dale/Heatherstone to Mountain View High School.
- Explore the feasibility of improving the Stevens Creek Trail access point at Crittenden Lane to establish a more accessible and formal trailhead.
- Improve landscaping at Bonny/Beatrice Streets along the Hetch Hetchy corridor.
- Develop the Hetch Hetchy corridor from El Camino Real/Fayette Drive.
- Explore the feasibility of maintaining the Hetch Hetchy right-of-way as pedestrian-accessible open space.
- Update the Hetch Hetchy Trail feasibility study.
- Explore the possibility of a safer crossing (potentially underground) at Charleston Road for the Permanente Creek Trail.
- Work with the Mountain View Whisman School District to extend the Permanente Creek Trail from Rock Street to West Middlefield Road.
- Explore the feasibility of maintaining the Permanente Creek right-of-way as a trail.
- Conduct a feasibility study for extending the Permanente Creek Trail to the southern border of Mountain View.
- Explore the feasibility of connecting the Charleston Retention Basin to the Stevens Creek Trail.

- Explore the feasibility of an east-west trail corridor from Sunnyvale to Palo Alto, south of Central Expressway and north of El Camino Real, to include consideration of the Caltrain corridor as a possible option.
- Explore the feasibility of improving the Bay Trail connection between the western and eastern sides of the Stevens Creek Trail.
- Work with other cities and governmental agencies to develop regional trails connecting Mountain View with other regional trails and open space.
- Explore all opportunities to connect the City's regional open space areas to the former Cargill Salt Ponds as they are returned to their natural state.
- Work with other cities and agencies to develop Stevens Creek Trail and the Bay Trail for the purpose of developing a regional network of interlinked trail systems.
- Develop trails and pathways to provide safe connections between transit centers and parks and open space areas.

VII. ACCOMPLISHMENTS

*“Those who contemplate the beauty of the earth
find reserves of strength that will endure as long as life lasts.”*

Rachel Carson (1907-1964) – writer, scientist, and ecologist

The previous Parks and Open Space Plan was adopted in June 2008. Many recommendations contained in the 2008 Plan have been implemented. Several other projects are currently under way, and several more have been completed which were not included in the recommendations (e.g., the renovation of the Teen Center). A chart summarizing the implementation status of the 2008 Plan recommendations is included as Appendix 12. Below is a list of completed and current projects based on the 2008 Plan recommendations and other park-related projects not recommended in the prior Plan document.

2008 Plan Completed Projects

- Designed and constructed a 0.38-acre mini-park, Del Medio Park, which was dedicated in November 2011. (San Antonio)
- Designed and constructed a 0.61-acre mini-park, Mariposa Park, which was dedicated in June 2012. (Central)
- Completed the landscaping element of the Vista Slope open space and adjacent section of the Permanente Creek Trail. (North Bayshore)
- Preserved the open space at Sleeper Avenue and Franklin Avenue as passive open space. (Grant)
- Installed a high-visibility crosswalk with in-roadway warning lights and push buttons to provide a safe and improved crossing of Rengstorff Avenue to those persons living on the west side of Rengstorff Avenue, north of California Street. (San Antonio)
- Extended the Stevens Creek Trail to provide access to the open space located across Highway 85 by means of a pedestrian overcrossing. (Sylvan-Dale)
- Installed a crosswalk and improved signage for safe and convenient crossing on Phyllis Avenue to increase access to Bubb Park/School from the small residential area located on the east side of Phyllis Avenue.

- Constructed a pedestrian/bicycle bridge from the south end of Permanente Creek Trail across Highway 101. (Trails)
- Improved the public trail around the Charleston Retention Basin and improved access to the Stevens Creek Trail. (Trails)
- Completed development of the Bay Trail, particularly around Moffett Field to the Sunnyvale Baylands. (Trails)

2008 Plan Projects In Progress

- As part of the South Whisman development process, acquire land for the development of a neighborhood park. (Whisman)
- Continue the renovations of Rengstorff Park. (San Antonio)
- Work with the Mountain View Whisman School District and Youth Sports Organizations to explore the possibility of converting Crittenden Field to synthetic turf. (Stierlin)
- Continue to work with the Santa Clara Valley Water District on the development of McKelvey Field and mini-park as part of the Permanente Creek flood retention project. (Miramonte)
- Design and construct the Shoreline Sports Complex at Shoreline at Mountain View Regional Park. (North Bayshore)
- Improve access to Thaddeus Park through safe street crossings and other techniques. (Rengstorff)
- Improve access across Central Expressway to Rengstorff Park from the Rengstorff Planning Area. (Rengstorff)
- Continue development of the Stevens Creek Trail for biking, hiking, and wildlife preservation. (Trails)
- Explore all opportunities to connect the City's regional open space areas to the Cargill Salt Ponds, as they are returned to their natural state. (Trails)
- Work with other cities and agencies to develop Stevens Creek Trail and the Bay Trail for the purpose of developing a regional network of interlinked trail systems. (Trails)

Completed Park-Related Projects Not Included in the 2008 Plan Recommendations

- Acquired land for the development of a mini-park at 771 North Rengstorff Avenue (Rengstorff)
- Completed the extension of the Permanente Creek Trail from Old Middlefield Way to Rock Street. (Stierlin)
- Enhanced the City's urban forest with the planting of 199 new street trees in Fiscal Year 2013-14. (City-wide)
- Created a new access point to the Stevens Creek Trail at El Camino Real and Dale/Heatherstone Way. (Sylvan-Dale)
- Expanded the number of fields available to Mountain View Youth Sports Organizations with the agreement with Google for use of GARfield Park. (North Bayshore)
- Installed restroom facilities for Youth Sports Organizations at Bubb Park/School. (Miramonte)

Ongoing Park-Related Projects Not Included in the 2008 Plan Recommendations

- Design the Permanente Creek Trail crossing at Charleston Road and Amphitheatre Parkway. (North Bayshore)
- Design and construct the Permanente Creek Trail extension from Rock Street to West Middlefield Road. (Stierlin)
- Bonny Street/Beatrice Street beautification project of open space on the Hetch Hetchy right-of-way. (Trails)
- Complete construction of the new Teen Center. (Central)
- Work with the Santa Clara Valley Water District on the design and construction of McKelvey Field and mini-park as part of the District's flood protection project. (Miramonte)
- Work with the Mountain View Whisman School District on a Master Plan for the Crittenden Field/Whisman Sports Center site. (Stierlin)
- Construct Permanente Creek Trail crossings at Amphitheatre Parkway. (North Bayshore)

- Initiate a feasibility study of the Caltrain corridor. (Trails)
- Rengstorff Park Lighting Improvement project. (San Antonio)
- Fayette Area Park, Design. (San Antonio)
- The City is currently working with a developer to acquire land for a neighborhood park in the Whisman Planning Area. (Whisman)

APPENDIX 1

PARK/SCHOOL OPEN SPACE LOCATION, ACREAGE, AND ACRES PER PERSON

Planning Area	2010 Population (Estimated)	Existing Parks/School Sites	Type of Park	Total Open Space Acres	Open Space Acres Owned by City	Open Space Acres owned by School District	Acres per 1,000 persons
Central	11,318	Castro	School/Park	4.18	0.00	4.18	2.03
		Dana	Mini	0.42	0.42	0.00	
		Eagle	Neighborhood	5.17	5.17	0.00	
		Fairmont	Mini	0.34	0.34	0.00	
		Landels	School/Park	8.49	3.27	5.22	
		Mariposa	Mini	0.61	0.61	0.00	
		Mercy/Bush	Mini	0.65	0.65	0.00	
		Pioneer	Neighborhood	<u>3.15</u>	<u>3.15</u>	<u>0.00</u>	
					23.01	13.61	
Grant	5,424	Cooper	School/Park	11.01	5.19	5.82	6.34
		Huff	School/Park	6.50	0.00	6.50	
		Mountain View High	School	<u>16.86</u>	<u>0.00</u>	<u>16.86</u>	
				34.37	5.19	29.18	
Miramonte	9,657	Gemello	Mini	0.48	0.48	0.00	6.42
		Bubb	School/Park	9.18	3.45	5.73	
		Cuesta	Community	32.56	32.56	0.00	
		Graham	School/Park	9.54	2.89	6.65	
		McKelvey	Neighborhood	4.27	4.27	0.00	
		Springer	School/Park	5.50	0.00	5.50	
		Varsity	Mini	<u>0.48</u>	<u>0.48</u>	<u>0.00</u>	
				62.01	44.13	17.88	
North Bayshore (Regional)	817	Dog Park	Dog Park	0.59	0.59	0.00	983.1
		Charleston	Neighborhood	6.48	6.48	0.00	
		Shoreline	Regional	753.00	753.00	0.00	
		Stevens Creek Trail	Regional	<u>43.13</u>	<u>43.13</u>	0.00	
				803.20	803.20		
Rengstorff	6,577	Sierra Vista	Mini	0.80	0.80	0.00	0.31
		771 North Rengstorff ¹	Mini	<u>1.22</u>	<u>1.22</u>	0.00	
				2.02	2.02		
San Antonio	13,951	Del Medio	Mini	0.38	0.38	0.00	1.34
		Klein	Mini	1.36	1.36	0.00	
		Rengstorff	Community	<u>16.92</u>	<u>16.92</u>	0.00	
				18.66	18.66		
Stierlin	9,083	Crittenden	School/Gym	7.72	00.0	7.72	2.15
		Jackson	Mini	0.77	0.77	0.00	
		Rex Manor	Mini	0.41	0.41	0.00	
		San Veron	Mini	2.08	2.08	0.00	
		Stevenson/Thuerkauf	School/Park	<u>8.54</u>	<u>1.20</u>	<u>7.34</u>	
				19.52	4.46	15.06	

¹To be developed.

Planning Area	2010 Population (Estimated)	Existing Parks/School Sites	Type of Park	Total Open Space Acres	Open Space Acres Owned by City	Open Space Acres owned by School District	Acres per 1,000 persons
Sylvan/Dale	6,396	Sylvan	Neighborhood	8.37	8.37	0.00	1.31
Thompson	2,541	Monta Loma Thaddeus	School/Park Mini	5.67 <u>0.83</u> 6.50	0.00 <u>0.83</u> 0.83	5.67 <u>0.00</u> 5.67	2.56
Whisman	8,627	Whisman Slater Magnolia Chetwood Creekside Devonshire	School/Park School/Park Mini Mini Mini Mini	8.60 3.39 0.92 0.86 0.78 <u>0.86</u> 15.41	4.35 0.00 0.92 0.86 0.78 <u>0.86</u> 7.77	4.25 3.39 0.00 0.00 0.00 <u>0.00</u> 7.64	1.79
TOTAL w/ North Bayshore	74,391			993.07	908.24	84.83	13.35
TOTAL w/o	73,574			189.87	105.04	84.83	2.58

APPENDIX 2

PLANNING AREA POPULATION AND OPEN SPACE DATA

Planning Area	Size (Acres)	Residential Acres ¹			Open Space Acres	Open Space Acres per 1,000 Persons ²	Acres Needed	2010 Population ³	2010 Population under 19
		MF	SF	All					
Central	784	260	258	518	23.01	2.03	10.94	11,318	2,110
Grant	695	33	468	501	34.37	6.34	0.00	5,424	1,274
Miramonte	953	114	582	696	62.01	6.42	0.00	9,657	2,330
North Bayshore	1,968	38	0	38	803.20	983.1	0.00	817	150
Rengstorff	465	244	0	244	2.02	0.31	17.71	6,577	1,136
San Antonio	505	276	29	305	18.66	1.34	23.19	13,951	2,857
Stierlin	754	297	190	487	19.52	2.15	7.73	9,083	1,499
Sylvan-Dale	378	194	88	282	8.37	1.31	10.82	6,396	1,030
Thompson	225	37	160	197	6.50	2.56	1.12	2,541	585
Whisman	1,098	364	23	387	15.41	1.79	10.47	8,627	1,708
TOTAL	7,825	1,857	1,798	3,655	993.07	13.35		74,391	14,679
Total without North Bayshore ⁴	5,857	1,819	1,798	3,617	189.87	2.58	30.85 ⁵	73,574	14,529
Average without North Bayshore ⁴	651	202	200	402	21.10	2.58	3.43	8,175	1,614

1. MF = Multi-Family; SF = Single-Family; All = Total of MF and SF. These calculations are based on current land use designations. In some instances, there may be small amounts of residential use on parcels not planned for housing.

2. City Standard is 3.0 acres per 1,000 residents.

3. Based on the 2010 Census data.

4. The North Bayshore is excluded because this area contains all of the City's regional open space, but has very little housing and population. The large open space acreage tends to skew the picture of the needs by planning area; 43.13 acres of regional open space from Stevens Creek Trail is included.

5. Not cumulative. Based on the total acres needed to meet the goal of 3 acres per 1,000 residents, excluding the North Bayshore.

CALCULATIONS

Planning Area	# Persons per Residential Acre	% of Residential Acreage within Planning Area ¹			% Open Space Acreage in Planning Area	% Population Under 19
		MF	SF	All		
Central	22	33	33	66	2.9	18.6
Grant	11	5	67	72	4.9	23.5
Miramonte	14	12	61	73	6.5	24.1
North Bayshore	22	2	0	2	40.8	18.4
Rengstorff	27	52	0	52	0.4	17.3
San Antonio	46	54	6	60	3.7	20.5
Stierlin	19	39	25	64	2.6	16.5
Sylvan-Dale	23	51	23	74	2.2	16.1
Thompson	13	16	71	87	2.9	23.0
Whisman	22	33	2	35	1.4	19.8
Average without North Bayshore ²	20	31	31	62	3.2	19.7

¹ MF = Multi-Family; SF = Single-Family; All = Total of MF and SF. These calculations are based on current land use designations. In some instances, there may be small amounts of residential use on parcels not planned for housing.

² The North Bayshore is excluded from the average because this area contains all of the City's regional open space, but has very little housing and population. The large open space acreage tends to skew the picture of the "average" planning area. 43.13 acres of regional open space from Stevens Creek Trail is included.

APPENDIX 3

OPEN SPACE NEEDS BY PLANNING AREA¹

Planning Area	Proportion Residential	Residential Density	Proportion Multi-Family	Safe Walking Distance	Amount of Open Space	Need Score
San Antonio	6	10	10	10	9	45
Sylvan-Dale	8	4	9	5	9	35
Rengstorff	4	5	9	6	10	34
Stierlin	6	3	7	7	8	31
Central	7	4	6	2	8	27
Thompson	10	2	3	1	7	23
Whisman	1	4	6	3	8	22
Miramonte	8	2	3	2	1	16
Grant	8	1	1	1	2	13

The lowest possible Need Score is 5 and the highest is 50. The higher the score, the greater the need for open space in the planning area. For each criterion, Planning Areas are assigned a score of 1 through 10, with 1 indicating the least need and 10 indicating the greatest need. The criteria scores are defined below:

Proportion Residential—*based on percentage of Planning Area that is residential* (average of all Planning Areas – excluding North Bayshore – is 62 percent residential)

<u>Score</u>	<u>% Residential</u>	<u>Planning Area</u>
10	84 - 89	Thompson
9	78 - 83	
8	72 - 77	Sylvan-Dale, Miramonte, Grant
7	66 - 71	Central
6	60 - 65	Stierlin, San Antonio
5	54 - 59	
4	48 - 53	Rengstorff
3	42 - 47	
2	36 - 41	
1	30 - 35	Whisman

¹ The North Bayshore Planning Area was not included in the Needs assessment scoring as this area contains the City's regional open space with very little residential population and inclusion would skew results.

Residential Density—*based on number of persons living in the residentially zoned portions of the Planning Area* (average residential density of all Planning Areas is 20 persons per acre)

<u>Score</u>	<u>Persons Per Acre</u>	<u>Planning Area</u>
10	44 - 47	San Antonio
9	40 - 43	
8	36 - 39	
7	32 - 35	
6	28 - 31	
5	24 - 27	Rengstorff
4	20 - 23	Whisman, Central, Sylvan-Dale
3	16 - 19	Stierlin
2	12 - 15	Thompson, Miramonte
1	8 - 11	Grant

Proportion of Multi-Family Housing—*based on percentage of multi-family housing in the Planning Area* (average for all Planning Areas is 31 percent)

<u>Score</u>	<u>% Multi-Family</u>	<u>Planning Area</u>
10	54 - 59	San Antonio
9	48 - 53	Sylvan-Dale, Rengstorff
8	42 - 47	
7	36 - 41	Stierlin
6	30 - 35	Central, Whisman
5	24 - 29	
4	18 - 23	
3	12 - 17	Miramonte, Thompson
2	6 - 11	
1	0 - 5	Grant

Safe and Comfortable Walking Distance—based on percentage of residential area within Planning Area that is not within one-half-mile of a park or open space area (average for all Planning Areas is 11.3 percent)

<u>Score</u>	<u>% of Area</u>	<u>Planning Area</u>
10	33 - 36	San Antonio
9	29 - 32	
8	25 - 28	
7	21 - 24	Stierlin
6	17 - 20	Rengstorff
5	13 - 16	Sylvan-Dale
4	9 - 12	
3	5 - 8	Whisman
2	2 - 4	Miramonte, Central
1	0 - 1	Grant, Thompson

Amount of Open Space—based on the number of open space acres per 1,000 persons in the Planning Area (City Average for open space acres is 2.58 acres per 1,000)

<u>Score</u>	<u>Acres per 1,000</u>	<u>Planning Area</u>
10	0.10 - 0.79	Rengstorff
9	0.80 - 1.49	Sylvan-Dale, San Antonio
8	1.50 - 2.19	Whisman, Central, Stierlin
7	2.20 - 2.89	Thompson
6	2.90 - 3.59	
5	3.60 - 4.29	
4	4.30 - 4.99	
3	5.00 - 5.69	
2	5.70 - 6.39	Grant
1	6.40 - 7.09	Miramonte

APPENDIX 4

Summary – Park Land Dedication Fees Committed to CIP Projects Fiscal Year 2009-10 to Fiscal Year 2013-14

Project	CIP#	Committed Fees Applied
<u>Future Open Space Acquisition</u>		
Central Area Open Space Acquisition	US ¹	\$2,109,720
Rengstorff Area Open Space Acquisition	US	\$2,049,860
San Antonio Area Open Space Acquisition	US	\$3,172,540
Sylvan-Dale Area Open Space Acquisition	US	\$2,718,000
Thompson Area Open Space Acquisition	US	\$761,414
Open Space Acquisition	US	<u>\$829,659</u>
Subtotal:		\$11,641,192
<u>Park Development</u>		
771 North Rengstorff Park, Design	15-41	\$235,000
771 North Rengstorff Park, Construction	16-39	\$1,500,000
Fayette Park, Design	13-36	\$560,000
Fayette Park, Construction	16-32	\$1,650,000
South Whisman Park , Design	16-30	\$835,000
South Whisman Park, Construction	17-29	\$1,279,818
Mariposa and Del Medio Parks Development	09-44	\$112,000
Landels Park Restroom	13-34	<u>\$311,349</u>
Subtotal:		\$6,483,167
<u>Trail Development</u>		
Permanente Creek Trail Extension, Old Middlefield Way to Rock Street	12-35	\$189,727
Stevens Creek Trail Access Point	11-35	\$120,000
Permanente Creek Trail Extension – Rock Street to West Middlefield Road	15-28	\$278,000
Permanente Creek Trail Feasibility Study – West Middlefield Road to McKelvey Park	16-36	\$42,000
Stevens Creek Trail Extension – Dale/Heatherstone to MVHS	US	<u>\$483,060</u>
Subtotal:		\$1,112,787

¹ US = Unscheduled.

Project	CIP#	Committed Fees Applied
<u>Recreation Facility Rehabilitation</u>		
Rengstorff Park Master Plan	09-24	\$64,000
Rengstorff Park Skate Park	12-34	\$23,500
Teen Center – The View Rehabilitation	12-36	\$2,062,176
Rengstorff Park Lighting Improvements	15-42	\$730,000
Rengstorff Community Center, Design	15-43	\$2,900,000
Rengstorff Community Center, Construction	18-29	<u>\$5,811,157</u>
Subtotal:		\$11,590,833
TOTAL:		\$30,827,980

APPENDIX 5

LOCATIONS OF FUTURE POTENTIAL HOUSING UNITS

Source: Mountain View Community Development Department, August 2014

Area	Total Number of New Units
<u>Central</u>	
1720 El Camino Real West	162
1616 El Camino Real West	66
231-235 Hope Street	6
365 Villa Street	12
605 Castro Street	8
445 Calderon Avenue	<u>18</u>
Total Central Planning Area	272
<u>Grant</u>	
1991 Sun-Mor Avenue	<u>13</u>
Total Grant Planning Area	13
<u>Miramonte</u>	
1701 El Camino Real West	24
1581 El Camino Real West	22
1101 El Camino Real West	52
801 El Camino Real West	<u>164</u>
Total Miramonte Planning Area	262
<u>Rengstorff</u>	
827 North Rengstorff Avenue	24
819 North Rengstorff Avenue	49
858 Sierra Vista Avenue	3
1951 Colony Street	33
1958 Rock Street	7
2392 Rock Street	2
111 North Rengstorff Avenue	84
1946 San Luis Avenue	6
1998-2024 Montecito Avenue	<u>12</u>
Total Rengstorff Planning Area	220
<u>San Antonio</u>	
420 San Antonio Road	373
2645-2655 Fayette Drive	28
2650 El Camino Real West	193
1984 El Camino Real West	160
Mora-Ortega	<u>85</u>
Total San Antonio Planning Area	839
<u>Stierlin</u>	
100 Moffett Boulevard	<u>184</u>
Total Stierlin Planning Area	184

Area	Total Number of New Units
Sylvan-Dale 865 El Camino Real East 525 East Evelyn Avenue Total Sylvan-Dale Planning Area	150 <u>70</u> 220
<u>Thompson</u> Total Thompson Planning Area	0
<u>Whisman</u> 209-405 West Evelyn Avenue 111 – 123 Fairchild Drive 115 Evandale Avenue 277 Fairchild Drive 450 North Whisman Road 135 Ada Avenue 129 Ada Avenue 137 Easy Street 167 North Whisman Road Pacific Drive Ferguson Drive Total Whisman Planning Area	65 12 6 30 37 59 4 19 2 16 <u>584</u> 834
Total of New Housing Units Proposed	2,844

APPENDIX 6

PARKS AND TRAILS BY CATEGORY/LOCATION

Park	Type	Location
771 North Rengstorff Park (undeveloped)	Mini	771 North Rengstorff Avenue
Chetwood Park	Mini	Chetwood Avenue
Creekside Park	Mini	Easy Street and Gladys Avenue
Dana Park	Mini	Dana Street and Oak Street
Del Medio Park	Mini	Del Medio Avenue
Devonshire	Mini	Devonshire Avenue
Fairmont Park	Mini	Fairmont Avenue and Bush Street
Gemello Park	Mini	Marich Way and Solana Court
Jackson Park	Mini	Jackson Street and Stierlin Road
Klein Park	Mini	Ortega Avenue and California Street
Magnolia Park	Mini	Magnolia Avenue and Whisman Park Drive
Mercy/Bush Park	Mini	Mercy Street and Bush Street
Rex Manor Park	Mini	Farley Street and Central Expressway
San Veron Park	Mini	San Veron Avenue and Middlefield Road
Sierra Vista Park	Mini	Plymouth Street and Sierra Vista Avenue
Thaddeus Park	Mini	Middlefield Road and Independence Drive
Mariposa	Mini	Mariposa Avenue
Varsity Park	Mini	Duke Way and Jefferson Drive
Charleston Park	Neighborhood	Charleston Road and Amphitheatre Parkway
Eagle Park	Neighborhood	Church Street and Shoreline Boulevard
McKelvey Park	Neighborhood	Miramonte Avenue and Park Drive
Pioneer Park	Neighborhood	Church Street and Castro Street
Sylvan Park	Neighborhood	Sylvan Avenue and Devoto Street
Rengstorff Park	Community	Rengstorff Avenue and Central Expressway
Cuesta Park	Community	Cuesta Drive and Grant Road
Shoreline at Mountain View	Regional	North End of Shoreline Boulevard
Stevens Creek Trail	Regional Trail	Parallels Highway 85

Park	Type	Location
Bay Trail	Regional Trail	East-west trail through Shoreline at Mountain View
Hetch Hetchy Trail	Local Trail	Whisman Park to North Whisman Road
Permanente Creek Trail	Local Trail	Shoreline at Mountain View to Rock Street
Whisman TOD Trail	Local Trail	North Whisman Road and Ellis Street
Deer Hollow Farm	Facility/ Environmental Center	St. Joseph Avenue – City of Los Altos
Dog Park	Facility	North end of Shoreline Boulevard
Mountain View Community Center	Facility	Rengstorff Avenue and Central Expressway
Mountain View Senior Center	Facility	Escuela Avenue and California Street
Mountain View Teen Center	Facility	Escuela Avenue and California Street
Mountain View Sports Pavilion	Facility	Castro Street and Miramonte Avenue
Whisman Sports Center	Facility	Middlefield Road and Terra Bella Avenue
Bubb School/Park	Public School/Park	Barbara Avenue and Montalto Drive
Castro School/Park	Public School/Park	Toft Street and Latham Street
Cooper School/Park	Public School/Park	Eunice Avenue and Villa Nueva Way
Crittenden Middle School/Sports Complex	Public School/Park	Rock Street and Sierra Vista Avenue
Graham Middle School/Sports Complex	Public School/Park	Castro Street and Miramonte Avenue
Huff School/Park	Public School/Park	Martens Avenue and Grant Road
Landels School/Park	Public School/Park	Dana Street and Calderon Avenue
Monta Loma School/Park	Public School/Park	Thompson Avenue and Laura Lane
Mountain View High School	Public School/Park	Truman Avenue and Bryant Avenue
Slater School/Park	Public School/Park	Gladys Avenue and Whisman Road
Springer School/Park	Public School/Park	El Monte Avenue and Springer Road
Theuerkauf School/Stevenson Park	Public School/Park	San Luis Avenue and Burgoyne Street
Whisman School/Park	Public School/Park	Easy Street and Middlefield Road
Senior Garden	Community Garden	Hetch-Hetchy right-of-way at Crisanto Avenue and Escuela Avenue
Willowgate Garden	Community Garden	End of Andsbury Avenue

APPENDIX 7

CITY OF MOUNTAIN VIEW – PARKS DESIGNATIONS

Component	Use	Service Area	Desirable Size	Desirable Site Characteristics
Mini-Park	Specialized facilities that serve a concentrated or limited population or specific groups such as children or senior citizens.	Serves residents within one-half mile.	Up to 3 acres	Within neighborhoods and in close proximity to apartment complexes, townhouse developments or housing for the elderly.
Neighborhood Park	A higher-intensity recreation area providing play areas as well as open turf for athletics.	Serves residents within one mile.	3 to 15 acres	Suited for more intense use. Easily accessible to neighborhood population – geographically centered with safe walking and bike access. May be developed as a school/park facility.
Community Park and/or Recreational Facility	Areas of diverse environmental quality. May include areas suited for intense recreational facilities such as athletic complexes and large swimming pools. May be an area of natural quality for outdoor recreation such as walking, viewing, sitting, and picnicking. May be any combination of the above, depending upon site suitability and community need.	Serves the entire City.	15 to 50 acres (Acreage refers to parks only, not including recreational facilities which may vary in size.)	May include natural features such as water bodies and areas suited for intense use; accessible to the community by walking, biking, or driving.
Regional Park	Area of natural or ornamental quality for outdoor recreation such as picnicking, boating, fishing, swimming, camping, and trail uses; may include play areas.	Serves a population beyond the City limits.	Over 50 acres	Contiguous to or encompassing natural resources; accessible to the community by walking, biking, or driving.

APPENDIX 8

OPEN SPACE STANDARDS

The Plan's standard of 3 acres per 1,000 persons is adopted from the City's Park Land Dedication Ordinance. This Ordinance requires developers to dedicate (or pay an equivalent fee in lieu of land dedication, as discussed in Chapter 1—Funding Sources), at least 3 acres of park land for each 1,000 persons who will live in any new housing project.

The City's Park Land Dedication Ordinance, in turn, adopted the 3-acres-per-1,000-persons standard from the Quimby Act. The Quimby Act (Government Code Section 66477) is the State law that enables communities to require the dedication of park land or in-lieu fees to offset the impacts of new residential development. The Act states that the required dedication or fee cannot exceed the amount necessary to provide 3 acres of park area per 1,000 persons residing within the new residential development.

Although the Quimby Act and, therefore, the open space standard, only applies to newly developed residential projects, for the purposes of this Plan, the standard will be used to help evaluate open space needs throughout the City. While it would be ideal to meet the standard, this may not be realistic in a city as developed as Mountain View. Instead, the standard is used in this Plan to help measure open space needs, but equal consideration is given to the other criteria, which evaluate location and accessibility.

The concept of using a "level of service" (LOS) ratio to represent the minimum amount of ground space needed to meet the park and recreation demands of the citizens of a community has been in use for quite some time. In the recent past, the National Recreation and Park Association (NRPA) was in the practice of publishing LOS standards. This practice has since been replaced by the belief that every community has such unique qualities and needs that it is more desirable for each community to establish its own needs. The most recent guidelines issued by the NRPA provide information for a somewhat time- and resource-intensive process for developing community-specific standards. The 3-acres-per-1,000-persons standard used in the Quimby Act is likely based on an NRPA guideline in place at the time the Act was adopted.

A recent sampling of nearby Bay Area communities indicates the standards currently in use by these communities:

Campbell	3 acres per 1,000
Cupertino	3 acres per 1,000
Gilroy	5 acres per 1,000
Palo Alto	5 acres per 1,000
Redwood City	3 acres per 1,000
San Jose	3.5 acres per 1,000
Santa Clara	3.0 acres per 1,000
Sunnyvale	5.0 acres per 1,000

The cities that use park standards do not necessarily have park acreage that equals the city standard. Park standards are used as guidelines, similar to how they are used in this Plan.

APPENDIX 9

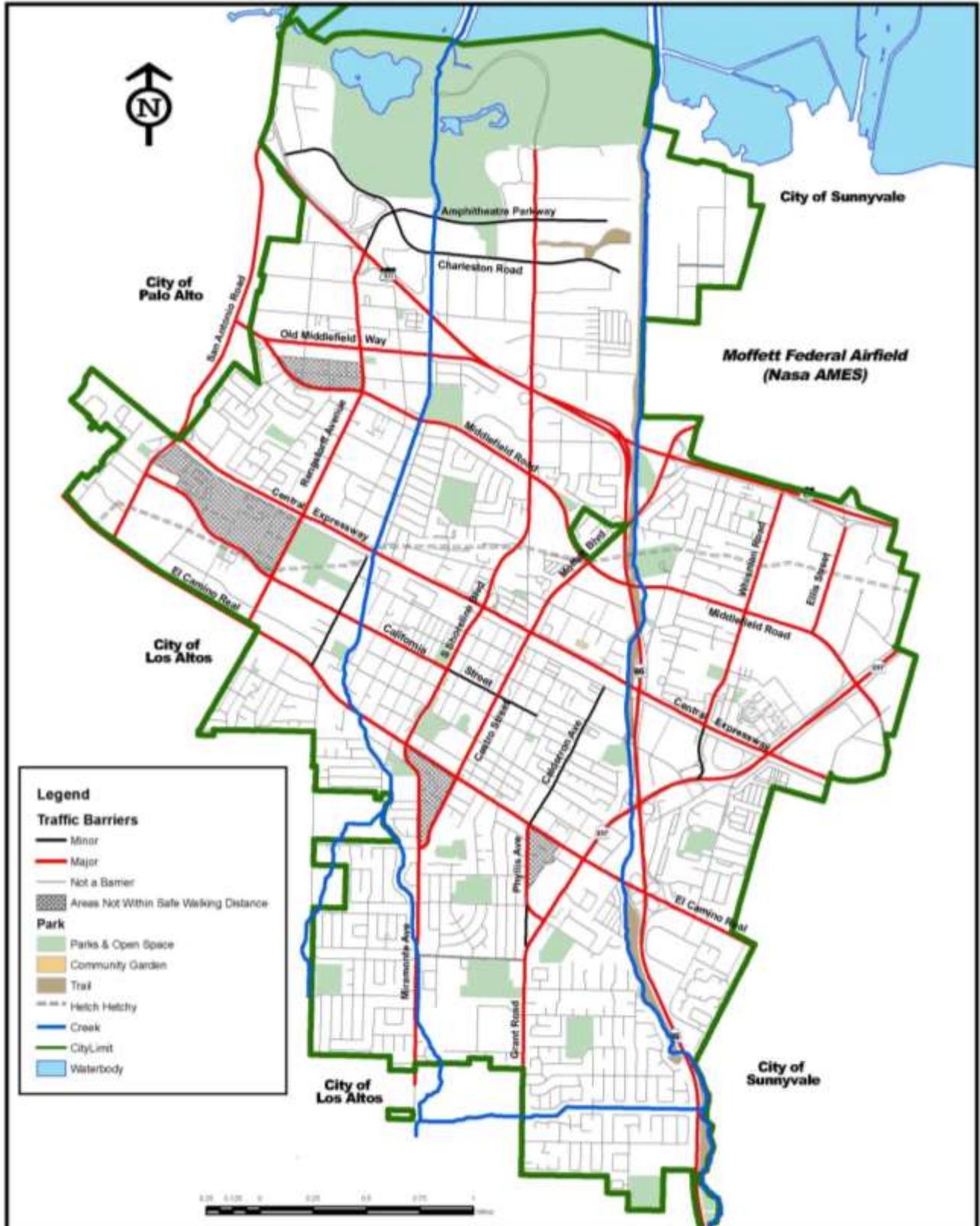
PARK SITES AND FACILITIES

PARK SITES AND FACILITIES	Auditorium	Barbecue Facilities	Barbecue Facil. Group	Baseball Field	Basketball Court	Bocci Ball Court	Children's Play Equip.	Community Garden	Environmental Area	Football/Soccer Field	Gymnasium	Horseshoe Area	Indoor Activities	Meeting Rooms	Nature Preserve	Off-leash Dog Site	Passive Area	Picnic Area	Restrooms	Softball Field	Swimming Pool	Tennis Courts	Trail Access	Outdoor Volleyball	Plaza/Concrete pad	Water Slide	Skate Park	Batting Cage	Bicycle Racks	Track	Sailing Lake	Golf Course
Bubb School/Park		■		■	■		■			■		■				■	■	■	■	■				■								
Castro School/Park					■		■			■							■	■						■								
Charleston Park																	■	■														
Chetwood Park																	■	■														
Civic Center Plaza																										■						
Centennial Plaza							■										■	■							■							
Cooper Park				■			■			■						■	■	■	■	■		■								■		
Creeside Park							■										■	■					■							■		
Crittenden School/Whisman Sports Center				■	■					■	■		■						■	■				■					■			
Cuesta Park		■	■			■	■					■				■	■	■	■			■			■				■			
Dana Park																	■															
Deer Hollow Farm									■						■			■	■													
Del Medio Park							■										■	■											■			
Dog Park																■				■												
Devonshire Park							■										■	■											■			
Eagle Park/Pool							■			■						■	■	■	■			■							■			
Fairmont Park							■										■	■											■			
Gemello Park							■										■	■														
Graham School/MV Sports Pavilion				■	■					■	■		■						■	■				■					■	■		
Huff School/Park				■	■		■			■								■			■								■			
Jackson Park							■										■	■											■			
Klein Park					■		■										■	■														

PARK SITES AND FACILITIES																																			
	Auditorium	Barbecue Facilities	Barbecue Facil. Group	Baseball Field	Basketball Court	Bocci Ball Court	Children's Play Equip.	Community Garden	Environmental Area	Football/Soccer Field	Gymnasium	Horseshoe Area	Indoor Activities	Meeting Rooms	Nature Preserve	Off-leash Dog Site	Passive Area	Picnic Area	Restrooms	Softball Field	Swimming Pool	Tennis Courts	Trail Access	Outdoor Volleyball	Plaza/Concrete pad	Water Slide	Skate Park	Batting Cage	Bicycle Racks	Track	Sailing Lake	Golf Course			
Landels School/Park				■	■		■			■							■			■		■	■												
Magnolia Park							■										■																		
Mariposa Park							■		■								■	■																	
McKelvey Park				■												■													■		■				
Mercy-Bush Park							■										■	■													■				
Monta Loma School/Park				■	■		■			■							■	■													■				
Mountain View High School				■	■					■	■											■	■		■										
Mountain View Senior Center	■												■	■			■		■											■					
Pioneer Park																	■																		
Rengstorff Park/Community Center	■	■	■	■	■		■			■			■	■			■	■	■	■	■	■			■	■	■	■			■				
Rex Manor Park							■										■	■																	
San Veron Park					■		■										■	■						■											
Shoreline at Mountain View								■							■		■	■	■				■								■		■	■	
Senior Garden								■																											
Sierra Vista Park							■										■	■														■			
Slater School/Park				■	■		■			■								■				■													
Springer School					■		■															■													
Stevenson Park				■	■		■			■							■	■	■	■	■		■							■		■			
Sylvan Park			■				■			■	■						■	■	■	■			■												
Teen Center													■							■															
Thaddeus Park							■										■	■																	
Varsity Park					■		■										■	■																	
Whisman School/Park			■	■	■		■			■						■	■	■	■	■	■		■	■	■						■				
Willowgate Garden							■																												

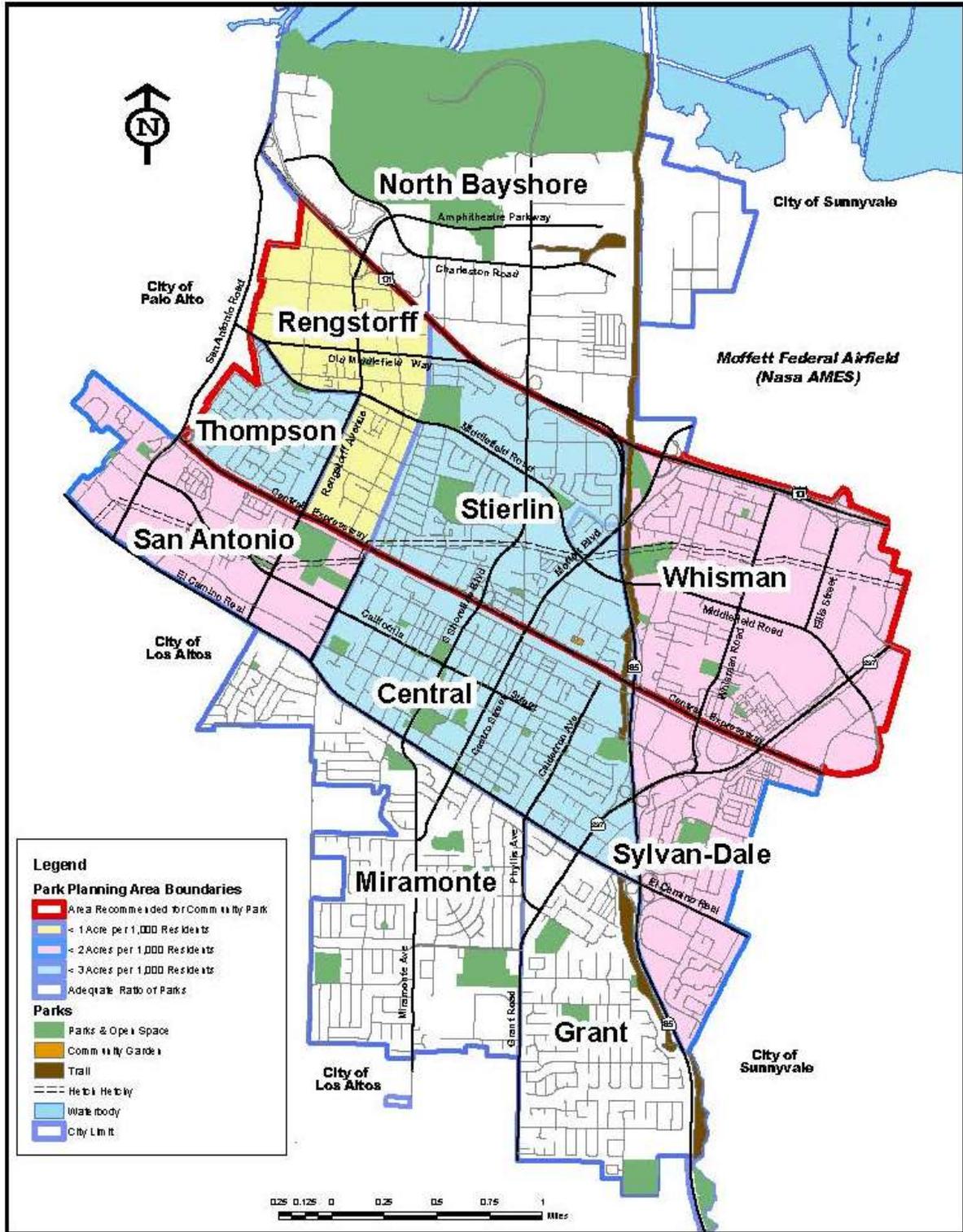
APPENDIX 10

TRAFFIC BARRIERS AND SAFE WALKING DISTANCE MAP



APPENDIX 11

OPEN SPACE STANDARDS MAP



APPENDIX 12

IMPLEMENTATION OF 2008 PARKS AND OPEN SPACE PLAN RECOMMENDATIONS

RECOMMENDATION	IMPLEMENTED	PARTIALLY IMPLEMENTED	NOT IMPLEMENTED	PLANNING AREA	COMMENTS	STATUS IN 2014 PLAN
INCREASE OPEN SPACE						
<ul style="list-style-type: none"> Acquire land in the mid-section of the San Antonio Planning Area for development of a mini-park, preferably on the north side of California Street between Showers Drive, Central Expressway, and Rengstorff Avenue. 			•	San Antonio	Staff is looking for possible locations for a mini-park.	Retained
<ul style="list-style-type: none"> Acquire land in the Dale neighborhood for development of a mini-park. 			•	Sylvan-Dale	Staff is looking for possible locations for a mini-park.	Revised and retained
<ul style="list-style-type: none"> Acquire land in the area bounded by Highway 101, Rengstorff Avenue, San Antonio Road, and Middlefield Road (preferably adjacent to the City-owned parcel at the corner of Wyandotte Street and Reinert Road) for development of a mini-park. 			•	Rengstorff	Staff is looking for possible locations for a mini-park.	Retained
<ul style="list-style-type: none"> Acquire land in the area bounded by Central Expressway, Moffett Boulevard, Middlefield Road, and Highway 85 for development of a mini-park. 			•	Stierlin	Staff is looking for possible locations for a mini-park.	Retained

RECOMMENDATION	IMPLEMENTED	PARTIALLY IMPLEMENTED	NOT IMPLEMENTED	PLANNING AREA	COMMENTS	STATUS IN 2014 PLAN
<ul style="list-style-type: none"> As part of the Mayfield Mall development process, acquire land for the development of a neighborhood park. 			•	Thompson	The Mayfield Mall development project has been discontinued.	Deleted
<ul style="list-style-type: none"> As part of the South Whisman development process, acquire land for the development of a neighborhood park. 		•		Whisman	The City is currently working with a developer to acquire three acres of open space.	Revised and retained
<ul style="list-style-type: none"> Explore possible open space uses for the County vector site and the Caltrans property adjacent to Highway 101 if the site provides unsuitable for gateway/retail purposes. 			•	Whisman	The site has been designated for retail purposes.	Deleted
IMPROVE EXISTING OPEN SPACE						
<ul style="list-style-type: none"> Develop the Del Medio site as a mini-park. 	•			San Antonio	Del Medio Park was dedicated in November 2011.	Completed
<ul style="list-style-type: none"> Continue the renovation of Rengstorff Park. 		•		San Antonio	Rengstorff Park Master Plan was adopted by Council in March 2014.	Master Plan Completed. Begin renovation projects.

RECOMMENDATION	IMPLEMENTED	PARTIALLY IMPLEMENTED	NOT IMPLEMENTED	PLANNING AREA	COMMENTS	STATUS IN 2014 PLAN
<ul style="list-style-type: none"> Work with the Mountain View Whisman School District and Youth Sports Organizations to explore the possibility of converting Callahan and Crittenden Fields to synthetic turf. 		<ul style="list-style-type: none"> 		Stierlin	Working with the MVWSD on the redevelopment of Crittenden Field as part of the District's Master Plan.	Revised and retained
<ul style="list-style-type: none"> Develop the Mariposa Avenue/West Dana Street site as a mini-park. 	<ul style="list-style-type: none"> 			Central	Mariposa Park was dedicated in June 2012.	Completed
<ul style="list-style-type: none"> Design and construct Cuesta Park Annex consistent with the approved Master Plan. 			<ul style="list-style-type: none"> 	Miramonte	The community supported Cuesta Park Annex to remain undeveloped.	Deleted
<ul style="list-style-type: none"> Work with the youth sports organizations to explore the possibility of converting McKelvey Field to synthetic turf. 		<ul style="list-style-type: none"> 		Miramonte	Working with the Santa Clara Valley Water District on the redevelopment of McKelvey Field.	Revised and retained
<ul style="list-style-type: none"> Explore the development of athletic fields. 		<ul style="list-style-type: none"> 		North Bayshore	The Shoreline Sports Complex project is under construction.	Revised and retained
<ul style="list-style-type: none"> Complete the landscaping element of the Vista Slope open space and adjacent section of Permanente Creek Trail. 	<ul style="list-style-type: none"> 			North Bayshore		Completed

RECOMMENDATION	IMPLEMENTED	PARTIALLY IMPLEMENTED	NOT IMPLEMENTED	PLANNING AREA	COMMENTS	STATUS IN 2014 PLAN
PRESERVE EXISTING OPEN SPACE						
<ul style="list-style-type: none"> Retain City-owned parcels on South Shoreline Boulevard and California Street as visual open space and develop a conceptual plan for landscaping the parcels. 			•	Central		Revised and retained
<ul style="list-style-type: none"> If possible, develop an agreement with the Mountain View Los Altos Union High District for joint use of the open space at Mountain View High School for public use. 			•	Grant		Retained
<ul style="list-style-type: none"> Preserve open space at Sleeper and Franklin Avenues. 	•			Grant		Completed
PROVIDE ACCESS TO OPEN SPACE						
<ul style="list-style-type: none"> Provide a safer and improved crossing of Rengstorff Avenue to increase accessibility of Rengstorff Park to those persons living on the west side of Rengstorff Avenue, north of California Street. 	•			San Antonio	Installed high-visibility crosswalk with in-roadway warning lights and push buttons.	Completed
<ul style="list-style-type: none"> Improve access to new parks at the Mayfield Mall site through construction of an undercrossing at Central Expressway. 			•	San Antonio	The Mayfield Mall development project has been discontinued.	Deleted

RECOMMENDATION	IMPLEMENTED	PARTIALLY IMPLEMENTED	NOT IMPLEMENTED	PLANNING AREA	COMMENTS	STATUS IN 2014 PLAN
<ul style="list-style-type: none"> Provide access to the City-owned open space located across Highway 85 along Stevens Creek Trail by means of a pedestrian overcrossing. 	<ul style="list-style-type: none"> 			Sylvan-Dale		Completed
<ul style="list-style-type: none"> Improve access to Thaddeus Park through safe street crossings and other techniques. 		<ul style="list-style-type: none"> 		Rengstorff	Conducted a traffic survey and added signage. Will continue to evaluate.	Retained
<ul style="list-style-type: none"> Improve access across Central Expressway to Rengstorff Park from the Rengstorff Planning Area. 		<ul style="list-style-type: none"> 		Rengstorff	Improved streetlights and signage across Central Expressway. Will continue to evaluate.	Retained
<ul style="list-style-type: none"> Collaborate with the Mountain View Whisman School District to provide safe access across Castro Street to Graham Middle School from the residential area bordered by El Camino Real, Castro Street, and Miramonte Avenue. 			<ul style="list-style-type: none"> 	Miramonte		Revised and retained
<ul style="list-style-type: none"> Provide a safe and convenient crossing on Phyllis Avenue to allow access to Bubb School/Park from the small residential area located on the east side of Phyllis Avenue. 	<ul style="list-style-type: none"> 			Grant		Completed

RECOMMENDATION	IMPLEMENTED	PARTIALLY IMPLEMENTED	NOT IMPLEMENTED	PLANNING AREA	COMMENTS	STATUS IN 2014 PLAN
<ul style="list-style-type: none"> Provide access to the City-owned open space located along Stevens Creek. 	•			Grant		Completed
<ul style="list-style-type: none"> Continue construction of Stevens Creek Trail from El Camino Real to Mountain View High School. 			•	Trail System		Retained
DEVELOP TRAIL SYSTEMS						
<ul style="list-style-type: none"> Continue development of Stevens Creek Trail for biking, hiking, and wildlife preservation. 		•		Trail System	Two extensions of the trail completed from El Camino Real to Dale/Heatherstone.	Revised and retained
<ul style="list-style-type: none"> Develop the Hetch Hetchy corridor in reaches for biking, hiking, and other recreational opportunities. 			•	Trail System		Revised and retained
<ul style="list-style-type: none"> Construct a pedestrian/bicycle bridge from the south end of Permanente Creek Trail across Highway 101. 	•			Trail System		Completed
<ul style="list-style-type: none"> Explore the possibility of a safer pedestrian crossing (potentially underground) at Charleston Road. 			•	Trail System		Retained
<ul style="list-style-type: none"> Preserve and improve the public trail around the Charleston Retention Basin and improve access to Stevens Creek Trail. 	•			Trail System	Installed new layer of decomposed granite as new walking surface.	Completed

RECOMMENDATION	IMPLEMENTED	PARTIALLY IMPLEMENTED	NOT IMPLEMENTED	PLANNING AREA	COMMENTS	STATUS IN 2014 PLAN
<ul style="list-style-type: none"> Continue to support development of the Bay Trail, particularly around Moffett Field to the Sunnyvale Baylands. 	<ul style="list-style-type: none"> 			Trail System	The Bay Trail is completed, connecting Shoreline at Mountain View to the Sunnyvale Baylands.	Completed
<ul style="list-style-type: none"> Explore all opportunities to connect the City's regional open space areas to the Cargill Salt Ponds, as they are returned to their natural state. 		<ul style="list-style-type: none"> 		Trail System	City is coordinating efforts with the South Bay Restoration Project and reviewing plans.	Retained
<ul style="list-style-type: none"> Work with other cities and agencies to develop Stevens Creek Trail and the Bay Trail for the purpose of developing a regional network of interlinked trail systems. 		<ul style="list-style-type: none"> 		Trail System	Working with the four cities to develop a feasibility study to extend the Stevens Creek Trail.	Retained

APPENDIX 13

PARK SITES/RECREATION PROGRAMS

<u>BUBB</u>	Youth Sports Classes Youth Soccer Youth Baseball
<u>CASTRO</u>	After-School Program Youth Camps Youth Soccer
<u>CHARLESTON</u>	Youth Soccer Special Events
<u>COOPER</u>	Youth Soccer Youth Baseball Tennis
<u>CRITTENDEN</u>	Youth Football Youth Soccer Adult Softball Youth Girls Softball Youth Baseball After-School Program Youth and Teen Camps
<u>CUESTA</u>	Youth Sports Classes Family and Group Barbecue Reservations Tennis (lessons, tournaments, leagues) Special Events Special Use Permits
<u>EAGLE</u>	Swimming Pool Youth Soccer Special Events Special Use Permits

GRAHAM

Youth Soccer
Youth Football
Youth Sports Camps and Classes
Youth Softball
Youth Lacrosse
Adult Soccer
Youth and Teen Camps
Youth Baseball
After-School Program
Special Use Permits

HUFF

Theater Camp
Youth Baseball
Youth Soccer

LANDELS

Youth Soccer
Youth Rugby
Youth Baseball
After-School Program

McKELVEY

Youth Baseball
Youth Football
Youth Soccer

MONTA LOMA

Youth Baseball
Youth Soccer
After-School Program

MOUNTAIN VIEW
SPORTS PAVILION

Adult Basketball
Adult Open Gym Volleyball
Adult Exercise Classes
Youth Basketball
Youth Futsal
Youth Sports Camps and Classes
Youth and Teen Camps
Teen Special Events
Private Group Rentals

PIONEER

Special Events
Theatre Camp

RENGSTORFF AND
COMMUNITY CENTER

Swimming Pool
Basketball
Tennis (lessons, tournaments, leagues)
Outdoor Fitness Equipment
Youth Sports Camps and Classes
Youth and Teen Camps and Classes
Adult Classes
Preschool
Family and Group Barbecue Reservations
Private Group Rentals
Skate Park
Special Events
Special Use Permits

SLATER

Youth Baseball
Youth Softball
Youth Soccer

STEVENSON/THEUERKAUF

Youth Soccer
Youth Softball
Youth Football
After-School Program
Special Events

SYLVAN

Youth Soccer
Youth Volleyball
Special Events

WHISMAN

Youth Soccer
Youth Softball
Youth Baseball
Adult Soccer
Special Events

WHISMAN SPORTS CENTER

Adult Basketball
Adult Exercise Classes
Youth Basketball
Youth Futsal
Private Group Rentals
Youth Sports Camps and Classes
Teen Open Gym
Youth and Teen Camps
PAL Boxing Program

SHORELINE

Windsurfing
Kite Flying
Dog Park
Sailing/Boating
Summer Youth Camps
Special Events
Special Use Permits

SHORELINE GOLF LINKS

Junior Golf