

**ALTERNATIVE: SLOW NON-RESIDENTIAL DEVELOPMENT & FOCUS HOUSING IN TRANSIT-RICH AREAS**

Comp Plan land use designations and policies would be adjusted to discourage or prohibit new housing unless it's within one quarter mile of a Caltrain or Bus Rapid Transit stop and to increase allowable residential densities within those areas. Neighborhood-serving uses would be encouraged adjacent to residential areas. The City would establish a procedure for controlling the pace of new commercial (office and R&D) development projects greater than 10K square feet and would effectively downzone areas that are not immediately accessible to transit in exchange for up-zoning transit rich areas. This alternative could test the impacts and benefits of depressing the Caltrain tracks below-grade between San Antonio Ave. and Page Mill Rd.

The Comprehensive Plan Update will be designed to protect the City's residential neighborhoods and open spaces by focusing anticipated growth and change in other areas. With the Alternative described above, how do you think the areas below could or should change?

**Opportunity Site #1 - Downtown/Stanford Shopping Center**

Encourage housing on Stanford shopping center - bridge over El Camino  
Allow denser housing downtown, but require neighborhood serving retail.  
More collaboration with Stanford University  
Emphasize housing over office  
Need mixed use to reduce trips  
New zone - retail and residential  
Parking underground area



**Opportunity Site #2 - El Camino Real Corridor**

Limited density - or - higher density (Diverse opinions)  
More transit alternatives  
Maximize transit access  
Encourage mixed use with neighborhood serving user  
Lifeblood of ~~El Camino~~ Palo Alto  
- Maintaining roadways important



Depends on location

**Opportunity Site #3 - California Avenue**

Encourage additional city services  
Encourage California business district as 2nd downtown  
- pedestrian  
Encourage cultural amenities  
Increase housing  
Incubator  
mixed use or park at Fry's  
More housing at Fry's



are started placing park on Fry's site

**Opportunity Site #4 - Research Park**

More housing

Some support for no housing



**Opportunity Site #5 - East Meadow & East Bayshore**

Expand

✓ Shuttle service + improve transportation alternatives

Opportunity to improve housing

But some support no housing



**Opportunity Site #6 - South San Antonio**

Protect unique uses and service commercial

No housing for some



**OTHER AREAS AND CITYWIDE ISSUES**

Neighborhood serving retail

Support for new residential needed

Cultural amenities

