

ALTERNATIVE: Name your own theme and describe your vision here...

Slow non-residential development and slow housing development.
 (aka Double Slow)
 overall:
 underground parking

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

would be a cultural hub.
 Central square (like Redwood City) w/ music + gathering
 Housing atop retail @ Stanford Shopping Center.
 - affordable housing to accommodate staff for new hospital

Emphasize pedestrian zones
 Emphasize smaller businesses (not corp HQ)
 Aesthetically - keep the unique look w/ old buildings + new buildings
 - could be some up to 50' bldgs but keep "human scale"

Encourage unique retail + send chains -> Stanford mall.
 - policy could favor small chains

Underground parking - No more under-parked bldgs.
 some way to subsidize mass transit.
 City could buy some land and make a park.
 Could we add a business tax?



Opportunity Site #2 - El Camino Real Corridor

more set-backs for bldgs - and policies to promote this.
 low density housing to take advantage of mass transit (but not too much)
 Existing Transit seems fine (we don't want give up lanes to buses. (more buses ok)
 Better cross-El Camino connections (east -> west)
 policies to keep El Camino pretty
 Reduce commercial + residential bldg height regulations



Opportunity Site #3 - California Avenue

If train tracks are under-grounded, put a park on top.
 Cal Ave - neighborhood serving, human serving
 Keep Fry's and put apartments on top. (2-3 stories) + underground parking
 Community center + pool to accommodate housing.
 No taller buildings on Cal Ave, taller is ok at Fry's.
 Favor seniors + local workers (teachers, public service)
 Create a transit hub at Cal Ave



Opportunity Site #4 - Research Park

Role = Job Center of Palo Alto.
Needs better transit connections & policies to promote more transit use
Not ideal for more housing because no amenities
Don't want any more than what's there now.
More policy for attractive design.
Maybe light retail to accommodate workers (eg dry cleaning, etc)



Opportunity Site #5 - East Meadow & East Bayshore

Find opportunities for retail & neighborhood use.
Take advantage of having JCC there and its programs.
Create some kind of hub or town square; village-like walkable.



Opportunity Site #6 - South San Antonio

We would not encourage growth here. Traffic already bad
Keep the focus on service-oriented retail.



OTHER AREAS AND CITYWIDE ISSUES

- Underground parking
- Cross town transit

