

TABLE
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ALTERNATIVE: SLOW NON-RESIDENTIAL DEVELOPMENT & ENCOURAGE HOUSING

Comp Plan land use designations and policies would be adjusted to encourage additional housing and neighborhood-serving uses in traditionally mixed-use and non-residential areas where housing is currently permitted and possibly at the east end of the Research Park. The City would establish a procedure for controlling the pace of new commercial (office and R&D) development projects greater than 10K square feet. This alternative could test the impacts and benefits of making roadway improvements included in the County Expressway study.

Slow growth of office space & smaller hsg units.

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

- Smaller hsg units
- Senior hsg in downtown → ("0")
- ht limit increase in downtown (modest increase), little incentive for Mixed Use
- More rental hsg stock
- No new net car trips & self parked.
- 55 ft allow up 4 story if it supports scen



Opportunity Site #2 - El Camino Real Corridor

- Adjacency to R-1 (restrictions)
- Smart Design (aesthetics)
- Quality of life (maintain it)
- Adjacency to services & provide services.
- Net Zero car trips for any new development
- 55 ft ht
- Exchange ht for public benefits
- Stagger hts



Opportunity Site #3 - California Avenue

- More Senior hsg. / make it more attractive
- More public facilities / park / recreational spaces
- More Retail / make 2o changes to accomodate it / expanded retail in M.U. area
- Hotel dev. (encourage it) at Fry's site
- Increase ped. friendliness
- Avoid over gentification of Retail in Cal Av (moderate the pace of dev, so its not too costly)
- Increase connectivity / linkages to Downtown
- 55 ft only if 4th floor is Resi



Opportunity Site #4 - Research Park

- More hotel
- Shared shuttle
- Remain in cubator center
- hsg 2 hotel in fringe
- Transform landscape in R.P to less/no water use plants / agriculture landscape



Opportunity Site #5 - East Meadow & East Bayshore

- Mixed use / Retail nodes
- More transit
- Small sized hsg
- Connectivity / bike / shuttle
- Walkability score
- No hsg



Opportunity Site #6 - South San Antonio

- Walkability score
- N-hood dev. score
- San Ant. Corridor increase transit
- No hsg



OTHER AREAS AND CITYWIDE ISSUES

- Free connectivity bet. dev. areas
- Tier 2 (N-hood nodes) to expand shuttle thru out as elec/hybrid. open buses
- Common gardens formed / high density resi.
- Growth based on demonstrated lack of — time impact
- Walkability Score



- Distributed retail pockets
- Concern about gentrification of retail, esp. on Cal Ave
 - Expand ~~ret~~ ground floor retail reg'l's for lower cost retail space
- focus commercial growth on retail and hotels, not a lot of ^{work} office space
- Smaller units, esp. studios and 1 bed room units that are under represented in the city currently
- low water use native plant landscaping or ~~agricul~~ agricultural use in Research park
- Walkability score / LEED-ND for siting housing
 - shared Research Park spots
 - Shuttle down Park Blvd and connecting neighborhoods to downtown + Cal Ave - Also San Antonio