

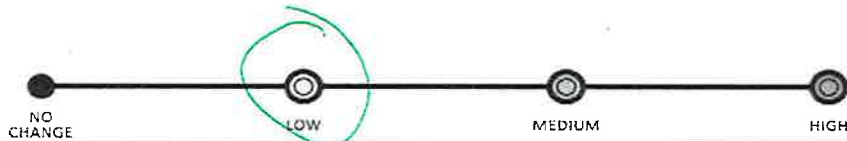
ALTERNATIVE: CAN WE BE A NET-ZERO CITY & WHAT DOES THAT MEAN?

Perhaps Comp Plan land use designations and policies could be adjusted to permit continued residential and non-residential development consistent with existing zoning, but only if the development would not increase Green House Gas emissions? Or perhaps zones of the City could be established where new development could not result in increased auto trips? Affordable housing and neighborhood-serving retail could be exempted from such requirements, but presumably no specific growth management strategy would be needed on the theory that the "net-zero" requirement would address the pace and impacts of development.

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

- space is limited.
- become pedestrian zone
- parking structure with residential above on current surface parking
- renewable energy in new structure.



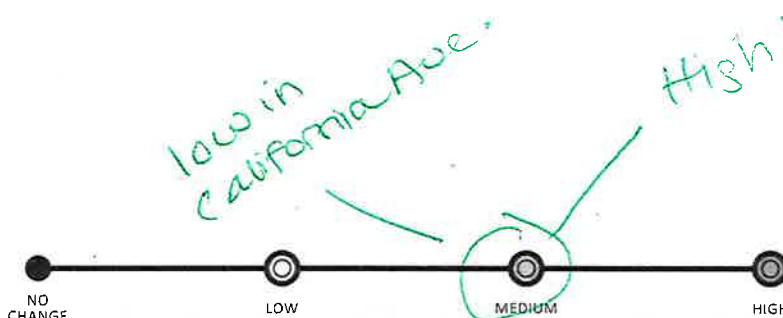
Opportunity Site #2 - El Camino Real Corridor

- Great opportunity for redevelopment with Bus Rapid Transit
- pear on the necklace, add nodes with better connection
- develop pocket to draw activities from neighborhoods
- better sidewalk, multi-nodal corridor, need to be bike friendly
- this can be a good network for district wide energy system
- mixed use - ground floor commercial, residential above
- streetscape improvement, mirroring landscaping
- need mid-block connection
- need to relieve traffic very congested now.



Opportunity Site #3 - California Avenue

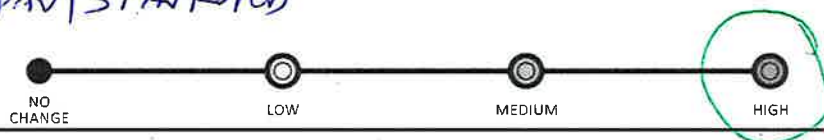
- parking on California Ave.
- focus future change away from Cal Ave.
- need to utilize parking lot around Portage Ave & Olive Ave.
- boulevard concept for Park Ave, pedestrian oriented.
- balance development with environment



Opportunity Site #4 - Research Park

MODEL
NET-ZERO
DISTRICT

- need to take advantages of adjacent development
- need services / supporting activities
- restricted by Stanford land, need buy in
- make this place to showcase energy efficiency (as pilot project)
- add housing, nighttime retail
- need to live close to work (complete community concept)
- less dependent on cars, don't have to commute
- have a lot of flexibility & opportunities to redevelop
- COMPLETE COMMUNITY
- PARTNER WITH CPAV / STARFORD



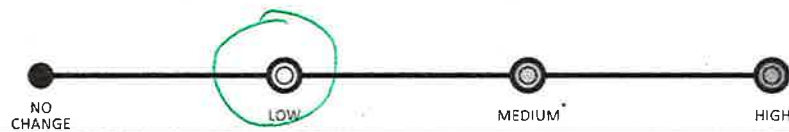
Opportunity Site #5 - East Meadow & East Bayshore

- develop transit oriented strategy
- can be a good test ground for net-zero facility / development
- need to put in service
- develop office / ~~retail~~ (daytime activities)
light industrial
- mini downtown with great transit (complete community)



Opportunity Site #6 - South San Antonio

- dominated by traffic, need to improve traffic issue
- mountain view has large influence, partner with Mountain View
- can't change alot because the land is too narrow
- need to have a face lift
- connect with Caltrain station, need improvement on sidewalk, bike lanes



OTHER AREAS AND CITYWIDE ISSUES

- COMMUNITY-WIDE NET-ZERO ENERGY MICRO-GMD (S)

