

Roland
 River

Table #7
 ALTERNATIVE #3

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?

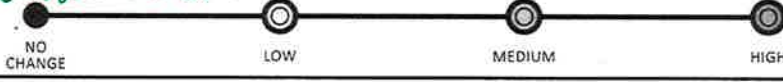
Opportunity Site #1 - Downtown/Stanford Shopping Center

#12 #13
 * senior housing in downtown
 * mixed use - in center
 * local energy - solar panels - in center or 30 - residential
 * depressed Caltrain tracks / housing area, parks, bike
 * - 1/2 mile radius instead of 1/4 mile
 * need shuttle accommodations for seniors
 * bike accommodations



Opportunity Site #2 - El Camino Real Corridor

* maybe smaller units above commercial
 * local energy - solar panels - residential
 * 1/2 mile radius instead of 1/4 mile
 * need shuttle accommodations for seniors
 * bike accommodations



Opportunity Site #3 - California Avenue

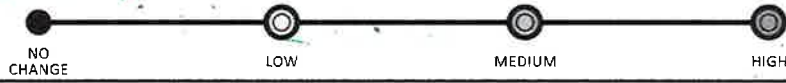
* more bike amenities
 * more housing in cal ave
 * local energy - solar panels
 * need
 * 1/2 mile radius instead of 1/4 mile
 * bike accommodations



Opportunity Site #4 - Research Park

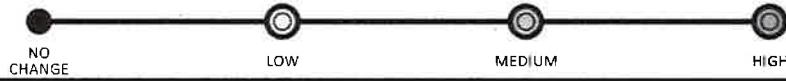
net zero → supply area
→ counter traffic
→ services for employees on site

→ suitable services for employees to services along
→ suitable to employers
→ encourage to personal services on site



Opportunity Site #5 - East Meadow & East Bayshore

→ more personal services
→ need work transit
→ more stores →
→ funds cap → streetscape



Opportunity Site #6 - South San Antonio

→ San Antonio



OTHER AREAS AND CITYWIDE ISSUES

→ need Data - on who's moving where
+ where they're working
→ services/corps to support additional housing

