

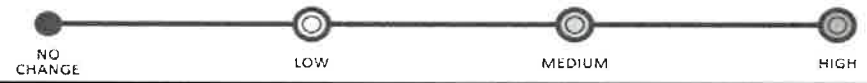
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ALTERNATIVE: Name your own theme and describe your vision here... (MODIFIED #2)
 SLOW PACE OF NON-RES; DON'T OFFER ADDL INCENTIVES FOR RES DEVELOPMENT EXCEPT MODERATE & AFFORDABLE HOUSING (MODEST ALTERNATIVE)
 • The big question: what are the aggregates?

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? context

Opportunity Site #1 - Downtown/Stanford Shopping Center

- Improve 27 UNIVERSITY AS TRANSIT CENTER & WITH ~~AFFORDABLE~~ & WORKFORCE HOUSING



Opportunity Site #2 - El Camino Real Corridor

- Place for small BUSINESSES INTERMIXED W/ AFFORDABLE HOUSING
- REASONABLE RANGE OF NEIGHBORHOOD SERVICES / RETAIL
- MIXED USE = IMPORTANT FOR BUS CORRIDOR
- DIFFERENCE OF OPINION = HOW MUCH HOUSING; AGREEMENT ON NEED FOR WIDER SIDEWALKS & PED-FRIENDLY. BUSINESSES NEED TO SPEAK TO STREET.



Opportunity Site #3 - California Avenue

- ENCOURAGE ADDL NEIGHTB. SERVICES & PRESERVATION OF SMALL STOPS AND CHARACTER OF CAL. AVE.
 - ~~REGULATE RESTAURANTS & BUREAU HEIGHTS~~
 - ~~ALONG CAL AVE~~ AT ALL
 - ~~Five SITE~~ = OK FOR HOUSING & KEEP FIVE IF POSSIBLE
 - NEED TO FIX PARK ~~DRIVE~~ AVE. / INCREASE SAFETY
 - RECONSIDER ~~WALK~~ INCUBATOR / TECH SPACE IDEA ON PARK AVE
- to preserve neighb.-serving businesses



Opportunity Site #4 - Research Park

- POSSIBLE HOUSING NEAR JOBS / MIX OF HOUSING TYPES
- EAST END NEAR ~~EL~~ EL CAMINO RESTAURANT
- Keep the theater encourage independent theaters / POSSIBLE AFFORDABLE HOUSING TOO
 - OR SMALL UNITS
 - NOT INCOME RESTRICTED



Opportunity Site #5 - East Meadow & East Bayshore

- MAYBE
^ RETHINK w/ HOUSING, SCHOOL & PARK?



Opportunity Site #6 - South San Antonio

"GREENDELL"

- School Dist owns 525 SAN ANTONIO — MAYBE MOVE/TRADE
 - MOVE TO EAST MEADOW & ELIM POSSIBILITY FOR HOUSING HERE
- Before we talk about ↑ density, let's make sure San Ant Station will deliver "rich" transit.



OTHER AREAS AND CITYWIDE ISSUES

- GROWTH IN SCHOOL AGED CHILDREN = ISSUE
- PRESERVATION OF NEIGHB- SERVING RETAIL = ISSUE

