

Improve transit

TABLE #9  
 JOPLE

**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.

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?

DOWNTOWN

STANFORD SHOPPING

**Opportunity Site #1 - Downtown/Stanford Shopping Center**

1.) Meeting/gathering place, Nightlife  
 Free Wifi

1.) Mixed Use, add housing

2.) University as a Paseo, underground parking, widen sidewalks  
 (or side streets)

Maintain ground floor retail  
 Mixed use with Retail, Office, and Housing

3.) Clear signage for parking (how many spaces available)  
 Free Shuttle from parking (Trolley) (with wifi)  
 Lower parking rates  
 Bike share

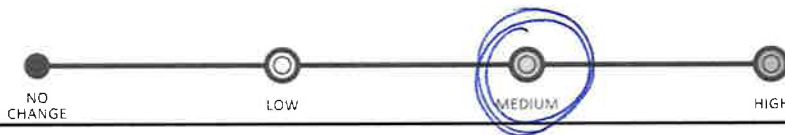


**Opportunity Site #2 - El Camino Real Corridor**

1.) Primarily shopping zone, housing above and behind

2.) More housing, Mixed Use

3.) More pedestrian crossings over train tracks  
~~Rezone~~ to allow housing, mixed use, increase density

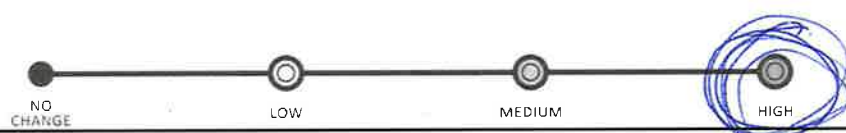


**Opportunity Site #3 - California Avenue**

1.) Shopping area, restaurants, mini-downtown

2.) Underground parking  
 Mixed Use - commercial, housing (Santana Row)  
 Increase height

3.) Maximum size requirement for retail (No "Big Box" retail)  
 Improve Bike Paths



**Opportunity Site #4 - Research Park**

- 1.) Vertical Mixed Use with addition of housing to the area, (Townhouses)  
Add parking to the Dish area (Junipero Serra)  
Addition of commercial to support residential. Create a plaza with restaurants & stores + public space.
- 2.) Walkable communities  
Break up "super blocks" with additional streets  
Net zero electricity
- 3.) Keep current allowed square footage with addition of housing  
4+ story buildings (greater than 50' height)



**Opportunity Site #5 - East Meadow & East Bayshore**

- 1.)
- 2.) Mixed use, add housing
- 3.)



**Opportunity Site #6 - South San Antonio**

- 1.) Mixed Use, closer to El Camino and transit add housing
- 2.)
- 3.)



**OTHER AREAS AND CITYWIDE ISSUES**

- Add bathrooms to public parks
- Separated bike paths from streets, include in new development
- Add housing everywhere, Housing allowed in all Zones
- City utilities should use solar power, self sustaining

