



**NORTH VENTURA COORDINATED AREA PLAN
COMMUNITY WORKSHOP and OPEN HOUSE
&
BOULWARE PARK DESIGN IMPROVEMENTS**

Thursday February 27, 2020

6:00 PM TO 9:00 PM

**Gunn High School Room # P115 & 116
(New Student Activity Center)**

WORKSHOP FEEDBACK



Feedback on Visioning Exercises

Station 1 – NVCAP Vision and Goals,

City Council NVCAP Goals	Number of Votes
1. Housing and Land Use Add to the City's supply of multifamily housing, including market rate, affordable, "missing middle," and senior housing in a walkable, mixed-use, transit-accessible neighborhood, with retail and commercial services, open space, and possibly arts and entertainment uses.	31
2. Transit, Pedestrian and Bicycle Connections Create and enhance well-defined connections to transit, pedestrian, and bicycle facilities, including connections to the Caltrain Station, Park Boulevard and El Camino Real.	22
3. Connected Street Grid Create a connected street grid, filling in sidewalk gaps and street connections to California Avenue, the Caltrain Station, and El Camino Real where appropriate.	2
4. Community Facilities and Infrastructure Carefully align and integrate development of new community facilities and infrastructure with private development, recognizing both the community's needs and that such investment can increase the cost of housing.	7
5. Balance of Community Interests Balance community-wide objectives with the interests of neighborhood residents and minimize displacement of existing residents.	16
6. Urban Design, Design Guidelines and Neighborhood Fabric Develop human-scale urban design strategies, and design guidelines that strengthen and support the neighborhood fabric. Infill development will respect the scale and character of the surrounding residential neighborhood.	18
7. Sustainability and the Environment Protect and enhance the environment, while addressing the principles of sustainability.	16

WORKING GROUP VISION STATEMENT

City of Palo Alto - North Ventura Coordinated Area Plan

WORKING GROUP VISION STATEMENT



Drafted from input from the Working Group, January 2020

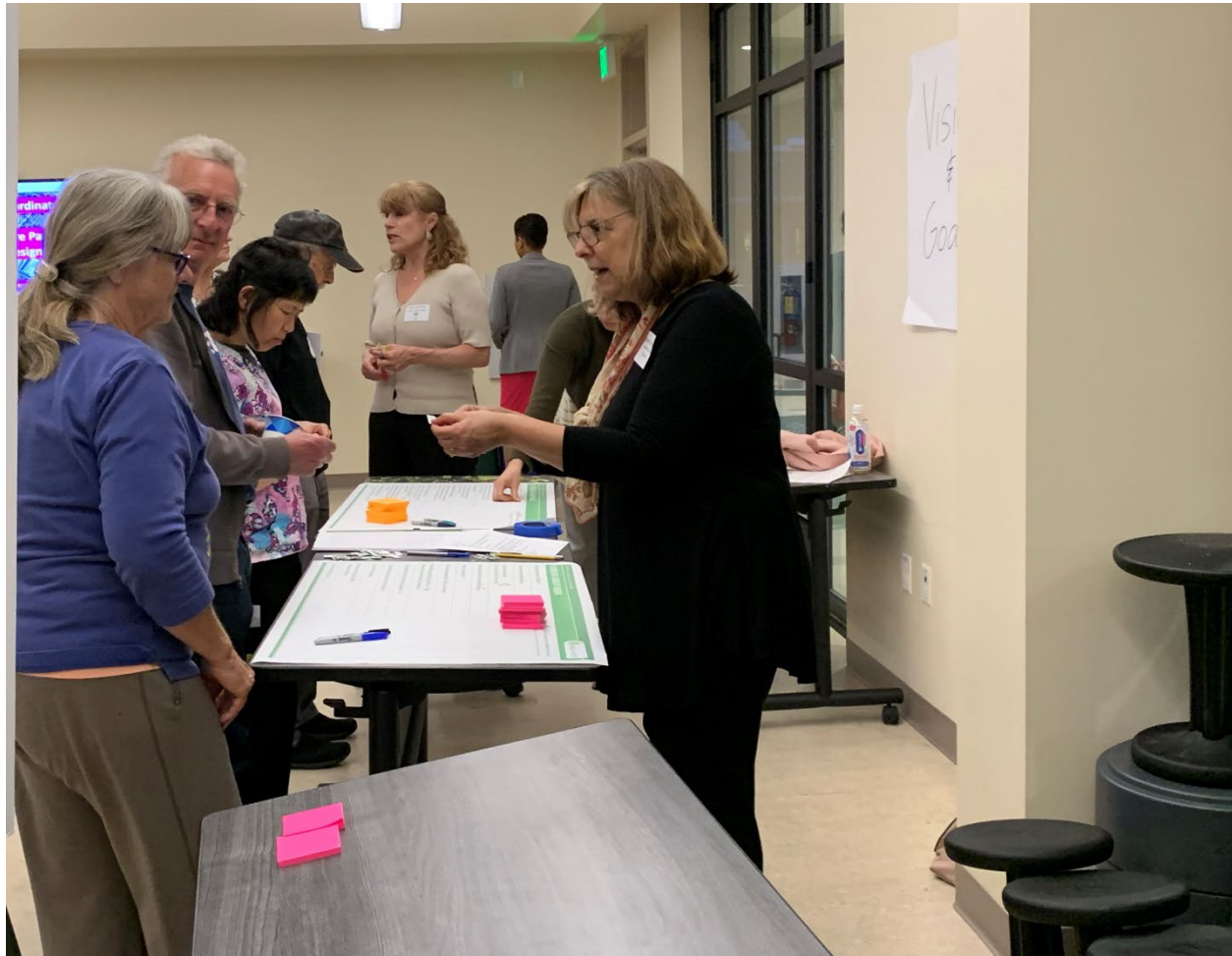
Working Group members envision something similar to a park or a European square between the cannery and the creek for the center of the NVCAP development. There are tall trees, grass, tables, gardens, flowers, colorful public art, and a (partially) naturalized creek. Happy people are reading, chatting, and barbequing, and children are playing, running, and biking nearby without fear of cars. The people are very diverse in terms of race, ability, age, and income level, and they are actively involved in creative activities such as art, music, and theater - indoors and outdoors.

The buildings are between 3 and 6 stories tall, eco-friendly, and not corporate in appearance. The tallest buildings border Page Mill and El Camino Real. Generally, they are low-density and include a range of different housing types, sizes, and costs - including live-work and co-housing. Some buildings reflect the cannery style, but others are stucco, shingled, or clapboard, blending in with the neighborhood. In addition to housing, there is a cafe; a small market; food trucks; other locally-owned, neighborhood-serving retail; a medical clinic; classrooms; neighborhood-serving small offices; R+D; a daycare; and a theater. In some visions, the historic Fry's building — or at least the part with the monitor roofs — still stands.

Cars are located only on the periphery, out of sight and hearing, to enhance interactions among residents. Physically challenged people can access the park area through the underground parking and the ample elevators. Some retail is located on the periphery, but deliveries to the retail at the center are made via narrow streets that are blocked to car traffic during the afternoons and evenings. The streets that do allow driving are designed to encourage slow driving, and parking is underground or at the periphery. Bikes and pedestrians travel easily, in their designated lanes, on paths that wind gently through this pleasant center. These paths lead out of the NVCAP towards the Cal Ave Caltrain station, Boulware Park, the Research park, and local schools.

Working Group Visions	Number of Votes
Neighborhood-serving Retail	12
Community Park and Gardens	24
Inclusive and Diverse (Missing Middle and BMR housing)	39
No Displacement of Current Residents	14
Historic Preservation	16
Actively Encourage Arts, Culture, Community	11
Make Walking and Biking Safe and Pleasant to and from Likely Destinations	25
Design that Fits Well with Existing Context	14
Sustainable, Ecologically Aware Design	10
Preserve Tree Canopy	8

Working Group Visions	Number of Votes
Eliminate Cut-through Traffic as Much as Possible	13
Re-naturalize the Creek	12



Additional Comments

- I put stars on #1 because of “commercial.” Let’s eminent domain the space, pay for it with business tax and build 100% housing. No commercial.
- Limit office space; increase useable parkland
- ***Affordable Housing***
- Adaptive reuse of cannery building for housing
- Historical interests should play a significant role, since this is the last cannery structure in PA

- Connect street grid for walking and biking, but limit car traffic. Bollards or camera enforcement.
- More housing, but avoid high rises. Keep bike paths, low and mid income housing, but don't spend a lot of the city's money. Cheap!
- Housing needs to be sustainable. Why is Ventura picking up the slack for a wealthy, monochromatic city?
- Do not add commercial space, which exacerbates jobs-to-housing imbalance.

Feedback on Alternatives

Station 2 – NVCAP Draft Plan Alternatives

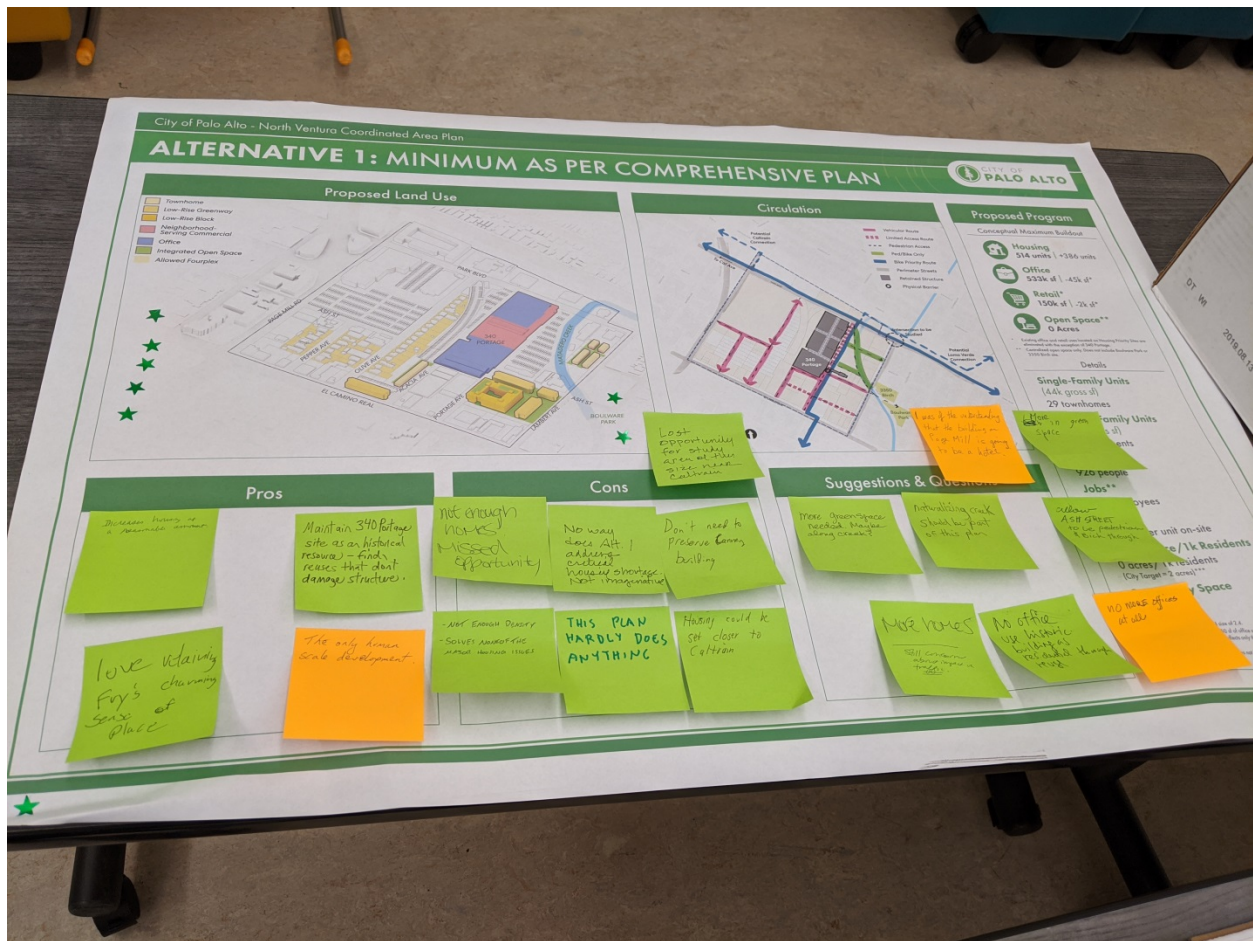
Alternative 1

Pros	Cons
The only human scale development	Not enough homes, missed opportunity
Increases housing at reasonable amount	Not enough density, solves none of the major housing issues
Love retaining Fry's charming sense of place	No way Alt 1 addresses critical housing shortage, not imaginative
Maintain 340 Portage site as an historical resource—find reuses that don't damage structures	This plan hardly does anything
	Housing could be set closer to Caltrain
	Don't need to preserve Canary building
	Lost opportunity for study area of this size near Caltrain

Suggestions and Questions on Alt 1

- I was of the understanding that the building on Page Mill is going to be a hotel
- More green space
- Allow Ash Street to be pedestrian and bike through
- Naturalizing creek should be a part of this plan
- More green space needed maybe along creek
- No more offices at all
- No office, use historic building as residential through reuse
- More homes, still concerned about impact on traffic
- Ground floor retail / office under homes
- Need to have good bike access inside and to and from the area
- No office wanted at all
- Offices work on 1st floor of residential buildings as Park Plaza

- I like the low density and low over all height for Alt 1
- Adaptive reuse of Canary building for housing
- Why no scheme with Fry's structure reduced to say 1/4 -1/3 of present size
- Be reasonable on density, ground floor retail
- This scheme is better than existing conditions water down. Housing in sites on existing offices NG. Bad planning
- Not enough community benefit
- On all three alternatives would like to see Park Blvd. more pedestrian and bike friendly, including no parking at least on one side of Park Blvd. Wider sidewalk. Existing sidewalks are not wide enough for increased pedestrian traffic.



Alternative 2

Pros

Thank you for Loma Verde connection

Cons

Park Blvd. suppose to be prevented for pedestrian and bicycle

Pros	Cons
More housing than option 1	Underutilizes Fry's site, lost opportunity
It's good to develop housing along Lambert Av.	Still not enough housing—we are planning for now and future
Good to have intensive development along El Camino	Very bad to have parking structure at Park Blvd.
	Not enough homes, would like to see some 5-7 story buildings
	No parking by Bike Blvd.
	Too much office
	Housing too far from Caltrans
	Very concerned about the impact on traffic especially on already congested ECR/Page Mill Oregon intersection
	This plan concentrate disproportionately housing on several lots and nothing on Fry's site & Cloudera lot

Suggestions and Questions on Alt 2

- Bike and pedestrian way through for Ash Street
- There should be a scheme that develops multistory housing along Olive Av opposite Cloudera site
- There should be more parking along ECR and commercial for whole city
- I would like to see scheme that uses portion of Fry's building but recognizing significance of site
- Park Blvd. should be more pedestrian and bike friendly. Current sidewalks are narrow. Restrict auto parking to only one side of the street to make bicycling safer and allow widening of sidewalks
- Not enough green spaces, too many offices, how many parking spaces per unit?
- Whatever we do, we need to watch public money and resources benefitting private concerns. Keep public money for the public and avoid public costs going to private corporate profits
- Ground floor retail / office under homes
- Please include green spaces near offices, so workers hangout there and not displace residents using Boulware Park
- The parking garage on Park Blvd seems quite imposing for the houses on Olive Av.
- Add more commercial to fry's space especially for the new residents in the new housing
- Need to have good bike access inside and to and from the area
- Need housing that is aesthetically attractive with open space and priority to lower income workers
- The four story residential building proposed on Page Mill Rd. will impact the backyards of people on Pepper Av.



Alternative 3

Pros	Cons
Too many people	Extremely concerned about impact of so many people on surrounding streets/traffic on El Camino Real at Page Mill/Oregon.
More homes, more neighbors near train station & bike Blvd.	Don't like this – zoning changes would be so radically different from status quo/comprehensive plan
More homes, more neighbors	Not sure housing near creek is feasible – given SC Valley Water District easement
Like the Cloudera density	WORST DESIGN – over 3 stories is not ok
Like the 2000 more housing	No high rises considered (e.g., 20 stories)
Thank you for noting Loma Verde connection	Needs more open space
Alt 3 in phases will provide needed housing—key will be design and articulation and landscaping to support retail too	Too much office, too little parkland
Takes good advantage of high frequency buses on ECR	Park boulevard supposed to be protected for pedestrian and bicycle

Pros	Cons
Diversity of housing types foster more vibrant communities	Why is there no “typology” description for office in these alternatives? How many stories would Alternative 3 Cloudera office be? (to allow 60K new sq ft of office) >We don’t know!!!<
	Should note all options could have signage about Chinese-American business, events
	This is fortress architecture. Canyonization + density = Manhattan! Really? 1/6 of PA’s population in 11 acres? Really.

Suggestions and Questions on Alt 3

- Should have option of at least 6-8 stories, too. Leave options closer to El Camino for higher
- Need to emphasize phasing, likely related to economics and politics
- Is there sufficient retail for this level of density and population?
- Traffic and circulation issues onto Oregon Expressway + El Camino. Need more efficient transportation options/public transportation (lightrail??)
- We should have office building on El Camino side to detour car traffic away
- Circulation plan good. Important to provide safer biking and walking
- Why is all of this development being forced into such a small part of Palo Alto? How can the impact of this upon Park Blvd. bicycle traffic be fully mitigated?
- Why are existing residential and retail being rezoned on Ash across from Cloudera site? Don’t we want to preserve retail like the paint store?
- Consider a tower or 3 that is >10 stories
- Why does all this development have to be concentrated in Ventura?
- Would like Park Blvd. to be pedestrian and bike friendly, including no parking spaces on park Blvd. or at least one side of the street, wider sidewalks
- I like the density. Build as much housing as possible.
- Are we building housing for Facebook, Google, Stanford??
- Too dense. Housing for workers that workers can afford.
- Not our job to maximize profit for landowner. Density needs to be balanced with open feel, like Forest Ave. project.
- Love the idea of the old white building on Ash being community space. Low income/middle income housing
- What incentives do we need to make landowners redevelop and build this housing?
- Not enough green spaces. Too many offices. We don’t need any more of them.
- Need to best take advantage of housing near transit. More homes => more affordable homes built
- Why does Ventura carry the hopes and dreams for housing in this uber-wealthy city?
- Need to have good access by bike inside and to area

- No more offices. More open spaces
- Seems like a lot! Can our roadways handle that many more residents?
- Middle finger to the Ventura neighborhood
- Are we building projects in the poorest part of an American city?
- Where is the parking? If you want this option, build at least one mega garage, please.
- Four stories is not enough. With housing shortage and train station, we should build 10+ floors of housing
- I like #3 best because it provides the most housing – we need more!
- This community will need commercial space for shopping and restaurants to not overwhelm other parts of Palo Alto
- Ground-floor retail/office under homes
- There is a need for a middle between Alt 2 and Alt 3. Alt 2 keeps all of Fry's 340 Portage. Alt 3 destroyed all of 340 Portage. Neither keeps historical core.



Feedback on Open Space Use

Station 3 – Open Space



- Too much concrete! Feels sterile - not inviting no non-resident would want to “intrude”
- Lovely way to get through a block make housing less monolithic
- Yes to all quality above various designs articulation, color, and texture.
- Seems “softer” than some of the other choices
- Ensuring that there is enough park space for the housing planned for.
- Cute but it feels private like only abutters should use.



- Like inviting feel – not to surrounded by tall buildings more greenery.
- Need somewhere for apartment residents to come out into the open space – especially ones with kids. You can’t build massive development without adequate open space.
- Like lots of open space, usable balconies, solar panels
- Love reference to styles that exist. Love that open space is connected to places people walk
- Nice 😊
- This style OK in limited quantity but NVCAP should be 4-5 stories with major, fewer like image here
- Have a picnic here for 12 6-yr olds
- Better than anything else here presented.
- I like this the best! Look family friendly!



- Okay but how do the public get in... as long as it's not too fortress.
- Need Real Parks!
- Only dedicated park land counts as park not private OS!
- This is not pedestrian scale; it is also cold tall walls on west side. Concrete.
- Need varied heights + design. Mixed use – hard to tell with this. Support mixed use.
- Feels lighter more open with a big community area.



- Too narrow – not inviting to patrons living outside these walls.
- Yes to above. Like curvilinear shapes for variety so less severe
- Feels like an alley, tunnel.
- Too canyon-y for me. Too dense.
- Attractive. Nice pedestrian pathways.
- Love this as a way to make monolithic building accessible to pedestrians etc. Neighborly!
- Lots of ways to hangout outside, meet neighbors



- Yes, like some smaller open spaces. A way to complement common open spaces
- Pleasant... I like...
- No aerial park. Rectangular surface park like other neighborhoods and SOFA



- Pedestrian scaled and multi-functional courtyard
- Open air balconies
- Colorful construction materials
- Ample landscaping
- Attractive hardscape materials
- Shaded pedestrian arcade

- Need more varied building heights too severe
- Needs more trees
- Looks like Apple office too concretized...How about table umbrella fountain
- Seems dense + not inclusive. (keep other out.)
- If it is enclosed by building – no one feels welcome except building occupants
- I understand this is behind Park Ave. bldgs. – I had NO IDEA!
- Concrete ↓ 😞
- Looks like paved areas. Not green. Not ped sealed.

General Open Space Comments

- Courtyard + Rooftop can be Quimby Act but no parkland of 2 acres/ 1000 residents
- Green space between office spaces so people don't work at the playground
- Walking paths near creek – Native plantings for insects + birds
- Alternatives before developer input can be a waste of time
- Nature GSI – Keep parking lot at Cloudera for green storm – water design
- Xeriscape Permeable pavers Multi-use plaza, some shade, spendy play structure
- Rooftops and courtyards public or private. Sense of accessibility
- Real grass in dog park

Open Space Uses Voting

Open Space Uses	Number of Votes
Walking	28
Jogging	6
Enjoying Coffee in a Plaza	17
Take Lunch	11
Reading	7
Walking Along the Matadero Creek	26
Outdoor Exercise Class	1
Ride Bike	21
Walk Dog	13

Open Space Uses	Number of Votes
Play with Dog Off Leash (dog park)	16
Community Garden	17
Outdoor Dining	12
Public Festivals/Events	15
Farmers' Market	7
Skateboarding	2
Public Art Display	15
Demonstration Garden	17
Calisthenics	1
Political Rally	3
Sunbathe	1
Socialize with Friends/Neighbors	27
Take Calls	2
Passive Play/Games (Cards, Chess, Etc.)	5
Active Play (Bocce Ball, Kickball, Etc.)	22
Busking (Mimes, Troubadours, Etc.)	5
Water Feature	12
Play Structure	22
Film Screening	10
Write Your Own!	
Bird Watching	2
Picnic	4
Community Space for Classes / lectures / Learning	2

Open Space Uses	Number of Votes
Frisbee, Bikinis, stay within cost limits	3



Additional Thoughts

- How will these be paid for?
- How do you prioritize these?
- Has assessment districts been discussed?
- Easy to see and access areas for garbage and recycling (should be attractive too)

Feedback on Housing Design and Styles

Station 4 – Housing and Design



- Pedestrian scaled courtyard
- Open air balconies
- Ample landscaping
- Traditional construction
- 4 story mu

- Palo Alto Styling, dense housing interactive first floor (e.g. porch) to build communities
- Lovely traditional
- Less dense. More setbacks. Make it inviting to non-residents
- Welcoming
- Better, like variety of roof line + materials



- Pedestrian scaled courtyard
- Colorful and varied construction materials
- Ample lan
- 3 story mu

- Nice. I like Thanks!
- Love the historic reference Pedestrian Courtyards
- Need 1-2 stories more



- Vertical mixed uses
- Ample landscaping
- 5 story building
- Balconies
- Variety of and colors construction
- Cohesive s

- Right height (5-7 stories) More home for more neighbors
- Yes, commercial at the bottom of housing eliminates need for parking
- Too fortress for me... glorified shoe boxes
- None of these options are industrial enough to fit Council direction and match existing buildings



- Attractive and unified construction materials
- Open air balconies
- Modern design
- Large and
- Recessed g

- Like variety of design hard to tell if this has retail
- Like the lighter coloring, feels less dense
- Love the tradition reference and articulated volume modern, yet traditional Spanish feel. Like it. I do not like the high ground floor.
- I like!
- Ugly mass



- Corner entrances
- Special arch. treatment on corner structures
- Active streetscape
- Pedestrian scaled signage
- Vertical mixed uses
- Ample landscaping
- Colorful architectural construction
- Attractive and effective lighting
- 4 story multi-unit
- Unified roof and materials

- Too RWC-ish, too urban for my taste out of proportion w/ Ventura
- Like the active streetscape
- Hard to tell details – too dark



- Pedestrian scaled courtyard
- Historic roof structures
- Open air balconies
- Ample landscaping
- Colorful architectural construction
- Solar panels

- The pathways make this enclosed space more inviting to travel through
- I like the courtyards. I like the balconies
- Like the articulation + color, use of solar panels
- Trendy roofs ☹️
- Seems to Alpieny not consistent w/ Ventura
- Low cost construction + good looking
- Like the modern look does not feel generic



- Pedestrian scaled courtyard
- Traditional architecture and construction materials
- Open air balconies
- 3 story multi-unit

- Seems dated
- Least bad option. Would prefer low rise.
- Best design of choices given, - why not Palo Alto Central on list? (3-story max)
- No, waste of space and walling off from community
- This is the best one. Nice sidewalks. Has an open feel to it.
- No!! Looks unattractive IMO
- Not good design, needs articulation



- Pedestrian scaled courtyard
- Open air balconies
- Ample landscaping
- Colorful and varied construction materials
- 5 story multi-unit

- Will provide significant housing that is needed
- I like the density
- Too fortress for me. Glorified shoe boxes
- Best of the "high-rise" options
- Keep parking off the street
- No office space needed only



- Pedestrian scaled courtyard
- Colorful and varied construction materials
- Open air balconies
- 3 story multi-unit

- Attractive, breaks up massing, looks like Stanford housing on College + El Camino
- Units seem more separated & airier. Less apartment complex
- 3 Story like SOFA large park like SOFA BMR housing
- Too many sharp corners
- Like the subdued color palette
- Looks like suburban home, but not bad
- Modern, yet not shiny. Nice materials 😊
- Like: +Large useable balconies, +Stepped back design +Traditional (not modern) materials (e.g. stucco not steel), - Could use flat roofs as additional gardens
- Too expensive (\$7,800/ month) Too much parking Bad use of land
- Welcoming + varied



- Pedestrian scaled courtyard
- Open air balconies
- Ample landscaping
- Traditional construction
- 3 story multi-unit

- 3 story residential housing, no market-rate housing (focus on BMR)
- Needs more articulation and setbacks but yielded housing units



Station 4 – Office/Retail



- Adaptive reuse of historic buildings
- Open air retail
- Contemporary architecture
- Historic/industrial roof forms

- Yes Yes Yes. Appropriate scale and design for NVCAP.
- Love everything about this. Flexible space that could be anything
- In absence of housing nearby not ideal[.] Restaurant?
- Most similar form to historic portion of 340 Portage w/ the monitor roofs. The other one is brighter, could use more light colors here.
- No offices. Retail that survives in PA. Retail centrally located. Restaurants and bars
- I Love this!! I want to honor Cannery legacy



- Special arch. treatment on corner structures
- Vertical mixed uses
- Corner entrances
- Colorful awnings
- Balconies
- Ample landscaping
- Historic/industrial roof forms

- Like design variety + articulation – support retail uses to have ped activity + lively area
- Why any office at all? Time to be business unfriendly



- Special arch. treatment on corner structures
- Vertical mixed uses
- Corner entrances
- Variety of materials and colors in construction materials

- No office – it's zoned for housing not office
- Too fortress look like every mall in the West



- Pedestrian-scaled streetscapes
- Pedestrian-scaled signage
- Ample landscaping
- Shaded seating
- Active streets
- Cohesive street furniture
- Attractive hardscape materials

- No office needed. Me too
- Ped activity excellent
- Why eat with cars driving right next to me??? Otherwise, nice. This seems friendly + inviting
- Love the walkability would like to see housing above
- Open attractive feel, good use of space
- Outdoor seating interactive environment, outdoor urban social live, small town scale
- Scale great for pedestrian use, attraction... friendly
- Pedestrian scale for character Allow uniqueness of stores/ restaurants to show. Outdoor seating 😊
- This is the only one that looks like Palo Alto. The others look like RWC.
- The pedestrian-oriented design. Lots of landscaping calmed traffic or no traffic at all in the core
- Attractive, welcoming.



- Open air retail
- Contemporary architecture
- Historic/industrial roof forms
- Adaptive Reuse of historic buildings

- Good elements but not including housing options
- Lovely welcoming area



- Variety of materials and colors in construction materials
- Protected bicycle lanes
- Attractive hardscape materials
- Vertical mixed uses
- Ample landscaping

- Not attractive option
- I like mixed used, the protected bike lanes and large sidewalks
- Protected bike lanes
- Protected bike lane. Add Bollards/physical protection for bike lane
- Love stepped back balconies – love separated bike lanes. Street treatment seems to slow speed
- I like this [Variety of materials and colors in construction materials] but let's lose all the cars



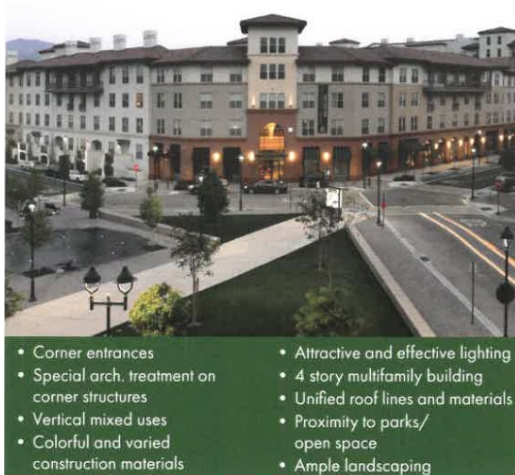
- Ample landscaping
- Open air retail
- Pedestrian-scaled signage
- Contemporary architecture
- Balconies

- Feels welcoming
- Like balconies contemporary housing not congruent with neighborhood. Love small signage. Love open air retail
- Open air retail & restaurant, breaking line between building and outdoor
- Pedestrian engagement w/ street or sidewalk, wide walkways w/ planting, open air buildings/rooftop access, balconies for public/ private interaction, room for stores/ eateries to open out into walkways/ street
- Open attractive feel greenery a plus
- Very nice. I like this too.
- For low rise block + neighborhood serving commercial typology, have #6 linear spill out bleed through to #8 internal courtyard (e.g. dining outdoors in both back and front)
- Like incorporating greenery & buildings



- Variety of materials and colors in construction materials
- Open air retail
- Contemporary architecture
- Adaptive reuse of historic buildings

- All near Caltrain. Approve all above – encourages pedestrian activity + retail. Denser housing needed
- Yuck – bad contemporary design like open air retail + courtyard



- Like restaurant on upper floor
- I like the density. The multifamily building and ample landscaping
- Like all above. Perhaps stories should be set back as building floors rise
- No. Out of scale. And not approx. design for NVCAP
- Over constructed & massive. No unique character. Too cookie-cutter
- Nope too fortress + I don't want any commercial



- Ped + retail friendly. Design good, glass and passages around good
- Café seating outdoors builds community
- Love everything except modern lines love human amenities on wide sidewalks
- Seems to urban. San Fran scale not Palo Alto scale

Station 5 – Matadero Creek Alternatives

Feedback on Matadero Creek Study

All the three creek study options were favorably received by members of the community. The following are the comments received.

- How can you build a flood wall across the corner of a building (west side of Lambert Street just downstream from the bridge?)
- Like all the options very much, hope one of them happens.
- Water contamination and quality issues and how to prevent it?
- Don't steal our park

- Full disclosure of housing units lost due to creek naturalization by options
- Dedicated flood plain not seen, what are the tradeoffs between functions and benefits?
- May need to increase flood wall east of the project. Could extend “straight” section of the creek to the other side of Caltrain tracks.
- Concerns about the toxic plume and how creek walkers and users will be kept safe?
- Please find a way to provide pedestrian access along a more natural creek without taking land from Boulware Park.
- Natural streams increase property values over concrete channels. Creek access also provides children important nature experience.
- Is grade separation affecting the creek? How is it impacting creek naturalization process?
- Concerns about mitigation and motoring of creek
- How do we preserve the park in designs?
- With the growing homeless population particularly in Ventura, how do we keep this from becoming Guadalupe in San Jose city?
- In case of 100 year flood what happens to the ecological balance and species?
- Prefer option 3. More housing density to support this and maintain ecological balance.
- Option 1!!!!
- Alternatives to consider and prevent flood risks.
- Are there studies relating real estate value to natural creek and open space?
- Alternative 3 serves as good mitigation to development of Frys.
- Option 3 is awesome. We need a nice walking/ jogging trail and this creates one.
- The Dream #3. Eminent Domain Fry’s site and let’s do this for the people that live here. All housing, no commercial except community serving retail.
- Option 1: Renaturalization within existing channel to minimize land taking
- Historic properties are critically important to future generations: 340 Portage and the wood dormitory building next door

- Preserve and enhance cut-through for bikes, even where cars are blocked



Station 6 – Use Prioritization

USE	# TOKENS
AMUSEMENT OR RECREATION PLACES	32
LOCAL-SERVING SHOPS OR SERVICES	30
BARS AND BREWERIES	26
BOUTIQUE STORES, LOCAL RESTAURANTS	19
GROCERY AND HOME SUPPLY	17
NONPROFIT OR RELIGIOUS ORGANIZATIONS	12
<i>Comment: Specifically, homeless services such as showers, 24-hour bathrooms, laundry, counseling, P.O. box, job search, housing, applications.</i>	
INCUBATOR OR MAKER SPACES	11
MEDICAL OFFICES	6
PROFESSIONAL OFFICES	4
CHAIN STORES AND RESTAURANTS	3



More General Comments and Questions

- Please consider jobs: housing imbalance. Fewer jobs, more housing, especially for lower income residents.
- Let's think out of the box! We don't need to enrich businesses, let's enrich residents. RM-30 sounds good.
- Fewer jobs = fewer opportunities. Young people need housing options and jobs.
- People who don't drive still need a parking space. (For caregivers and hired helps)
- Low income residents really need parking because they need a car to work 2/3 jobs. Caltrain or VTA does not meet their needs.
- Service providers need cars carry their equipment, so please do not eliminate parking. A BMR dwelling without parking will not meet their needs.

- No new office space. If landowners do not like the plan they can sell property to someone who will build what the city and community want.
- How can City prevent housing being built and then being sold to Stanford / Facebook / Google?
- I fear that you may be wasting time on options that a developer consider not profitable. Talk to developers NOW. Dismiss every idea that they will never build. Come back to the community with options that developers will actually support.
- My biggest concern is avoiding any situations in which Palo Alto's money ends up going to private corporate interests, unless it is unavoidable and we get the maximum benefit for our money. I dislike classical neoliberalism intensely, defined in this case as public costs and private profits. So whatever options we choose, making sure we don't get taken by corporations. Having said that, we could use housing without high rises, low and middle income, make sure it doesn't end up like the Mitchell Park Library, cost overruns, contractors ripping us off etc. If a contractor promises something, he does it on budget and before all cost overruns.
- Don't own cell phone, unable to participate.
- Very welcoming and helpful city staff!

