

June 18, 2009 Downtown + Station Area 1

Vibrancy/Land Use + Character

Approach 1: Residential Focus

Residential = 600 units
Retail = 130,000 sq. ft.
Commercial/Office = N.A.

Hotel = N.A.
Parking = 1,800 spaces
Traffic Counts = 8,000 trips

Economic Considerations

Higher density residential development may result in additional office space and higher economic activity in the downtown area. The greater number of residents will help to support a greater amount of office space and retail activity in the downtown area.

Approach 2: Mix of Uses

Residential = 226 units
Retail = 87,800 sq. ft.
Commercial/Office = 140,000 sq. ft.

Hotel = 150 rooms
Parking = 1,300 spaces
Traffic Counts = 7,000 trips

Economic Considerations

Office development would support additional economic activity in the downtown area. The greater number of residents will help to support a greater amount of office space and retail activity in the downtown area.

Approach 3: Station Focus + Market Place

Residential = 648 units
Retail = 161,500 sq. ft.
Commercial/Office = N.A.

Hotel = 80 rooms
Parking = 1,300 spaces
Traffic Counts = 6,000 trips

Economic Considerations

Higher density residential development may result in additional office space and higher economic activity in the downtown area. The greater number of residents will help to support a greater amount of office space and retail activity in the downtown area.

Character: Height + Massing



Precedents



June 18, 2009 Downtown + Station Area 2

Connectivity + Public Space

Approach 1: Two Plazas

Section through Santa Cruz Avenue: Santa Cruz Plaza

26.5' SIDE WALK | 12.0' LAKE | 12.0' LAKE | 17.5' SIDE WALK

Approach 2: Plazas + Paseos

Section through Santa Cruz Avenue: Widened Sidewalk

7.5' SIDE WALK | 19.0' LAKE | 11.0' LAKE | 11.0' LAKE | 18.0' SIDE WALK

Approach 3: Santa Cruz Promenade

Section through Santa Cruz Avenue: Santa Cruz Promenade

7.5' SIDE WALK | 8.0' LAKE | 11.0' LAKE | 11.0' LAKE | 37.0' SIDE WALK

Types of Public Spaces



June 18, 2009 El Camino Real + Rail Corridor 3

Connectivity + Vibrancy + Character

Approach 1: Mix of Commercial + Residential

Residential = 285 units
Retail = 130,000 sq. ft.
Commercial/Office = 418,000 sq. ft.
Hotel = 500 rooms
Parking = 3,000 spaces
Traffic Counts = 17,000 trips

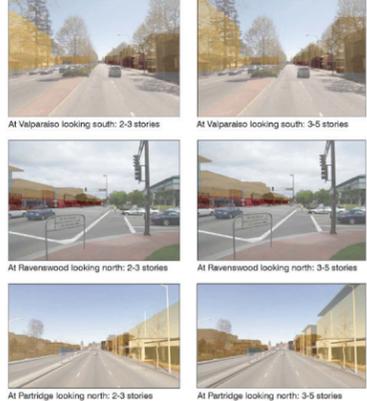
Approach 2: Focus on Commercial Uses

Residential = 180 units
Retail = 70,000 sq. ft.
Commercial/Office = 605,000 sq. ft.
Hotel = 250 rooms
Parking = 3,000 spaces
Traffic Counts = 16,000 trips

Approach 3: Mix of Commercial + Residential

Residential = 317 units
Retail = 100,000 sq. ft.
Commercial/Office = 465,000 sq. ft.
Hotel = 375 rooms
Parking = 3,000 spaces
Traffic Counts = 17,000 trips

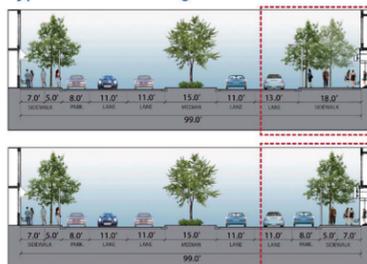
Character: Height + Massing



Precedents



Typical Section through El Camino Real



- Potential Improvements for Crossing of El Camino Real:**
- Four travel lanes rather than six
 - High quality pedestrian streetcrops
 - Bulb-outs and median refuges
 - Extended pedestrian crossing intervals to allow more cross time



Summary of Community Workshop 2 Findings

