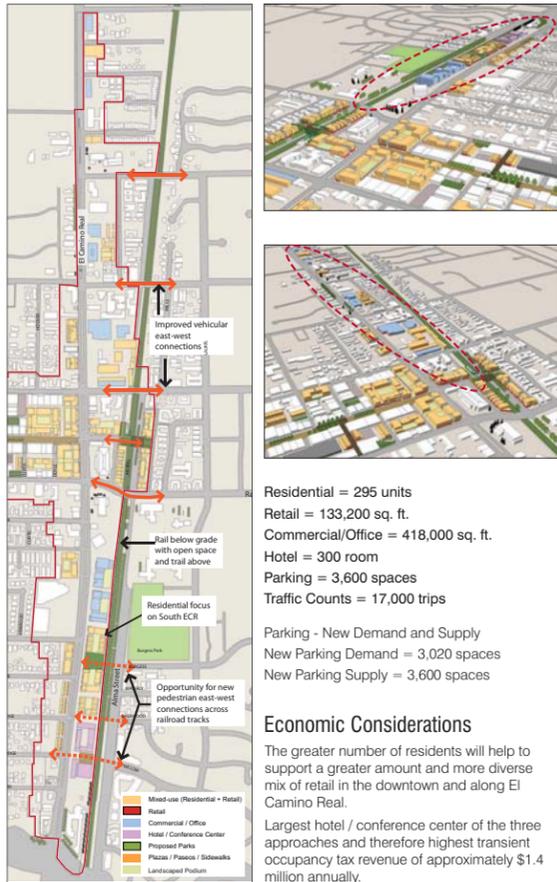


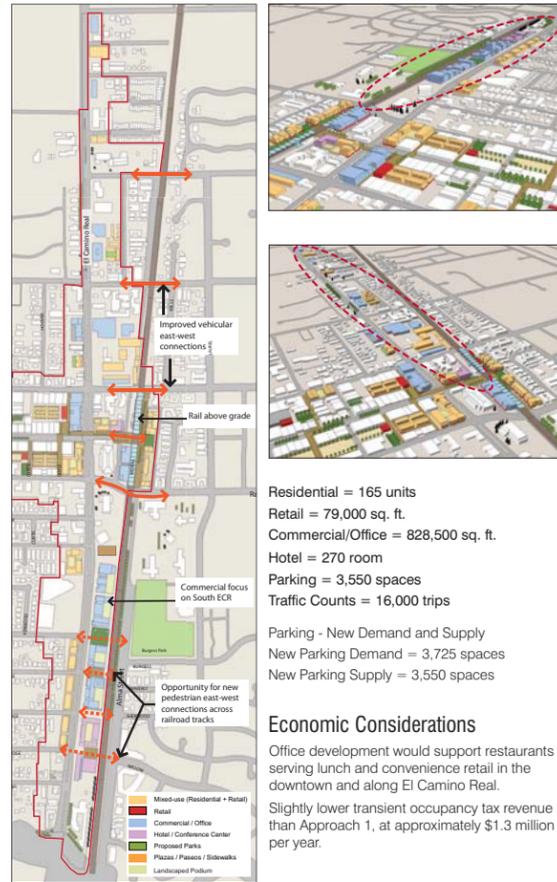
El Camino Real + Rail Corridor 3

Connectivity + Vibrancy + Character

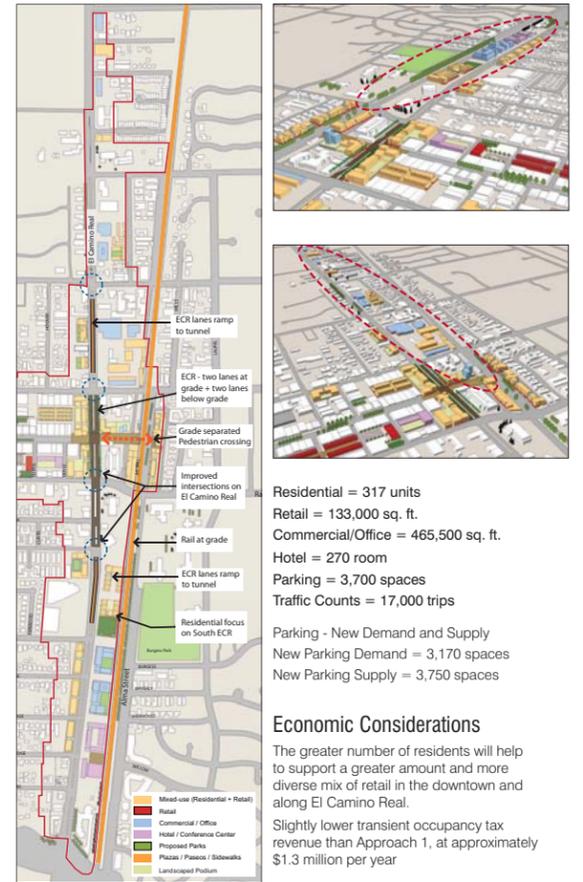
Approach 1: Mix of Commercial + Residential



Approach 2: Focus on Commercial Uses



Approach 3: Mix of Commercial + Residential



Character: Height + Massing



At Valparaiso looking south: 2-3 stories



At Valparaiso looking south: 3-5 stories



At Ravenswood looking north: 2-3 stories



At Ravenswood looking north: 3-5 stories



At Partridge looking north: 2-3 stories



At Partridge looking north: 3-5 stories

Precedents



Residential



Residential



Varied Massing, Residential Mixed-use with retail at Ground Floor



Office

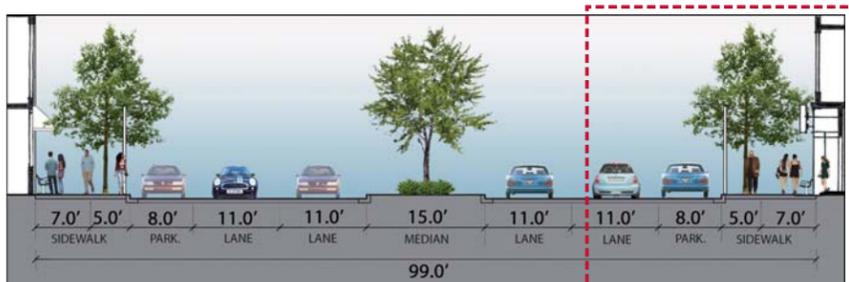
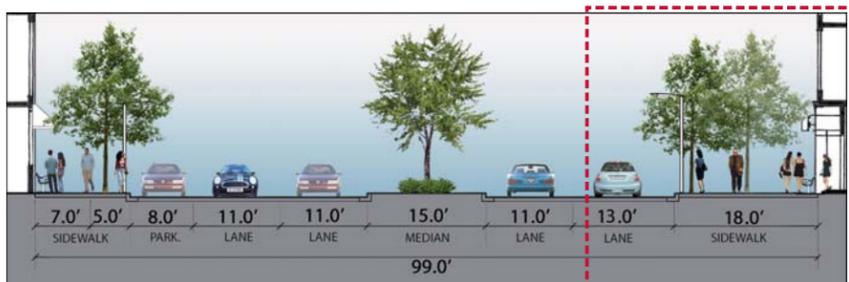


Sidewalk bulb-out



Comfortable sidewalk

Typical Section through El Camino Real



Plan showing bulb-outs at street intersection

Potential Improvements for Crossing of El Camino Real:

- Four travel lanes rather than six
- High quality pedestrian streetscape
- Bulb-outs and median refuges
- Extended pedestrian crossing intervals to allow more cross time