

Berryessa BART Urban Village Plan

Workshop #1 Summary

On November 15th, 2018, over 130 participants (approximately 95 community members, 35 staff and community partners) participated in the first Berryessa BART Urban Village community workshop. The workshop was the first in a series of three community outreach meetings geared towards engaging the community in the Berryessa BART Urban Village planning process. Participants included neighborhood residents, property owners, and other individuals interested in gaining insight into the planning process.

The workshop began with a welcome from the District 4 Councilmember Diep and Michael Brilliot, Planning Division Manager for the City of San Jose. The City staff and consultant team then showed a 30-minute presentation which focused on urban villages, the Urban Village planning process, and identifying community values for a vision for the future of the study area.

At the end of the presentation, participants broke out into 10 groups to engage in small group discussions and mapping. Within the groups, participants were asked the following four questions to understand attendees' perceptions of the assets within the neighborhood and how the community could accommodate growth in the study area:

- What do you like/love/want to preserve in the area?
- What are the assets in the area? (i.e. Flea Market, Creek Open Space amenities, other?)
- What don't you like or what would you like to change?
- How do we grow? (Use the Reference Images to help figure out how).

After a robust discussion, the participants completed a mapping exercise where they used reference images to develop a collage which represented the projected development and population growth as outlined in the Envision San Jose 2040 General Plan. Each group was provided with a variety of images of low, mid, and high rise office and residential buildings, as well as uses such as retail, daycare, playgrounds, etc. to indicate the preferred mix and location of new development.

Generally, workshop participants supported regional connectivity resulting from the new BART station, and agreed that changes to the area can take advantage of this new transit resource. Attendees also indicated a strong interest in preserving and enhancing the unique open space corridors along Coyote and Penitencia Creeks.

All groups acknowledged that the large sites located immediately adjacent to the new BART station could support additional development. Several groups hoped that these areas could become more walkable environments with services. Participants expressed a wide range of opinions on the scale of the new development. Some groups supported fully built blocks with low and mid-rise buildings, while others expressed an interest in compact taller buildings in strategic locations, such as immediately adjacent to BART, near industrial areas, or major roadways.

Assets in the Urban Village:

A key asset in the area is the convenience and greater connectivity that the new BART Station will bring. Other assets include: access to major arterials, such as Berryessa Road,

Mabury Road, and US-Highway 101; the open space corridors along Coyote and Penitencia Creeks and the neighborhood character. While participants appreciated the open spaces, they also want them to be safe and well lighted. The communal aspect of the San José Flea Market and the diversity of cultures in the neighborhood were also valued.

Opportunities: Although there have been some streetscape improvements on Berryessa Road, the pedestrian environment is still inhospitable. Participants mentioned that street trees and bicycle infrastructure would significantly enhance the non-motorized travel experience on major roads, such as Berryessa Road, and other roads throughout the study area.

Open space could be greatly enhanced with active programming, improved habitat, and be designed to accommodate occasional flooding.

Height:

The height of new developments is of concern to some of the participants. Several community members associated high-rises with Downtown and would like to preserve some of the neighborhood feel that they associate with the Berryessa area.

Participants were broadly in favor of low and mid-rise development (10-stories) with high rise development in strategic locations, such as adjacent to the BART station and industrial areas. High-rises could be placed near the station where they would maximize the benefits of development adjacent to transit and reduce parking demand.

Residents in the area wanted to ensure new development respects the existing neighborhoods around the Urban Village study area. Participants noted that a mix of adjacencies exists, including existing neighborhoods, open space corridors, the raised transit corridor, major roadways, etc.

Land Use & Services:

With a new BART station, many of the workshop groups chose to focus development immediately adjacent to the train station with a mix of supportive services. Groups showed interest in mixed-use development and jobs-transit or retail-transit mix near the station, as well as residential-retail combinations to enhance the viability of retail. Other themes included green spaces integrated into development, public art, rooftop gardens, and sustainable development.

Desired services most often included neighborhood serving retail (bank, pharmacy, grocery), civic and community places (senior or youth center), and retail (shops, restaurants). Several groups also wanted a school or hospital. Participants also felt that many outdoor amenities could be accommodated within the two open space corridors associated with Coyote and Penitencia Creek.

TABLE #1

What do you like/love/want to preserve in the area?

- **Connectivity:** BART makes it quick to move people and it is convenient to get to the San Jose airport
- **Open Space:** Penitencia Creek; the park is dark, view of the sky and hills
- **Placemaking:** Culture and history of flea market

What are the assets in the area? (i.e. Flea Market, Creek Open Space amenities, other?)

- N/A

What don't you like or what would you like to change?

- **Connectivity:** Widen Berryessa Road to 5 lanes x 5 lanes; Want a parking permit program
- **Open Space:** Trails are disconnected, want to connect trails and walking and biking; Want open space; Want a large grass area; Want a rose garden with fruit trees
- **Land Use:** Want low and midrise housing to keep landscape
 - For housing: Want low rise, not like SF; Want to cluster the higher density housing in one area to support commercial and shopping (i.e. Santana Row); Bell St. in Seattle; park and street with slow traffic
 - For jobs: Want tech companies that will invest in public spaces, placed towards Coyote Creek
- **Services:** Want more daycare; Want more art and museums; Want retail shopping for daily items; Want small businesses i.e. craft shops and boutiques; Want shopping and farmers market near BART; Want another community center and public square; Want a school; Want retail in Valley Fair
- **Safety:** More security in the area (a patrol); Concerned about homeless people and shelter; Want tree lined streets towards Berryessa Road to block the dust; Coyote Creek near Granite Rock is dusty and noisy

How do we grow? (Use the Reference Images to help figure out how.)

- See mapping exercise

TABLE #2:

What do you like/love/want to preserve in the area?

- **Placemaking:** Preserve cultures identities that are already existing:
 - Indian community
 - Vietnamese community
 - Diversity of communities
- **Open Space:** Preserve green space, preserve view, preserve creeks and trails, preserve the existing wildlife
- **Services:** Shops nearby, Flea market, Walkability to retail (i.e. grocery stores)
- **Connectivity** Low traffic right now; The safety is good

What are the assets in the area? (i.e. Flea Market, Creek Open Space amenities, other?)

- **Connectivity:** BART
- **Placemaking:** Existing community and cultural diversity
- **Services:** Shops that are already in the area
- **Open Space:** Penitencia Creek Park

What don't you like or what would you like to change?

- **Connectivity:** Traffic, concerned BART can bring more traffic; Impact to the (highway access) interchanges; Something needs to improve the east to west commutes; For King Rd and Penitencia Creek, lane reduction is not good – there is no connectivity; Is it possible to give residents free transit passes (from the developers)? Would the developers add this cost to the housing fee?
- **Services:** Where will kids go to school and what is the school capacity?; There are a lack of hospitals, there is a need for more medical care.
- **Open Space:** What are the flood Penitencia plans for the area?

How do we grow? (Use the Reference Images to help figure out how.)

- **Open Space:** Dog parks; Good flood and drainage control (it has flooded in the past); Have publicly accessible rooftop gardens.
- **Land Use:** Office spaces near transit; More jobs around transit; More mixed uses of different commercial types (i.e. office, retail, etc.); Mixed use with commercial on bottom and housing on top, with lots of open space; Have commercial and residential spaces together to make it viable; Maybe add part of the industrial section into the urban village for more land; Home ownership.
- **Services:** Public meeting space and gathering spaces; Youth center / complex; Community space; Amphitheater; First aid stations and emergency response areas; Have an area where people will continue to feel safe.
- **Scale:** Height could be the same height as BART station / platform or a little higher – midrange in height Taller buildings on the side close to industrial sites.

Values:

The values that Table #2 highlighted included maintaining the diversity of the places around the Urban Village. They noted they like the various types of shopping and cultural experiences, and would like to see that maintained in the future.

Attendees also identified open space as an important value because it allows neighborhood residents and workers to experience the natural environment and reduce stress in their daily lives. The existing open space areas along Penitencia Creek should be preserved and expanded to fully connect to the Coyote Creek corridor.

Finally, participants identified security as another key element they value and would like to maintain. They would like to see public spaces, streets, and new land uses designed so that the sense of security and safety that residents feel today is maintained.

- Midrise housing with open space embracing the creeks and wildlife
- Preserve cultural elements and emphasize safety
- Share space/mix big business and mon/pop shops, daycare, restaurants
- Sports/youth library, open amphitheater for live performances, roof and community gardens

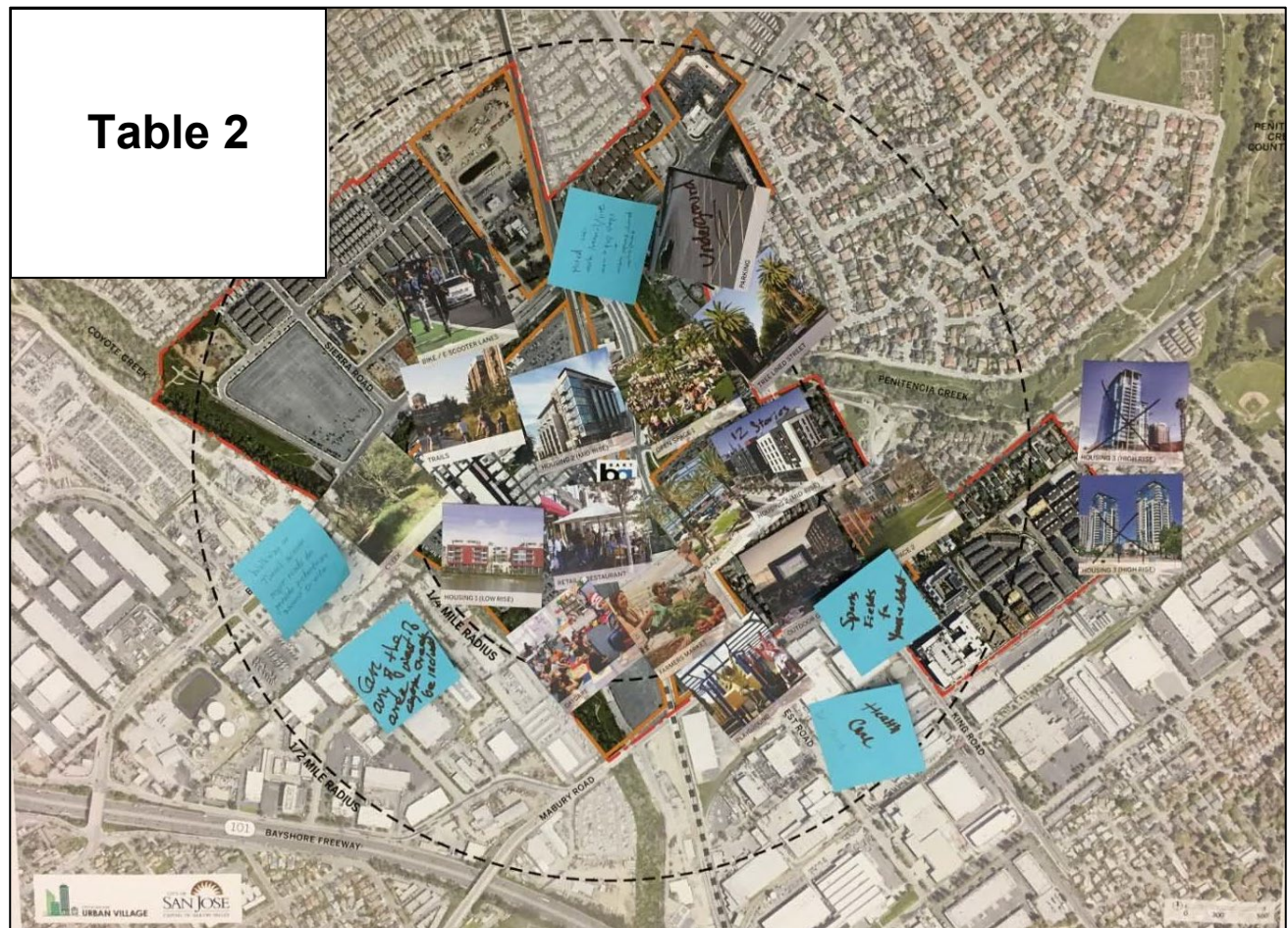


TABLE #3

What do you like/love/want to preserve in the area?

- **Connectivity** Maintain good freeway access; traffic is not too bad currently
- **Open Space:** Trails
- **Land Use:** Industrial areas should remain, but be made to function better
- **Services:** Keep some element of the Flea Market; it is big, supports small business, and has: entry level jobs, variety, produce, and diversity

What are the assets in the area? (i.e. Flea Market, Creek Open Space amenities, other?)

- **Connectivity:** Wide streets; Space for electric and driverless cars
- **Open Space:** Free and open space, landscaping
- **Land Use:** Mixed use is good for critical mass, is economically feasible; Single family housing with lots of space; allows different cultures to meet
- **Services:** Exercise sports clubs and gyms; The retail and businesses should be local; Gift shops and unique physical places; Trader Joe's; Good food; different kinds and family friendly

What don't you like or what would you like to change?

- **Connectivity:** Not enough street parking; Too much parking creates traffic; Accommodate all modes of transportation
- **Open Space:** Maintain parks; Improve the lighting on trails and paths
- **Land Use:** High density housing doesn't encourage a community
- **Nuisance:** Homelessness; Noise from the freeway can be heard in communities

How do we grow? (Use the Reference Images to help figure out how.)

- **Open Space:** Trees!; Place for a farmers market; Open space along the Coyote Creek, the trails should allow jogging
- **Services:** Retail and restaurants close to BART; Neighborhood shops close to BART; Make flea market site "like" Santana Row; Retail street at the flea market site; Neighbor shops at the Lundy / Berryessa intersection; Focused corridor of shops / retail that is not spread out; Senior center

Values:

The values that Table #3 highlighted included encouraging a diversity of uses as an essential part of a successful Urban Village. They noted that the types of uses should attract people from outside the area (i.e., serve a critical mass) for these stores be successful.

This group also identified green space as an important value because it encourages recreation and physical exercise for neighborhood residents and workers. Participants thought the existing green space areas along Penitencia Creek should be regularly maintained and expanded to fully connect to the Coyote Creek corridor. This group noted that the study area is too dark and there is a homeless presence. As a result, the group recommended the existing green space should also be continuous throughout the Urban Village and include lighting to improve safety.

Finally, participants identified neighborhood serving retail, food and other services, such as a gym and a senior/community center, as another key ingredient to improve the area and accommodate existing and new residents.

- Mixed uses that are successful and attract people from around the region
- Green space that is safe and connected throughout
- Neighborhood serving retail, food, and other services



Table 3

TABLE #4

What do you like/love/want to preserve in the area?

- **Connectivity:** BART is coming
- **Open Space:** Green spaces (make them accessible), Good for jogging
- **Land Use:** Residential nature / retail
- **Services:** Flea Market

What are the assets in the area? (i.e. Flea Market, Creek Open Space amenities, other?)

- See above

What don't you like or what would you like to change?

- **Connectivity:** Traffic on Berryessa at the 101; Safety concerns
- **Services:** Lacking retail
- **Land Use:** Granite rock industrial space; dislike heavy industrial nearby. Maybe put offices instead?

How do we grow? (Use the Reference Images to help figure out how.)

- **Connectivity:** More street lighting; Safe street crossing and King and Berryessa; Bike lanes; Pedestrian connectivity; Connection to light rail; Improve intersection crosswalks
- **Open Space:** More street trees, Maintain creeks better, Walkability / open space; Better parks
- **Land Use:** Mixed use (retail with housing - similar to Santa Row); Work places near Mabury and Berryessa; Affordable housing; Retail and living spaces along Berryessa Road
- **Services:** Bookstores; Neighborhood type retail; Farmers markets

TABLE #5

What do you like/love/want to preserve in the area?

- **Neighborhood:** Like the quiet, clean, nice, and neat
- **Open Space:** Like the parks / creeks like Penitencia; Preserve the open space; Preserve the community garden; Like the creek, though it needs better pedestrian connectivity

What are the assets in the area? (i.e. Flea Market, Creek Open Space amenities, other?)

- **Land Use:** Flea market; Flea market existed before people; Multi-generational

What don't you like or what would you like to change?

- **Connectivity:** Where will parking go?; Difficult to bike to downtown; need better bike connection to downtown area and alternate modes of transportation – bikes take away from the flow of traffic (having a bike lane slows down traffic); Congestion; Traffic has gotten worse, there will not be less traffic; The bike lane on Hedding Street creates more congestion
- **Open Space:** Wants to utilize the open space existing now; Wants to have a San Jose Park like NYC; No street tree cutting
- **Land Use:** Flea market overflow parking into neighborhoods; Overflow parking is an issue in nearby communities
- **Safety/Maintenance:** Crowded and too many homeless people and trash in the street; on the on ramp and off ramp near Coyote Creek; Need additional lighting in parks; Lack of street sweepings and maintenance, unclear what happened

How do we grow? (Use the Reference Images to help figure out how.)

- **Connectivity:** Having BART is just “ok”; Traffic is the biggest problem
- **Open Space:** Where is the water coming from for the trails - a natural resource? There is a lack of water resources; Need more multi-modal transportation access to parks
- **Land Use:** Possible removal of industry; Affordable housing should be in the plan; Jobs are important; Want to change the boundary, the industry in the area is bad; Too much growth surrounded by natural features; Too crowded, unable to drive
- **Services:** Add schools; Why is there no swimming pool at Cataldi Park

Values:

Table #5 discussed capturing some of the neighborhood feel in the scale and arrangement of new development. This group favored low-rise buildings with a more continuous block structure. They also hoped that the new development might address some of the current concerns around lack of street sweeping, homelessness, and lack of lighting in the area.

This group also identified connectivity as a key value, with a priority on increasing walking, biking, and use of modes of travel other than cars. Several participants expressed concerns about potential increases in the number of cars, the resulting traffic, and the need to manage parking.

Finally, linkages and programming of open spaces were key values. The group thought the unique creeks and linear open spaces should support a multitude activities that brought people together. At the same time, these spaces could serve as protection against flooding and provide desirable green spaces.

- Low-rise buildings (only) which means there are blocks that are denser and built out
- Multi-modal transportation to reduce traffic and manage parking
- Valuable open space linking activities

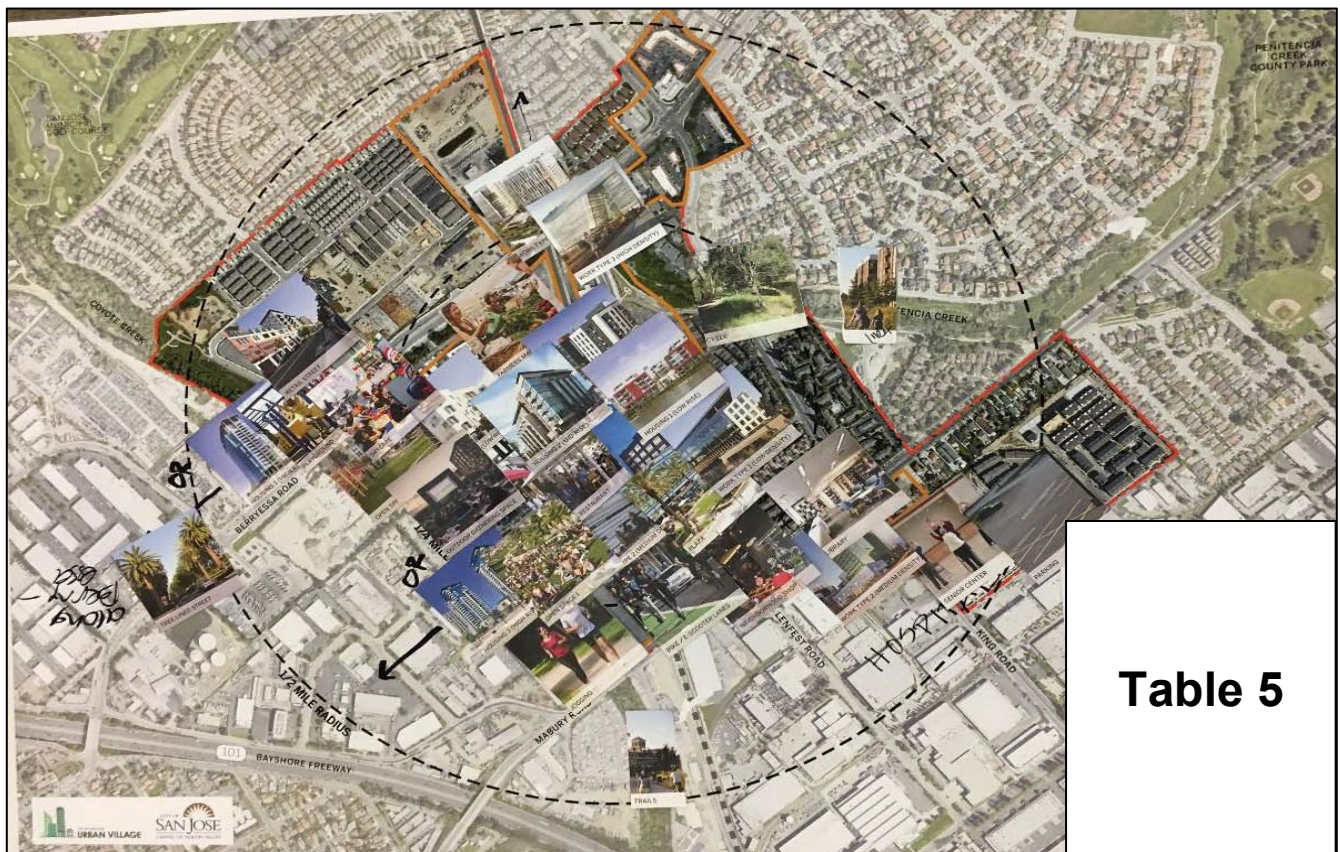


TABLE #6

What do you like/love/want to preserve in the area?

- **Land Use:** Flea Market; important to keep the spirit
- **Neighborhood:** Preserve economic and social diversity

What are the assets in the area? (i.e. Flea Market, Creek Open Space amenities, other?)

- NA

What don't you like or what would you like to change?

- **Connectivity:** Expand the bike and trail system to encourage fewer car trips; Area is too car centric; Parking is important to keep, but find new configuration; Remove huge parking lots.
- **Land Use:** Affordable housing; Increase housing supply to drive cost down; Easier to build mixed use / taller buildings near industrial areas (fewer privacy concerns); Where would tall buildings go?
- **Services:** Opportunities for small businesses like the flea market

How do we grow? (Use the Reference Images to help figure out how.)

- **Connectivity:** How to cross Berryessa Road?; How to cross east to / from west to BART and rest of the site? Is there access under the station?; Walking access within the Flea Market site; Walkability
- **Open Space:** The creek serves as a good buffer; Put a green buffer around the flea market site; Dedicated green / buffer spaces; Make the creek space friendly and keep it maintained like the north side of Guadalupe Trail and Rasona Lake Los Gatos Creek Trail; Open space, creek, and trail access
- **Land Use:** Need to protect industrial from residences as well; High density would be uncharacteristic; No strip malls; No used car dealer; Commercial office space needed; Have a Santana Row like development with businesses (retail and corporate); these provide tax money
- **Scale:** Have highest density near industrial uses; High density is needed to solve housing crisis; Density supports diversity and contributes to quality of life; Medium density is good for housing with rentals; Medium density / high density with mixed uses
- **Services:** Maintain existing gas station and other amenities (i.e. grocery, pharmacy, health clinic); Want nice, local, date night spots and food; May need more schools; What types of families will move in?; Cultural space; Library; Youth space; Non-profit space

Values:

Table #6 highlighted their love of San Jose's broad diversity and sensitivity to their working-class neighborhood. Participants promoted affordable and inclusive opportunities for local small business and makers.

Table #6 expressed a desire for more local services including schools, community centers and libraries. Table #6 desired greater pedestrian and bicycle connectivity. The group noted that the creeks should be made accessible and safe, high-quality trails are connected, and open spaces are provided for recreation and relaxation for all.

This group felt that the development density should be mid-to-high commercial and residential uses, and should have a feel similar to that of an 'every-mans' Santana Row.

- A little bit of everything
- Affordability, diversity, and inclusive housing and business / retail (i.e. an affordable Santana Row)

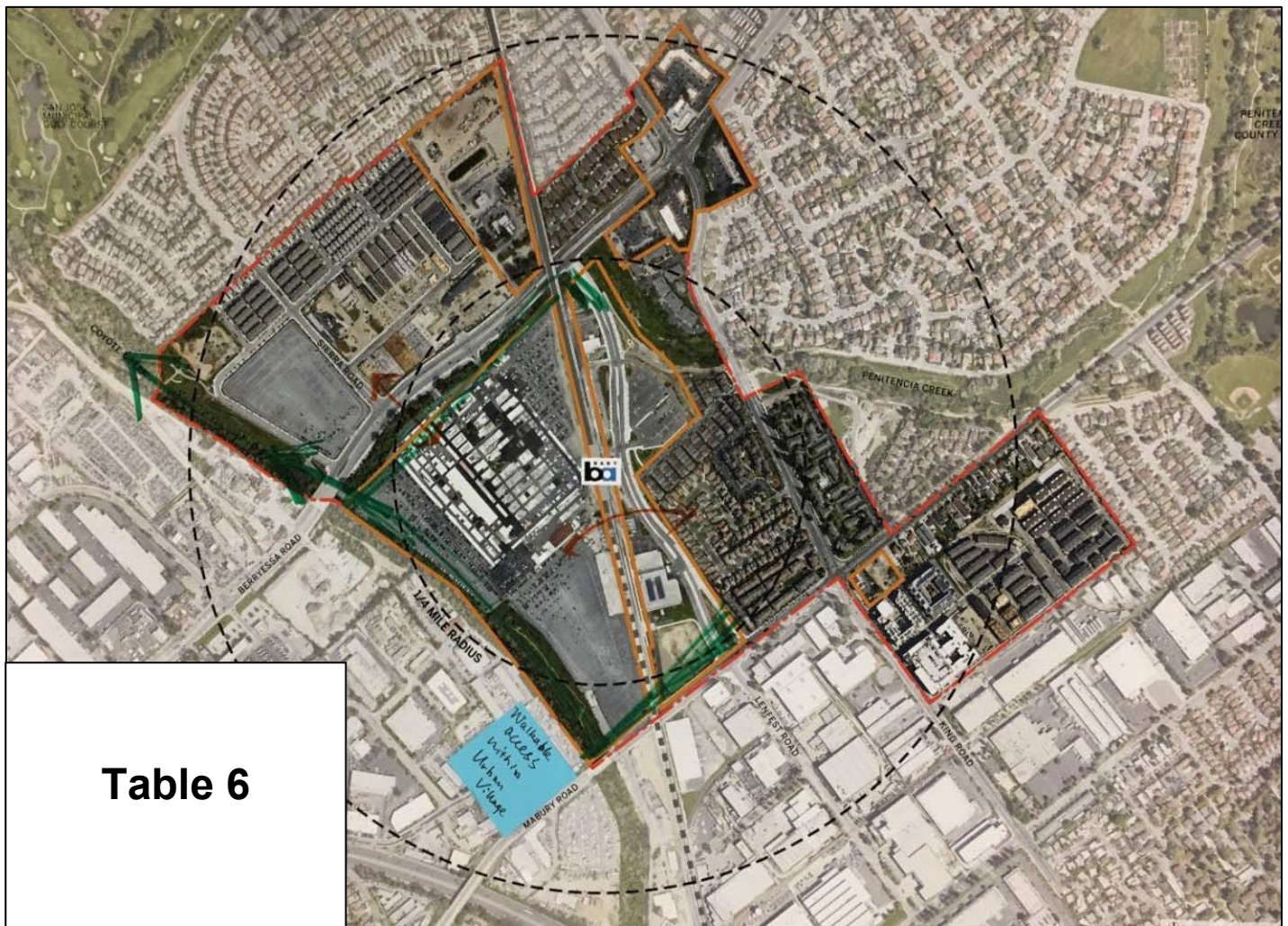


TABLE #7

What do you like/love/want to preserve in the area?

- **Open Space:** Green areas, Mountains, Safe biking
- **Land Use:** Low rise buildings, Quiet, Diversity

What are the assets in the area? (i.e. Flea Market, Creek Open Space amenities, other?)

- **Connectivity:** Open (there are no hidden places); Access to schools
- **Open Space:** Natural environment; Access to hiking and walking trails

What don't you like or what would you like to change?

- **Connectivity:** Need pedestrian access across Berryessa Rd (an overpass is better than an underpass); Need benches
- **Open Space:** Need trails connecting to the center (a river walk); want to walk to school; Concerned about better use and management of the Creek, it is a public access, need to avoid flooding. May need to route the creek
- **Land Uses:** Dog parks, Grocery stores, Upscale restaurants, Diversity of stores; More upscale, unique, mom and pop shopping and restaurants; No junky stores; Santana Row atmosphere; Culturally rich
- **Services:** Need gathering place, community center, open space square; Interested in European style; Concerned about water and electricity – is it ecologically sustainable?
- **Safety:** Safety

How do we grow? (Use the Reference Images to help figure out how.)

- **Connectivity:** Emphasis on public transportation and walkability (not driving)
- **Open Space:** Tree lined streets; Green space, "green belt"
- **Placemaking:** Murals and art on utility boxes; Art near plaza; Public art including murals, sculptures, and on buildings
- **Land Uses:** Encourage light industry; Underground parking or garages; Office on bottom, housing above (mixed use); Plenty of off-street parking (in structures); Prefer ownership, need a mix of rental and ownership
- **Scale:** Concerned about height (over 7 stories); One of the best places to grow higher (10+ stories); have a range of height and lots of greenspace; Density near BART; High-rises near BART
- **Services:** Shopping / restaurants near the BART; Unique restaurants and shops; Urban agriculture; Community center; Affordable housing and work force housing; Banks and gas stations; A better grocery store (i.e. Trader Joe's); Performance and gathering spaces; a movie theater

Values:

Table #7 valued a walkable community and wanted to see tree-lined pathways between housing areas and BART. The table was very interested in seeing unique, “mom and pop” style businesses in the area where retail is placed, and they supported the idea of housing that is situated over retail and even office spaces. The table supported a mix of rental and ownership for housing, and felt that higher, denser housing should be close to BART.

- Tree-lined streets
- Unique retail (not chain stores or restaurants)
- Housing over retail and offices



TABLE #8

What do you like/love/want to preserve in the area?

- **Open Space:** Park and Community Center: Bocce ball, Tai chi space, Police substation, Tennis courts, Basketball, Activities for young people
- **Land Use:** Flea Market; Make it a smaller version; Brings community together; Tax people; Preserve the ability to buy business land
- **Services:** Bill's Restaurant, Eateries, Mixed use like Dublin; Preserve schools; public desired over private; Small business; prioritize local businesses over franchises: Lundy & Concord, Thai restaurant

What are the assets in the area? (i.e. Flea Market, Creek Open Space amenities, other?)

- **Open Space:** Keep creeks, paths, trails
- **Land Use:** Need more housing - Census data is very low; Affordable with gardening spaces in the community; Local jobs and workers from the community

What don't you like or what would you like to change?

- **Connectivity:** Too much parking, it is a security problem: Lundy and Berryessa; Capitol Target; Need parking for elderly and ADA; Bike lane; Connect the creek; Capitol and Berryessa need upkeep and maintenance; Too little parking at Lundy and King Streets; Traffic
- **Open Space:** Add plaza on Berryessa

How do we grow? (Use the Reference Images to help figure out how.)

- **Land Uses:** Podium garage and housing; More parking not in high rise; Medium density next to BART Low density housing with windows and close to bike lockers;
- **Services:** First aid station at BART; Neighborhood buses next to residential; Library; Police; Retail next to BART and Berryessa Road; Non-denominational chapel

Values:

Table #8 highlighted education, community space, and affordable housing options as essential parts of a successful Urban Village. They noted that it is important to allow families to grow and co-exist with small businesses in order to flourish. They found that in creating various safe community spaces, people would be able to utilize the area and support local businesses.

Attendees identified the need for public school as an important value as they felt there was a lack of quality educational programs in the area.

The participants at Table #8 agreed that a mix of low and mid-rise housing options would be ideal in the Urban Village in order to maintain sightlines/views, while also adding to the need for housing in the area.



TABLE #9

What do you like/love/want to preserve in the area?

- **Open Space:** Preserve path and green trees; Preserve rural nature: leave it alone, avoid congestion, Keep open space, parks, golf course; trail on creek and the river park area; Bike path
- **Development:** Growth is exciting; Like Flea Market; Want sustainable development; Like the residential separation

What are the assets in the area? (i.e. Flea Market, Creek Open Space amenities, other?)

- **Land Uses:** Flea Market, Night market (would like entertainment), Diversity
- **Open Space:** Open Space (creek, gold course, coyote creek)
- **Services:** Diverse, independent restaurants (Mom + Pop)

What don't you like or what would you like to change?

- **Connectivity:** Traffic; optimistic on bike improvements and transit (bike safety), crosswalk improvements; Mabury Road should reduce two lanes to one lane – it is industrial traffic; More connection to BART; Connections between BART and light rail; Public transit is good, it alleviates traffic; No parking (BART won't help this); No BART airport connection; Supportive of low or no-parking developments; optimistic for shift in transit mentality, although could cause major issues with opposition
- **Open Space:** Better access to bike path; Connectivity of open space (Specifically along Coyote Creek at Berryessa, and Lundy at P. Creek)
- **Land Use:** Santana Row like, green and not too high (mid-rise); Some do not like mid-rise
- **Services:** Want a library next to BART
- **Safety:** Too dark; Homeless / safety / auto theft / lighting / security changes; Security

How do we grow? (Use the Reference Images to help figure out how.)

- **Open Space:** Santa Clara River Park (they like rural / not overwhelming feeling, restrooms); Connect the two creeks
- **Services:** Grocery Store, Night life / retail, Library
- **Land Use:** Salesforce like, Industrial doesn't work, Office space would be good, affects BART use; Keep historic industrial park; There are a lot of job resources around the village – this area doesn't need as many

Values:

Table #9 highlighted **open space** as the most essential value to create a successful Urban Village. These open spaces were imagined as green areas people can use as their go-to resource to retreat from city life and de-stress. All participants agreed that the Penitencia and Coyote Creeks need to be connected through a green, drought-friendly, bike/pedestrian pathway.

The **second most essential value was connectivity**. “Good connectivity” was defined as the availability of alternative modes of transportation and supporting infrastructure conveniently and safely linking residences to employment centers and where people go on their free time (nearby restaurants, parks, trails, or shops).

The **third most essential value** to create a successful Urban Village was **safety**. With the anticipated influx of people commuting through and moving to the Berryessa BART surroundings, participants wanted to make sure the area was well monitored. Furthermore, housing, job opportunities, and transit infrastructure need to balance the needs of the homeless with the comfort and convenience of travelers.

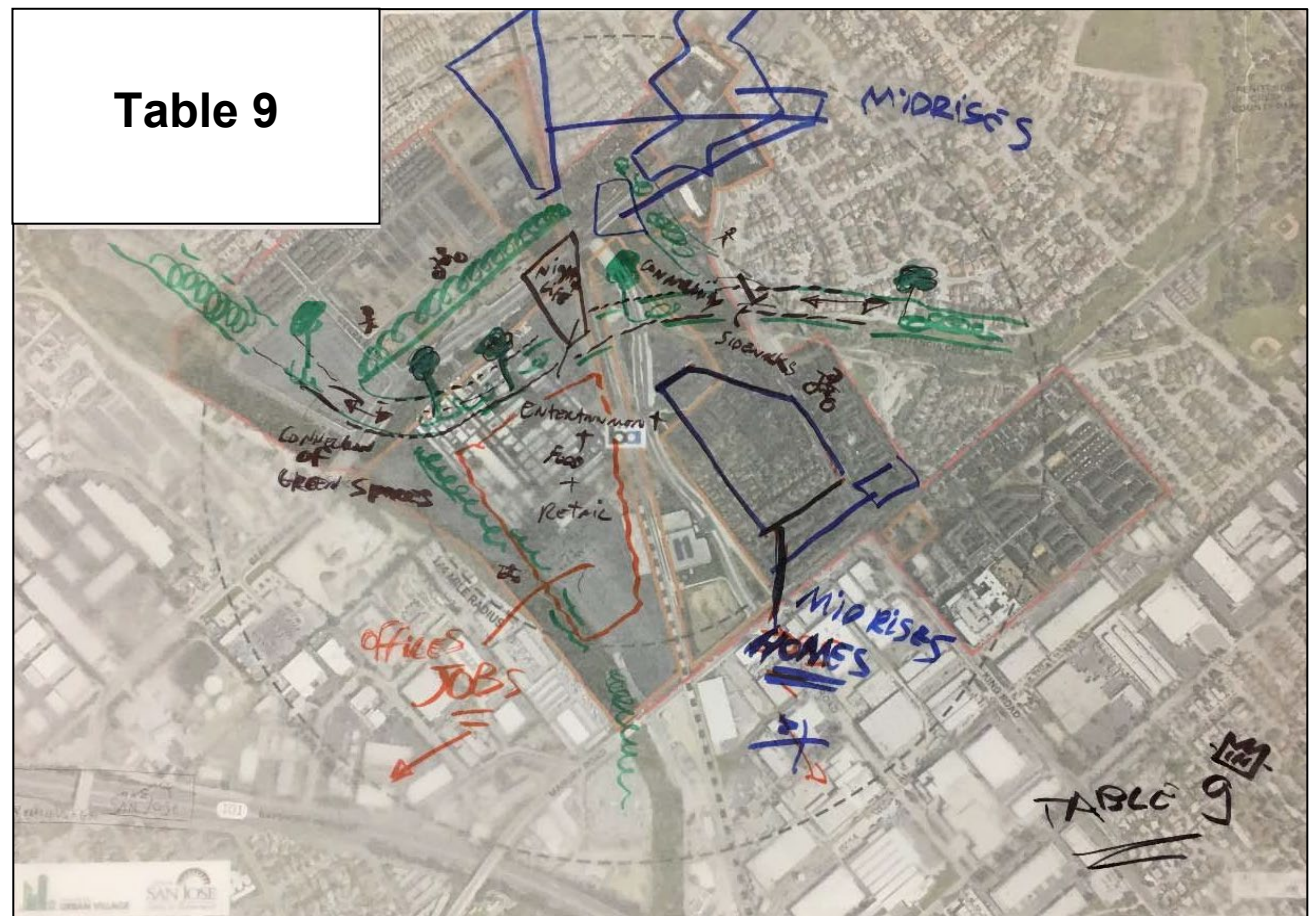


TABLE #10

What do you like/love/want to preserve in the area?

- **Open Space:** Parks, trails, creeks, and open space
- **Land Use:** Feels safe; The neighborhood feel / character
- **Scale:** The existing scale; Happy with the current level of development

What are the assets in the area? (i.e. Flea Market, Creek Open Space amenities, other?)

- **Services:** Retail (Starbucks, King Egg Roll)

What don't you like or what would you like to change?

- **Land Use:** Worried about loss of existing neighborhood character; Concerns with higher typology
- **Safety:** Homelessness; Homeless housing (although permanent homeless housing is okay if developed well)

How do we grow? (Use the Reference Images to help figure out how.)

- **Connectivity:** Have safe pedestrian crossing at Penitencia Creek and Lundy Road
- **Open Space:** Pave Penitencia creek trail; Outdoor gathering spaces; Usable green space incorporated in new development
- **Land Use:** Office should be located towards highway 101; Senior housing; Affordable housing and units
- **Scale:** Mid-rise buildings are okay, nothing taller (6-8 stories are okay in some options); Comfortable with Santana Row type scale, but not more intensive; Work Type 1 (low density) is okay
- **Services:** More neighborhood serving commercial uses; Senior center near BART station; Daycare; Farmers market; Restaurants and retail; Commercial amenities are located adjacent to BART station

Values:

The values that Table #10 identified included retaining the existing neighborhood feel and character. Participants supported additional development at 6-8 stories and lower, but they were concerned about the possible loss of exiting neighborhood character. They noted that more usable open space could be incorporated into new development providing additional public space where the community could gather.

Attendees acknowledged a need for housing generally, with a strong emphasis on affordable and senior housing. Other land uses, such as office were preferred towards highway 101 and more services were desired such as neighborhood serving commercial uses, senior center, daycare, and farmers market many of which might benefit from adjacency to the BART station. Participants were interested in neighborhood services and concerned with displacing current businesses.

- Existing neighborhood “feel” and character
- Need for affordable housing
- Neighborhood service uses and avoid displacement of current businesses



Workshop Board Activity:

Approximately 40% of the attendees indicated where they lived on the board provided. In general, of the individuals who indicated where they lived, similar proportions of attendees participated from within the study area, outside the study area, and beyond the extents of the map. Attendees came from a variety of established and new neighborhoods. No participants south, and immediately adjacent to the study area, both from the industrial area (with one notable exception) and the neighborhoods, indicated they attended.

PLEASE SHOW US WHERE YOU LIVE

