

City of Novato
General Plan 2035 Focus Area



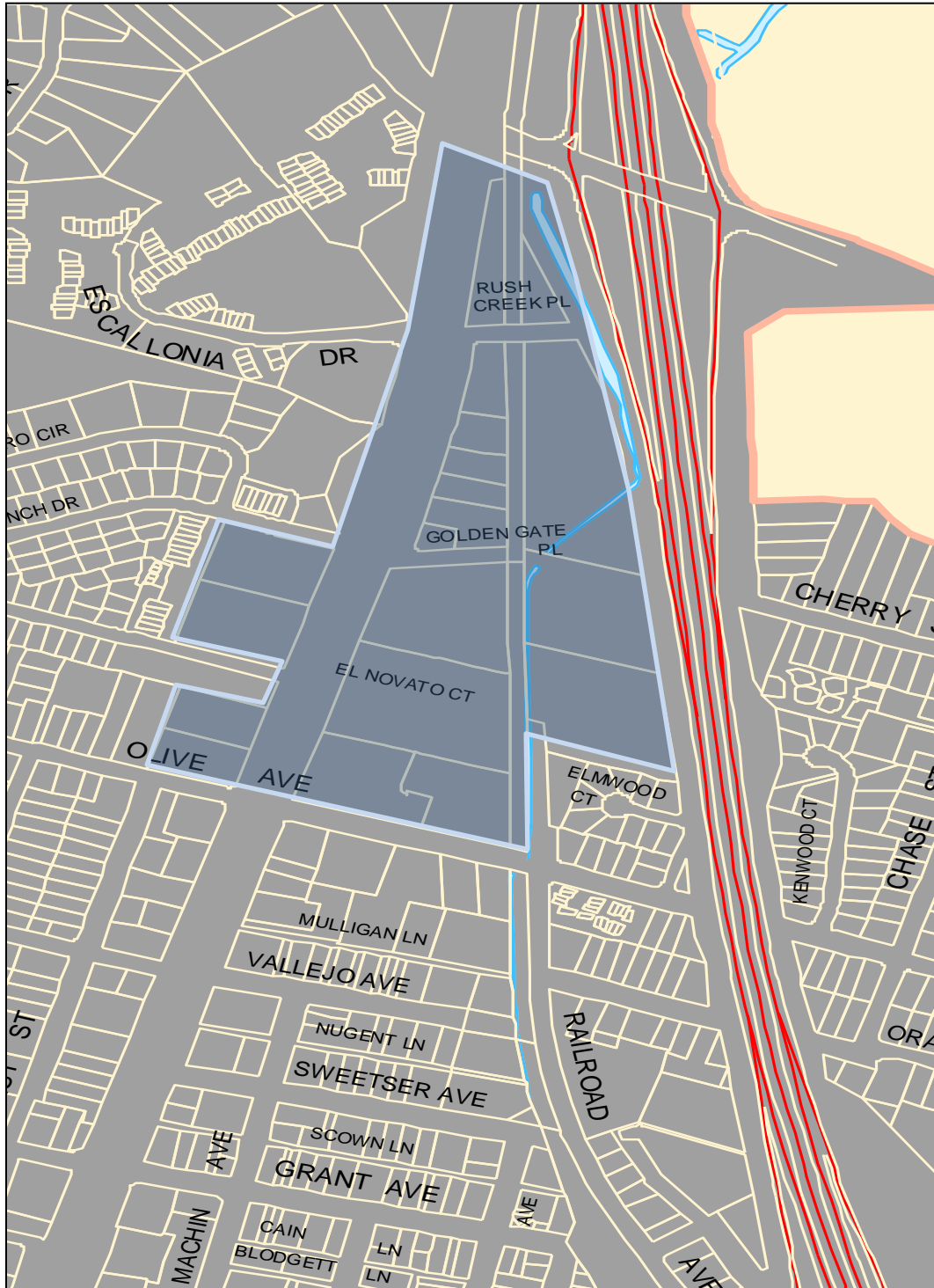
NORTH REDWOOD BOULEVARD CORRIDOR STUDY

January, 2014



The Issue

Determine appropriate land uses and design criteria to achieve coordinated, high-quality, pedestrian-oriented redevelopment of properties in the North Redwood Boulevard corridor.



**STUDY
AREA**

Background

The North Redwood Boulevard Corridor (NRBC) is considered one of the last major re-developable areas in Marin County, and with its proximity to Highway 101 and a new SMART rail station, the corridor could be very attractive for new investment and revitalization. Two of the major land uses in the corridor, Shamrock Materials and Dairymen's Milling, have generally ceased operations and wish to sell their properties for redevelopment.

2009-2010 Study

The City initiated planning for the NRBC in 2009 as part of an update to the General Plan. An Issues and Options Report was prepared by a consultant in February 2009, and two community workshops were held on March 5 and May 27, 2009. In early 2010 the Chamber of Commerce hosted a forum to examine economic aspects of redevelopment along Redwood Boulevard. The General Plan Update Steering Committee discussed options for the corridor and forwarded its recommendations to the Planning Commission, which held an initial hearing on possible zoning changes on June 21, 2010. At that time, the City Council suspended work on the corridor study to focus efforts on completion of the update to the City's Housing Element.

The following provides a very high-level summary of the 2009 community workshops, the Chamber forum and the June 2010 Planning Commission workshop:

March 2009 Community Workshop

- Make Redwood Blvd. more pedestrian friendly, either by reducing the width of the right-of-way or creating a multiway boulevard.
- Support for a medium-scale "lifestyle center."
- Support for mixed-use development at "suburban" or "village" intensities (15-20 or 20-30 units/acre).
- Housing-only development might be appropriate on the Atherton Ranch site, the site east of Trader Joe's and the existing hotel site.

May 2009 Community Workshop

Most groups favored:

- Narrowing Redwood Boulevard.
- A Corte Madera-style "lifestyle center."
- Townhomes on the Atherton Ranch site.

February 2010 Chamber of Commerce Forum

- Provide for a critical mass of 200,000-250,000 sq. ft. of retail (in the entire Redwood Blvd. corridor from Grant north).
- Mandate that retail occur prior to, or in conjunction with, housing.
- Allow housing, perhaps by providing density bonuses.

- Mandate community amenities such as plazas, medians, public art and pedestrian/bicycle connections to Grant Avenue and the SMART station.

June 2010 Planning Commission Meeting

The Commission endorsed two new land use districts:

- Mixed Use: Retail/Commercial west of the RR tracks allowing 0.4 FAR (floor area ratio) for retail/commercial uses, with additional 0.4 FAR for office or housing.
- Light Industrial/Commercial between the RR tracks and freeway allowing 0.4 FAR for service commercial, light industrial plus local or regional serving retail, hotels and entertainment.

Moratorium

In early 2013 the City received two applications for development on North Redwood Boulevard. The first, submitted by Retail Opportunities Investment Corp. (ROIC), proposed 54,500 square feet of retail space in three buildings surrounding a parking lot on the vacant site located at 7530 N. Redwood Boulevard, adjacent to the Trader Joe's/Starbucks development. The second was a proposal for a Sprouts Market on the Dairymen's site at 7546 N. Redwood.

In response to the submittal of these two applications, the Novato Chamber of Commerce and the Economic Development Advisory Committee recommended the imposition of a moratorium on processing of development applications to allow the completion of the NRBC Study.

At its meeting of May 14, 2013 the City Council adopted an urgency ordinance establishing a development moratorium on the area between Olive Avenue and San Marin Drive and between Redwood Boulevard and U.S. 101. At their meeting of June 18, 2013 the Council extended the moratorium until May, 2014. Councilmembers indicated that their objectives for the NRBC were to achieve coordinated development, pedestrian-oriented development and higher quality retail uses. The City Council lifted the moratorium on January 7, 2014, in conjunction with endorsement of desired land uses and design criteria for the North Redwood Boulevard Corridor for inclusion in the City's General Plan Update.

Study Area

In 2009-2010, the NRBC Study examined Redwood Boulevard from De Long Avenue to San Marin Drive. The current NRBC Study is limited to the area covered by the moratorium plus on the west side of Redwood Boulevard the vacant remaining portion of Atherton Ranch and the two commercially developed parcels at the northwest corner of Olive Avenue and Redwood. The reasons for the more limited Study Area is that these properties have the most immediate redevelopment potential and there was general agreement among participants in the 2009-2010 study for mixed use zoning along the Redwood frontage between the downtown and Olive Avenue.

The 30-acre Study Area is identified in the following diagram.



**PARCEL
SIZES**



**EXISTING
USES**

Study Parameters

As part of the public input process, staff suggested the following parameters be applicable to the NRBC Study:

Study Area

- Properties may be developed incrementally. The Plan should include design criteria for coordinated development.
- Water District and GGHBD bus yard sites available only if the existing uses are relocated within Novato. The Plan should consider these sites as optional.

Economic

- City's Fiscal Sustainability Plan anticipates increase in retail sales and property tax from additional commercial development in Novato.
- The Plan should provide for economically viable uses for the property owners.

Housing

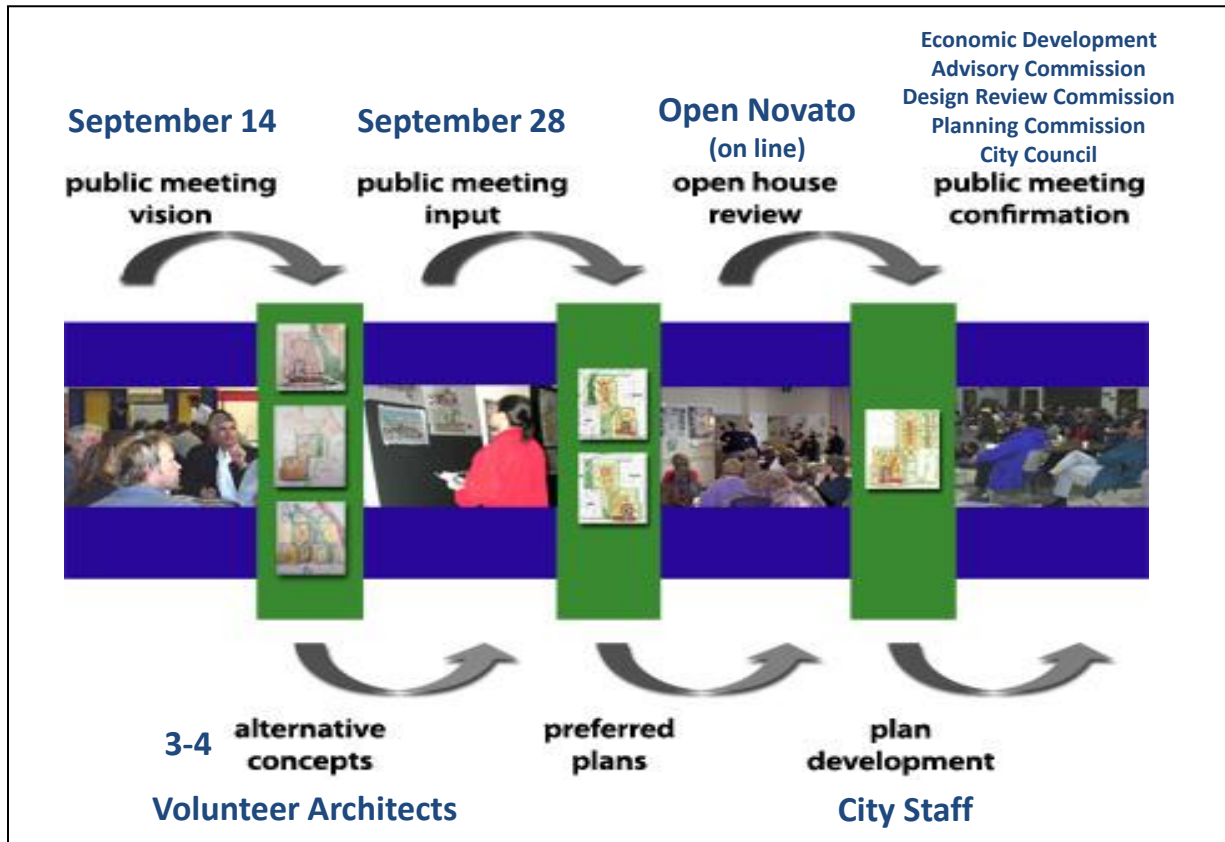
- Draft Housing Element establishes a maximum density of 23 units/acre for condos/apartments and 30 units/acre for senior housing.
- 1.75 acre site behind Trader Joe's is a housing opportunity site, anticipating 40 units, which can be relocated within the Study Area (except the vacant Atherton Ranch site).

Circulation

- The SMART station location is set.
- Redevelopment funding is gone – major changes to Redwood Blvd. would have to be funded by new development and occur incrementally.

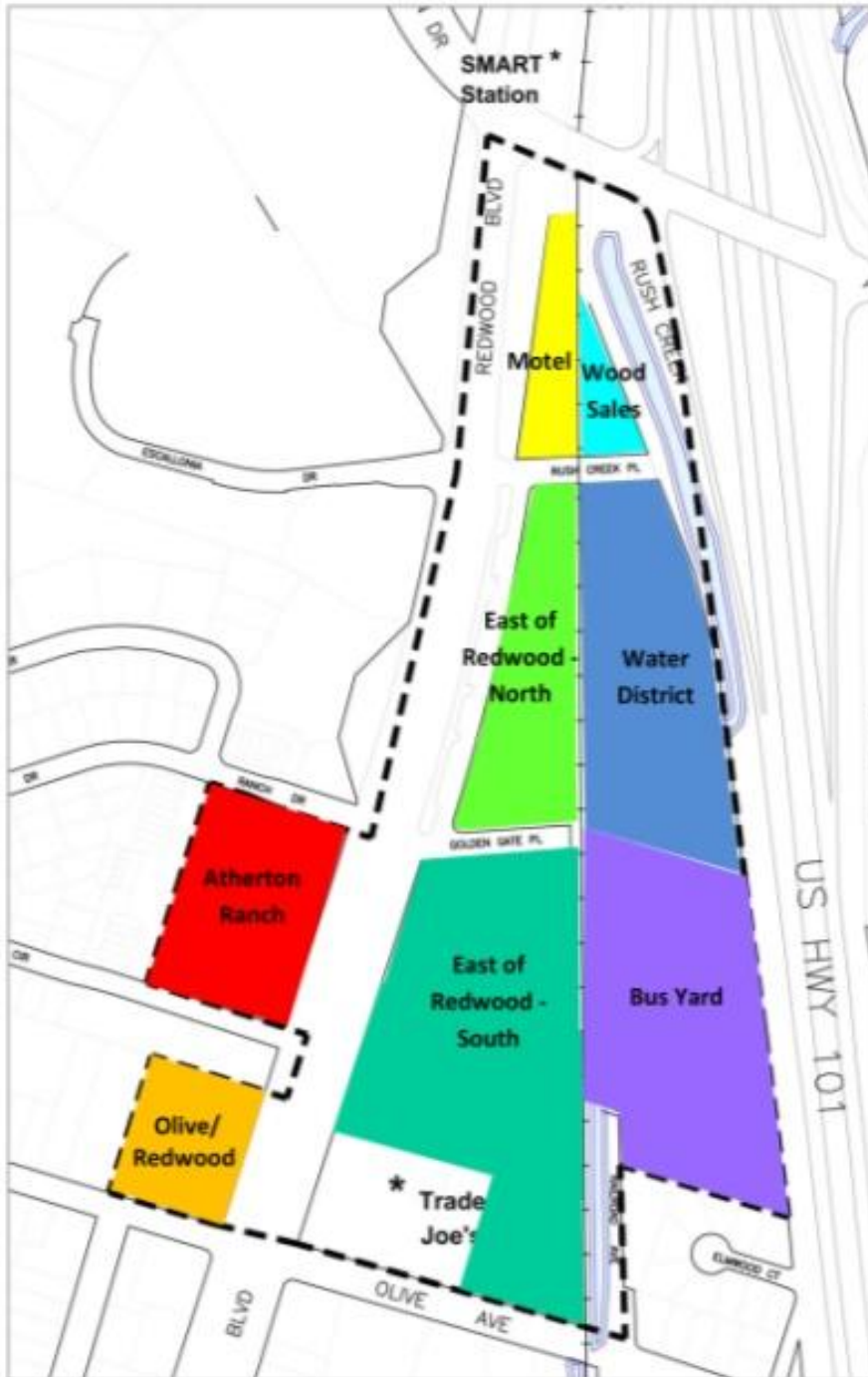
Public Process

To facilitate informed public input into the desired redevelopment of the NRBC two community workshops were held on September 14 and 28, 2013. Approximately 120 persons attended each workshop. The first workshop entailed presentations on the local real estate market, circulation options and definitions of various development “place types” to facilitate discussions in small groups. Attendees then divided into small groups of 10-12 people and discussed desired land uses and design character



for each subarea, ultimately preparing a land use map. This feedback was synthesized into three different land use schemes and design priorities which were provided to fourteen volunteer architects who prepared preliminary sketches. These three design schemes were shared with the public at the September 28 workshop, and were evaluated in small group discussions and through written surveys.

The statistical results of the 94 written surveys received are shown in Appendix 1, but are summarized below for the various subareas:



SUBAREAS

| | |
|--|---|
| East of Redwood – South (ROIC and Dairymen’s) | 73% favored a lifestyle retail center*, with 20% desiring a mixed use development (retail/housing) |
| East of Redwood – North (Shamrock, recycling, landscape materials) | 68% favored either lifestyle retail* or mixed use. Other ideas included residential (12%), medium-box retail (7%) and recreation (5%). |
| Motel | 47% believe the lodging use is appropriate, but wish for an upgraded facility. 32% thought it could be a residential use. |
| Wood Sales | This parcel is difficult due to its small size and location. 55% felt that a service commercial use is appropriate, and 10% hoped that a feedstore could relocate here. |
| Water District/Bus Yard | Many believe that it will be difficult to relocate the existing uses in Novato and that the area will remain as is (35%). 43% supported large or medium-box retail and 11% suggested a recreational use. The area was not felt to be a good location for housing. |
| Atherton Ranch | Most supported housing – 50% indicating apartments/condos and 26% senior housing. 17% recommended mixed use. |
| Olive/Redwood | A wide range of uses were suggested: mixed use (31%), senior housing (24%), apartments/condos (23%), community commercial (13%) and medium-box retail (7%). |

* “Lifestyle Retail” was defined as a mix of retail, restaurant, entertainment and recreational uses with public gathering places and a pedestrian-oriented feel.

The purpose of the three schemes prepared by volunteer architects was to assist the public in evaluating possible redevelopment ideas, and to identify the various aspects of the concepts that were widely supported. None of the schemes was expected to represent the ultimately desired redevelopment, but to help generate and refine public feedback.



The three design schemes and summaries are shown below:

Scheme 1

| | |
|----------------------------|-------------|
| Lifestyle Retail: | 58,000 sf |
| Medium Box Retail: | 67,000 sf |
| Large Box Retail: | 70,000 sf |
| Mixed Use (retail/office): | 50,000 sf |
| Townhouses: | 50-70 units |



- A. Retains the Dairymen's building (or portions thereof) as part of a small lifestyle retail center (small artisan shops and restaurants) around a public plaza.
- B. Places medium box retail buildings across from Trader Joes and north of the lifestyle retail.
- C. Includes a larger box retail between the railroad and freeway, such as a home improvement store with garden center.
- D. Adds townhouses on the vacant site west of Redwood Blvd.
- E. Includes a mixed use (office over retail) at the corner of Olive and Redwood.
- F. Narrows Redwood Blvd., adding land to the west to create a wide pedestrian/bicycle promenade.

Scheme 2

Lifestyle and Medium Box Retail: 110,000 sf
Townhouses/Apartments: 160 units



- A. Creates a mix of retail spaces up to 20,000 sf around Trader Joes, with a restaurant/plaza focal point.
- B. Second story recreational use (gym/club).
- C. Adds housing to the north and west.
- D. Includes a roundabout on Redwood Blvd.
- E. Improves the wide median on Redwood Blvd., adding landscaping, seating, pedestrian/bike path, etc.

Scheme 3

| | |
|----------------------------------|-------------|
| Lifestyle and Medium Box Retail: | 105,000 sf |
| Recreational Facility: | 40,000 sf |
| Townhouses: | 50-70 units |
| Senior Housing: | 40 units |



- A. Retains the Dairymen's building (or portions thereof) as part of a small lifestyle retail center (small artisan shops and restaurants). Retains the structural framework of a portion of Dairymen's for a plaza/entertainment space.
- B. Adds medium box retail buildings around Trader Joes.
- C. Includes a recreational use (club/gym) to the north.
- D. Adds townhomes west of Redwood Blvd.
- E. Adds senior housing at the corner of Olive and Redwood.
- F. Leaves the Water District offices and bus yard as-is.
- G. Narrows Redwood Blvd. median, includes angled parking along retail frontage.

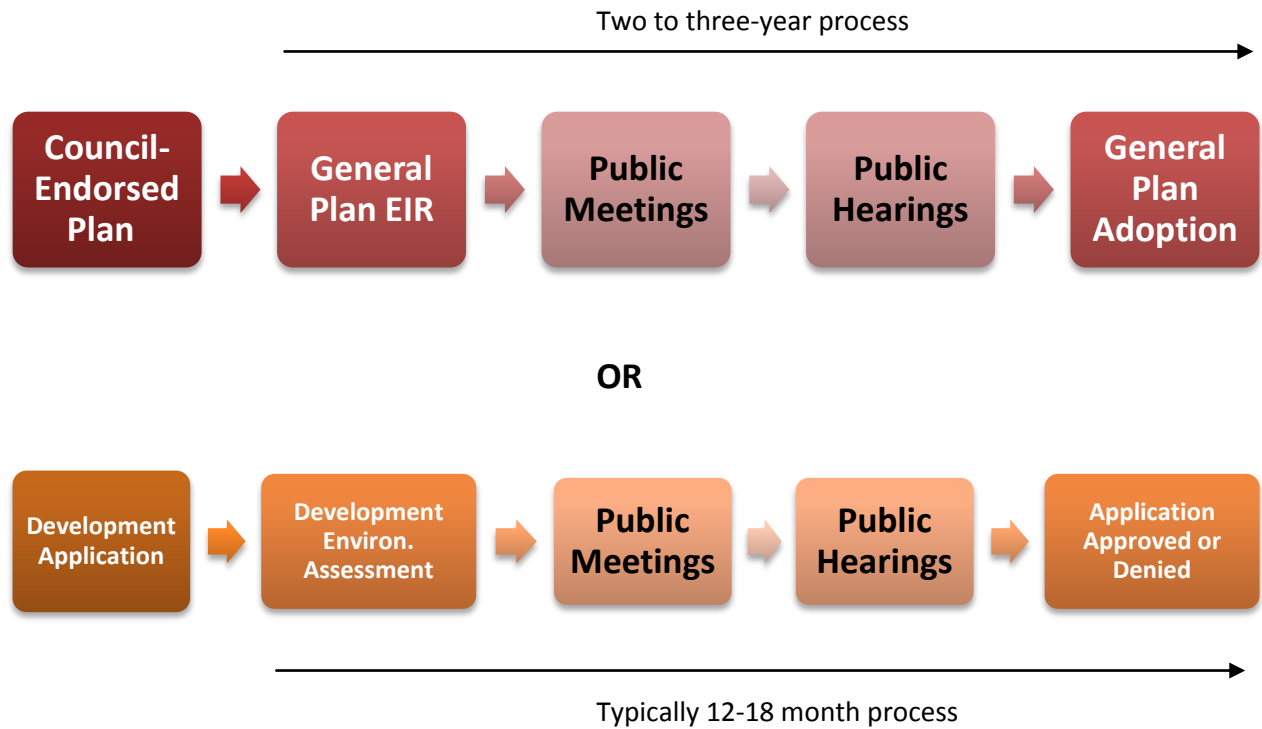
In terms of design character of future development there were clear preferences for:

- Public gathering places, plazas and outdoor dining,
- Substantial landscaping, including large shade trees,
- Location of buildings near the street, with visibility of parking minimized,
- Wide sidewalks and bike paths along Redwood Boulevard,
- Convenient connections to the SMART bike/pedestrian path linking to the downtown and SMART station, and
- Utilizing components or the design character of the Dairymen's Mill building.

In addition to feedback from the workshop, the three design schemes were posted on Open Novato, requesting that viewers provide input into their preferences. The results can be seen at: http://www.ci.novato.ca.us/index.aspx?page=1987#peak_democracy.

Next Steps

The NRBC Study is being conducted as part of the larger update of the 1996 General Plan. Completion of the Draft General Plan and its associated EIR will likely take two to three years, so property owners in the Study Area may choose to file applications for new development and associated environmental review in advance of the adoption of the new General Plan and should be assisted in proposing projects likely to be successful by knowing the public input and City Council direction provided by the NRBC Study. These applications, in advance of the City initiated zoning changes, will likely take the form of individual Planned Development rezonings, which adds a legislative action by the City Council (with recommendations from the Planning Commission, Design Review Commission and Economic Development Advisory Commission) along with the typical design review.



City Council Direction

At its meeting of January 7, 2014 the City Council supported inclusion of the following Vision Statement, Design and Use Guidelines and Zoning Parameters into the Draft General Plan Update and implementing zoning ordinance revisions, and to evaluate these and the Development Forecast in the preparation of an environmental impact report on the Draft General Plan.

Vision Statement

“The North Redwood Corridor provides an opportunity for the City to address its historic retail sales leakage and address community needs by creating a vibrant retail area with a unique sense of place, featuring inviting gathering places with restaurants and entertainment. New commercial development should be pedestrian-oriented with an active street frontage and convenient pedestrian and bicycle connections to the Downtown and the SMART station. New residences are encouraged, both on the remaining Atherton Ranch site and on the vacant site east of Trader Joe’s. Redwood Boulevard should be enhanced with improvements such as landscaping, pedestrian/bicycle paths and wide sidewalks.”

Design and Use Guidelines

| <i>Subarea</i> | <i>Design Criteria</i> |
|------------------------------|--|
| E. of Redwood – South | <ul style="list-style-type: none">▪ Create a retail development composed of smaller shops and medium-sized retailers of 20,000-30,000 square feet each along with restaurants and entertainment facilities.▪ Allow for second and/or third story office or recreational space, if practical and if a minimum 0.3 Floor Area Ratio of retail space is provided in this subarea.▪ Provide for public gathering places and ample outdoor seating throughout the area.▪ Incorporate extensive landscaping with shade trees.▪ Provide pedestrian and bicycle connections between retailers and public spaces to the bicycle/pedestrian facilities along the SMART corridor and along Redwood Blvd.▪ Explore incorporating portions or design features of the Dairymen’s Milling building into the retail development.▪ Create wide pedestrian sidewalks and a bicycle path along the Redwood Blvd. frontage.▪ Locate buildings near the Redwood Boulevard frontage, with shop entries and/or display windows facing the street and gathering places.▪ Minimize views of parking areas from Redwood Boulevard, typically by locating parking behind buildings. |

| | |
|--------------------------------|---|
| E. of Redwood – North | <ul style="list-style-type: none"> ▪ Create a retail development composed of smaller shops and/or larger retailers of 20,000-40,000 square feet each. ▪ Allow for second and/or third story office or recreational space, if practical. ▪ Incorporate extensive landscaping with shade trees. ▪ Provide pedestrian and bicycle connections between retailers, to development on the E. Redwood South subarea to the south, to bicycle/pedestrian facilities along the SMART corridor and along Redwood Blvd. ▪ Create wide pedestrian sidewalks and a bicycle path along the Redwood Blvd. frontage. ▪ Locate buildings near the Redwood Boulevard frontage, with display windows and/or shop entries where practical facing the street. ▪ Minimize views of parking areas from Redwood Boulevard, typically by locating parking behind buildings. |
| Motel | <ul style="list-style-type: none"> ▪ Allow for continued motel/hotel use, or residential. ▪ If redeveloped, project architecture should reflect the prominence of the site as a gateway or focal point at the northern end of the North Redwood corridor. |
| Wood Sales | <ul style="list-style-type: none"> ▪ Allow for retail or light industrial/service commercial uses, including a feed store. |
| Water District/Bus Yard | <ul style="list-style-type: none"> ▪ Allow for larger retail or recreational development in addition to light industrial/service commercial uses. ▪ Provide pedestrian and bicycle connections between retailers, to development on the E. Redwood subareas and to bicycle/pedestrian facilities along the SMART corridor. ▪ Improve the appearance and habitat value of Rush Creek if permissible. |
| Atherton Ranch | <ul style="list-style-type: none"> ▪ Allow for either residential development or for residential with ground floor commercial space. ▪ Residential units along the Redwood Boulevard frontage should have individual unit entries facing the street, such as individual rowhouses with balconies or stoops at the ground floor level unless commercial space is located on the ground floor. ▪ Incorporate a landscaped view corridor through the new development to the linear park behind. ▪ Housing units adjacent to the linear park should have unit entries facing the park. ▪ Minimize the visibility of parking from Redwood Boulevard and from existing housing which surrounds the site. ▪ New development should provide on-site outdoor areas. |
| Olive/Redwood | <ul style="list-style-type: none"> ▪ Allow for retail, office, residential or mixed use development. ▪ Minimize the visibility of parking from Redwood Boulevard. ▪ Locate buildings near the Redwood Boulevard and Olive Avenue frontages, with display windows and building entries facing the street to the extent practical. |
| General Project Design | <ul style="list-style-type: none"> ▪ Structures visible from public view corridors and vantage points should incorporate four-sided architecture. |

| | |
|--|---|
| <p>Circulation/Infrastructure</p> | <ul style="list-style-type: none"> ▪ Carefully plan on-site circulation on the parcels east of Redwood Boulevard to assure that vehicle queuing and turning movements do not negatively affect travel on adjacent roadways or conflict with on-site pedestrian circulation. ▪ Improve Redwood Boulevard in conjunction with redevelopment in the Study Area. If necessary and as permitted by law, initial development may be required to fund full infrastructure improvements with a reimbursement agreement where appropriate for contributions from future development in the Study Area. ▪ Improvements to Redwood Boulevard should either enhance the existing landscaped median with additional landscaping, seating areas and possibly a pedestrian/bicycle path, with retention of existing cork oak trees, or may propose reducing the right-of-way width with land area added to properties on the east side of Redwood Boulevard, with the former right-of-way used for a generous, landscaped pedestrian/bicycle path, wide sidewalks, outdoor seating areas and some retail space. Consideration will need to be given to the location of existing gas distribution lines, and to the value of any vacated right of way. ▪ Facilitate safe and convenient access across Redwood Boulevard for vehicles, pedestrians and bicyclists. ▪ Install the SMART bicycle/pedestrian path in conjunction with redevelopment in the Study Area, if these improvements are not in place or scheduled to be installed by SMART in a reasonable time frame to coincide with new development. If necessary and as permitted by law, initial development may be required to fund the full infrastructure improvements with a reimbursement agreement, where appropriate, for contributions from future development in the Study Area or from SMART. The City should also pursue possible grant funding for path installation. ▪ The City may consider allowing diagonal parking along the east side of Redwood Boulevard in the public right-of-way or permitting the use of a portion of the existing right-of-way for redevelopment. Consideration will need to be given to design, safety, value of any vacated right of way and costs associated with any bicycle and pedestrian improvements along the Redwood frontage, SMART right-of-way or for improvements to the Redwood Boulevard median. ▪ The City should explore and implement, where feasible and as opportunities arise over time, additional pedestrian/bicycle connections to downtown, such as connection of Machin Avenue to Olive Avenue. ▪ If feasible, consider relocation of high-voltage overhead utility lines along the Redwood Boulevard frontage. ▪ Incorporate, where feasible, electric vehicle charging stations. |
|--|---|

Zoning Parameters

| Subarea | Acres | Existing Zoning | | | | Draft Proposed Zoning | | | |
|-------------------------|-------|-----------------|------|----------|--------|---|--|----------|--|
| | | Zoning Dist. | FAR | Coverage | Height | Allowable Uses | Floor Area Ratio | Coverage | Height |
| E. of Redwood – South | 6 | CG & AHO | 0.4 | 40% | 35' | Retail, office, housing (on AHO site), recreation, entertainment, restaurants, hotel (maximum 25,000 sq. ft. for grocery sales) | 0.4 for commercial + 0.2 for office/recreational mixed use on upper floors Min. 0.3 FAR of retail/entertainment/restaurant prior to office or recreational uses | 40% | 35' (except for modifications to Dairymen's building – 53') |
| | 3 | CI | 1.0 | 40% | 35' | | | | |
| E. of Redwood – North | 3 | CI | 1.0 | 40% | 35' | Retail (except grocery sales), office, recreation, entertainment, restaurants, hotel | 0.4 for commercial + 0.2 for office/recreational mixed use on upper floors | 40% | 35' |
| Motel | 1 | CI | 1.0 | 40% | 35' | Hotel, housing, office | 1.0 | 40% | 35' |
| Wood Sales | 0.5 | CI | 1.0 | 40% | 35' | Light industrial/service commercial | 0.4 | 40% | 35' |
| Water District/Bus Yard | 11.5 | LIO | 0.4 | 60% | 35' | Light industrial/service commercial, retail, office, recreation | 0.4 | 40% | 35' |
| Atherton Ranch | 3.5 | PD Mixed Use | 0.45 | 25% | 45' | Housing or mixed use | n/a (if housing) | 40% | 35' |
| Olive/Redwood | 2 | CG | 0.4 | 40% | 35' | Retail, office, restaurant, housing | 0.4 for commercial + 0.2 for residential/office mixed use | 40% | 35' |

Development Forecasts (for analysis in the General Plan EIR)

| Subarea | Estimated Likely Near-Term Development Potential from Proposed Zoning | |
|-------------------------|---|---|
| | Without Water District and Bus Yard Redev. | With Water District and Bus Yard Redev. |
| E. of Redwood – South | 130,000 sf retail | 130,000 sf retail |
| E. of Redwood – North | 45,000 sf retail | 45,000 sf retail |
| Motel | n/a | n/a |
| Wood Sales | n/a | n/a |
| Water District/Bus Yard | n/a | 100,000 sf retail |
| Atherton Ranch | 70 du | 70 du |
| Olive/Redwood | 17,000 sf retail 15 du | 17,000 sf retail 15 du |
| TOTAL | 192,000 sf retail 85 du | 292,000 sf retail 85 du |

APPENDIX 1: SEPTEMBER 28, 2014 PARTICIPANT SURVEY FORM

NORTH REDWOOD CORRIDOR COMMUNITY CHARRETTE



Participant Survey Form

Please take a few moments to identify your preferences or ideas. We'll collect these sheets at the end of the charrette.

| Subareas | Is there a development type that you think is most appropriate for this subarea? | Is there a particular sketch that you like for this subarea? | | |
|--|---|--|--------|--------|
| | | Team 1 | Team 2 | Team 3 |
| East side of Redwood: | | | | |
| 1 East of Redwood – South (ROIC, Dairymen's) | <input type="checkbox"/> Lifestyle retail <input type="checkbox"/> Mixed use (ground floor retail/housing above) <input type="checkbox"/> Apartments/condos <input type="checkbox"/> Other: _____ | | | |
| 2 East of Redwood – North (Shamrock, recycling, landscape materials) | <input type="checkbox"/> Lifestyle retail <input type="checkbox"/> Mixed use (ground floor retail/housing above) <input type="checkbox"/> Apartments/condos <input type="checkbox"/> Other: _____ | | | |
| 3 Motel | <input type="checkbox"/> Motel/Hotel <input type="checkbox"/> Apartments/condos <input type="checkbox"/> Other: _____ | | | |
| Between the Railroad and Freeway: | | | | |
| 4 Wood Sales | <input type="checkbox"/> Light industrial <input type="checkbox"/> Other: _____ | | | |
| 5 Water District | <input type="checkbox"/> Leave as-is (or light industrial) <input type="checkbox"/> Medium box retail <input type="checkbox"/> Larger box retail <input type="checkbox"/> Apartments/condos <input type="checkbox"/> Recreation <input type="checkbox"/> Other: _____ | | | |
| 6 Bus Yard | <input type="checkbox"/> Leave as-is (or light industrial) <input type="checkbox"/> Medium box retail <input type="checkbox"/> Larger box retail <input type="checkbox"/> Apartments/condos <input type="checkbox"/> Recreation <input type="checkbox"/> Other: _____ | | | |
| West side of Redwood: | | | | |
| 7 Atherton Ranch site | <input type="checkbox"/> Apartments/condos <input type="checkbox"/> Senior housing <input type="checkbox"/> Mixed use (retail/housing) <input type="checkbox"/> Other: _____ | | | |
| 8 Olive/Redwood | <input type="checkbox"/> Apartments/condos <input type="checkbox"/> Senior housing <input type="checkbox"/> Mixed use (retail/housing) <input type="checkbox"/> Community commercial <input type="checkbox"/> Medium box retail <input type="checkbox"/> Other: _____ | | | |

Were there ideas from the sketches that you particularly like?

Continue survey on the other side, please

Are there aspects of the sketches that concern you? _____

Workshop Evaluation

- Did you enjoy the workshop (charrette) process? Yes No
- Do you feel like you had an opportunity to express your ideas? Yes No
- Do you feel like your ideas are reflected in the sketches prepared? Yes No
- Will you continue to participate in the General Plan Update process? Yes No

What aspects of the workshops did you like?

What aspects of the workshops did you not like?

Any suggestions to improve future workshops?

Again, many thanks for your participation!

Keep informed at: www.novato.org/generalplan

APPENDIX 2: SURVEY RESULTS FROM 9/28/13 COMMUNITY CHARRETTE

(94 responses)

East of Redwood South (ROIC & Dairymen's)

| | | |
|--------------------|----|-----|
| Lifestyle Retail | 67 | 73% |
| Mixed Use | 18 | 20% |
| Apartments/Condos | 4 | 4% |
| Small Scale Retail | 2 | 2% |
| Health Club | 1 | 1% |

Preference for Design Scheme:

| | | |
|--------|----|-----|
| Team 1 | 49 | 58% |
| Team 2 | 16 | 19% |
| Team 3 | 20 | 24% |

East of Redwood North (Shamrock, recycling, landscape materials)

| | | |
|-------------------------------------|----|-----|
| Lifestyle Retail | 35 | 38% |
| Mixed Use | 28 | 30% |
| Apartments/Condos | 11 | 12% |
| Medium Box Retail | 6 | 7% |
| Recreation | 5 | 5% |
| Community Retail | 3 | 3% |
| Entertainment | 2 | 2% |
| Light Industrial/Service Commercial | 2 | 2% |

Preference for Design Scheme:

| | | |
|--------|----|-----|
| Team 1 | 38 | 58% |
| Team 2 | 14 | 22% |
| Team 3 | 13 | 20% |

Motel

| | | |
|-------------------------------------|----|-----|
| Motel | 29 | 47% |
| Apartments/Condos | 20 | 32% |
| Office | 3 | 5% |
| Recreation | 3 | 5% |
| Light Industrial/Service Commercial | 2 | 3% |
| Medium Box | 2 | 3% |
| Self Storage | 1 | 2% |
| Parking | 1 | 2% |
| Chamber of Commerce | 1 | 2% |

Wood Sales Lot

| | | |
|-------------------------------------|----|-----|
| Light Industrial/Service Commercial | 21 | 44% |
| Feedstore | 5 | 10% |
| Retail | 4 | 8% |
| Chamber of Commerce | 4 | 8% |
| Recreation | 3 | 6% |
| Park | 3 | 6% |
| Apartments/Condos | 3 | 6% |
| Office | 4 | 8% |
| Medium Box Retail | 1 | 2% |

Water District/Bus Yard

| | | |
|---|----|-----|
| As Is/Light Industrial/Service Commercial | 41 | 35% |
| Larger Box | 28 | 24% |
| Medium Box | 22 | 19% |
| Recreation | 13 | 11% |
| Apartments/Condos | 7 | 6% |
| Office/Biotech | 3 | 3% |
| Parking | 3 | 3% |
| Lifestyle Retail | 1 | 1% |

Atherton Ranch Vacant Parcel

| | | |
|-------------------|----|-----|
| Apartments/Condos | 54 | 50% |
| Senior Housing | 28 | 26% |
| Mixed Use | 18 | 17% |
| Plaza/Park | 5 | 5% |
| Amphitheatre | 1 | 1% |
| Hotel | 1 | 1% |
| Retail | 1 | 1% |

Olive/Redwood

| | | |
|----------------------|----|-----|
| Mixed Use | 34 | 31% |
| Apartments/Condos | 25 | 23% |
| Senior Housing | 27 | 24% |
| Community Commercial | 14 | 13% |
| Medium Box Retail | 8 | 7% |
| Hotel | 1 | 1% |
| Community Center | 1 | 1% |
| Live/Work | 1 | 1% |

Workshop Evaluation

| | <i>Yes</i> | <i>Somewhat</i> | <i>No</i> |
|--|-------------|-----------------|------------|
| Did you enjoy the workshop process? | 95% | 2% | 3% |
| Do you feel like you had an opportunity to express your ideas? | 95% | 2% | 3% |
| Do you feel like your ideas are reflected in the sketches prepared? | 78% | 5% | 17% |
| Will you continue to participate in the General Plan Update process? | 100% | | |