

Community Workshop #1

October 23, 2025

Matt Raimi, Principal, Raimi and Associates

Robert Cain, Principal Planner, Long Range Planning (Project Manager)



SAN ANTONIO ROAD
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Agenda

- Welcome
- Project Overview
- **Live Poll: Who Is Here Today?**
- Key Findings
- What We Have Heard So Far
- **Live Poll: A Vision for San Antonio**
- Next Steps



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Welcome!

The San Antonio Road Area Plan is a City-led initiative to develop a future vision for this important corridor with active community participation.

Ground rules

- The workshop today has a 30-minute presentation followed by an open house (for 90 minutes)
- We'll use Mentimeter for live polling, to get your input.
- The Open House will be an opportunity to view the boards, discuss with the project team, and share your ideas and comments.

We value your input. Thank you for being here!

Project Overview



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What is the San Antonio Road Area Plan?

A City-led initiative to create a 20-year vision with active community input.

PRELIMINARY PROJECT GOALS

CREATE A MORE LIVABLE COMMUNITY

IMPROVE MOBILITY AND SAFETY

SUPPORT SUSTAINABILITY

ENHANCE ECONOMIC VITALITY

PROJECT OUTCOMES

**FEASIBLE DESIGN
ALTERNATIVES**

**ZONING + DEVELOPMENT
STANDARDS**

**IMPLEMENTATION TOOLS
AND STRATEGIES**

Project Area

- The Area Plan covers 275.3 acres along Palo Alto's border with Mountain View.
- The project area covers most of the Bayshore Alma San Antonio (BASA) Priority Development Area (PDA) boundary.
- Includes 1.8-mile length of San Antonio Road with major intersections at US-101, East Charleston, Middlefield and Alma/Central Expressway.
- Southern part of the Plan Area is within a half-mile of San Antonio Caltrain station.
- Mix of industrial, office, service commercial and residential uses. Adjacent neighborhoods in both Palo Alto and Mountain View are residential.



Project Team

City of Palo Alto

Jonathan Lait, Director, Planning and Development Services

Jennifer Armer, Assistant Director, Planning and Development Services

Coleman Frick, Long Range Planning Manager

Robert Cain, Principal Planner

Sylvia Star-Lack, Transportation Planning Manager

Charlie Coles, Senior Transportation Planner

Raimi + Associates

Project Lead | Land Use and Zoning + Climate and Resilience

Kittelson + Associates

Transportation and Mobility

Strategic Economics

Market and Economic Analysis,
Housing and Displacement Risk

BKF Engineers

Utilities and Infrastructure

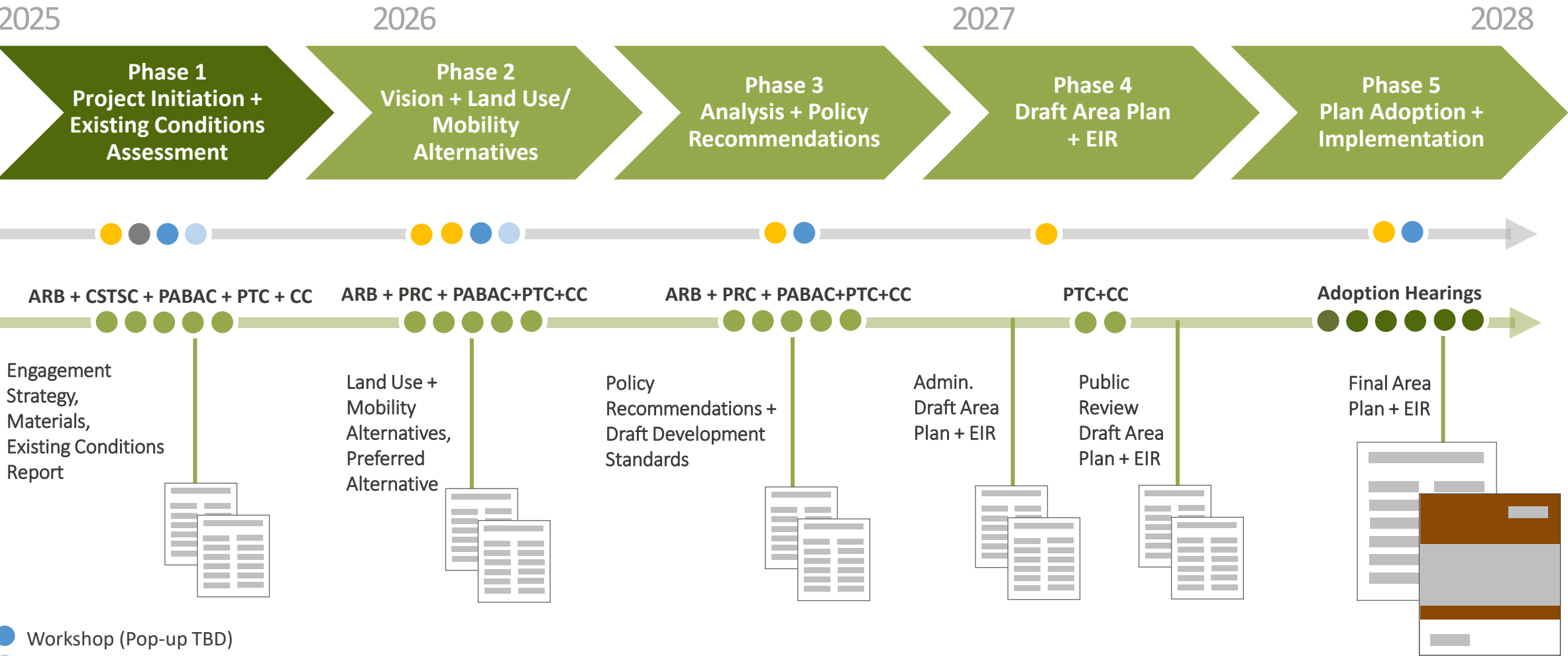
Illingworth + Rodkin

Air Quality and Noise

David J Powers + Associates (w Cornerstone + A/HC)

Environmental Hazards, CEQA Analysis

Project Timeline



Key Findings (Existing Conditions Analysis)



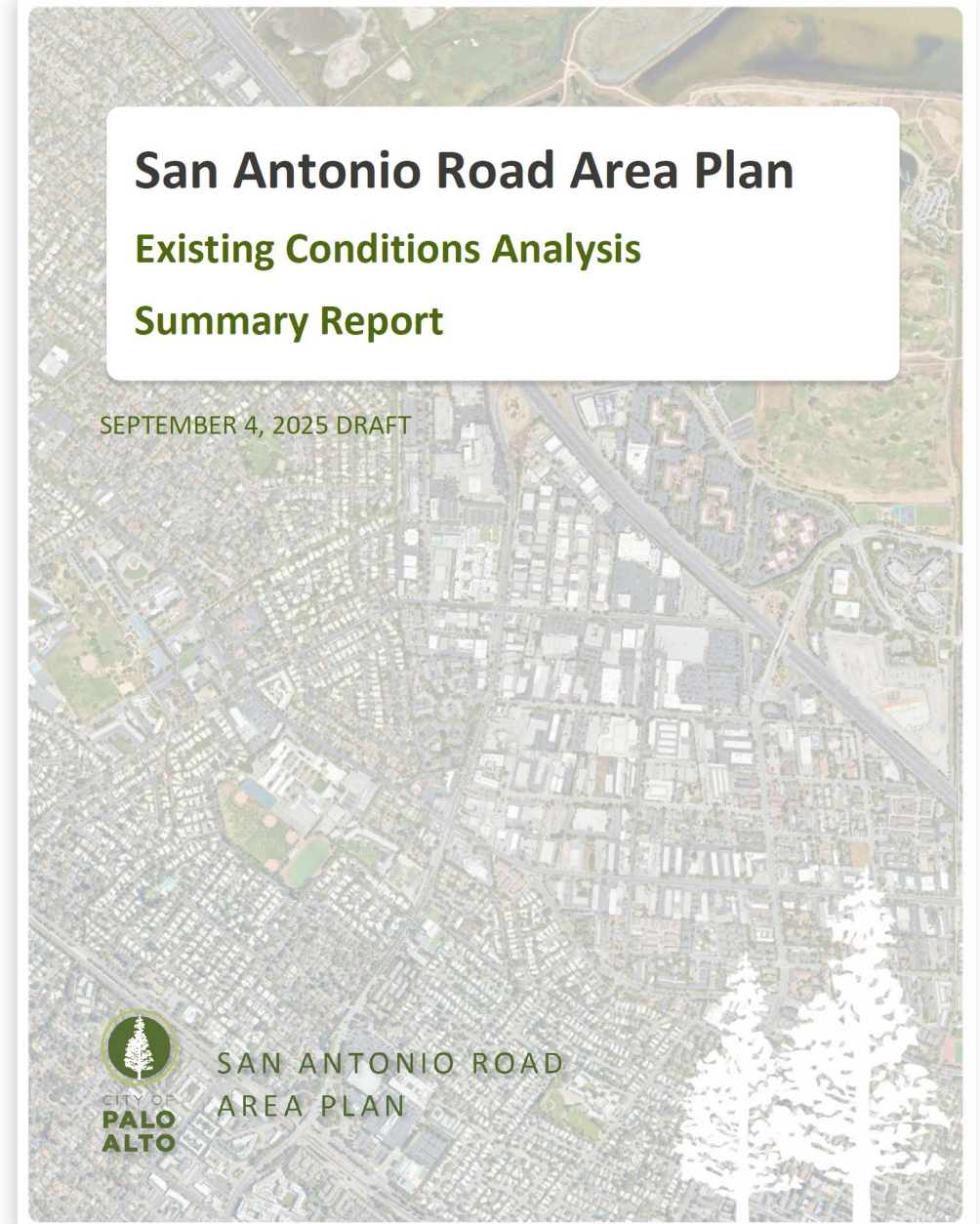
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Existing Conditions Analysis

Nine Analysis Memos + Summary

1. Land use and zoning
2. Housing, growth and displacement risk
3. Transportation and mobility
4. Market and economic analysis
5. Hazards, public safety, and historic resources
6. Parks, open space, and public facilities
7. Noise and air quality
8. Infrastructure
9. Climate and resilience

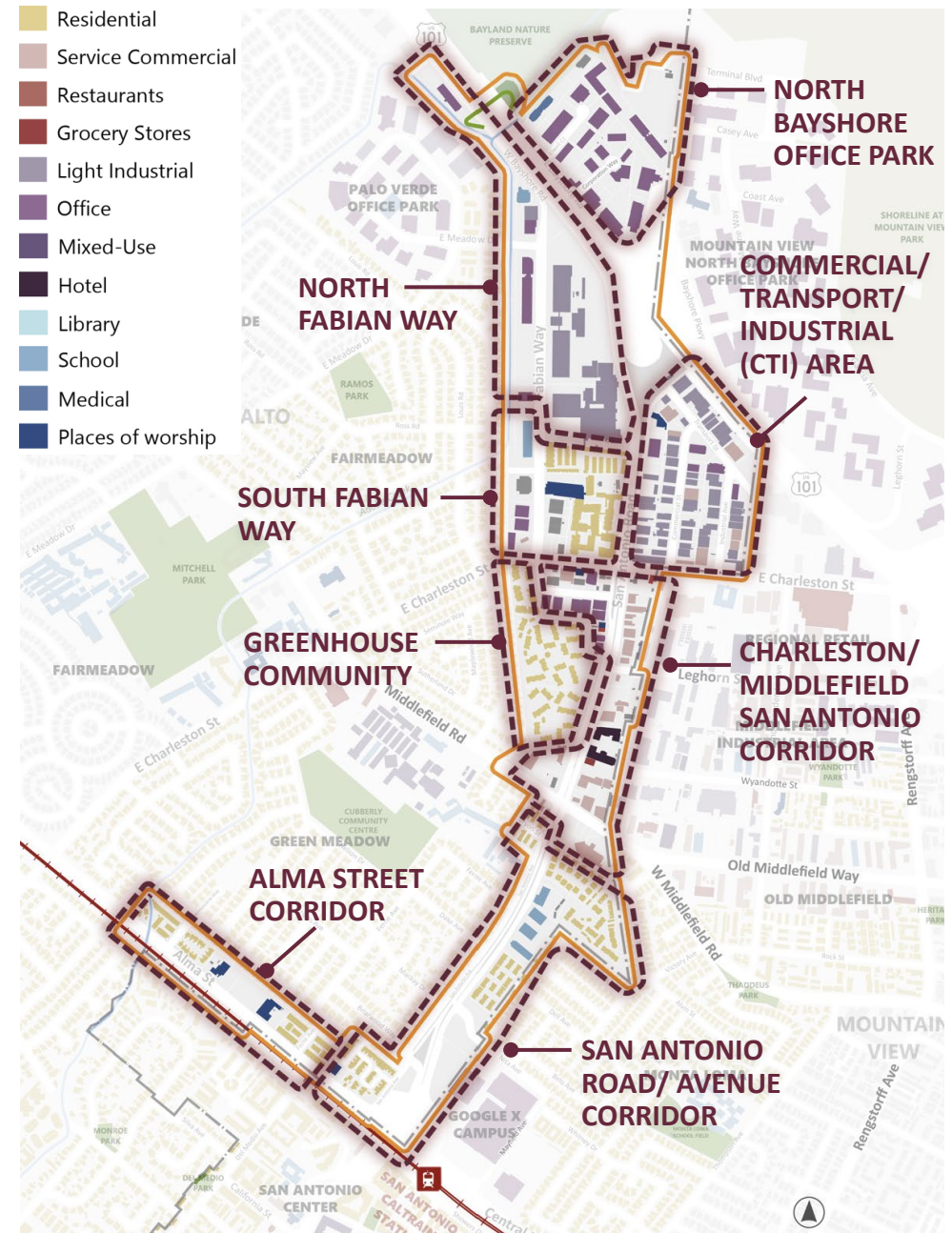
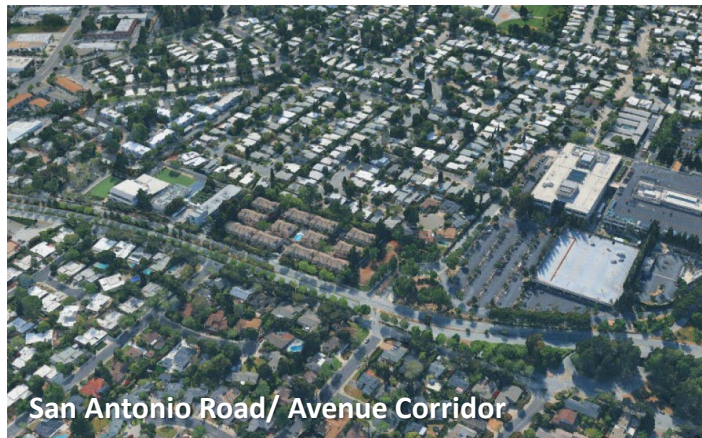
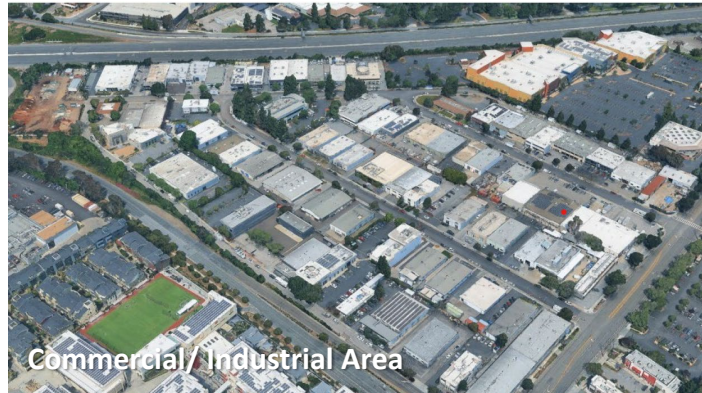


Location and Context



Variety of Uses + Built Character

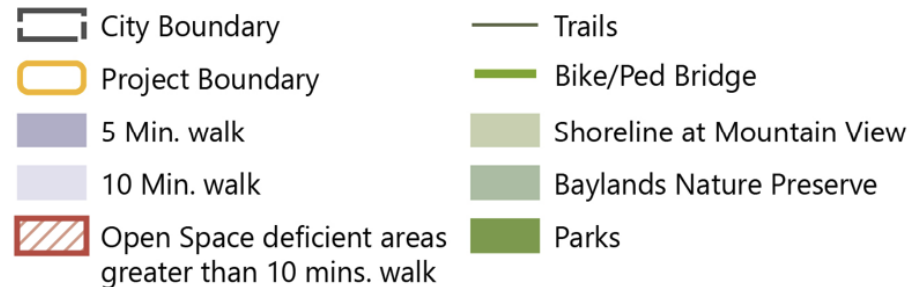
Diverse mix of industrial, commercial, residential uses



Community Spaces

Opportunity for parks, community amenities to support new residents

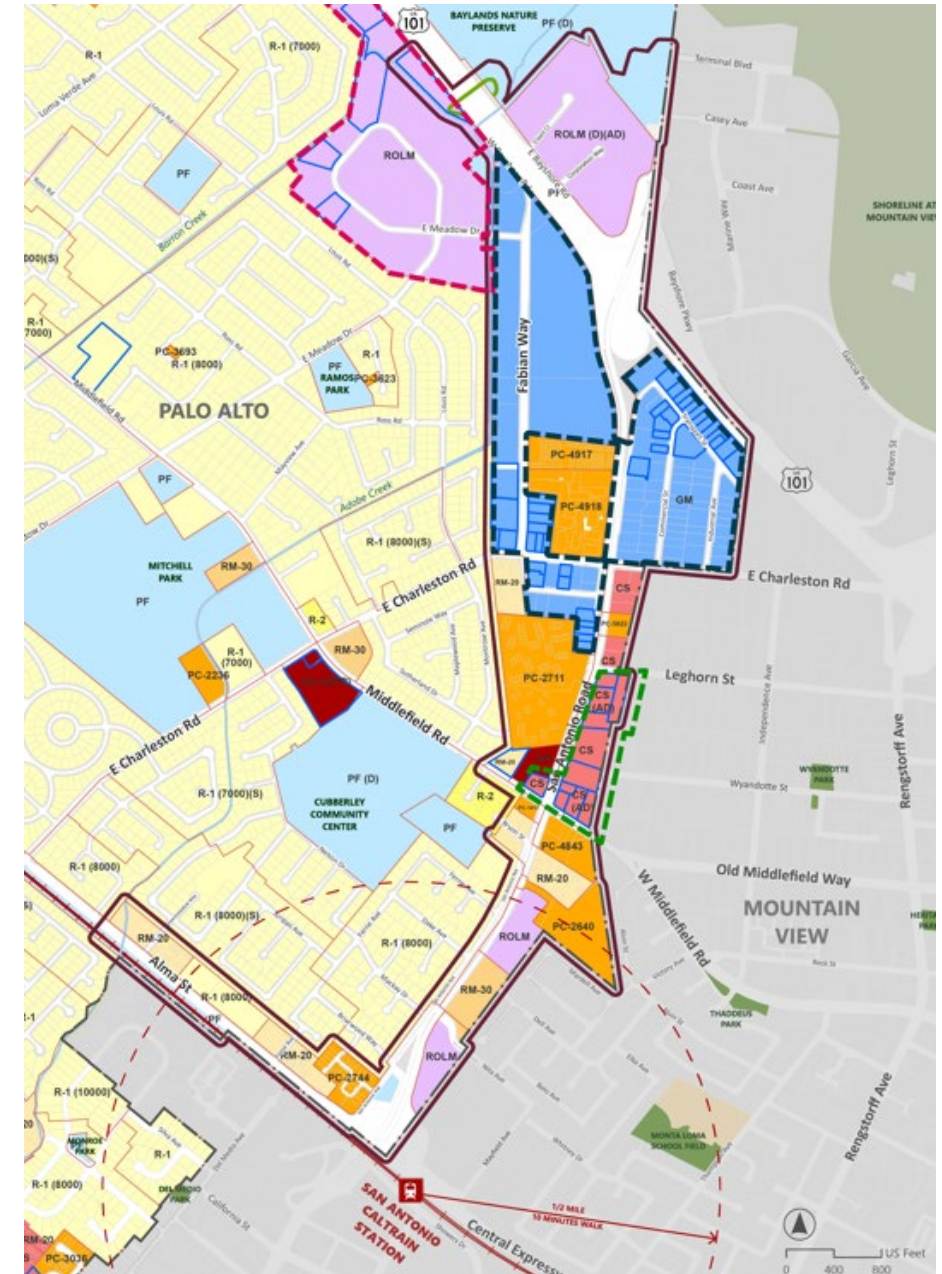
- Access to neighboring parks but no existing park or community space within the Plan Area.
- Area between Charleston and US-101 is “park-deficient”, outside a 10-minute walk to a nearby park.
- As more residents are added, spaces for community gathering within the Plan Area will be needed.



Zoning and Regulatory Setting

Recent initiatives to stimulate housing production

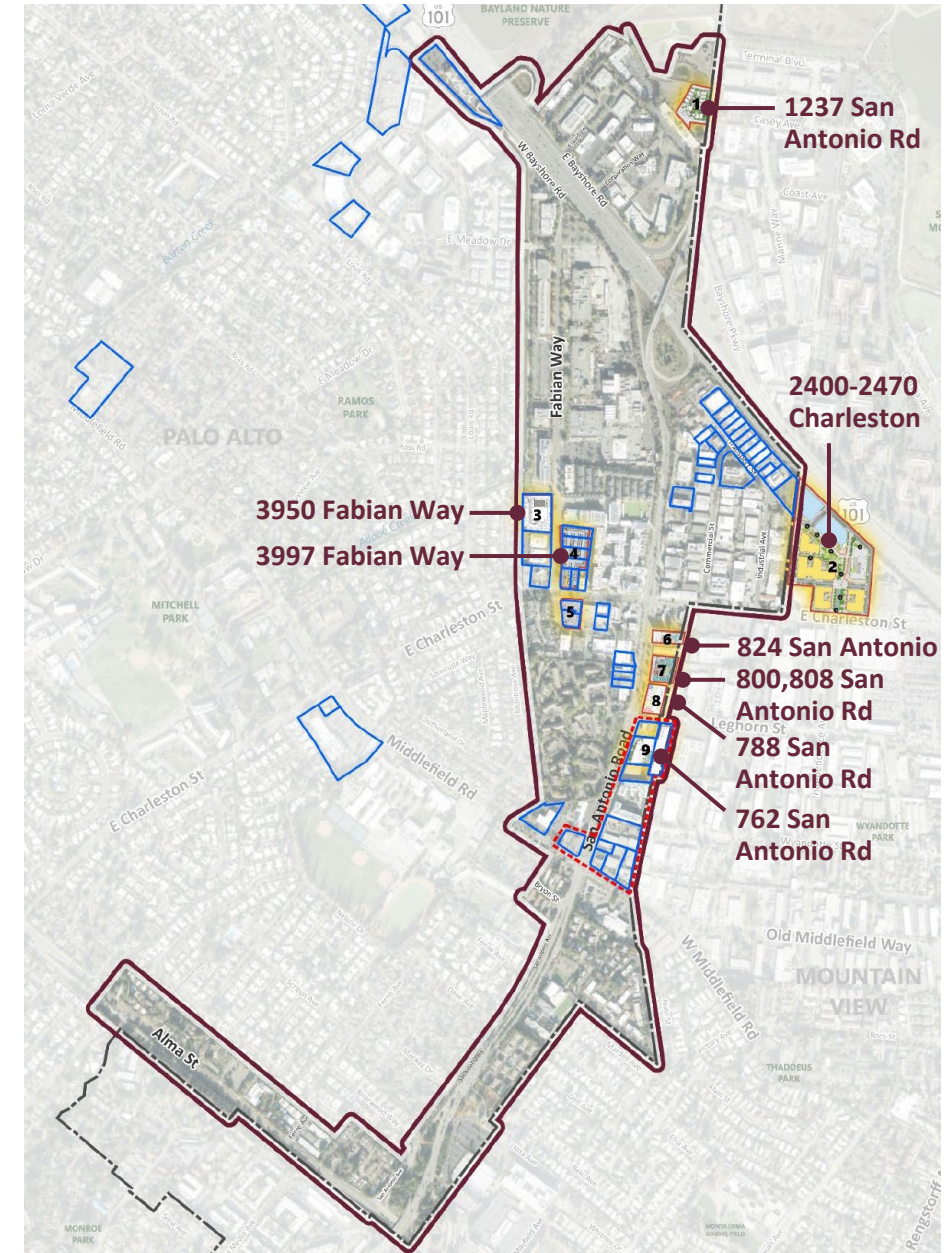
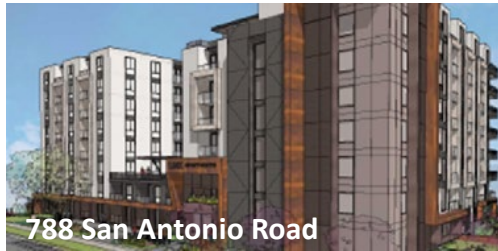
- Housing Element (2023-2031) has identified 53 opportunity sites in the Plan Area.
- GM and ROLM-zoned districts within Plan Area designated as Focus Areas.
- City's Housing Incentive Program (HIP) applies to a portion of the Plan Area.



Potential Development

Recent development interest, and opportunity for housing at different income levels

- Several residential and mixed-use pipeline projects in pipeline.
- Potential for more than 750 new housing units in the Plan Area if all pipeline projects get built.



Existing Housing, Jobs, and Future Potential

Existing Housing

- 802 existing housing units, mostly multifamily rentals and condos, and townhouses.
- 30% of housing is deed-restricted (252 units). Byron Street area has “naturally occurring affordable housing.”
- 40% of Plan Area residents are renters.

Existing Jobs and Businesses

- Limited retail within Plan Area but variety of retail and service amenities within ½ to 1-mile.
- Has 4% of City jobs, but 40% of all manufacturing jobs, concentrated in the CTI area.

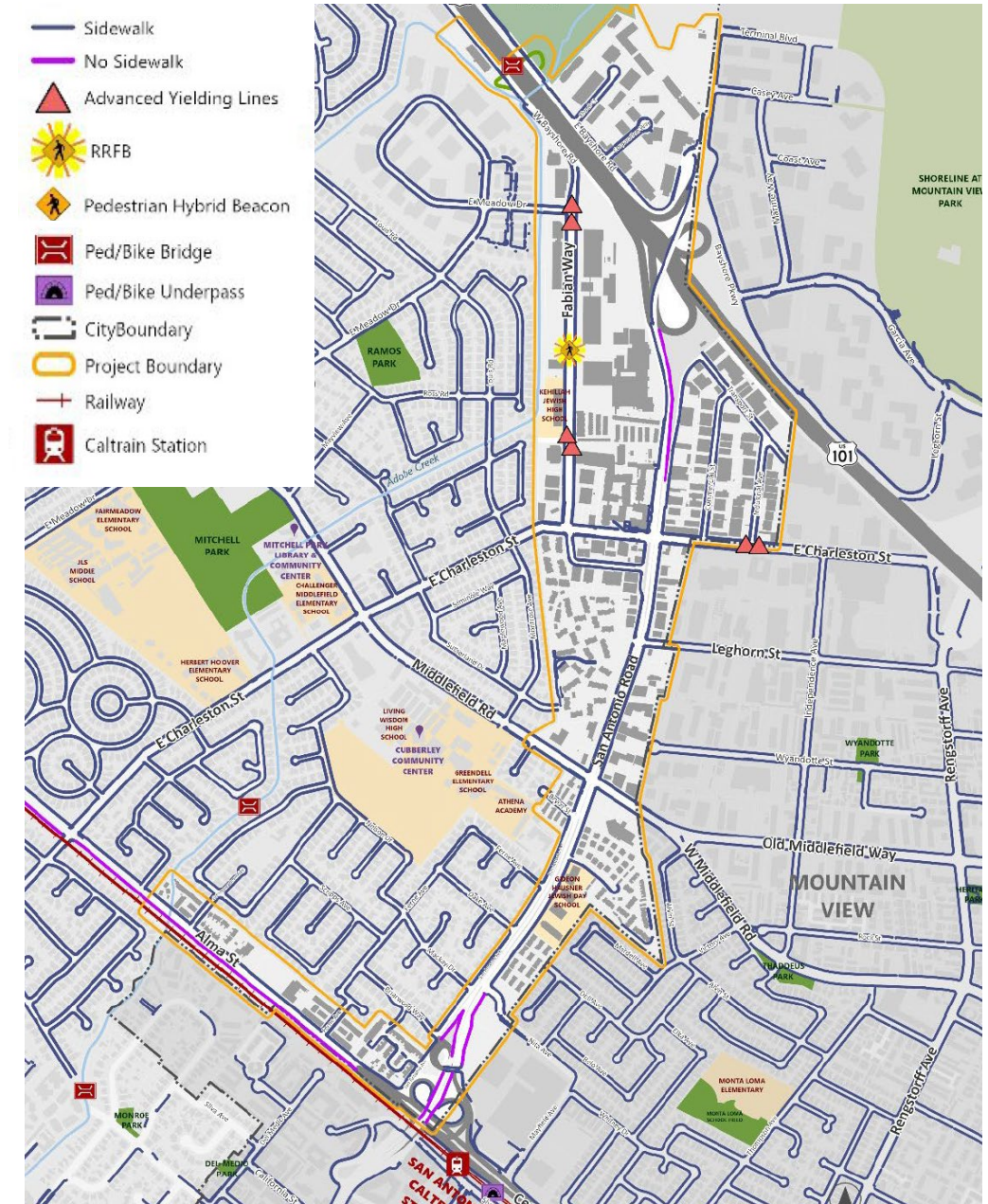
Future Potential

- Strong housing market for both rental and ownership models.
- Most likely to attract midrise multi-family housing development.
- Opportunity for housing at a variety of income levels to meet projected regional growth.
- Potential for local-serving retail, restaurants, and services near areas of housing growth.
- Prime retail locations with high visibility and access at intersections of San Antonio with Middlefield and Charleston.

Multimodal Connectivity

Identified priorities include improving connectivity, pedestrian-bike safety, and station access

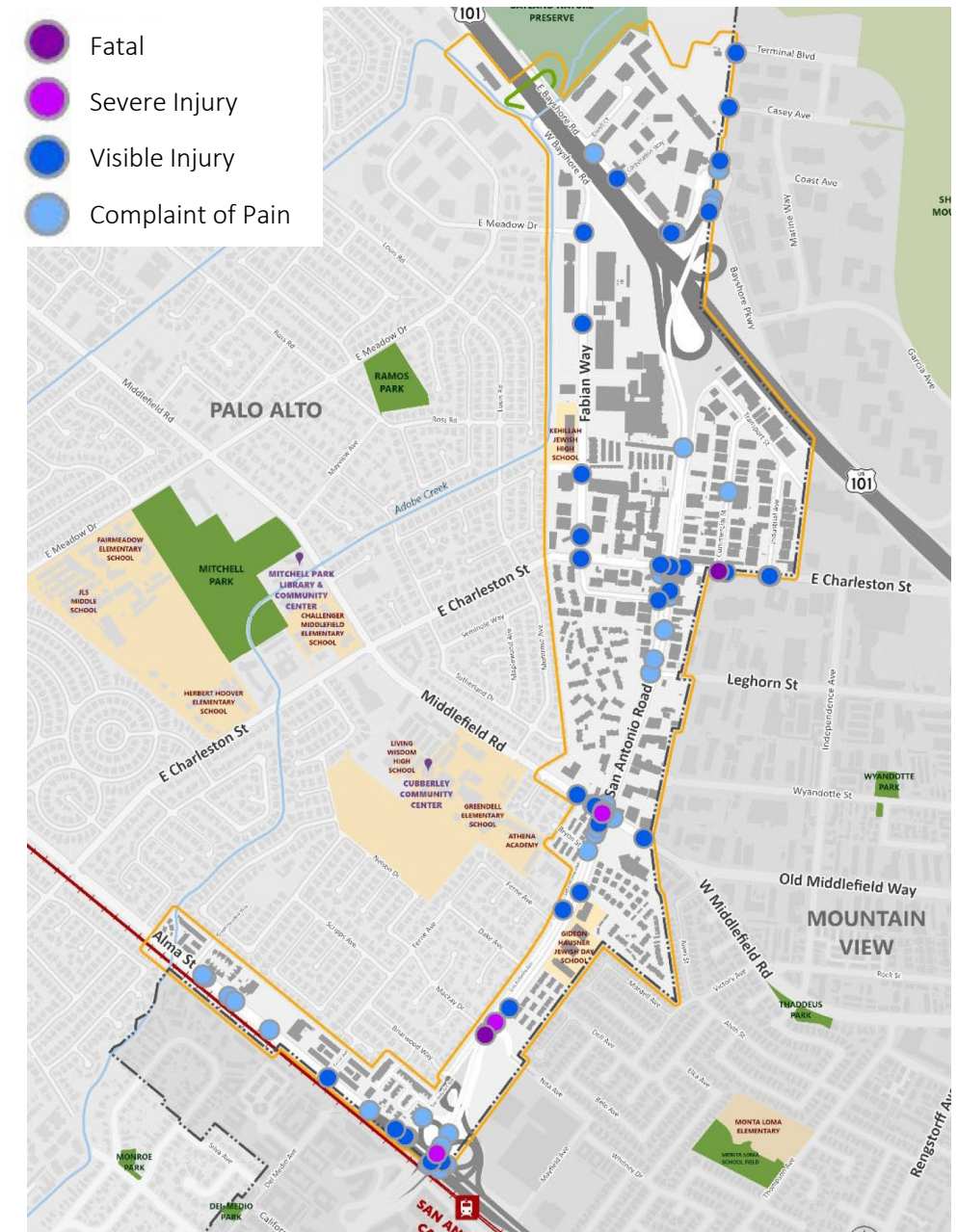
- Existing bicycle facilities along San Antonio Road limited, with only a short segment between Middlefield and Charleston.
- Bicycle Level of Traffic Stress (LTS) analysis identifies highest stress rating (LTS-4) for segments on San Antonio Road, Alma Street, and Middlefield Road.
- Gaps in the existing pedestrian network limit direct access to key destinations in adjacent neighborhoods and to Caltrain.



Safety For All Users

Identified safety issues need to be addressed

- 143 collisions in the Plan Area over the past 10 years, including two fatal and three severe injury collisions.
- Unsafe speeds accounted for 34% of all collisions.
- San Antonio, Charleston and Middlefield identified as High-Injury Network corridors by Safe Streets for All, to be prioritized for safety interventions.



Hazards and Climate Change

Potential impacts from climate change and hazards.

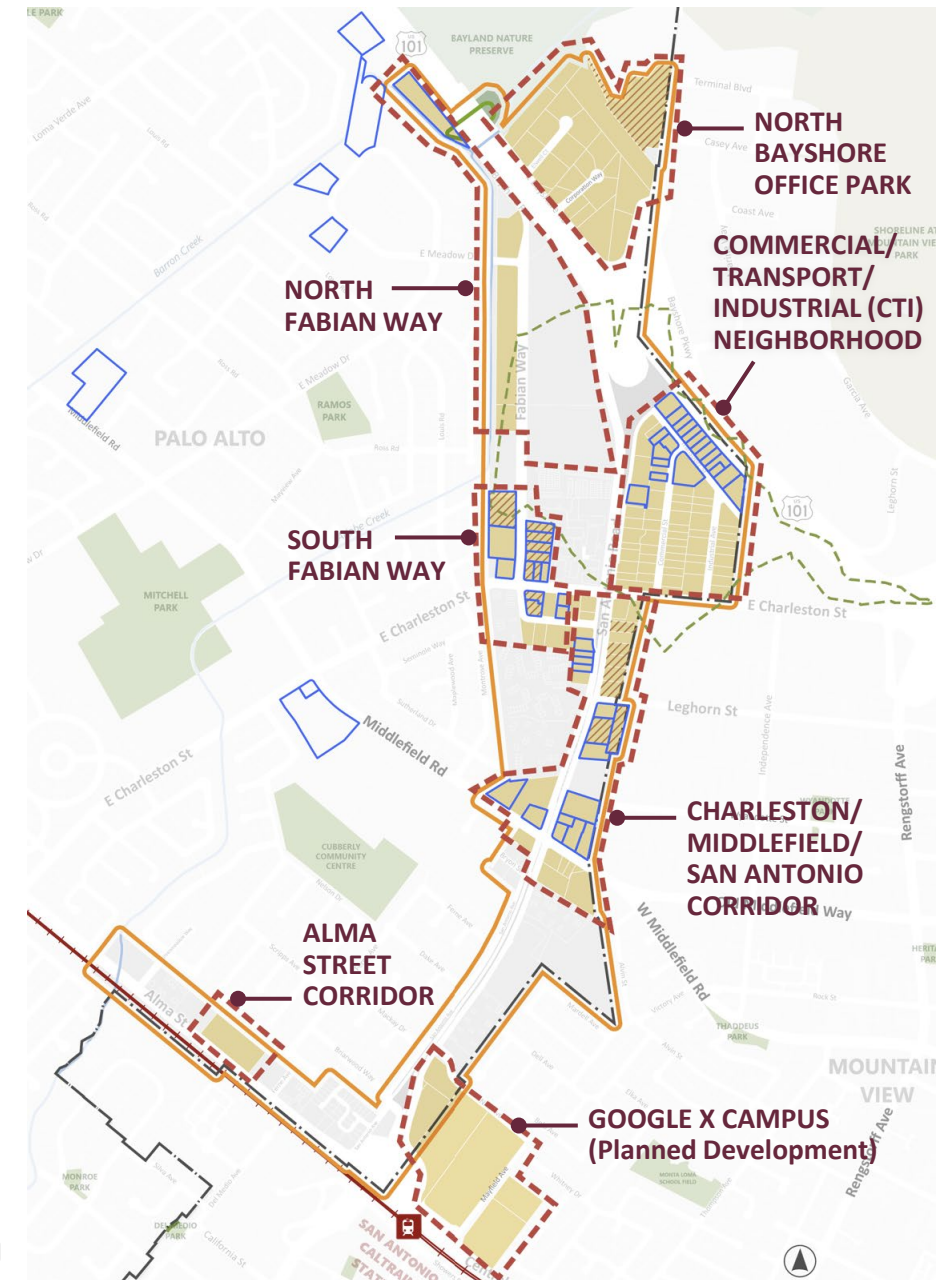
- Area north and east of Charleston located in FEMA flood zone – with potential risk of flooding and ground water rise under a 36-inch Sea Level Rise scenario.
- Areas near the Bay at risk of ground liquification in a seismic event.
- Plan Area not designated by CAL FIRE as a Fire Hazard Severity Zone (FHSZ).
- Noise and air quality issues will need mitigation as part of future development.



Development Opportunities

Opportunities

- Active development projects
 - Indicate market interest in Plan Area
 - Areas actively transitioning into residential/mixed-use
- Commercial Street/Transport Street/ Industrial Avenue (CTI) area and adjacent land in Mountain View has significant properties under single ownership.
- If the Maxar site redevelops in the future, it can also be a significant development since the large site area makes placemaking investments more feasible.



Identified Opportunities and Challenges

Opportunities

- Good auto access from US-101
- Proximity to Caltrain
- Diverse mix of existing uses to build on
- Recent development interest
- Zoning initiatives have increased development potential
- Opportunity to provide housing at a variety of income levels
- Potential for coordination with the Cubberley Master Plan, South Palo Alto Bike/Ped Connectivity project

Challenges

- Limited pedestrian and bike facilities
- Traffic, pedestrian, and bike safety
- Inadequate access to Caltrain
- Inadequate transit service
- Traffic congestion during peak periods
- Limited existing neighborhood-serving retail and services
- No existing park or other community space
- Future development subject to market conditions and other development uncertainties
- Potential near-term incompatibility between existing and new land uses

What We Have Heard So Far



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Phase One Engagement

Meetings and engagement events to date:

- **August 19:** Community Advisory Group (CAG)
- **August 21:** Technical Advisory Group (TAG)
- **September 9:** Pedestrian and Bicycle Advisory Committee (PABAC)
- **September 10:** Planning and Transportation Commission (PTC)
- **September 18:** Architectural Review Board (ARB)
- **September 25:** City/School Transportation Safety Committee (CSTSC)
- **October 6:** City Council
- **September 18 + 22:** Walk Audits with CAG and TAG members
- **October 2:** Online Survey started (closes Oct 31)
- **October 16:** Pop-Up #1
- **Today, October 23:** Community Workshop #1



Feedback Received

Community Advisory Group

- Need more trees and greenery
- Consider the future of transportation
- Solutions needed for RV's
- Consider impact of growth on schools
- Improve access to Caltrain
- Would like to see larger open spaces
- Include affordable spaces for non-profits, manufacturing, makers
- Strategies for addressing parking

Technical Advisory Group

- Analyze fire service water capacity
- Incorporate Sustainability and Climate Action Plan (SCAP)
- Green stormwater requirements may make bike infrastructure more expensive
- Create more shade along ped/bike routes
- Strategies to fund future infrastructure and outdoor space

Pedestrian and Bicycle Advisory Committee

- Improve connections to Caltrain for cyclists and pedestrians
- Improve cycling infrastructure preferably separated from vehicle traffic
- Reduce pedestrian crossing times, add crossings, improve safety
- Create local-serving retail spaces that are nearby
- Mitigate increased traffic from new development and other nearby projects such as the VTA 101 interchange improvements

City/School Transportation Safety Committee

- Consider where the children going to attend school, and school capacity
- There will need to be recommended walk/roll routes to those schools

Architectural Review Board

- Project can create a new gateway to Palo Alto
- Go big here, there could be 10,000 units or more. Don't limit height.
- Plan for the next housing element in addition to this one
- Would be open to a series of small open spaces instead of a larger park
- Look at how the Maxar site may change in the long term

Feedback Received

Planning and Transportation Commission

- How do you improve vehicle flow and infrastructure as well as bike/ped?
- Aim big on bike/ped infrastructure
- Work with Mountain View on bike/ped improvements
- Address the RV and unhoused situation
- How do you get affordable units in addition to market rate?
- Are there ways to increase transit in the Plan Area?
- Unlikely to support new office but need to know more
- Minimum 3:1 residential to office floor area need for balance
- Worry about redevelopment in flood risk areas

City Council

- Let this project demonstrate how a modern city tackles housing issues
- Bike and pedestrian safety will be key, particularly for school students
- Mitigate known issues (flooding, sea level rise, urban heat)
- Coordinate with Mountain View for regional jobs-housing balance
- Some office uses may be acceptable if it leads to community benefits and housing affordability
- Consider how to manage project applications until Plan is adopted
- Dense development is ok, but need to provide open space, trees
- Consider innovative approaches to deliver a plan that works for everyone

Partner Jurisdictions

- Staff is coordinating with other jurisdictions and has organized regular meetings with Mountain View staff
- Coordination with Valley Transportation Authority is also underway
- Coordination with school districts (Palo Alto Unified School District, Mountain View Whisman School District, Mountain View–Los Altos Union High School District) and Caltrain forthcoming

Vision for San Antonio Road



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Open House Feedback

The Open House has exhibits that include:

- A summary of key findings
- Preliminary ideas for plan alternatives

Please provide your feedback and input using sticky notes, dots for prioritization, and discussions with the project team.

We value your input!

Suggested Topics for Feedback

Housing. Where should we prioritize housing? What scale and height of development should we consider for alternatives - should we go taller if it can lead to more affordable housing?

Office. Where can we think of adding office development if it supports community benefits?

Transportation. Provide feedback on mobility improvement ideas to accommodate all users.

Community Amenities. Where could new outdoor spaces be created? Where should we prioritize new retail and community amenities? Should outdoor space and amenities be co-located to create community “third places”?

Next Steps

Phase Two: Nov 2025 to Jun 2026

Land Use and Mobility Alternatives

- Preliminary Design Concepts, Opportunity Sites, and Feasibility Analysis
- Phase 2 meetings with CAG, TAG, Boards and Commissions, City Council
- Workshop 2 on land use/ mobility alternatives targeted for March 2026
- Preferred Alternative targeted to be completed by June 2026



Stay connected

Click the QR code to find out more about the project, and to sign up for regular updates.

Thank you!



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