



CITY OF
**PALO
ALTO**

**NORTH VENTURA COORDINATED AREA PLAN
COMMUNITY SURVEY**

RESPONSES TO OPEN-ENDED QUESTIONS
Compiled April 23, 2020

Q6 Do you have additional goals or priorities for the area? (1000 character limit)

Answered: 84 Skipped: 96

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	RESPONSES	DATE
1	This is a lot of density for a small area, and will result in gentrification of existing neighborhoods. We have too much gentrification already.	4/20/2020 11:36 PM
2	Below market housing on the Fry's site.	4/20/2020 1:56 PM
3	New bike path to California Avenue. Park Blvd. is too narrow and crowded with cars at commute times.	4/20/2020 1:26 PM
4	design/plan/zone for what we want, not what might be economically indicated at any particular moment in time	4/20/2020 12:23 PM
5	If housing for families is included what about a neighborhood school so elementary kids don't have to cross El Camino. Also: this entire survey seems kind of ridiculous. What difference can it possibly make what kind of architectural structures the random group of people filling out this survey prefer? What can possibly be gained from that information? The Council put together a NV community task force. Where is the report and recommendations from that group? Who is proposing these three alternatives? And does any of this matter when the property is privately owned? With a 10-30 year window, most of the people filling out this survey will probably be dead or have moved. I feel like this is a waste of time just so the staff and politicians can say there was public input. And, no, I'm not grumpy because of shelter-in-place. I have participated in many community meetings and conversations on this topic and I do not feel that this survey serves any useful purpose.	4/20/2020 12:04 PM
6	The City supported designs are not what the neighbors or many residents of PA want. They are contrived to suit the planning Depts ideas; just as Ciberlywas. The residents have been very clear on what is desired but Mr Lait and crew will NOT listen. Historical preservation of this unique site can be accomplished along with other goals. there is an excellent and diverse working group in place; why won't the city listen to them?The current plans as submitted will further negatively impact the Ventura community. The City consultants do not live here and should be fired immediately. g	4/20/2020 11:58 AM
7	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.	4/20/2020 11:54 AM
8	Services for homeless like showers, restroom, micro living units (extension of diverse and inclusive housing). Arts and culture can be supported by Maker Space. Community services which mix elders with youth. Building Typologies which are stepped up to transition from single family to taller core	4/20/2020 11:49 AM
9	Services for homeless like showers, restroom, micro living units (extension of diverse and inclusive housing). Arts and culture can be supported by Maker Space. Community services which mix elders with youth. Building Typologies which are stepped up to transition from single family to taller core	4/20/2020 11:48 AM
10	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.	4/20/2020 11:40 AM
11	Revamp of the El Camino Corridor through the area	4/20/2020 11:00 AM
12	Comments: The goals in #4 overlap too much, and almost all include commercial development, which we need like a hole in the head. Should have a wider variety of goals.	4/20/2020 10:21 AM
13	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these	4/20/2020 7:58 AM

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proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.

14	The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.	4/20/2020 7:15 AM
15	family entertainment venues	4/19/2020 11:36 PM
16	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.	4/19/2020 10:03 PM
17	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.	4/19/2020 9:23 PM
18	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.	4/19/2020 9:05 PM
19	Yes, I do. We should reduce traffic, substantially reduce non-community-serving offices, eliminate parking problems, and create true below-market rate housing and community amenities. The proposals in this survey don't achieve that. Frankly, this entire survey is extremely one-sided and biased. In the past, the city has endeavored to run properly-balanced surveys using scientific sampling, citing arguments from various sides. This survey falls far short of that prior standard of competence. The survey also contains all sorts of false information and errors. For example, comparing the Existing Uses and Alternative 1 makes it look like the latter will add retail to the Fry's site. That's untrue. The survey also seems to have no input from the majority of members of the very committee the City created to help review North Ventura. Small wonder we residents believe that the city's development staff are completely out of touch with the public they're supposed to serve.	4/19/2020 8:33 PM
20	More housing	4/19/2020 8:29 PM
21	Fast building of housing and please ignore the NIMBY contingent	4/19/2020 5:37 PM
22	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.	4/19/2020 4:45 PM
23	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a	4/19/2020 4:01 PM

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chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.

24	City should bring in diverse housing in all areas, downtown , midtown, and everywhere. Its not ok to just make one area available for diverse housing while others are not.	4/19/2020 3:19 PM
25	Wider sidewalks along Park Blvd. Setbacks similar to Cloudera building. Remove parking along Park Blvd to facilitate safer bicycle and pedestrian traverse. In the big picture, none of these proposals is what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. My understanding is that the NVCAP working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose among three flawed proposals foisted on it. Please allow the working group to do its job.	4/19/2020 1:15 PM
26	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.	4/19/2020 12:30 PM
27	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.	4/18/2020 11:59 AM
28	I feel we have a great opportunity to have a high-density, more inclusive plan. Sustainability (GHG reduction) and equity are the top priorities	4/18/2020 11:30 AM
29	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.	4/18/2020 11:20 AM
30	don't make congestion any worse!	4/18/2020 11:13 AM
31	This survey is ill-designed (ask me) and manipulative. The proposals are the work of people who worship at the alters of "growth" and density. They will result in substantial degradation of life here in Palo Alto and beyond. The working group has been trivialized. Palo Altans are being given a choice of tortures and asked to select. I refuse to be cynical. We can do better.	4/18/2020 9:54 AM
32	Consider many diverse types of housing - townhome/flats, small scale apartments, midrise apartments. The existing context is pretty ramshackle -lets make ths neighborhood something we are proud of, not a haphazard collection of industrial and post WWII bldgs. Let's have a neighborhood we can be proud of. While we can certainly acknowledge the history here, we don't need to preserve the cannery or all the existing structures.	4/18/2020 9:24 AM
33	This is *the* key site for housing in the city of palo alto; we need to seize it.	4/18/2020 9:14 AM
34	I have attended some meetings and looked at the alternatives. It would appear office space is a priority, but residents don't want offices here. There is no reason that all of the priorities and goals mentioned above are mutually exclusive. I don't get this process; why invest the time and effort to set up these NVCAPs and then not listen to the members? The 14 citizens on the panel seem to feel their input is unrepresented by these alternatives and the aternatives are outside muni code and land use parameters.	4/17/2020 4:19 PM
35	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for	4/17/2020 11:58 AM

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our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.

36	Long range plans for 2 downtowns are stale. We need a new, better sited city center at very near ECR and Page Mill Rd. Work deal/trade with Sobrato and SRP	4/17/2020 9:26 AM
37	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.	4/17/2020 9:10 AM
38	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.	4/16/2020 11:05 PM
39	provides adequate parking	4/16/2020 10:46 PM
40	None of these proposals reflects my hope for this area. Each exceeds the maximum density allowed per current zoning and Palo Alto's current housing allocation/need. With COVID-19 proving to spread most severely in the densest settings, we need less density, not more. We need high-quality, less dense housing for our most deserving workers with large, attractive parks and shops. These proposals are not the working group's. The process has been hijacked. The community needs more input starting with through the working group. Do not allow Sobrato to dictate that the City or neighbors must pay to preserve their desired hefty profit margin. Eminent domain and other tools, such as partnering large tech companies, exist to do justice to this opportunity. Preserving the dilapidated cannery structure would be a huge mistake. We can honor the history with a nice plaque and open plaza. The space is too badly needed for modern housing and other resident needs. Blight does not make right.	4/16/2020 8:35 PM
41	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job	4/16/2020 4:57 PM
42	Conext sensitive development.	4/15/2020 7:21 PM
43	Reducing cost of living for everyone	4/15/2020 11:31 AM
44	None of these proposals are what the community wants nor do they reflect the intention of the majority of the NVCAP working group. The working group has not even been allowed to discuss the proposals and yet these proposals are misleadingly attributed to them. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. I am sending a letter to City Council asking them to give the working group a chance to present their own designs as opposed to having designs foisted upon them.	4/14/2020 7:21 PM
45	housing, community parks and child care, follow the success of stanford's universty terrace nr college terrace	4/14/2020 3:37 PM
46	emphasize infrasture to eliminate reliance on single use automobiles	4/14/2020 11:13 AM
47	Housing, Housing, Housing	4/14/2020 10:53 AM
48	More Housing	4/14/2020 7:45 AM

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49	desired outcome is a project that will be created very soon	4/13/2020 3:39 PM
50	drastically cut pollution related to this endeavor	4/13/2020 8:55 AM
51	Affordable housing protection for senior renters protection for renters workers school employees	4/13/2020 8:44 AM
52	More affordable housing and an effective way for those who live there to easily and effectively utilize public transportation	4/13/2020 6:56 AM
53	No high rises, affordable housing, if parking needed, needs to be underground	4/13/2020 6:45 AM
54	I see this as a large enough area that it should represent it's own context and should not be limited in the same way small development is. This should really be an area plan and not restricted by current zoning if change is reasonable and beneficial. This is an opportunity for some very positive change and smart evolution. Please be bold and forward thinking! For me, I see this as a rare opportunity and history is less of a priority than the future.	4/12/2020 6:21 PM
55	The best use of the space would be to make it into an affordable income area for those who are low income.	4/12/2020 5:16 PM
56	One parking space for each studio and two parking spaces for larger units. per unit.	4/12/2020 4:27 PM
57	Think Santana Row but not as tall with naturalized creek that has access to the banks with outdoor dinning and public access. Commercial, Restaurant, Entertainment centers and Residential mixed use, but with automotive traffic contained within that complex, might require the closing of Park Blvd to Lambert.	4/12/2020 3:50 PM
58	Eliminate cars traffic throughout	4/12/2020 3:08 PM
59	Yes, but need to be able to present them with illustration.	4/12/2020 2:14 PM
60	no	4/12/2020 2:11 PM
61	Physically move the deemed "historic" building to Cubberley site and use it for the community center at that site.	4/12/2020 1:55 PM
62	More housing; more affordable market rate housing (which implies higher density)	4/12/2020 1:15 PM
63	Housing ASAP. Make the area look like it is modern and part of this century. This is Silicon Valley and it should signal modernity with taller buildings, roof bars like modern world cities, and wide sidewalks so people walk more and stop polluting the air with their cars. All cars pollute from their tires it's not just about electric versus fossil fuel.	4/12/2020 1:13 PM
64	Very good design is vital. Use SOFA as model for planning	4/12/2020 1:07 PM
65	Maximize Housing near transit!	4/12/2020 1:04 PM
66	As much additional affordable housing as possible, ground floor retail	4/12/2020 12:25 PM
67	just more housing	4/12/2020 11:58 AM
68	Dense housing, with food available RIGHT THERE.	4/12/2020 11:56 AM
69	We need another swimming pool in Palo Alto	4/12/2020 11:30 AM
70	more housing to avoid HCD lawsuits and penalties	4/12/2020 11:05 AM
71	Just to comment--Additional housing is a must for this area	4/12/2020 10:58 AM
72	Provide space for an expanded clinic for Ravenswood/Mayview	4/12/2020 10:50 AM
73	Put in as much housing as possible!	4/12/2020 10:47 AM
74	https://www.tripadvisor.com/Attraction_Review-g187159-d8050328-Reviews-L_Aquapolis-Limoges_Haute_Vienne_Nouvelle_Aquitaine.html	4/12/2020 10:39 AM
75	Affordable housing with functional, environmental, energy efficient, over luxurious amenities and costly construction.	4/12/2020 10:10 AM
76	Affordable housing should take priority over all else.	4/12/2020 9:49 AM
77	Palo Alto needs housing, housing, and housing	4/12/2020 9:48 AM

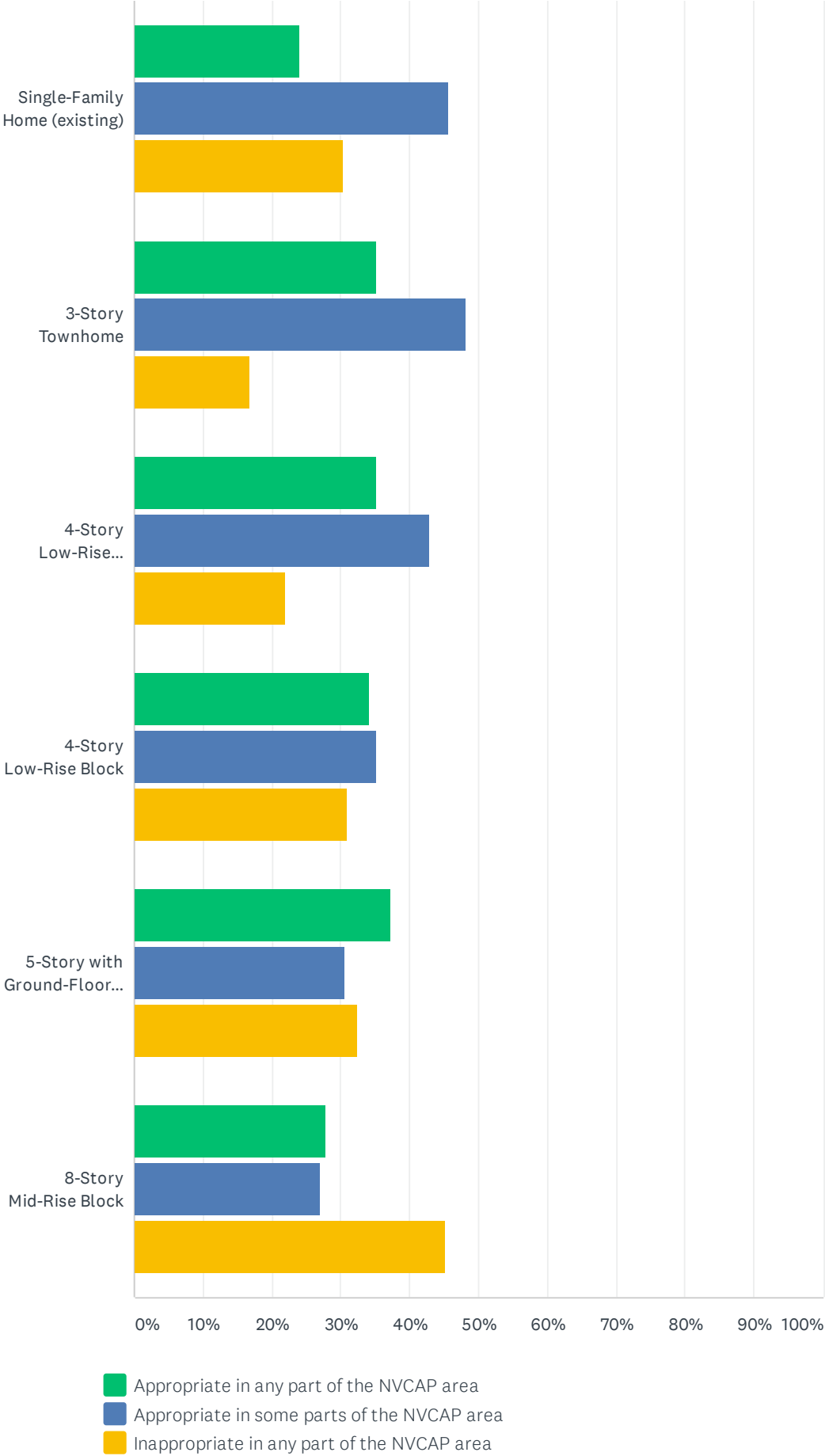
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78	maximize housing by favoring multi-unit housing, density, and taller buildings; also, street-level retail; no additional commercial space	4/12/2020 9:45 AM
79	Reduce amount of vehicle parking space as percentage of land use, including street use; reduce vehicle mode share within area; make vibrant community.	4/11/2020 10:03 PM
80	Reduce amount of vehicle parking space as percentage of land use, including street use; reduce vehicle mode share within area; make vibrant community.	4/11/2020 5:23 PM
81	Hard to rank; each of these is desirable.	4/10/2020 8:14 PM
82	Remove office space at Fry's site. Do not add any office space.	4/10/2020 7:59 PM
83	Encourage retail, restaurants, commerce.	4/10/2020 6:45 PM
84	Add flora to mitigate train noise.	4/10/2020 3:13 PM

Q7 Please indicate your preferences for these building typologies in the NVCAP area.

Answered: 116 Skipped: 64

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	APPROPRIATE IN ANY PART OF THE NVCAP AREA	APPROPRIATE IN SOME PARTS OF THE NVCAP AREA	INAPPROPRIATE IN ANY PART OF THE NVCAP AREA	TOTAL	WEIGHTED AVERAGE
Single-Family Home (existing)	24.11% 27	45.54% 51	30.36% 34	112	2.06
3-Story Townhome	35.19% 38	48.15% 52	16.67% 18	108	1.81
4-Story Low- Rise Greenway	35.24% 37	42.86% 45	21.90% 23	105	1.87
4-Story Low- Rise Block	34.02% 33	35.05% 34	30.93% 30	97	1.97
5-Story with Ground-Floor Retail	37.14% 39	30.48% 32	32.38% 34	105	1.95
8-Story Mid- Rise Block	27.88% 29	26.92% 28	45.19% 47	104	2.17

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#	COMMENTS FOR "SINGLE-FAMILY HOME (EXISTING)"	DATE
1	Olive, Pepper, Ash, on Lambert across from existing Single-Family Homes (SFH)	4/20/2020 1:14 PM
2	There needs to be a significant number of units for the disappearing middle class and affordable housing. These populations need to be served by this project. We don't need another building of any sort for more people who can and will overpay for fancy apartments.	4/20/2020 12:45 PM
3	Pepper, Olive, Lambert (the map on this page does not accurately depict R-1 residence currently on Lambert)	4/20/2020 12:34 PM
4	this map and ideas do not serve the Community. Manufacture by Consultants; do away ith all and start fresh with what the residents want.	4/20/2020 12:01 PM
5	Page Mill/EI Camino Real	4/20/2020 11:57 AM
6	Olive, Pepper, Ash, across from houses on Lambert	4/20/2020 11:43 AM
7	Where it already exists (Pepper, Olive)	4/20/2020 10:29 AM
8	None yuk	4/20/2020 7:58 AM
9	Pepper, Olive	4/19/2020 9:32 PM
10	Pepper, Olive, Lambert, Ash, Park	4/19/2020 9:20 PM
11	Given the state might be pushing for de-single-family-zoning, this should only be done to prevent displacement in case of any long term delays with the plans.	4/19/2020 8:57 PM
12	Olive, Pepper, Ash, Portage, Lambert	4/19/2020 5:33 PM
13	Olive, Pepper, Lambert, Ash	4/19/2020 1:15 PM
14	Olive, Pepper,	4/18/2020 8:42 PM
15	Page mill	4/18/2020 11:23 AM
16	all	4/18/2020 9:56 AM
17	Pepper, Olive, Acacia, Ash, Portage, Lambert, Park	4/17/2020 3:33 PM
18	Pepper Olive Lambert Q	4/17/2020 8:04 AM
19	Lambert, Portage, Acacia. The disconnected set of existing single-family homes on Page Mill, Pepper, Ash, and Olive should be replaced.	4/16/2020 8:52 PM
20	olive, pepper, acacia, ash	4/16/2020 5:04 PM
21	Pear, Acacia	4/13/2020 3:45 PM
22	Pepper, olive, acacia,portage,Lambert,ash	4/13/2020 7:15 AM
23	Pepper, Olive	4/12/2020 11:15 PM
24	Pepper	4/12/2020 11:07 PM
25	Pepper, Olive but keep existing homes, no new single-family homes	4/12/2020 3:20 PM
26	N/A I don't really think any of the design elements are good. The housing should be split into separated into clusters.	4/12/2020 2:22 PM
27	Pepper, Olive, Acacia, Portage, Lambert	4/12/2020 2:20 PM
28	Lambert Ave.	4/12/2020 12:18 PM
29	Pepper, Olive	4/12/2020 10:56 AM
30	Anywhere the professional urban planners thinks works.	4/12/2020 10:02 AM
31	Palo Alto should not be building most-expensive Single Family homes right now. The vast majority of the housing stock is already single family homes.	4/12/2020 9:55 AM
32	Where it exists, it should be kept.	4/10/2020 8:09 PM

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33	Olive	4/10/2020 4:29 PM
#	COMMENTS FOR "3-STORY TOWNHOME"	DATE
1	anywhere, but particularly Olive, Acacia north side, back-side of Olive, Lambert east of Ash	4/20/2020 1:14 PM
2	There needs to be a significant number of units for the disappearing middle class and affordable housing. These populations need to be served by this project. We don't need another building of any sort for more people who can and will overpay for fancy apartments.	4/20/2020 12:45 PM
3	Page Mill, Pepper, Olive, Acacia, Portage, Lambert, El Camino, Ash, Park	4/20/2020 12:34 PM
4	Lambert, Pepper	4/20/2020 12:06 PM
5	Page Mill/El Camino Real	4/20/2020 11:57 AM
6	North Palo Alto, next to Jobs' mansion	4/20/2020 7:58 AM
7	Park, El Camino	4/19/2020 9:20 PM
8	Lambert, Portage, Acacia, Olive, ASH	4/19/2020 5:33 PM
9	Page mill	4/18/2020 11:23 AM
10	Pepper, Olive, Acacia, Ash, Portage, Lambert, Park	4/17/2020 3:33 PM
11	Park	4/17/2020 8:04 AM
12	Any of them, but I wouldn't make the whole thing monolithic, and they need more than one parking space per unit. Both parents work around here, and friends and service providers coming to the homes need parking!	4/16/2020 8:52 PM
13	page mill, park	4/16/2020 5:04 PM
14	Next to the creek.	4/15/2020 7:26 PM
15	Should only be used as back-up after other options are already fully used	4/15/2020 11:39 AM
16	all	4/13/2020 3:45 PM
17	Page Mill, Park	4/13/2020 1:57 PM
18	Lambert, portage, acacia	4/13/2020 7:15 AM
19	Any	4/13/2020 6:58 AM
20	Acacia, Portage, Park	4/12/2020 11:15 PM
21	Pepper Olive	4/12/2020 11:07 PM
22	340 Portage	4/12/2020 2:20 PM
23	Portage, Lambert, Ash	4/12/2020 12:18 PM
24	Lambert, Portage	4/12/2020 10:56 AM
25	Anywhere the professional urban planners thinks works.	4/12/2020 10:02 AM
26	Not where existing single-family homes are. Retain existing Fry's building and turn it into rental housing.	4/10/2020 8:09 PM
27	340 Portage,	4/10/2020 4:29 PM

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#	COMMENTS FOR "4-STORY LOW-RISE GREENWAY"	DATE
1	Cloudera Site parking lot, 340 Portage and parking, Portage, Lambert	4/20/2020 1:14 PM
2	There needs to be a significant number of units for the disappearing middle class and affordable housing. These populations need to be served by this project. We don't need another building of any sort for more people who can and will overpay for fancy apartments.	4/20/2020 12:45 PM
3	Page Mill, Acacia, Portage, El Camino, Ash, Park	4/20/2020 12:34 PM
4	Lambert, Pepper, Acacia	4/20/2020 12:06 PM
5	Cloudera site, Fry's site,	4/20/2020 11:43 AM
6	Page Mill, El Camino, Park, Acacia, Portage, Lambert (anywhere but Olive and Pepper)	4/20/2020 10:29 AM
7	Next to City hall	4/20/2020 7:58 AM
8	Lambert, Park, El Camino	4/19/2020 5:33 PM
9	El camino, page mill	4/18/2020 11:23 AM
10	Park, Lambert, Portage, Ash, Pepper, Olive, Portage	4/17/2020 3:33 PM
11	Any of them, but I wouldn't make the whole thing monolithic, and they need more than one parking space per unit. Both parents work around here, and friends and service providers coming to the homes need parking!	4/16/2020 8:52 PM
12	park	4/16/2020 5:04 PM
13	Page Mill, Park, El Camino	4/13/2020 3:45 PM
14	Page Mill, Park	4/13/2020 1:57 PM
15	El Camino	4/13/2020 7:15 AM
16	Any	4/13/2020 6:58 AM
17	Lambert, El Camino, Ash	4/12/2020 11:15 PM
18	not on Lambert	4/12/2020 10:57 PM
19	Edges with Greenway as buffer to existing single family	4/12/2020 6:40 PM
20	None the housing should be split into housing cluster maybe 4 clusters at 2/3 stories.	4/12/2020 2:22 PM
21	El Camino	4/12/2020 1:25 PM
22	Park, PageMill, Pepper, Portage, Olive, Acacia	4/12/2020 12:18 PM
23	Park	4/12/2020 10:56 AM
24	Anywhere the professional urban planners thinks works.	4/12/2020 10:02 AM
25	Needs mixed use retail; too much parking per unit as indicated.	4/11/2020 10:06 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	COMMENTS FOR "4-STORY LOW-RISE BLOCK"	DATE
1	Cloudera Site parking lot, 340 Portage and parking, Portage, Lambert	4/20/2020 1:14 PM
2	Page Mill, El Camino, only if there were a significant number of units for the disappearing middle class and affordable housing. These populations need to be served by this project. We don't need another building of any sort for more people who can and will overpay for fancy apartments.	4/20/2020 12:45 PM
3	none	4/20/2020 12:34 PM
4	Park, Page Mill, Olive	4/20/2020 12:06 PM
5	Acacia, Portage, Ash, Lambert, Park, El Camino Real	4/20/2020 11:43 AM
6	Page Mill, El Camino, Park, Acacia	4/20/2020 10:29 AM
7	Next to Stanford shopping center	4/20/2020 7:58 AM
8	Olive, Acacia, Ash, El Camino	4/19/2020 5:33 PM
9	Page mill	4/18/2020 11:23 AM
10	Park, Page Mill, Lambert	4/17/2020 3:33 PM
11	Page Mill, Park, El Camino	4/13/2020 3:45 PM
12	Page Mill, Park	4/13/2020 1:57 PM
13	El camino	4/13/2020 7:15 AM
14	Any	4/13/2020 6:58 AM
15	Page Mill, Acacia, Portage, Park	4/12/2020 11:15 PM
16	Page Mill, El Camino Real, Park Blvd up to Portage/Creek, not on Lambert	4/12/2020 10:57 PM
17	Edges on more urban frontage	4/12/2020 6:40 PM
18	pepper, olive, acacia, portage	4/12/2020 4:15 PM
19	Acacia, Portage	4/12/2020 10:56 AM
20	Anywhere the professional urban planners thinks works.	4/12/2020 10:02 AM
21	Needs mixed use retail; too much parking per unit as indicated.	4/11/2020 10:06 PM
22	East Park Blvd	4/10/2020 4:29 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	COMMENTS FOR "5-STORY WITH GROUND-FLOOR RETAIL"	DATE
1	340 Portage and parking, Portage, El Camino	4/20/2020 1:14 PM
2	Page Mill, El Camino, only if there were a significant number of units for the disappearing middle class and affordable housing. These populations need to be served by this project. We don't need another building of any sort for more people who can and will overpay for fancy apartments.	4/20/2020 12:45 PM
3	none	4/20/2020 12:34 PM
4	El Camino	4/20/2020 12:06 PM
5	Acacia, Portage, Ash, Lambert, Park, El Camino Real	4/20/2020 11:43 AM
6	Page Mill, El Camino, Acacia	4/20/2020 10:29 AM
7	Next to 280 fwy	4/20/2020 7:58 AM
8	Along Park or El Camino, given their closeness to transit	4/19/2020 8:57 PM
9	Ash, Acacia	4/19/2020 5:33 PM
10	Page Mill Road, El Camino Real	4/18/2020 8:42 PM
11	Park, Ash, Olive	4/18/2020 10:22 AM
12	Park, Lambert	4/17/2020 3:33 PM
13	Page Mill, Park, El Camino	4/13/2020 3:45 PM
14	El Camino	4/13/2020 1:57 PM
15	Any	4/13/2020 6:58 AM
16	El Camino	4/12/2020 11:15 PM
17	Page Mill, El Camino Real, Park Blvd up to Portage/Creek, not on Lambert	4/12/2020 10:57 PM
18	Along ECR to enhance the Grand Boulevard concept or toward the central spaces	4/12/2020 6:40 PM
19	el camino, page mill, park, portage	4/12/2020 4:15 PM
20	The design might include cluster housing.	4/12/2020 2:22 PM
21	Portage, Olive	4/12/2020 12:18 PM
22	anywhere	4/12/2020 12:03 PM
23	Park, El Camino	4/12/2020 10:56 AM
24	El Camino, Page Mill	4/12/2020 10:56 AM
25	Anywhere the professional urban planners thinks works.	4/12/2020 10:02 AM
26	Needs mixed use retail; too much parking per unit as indicated.	4/11/2020 10:06 PM
27	Portage, El Camino	4/10/2020 4:29 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	COMMENTS FOR "8-STORY MID-RISE BLOCK"	DATE
1	limited use, 340 Portage, furthest from SFH, with stepping up to that height	4/20/2020 1:14 PM
2	Page Mill, El Camino, only if there were a significant number of units for the disappearing middle class and affordable housing. These populations need to be served by this project. We don't need another building of any sort for more people who can and will overpay for fancy apartments.	4/20/2020 12:45 PM
3	none	4/20/2020 12:34 PM
4	In the core with suitable stepping down to single family, Portage, Ash, El Camino, south west end of Lambert	4/20/2020 11:43 AM
5	Next to page mill near fwy	4/20/2020 7:58 AM
6	Nowhere	4/19/2020 7:29 PM
7	Page mill	4/18/2020 11:23 AM
8	Page Mill, Park, Olive	4/18/2020 10:22 AM
9	Park, El Camino,	4/17/2020 3:33 PM
10	Ridiculous.	4/16/2020 8:52 PM
11	page mill	4/16/2020 5:04 PM
12	Just not by the creek	4/15/2020 11:39 AM
13	Page Mill, Park, El Camino	4/13/2020 1:57 PM
14	Any	4/13/2020 6:58 AM
15	El Camino, Park	4/12/2020 11:15 PM
16	Page Mill, El Camino Real	4/12/2020 10:57 PM
17	At the central zone - height can grow/terrace as buildings move farther from existing single family	4/12/2020 6:40 PM
18	el camino, page mill, park	4/12/2020 4:15 PM
19	El Camino	4/12/2020 3:20 PM
20	High traffic arterials are dangerous for crossing and walking, esp for those who use wheelchairs or elderly people. The higher density should be protected from El Camino smog and speeding. Plus El Camino is unattractive and stuck in the 1950s. It's an ugly street that feels like a freeway slicing town in half when I visit. This should be a dense tree lined boulevard with a protected bike lane and wide sidewalks of at least 20 feet like in Berlin.	4/12/2020 1:58 PM
21	Portage, Page Mill, El Camino, Park	4/12/2020 12:18 PM
22	el camino,page mill,park	4/12/2020 12:03 PM
23	Page Mill, Ash, Acacia, Portage, Lambert	4/12/2020 10:56 AM
24	El Camino	4/12/2020 10:56 AM
25	Anywhere the professional urban planners thinks works.	4/12/2020 10:02 AM
26	Needs mixed use retail; too much parking per unit as indicated.	4/11/2020 10:06 PM
27	Park & Page Mill	4/10/2020 3:15 PM

Q8 3-Story Townhome

Answered: 56 Skipped: 124

ANSWER CHOICES	RESPONSES	
Pros	73.21%	41
Cons	85.71%	48
Suggestions	51.79%	29
Questions	21.43%	12

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	PROS	DATE
1	Medium Density and more like Single Family homes	4/21/2020 2:33 PM
2	Reasonably compatible with existing.	4/20/2020 2:07 PM
3	Denser than SFH, modest height, provides transition from SFH to taller buildings	4/20/2020 1:14 PM
4	fits current character	4/20/2020 12:34 PM
5	Individual porches	4/20/2020 12:06 PM
6	Denser than single family without being huge, transitional from single family	4/20/2020 11:43 AM
7	Compact	4/20/2020 11:25 AM
8	Easy approval within the Planning Commission	4/19/2020 8:57 PM
9	Lower impact on traffic and resources	4/19/2020 5:33 PM
10	3 story town home can house as many people as a big condo unit can do.	4/19/2020 3:29 PM
11	Pack ppl in without being too ugly	4/19/2020 12:33 PM
12	Would fit well within current context	4/18/2020 8:42 PM
13	Good for limited land	4/18/2020 6:20 PM
14	medium density, more open space	4/18/2020 11:37 AM
15	Great housing typology	4/18/2020 10:22 AM
16	More like a neighborhood	4/17/2020 3:33 PM
17	more in scale	4/17/2020 9:15 AM
18	Good fit for the area. Right density level if balanced with some open areas and some retail, office, or other use areas.	4/16/2020 8:52 PM
19	Housing!	4/14/2020 11:19 AM
20	More Housing,	4/14/2020 7:50 AM
21	nice jib If you can afford it- we no longer can!	4/13/2020 8:56 AM
22	Would help with housing shortage but only for people with good income	4/13/2020 7:15 AM
23	owner model	4/12/2020 11:07 PM
24	Consistent w dense parts of the city	4/12/2020 7:42 PM
25	More dense than existing single family	4/12/2020 6:40 PM
26	Family friendly and could provide a transition from lower density ventura homes.	4/12/2020 5:05 PM
27	Attractive	4/12/2020 3:20 PM
28	Low rise is always better -- cluster the housing	4/12/2020 2:22 PM
29	Cute if they have stoops and modern textures like lots of glass	4/12/2020 1:58 PM
30	Better than sfh	4/12/2020 1:40 PM
31	bigger units	4/12/2020 12:18 PM
32	Better half-measure than single family homes.	4/12/2020 12:01 PM
33	we need more housing and this is our largest opportunity pool	4/12/2020 11:09 AM
34	Higher density than attached homes, allows longer-term residency	4/12/2020 10:56 AM
35	Provides family housing	4/12/2020 10:56 AM
36	Hey, some housing!	4/12/2020 10:02 AM
37	appealing housing type not often found in Palo Alto	4/12/2020 9:55 AM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

38	More pleasant for the resident	4/12/2020 9:46 AM
39	Lovely and higher density	4/11/2020 10:06 PM
40	Lovely and higher density	4/11/2020 5:28 PM
41	May fit into neighborhood	4/10/2020 8:09 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	CONS	DATE
1	Too Narrow	4/21/2020 2:33 PM
2	May cater to wealthy rather than poor	4/20/2020 1:14 PM
3	Caters to the wealthy. We don't need more of that. We need housing for the disappearing middle class and more affordable housing.	4/20/2020 12:45 PM
4	Little privacy, lots of stairs,	4/20/2020 12:06 PM
5	May cater to wealthy rather than poor	4/20/2020 11:43 AM
6	Too expensive; unused parking not usable by others; homeownership encourages over-investment in a risky asset	4/20/2020 11:25 AM
7	Slowest way to progress to RHNA	4/19/2020 8:57 PM
8	Too much traffic	4/19/2020 7:55 PM
9	Our housing is too dense	4/19/2020 7:29 PM
10	Too low density, better sites available	4/19/2020 6:43 PM
11	Relatively little green, not affordable	4/19/2020 5:33 PM
12	None	4/19/2020 3:29 PM
13	Parking?!	4/19/2020 12:33 PM
14	Low density, high cost	4/18/2020 8:42 PM
15	single family homes are too space intensive - we have enough single family homes in PA	4/18/2020 11:37 AM
16	Not Dense Enough!	4/18/2020 10:22 AM
17	Won't accommodate as many people; only for sale	4/17/2020 3:33 PM
18	Individual group floor unit entries with front stoop	4/17/2020 12:31 AM
19	None of the plans reflect the lofty goals with which the City Council charged the working group	4/16/2020 11:15 PM
20	Underparked.	4/16/2020 8:52 PM
21	This doesn't provide enough housing units	4/15/2020 11:39 AM
22	No downside to housing	4/14/2020 11:19 AM
23	Less Housing	4/14/2020 7:50 AM
24	to ease to make dense linear layouts	4/13/2020 10:05 AM
25	Inadequate to solve issues	4/13/2020 8:56 AM
26	Out of reach for people with limited income and possibly seniors	4/13/2020 7:15 AM
27	less efficient use of space	4/12/2020 11:07 PM
28	Often unattractive	4/12/2020 7:42 PM
29	Needs to be very limited as the land use vs. density is so poor	4/12/2020 6:40 PM
30	none	4/12/2020 5:05 PM
31	Cannot house many people per acre, too expensive	4/12/2020 3:20 PM
32	Limiting project to 3-stories will limit appropriate density	4/12/2020 3:03 PM
33	These feel narrow and claustrophobic. They feel forced. These can be expensive to build as they have more intricate design in smaller space and create materials waste to cut lots of corners of materials. have	4/12/2020 1:58 PM
34	Not dense enough	4/12/2020 1:40 PM
35	Don't need more single family homes. Only allow pre-existing single family homes to stay. Don't	4/12/2020 1:25 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

	demolish them whether homeowners or renters occupy.	
36	Not dense enough near transit	4/12/2020 1:10 PM
37	residents per acre too low	4/12/2020 12:40 PM
38	waste of land.	4/12/2020 12:18 PM
39	Not dense enough to solve regional housing crisis. Contributes to global warming and sprawl through lower density than other options.	4/12/2020 12:01 PM
40	Not nearly dense enough to address the housing crisis	4/12/2020 10:56 AM
41	Linear design	4/12/2020 10:56 AM
42	Least dense option.	4/12/2020 10:02 AM
43	provides too little new housing	4/12/2020 9:58 AM
44	fewer homes than denser options	4/12/2020 9:55 AM
45	Not best use of space	4/12/2020 9:46 AM
46	Need to make sure walkable to avoid increase VMT with density	4/11/2020 10:06 PM
47	Need to make sure walkable to avoid increase VMT with density	4/11/2020 5:28 PM
48	Should not replace single-family homes or Fry's building	4/10/2020 8:09 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	SUGGESTIONS	DATE
1	That they all have a one or two car garage	4/21/2020 2:33 PM
2	include usable garden space, usable balconies, terraces, rooftop gardens. Avoid bland, cookie-cutter designs. If any SFH is replaced, former tenants should have first right of access to new units.	4/20/2020 1:14 PM
3	get rid of the consultants; they are not listening to the Ventura study group or the residents of PA.	4/20/2020 12:01 PM
4	Include usable garden space, terraces, rooftop gardens. Avoid bland, cookie cutter designs. If any replaces single family, give current occupants first dibs	4/20/2020 11:43 AM
5	increase the number of rooms and separate units in each	4/19/2020 3:29 PM
6	Have small back yard	4/18/2020 6:20 PM
7	Only if it makes the project "pencil out" for the developer.	4/18/2020 11:37 AM
8	Use as a transition between single family residences and other housing types	4/18/2020 10:22 AM
9	Please allow the working group to do its job. Consultants work FOR this group, not for developers.	4/16/2020 11:15 PM
10	They need more than one parking space per unit. Both parents work around here, and friends and service providers coming to the homes need parking!	4/16/2020 8:52 PM
11	Reasonable	4/16/2020 5:00 PM
12	Should only be used as back-up after other options are already fully used	4/15/2020 11:39 AM
13	Please, we need housing.	4/14/2020 11:19 AM
14	Build more housing	4/14/2020 7:50 AM
15	do not lay them out in straight lines	4/13/2020 10:05 AM
16	Need more units for more people	4/13/2020 8:56 AM
17	More low rise, 2-3 level blocks with underground parking	4/13/2020 7:15 AM
18	Insist on attractive designs	4/12/2020 7:42 PM
19	Allow these homes to be purchased	4/12/2020 5:05 PM
20	Limit this type of housing	4/12/2020 3:20 PM
21	Further development of schematic planning	4/12/2020 3:03 PM
22	Relocate the "historic" building to Cubberly site.	4/12/2020 2:22 PM
23	This would make most sense ONLY if paired with taller, staggered building behind it.	4/12/2020 1:58 PM
24	some, on the side near Lambert	4/12/2020 12:18 PM
25	Lower than market housing for local health workers, teachers, city staff, etc.	4/12/2020 10:56 AM
26	Use sparingly as transition between existing SFHs and the remainder of the coordinated area plan	4/12/2020 9:55 AM
27	1 parking space per unit is far far too much	4/11/2020 10:06 PM
28	1 parking space per unit is far far too much	4/11/2020 5:28 PM
29	Housing over Retail in CS zones, 3 stories tall, no office	4/10/2020 8:09 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	QUESTIONS	DATE
1	How will the local schools accommodate the number of families that will move into these townhomes?	4/20/2020 12:45 PM
2	How much room is allocated to the parking? And is this a good use for the space as we try to migrate people to greener modes of transit.	4/19/2020 8:57 PM
3	Aren't 2 stories enough?	4/19/2020 5:33 PM
4	Does this mean the apartments are three stories high? That's inappropriate for seniors	4/17/2020 12:31 AM
5	Why can't Townhomes co-exist with underground parking?	4/16/2020 8:52 PM
6	I question why people oppose housing.	4/14/2020 11:19 AM
7	Can it include retail or commercial?	4/14/2020 7:50 AM
8	Private ownership for individual families is selfish	4/13/2020 8:56 AM
9	For all of these - parking should not be what is now specified in the zoning but rather should be more consistent with current patterns and demand for more dense urban uses near transit and amenities	4/12/2020 6:40 PM
10	Why is this presented?	4/12/2020 3:03 PM
11	How can we ensure this site is preserved for low-income housing? How do we get Sebrato involved in the conversation. Is imminent domain possible to take the land?	4/12/2020 2:22 PM
12	Are those Commercial buildings staying on Lambert?	4/12/2020 12:18 PM

Q9 4-Story Low-Rise Greenway

Answered: 47 Skipped: 133

ANSWER CHOICES	RESPONSES	
Pros	76.60%	36
Cons	70.21%	33
Suggestions	51.06%	24
Questions	21.28%	10

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	PROS	DATE
1	More density with green space	4/21/2020 2:33 PM
2	Denser but not too tall, green space on edge can help buffer building from lower adjacent sites. Can support more income levels and housing types (e.g. co-housing, micro units).	4/20/2020 1:14 PM
3	We need housing for the disappearing middle class and more affordable housing.	4/20/2020 12:45 PM
4	approaches current character, not overly massive	4/20/2020 12:34 PM
5	Open floor plan units, variety of floor plans.	4/20/2020 12:06 PM
6	Denser but not too tall, supports more income levels and housing Typologies (eg can have Co housing, etc)	4/20/2020 11:43 AM
7	Allows rental option	4/20/2020 11:25 AM
8	Multi-unit, possibly affordable, green space, low impact	4/19/2020 5:33 PM
9	Ditto	4/19/2020 12:33 PM
10	Green area available and welcoming to all	4/18/2020 8:42 PM
11	Good idea!	4/18/2020 10:22 AM
12	Contains some rentals, has underground parking	4/17/2020 3:33 PM
13	margianlly in scale	4/17/2020 9:15 AM
14	Good to have more greenway if done correctly.	4/16/2020 8:52 PM
15	More units is better when connected to safe walking and biking paths to the California Ave train station	4/15/2020 11:39 AM
16	Housing!	4/14/2020 11:19 AM
17	More Housing	4/14/2020 7:50 AM
18	oportune to make less blocky with articulations	4/13/2020 10:05 AM
19	Sure, apartments,	4/13/2020 8:56 AM
20	More housing	4/13/2020 7:15 AM
21	more units with green area	4/12/2020 11:07 PM
22	Better than 5 stories	4/12/2020 7:42 PM
23	greenway acts as buffer to adjacent uses	4/12/2020 6:40 PM
24	Suitable for people without children	4/12/2020 5:05 PM
25	Density, could be affordable	4/12/2020 3:20 PM
26	Greenway is good	4/12/2020 3:03 PM
27	Better than 8.	4/12/2020 2:22 PM
28	# of units/acre is OK. Front stoops good. More open space.	4/12/2020 1:25 PM
29	Relatively dense; might not freak out the POSH crowd.	4/12/2020 12:18 PM
30	We need more housing to avoid lawsuits and HCD penalties	4/12/2020 11:09 AM
31	Higher density than single-family homes, layout provides more neighborhood character	4/12/2020 10:56 AM
32	More housing	4/12/2020 10:56 AM
33	Hey, more housing!	4/12/2020 10:02 AM
34	Front stoops on buildings like this would be very attractive	4/12/2020 9:55 AM
35	Density	4/11/2020 10:06 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

36	Density	4/11/2020 5:28 PM
#	CONS	DATE
1	Designs are uninspirational	4/21/2020 2:33 PM
2	We need housing for the disappearing middle class and more affordable housing.	4/20/2020 12:45 PM
3	Privacy for ground floor units	4/20/2020 12:06 PM
4	Greenspace could be better used by pooling it into a community park	4/20/2020 11:25 AM
5	Too tall and too dense	4/19/2020 9:32 PM
6	Never too crowded	4/19/2020 7:29 PM
7	Depending on architecture, big negative visual impact	4/19/2020 5:33 PM
8	High density	4/19/2020 3:29 PM
9	Can be very unattractive	4/18/2020 8:42 PM
10	Not dense enough either	4/18/2020 10:22 AM
11	Looks "blockish" (Russian Cold war design)	4/17/2020 3:33 PM
12	Changes the character of Palo Alto	4/17/2020 8:04 AM
13	None of the plans reflect the lofty goals with which the City Council charged the working group	4/16/2020 11:15 PM
14	Underparked.	4/16/2020 8:52 PM
15	No downside to housing.	4/14/2020 11:19 AM
16	Less Housing	4/14/2020 7:50 AM
17	clost to put to many people on top of each other	4/13/2020 10:05 AM
18	Nothing against this	4/13/2020 8:56 AM
19	Changes feel of neighborhood	4/13/2020 7:15 AM
20	Too big and dense	4/12/2020 7:42 PM
21	Children bouncing on floors and footsteps annoying for neighbors below	4/12/2020 5:05 PM
22	Limiting project to 4-stories will limit appropriate density	4/12/2020 3:03 PM
23	Expensive to build so just go higher! Or pair with higher	4/12/2020 1:58 PM
24	residents per acre too low	4/12/2020 12:40 PM
25	No retail.	4/12/2020 12:18 PM
26	Not dense enough to address the housing crisis	4/12/2020 10:56 AM
27	Block design	4/12/2020 10:56 AM
28	We need more	4/12/2020 10:02 AM
29	provides less housing than some other options	4/12/2020 9:58 AM
30	5-stories is more attractive	4/12/2020 9:55 AM
31	Ugly in many places	4/11/2020 10:06 PM
32	Ugly in many places	4/11/2020 5:28 PM
33	Does not fit into surrounding neighborhood	4/10/2020 8:09 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	SUGGESTIONS	DATE
1	Need to have less of a prison look	4/21/2020 2:33 PM
2	transitional from town houses to taller core. Rooftop gardens, usable balconies, access to green space	4/20/2020 1:14 PM
3	We need housing for the disappearing middle class and more affordable housing.	4/20/2020 12:45 PM
4	transitional from town houses to taller core. Rooftop gardens, usable balconies, access to green space	4/20/2020 11:43 AM
5	3 stories would be better	4/19/2020 5:33 PM
6	Varied heights and articulated walls would help. Appropriate warm materials could help.	4/18/2020 8:42 PM
7	Make sure fire dept and public works are on board with this typology	4/18/2020 10:22 AM
8	Add retail of medical clinic space	4/17/2020 3:33 PM
9	I wouldn't make the whole thing monolithic, and they need more than one parking space per unit. Both parents work around here, and friends and service providers coming to the homes need parking!	4/16/2020 8:52 PM
10	No	4/16/2020 5:00 PM
11	NOT LUXURY. The goal must be to reduce cost of living for everyone in the city. Rental should be prioritized over for sale units. Must have a range of sizes - 1BR through 4BR units, as the rental market is extremely limited. Dogs and cats must be permitted (this city is very anti-pet for renters).	4/15/2020 11:39 AM
12	Please, we need housing.	4/14/2020 11:19 AM
13	Build more Housing	4/14/2020 7:50 AM
14	Provide the most esthetically please units for the most people	4/13/2020 8:56 AM
15	2-3 stories	4/13/2020 7:15 AM
16	Allow these apartments to be purchased	4/12/2020 5:05 PM
17	Build this.	4/12/2020 3:20 PM
18	Further development of schematic plan	4/12/2020 3:03 PM
19	Relocate the "historic" building to Cubberley site to make more room for housing low-income families.	4/12/2020 2:22 PM
20	only some like this.	4/12/2020 12:18 PM
21	Needs to have a design compatible with surrounding areas.	4/12/2020 10:56 AM
22	use parking districts, on-site "fully parked" buildings are expensive (and uglier!)	4/12/2020 9:55 AM
23	1 parking space per unit way too much	4/11/2020 10:06 PM
24	1 parking space per unit way too much	4/11/2020 5:28 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	QUESTIONS	DATE
1	How will this help the housing problem that is the most important to answer? We need housing for the disappearing middle class and more affordable housing.	4/20/2020 12:45 PM
2	so called greenway looks like an alley could anyone play game of basketball, baseball or hide and seek there?	4/17/2020 12:31 AM
3	I question why people oppose housing.	4/14/2020 11:19 AM
4	CAn it include retail or commercial?	4/14/2020 7:50 AM
5	Provide and maintain renter protections	4/13/2020 8:56 AM
6	not needed where dedicated open space is planned	4/12/2020 6:40 PM
7	Why is this presented?	4/12/2020 3:03 PM
8	How do I stay involved?	4/12/2020 2:22 PM
9	What is greenway ? I hope this means reducing asphalt travel lanes for cars which are impermeable for storm water filtration	4/12/2020 1:58 PM
10	Why does every option have underground parking? Why isn't district parking being considered for this site?	4/12/2020 9:55 AM

Q10 4-Story Low-Rise Block

Answered: 44 Skipped: 136

ANSWER CHOICES	RESPONSES	
Pros	68.18%	30
Cons	75.00%	33
Suggestions	47.73%	21
Questions	20.45%	9

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	PROS	DATE
1	Denser but not too tall, supports more income levels and housing types (e.g. co-housing, micro units). Green space in the center can be private to residents	4/20/2020 1:14 PM
2	We need housing for the disappearing middle class and more affordable housing.	4/20/2020 12:45 PM
3	Denser but not too tall, supports more income levels and housing Typologies (eg can have Co housing, etc)	4/20/2020 11:43 AM
4	Higher density can more support affordable housing, better transit, low job:housing ratio, and lively communities	4/20/2020 11:25 AM
5	Possible low-income, below-market units	4/19/2020 5:33 PM
6	Ditto	4/19/2020 12:33 PM
7	Good housing type	4/18/2020 10:22 AM
8	Accommodates more units; Retail space a big PLUS!!	4/17/2020 3:33 PM
9	see above	4/17/2020 9:15 AM
10	Maybe OK along Park or Page Mill or El Camino.	4/16/2020 8:52 PM
11	More units is better when connected to safe walking and biking paths to the California Ave train station	4/15/2020 11:39 AM
12	Housing!	4/14/2020 11:19 AM
13	More Housing	4/14/2020 7:50 AM
14	Yes! Housing for people!	4/13/2020 8:56 AM
15	more effective use of space	4/12/2020 11:07 PM
16	Better than 5 stores	4/12/2020 7:42 PM
17	good density consistent with what has been recently constructed	4/12/2020 6:40 PM
18	Courtyards can be attractive places to sit	4/12/2020 5:05 PM
19	Density, could be affordable	4/12/2020 3:20 PM
20	Better than 8. Cluster housing better.	4/12/2020 2:22 PM
21	At least this is not a single family house!	4/12/2020 1:58 PM
22	Dense and efficient, if there is transit, retail or green nearby	4/12/2020 12:18 PM
23	We need more housing	4/12/2020 11:09 AM
24	Higher density than single-family homes	4/12/2020 10:56 AM
25	Housing	4/12/2020 10:56 AM
26	Hey, even more housing!	4/12/2020 10:02 AM
27	provides reasonable amount of housing, without going too high	4/12/2020 9:58 AM
28	More homes than the greenway and nice outdoor courtyard	4/12/2020 9:55 AM
29	Denser	4/11/2020 10:06 PM
30	Denser	4/11/2020 5:28 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	CONS	DATE
1	Don't like them at all	4/21/2020 2:33 PM
2	greenspace in center does not buffer building from adjacent uses. green space no accessible to the public	4/20/2020 1:14 PM
3	We need housing for the disappearing middle class and more affordable housing.	4/20/2020 12:45 PM
4	does not fit current character, too massive	4/20/2020 12:34 PM
5	Seems like less emphasis on garden space	4/20/2020 11:43 AM
6	Appropriate sites may be more limited	4/20/2020 11:25 AM
7	Too tall and too dense	4/19/2020 9:32 PM
8	Never too dense	4/19/2020 7:29 PM
9	"Block" already describes the lack of visual appeal	4/19/2020 5:33 PM
10	High density	4/19/2020 3:29 PM
11	Central courtyard is closed off from community visually.	4/18/2020 8:42 PM
12	Need	4/18/2020 10:22 AM
13	Too "blockish" Design unimaginative	4/17/2020 3:33 PM
14	inappropriate for seniors	4/17/2020 12:31 AM
15	None of the plans reflect the lofty goals with which the City Council charged the working group	4/16/2020 11:15 PM
16	Probably too massive, and the suggestion there won't be green space with this option is troubling. Underparked	4/16/2020 8:52 PM
17	No downside to housing.	4/14/2020 11:19 AM
18	Less Housing	4/14/2020 7:50 AM
19	these blocks with central opening is isolating from public areas.	4/13/2020 10:05 AM
20	None	4/13/2020 8:56 AM
21	Too big and dense	4/12/2020 7:42 PM
22	children bouncing on floors and footsteps annoying for neighbors below	4/12/2020 5:05 PM
23	Limiting project to 4-stories will limit appropriate density	4/12/2020 3:03 PM
24	It's more cost effective to build more housing this this	4/12/2020 1:58 PM
25	It's a block - needs to open to public space not closed in to private space. Too many units/acre - too dense.	4/12/2020 1:25 PM
26	resistance from folks who like cars and rich people.	4/12/2020 12:18 PM
27	Not dense enough to address the housing crisis	4/12/2020 10:56 AM
28	No retail	4/12/2020 10:56 AM
29	We need more	4/12/2020 10:02 AM
30	5-stories is more attractive	4/12/2020 9:55 AM
31	Too much parking	4/11/2020 10:06 PM
32	Too much parking	4/11/2020 5:28 PM
33	Does not fit into surrounding neighborhood	4/10/2020 8:09 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	SUGGESTIONS	DATE
1	transitional from town houses to taller core. Rooftop gardens, usable balconies, access to green space	4/20/2020 1:14 PM
2	We need housing for the disappearing middle class and more affordable housing.	4/20/2020 12:45 PM
3	Needs good building and landscaping design to make it interesting urbanism	4/20/2020 12:06 PM
4	transitional from town houses to taller core. Rooftop gardens, usable balconies, access to green space	4/20/2020 11:43 AM
5	In interior of area, so that the visual impact is not as big. Graduated elevation, like a step pyramid, to lessen the "wall" impact	4/19/2020 5:33 PM
6	Please include substantially reduced rentals for nurses, teachers, fir firefighters	4/17/2020 3:33 PM
7	See 4-story low rise greenway comments. Need at least two parking spots for units that could have two working people in them.	4/16/2020 8:52 PM
8	Definitely no	4/16/2020 5:00 PM
9	NOT LUXURY. The goal must be to reduce cost of living for everyone in the city. Rental should be prioritized over for sale units. Must have a range of sizes - 1BR through 4BR units, as the rental market is extremely limited. Dogs and cats must be permitted (this city is very anti-pet for renters).	4/15/2020 11:39 AM
10	Please, we need housing.	4/14/2020 11:19 AM
11	Inclusionary component, no more than 15%	4/14/2020 7:50 AM
12	And 4 stories make a iner-courtyard become a dark canyon	4/13/2020 10:05 AM
13	So, it may look like Queens- so what!.	4/13/2020 8:56 AM
14	Allow these apartments to be purchased	4/12/2020 5:05 PM
15	Build this.	4/12/2020 3:20 PM
16	Further development of schematic plan	4/12/2020 3:03 PM
17	Try building one Asap. Do not wait for perfectly curated plan to pass. Just build it!!!	4/12/2020 1:58 PM
18	on PARK, PAGE MILL and ElCamino.	4/12/2020 12:18 PM
19	use parking districts, on-site "fully parked" buildings are expensive (and uglier!)	4/12/2020 9:55 AM
20	More mixed use	4/11/2020 10:06 PM
21	More mixed use	4/11/2020 5:28 PM
#	QUESTIONS	DATE
1	How will this help the highest priority housing need we have? We need housing for the disappearing middle class and more affordable housing.	4/20/2020 12:45 PM
2	Can design be staggered/notched to make more appealing?	4/17/2020 3:33 PM
3	Why is this called "Low-Rise"? That's misleading given what's in the neighborhood.	4/16/2020 8:52 PM
4	I question why people oppose housing.	4/14/2020 11:19 AM
5	Include transit improvements?	4/14/2020 7:50 AM
6	For seniors, low income, affordable housing? Studios? Yes!	4/13/2020 8:56 AM
7	Why are these questions so limiting?	4/12/2020 3:03 PM
8	What is the possibility that this housing will get accomplished	4/12/2020 2:22 PM
9	Why does every option have underground parking? Why isn't district parking being considered for this site?	4/12/2020 9:55 AM

Q11 5-Story with Ground-Floor Retail

Answered: 55 Skipped: 125

ANSWER CHOICES	RESPONSES	
Pros	67.27%	37
Cons	69.09%	38
Suggestions	47.27%	26
Questions	21.82%	12

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	PROS	DATE
1	Mixed Use, housing income diversity	4/20/2020 1:14 PM
2	It's nice to have local businesses.	4/20/2020 12:45 PM
3	Retail	4/20/2020 12:06 PM
4	Mixed use, housing income diversity	4/20/2020 11:43 AM
5	Retail option may be favorably received; Higher density can more support affordable housing, better transit, low job:housing ratio, and lively communities	4/20/2020 11:25 AM
6	Integrated neighborhood that could reduce traffic.	4/19/2020 8:57 PM
7	Retail, retail, retail	4/19/2020 6:43 PM
8	Retail, hopefully neighborhood-relevant, possible low-income, below-market units	4/19/2020 5:33 PM
9	Retail is needed in the area .	4/19/2020 3:29 PM
10	Ditto retail good	4/19/2020 12:33 PM
11	High density	4/18/2020 8:42 PM
12	Good in theory, why not 6 feet like in Sunnyvale?	4/18/2020 10:22 AM
13	Accommodates more units	4/17/2020 3:33 PM
14	None, really.	4/16/2020 8:52 PM
15	More units is better when connected to safe walking and biking paths to the California Ave train station	4/15/2020 11:39 AM
16	Housing!	4/14/2020 11:19 AM
17	More Housing and Retail	4/14/2020 7:50 AM
18	Good, let your feet do the walking	4/13/2020 8:56 AM
19	mixed use	4/12/2020 11:07 PM
20	Better than 8(!) stories	4/12/2020 7:42 PM
21	Better density and the provision for area serving retail is important	4/12/2020 6:40 PM
22	none	4/12/2020 5:05 PM
23	Density, could be affordable, useful shops mean people can walk	4/12/2020 3:20 PM
24	Not	4/12/2020 2:22 PM
25	Great for having a captive audience for local businesses. Great street life to have more neighbors walk their dogs and more people watching.	4/12/2020 1:58 PM
26	ground floor retail will attract customers from the residential units, customers from the surrounding neighborhood will also become aware of the residential units and possibly move there	4/12/2020 12:40 PM
27	Dense/efficient, if there is transit, retail or green nearby	4/12/2020 12:18 PM
28	We need more housing and if feasible neighborhood serving retail	4/12/2020 11:09 AM
29	Higher density than single-family homes, promotes community-serving retail and walkability	4/12/2020 10:56 AM
30	Provides retail and housing	4/12/2020 10:56 AM
31	Hey, even more housing!	4/12/2020 10:02 AM
32	provides a lot of housing, and nearby retail to minimize traffic	4/12/2020 9:58 AM
33	attractive building size, more homes	4/12/2020 9:55 AM
34	providing ground-floor retail is important to create a lively neighborhood; as is high density so that you have the required number of people to support retail	4/12/2020 9:51 AM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

35	need multi use development	4/12/2020 9:50 AM
36	Better as has mixed use	4/11/2020 10:06 PM
37	Better as has mixed use	4/11/2020 5:28 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	CONS	DATE
1	Too High of a Structure	4/21/2020 2:33 PM
2	Not compatible with neighborhood, and opposed by most of the city.	4/20/2020 2:07 PM
3	tall, not pedestrian scale as a vertical facade	4/20/2020 1:14 PM
4	Local businesses have a hard time making enough money to afford the astronomical rents and lack of parking. We have several small markets that were put in place as part of community deals made, and those haven't worked out well. Rents are too high.	4/20/2020 12:45 PM
5	does not fit current character, too massive	4/20/2020 12:34 PM
6	Appropriate sites may be more limited	4/20/2020 11:25 AM
7	Will create a canyon. Must be on a wide street.	4/20/2020 10:29 AM
8	Too tall and too dense	4/19/2020 9:32 PM
9	Such retail stores might have greater liabilities to occupy there rather than a standalone.	4/19/2020 8:57 PM
10	Never!!!!	4/19/2020 7:29 PM
11	Massive, with massive impact on traffic and other resources. Usually ugly	4/19/2020 5:33 PM
12	High density	4/19/2020 3:29 PM
13	High density	4/18/2020 8:42 PM
14	Is retail really viable?	4/18/2020 10:22 AM
15	Too "blockish" Design unimaginative	4/17/2020 3:33 PM
16	out of scale	4/17/2020 9:15 AM
17	Too tall for the area.	4/17/2020 8:04 AM
18	too many residents and visitors not enough parking	4/17/2020 12:31 AM
19	None of the plans reflect the lofty goals with which the City Council charged the working group	4/16/2020 11:15 PM
20	Too big, too tall, too dense, not enough parking, too much traffic, out of character with the neighborhood.	4/16/2020 8:52 PM
21	No downside to housing.	4/14/2020 11:19 AM
22	Less Housing	4/14/2020 7:50 AM
23	What kind of retail has ever prospered in the NVCAP area????	4/13/2020 10:05 AM
24	None	4/13/2020 8:56 AM
25	Changes feel of neighborhood	4/13/2020 7:15 AM
26	Way too big and dense	4/12/2020 7:42 PM
27	Too many people. I don't see much need for retail anymore.	4/12/2020 6:27 PM
28	Height casts too much shadow and retail reduces viability of Cal Ave shops.	4/12/2020 5:05 PM
29	Limiting project to 5-stories will probably limit appropriate density	4/12/2020 3:03 PM
30	Too high .	4/12/2020 2:22 PM
31	Ground retail can be hard to fill. Need to be flexible with this and not try to prescribe too much.	4/12/2020 1:58 PM
32	Too big, dense for an acre, even with retail. May not be retail we want.	4/12/2020 1:25 PM
33	Resistance from...	4/12/2020 12:18 PM
34	Ideally we still need more.	4/12/2020 10:02 AM
35	retail not always needed	4/12/2020 9:55 AM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

36	Still too much parking	4/11/2020 10:06 PM
37	Still too much parking	4/11/2020 5:28 PM
38	Does not fit into surrounding neighborhood	4/10/2020 8:09 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	SUGGESTIONS	DATE
1	Does Ground Floor Retail really work these days?	4/21/2020 2:33 PM
2	put retail around 340 Portage's historic core in an axis of public space leading to the creek	4/20/2020 1:14 PM
3	Need to have enough parking to draw people in and allow the businesses to thrive. Example: Coupa Cafe that just opened in Mountain View in a fancy new building with parking underground has fewer than 40 spots. There's almost never a space open. How can they stay in business? There's nowhere nearby to park and walk. You need ample parking for tenants and people frequenting the businesses. You need businesses that can actually stay afloat. Small markets, as much as we like that idea, just can't compete with Mollie Stones, Piazza's, Whole Foods, Costo, Safeway, Sprouts. Look at the local failures before doing that again. What kinds of businesses will attract people there, and how many? What will it take to allow owners to be able to afford the rent? Thinking about Antonio's Nut House, one of the very few local pubs, that is likely closing it's doors soon.	4/20/2020 12:45 PM
4	Only if retail is useful and subsidized, since this exceeds zoning.	4/20/2020 10:29 AM
5	In interior of area, so that the visual impact is not as big. Graduated elevation, like a step pyramid, to lessen the "wall" impact. Lots of roof and terrace greenery to lessen impact	4/19/2020 5:33 PM
6	Use only where access to main roads is easy.	4/18/2020 8:42 PM
7	Please increase the height limit	4/18/2020 10:22 AM
8	Add retail space; Please include substantially reduced rentals for nurses, teachers, fir firefighters	4/17/2020 3:33 PM
9	Brick and mortar retail is dying. Let's envision the new model.	4/16/2020 8:52 PM
10	Retail is good, 5 story is bad. Why is Ventura carrying the density burden for Palo Alto? Is it because people on city council have reportedly called Ventura the armpit of PA?	4/16/2020 5:00 PM
11	NOT LUXURY. The goal must be to reduce cost of living for everyone in the city. Rental should be prioritized over for sale units. Must have a range of sizes - 1BR through 4BR units, as the rental market is extremely limited. Dogs and cats must be permitted (this city is very anti-pet for renters).	4/15/2020 11:39 AM
12	Please, we need housing.	4/14/2020 11:19 AM
13	Flexible retail, office space too? Inclusionary no more than 15%	4/14/2020 7:50 AM
14	Answer: Maxi Mart and Fries so what retail is interested in this area now	4/13/2020 10:05 AM
15	Look at Catania, Sicily,Paris,	4/13/2020 8:56 AM
16	do not make demands for a grocery that is doomed to fail. We have seen this occur and is not smart planning. Better to make good access and improvements to transit to allow access to larger, better performing retail/grocery.	4/12/2020 6:40 PM
17	Retail struggles and likely hard to find tenants who can afford to pay rent for an expensive new build.	4/12/2020 5:05 PM
18	Build this.	4/12/2020 3:20 PM
19	Further development of schematic plan	4/12/2020 3:03 PM
20	Make more space by moving the 'historic' part to Cubberely.	4/12/2020 2:22 PM
21	Build townhomes on frontage and put taller building in back. Vancouver has this beautiful variety and it provides lots of eyes on the street, more housing variety for different needs.	4/12/2020 1:58 PM
22	avoid leasing to high noise businesses (like bars or spin studios), clearly demarcated entrances to residential units visible from the street (Palo Alto Central for instance does a terrible job of this)	4/12/2020 12:40 PM
23	On transit streets, or toward center to feed retail.	4/12/2020 12:18 PM
24	Ensures retail is not exclusive and high prices. Grocery stores needed.	4/12/2020 10:56 AM
25	use parking districts, on-site "fully parked" buildings are expensive (and uglier!)	4/12/2020 9:55 AM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

26	Use CS zoning, or better yet a CN type zoning with housing not office	4/10/2020 8:09 PM
#	QUESTIONS	DATE
1	Businesses need parking spaces. Multiple businesses need lots of parking. How will the parking structure accommodate tenants and patrons alike?	4/20/2020 12:45 PM
2	Can retail really not go in shorter buildings??	4/20/2020 10:29 AM
3	How can we encourage such retail to stay, especially if another crisis comes our way?	4/19/2020 8:57 PM
4	Can design be staggered/notched to make more appealing?	4/17/2020 3:33 PM
5	I question why people oppose housing.	4/14/2020 11:19 AM
6	Include transit improvements? Lower park requirements?	4/14/2020 7:50 AM
7	Good idea! End of malls! End of driving	4/13/2020 8:56 AM
8	Can't this be 4 story? and does it have to be a quad design?	4/12/2020 10:57 PM
9	Why are these questions so limiting?	4/12/2020 3:03 PM
10	Can we build these and close a street to car traffic and it can be a pedestrian promenade with lots of tables and lots of business activity in the summer when the students are gone. A vast outdoor promenade surrounded by housing and retail would be a wonderful attraction. No cars so that it is safe for kids to skip and grandparents to watch their grand kids be merry. make	4/12/2020 1:58 PM
11	Why does every option have underground parking? Why isn't district parking being considered for this site?	4/12/2020 9:55 AM
12	Why don't we change CN and CS zoning to eliminate non neighborhood serving office?	4/10/2020 8:09 PM

Q12 8-Story Mid-Rise Block

Answered: 63 Skipped: 117

ANSWER CHOICES	RESPONSES	
Pros	71.43%	45
Cons	73.02%	46
Suggestions	44.44%	28
Questions	19.05%	12

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	PROS	DATE
1	none	4/21/2020 2:33 PM
2	Profitable for developers.	4/20/2020 2:07 PM
3	income diversity	4/20/2020 1:14 PM
4	High density -- This is good if it provides opportunities for more than just expensive units.	4/20/2020 12:45 PM
5	More units and common amenities, units with views of the hills	4/20/2020 12:06 PM
6	Density, income diversity	4/20/2020 11:43 AM
7	Higher density can more support affordable housing, better transit, low job:housing ratio, and lively communities	4/20/2020 11:25 AM
8	Quickest way to get the RHNA numbers.	4/19/2020 8:57 PM
9	Lots of space	4/19/2020 5:33 PM
10	none	4/19/2020 12:33 PM
11	Higher density - it might help put a small dent in our housing inventory	4/18/2020 11:37 AM
12	Could accommodate many rentals	4/17/2020 3:33 PM
13	massively out of scale	4/17/2020 9:15 AM
14	None	4/16/2020 8:52 PM
15	palo alto needs more affordable housing near transportation	4/16/2020 1:24 PM
16	More units is better when connected to safe walking and biking paths to the California Ave train station	4/15/2020 11:39 AM
17	Housing!	4/14/2020 11:19 AM
18	More Housing	4/14/2020 7:50 AM
19	none	4/13/2020 10:05 AM
20	less sprawl	4/13/2020 9:04 AM
21	Great idea, build up. Bring it on. Trees, skylights will make it pleading	4/13/2020 8:56 AM
22	most housing units / less expensive	4/12/2020 11:07 PM
23	OMG	4/12/2020 7:42 PM
24	The best density option - allows for the greatest number of units and the best land use without impact to existing context	4/12/2020 6:40 PM
25	none	4/12/2020 5:05 PM
26	this will yield most housing, which is desperately needed; will promote transit use on ECR	4/12/2020 4:15 PM
27	Density	4/12/2020 3:20 PM
28	Varying heights might work, but this is higher than the Laning Chateau on Forest. Might be excessive.	4/12/2020 3:03 PM
29	Not	4/12/2020 2:22 PM
30	More of these means more revenue for city and more green space of buildings are concentrated on less land and with smaller footprint. Great for new businesses since they have new tenant improvement opportunities; More affordable to build by margin of scale; great roof top bars, gardens, cafes would make modern attractions	4/12/2020 1:58 PM
31	Right level of density	4/12/2020 1:40 PM
32	Necessary given location adjacent to major transit corridors & stations	4/12/2020 1:10 PM
33	greatest housing efficiency	4/12/2020 12:40 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

34	Dense/efficient, if there is transit, retail or green nearby	4/12/2020 12:18 PM
35	best density	4/12/2020 12:03 PM
36	We need more housing and height could reduce the number of structures	4/12/2020 11:09 AM
37	Highest density available, which is ideal for transit-rich neighborhoods	4/12/2020 10:56 AM
38	More housing	4/12/2020 10:56 AM
39	Most housing!	4/12/2020 10:02 AM
40	provides the most new housing	4/12/2020 9:58 AM
41	Great use of scarce land, tons of homes!	4/12/2020 9:55 AM
42	i am in favor of high density, but i wouldn't want the entire area to be one tall block of housing; so this type of housing should be in some parts of the area but not all, probably in the center so that the outer areas have lower density and provide a transition from the surrounding areas	4/12/2020 9:51 AM
43	Better use of footprint, creates more housing	4/12/2020 9:46 AM
44	Denser	4/11/2020 10:06 PM
45	Dende	4/11/2020 5:28 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	CONS	DATE
1	Too High	4/21/2020 2:33 PM
2	Not what Palo Altans want.	4/20/2020 2:07 PM
3	pretty tall for palo alto	4/20/2020 1:14 PM
4	We need housing for the disappearing middle class and more affordable housing.	4/20/2020 12:45 PM
5	does not fit current character, far too massive	4/20/2020 12:34 PM
6	Good design is key, but is often missing. Accomodating suburban parking ratios.	4/20/2020 12:06 PM
7	Pretty tall for Palo Alto, easy to be ugly, imposing, may draw lots of traffic so not great for Park Bike Blvd.	4/20/2020 11:43 AM
8	Appropriate sites may be more limited	4/20/2020 11:25 AM
9	Too tall	4/20/2020 10:29 AM
10	Way, way, way too tall! Way too much additional traffic and no place to park. People in this area are not going to give up their cars.	4/19/2020 9:32 PM
11	Hard path to approval within the Planning Commission. We would also need to focus on transportation to prevent a car-driven planning model.	4/19/2020 8:57 PM
12	Seriously horrible	4/19/2020 7:29 PM
13	Will create too much traffic and unsightly	4/19/2020 5:41 PM
14	Too massive, generates too much traffic and impact on community resources	4/19/2020 5:33 PM
15	Not a good idea.	4/19/2020 3:29 PM
16	Too crowded, sun obstruction, no retail suggestion, parking inadequate	4/19/2020 12:33 PM
17	Inappropriate for this area.	4/18/2020 8:42 PM
18	Has to be designed and executed well or will be an example of bad infill housing (we already have lots of examples of that in PA and elsewhere)	4/18/2020 11:37 AM
19	Too high if put in the center of the design; keep at fringes	4/17/2020 3:33 PM
20	Bad idea!	4/17/2020 8:04 AM
21	too many residents and visitors; not enough parking	4/17/2020 12:31 AM
22	None of the plans reflect the lofty goals with which the City Council charged the working group	4/16/2020 11:15 PM
23	Too big, too tall, too dense, not enough parking, too much traffic, out of character with the neighborhood.	4/16/2020 8:52 PM
24	No downside to housing.	4/14/2020 11:19 AM
25	Less Housing	4/14/2020 7:50 AM
26	TO DENSE I do not want Palo Altos new residents jammed in to Ventura neighborhood	4/13/2020 10:05 AM
27	None	4/13/2020 8:56 AM
28	Wind tunnels, complete change of neighborhood, increase in traffic, not enough parking	4/13/2020 7:15 AM
29	taller than anything nearby	4/12/2020 11:07 PM
30	Too tall for the area and just seems out of scale	4/12/2020 10:57 PM
31	Come on, you have to be kidding!	4/12/2020 7:42 PM
32	NONE - There is no reason not to do this.	4/12/2020 6:40 PM
33	Too many people.	4/12/2020 6:27 PM
34	Height reduces light and casts too much shadow. Particularly in winter.	4/12/2020 5:05 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

35	Massive, usually ugly, the central open space area must be quite large or else it feels like a tunnel	4/12/2020 3:20 PM
36	Possible major objection from the community if it is used extensively in the project.	4/12/2020 3:03 PM
37	Everything	4/12/2020 2:22 PM
38	Too big and high in every way. No no no.	4/12/2020 1:25 PM
39	Resistance from the usual "free parking" folks.	4/12/2020 12:18 PM
40	More cars	4/12/2020 10:56 AM
41	Will be hardest to get through a divisive political mess.	4/12/2020 10:02 AM
42	Seems like density should significantly be higher given building size	4/12/2020 9:55 AM
43	Too much parking, not mixed use	4/11/2020 10:06 PM
44	Too much parking, not mixed use	4/11/2020 5:28 PM
45	This concept seems disruptive of the neighborhood scale.	4/10/2020 8:14 PM
46	Does not fit into surrounding neighborhood	4/10/2020 8:09 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	SUGGESTIONS	DATE
1	Remove this option.	4/20/2020 2:07 PM
2	if used anywhere, only in the center core away from SFH, with intervening buildings stepping down to lower density. Step back upper levels so height is not imposing	4/20/2020 1:14 PM
3	Need this to be actually affordable. We don't need more \$3k+ studios in this town. Not sure there's a way to build new structures and keep it affordable, and then we are just adding to the influx of more and more wealthy people to Palo Alto, and we are losing the reality of a town with socioeconomic and multi-ethnic diversity.	4/20/2020 12:45 PM
4	The design should be of the same quality as the single family houses. This is the way that American cities used to incorporate density 100 years ago.	4/20/2020 12:06 PM
5	Only in the core, with stepping down to lower densities	4/20/2020 11:43 AM
6	Could encourage some retail in the bottom levels, similar to a Singapore HDB.	4/19/2020 8:57 PM
7	Do not include	4/19/2020 5:33 PM
8	40 story tower in downtown :) .	4/19/2020 3:29 PM
9	Make sure it has good design elements to ensure it doesn't look like an inner city "project"	4/18/2020 11:37 AM
10	Please Increase the height limit	4/18/2020 10:22 AM
11	Please include substantially reduced rentals for nurses, teachers, fir firefighters	4/17/2020 3:33 PM
12	Eliminate this absurd option.	4/16/2020 8:52 PM
13	WTF	4/16/2020 5:00 PM
14	NOT LUXURY. The goal must be to reduce cost of living for everyone in the city. Rental should be prioritized over for sale units. Must have a range of sizes - 1BR through 4BR units, as the rental market is extremely limited. Dogs and cats must be permitted (this city is very anti-pet for renters).	4/15/2020 11:39 AM
15	Please, we need housing.	4/14/2020 11:19 AM
16	Inclusionary component included! Supportive housing near transit! Make flexible retail/commercial component.	4/14/2020 7:50 AM
17	Spread new housing throught Palo Alto	4/13/2020 10:05 AM
18	don't allow new residents to own i. c. e. automobiles	4/13/2020 9:04 AM
19	Keep open space in middle, Ask Hyatt architect for blue print	4/13/2020 8:56 AM
20	Parking for this type should be very limited and does not need to be anywhere near what is currently required	4/12/2020 6:40 PM
21	none	4/12/2020 5:05 PM
22	Possible ok for El Camino	4/12/2020 3:20 PM
23	Further development of schematic design.	4/12/2020 3:03 PM
24	Build one ASAP and see as a pilot project how wonderful it would be and how it would attract international people who are used to living in modern buildings	4/12/2020 1:58 PM
25	Definitely include this	4/12/2020 1:10 PM
26	ground-floor retail if possible	4/12/2020 12:40 PM
27	Toward the edges or in the center. Not on Lambert.	4/12/2020 12:18 PM
28	use parking districts, on-site "fully parked" buildings are expensive (and uglier!)	4/12/2020 9:55 AM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	QUESTIONS	DATE
1	How will you create enough affordable housing to offset the number of higher rent units? The goal needs to be to allow more normal people to live here -- the people who we want to work in the shops, not just the young people with high salaries that work in high tech. We need to become a town that's more than catering to the high tech businesses, and is comprised of more than just high tech employees. We need to expect more from our town than homogeneity.	4/20/2020 12:45 PM
2	How do we make sure that Ventura isn't the only neighborhood with such high density zones? (e.g. Don't push all on here)	4/19/2020 8:57 PM
3	Can you add retail space/restaurants to bottom floor?	4/17/2020 3:33 PM
4	Why is this even an option?	4/16/2020 8:52 PM
5	I question why people oppose housing.	4/14/2020 11:19 AM
6	Require transit component?	4/14/2020 7:50 AM
7	This can be done in a pleasing way, with central open space, see Hyatt airport, for example.	4/13/2020 8:56 AM
8	and does it have to be a quad design?	4/12/2020 10:57 PM
9	Why are these questions so limiting?	4/12/2020 3:03 PM
10	Can these be by right? Can we eliminate parking min? Can we eliminate arbitrary design review and trust licensed architects to draw them up? Designers don't have to reinvent the wheel as they can copy existing ones and drop them in and the neighborhood would look lovely clean and part of this century!!	4/12/2020 1:58 PM
11	Where would the retail stores be located?	4/12/2020 10:56 AM
12	Why does every option have underground parking? Why isn't district parking being considered for this site?	4/12/2020 9:55 AM

Q13 If there are any variant typologies (ex. 2-story townhomes, 10-story blocks, etc.) that you would be interested in seeing in the plan area that are not represented here, please indicate your preferences, as well as where you feel they would be appropriate. (1000 character limit)

Answered: 42 Skipped: 138

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	RESPONSES	DATE
1	Single family homes and townhouses like whisman park in mountain. View	4/20/2020 9:42 PM
2	Pyramidal stepped buildings with roof top gardens at each step back level so Center is tall, edges are low, covered in greenery. See, e.g. back side of http://vincent.callebaut.org/object/180314_arboricole/arboricole/projects	4/20/2020 1:14 PM
3	My highest priority is to include units that will allow regular people to live here. Not just affordable housing, because the waitlists are years long. I'm talking about the disappearing middle class. The admin staff at Stanford makes less than \$80k and can't live here. Teachers, fire fighters can't afford to live here. We need more regular people, not sitting on piles of stock options and 6 figure incomes.	4/20/2020 12:45 PM
4	If our RHNA goals say that there should be more housing in Palo Alto, re-zone the entire NVCAP area as RM-30 and grant no exceptions for other development. If we hear from developers that RM-30 does not pencil out today, we should say "fine, don't build that style housing—but, don't ask us for anything your property is not zoned for currently and don't try to rent to tenants for non-conforming uses". We cannot force a property owner to do what we'd like, but the converse should be true as well.	4/20/2020 12:34 PM
5	please see above. This is a horrible plan which does not reflect the working group's input or that of the neighbors.	4/20/2020 12:01 PM
6	Pyramidal stepped buildings with roof top gardens at each step back level so Center is tall, edges are low, covered in greenery. See, e.g. back side of http://vincent.callebaut.org/object/180314_arboricole/arboricole/projects	4/20/2020 11:43 AM
7	I would lean towards more denser housing, but we do need to take in the realities of how builders and community opposition might prevent anything from happening.	4/19/2020 8:57 PM
8	On Park and Lambert there should be lower-story units to avoid a "canyon" feeling. Higher buildings should be graduated with upper stories set back from the lower ones to lessen the "wall" impact. Higher buildings should be towards the center, and maybe along Page Mill, mid-range around that and along El Camino, lower heights along Park, Lambert, and existing residential units on Olive and Pepper.	4/19/2020 5:33 PM
9	None of these proposals are what the community wants. The proposals overrun Ventura with density, traffic, congestion, and more commercial development while not providing housing for our neediest as well as forgoing community amenities such as adequate parkland and other livability standards. The working group has not been provided an opportunity to discuss these proposals, nor to present their own designs to the community. The community should have a chance to review the proposals of the working group rather than being forced to choose between the three flawed proposals foisted on it. Please allow the working group to do its job.	4/19/2020 5:06 PM
10	Multiple townhomes with retail is a great idea	4/19/2020 3:29 PM
11	Cottage Court	4/18/2020 8:42 PM
12	No single family homes!	4/18/2020 10:22 AM
13	park	4/18/2020 9:56 AM
14	2 story townhouses	4/17/2020 9:15 AM
15	Well the last set of questions did not ask about single-family homes. I'd want to see at least some of the area look like the newer Stanford housing along College and El Camino which is a mix of single family and townhomes with nice community play and gathering areas.	4/16/2020 8:52 PM
16	Let's FORCE commercial developers to set aside at least twice as much inventory to affordable housing as they do to high-profit upscale housing. Commercial developers tend not to do these things unless forced, which is why every other successful city has strong requirements placed on commercial developers. I fear that commercial developers have too much power in Palo Alto. We can build housing sustainably and beautifully if we force the developers to cut into their margins a little, which (thanks largely to Prop 13) they can afford. People need to come first. Thank you.	4/14/2020 11:19 AM
17	Just put a density minimum and let developers come with inclusionary and mixed use opportunities they see.	4/14/2020 7:50 AM

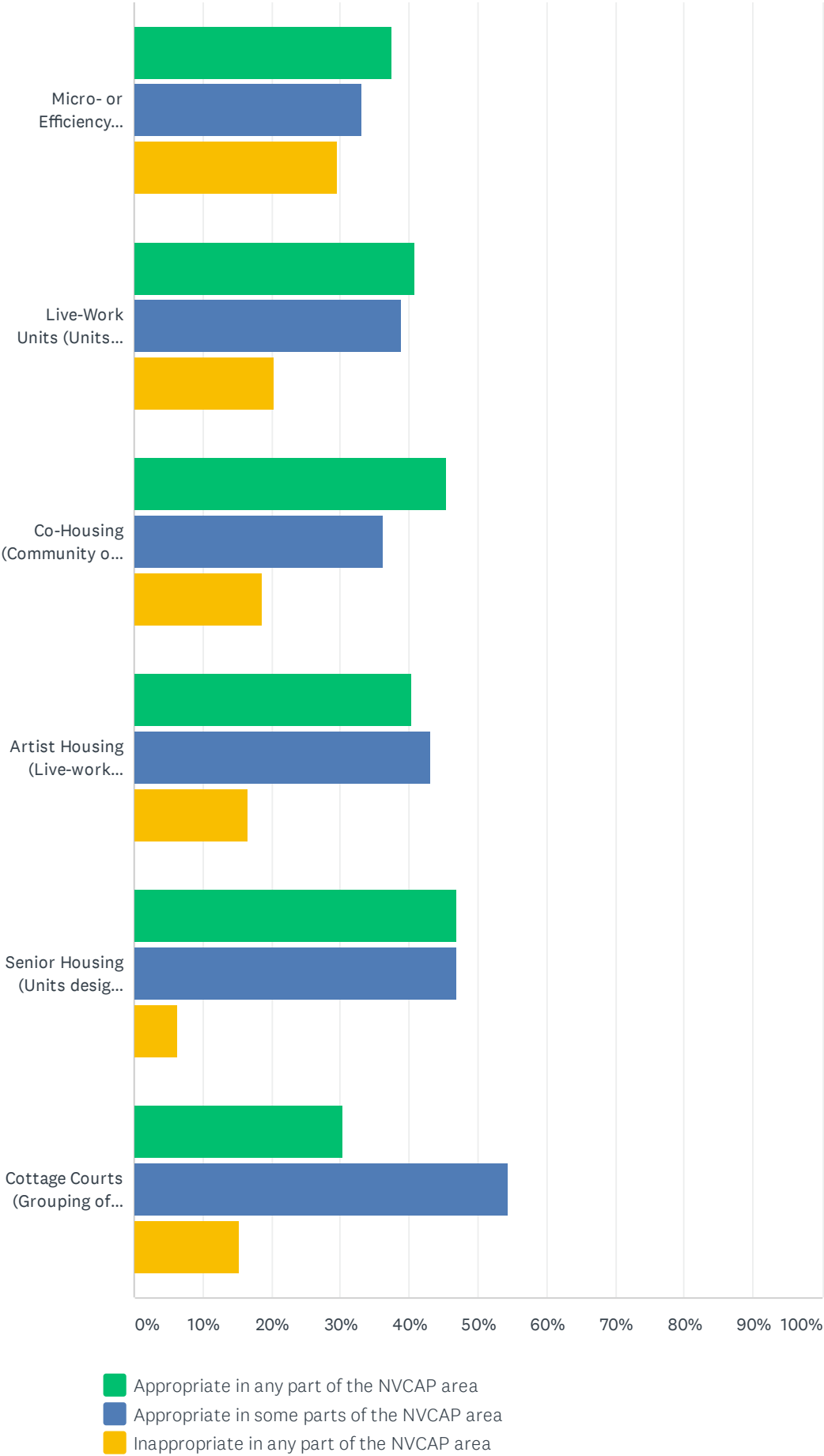
North Ventura Coordinated Area Plan (NVCAP) Community Survey

18	Byke and foot bridge over Page Mill Rd at Ash Street and improved pedestrian access at Park St over Page Mill Dr.	4/13/2020 10:05 AM
19	the more stories the better; sprawl is the biggest problem	4/13/2020 9:04 AM
20	2-3 story max height limit	4/13/2020 7:15 AM
21	NO SINGLE FAMILY HOMES!! Dense, affordable housing	4/13/2020 6:58 AM
22	Possible some cottage clusters or duplex/quadplex	4/12/2020 7:42 PM
23	I believe this is the best place to 'go big'. We rarely get this much land to plan and we need to be very forward thinking about the use of the land. The Redwood City Downtown Master Plan is a good example of planning that encouraged height without significant impact to existing uses.	4/12/2020 6:40 PM
24	2 story town homes to transition from existing Ventura residential.	4/12/2020 5:05 PM
25	The townhomes in Arbor Real are nice.	4/12/2020 3:20 PM
26	Disagree with the entire question. Typologies are incomplete as discussed here.	4/12/2020 3:03 PM
27	I visit PA for shopping and to see friends and arrival feels anticlimactic because of old buildings and wide arterials. There are too many non lively single family hoods already. This should be modern, walkable, with the more height and design experimentation so visitors can take unique photos to share with the world that PA does new things and looks like it too!	4/12/2020 1:58 PM
28	20+ story buildings on el Camino	4/12/2020 1:40 PM
29	Why these extreme examples - big and small? How about some housing in Frys building? BMR housing needs emphasis.	4/12/2020 1:25 PM
30	High-rise apartment complexes to maximize housing wherever possible	4/12/2020 12:40 PM
31	Re-work the streets a bit to leave an Open Community Square (like in a Euro city).	4/12/2020 12:18 PM
32	10 story would work on el camino	4/12/2020 12:03 PM
33	Higher density options would be fine here.	4/12/2020 12:01 PM
34	8-Story Mid-Rise Block with Ground-Floor Retail would be the best of both worlds for walkable streets	4/12/2020 10:56 AM
35	N/A	4/12/2020 10:56 AM
36	Whatever gets the most housing built sounds awesome to me.	4/12/2020 10:02 AM
37	10-story blocks would provide more housing	4/12/2020 9:58 AM
38	Would be nice if actual high-rises were presented as options.	4/12/2020 9:55 AM
39	Could go taller than 8 stories, especially if it led to more open space. I would rather have more open space and more density if it meant less "massing" -- my goal is to have a vibrant community, which means people + retail + public life; that can come in many combinations.	4/11/2020 10:06 PM
40	More mixed use of all types, and less parking	4/11/2020 5:28 PM
41	2 story max	4/11/2020 9:33 AM
42	Convert Fry's building into low-income rental housing. Housing over neighborhood serving retail where CS zoning it.	4/10/2020 8:09 PM

Q15 A number of non-traditional housing ideas have been suggested by Working Group and community members. Please indicate your preferences for these housing types.

Answered: 114 Skipped: 66

North Ventura Coordinated Area Plan (NVCAP) Community Survey



North Ventura Coordinated Area Plan (NVCAP) Community Survey

	APPROPRIATE IN ANY PART OF THE NVCAP AREA	APPROPRIATE IN SOME PARTS OF THE NVCAP AREA	INAPPROPRIATE IN ANY PART OF THE NVCAP AREA	TOTAL
Micro- or Efficiency Units (Units of 350 square feet or less, located near transit, with no required parking)	37.50% 42	33.04% 37	29.46% 33	112
Live-Work Units (Units that contain both workspace with living quarters)	40.74% 44	38.89% 42	20.37% 22	108
Co-Housing (Community of units sharing common areas and collaborative decision-making)	45.37% 49	36.11% 39	18.52% 20	108
Artist Housing (Live-work studios aimed at those working in creative disciplines)	40.37% 44	43.12% 47	16.51% 18	109
Senior Housing (Units designed to accommodate seniors)	46.85% 52	46.85% 52	6.31% 7	111
Cottage Courts (Grouping of small homes facing an inward, centralized courtyard)	30.36% 34	54.46% 61	15.18% 17	112

North Ventura Coordinated Area Plan (NVCAP) Community Survey

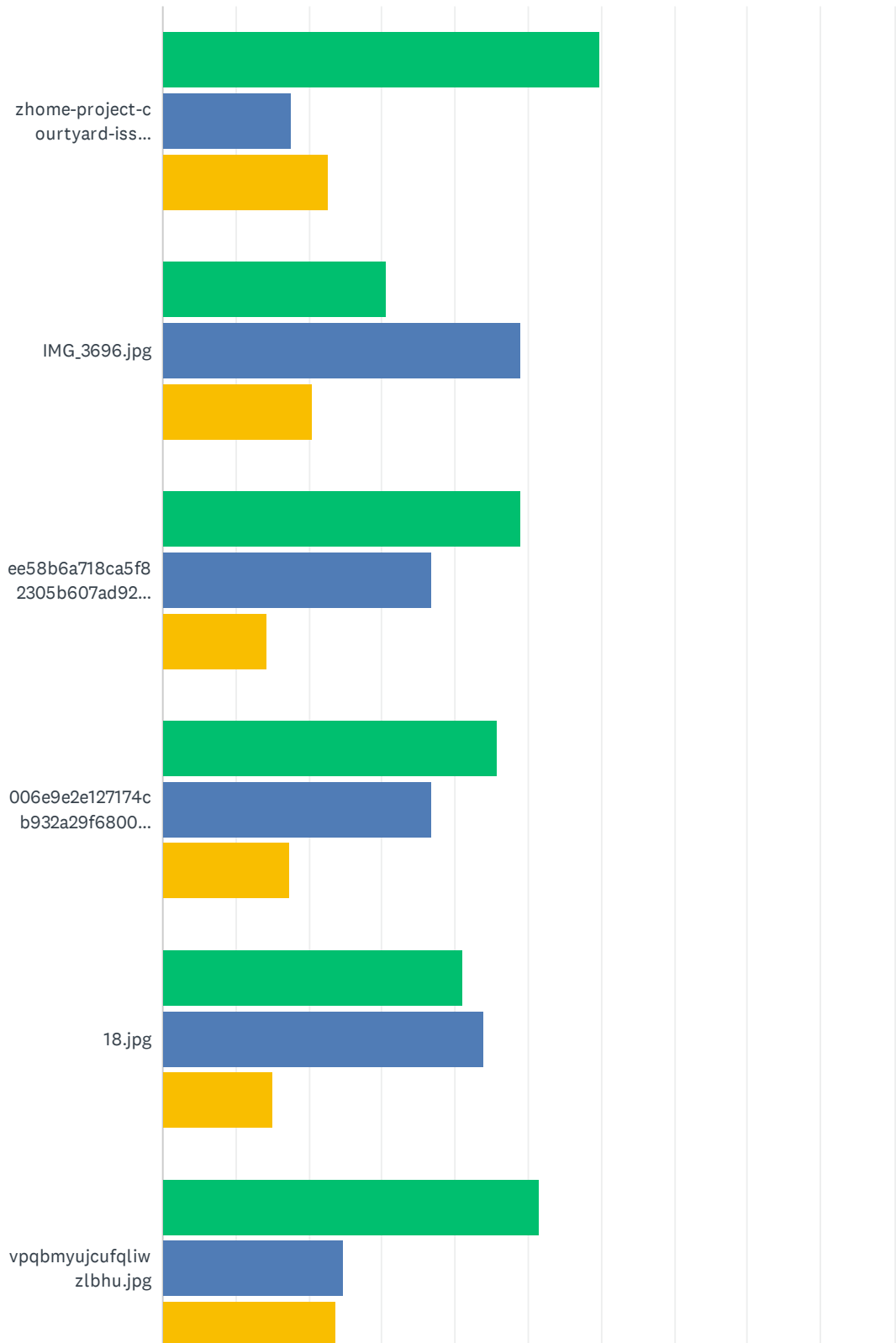
#	PLEASE SPECIFY IF THERE IS A DIFFERENT NON-TRADITIONAL HOUSING TYPE YOU WOULD PREFER. (1000 CHARACTER LIMIT)	DATE
1	Micro efficiency units can be used to help with homelessness. Unit types and income levels should be interspersed with each other so there's not segregated concentrations of rich and poor, and so nobody knows people's checkered past.	4/20/2020 1:14 PM
2	all of these MUST have designated parking for EVERY unit	4/18/2020 11:16 AM
3	Live Work is particularly good for ground level housing - retail will be much less viable going forward but if sole proprietors who can live/work at home that would be good.	4/18/2020 10:22 AM
4	I don't want any area to be turned into huge cluttered artist spaces that ended up causing a fire and loss of life in Oakland.	4/17/2020 3:33 PM
5	tiny homes area	4/16/2020 1:24 PM
6	I LOVE ALL OF THESE IDEAS!!!	4/14/2020 11:19 AM
7	The live-work units and artist housing provide housing options, which are unavailable currently. They would validate a commitment to a more diverse community. Residents would benefit from the available housing ; the community would benefit access to local businesses.	4/13/2020 12:33 PM
8	Shall, less is more units...I have boots for extensive times in the mountains of Haiti in homes with a 10 roof and a dirt floor that doesn't show the dirt, I have stayed in refugee camps I have stayed in camps under a mosquito net in a bed with four people I have slept with a sheet on a stone floor - we are so spoiled here, We need to make do with less ! Putting it simply, we need to live simply that others can simply live.	4/13/2020 8:56 AM
9	On paper sounds great, but the "live-work" units that were built on El Camino for this purpose have become offices. Palo Alto has no way to monitor and enforce their use for live and work. They will end up being only office space.	4/12/2020 5:05 PM
10	Self build-out to save on construction cost but not ground up.	4/12/2020 3:03 PM
11	Provide into the design individual laundry for each unit. These can be compact. In light of Covid-19 and Dr. Cody's appreciation for having her own machines and not having to share laundry space to prevent extra labor and spread of Novel virus and other problems related to sharing space. Also possibly provide (depending on size) have tow community event rooms and separate spaces for computer work stations, protected Wifi available for kids and seniors in common community areas. Regular sustainable trash, compost, recycling support. No singular tiny Tot lots to fill a satisfactory outside area. Common outside area should be designed implemented for EVERYONE. Play area should be incorporated in several sight line areas with cluster housing.	4/12/2020 2:22 PM
12	Please do not require front and side setbacks which would waste land. Setbacks render lots of front yards too exposed and unusable. And they people landscape them and waste lots of water. Height variety and taller heights would make this neighborhood easier to find for visitors and would be helpful for orientation as well. Making buildings all the same height would disorient people and make it harder to find places.	4/12/2020 1:58 PM
13	What isn't getting built enough of now - more 2 and 3 bedroom BMR units for families.	4/12/2020 1:25 PM
14	Housing without parking	4/12/2020 1:10 PM
15	If you look at the Antigone neighborhood in Montpelier, France, you will find: handicap accessible everything including pharmacies, physical therapy and small medical urgent care clinics, housing for low and middle incomes, restaurants at ground floor with seating outside into the plazas, artists, musicians, recreational areas, a large variety of curved or straight building shapes (not like "housing blocks with very long and tenement-like hallways), shady and sunny plazas, open public areas divided by trees, benches, attractive alleyways, etc etc. The design is all- encompassing and the architecture has been criticized as too Roman, yet it holds "all of the above" in a very consistent and acceptable housing and public design that holds variety, spaciousness, and respect for spontaneous outdoor public life. What is it NOT is lifeless modern blocks.	4/12/2020 10:59 AM
16	Honestly? We need a mix of housing in the community, for both individuals and families. And I trust the pros to estimate our needs better than anything I can come up with.	4/12/2020 10:02 AM
17	Live-work units, like those in the 1800 block of El Camino Real, do not work. Why do staff and	4/10/2020 8:09 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

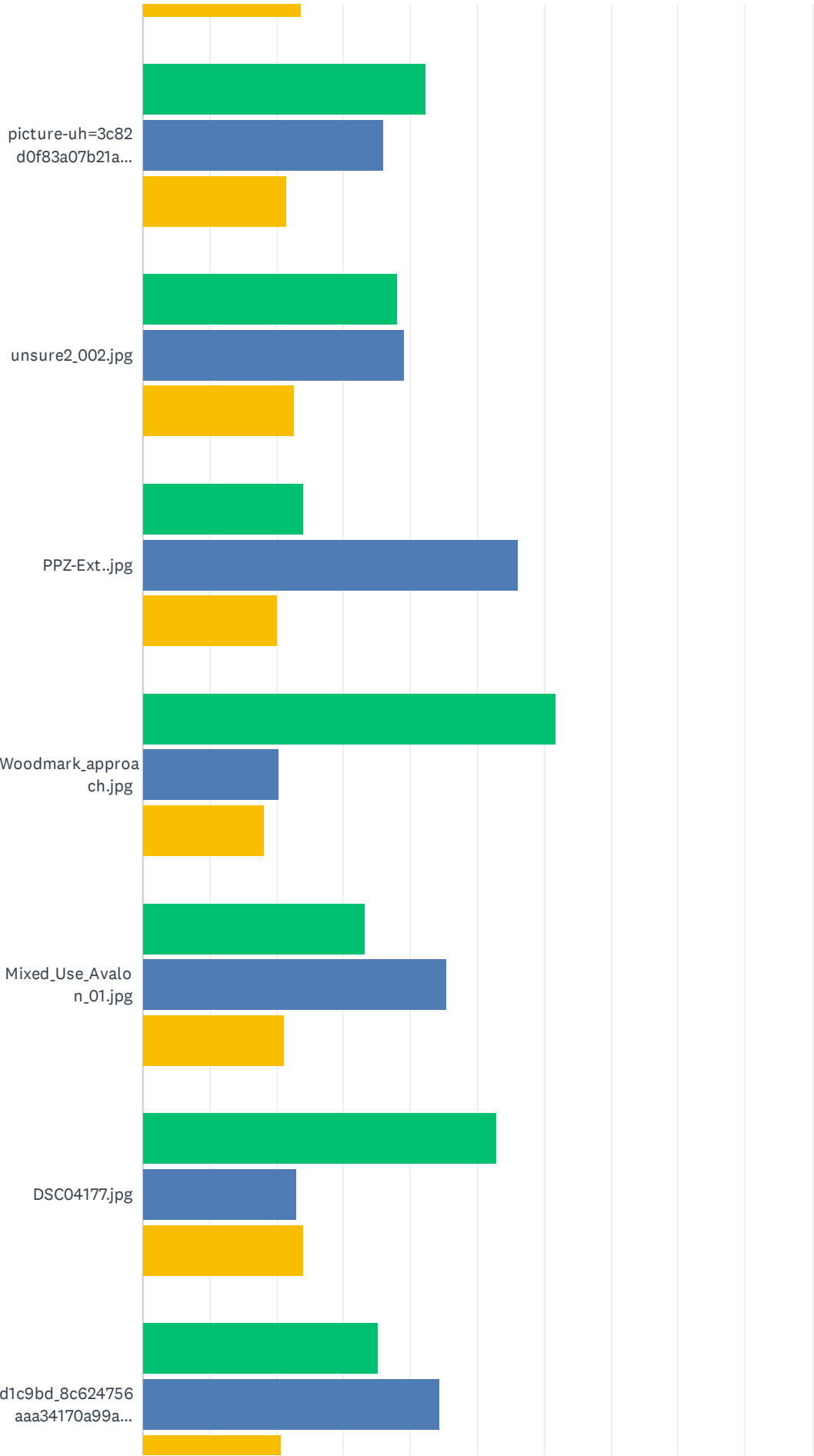
consultants keep on suggesting them. Take a look at the failure of these units. Adaptive reuse of Fry's building for housing. Adaptive reuse of 395 Page Mill Road for housing. Do not add office space. Remove office space at Fry's building.

Q16 Please let us know how you feel about the following housing styles.
Indicate particular features or aspects of each design that you like or dislike (i.e., material, scale, lighting, activities, etc.).

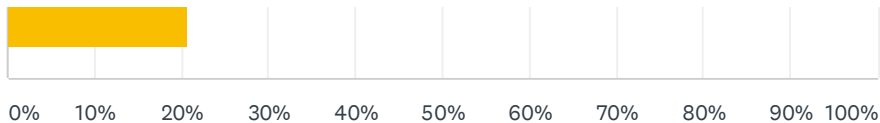
Answered: 106 Skipped: 74
















North Ventura Coordinated Area Plan (NVCAP) Community Survey



North Ventura Coordinated Area Plan (NVCAP) Community Survey



■ Good
 ■ Bad
 ■ Indifferent

	GOOD	BAD	INDIFFERENT	TOTAL	WEIGHTED AVERAGE
	59.79% 58	17.53% 17	22.68% 22	97	1.63
	30.61% 30	48.98% 48	20.41% 20	98	1.90
	48.98% 48	36.73% 36	14.29% 14	98	1.65
	45.92% 45	36.73% 36	17.35% 17	98	1.71
	41.00% 41	44.00% 44	15.00% 15	100	1.74
	51.55% 50	24.74% 24	23.71% 23	97	1.72
	42.27% 41	36.08% 35	21.65% 21	97	1.79
	38.14% 37	39.18% 38	22.68% 22	97	1.85
	24.00% 24	56.00% 56	20.00% 20	100	1.96
	61.62% 61	20.20% 20	18.18% 18	99	1.57
	33.33% 33	45.45% 45	21.21% 21	99	1.88
	53.00% 53	23.00% 23	24.00% 24	100	1.71
	35.05% 34	44.33% 43	20.62% 20	97	1.86

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	COMMENTS FOR "ZHOME-PROJECT-COURTYARD-ISSAQUAH-WA-PHOTO-CREDIT-ZHOME.JPG"	DATE
1	intriguing	4/20/2020 5:53 PM
2	Too close together, lack of privacy.	4/20/2020 2:19 PM
3	good: usable balconies, mix of materials, lots of green space and native plants, access to both private and shared outdoor space. solar panels, stepping up of height from left to right, with clean line between yellow and red roof lines.	4/20/2020 2:18 PM
4	not too massive	4/20/2020 12:41 PM
5	Like: solar orientation of photovoltaics, roofs, and balconies.	4/20/2020 12:31 PM
6	has potential; more trees please	4/20/2020 12:18 PM
7	cool modern common area, susantainable	4/19/2020 9:30 PM
8	Like: solar power, ability to have some individual outdoor space Dislikes: Perhaps needs more community equipment to encourage more interaction between neighbors	4/19/2020 9:04 PM
9	Good if open space is public	4/19/2020 6:46 PM
10	This is good because it's mid-rise and has solar panels.	4/19/2020 5:42 PM
11	Looks closed in, claustrophobic. Plantings look too new to tell how well they might shade and soften the central area at some point.	4/19/2020 1:15 PM
12	It's ok not particularly inviting to surrounding community. Shared 'green space' is barely discernible.	4/19/2020 12:43 PM
13	Although the solar panels are nice to see, the colors and lines of this development are unattractive. There is not enough room for trees and greenery. I would not want to live here.	4/18/2020 9:23 PM
14	Could be good if you had better communal space -	4/18/2020 11:48 AM
15	Each unit is unique; central area breaks things up a bit.	4/17/2020 3:47 PM
16	looks cheap, commercial, a soon to be dated look	4/17/2020 9:32 AM
17	too dense; not enough parking; not enough play area	4/17/2020 12:43 AM
18	Less massive than most, and includes solar panels. Still not enough green.	4/16/2020 11:25 PM
19	I like that units would each have access to a balcony/outdoor space. The central courtyard should be more functional to encourage community use and connection.	4/15/2020 11:45 AM
20	I notice those solar panels! If the engineers and city planners say this is possible, I LOVE THIS VERY VERY VERY VERY VERY MUCH! Let's reduce our reliance on fossil fuels! I want to live there!	4/14/2020 11:34 AM
21	wow solar panels...	4/14/2020 7:57 AM
22	Colorful, clean lines, balconies, garden space	4/13/2020 1:59 PM
23	Also not very creative but at least it's modern and incorporates solar	4/13/2020 11:30 AM
24	OK for the residences	4/13/2020 10:45 AM
25	Tacky ubiquitous modern design, looks like it will peel apart within ten years. I think people like to look out on something beautiful, not at curtains of other people's apartments. Cramped.	4/13/2020 9:59 AM
26	pv solar - good	4/13/2020 9:10 AM
27	It is too stark, But if those are micro units and if you can put plants on the balconies and hang laundry it will be much improved I. like the central patio but they don't seem to be any benches...Empty and vacuous were each person goes inside to their own Havel to huddle	4/13/2020 9:08 AM
28	Dense housing, looks livable, porches are nice, courtyard with trees.	4/13/2020 7:07 AM
29	Courtyard, solar electricity	4/12/2020 11:30 PM
30	may not blend well with rest of neighborhood	4/12/2020 11:20 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

31	Like solar panels	4/12/2020 7:50 PM
32	Solar is great. Roof forms that yield high ceilings can be good but in this case it is likely the area receiving benefit will be bedrooms on the upper levels. I would prefer lower slope roofs and added height at each level with a focus on the lower, more public areas of the units.	4/12/2020 7:09 PM
33	nice. scandinavian	4/12/2020 6:30 PM
34	Not enough privacy for lower units.	4/12/2020 6:07 PM
35	Good design, variation of color, quality landscaping, energy conscious.	4/12/2020 4:16 PM
36	Nice design, love the solar panels. Needs community space.	4/12/2020 3:44 PM
37	I trust this builder and designer. Modern times right here. Yes to the passageway that I presume connects to wonderful places. If I used a wheelchair I would love the passageway. Seems convenient. These passageways also allow for natural air flow and less air conditioned should be needed here. I like this roof as it is not pretending to be old. The variety of color helps me tell friends "hey meet me at the orange side" and they know what I mean.	4/12/2020 2:38 PM
38	Too dense one parking spot is not enough	4/12/2020 2:27 PM
39	Better. Slanted solarized roofs nice. Big planted beds breaks up concrete and trees will cool. Interesting buildings do't have a canyon effect on people walking curved walkways. Good design and good use of color. I like this.	4/12/2020 1:41 PM
40	Not dense enough, too boring, too expensive per unit	4/12/2020 1:21 PM
41	Inviting, green.	4/12/2020 11:46 AM
42	Balcony for each unit, access to outdoor important for each housing.	4/12/2020 11:19 AM
43	Horizontal paneling, earth tones, and slanted roofs help humanize this design.	4/12/2020 11:05 AM
44	this is ok, but looks mostly like a space to walk through. i do like the varied design of the buildings	4/12/2020 10:06 AM
45	I The architecture is a little varied, rather than big blocks. Large windows and balconies are nice. I like angles in buildings. I appreciate the use of solar energy. They are a good cross between town-homey and large tower-block looking buildings.	4/12/2020 9:54 AM
46	Looks more dynamic with more green	4/11/2020 10:23 PM
47	Solar panels good.	4/10/2020 8:23 PM
48	solar energy	4/10/2020 8:14 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	COMMENTS FOR "IMG_3696.JPG"	DATE
1	too prison-like	4/20/2020 5:53 PM
2	good: lots of usable balconies (could be planted on edges), accessible shared green space on ground floor. Good stepping back on left side, not so much on right side. "bad": 4 story vertical facade not pedestrian scale: recommend stepping back at least every other floor. Could have used roofs as more green space or solar or something useful.	4/20/2020 2:18 PM
3	green space not accessible to neighborhood at large, too massive	4/20/2020 12:41 PM
4	Dislike: For its location near El Camino & Cal Ave, this project should play a stronger role in civic urbanism. There is just one cafe, the courtyard is gated.	4/20/2020 12:31 PM
5	looks like a prison; ugly design details	4/20/2020 12:18 PM
6	Prison, downright ugly	4/19/2020 9:30 PM
7	Like: More mechanisms to encourage interactions Dislike: Central field could be tree-less to encourage playing among children	4/19/2020 9:04 PM
8	Only good if green space in middle is public	4/19/2020 6:46 PM
9	I like the inclusion of green space.	4/19/2020 5:42 PM
10	This looks better than Park Plaza above, but not by much. The building looks like a prison. Can't tell if there are places to sit or not. Again, the plantings seem new, so difficult to tell if when they are more mature, the courtyard will feel more inviting.	4/19/2020 1:15 PM
11	Too huge green space not inclusive of surrounding community.	4/19/2020 12:43 PM
12	The green lawn looks nice (better than the parking lot courtyard in one example above) but there are not enough trees, and lawn is unsustainable. The block-y style of the buildings is ugly and cheap. Also windows and balconies.	4/18/2020 9:23 PM
13	NO grass is being considered, I assume? This is ok because, again, it allows for communing and has open space--one can see the sky--but these cell-block buildings are all angles and hideous	4/18/2020 12:20 PM
14	Like common area but architecture is too monochromatic - not enough diversity of units	4/18/2020 11:48 AM
15	A bit sparse.	4/18/2020 10:29 AM
16	Ugly; too sterile	4/17/2020 3:47 PM
17	could be a prison with exercise yard in middle	4/17/2020 9:32 AM
18	too dense; not enough parking; not enough play area. It's not enough have some grass. People need play structures for kids seating for adults and kids, tables and areas to make noise, run and throw a ball.	4/17/2020 12:43 AM
19	Way too massive.	4/16/2020 11:25 PM
20	Too dense. Looks like prison or cheap college dorms.	4/16/2020 8:59 PM
21	Ugly and massive.	4/15/2020 7:35 PM
22	The central courtyard should be more functional to encourage community use and connection.	4/15/2020 11:45 AM
23	What a huge difference some green space makes. But can we make sure that gardens are sustainable and low-water?	4/14/2020 11:34 AM
24	Meh. Not bad but creates obstructed view areas that could be a problem...also maybe not...	4/14/2020 7:57 AM
25	Courtyard looks like a fish bowl. Not sure it would be used and could justify sapce	4/13/2020 1:59 PM
26	feels is like a fort	4/13/2020 10:45 AM
27	Things I cannot do here: Bounce a ball. Learn to ride a bike. Find a shady spot, Talk about anything important with a friend. Have a coffee. Plant a tomato. Things I could do here: Lob a waterballoon and enjoy the splash on the concrete. But if you made that entire grassy area a fountain/waterplay/wading area...that would be another story: you'd obscure the sound of private conversations, and make it fun for people to be together in various ways.	4/13/2020 9:59 AM

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28	These units are too big and remind me of LevitownI need to see more plants on the porch is individual flowers and baskets as they have in Sicily and colorful laundry allowed to dry in the sun	4/13/2020 9:08 AM
29	This seems less attractive than other shots. The outside of the buildings do not seem attractive, the courtyard is not laid out for effective use.	4/13/2020 7:07 AM
30	Too block-like, small windows	4/12/2020 11:30 PM
31	boring	4/12/2020 11:20 PM
32	Soviet school of design	4/12/2020 7:50 PM
33	I appreciate what was attempted here. The design is interesting and hopefully, with parking underground, the large expanse of solid wall can be avoided. Some provision for shade in the open space would be nice and I would not allow the trees in the green space to encourage ball play or active use.	4/12/2020 7:09 PM
34	Rather boring but could work.	4/12/2020 6:07 PM
35	Clever use of perforated metal balconies in affordable local housing using minimal material changes to emphasize different uses,	4/12/2020 4:16 PM
36	Nice green space, patios, and balconies. Needs a roof garden.	4/12/2020 3:44 PM
37	Too much outdoor space	4/12/2020 2:44 PM
38	What's it with all this beige? Are we trying to pretend that buildings don't exist? This looks institutional and could use shade enclosures to create some outdoor privacy but not too much. Some sense of protection is needed in this exposed space.	4/12/2020 2:38 PM
39	Too dense one parking spot is not enough	4/12/2020 2:27 PM
40	No no no - leave home the ruler. Looks like a low income project that should get torn down.	4/12/2020 1:41 PM
41	Excellent use of common area and greenery, good spacing so unit windows don't look directly into other units	4/12/2020 12:51 PM
42	Small windows, balcony style to change. Like the openness.	4/12/2020 11:19 AM
43	Blocky design is modern, but a little unfriendly. Green space is great!	4/12/2020 11:05 AM
44	the central court is too exposed with nothing to bring people to it. it looks like a fancy housing project	4/12/2020 10:06 AM
45	Not very distinctive, but also it feels like it would be underutilized in terms of open space. Maybe better to have more dense with more of a park feel, which might actually better ensure privacy.	4/11/2020 10:23 PM
46	Feels sterile, lacking in dynamism. Lack of people partly that, but this looks like common space that would be little used. Better to have mix use retail and public park.	4/11/2020 5:34 PM
47	Sterile. Uninviting.	4/10/2020 8:23 PM
48	self-enclosed and inappropriate to this neighborhood	4/10/2020 8:14 PM
49	Concept OK near rail tracks, ugly design, looks like a prison	4/10/2020 4:36 PM

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#	COMMENTS FOR "EE58B6A718CA5F82305B607AD92FDFD0.JPG"	DATE
1	Good colors - natural. Somehow has a traditional look that will hold up better over time.	4/20/2020 5:53 PM
2	Too dense, too close together.	4/20/2020 2:19 PM
3	good: mix of materials, some usable balconies and personal courtyards, shared green space on ground floor. "bad": 4 story vertical facade not pedestrian scale: recommend stepping back at least every other floor. Most units don't have balconies, not even sure those are balconies, may be stairwell... not enough private access to green outdoor space. Level at end is not ADA accessible through common area.	4/20/2020 2:18 PM
4	too massive	4/20/2020 12:41 PM
5	Like: corner balconies. Dislike: walkway, landscaping, patio design, lack of privacy.	4/20/2020 12:31 PM
6	while massive; this is at least attractive... but does not fit in with the neighborhood	4/20/2020 12:18 PM
7	too many stories	4/20/2020 12:02 PM
8	absolutely out of character for the area	4/19/2020 9:30 PM
9	Only good if space is public	4/19/2020 6:46 PM
10	This is good because it's high density but still has some greenery. I'd like to see more trees.	4/19/2020 5:42 PM
11	Looks like a college campus or dorm building, not housing that someone would like to live in long term.	4/19/2020 1:15 PM
12	Way too big for this neighborhood community.	4/19/2020 12:43 PM
13	No room for shade trees. Very tall buildings. Nice materials and color. Good articulation and variation in facade.	4/18/2020 9:23 PM
14	WAY too dense	4/18/2020 12:20 PM
15	Not enough common area and buildings are too bulky- need some diversity in forms	4/18/2020 11:48 AM
16	This is nice landscaping - good for connecting streets mid block	4/18/2020 10:29 AM
17	like plants	4/18/2020 9:57 AM
18	Could be OK for higher buildings; alternating the color of brick is good	4/17/2020 3:47 PM
19	massive look with some landscaping	4/17/2020 9:32 AM
20	I don't think these designs represent what people really want. They all look attractive but they don't accommodate actual living. They look like staged versions of homes that no one actually lives in. Where would the strollers, walkers and wheelchairs go? Where can people sit to hang out enjoy a conversation possibly have an outdoor meal? Reality is that many households have 2 cars, 2 bikes, a motorcycle, a stroller.	4/17/2020 12:43 AM
21	too massive	4/16/2020 11:25 PM
22	Too tall.	4/16/2020 8:59 PM
23	Too massive.	4/15/2020 7:35 PM
24	I like that units would each have access to a balcony/outdoor space. The central courtyard should be more functional to encourage community use and connection.	4/15/2020 11:45 AM
25	What's not to like? Hopefully the price tag is within reach. I love seeing housing without cars in the photo!!!	4/14/2020 11:34 AM
26	still not super excited about interior courtyards...	4/14/2020 7:57 AM
27	Looks like Santana Row or developments on San Antonio Road; Cold, commercial	4/13/2020 1:59 PM
28	squeezed and unprate lots of ground keeping maintenance what are the occupants paying for upkeep?	4/13/2020 10:45 AM
29	I've never seen anyone use this gratuitous outdoor space: it's too exposed to observation from others. It doesn't feel secure. I like the building design though, but only if more separated from	4/13/2020 9:59 AM

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	the other buildings, and only if the apartments are single floor so anyone can live in it.	
30	good - many stories	4/13/2020 9:10 AM
31	I like it especially if those are balconies that we can sing from! Can we also put individual plants on our porches and can we hang laundry, colorful sheets? That would be important to me	4/13/2020 9:08 AM
32	More units have direct sunlight and shaded balconies	4/12/2020 11:30 PM
33	more density, more interesting visually	4/12/2020 11:20 PM
34	Too tall and dense for ventura	4/12/2020 7:50 PM
35	I think these units are a bit too close for the height of the buildings - the attempt at a varied landscape is good but the space is only effective for circulation because there is no other 'place' included.	4/12/2020 7:09 PM
36	no balcony. no private garden.	4/12/2020 6:30 PM
37	Design is nice and the landscaping down the center is very attractive. But if the buildings are too tall they could cast too much shadow on the buildings opposite and make the apartments feel dark.	4/12/2020 6:07 PM
38	Excellent project in scale, material, landscaping and construction detailing	4/12/2020 4:16 PM
39	Building are nice but too close together. Needs a larger green space in the center. Nice patios and balconies.	4/12/2020 3:44 PM
40	The alley like walkway feels lush, protective and the has a strong tense of orientation. The opening at the north end of the alley feels like there is a beautiful passageway and I anticipate what is to come when I reach it. The black highlights, the thicker more articulated exteriors feel protective as well, although they cost more than the stucco above. Don't ask for these facade materials unless the density is high and the cost to build is worth it!	4/12/2020 2:38 PM
41	Too dense one parking spot is not enough	4/12/2020 2:27 PM
42	Bet this looks better from up here looking down than down there. Nice walkway but otherwise looks formidable. Too Bbig and dense looking for our town - this is eastern US or chicago right. Not here.	4/12/2020 1:41 PM
43	Gardens are excellent	4/12/2020 12:51 PM
44	Looks inviting, modern.	4/12/2020 11:46 AM
45	No bricks please.	4/12/2020 11:19 AM
46	this brings people living in the area in contact with those walking through, encouraging people to get to know one another	4/12/2020 10:06 AM
47	Love the building height, the brick, and the landscaping	4/12/2020 10:00 AM
48	Seems.ok but more outdoor space better	4/11/2020 5:34 PM
49	Canyon effect.	4/10/2020 8:23 PM
50	alienating, claustrophobic, indifferent or hostile to rest of neighborhood	4/10/2020 8:14 PM
51	A bit congested, but pleasant design	4/10/2020 4:36 PM

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#	COMMENTS FOR "006E9E2E127174CB932A29F6800D04BF.JPG"	DATE
1	looks crowded	4/20/2020 5:53 PM
2	good: Pedestrian scale, individual access to private space medium: Medium density, good to transition from single family to higher density. "bad": Potential here, but private space is small and not really private and doesn't include view of garden just a fence in your face. You want to be able to sit in your garden under your tree, in privacy, in an island of peace in a busy world.	4/20/2020 2:18 PM
3	not too massive	4/20/2020 12:41 PM
4	Like: large planters. Dislike: walkway vs front step proportions, institutional, windows.	4/20/2020 12:31 PM
5	too modern; does not fit in.. also very ugly	4/20/2020 12:18 PM
6	not real pretty. like the garden--lack of windows	4/19/2020 9:30 PM
7	Too low density	4/19/2020 6:46 PM
8	Sidewalks look slippery. Beams spanning buildings make space feel closed in. Looks cheap and rinky dink.	4/19/2020 1:15 PM
9	No green not particularly providing shared green space.	4/19/2020 12:43 PM
10	They all look exactly the same. The windows are ugly and have no frames. The color the walls is depressing. There is very little room for greenery. The wooden walls outside are for what? Privacy? So people can sit behind them?	4/18/2020 9:23 PM
11	Would need to see the other side of the buildings to see what access to outdoors looks like. Not enough windows and too uniform in form	4/18/2020 11:48 AM
12	This is a nice mid rise cottage court	4/18/2020 10:29 AM
13	not inviting at all, what other area of the city looks like this?	4/17/2020 9:32 AM
14	Too much artifact, not enough green.	4/16/2020 11:25 PM
15	Ugly.	4/16/2020 8:59 PM
16	The outdoor spaces are entirely not functional. The overhangs are far too small to be useful. The windows are oddly shaped and suggest poor lighting in the homes.	4/15/2020 11:45 AM
17	Why is the ground wet? Regardless, so many of these images including this one remind me of Stanford housing and I love that.	4/14/2020 11:34 AM
18	Not good urban design. Streetscape facing and placemaking should be better component if not on the reverse side.	4/14/2020 7:57 AM
19	Lighted pathways, individual garden plots;	4/13/2020 1:59 PM
20	there is no personnel space here. the metal planters are not going to last long and look kike shit before people start tearing them out Grey and ugly	4/13/2020 10:45 AM
21	So it's an outdoor hallway. Nothing to be happy about here. Except the colors. Garbage alleyway?	4/13/2020 9:59 AM
22	Aesthetically pleasing and interesting. I like the small porches. Best for small studio micro unit I would think	4/13/2020 9:08 AM
23	These seems less dense than some other shots. Also this looks too standardized, not varied spaces. Also looks more functional than community oriented.	4/13/2020 7:07 AM
24	Patios not private	4/12/2020 11:30 PM
25	very bland	4/12/2020 11:20 PM
26	Ugh. Dorms?	4/12/2020 7:50 PM
27	Too Low	4/12/2020 7:30 PM
28	I like the sense of community present in this type of design. The scale of the buildings relative to the space between is good.	4/12/2020 7:09 PM

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29	better.	4/12/2020 6:30 PM
30	Boring, not inviting or welcoming.	4/12/2020 6:07 PM
31	neighborliness, economy, simplicity, communality	4/12/2020 4:16 PM
32	Whoa, a bad rendition of Dutch architecture. It's ugly and not dense enough.	4/12/2020 3:44 PM
33	I like the compactness	4/12/2020 2:44 PM
34	Beams create a rhythm, a sense of style that helps me know where I am and also a sense that the property is one. I feel safe with this structure above. This would be a great way to recycle fallen trees and other materials and repurpose them for artistic accents like this.	4/12/2020 2:38 PM
35	Ugly Too dense one parking spot is not enough	4/12/2020 2:27 PM
36	Very Urban look - all surfaces, no nature allowed.	4/12/2020 1:41 PM
37	Not dense enough	4/12/2020 1:21 PM
38	Too much concrete, doesn't look inviting	4/12/2020 12:51 PM
39	Dislike front entrance with wood fence, small windows, architecture	4/12/2020 11:19 AM
40	The redwood accents add much-needed warmth, especially if the gray surfaces were replaced with an earthier tone.	4/12/2020 11:05 AM
41	the density is too low and the common and private spaces are too intermingled.	4/12/2020 10:06 AM
42	Architecturally interesting.	4/12/2020 9:54 AM
43	Feels too generic as these repeat, but also, no windows. Feels less private to be built like this than to have apartments. That said, nice enough.	4/11/2020 10:23 PM
44	Fine, but the outdoor space seems a little silly. Too uniform. Not big enough windows nor privacy from neighbors in this layout. English mews have more character. Needs to be more near retail and density for vibrance.	4/11/2020 5:34 PM
45	Too sterile.	4/10/2020 8:23 PM
46	ugly and anti-social	4/10/2020 8:14 PM

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#	COMMENTS FOR "18.JPG"	DATE
1	looks like it's a hotel on El Camino	4/20/2020 5:53 PM
2	Big-city overbearing structure. Not suitable for a family neighborhood.	4/20/2020 2:19 PM
3	good: ground-floor retail, street-level plantings. bad: I hate fake balconies that are there for decoration but fail to be usable. Make them wide enough for a table and chair for goodness sake! evidence of profit before people, style without function. again, vertical facade needs stepping back, IMHO.	4/20/2020 2:18 PM
4	To have buildings with that many units you MUST guarantee that there's enough parking to allow the businesses the thrive AND enough units that are affordable for normal people.	4/20/2020 12:50 PM
5	too massive	4/20/2020 12:41 PM
6	Like: individual design of ground floor retail, balconies and Juliet balconies, brick.	4/20/2020 12:31 PM
7	too massive; does not fit in	4/20/2020 12:18 PM
8	too close to the street and too many stories	4/20/2020 12:02 PM
9	horrible	4/19/2020 9:30 PM
10	Like: Integrated retail, equality of outdoor conditions	4/19/2020 9:04 PM
11	TThis is built too close to the street.	4/19/2020 5:42 PM
12	ok, but would prefer stepped back upper floors. Can't tell how wide sidewalk is, but the wider the better.	4/19/2020 1:15 PM
13	Overwhelming not enough green not in keeping with surrounding community architectures and ethos.	4/19/2020 12:43 PM
14	Articulated facade and varied heights are good. Retail on ground floor is good. Materials look nice, not shiny. Attractive color scheme. No cars on street makes it look pleasant. Trees and greenery are good.	4/18/2020 9:23 PM
15	worst case scenario--concrete jungle--at least in SF, NY, Seattle, etc. the architecture is interesting to artful. This is vanilla and intrusive--butts up against street. The human eye/brain cannot rest--blocks out natural setting (sky, trees, natural flora, open space)	4/18/2020 12:20 PM
16	Too much conformity of building - need better setbacks and more interesting design	4/18/2020 11:48 AM
17	Good density, but sidewalk need to be wider and streetscape should improved.	4/18/2020 10:29 AM
18	Perhaps offset some units to take away the square look	4/17/2020 3:47 PM
19	more commercial look	4/17/2020 9:32 AM
20	Way too massive.	4/16/2020 11:25 PM
21	Too massive. Sidewalk space looks cramped in spots. We're going to need much wider sidewalks post-COVID-19.	4/16/2020 8:59 PM
22	Too massive.	4/15/2020 7:35 PM
23	Where are the bike lanes? And the electric shuttles on the street?	4/14/2020 11:34 AM
24	too dense	4/14/2020 11:00 AM
25	mixed use good...throw in some parklets and outdoor dining or engaging features and would be muhc better.	4/14/2020 7:57 AM
26	Too generic; too commercial	4/13/2020 1:59 PM
27	Could be OK, but not very creative. keep the ground floor retail.	4/13/2020 11:30 AM
28	crowded side side walk just like we have on Parke at this time set the buildings back	4/13/2020 10:45 AM
29	Again, take away the street and have this face a park. A LARGE park.	4/13/2020 9:59 AM
30	Well I don't know if there are balconies on the other side but this is not exactly my cup of tea	4/13/2020 9:08 AM

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31	Dense housing, sidewalk with trees, high rise means more people can live here, people walking on street and NO CARS!!! All good.	4/13/2020 7:07 AM
32	Street level retail	4/12/2020 11:30 PM
33	mixed use, looks substantial, medium height but visually diverse	4/12/2020 11:20 PM
34	Cookie cutter, industrial	4/12/2020 7:50 PM
35	I like the height. Building design appears more vertical than necessary - would be good to have it more broken up.	4/12/2020 7:09 PM
36	Too many people	4/12/2020 6:30 PM
37	Very attractive. Doesn't feel like rats in boxes!	4/12/2020 6:07 PM
38	Density, otherwise fairly boring design within standard street frontage	4/12/2020 4:16 PM
39	I like the ground floor retail and the balconies. Needs a roof garden.	4/12/2020 3:44 PM
40	Feels lively seeing trees and facade texture variety and height. I feel in good company here. Wider sidewalk needed though. Black and wide retail facade variety is nice too.	4/12/2020 2:38 PM
41	Too dense one parking spot is not enough	4/12/2020 2:27 PM
42	Big city we are not.	4/12/2020 1:41 PM
43	Nice mix of retail & density	4/12/2020 1:21 PM
44	Good inclusion of greenery, could use more bike racks	4/12/2020 12:51 PM
45	Like the facade with setback features to appear less boxy. Avoid bricks.	4/12/2020 11:19 AM
46	the building is a huge block of vertical space straight up from ground level to the top. it maximizes interior space but provides a terrible outdoor living space.	4/12/2020 10:06 AM
47	The trees are nice, the good use of footprint is appreciated.	4/12/2020 9:54 AM
48	Too much mass relative to retail and open space. Needs more bike lanes, etc. or breaks in the massing.	4/11/2020 10:23 PM
49	Ugly	4/11/2020 5:34 PM
50	Too tall.	4/10/2020 8:23 PM
51	Structures too close to road	4/10/2020 4:36 PM

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#	COMMENTS FOR "VPQBMUYJCUFQLIWZLBHU.JPG"	DATE
1	so flat	4/20/2020 5:53 PM
2	good: usable balconies, mix of materials, lots of green space and native plants, access to both private and shared outdoor space.	4/20/2020 2:18 PM
3	not too massive	4/20/2020 12:41 PM
4	seems too massive; like the community grill	4/20/2020 12:18 PM
5	Too much concrete. Doesn't look comfortable. No shade anywhere.	4/19/2020 1:15 PM
6	Not providing feeling of public shared green space.	4/19/2020 12:43 PM
7	The buildings have no character and the details look cheap. The bbq area has almost no shade, and the concrete would make it a hot and unappealing place to spend time, except on a rare spring day. The lights might make it pleasant at night.	4/18/2020 9:23 PM
8	nice because open space is visible which, again, is easier on human eye and brain	4/18/2020 12:20 PM
9	Like the communal space	4/18/2020 11:48 AM
10	great communal feel	4/18/2020 10:29 AM
11	too blockish	4/17/2020 3:47 PM
12	college dorm like look	4/17/2020 9:32 AM
13	Way too massive.	4/16/2020 11:25 PM
14	Too dense.	4/16/2020 8:59 PM
15	Too massive.	4/15/2020 7:35 PM
16	Functional communal space that provides things like a BBQ that wouldn't otherwise be available to renters within their units.	4/15/2020 11:45 AM
17	It's TOO WHITE and too young, but otherwise I love it! Neighborhoods should facilitate community!	4/14/2020 11:34 AM
18	Love me some tri tip...again interior courtyards...but it could be a cool amenity for the right community.	4/14/2020 7:57 AM
19	Usable courtyard; contemporary; materials should age well	4/13/2020 1:59 PM
20	that Bar B-Q well last how long and who fixes it when it is busted	4/13/2020 10:45 AM
21	The architecture is fine...but ... Take a look at the roof garden on the NE corner of Bixel and 6th street in Los Angeles. It has a roof garden/terrace/safe walking space for toddlers or babies in strollers with interesting plantings that create separate outdoor room spaces that allow for smaller or larger groups of people to be. This photo above is nice yet too exposed as a public space for people to have intimate conversations or relax without being watched. I find it really weird that this has become a standard waste of space. If you were a couple and the place was empty, how comfortable would you be sitting in those orange sofas surrounded by windows?	4/13/2020 9:59 AM
22	where's the diversity of income, age, race, etc.?	4/13/2020 9:10 AM
23	I love the benches the umbrellas the shops the walk ability	4/13/2020 9:08 AM
24	Community focus, shared spaces.	4/13/2020 7:07 AM
25	I like the community/open nature of this setting. Makes for an inviting environment.	4/12/2020 11:57 PM
26	Courtyard areas	4/12/2020 11:30 PM
27	Blocky design, limited green space	4/12/2020 7:50 PM
28	Communal gathering spaces with proximity to living areas expand the options for living when unit sizes are smaller. Encourage interaction by creating spaces and including objects that have a gravitational pull and people will naturally come together.	4/12/2020 7:09 PM
29	better.	4/12/2020 6:30 PM

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30	No privacy for ground floor units. Bland.	4/12/2020 6:07 PM
31	Reasonable socializing space, unattractive landscaping, questionable housing quality	4/12/2020 4:16 PM
32	I like the balconies and community space. Needs a roof garden.	4/12/2020 3:44 PM
33	Not a fan of unused open outdoor spaces	4/12/2020 2:44 PM
34	Built in seating And mixed lighting options are great. Mixed seating is nice.	4/12/2020 2:38 PM
35	Too dense one parking spot is not enough	4/12/2020 2:27 PM
36	No - looks like San Francisco or Oakland.	4/12/2020 1:41 PM
37	Not dense enough	4/12/2020 1:21 PM
38	Excellent use of common area for residents to host gatherings, providing facilities like grills for this is a big plus	4/12/2020 12:51 PM
39	A more friendly version of block-building design. Accent pieces like greenery, wood, and railings add a lot of personality.	4/12/2020 11:05 AM
40	i like that people are out doing things, but its all private space	4/12/2020 10:06 AM
41	The people make this look like a fun public space, the buildings itself are fairly generic though.	4/11/2020 10:23 PM
42	Sterile.	4/10/2020 8:23 PM
43	A commons for the use of residents is nice, but I would not want it to turn its back on the larger community.	4/10/2020 8:14 PM

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#	COMMENTS FOR "PICTURE-UH=3C82D0F83A07B21AADE9E2A5D664E18-PS=841849B65315F23655A83BADF59C589.JPG"	DATE
1	practical but not too attractive	4/20/2020 5:53 PM
2	Too tall, too dense.	4/20/2020 2:19 PM
3	good: usable balconies, mix of materials, street-level green edge with native plants, access to both private and shared outdoor space.	4/20/2020 2:18 PM
4	To have buildings with that many units you MUST guarantee that there's enough parking to allow the businesses the thrive AND enough units that are affordable for normal people.	4/20/2020 12:50 PM
5	too massive	4/20/2020 12:41 PM
6	Like: landscaping and corner plazas. Dislike: solar orientation vs street and alley facades.	4/20/2020 12:31 PM
7	well i love this complex!! but so many do not 2nd to the block concrete design.	4/20/2020 12:18 PM
8	neutral color preferred	4/20/2020 12:02 PM
9	Ugly	4/19/2020 9:30 PM
10	Should have multiple exitways, in case of disaster or other blockage	4/19/2020 9:04 PM
11	This is a bit too built out to the street.	4/19/2020 5:42 PM
12	This building has more interest and employs a small amount of setback for upper floors, which is good.	4/19/2020 1:15 PM
13	Maybe ok if only 3 stories or ground floor retail.	4/19/2020 12:43 PM
14	Trees and greenery are good. Articulated facade and some variation in roofline looks nice. Color is ok (though I don't love the yellow). Lines are simple, classic (except for ugly entrance).	4/18/2020 9:23 PM
15	Too much of our current building is up against the street. Model instead after the CloudEra bldg at Park and Page Mill Notice the offset from street is large with redwoods and other environmentally sustainable and enhancing features including the huge swail.	4/18/2020 12:20 PM
16	Too blocky, bad and uninteresting street scape, unpleasant to walk by.	4/18/2020 11:48 AM
17	like trees	4/18/2020 9:57 AM
18	Colors and offset are good but still to square	4/17/2020 3:47 PM
19	bland, utilitarian look	4/17/2020 9:32 AM
20	Too massive	4/16/2020 11:25 PM
21	Too massive and ugly.	4/16/2020 8:59 PM
22	Too massive.	4/15/2020 7:35 PM
23	Way too many cars in this photo. I would like to see electric shuttles instead. Otherwise, yay housing!	4/14/2020 11:34 AM
24	Kinda boring...include placemaking component.	4/14/2020 7:57 AM
25	Exciting, contemporary, colorful. Different without trying to hard to be different	4/13/2020 1:59 PM
26	Boring and uncreative	4/13/2020 11:30 AM
27	OK if the side walks are ample	4/13/2020 10:45 AM
28	This is fine as long as there are some options for people with porches to have plants and trees and hang laundry, colorful laundry to make the place colorful and unique, as in Italy	4/13/2020 9:08 AM
29	Some setback from the street, balconies	4/12/2020 11:30 PM
30	single-level units, good use of color	4/12/2020 11:20 PM
31	Too high for ventura	4/12/2020 7:50 PM
32	I appreciate the effort to break up the massing through color, horizontal and vertical elements	4/12/2020 7:09 PM

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and the placement of balconies. The landscape buffer along the pedestrian edge is successful.

33	too boring. too corporate.	4/12/2020 6:30 PM
34	okay	4/12/2020 6:07 PM
35	OK local housing with modest detailing, mostly clever color variations and successful variation of massing.	4/12/2020 4:16 PM
36	Nice, like the balconies, needs a roof garden	4/12/2020 3:44 PM
37	Big windows to allow light in so that these small units feel spacious. I bet they average 500sf so they need all the light they can get!!! Yes to be windows!!	4/12/2020 2:38 PM
38	Too dense one parking spot is not enough	4/12/2020 2:27 PM
39	Same as above in that it is duplicated all over the peninsula. I am sure this is from a catalogue - design #14.	4/12/2020 1:41 PM
40	Proven successful in Palo Alto, Visual interest, comfortable walkable homes	4/12/2020 1:21 PM
41	Use of colors, set backs	4/12/2020 11:19 AM
42	Muted but friendly colors and regularly broken-up surfaces make this block structure less intimidating and more appealing.	4/12/2020 11:05 AM
43	a giant block of apartments with minimal interaction to the street	4/12/2020 10:06 AM
44	Not very interesting architecturally	4/11/2020 10:23 PM
45	Sterile, uninviting.	4/10/2020 8:23 PM
46	could be OK fronting on El Camino; seems out of scale for interior of NVCAP	4/10/2020 8:14 PM
47	ugly block design	4/10/2020 4:36 PM

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#	COMMENTS FOR "UNSURE2_002.JPG"	DATE
1	looks like houses! YAY! natural colors and house-like shapes	4/20/2020 5:53 PM
2	good: articulation of facade, not too tall, some stepping back at 3rd story. trees and plants in shared courtyard "bad": no access to private green space. a lot of concrete in shared space, depends how it's used: good for block party, kids playing, bad if just empty, hot and unused.	4/20/2020 2:18 PM
3	not too massive	4/20/2020 12:41 PM
4	Like: open space connected to the streets.	4/20/2020 12:31 PM
5	ugly design; cheap looking	4/20/2020 12:18 PM
6	Does not fit with area's design	4/19/2020 9:30 PM
7	I would like to see a little more green space.	4/19/2020 5:42 PM
8	Housing looks ok. Courtyard looks formal and uninviting with too much concrete.	4/19/2020 1:15 PM
9	Ok architecture.	4/19/2020 12:43 PM
10	Nice variation in roof lines, nice peaked roofs. Nice articulated facade. Nice framing around windows, and nice trim details. Not enough greenery — no chance for these small trees to shade the windows. They will not be able to grow tall.	4/18/2020 9:23 PM
11	This is junk--cheap and promotes stress. no natural or open setting here (see courtyard and green offsets for other options noted above	4/18/2020 12:20 PM
12	Boring	4/18/2020 11:48 AM
13	This is ok, a little too cutsey but people who live there love it!	4/18/2020 10:29 AM
14	like trees	4/18/2020 9:57 AM
15	OK if you add something unique about each unit, e.g. color	4/17/2020 3:47 PM
16	ok but not exactly inspired	4/17/2020 9:32 AM
17	Too massive	4/16/2020 11:25 PM
18	Too sterile.	4/16/2020 8:59 PM
19	No parking spaces near front door.	4/15/2020 7:35 PM
20	Honestly, I am totally fine with the vast majority of these, and would seek the housing that can be built in the most sustainable and affordable ways, to build and strengthen our community.	4/14/2020 11:34 AM
21	meh...	4/14/2020 7:57 AM
22	hard scape in court yard; materials don't appear durable	4/13/2020 1:59 PM
23	old school, uninteresting architecture	4/13/2020 11:30 AM
24	Nothing interesting here. Blah.	4/13/2020 9:59 AM
25	Most of the trees be in boxes? Where are the porches? Where are the clothes lines? It is energy efficient to have some options for hanging laundry outside	4/13/2020 9:08 AM
26	No dense enough, too standardized.	4/13/2020 7:07 AM
27	Ok for higher density	4/12/2020 11:30 PM
28	looks cheap	4/12/2020 11:20 PM
29	Concrete jungle	4/12/2020 7:50 PM
30	Again, this is not the character I would hope to see. Look at the roof edge and how awkward and jaggy it is. Materials are ok but planters in the open space are too tall.	4/12/2020 7:09 PM
31	no balcony, no garden	4/12/2020 6:30 PM
32	Like the way the face is broken up.	4/12/2020 6:07 PM

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33	Acceptable housing quality, although of limited variations.	4/12/2020 4:16 PM
34	Looks like college housing. No outside connection.	4/12/2020 3:44 PM
35	Abrupt facade meeting the front patio. Why not a gazebo to indicate some hierarchy where the entrance is? Also why beige again?	4/12/2020 2:38 PM
36	Too dense one parking spot is not enough	4/12/2020 2:27 PM
37	We can do better. Can live with it but can do better.	4/12/2020 1:41 PM
38	Not dense enough	4/12/2020 1:21 PM
39	Old fashioned.	4/12/2020 11:46 AM
40	Not sure about the rooflines.	4/12/2020 11:19 AM
41	Classic, but without personality. Trees add liveliness.	4/12/2020 11:05 AM
42	looks like a typical suburban housing project with nothing going on outside	4/12/2020 10:06 AM
43	Generic	4/11/2020 10:23 PM
44	Is not 2 story over retail or adaptive reuse of Fry's building.	4/10/2020 8:23 PM

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#	COMMENTS FOR "PPZ-EXT..JPG"	DATE
1	lego!	4/20/2020 5:53 PM
2	good: seems most units have usable balconies, shared green space could be a safe place for kids to play. water features off screen to right. underground parking (not shown), proximity to Caltrain (not shown). ground-floor retail/restaurant at Park & Page (not shown). "bad": green turf is artificial: no ecological value; most of central courtyard is taken up by parking, so it's hot, ugly, no ecological/social value. Flat rooftops but not rooftop gardens: lost opportunity. I'm not as into modern materials: too cold/distant/bland despite splashes of color.	4/20/2020 2:18 PM
3	I can't tell if those are parking spaces. If they are, there are way too few if you have businesses there.	4/20/2020 12:50 PM
4	green space not accessible to neighborhood at large, but not too massive	4/20/2020 12:41 PM
5	Like: corner cafe. Dislike: long facade, garage entrance, low-key residential entrances, landscaping, long blank rear facade.	4/20/2020 12:31 PM
6	another stark, ugly prison yard with the inner exercise yard. Where are the gun turrets?	4/20/2020 12:18 PM
7	prison?	4/19/2020 9:30 PM
8	Dislike: Parking lot places high emphasis on car-driven design	4/19/2020 9:04 PM
9	I know this building and this plaza. The plaza is totally uninviting. There are too few shady areas, the grass is fake and there is parking on the other side of the shrubs. Ugly, ugly. The building looks like a prison. You never see anyone out on their decks or walking around. Also, there is a hideous statue along Park Blvd of a naked woman that no one likes.	4/19/2020 1:15 PM
10	Just terrible. Like soviet era sardine apartments that will age terribly and provide no feeling of community.	4/19/2020 12:43 PM
11	No trees, at least none that will ever provide shade for these units. Crayon colors are gimmicky. Courtyard is a parking lot, not an area of beauty — horrible for people to look at from their windows. Looks cheap and ugly.	4/18/2020 9:23 PM
12	ugly buildings--this is what they put in next across from CloudEra near Caltrain. These are the cheapest constructed buidlings and look like idk what They are just ugly. Why not spanish style architecture or something blending in w/California?	4/18/2020 12:20 PM
13	Too much land use for parking - who wants to live above a parking lot. Put in some cars in the parking spaces and I bet people's responses would change.	4/18/2020 11:48 AM
14	Too much hardscape - needs a community room and more podium planting. - the architecture could be better and the bldg should be much taller	4/18/2020 10:29 AM
15	like plants	4/18/2020 9:57 AM
16	Too "modern"	4/17/2020 3:47 PM
17	Boxes of homes, not preferred	4/17/2020 9:32 AM
18	too dense; not enough parking; not enough play area	4/17/2020 12:43 AM
19	Too much artifact, not enough green space	4/16/2020 11:25 PM
20	Gawdawful ugly.	4/16/2020 8:59 PM
21	Ugly.	4/15/2020 7:35 PM
22	The central courtyard should be more functional to encourage community use and connection.	4/15/2020 11:45 AM
23	This looks affordable - is that true? Housing is good!	4/14/2020 11:34 AM
24	...	4/14/2020 7:57 AM
25	Colorful, clean design; Interior parking could detract from courtyard.	4/13/2020 1:59 PM
26	I have walked through this "public" place it is isolated from the public and feel like a fort	4/13/2020 10:45 AM
27	There are no cozy places in this linear design. It's like the awful "park space" that nobody uses in "Carmel Village" on San Antonio. Who would want to walk through that blasting hot area? But	4/13/2020 9:59 AM

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wait? Are those PARKING SPACES??? Do we enjoy looking down on our baking cars? OMG>

28	Hopefully we can do better here once again options for hanging laundry and our own plants small trees on the balconies would help. Looks more like Stalingrad than Palermo	4/13/2020 9:08 AM
29	Dense, colorful, courtyard, green space all good	4/13/2020 7:07 AM
30	too sterile	4/12/2020 11:57 PM
31	Too much interior courtyard space taken up by parking areas	4/12/2020 11:30 PM
32	too sterile	4/12/2020 11:20 PM
33	Looks like googleplex (office space)	4/12/2020 7:50 PM
34	Space between unit blocks is too great. Courtyard is not 'soft' enough	4/12/2020 7:09 PM
35	sterile. dead.	4/12/2020 6:30 PM
36	Very boring and will look tacky over time.	4/12/2020 6:07 PM
37	Empty courtyard photograph of otherwise appropriate techy housing on Park Blvd. Metallic materials a departure from standard stucco and wood, but a unified project with exciting color contrasts.	4/12/2020 4:16 PM
38	This would be perfect if you eliminate the parking and add more green space. Needs a roof garden.	4/12/2020 3:44 PM
39	Nice to see people, but this would be more striking as a vertical building. Feels like it wastes land and tenants have to walk long boring corridors for no reason.	4/12/2020 2:38 PM
40	Ugly Too dense one parking spot is not enough	4/12/2020 2:27 PM
41	195 Page Mill? Looks like it would be very hot in the summer. Why all this concrete. Very unpleasant and unwelcoming. Down in a canyon. Unimaginative wasted space.. Tarding units up with color. Lipstick on a pig.	4/12/2020 1:41 PM
42	Boring	4/12/2020 1:21 PM
43	Parking is not a good use of above-ground common space	4/12/2020 12:51 PM
44	Boxy, looks too much like low-income housing	4/12/2020 11:19 AM
45	Too industrial.	4/12/2020 11:05 AM
46	no one is going to use that vast expanse of hardscape. there isn't any place to sit. maybe kids will skateboard	4/12/2020 10:06 AM
47	Lots of hard surfaces and no shade means the courtyard will be loud and hot, and hence underutilized.	4/12/2020 10:04 AM
48	I like that this complex combines office and housing (in Palo Alto) the apartments themselves are not very attractive however and its amenities are not all that compelling, while it "closes off" an area. Better if it was a public park, with less parking, and was open to the community.	4/11/2020 10:23 PM
49	These apartments are ugly inside and it is too much parking. Otherwise it's fine. But needs more life.	4/11/2020 5:34 PM
50	Too sterile.	4/10/2020 8:23 PM
51	hardscape seems rather sterile and uninviting	4/10/2020 8:14 PM
52	to massive, stark	4/10/2020 4:36 PM

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#	COMMENTS FOR "WOODMARK_APPROACH.JPG"	DATE
1	LOOKS LIKE HOUSES! YAY!	4/20/2020 5:53 PM
2	good: wood, mix of materials, usable balconies, personal green space on ground floor. mature trees "bad": 4 story vertical facade not pedestrian scale: recommend stepping back at least every other floor.	4/20/2020 2:18 PM
3	too massive	4/20/2020 12:41 PM
4	Like: massing, courtyard open to the street, tree preservation	4/20/2020 12:31 PM
5	this looks like the design is more thoughtful; more expensive building material;s. Not just how cheap can the materials be an how much can i make per unit. of course the mature trees add a lot.	4/20/2020 12:18 PM
6	too close to the street	4/20/2020 12:02 PM
7	maybe back East?	4/19/2020 9:30 PM
8	Like: Integrated underground parking Dislike: Some asymmetry in ability to have individual outdoor space	4/19/2020 9:04 PM
9	Are you kidding?	4/19/2020 6:46 PM
10	This is okay. I'd prefer more green space.	4/19/2020 5:42 PM
11	Great looks	4/19/2020 3:35 PM
12	Looks okay for a 4-story building. Appeals to me more than the modern style buildings above.	4/19/2020 1:15 PM
13	Design feels more in keeping with actual homes and a neighborhood, big trees nice, but none of Ventura neighborhoods have streets as wide as this and thus may feel overbearing.	4/19/2020 12:43 PM
14	Peaked roofs and warm materials, along with classic style and details make this the best of the lot. The trees are already tall enough to shade these buildings. Facade is articulated.	4/18/2020 9:23 PM
15	mature trees	4/18/2020 6:24 PM
16	The architecture is easy on the eye and the huge old trees make it ok, but if those trees were younger it wouldn't have same effect--and trees don't last forever. Still, the arch. is MUCH better than just about any others offered.	4/18/2020 12:20 PM
17	Nice street presentation for a fully residential zone. Would prefer some retail on the first floor. Good use of setbacks and diversity of form.	4/18/2020 11:48 AM
18	Don't like the gable/shingle thing - but this housing needs more density (height/units)	4/18/2020 10:29 AM
19	Looks like a neighborhood, not every unit the same, classy	4/17/2020 3:47 PM
20	inviting look	4/17/2020 9:32 AM
21	not as massive as other designs. But we're getting ahead of ourselves. We need the working group to make these decisions, and we need to include lots of open space and restore Matadero Creek to natural run.	4/16/2020 11:25 PM
22	Can we have brick buildings in earthquake zones?	4/14/2020 11:34 AM
23	Kinda like this...not sure why..on the right streets could create a symmetric block that looks good and brings people together.	4/14/2020 7:57 AM
24	Warm, street facing; Materials could age well; Design consistent with Palo Alto	4/13/2020 1:59 PM
25	Attractive: lots of light inside, room shapes appear to be possible ample. Classy.	4/13/2020 9:59 AM
26	Well if there was nowhere else to hang my hat... Again I see a porch I don't see other porches. Perhaps appropriate for me in my dosage....	4/13/2020 9:08 AM
27	Good for areas that are completely residential and not next to the commercial or mixed used as they just don't seem to match with the other components.	4/12/2020 11:57 PM
28	high quality, but not dense enough for this neighborhood	4/12/2020 11:20 PM

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29	More in keeping with Palo Alto and its canopy, wood look	4/12/2020 7:50 PM
30	This is not the character I would hope to see. The design of this building is scattered and the massing is unfortunate. We can do so much better than this.	4/12/2020 7:09 PM
31	nice, looks like old homes	4/12/2020 6:30 PM
32	Very attractive. Like the way the face is broken up. Very inviting and welcoming and does not feel like rats in in cheap bboxes.	4/12/2020 6:07 PM
33	Top quality massing variation, detailing, material choices, street scape relationship	4/12/2020 4:16 PM
34	It's ok, sort of boring, nice balconies.	4/12/2020 3:44 PM
35	Pastiche. This is a faux old look. This is Silicon Valley! It should look modern! And taller! The sidewalk is narrow compared to the wide road the private cars get.	4/12/2020 2:38 PM
36	Too dense one parking spot is not enough	4/12/2020 2:27 PM
37	Not enuf setback from street - too straight up - but not the worst. That there are mature trees helps. That's not a gurantee in a new project.	4/12/2020 1:41 PM
38	Seems to fit more of an east-coast housing style.	4/12/2020 11:46 AM
39	Dislike shingles, balcony style, brick accent, architecture	4/12/2020 11:19 AM
40	i know this building. it works well in that neighborhood because it is appropriately sized (four stories) and has a good face to the street	4/12/2020 10:06 AM
41	Car centric	4/11/2020 10:23 PM
42	Too much cars and parking	4/11/2020 5:34 PM
43	Building character, sufficient parking for residents, on street parking for visitors, but better as adaptive reuse of Fry's building.	4/10/2020 8:23 PM
44	feels like it opens into the street rather than turning its back on it.	4/10/2020 8:14 PM
45	Looks like homes	4/10/2020 4:36 PM

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#	COMMENTS FOR "MIXED_USE_AVALON_01.JPG"	DATE
1	too huge	4/20/2020 5:53 PM
2	Dislike high-density plus high traffic. Not suitable for a Palo Alto neighborhood.	4/20/2020 2:19 PM
3	good: mix of traditional materials, ground floor retail "bad": 4 story vertical facade not pedestrian scale: recommend stepping back at least every other floor. Too-few usable balconies	4/20/2020 2:18 PM
4	To have buildings with that many units you MUST guarantee that there's enough parking to allow the businesses the thrive AND enough units that are affordable for normal people.	4/20/2020 12:50 PM
5	too massive	4/20/2020 12:41 PM
6	Like: ground floor design. Dislike: few balconies, cornice line is too continuous, not enough modulation of the massing	4/20/2020 12:31 PM
7	too massive	4/20/2020 12:18 PM
8	too BIG	4/20/2020 12:02 PM
9	Way too dense for this area. Where are all the cars going to go?	4/19/2020 9:36 PM
10	Out of character lacks any charm	4/19/2020 9:30 PM
11	This feels a bit too built out to the street.	4/19/2020 5:42 PM
12	Don't like this building; it's ugly. Could the upper floors be set back?	4/19/2020 1:15 PM
13	Wayyyy tooo much for this community. Huge ugly no green.:/	4/19/2020 12:43 PM
14	Large block that is largely uniform, without enough variation in height. Little articulation of facade. Colors are fine, style is classic. Ground floor retail is good. No room for trees. Courtyard is not open to public.	4/18/2020 9:23 PM
15	Everything about this is a nightmare--is it disneyland town?	4/18/2020 12:20 PM
16	Terrible. Not walker-friendly, too bulky. I like density but have to do it thoughtfully.	4/18/2020 11:48 AM
17	The architecture is not very good.	4/18/2020 10:29 AM
18	Too bland, too sterile	4/17/2020 3:47 PM
19	looks like San Francisco, is that the goal?	4/17/2020 9:32 AM
20	way too dense, not enough parking	4/17/2020 12:43 AM
21	Way too massive.	4/16/2020 11:25 PM
22	Too massive.	4/16/2020 8:59 PM
23	Too massive.	4/15/2020 7:35 PM
24	I like it, but would prefer to avoid seeing single-use cars. It would be better to have neighborhoods accessible by foot, public transit, or bike.	4/14/2020 11:34 AM
25	too bulky	4/14/2020 11:00 AM
26	see above...	4/14/2020 7:57 AM
27	Too monolithic	4/13/2020 3:12 PM
28	Too generic; too commercial.	4/13/2020 1:59 PM
29	lots of room in the front nice wide sidewalks too. If this were was done in NVCAP on Park st paths for the neighborhood residence to get through or would all foot and bicycles be forced onto Park st.	4/13/2020 10:45 AM
30	Take the roads away, have the buildings face park/public space. The density and building style is lasting, does not appear to be a maintenance nightmare. Children and teens could like living here if the parkland offered fun and not just pathways, as the other designs do...Also, this has the option of making one-level living possible, unlike the townhome styles that are inconvenient or impossible for young families, elders, and people with special needs.It also could house some restaurants or cafe's or small shops.	4/13/2020 9:59 AM

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31	Fine, looks like Milan	4/13/2020 9:08 AM
32	I am ok with this. I like that the housing is dense.	4/13/2020 7:07 AM
33	I like the grand plaza, but it should be closed to vehicles and the road should be for people walking with shops having open air/covered dining areas. Building scale is about right not taller than 4 story	4/12/2020 11:57 PM
34	Too monolithic, without balconies	4/12/2020 11:30 PM
35	visually interesting with open space	4/12/2020 11:20 PM
36	Seems more appropriate in San Jose	4/12/2020 7:50 PM
37	I'm not in favor of this style of design. There is not enough character or relief in the facade and the sense of place is missing. The quality of design and style of architecture needs to reflect the present or look toward the future. This looks like every inexpensive apartment building from the 1990's	4/12/2020 7:09 PM
38	it's okay	4/12/2020 6:30 PM
39	Much too dense and will bring too much traffic to the corner of Page Mill and Oregon Expressway which has the lowest traffic designation already.	4/12/2020 6:07 PM
40	Excellent building creating appropriate context related, urban center design, subtle material and color modifications, strong, consistent yet varied roof line and dramatic corner entry tower	4/12/2020 4:16 PM
41	I like the ground floor retail, the building is sort of bland. Maybe better with a roof garden.	4/12/2020 3:44 PM
42	At least it's not one story. The roof looks wasted and would have been better to include roof terrace. Missing street life as there is nobody sitting on a table sipping a wine and no one walking at all.	4/12/2020 2:38 PM
43	Too dense one parking spot is not enough	4/12/2020 2:27 PM
44	This is being built everywhere. Don't bring it to our small city. No articulation Slabs of walls straight up. No no no	4/12/2020 1:41 PM
45	High density, appropriate toward Page Mill and El Camino.	4/12/2020 11:46 AM
46	May be overwhelming, no set back	4/12/2020 11:19 AM
47	this could be a style that would be used to transition from the existing surrounding area to the new area	4/12/2020 10:06 AM
48	Building is fine and the park is nice, but this area needs more bike lanes and better walkability. It is clearly still quite car oriented by its feel and lack of cafes or other street culture.	4/11/2020 10:23 PM
49	Not very architecturally interesting , and not enough bike lanes or transit access. Park is good but clearly a high traffic area.	4/11/2020 5:34 PM
50	Too dense.	4/10/2020 8:23 PM
51	mixed use is good; fake historicism is bad (although radical modernism in this neighborhood would be worse).	4/10/2020 8:14 PM
52	Too massive for this area	4/10/2020 4:36 PM

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#	COMMENTS FOR "DSC04177.JPG"	DATE
1	looks like cheap apartments	4/20/2020 5:53 PM
2	good: usable balconies, mix of materials, lots of green space and native plants, access to both private and shared outdoor space. solar roofs, looks like water catchment gardens. Pedestrian/human scale, looks like home.	4/20/2020 2:18 PM
3	not too massive (also, like the PV panels)	4/20/2020 12:41 PM
4	so stark; ugly cheap design	4/20/2020 12:18 PM
5	looks a bit like the old Fry's building	4/19/2020 9:30 PM
6	This has good green space but I'd prefer more density.	4/19/2020 5:42 PM
7	Better, but grassy area is quite small. Can imagine it overrun with dogs and not very inviting.	4/19/2020 1:15 PM
8	Better open green space more reasonable sized buildings in keeping with neighborhood.	4/19/2020 12:43 PM
9	Nice materials. Love seeing the solar panels!! Varied heights and pretty peaked roofs. Greenery is nice, though lawn is not sustainable. These look like homes, not like "units". Windows are not attractive.	4/18/2020 9:23 PM
10	offset from street is humanly designed--the eyes relax and take in the incorporated landscape vs just walls/windows which is harsh and stressful to the brain	4/18/2020 12:20 PM
11	Don't want single family homes but if you have to have them, this is a better way with shared green space	4/18/2020 11:48 AM
12	Its cute, good for the smaller scale buldings next to single family residential	4/18/2020 10:29 AM
13	like grass	4/18/2020 9:57 AM
14	Looks like a house; pleasant to the eyes	4/17/2020 3:47 PM
15	you know we are the home of Stanford Univ, and perhaps our style should reflect that, I think Menlo Park is doing this.	4/17/2020 9:32 AM
16	Less massive. Prefer native plants to lawn though. Solar Power a real plus.	4/16/2020 11:25 PM
17	Looks homey, inviting.	4/16/2020 8:59 PM
18	The central courtyard should be more functional to encourage community use and connection.	4/15/2020 11:45 AM
19	Can I live there please?	4/14/2020 11:34 AM
20	Kinda neat...prob not a lot of developers doing this? Could be nice for lower density appropriate corridors.	4/14/2020 7:57 AM
21	commitment to photovoltaic	4/13/2020 10:45 AM
22	Scale of buildings-to-each other and the front space seems comfy.	4/13/2020 9:59 AM
23	pv solar - good	4/13/2020 9:10 AM
24	These units are too big and remind me of Levittown	4/13/2020 9:08 AM
25	Seems less dense that previous shots. Don't prefer it for that reason	4/13/2020 7:07 AM
26	Good for lower density streets. Solar panels	4/12/2020 11:30 PM
27	prefer single-level units	4/12/2020 11:20 PM
28	Like the solar panels	4/12/2020 7:50 PM
29	Contemporary, sustainable (PV), open common space, classic forms interpreted well to be current	4/12/2020 7:09 PM
30	ANeutral. A bit boring.	4/12/2020 6:07 PM
31	Reasonable very economical housing, uncreative landscaping, energy conscious	4/12/2020 4:16 PM
32	It's fine but Palo Alto doesn't need more low density housing.	4/12/2020 3:44 PM

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33	Solar panels are good	4/12/2020 2:44 PM
34	Lawn feels exposed and I would not want to sit there. Perhaps if there we're a hedge for backside protection and seating this would be more inviting, and buildings should be taller with more homes.	4/12/2020 2:38 PM
35	one parking spot is not enough	4/12/2020 2:27 PM
36	Looks cheap. Like they are going to blow down or earthquake will topple.	4/12/2020 1:41 PM
37	Not dense enough	4/12/2020 1:21 PM
38	No clear common area, units unnecessarily separated	4/12/2020 12:51 PM
39	not dense enough	4/12/2020 12:06 PM
40	Inspires community living.	4/12/2020 11:46 AM
41	Don't think the style goes with the neighborhood. Reminds me of Santa Clara.	4/12/2020 11:19 AM
42	Looks natural and cozy! Excellent access to greenery.	4/12/2020 11:05 AM
43	if there is going to be townhomes this is what they should look like, with common space that is inviting use	4/12/2020 10:06 AM
44	I like the introduction of natural wood as an accent.	4/12/2020 9:54 AM
45	siding is blah... mass timber and more modern styles would be better! solar panels are nice.	4/11/2020 10:23 PM
46	Scale, solar panels, private open space good. Better to adaptively reuse Fry's building for housing.	4/10/2020 8:23 PM
47	tries to achieve mix of structure and landscape	4/10/2020 8:14 PM

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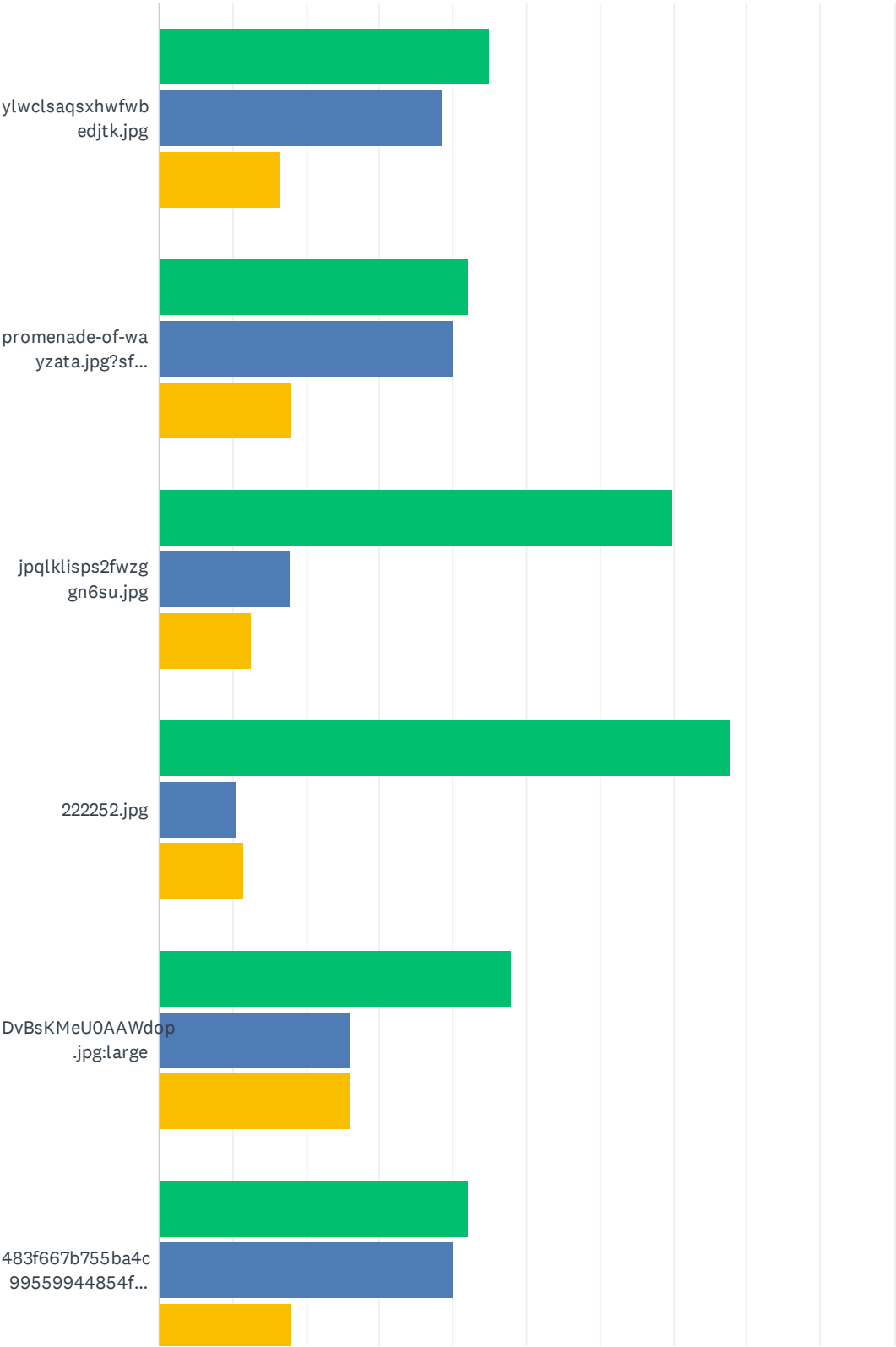
#	COMMENTS FOR "D1C9BD_8C624756AAA34170A99AA08EDC8833DF~MV2.PNG"	DATE
1	Bulky and overbearing architecture.	4/20/2020 2:19 PM
2	good: usable balconies, mix of materials, lots of green space and native plants	4/20/2020 2:18 PM
3	not too massive	4/20/2020 12:41 PM
4	Like: perimeter landscaping, Massing is well concealed from the street.	4/20/2020 12:31 PM
5	too fussy; to many design elements.	4/20/2020 12:18 PM
6	Ugly	4/19/2020 9:30 PM
7	I I don't like this.	4/19/2020 5:42 PM
8	This building looks nicer, but the fences and gates are off putting.	4/19/2020 1:15 PM
9	Feels more homey neighborhood friendly with different offsets from the side walk and mature trees	4/19/2020 12:43 PM
10	The color is depressing. The architectural details are clunky (especially the exaggerated "columns"), and the white railing clashes with the other architectural details.	4/18/2020 9:23 PM
11	Boring.	4/18/2020 11:48 AM
12	Not great architecture, too pseudo craftsman. Bad fences and arches at the walkway. Building should be 4 -5 stories not 3	4/18/2020 10:29 AM
13	like trees and sky	4/18/2020 9:57 AM
14	Adding the roofs and balconies really helps	4/17/2020 3:47 PM
15	not as boring and looks less commercial	4/17/2020 9:32 AM
16	Too massive.	4/16/2020 11:25 PM
17	I wanted to like it, but it's a bit too ugly and stark. Needs a couple more breaks to look less prison-like.	4/16/2020 8:59 PM
18	Looks like a detention center.	4/15/2020 11:45 AM
19	It looks gated. I don't like gated communities. They are un-neighbor-like.	4/14/2020 11:34 AM
20	meh	4/14/2020 7:57 AM
21	A gated community? I don't know do you know if the rent was extremely reasonable and it was no noise I wouldn't spit on it	4/13/2020 9:08 AM
22	high quality, but not dense enough for this neighborhood	4/12/2020 11:20 PM
23	In some areas, looks nice.	4/12/2020 7:50 PM
24	Hate the fortress-like 'bridge' at the front of this and the style of architecture is not what I am hoping for. The giant brackets supporting the balcony at the front are awful and the projecting roof at the street-facing patio looks like it will crush anyone sitting out there.	4/12/2020 7:09 PM
25	too blocky.	4/12/2020 6:30 PM
26	Attractive, Like the way the face is broken up and the units have a more individual feel. This design will stand the test of time.	4/12/2020 6:07 PM
27	Monotonous material color choice without quality craftsman details.	4/12/2020 4:16 PM
28	I like the balconies, it looks like there is community space. Needs a roof garden.	4/12/2020 3:44 PM
29	That pitched roof looks boring, beige is boring, and this feels like a fortress and old school apartments from named any suburban town. Monotonous.	4/12/2020 2:38 PM
30	Too dense one parking spot is not enough	4/12/2020 2:27 PM
31	Really - never. That porch sticking out? This is awful.	4/12/2020 1:41 PM
32	Housing density too low, no obvious communal lighting	4/12/2020 12:51 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

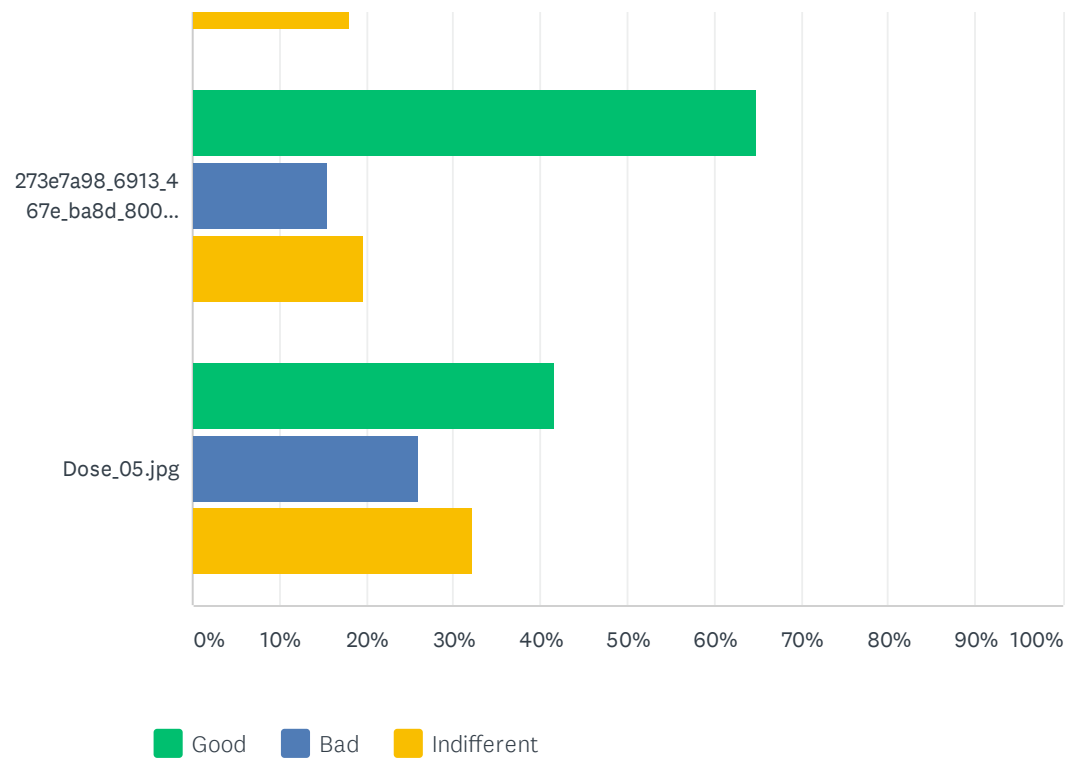
33	Too massive, and not matching neighborhood.	4/12/2020 11:19 AM
34	Looks like an out-of-date motel.	4/12/2020 11:05 AM
35	i don't like the gate that separates the street from the apartments common space	4/12/2020 10:06 AM
36	Ugly design that feels car-centric; lacks distinctive architecture	4/11/2020 10:23 PM
37	Building character ok, balcony for private space.	4/10/2020 8:23 PM
38	differentiated facade is somewhat appealing	4/10/2020 8:14 PM
39	Dense,but still looks like homes	4/10/2020 4:36 PM









Q17 Please let us know how you feel about the following office and retail styles. Indicate particular features or aspects of each design that you like or dislike (i.e., material, scale, lighting, activities, etc.).

Answered: 105 Skipped: 75



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	GOOD	BAD	INDIFFERENT	TOTAL	WEIGHTED AVERAGE
	45.05% 41	38.46% 35	16.48% 15	91	1.71
	42.11% 40	40.00% 38	17.89% 17	95	1.76
	69.79% 67	17.71% 17	12.50% 12	96	1.43
	77.89% 74	10.53% 10	11.58% 11	95	1.34
	47.92% 46	26.04% 25	26.04% 25	96	1.78
	42.11% 40	40.00% 38	17.89% 17	95	1.76
	64.95% 63	15.46% 15	19.59% 19	97	1.55
	41.67% 40	26.04% 25	32.29% 31	96	1.91

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#	COMMENTS FOR "YLWCLSAQSHWFWBEDJTK.JPG"	DATE
1	"bad": vertical facade, modern materials not my thing. lots of windows are good for light, but are they hazards to birds? some windows can have checkered uv coating to make them bird-safe, palo alto should adopt bird safe building codes.	4/20/2020 2:18 PM
2	To have buildings with that many units you MUST guarantee that there's enough parking to allow the businesses the thrive AND enough units that are affordable for normal people. I can't imagine that you can provide sufficient parking in the underground garage you talked about to accommodate this kind of retail traffic.	4/20/2020 12:50 PM
3	too massive	4/20/2020 12:41 PM
4	ugly! so common place, cheap looking; will not wear well. too much going on..YUCK	4/20/2020 12:18 PM
5	industrial not too much charm	4/19/2020 9:30 PM
6	Don't like the syle or colors. Especially don't like whatever the yellow thing on the right is.	4/19/2020 1:15 PM
7	Concrete jungle no green	4/19/2020 12:43 PM
8	Ugly blocks of color. Impersonal. Not a place to love.	4/18/2020 9:23 PM
9	not enough greenery, trees, plants	4/18/2020 6:24 PM
10	More interesting architecture but not enough green space	4/18/2020 11:48 AM
11	Needs more plantings to soften the hardscape	4/18/2020 10:29 AM
12	clean lines	4/17/2020 3:47 PM
13	blocks and build, cold and commercial	4/17/2020 9:32 AM
14	Too massive.	4/16/2020 11:25 PM
15	Too dense.	4/16/2020 8:59 PM
16	People walking. Housing above retail? Modern design that appears to maximize natural light? What else am I missing? This is lovely. No cars!!	4/14/2020 11:34 AM
17	Neat paseo...open to people and walkable hopefully...	4/14/2020 7:57 AM
18	mall ?	4/13/2020 1:59 PM
19	hard to tell how big is this complex	4/13/2020 10:45 AM
20	The Bilbao Guggenheim would not be FAR less interesting without the Red Bridge and the Blue Building. So, yes: color makes life worth living.	4/13/2020 9:59 AM
21	multi-story - good	4/13/2020 9:10 AM
22	OK I'm beginning to see some well-placed benches we need a few more trees	4/13/2020 9:08 AM
23	This does not have the community feel that some of the above pictures have.	4/13/2020 7:07 AM
24	I like the large space between building allowing for outdoor seating/dining, relaxation.	4/12/2020 11:57 PM
25	Ground floor retail. Courtyard	4/12/2020 11:30 PM
26	Too tall, too urban, no greenery, industrial looking	4/12/2020 7:50 PM
27	Retail.	4/12/2020 7:30 PM
28	Active, lively, and visible. This looks like a successful space.	4/12/2020 7:09 PM
29	Very attractive but completely unrealistic for this location.	4/12/2020 6:07 PM
30	As above, but not as well defined. More urban casual and impromptu, especially extended yellow wall.	4/12/2020 4:16 PM
31	No community feel, the open space does not encourage you to meet people or enjoy the space.	4/12/2020 3:44 PM
32	Promenade looks inviting and seating seems great for resting and waiting for someone. Bright colors are fun for kids especially and great large windows.	4/12/2020 2:38 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

33	Too dense one parking spot is not enough	4/12/2020 2:27 PM
34	Same as above.	4/12/2020 1:41 PM
35	Lots of concrete dead space that would be better served with seating or greenery	4/12/2020 12:51 PM
36	Like open area with space	4/12/2020 11:19 AM
37	i like that this is a walking street/path, and that it has housing above and retail below	4/12/2020 10:06 AM
38	diverse styles are appealing	4/11/2020 10:23 PM
39	Architectural contrasts	4/11/2020 5:34 PM
40	No office above.	4/10/2020 8:23 PM
41	Mixed-use is appealing, but the architecture in this particular image is rather contrived.	4/10/2020 8:14 PM
42	kinda boxy	4/10/2020 4:36 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	COMMENTS FOR "PROMENADE-OF-WAYZATA.JPG?SFVRSN=0"	DATE
1	good: stepped back design, roof top gardens, balcony gardens, ground-floor retail/restaurants. bad: if possible, would be better not to have a road between the buildings. Could it not enter under ground parking right at street, and have the rest behind be a public garden space where children can safely play?	4/20/2020 2:18 PM
2	To have buildings with that many units you MUST guarantee that there's enough parking to allow the businesses to thrive AND enough units that are affordable for normal people. I can't imagine that you can provide sufficient parking in the underground garage you talked about to accommodate this kind of retail traffic.	4/20/2020 12:50 PM
3	stepped back mass from sidewalk (not keen on 4 stories, but acknowledge the design)	4/20/2020 12:41 PM
4	Like: corner articulation. Dislike: building at the end of the street, street trees in pots	4/20/2020 12:31 PM
5	too massive; does not fit in with the neighborhood	4/20/2020 12:18 PM
6	hideous	4/19/2020 9:30 PM
7	Too car focused	4/19/2020 6:46 PM
8	Totally ugly. Too much concrete.	4/19/2020 1:15 PM
9	Mixed use, with articulated facade of housing on upper floors. No cars! I hope they block off these streets at night. Where are all the people, though? Why do all these buildings look as if the same corporation built them all? Some variety would be nice.	4/18/2020 9:23 PM
10	needs more greenery, plants, benches	4/18/2020 6:24 PM
11	hideous looks like san antonio ctr	4/18/2020 12:20 PM
12	Nice and vibrant.	4/18/2020 10:29 AM
13	Allows some individuality for each business	4/17/2020 3:47 PM
14	better, looks like Mountain View projects	4/17/2020 9:32 AM
15	Too massive.	4/16/2020 11:25 PM
16	Too massive and car-focused.	4/16/2020 8:59 PM
17	Looks like a mall.	4/15/2020 11:45 AM
18	I see streets but I don't see bike lanes. STREETS NEED BIKE LANES.	4/14/2020 11:34 AM
19	meh...I think this is what cupertino main street wants to be...?	4/14/2020 7:57 AM
20	Too generic, too commercial	4/13/2020 1:59 PM
21	only cars are welcome in this view all kinds of blockage to foot traffic	4/13/2020 10:45 AM
22	Looks like a nice place to visit	4/13/2020 9:08 AM
23	Again, this does not seem to have the same community feel that some of the above pictures have.	4/13/2020 7:07 AM
24	The height and mixed-use are good but would prefer that the vehicle traffic be limited to the exterior/perimeter street and have the paths not be accessible to normal vehicles during regular business hours. Access by vehicles would be for servicing and off-hour deliveries.	4/12/2020 11:57 PM
25	Nice for more retail-centric area, with low density housing.	4/12/2020 11:30 PM
26	visually interesting	4/12/2020 11:20 PM
27	Seems way too dense	4/12/2020 7:50 PM
28	Nice with setbacks on upper floors.	4/12/2020 7:30 PM
29	Poor massing and too vehicle focused. Not enough pedestrian space.	4/12/2020 7:09 PM
30	boring. suburbs.	4/12/2020 6:30 PM
31	Architecture is okay but too dense for the busy section of El Camino and the Page Mill	4/12/2020 6:07 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

intersection, and much too much traffic for Park. Also, this is wishful thinking. The fact is retail in Palo Alto struggles. Also, we want to support existing retail on Cal Ave not add to its competition. In addition, the reality is that it will be difficult to find tenants who can afford the space succeed in a location with a limited customer base.

32	Nice mix of non-repeating elements creating an urban variety, although could use some taming on the left.	4/12/2020 4:16 PM
33	I'd prefer to not have a street down the center.	4/12/2020 3:44 PM
34	Looks inviting to linger but street divides it. Would be better no street and just tables to sit in the sun with dogs.	4/12/2020 2:38 PM
35	Too dense one parking spot is not enough	4/12/2020 2:27 PM
36	Again - we are not an urban city - no.	4/12/2020 1:41 PM
37	Not really clear that there is housing integrated here (though there is), storefronts look identical to each other	4/12/2020 12:51 PM
38	i like that the housing above and retail below, and the varied shapes and insets that give it live, as opposed to big blocks of building	4/12/2020 10:06 AM
39	Neighborhood serving retail, not office. Could be built in CS zone.	4/10/2020 8:23 PM
40	feels like some of the insta-developments in the South Bay	4/10/2020 8:14 PM
41	too massive	4/10/2020 4:36 PM

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#	COMMENTS FOR "JPQLKLISPS2FWZGGN6SU.JPG"	DATE
1	good: ground-level plantings. "bad": same as above: vertical facade, modern materials not my thing. lots of windows are good for light, but are they hazards to birds? some windows can have checkered uv coating to make them bird-safe, palo alto should adopt bird safe building codes.	4/20/2020 2:18 PM
2	To have buildings with that many units you MUST guarantee that there's enough parking to allow the businesses the thrive. I can't imagine that you can provide sufficient parking in the underground garage you talked about to accommodate this kind of retail traffic.	4/20/2020 12:50 PM
3	too massive	4/20/2020 12:41 PM
4	Like: passageway	4/20/2020 12:31 PM
5	could be attractive; depends on mass	4/20/2020 12:18 PM
6	too big	4/19/2020 9:30 PM
7	Don't like the beams spanning the building along the walkway. What are they for?	4/19/2020 1:15 PM
8	A little too tall maybe	4/19/2020 12:43 PM
9	I like what appears to be a corridor of several establishments. Great to see people congregating outdoors in a small public area that has no cars. Building itself is corporate and blocky.	4/18/2020 9:23 PM
10	This is great!	4/18/2020 10:29 AM
11	Multidimensional	4/17/2020 3:47 PM
12	are you going to redo entire city to look like this?	4/17/2020 9:32 AM
13	Too massive	4/16/2020 11:25 PM
14	Sleek look, inviting.	4/16/2020 8:59 PM
15	In general, it's always so nice to see people walking and an absence of cars. This to me looks a bit like what downtown Mountain View (Castro St) area could have looked like if there were not so many cars.	4/14/2020 11:34 AM
16	where dis?	4/14/2020 7:57 AM
17	crowded	4/13/2020 3:12 PM
18	at leaset you can get around on foot	4/13/2020 10:45 AM
19	I like the combination of large and small scale. The pull of interest down the hallway, and its lowering of the sky	4/13/2020 9:59 AM
20	multi-story - good	4/13/2020 9:10 AM
21	Walkability, Outdoor dining but I think we need some casual benches	4/13/2020 9:08 AM
22	This looks like a fun, community retail space.	4/13/2020 7:07 AM
23	I do like the narrow look, alley style, and then opening up to a larger area for group meeting and dining, relaxation.	4/12/2020 11:57 PM
24	Ground floor retail. Good for more retail-centric street.	4/12/2020 11:30 PM
25	too cluttered	4/12/2020 11:20 PM
26	Like the retail, but looks too urban	4/12/2020 7:50 PM
27	RETAIL.	4/12/2020 7:30 PM
28	Active, lively, and visible. This looks like a successful space. Love the density this suggests	4/12/2020 7:09 PM
29	While this looks very attractive and inviting, the reality is retail will struggle in this location because this location won't provide a sufficient customer base and cut off. More wishful thinking that won't be a reality. Would be great off Cal Ave though.	4/12/2020 6:07 PM
30	Great corner with inviting pedestrian street.	4/12/2020 4:16 PM
31	Very nice outside space.	4/12/2020 3:44 PM

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32	I used to live across the street and always look visitors here!!! The mixed of width of passageways was awesome. I used to loop and enter through different sides. I used to see cute dogs in the apts and in the barbershop here too. Awesome bike shop with cheap drinks and casual seating was so nice, there's a small stage and fire pit you can't see and this rocks because it is only people and no loud smoggy dirty cars Roaring past!!	4/12/2020 2:38 PM
33	Too dense one parking spot is not enough	4/12/2020 2:27 PM
34	No urban - no.	4/12/2020 1:41 PM
35	Good use of greenery, appropriate mellow lighting	4/12/2020 12:51 PM
36	Large walking area, walking alleys with retail	4/12/2020 11:19 AM
37	i like the outdoor seating, the narrow alleyway, what looks to be housing above. very lively	4/12/2020 10:06 AM
38	The wood over the pedestrian walkway is nice. The glass building is also very attractive (and tall, which is great)	4/12/2020 10:00 AM
39	nice - dense, green, open.	4/11/2020 10:23 PM
40	Green space, mix of uses	4/11/2020 5:34 PM
41	No office. Must have sufficient parking.	4/10/2020 8:23 PM
42	Retail facilities desirable, but this complex feels greatly out of scale and insensitive the N. Ventura character.	4/10/2020 8:14 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	COMMENTS FOR "222252.JPG"	DATE
1	good: lots of greenery, wood, mix of materials, quasy-usable balconies	4/20/2020 2:18 PM
2	To have buildings with that many units you MUST guarantee that there's enough parking to allow the businesses the thrive. I can't imagine that you can provide sufficient parking in the underground garage you talked about to accommodate this kind of retail traffic.	4/20/2020 12:50 PM
3	neighborhood serving retail (though hard to tell how many stories this building is...)	4/20/2020 12:41 PM
4	Like: massing, ground floor restaurant.	4/20/2020 12:31 PM
5	te bottom floor is attractive.. but what is with the balconies? how massive? how tall? what happened to the beutiful Brige Clarke designs?	4/20/2020 12:18 PM
6	balconies useless	4/19/2020 9:30 PM
7	Shops open to the street	4/19/2020 6:46 PM
8	Like old fashioned style mixed with more modern.	4/19/2020 1:15 PM
9	More green in pic at least	4/19/2020 12:43 PM
10	Ugly balconies above, but the bar itself is open to the street, which is nice. Good greenery. Nice wood. Why isn't the sidewalk being used?	4/18/2020 9:23 PM
11	The wood and green mix is good--lots of glass and opening from street to inside helps it feel less intrusive (better than WALLS UP in your face in other words)	4/18/2020 12:20 PM
12	really beautiful and open.	4/18/2020 10:29 AM
13	having large open areas for a sense of outdoor dining plus plenty of pedestrian space.	4/17/2020 3:47 PM
14	ok but perhaps not great for a pandemic	4/17/2020 9:32 AM
15	Human scale, wall greenery.	4/16/2020 11:25 PM
16	Is that housing above retail? If so, YES PLEASE for housing above retail!	4/14/2020 11:34 AM
17	This is cool...	4/14/2020 7:57 AM
18	Street retail	4/13/2020 1:59 PM
19	nice big side walks	4/13/2020 10:45 AM
20	scale, material, on pedestrian way	4/13/2020 9:59 AM
21	Need more on street patio tables as in Paris	4/13/2020 9:08 AM
22	Open, street level, spaces open to the street - all good.	4/13/2020 7:07 AM
23	I do prefer the open air/covered dining area	4/12/2020 11:57 PM
24	Ground floor retail. Don't like balconies viewable from street traffic.	4/12/2020 11:30 PM
25	seating areas open to street	4/12/2020 11:20 PM
26	Like green living plants, some retail with sidewalk eating included in the building, not on the actual sidewalk	4/12/2020 7:50 PM
27	This is the best I've seen. Apts with balconies and food retail, right there.	4/12/2020 7:30 PM
28	Open and inviting- would be improved by adding outdoor seating as well.	4/12/2020 7:09 PM
29	Very attractive, but unfortunately businesses won't make it with such a limited customer base. This is what we need on Cal Ave, Cambridge, and cross streets.	4/12/2020 6:07 PM
30	Very successful open, inviting feeling with quality detailing and material selection	4/12/2020 4:16 PM
31	Ok, but needs more outdoor seating. Better than the current University Ave.	4/12/2020 3:44 PM
32	Green = Good	4/12/2020 2:44 PM
33	Uses natural air to ventilate and livens up street. Sidewalk looks wide and inviting. Roll up	4/12/2020 2:38 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

	doors are awesome and good for visitors and new customers.	
34	Too dense one parking spot is not enough	4/12/2020 2:27 PM
35	Why this / No	4/12/2020 1:41 PM
36	Excellent greenery, wide sidewalks with clear distinction of outdoor restaurant seating from public areas	4/12/2020 12:51 PM
37	Like the openness.	4/12/2020 11:46 AM
38	Like the open area for the restaurant, large sidewalk. Change balcony style	4/12/2020 11:19 AM
39	this is fine, but not particularly lively	4/12/2020 10:06 AM
40	greenery on the building, balconies	4/12/2020 10:00 AM
41	open air = good and vibrant	4/11/2020 10:23 PM
42	OK, if housing above, not office.	4/10/2020 8:23 PM
43	Good integration of business and public space. I like the indoor/outdoor quality.	4/10/2020 8:14 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	COMMENTS FOR "DVBSKMEU0AAWDOP.JPG:LARGE"	DATE
1	bulk without much style	4/20/2020 5:53 PM
2	good articulation with usable balconies, street-level plantings	4/20/2020 2:18 PM
3	To have buildings with that many units you MUST guarantee that there's enough parking to allow the businesses the thrive AND enough units that are affordable for normal people. I can't imagine that you can provide sufficient parking in the underground garage you talked about to accommodate this kind of retail traffic.	4/20/2020 12:50 PM
4	not too massive	4/20/2020 12:41 PM
5	could be attractive; would need to see the details. I like the limited floors and the overall design	4/20/2020 12:18 PM
6	seems appropriate for the area	4/19/2020 9:30 PM
7	Not inviting.	4/19/2020 1:15 PM
8	Not as tall, vegetation ok	4/19/2020 12:43 PM
9	No one is using the outdoors area, for some reason. It looks corporate, expensive, unremarkable, impersonal.	4/18/2020 9:23 PM
10	not clear-- looks like there is not much street offset but I do like this retail architecture style	4/18/2020 12:20 PM
11	Like mixed us, but I think NV wouldn't support this level of retail with Cal Ave so close.	4/18/2020 11:48 AM
12	To low....might be good next to the single family streets.	4/18/2020 10:29 AM
13	better than above but not much	4/17/2020 9:32 AM
14	I hope there is no more office or retail added	4/17/2020 12:43 AM
15	Not as massive as others. Trees, overhangs, low rise are all good features.	4/16/2020 11:25 PM
16	Mixed materials here make for a poor aesthetic.	4/16/2020 8:59 PM
17	Are those the solar panels again? HURRAY for solar panels! And is that a shuttle bus? Are those bike lanes? If so, LOVE IT.	4/14/2020 11:34 AM
18	Is that a whole foods?	4/14/2020 7:57 AM
19	WE have a chance to make an inviting, well designed space. Some of these options seem look like cookie cutter retail centers. These have less appeal. They are not distinctly different from any other development. They don't evoke a sense of PPalo Alto and more specifically Ventura..	4/13/2020 1:59 PM
20	I'm curious to see the inside. So yeah, I like it. And I like repetitions of Three.	4/13/2020 9:59 AM
21	Looks like a nice place to visit	4/13/2020 9:08 AM
22	This seems less community oriented. Where is the hang out space here? Not clear.	4/13/2020 7:07 AM
23	Nlce for low density housing with retail at ground level.	4/12/2020 11:30 PM
24	not dense enough	4/12/2020 11:20 PM
25	Mix of building materials, looks like modern cannery. Looks inviting for retail	4/12/2020 7:50 PM
26	There should be no retail in this area unless it has residential above. The character is good but not dense enough.	4/12/2020 7:09 PM
27	boring	4/12/2020 6:30 PM
28	Same comments above about retail. There won't be a sufficient customer base for retail to be successful.	4/12/2020 6:07 PM
29	Great variation of scale and material, but also well organized	4/12/2020 4:16 PM
30	Sort of ugly, needs more plantings. I like the patios.	4/12/2020 3:44 PM
31	Low height	4/12/2020 2:38 PM
32	Too dense one parking spot is not enough	4/12/2020 2:27 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

33	Same as above	4/12/2020 1:41 PM
34	Not dense enough	4/12/2020 1:21 PM
35	Not enough housing units, not clear how to access housing from the street	4/12/2020 12:51 PM
36	Like the upstairs area, Avoid having cars parked near restaurants (like on Castro St in Mountain View)	4/12/2020 11:19 AM
37	blah	4/12/2020 10:06 AM
38	retail integrated with housing; walkable spaces.	4/11/2020 10:23 PM
39	No office space.	4/10/2020 8:23 PM
40	Scale is good and appropriate. I like the apparent mix of housing types + retail.	4/10/2020 8:14 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	COMMENTS FOR "483F667B755BA4C99559944854F74239.JPG"	DATE
1	good: airy, possibly open roof? possibly solar? warm color in lower level "bad": imposing vertical facade not human-scale. are windows designed to be bird-safe?	4/20/2020 2:18 PM
2	To have buildings with that many units you MUST guarantee that there's enough parking to allow the businesses the thrive. I can't imagine that you can provide sufficient parking in the underground garage you talked about to accommodate this kind of retail traffic.	4/20/2020 12:50 PM
3	too massive	4/20/2020 12:41 PM
4	ugly; too modrn	4/20/2020 12:18 PM
5	too big	4/19/2020 9:30 PM
6	Open design encourages communication	4/19/2020 9:04 PM
7	Wasted space	4/19/2020 6:46 PM
8	Design on the ground floor invites you in, in particular the lighting.	4/19/2020 1:15 PM
9	Corporate sameness. This looks like a college cafeteria or a museum. Very impersonal. Not a place to love.	4/18/2020 9:23 PM
10	looks cold, uninviting	4/18/2020 6:24 PM
11	no natural setting visible All concrete and glass;	4/18/2020 12:20 PM
12	Good light and airy feeling but don't see housing....	4/18/2020 11:48 AM
13	Looks welcoming	4/17/2020 3:47 PM
14	this is a picture of Google isn't it	4/17/2020 9:32 AM
15	Too massive, industrial	4/16/2020 11:25 PM
16	I don't understand this space. I think we can do something more outdoors-focused.	4/16/2020 8:59 PM
17	Looks like a warehouse. Not welcoming.	4/15/2020 11:45 AM
18	Is that the inside of a building with solar panels? If so, that is delightful! I don't think I have been inside a building with solar panels before.	4/14/2020 11:34 AM
19	Intersting...in the right place prob pretty cool...	4/14/2020 7:57 AM
20	looks like an exciting proposal for Fry's space	4/13/2020 1:59 PM
21	another face book campus. How about addressing the imbalance of office(jobs) to residences in P.A. by not having offices in the NVCAP . However light manufacturing, also R and D is acceptable.	4/13/2020 10:45 AM
22	I like the architecture yet it's going to be LOUD. Am I right? Like the Ferry Building: I can't wait to get out of there.	4/13/2020 9:59 AM
23	Looks nice and clean well lit place for books! A cup of wine and Thou	4/13/2020 9:08 AM
24	I am not wild about this. It looks a little too much like a big mall.	4/13/2020 7:07 AM
25	This type of seating would be ideal for a food court location	4/12/2020 11:57 PM
26	Can't tell what housing is like. Indoor outdoor retail is nice for more retail-centric area.	4/12/2020 11:30 PM
27	too massive for the neighborhood	4/12/2020 11:20 PM
28	too much glass	4/12/2020 7:50 PM
29	FOOD!	4/12/2020 7:30 PM
30	This seems to be an interior space or a large covered outdoor area. Some amount of this could work but I don't see it fitting into the area/type well.	4/12/2020 7:09 PM
31	okay	4/12/2020 6:30 PM
32	We need to support the existing and struggling Cal Ave retail, not add to its competition. Be	4/12/2020 6:07 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

	realistic. Don't indulge in wishful thinking.	
33	Hard to comment. Scale is huge, but detailing high quality. Assumes mix of high end office plus massive space for what? Lunch? Small meeting?	4/12/2020 4:16 PM
34	Like the communal tables and openness.	4/12/2020 3:44 PM
35	This is great for a variety of uses and good for people watching both in and out. Kind of impersonal but good option for large events. Yes to high ceilings. Good for accessible needs like wheel chairs.	4/12/2020 2:38 PM
36	Too dense one parking spot is not enough	4/12/2020 2:27 PM
37	Same as above.	4/12/2020 1:41 PM
38	Looks like an airport	4/12/2020 12:51 PM
39	Atrium feel, inviting gathering space, large windows.	4/12/2020 11:19 AM
40	looks like a campus dining hall	4/12/2020 10:06 AM
41	No office space.	4/10/2020 8:23 PM
42	Industrial aesthetic is great for Dogpatch; not so great for North Ventura.	4/10/2020 8:14 PM
43	Too industrial	4/10/2020 4:36 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	COMMENTS FOR "273E7A98_6913_467E_BA8D_80020C04D218_AC61ADBC-00B1-4B03-ACF3-027B2DA1613C.JPG"	DATE
1	good: ground-level retail/restaurants, mature trees.	4/20/2020 2:18 PM
2	To have buildings with that many units you MUST guarantee that there's enough parking to allow the businesses the thrive. I can't imagine that you can provide sufficient parking in the underground garage you talked about to accommodate this kind of retail traffic.	4/20/2020 12:50 PM
3	sidewalk wide enough for physical distancing in times of pandemic	4/20/2020 12:41 PM
4	Like: individual buildings-storefronts Dislike: streetscape and utilities.	4/20/2020 12:31 PM
5	unsure what the design actually is being shown a flag? pedestrians? what?	4/20/2020 12:18 PM
6	please don't make it into another ugly eyesore that is not friendly to people, and does not inspire community	4/19/2020 6:48 PM
7	Small town feel; human scale.	4/19/2020 1:15 PM
8	It's nice to see people sitting outside, and the sidewalk is nice and wide. But too bad they have to share the space with cars.	4/18/2020 9:23 PM
9	like the one above better, where there is separation between diners & pedestrians	4/18/2020 6:24 PM
10	naturally, this looks like Cal Ave and University Ave once looked	4/18/2020 12:20 PM
11	Like retail spilling out of space	4/18/2020 11:48 AM
12	Needs more street trees - but lively sidewalks!	4/18/2020 10:29 AM
13	Love having enough space for both tables outside plus pedestrian walkway	4/17/2020 3:47 PM
14	this looks like part of a town, and is different than other pictures, it has glimpses of different kinds of buildings instead of one massive project built by one team of architects.	4/17/2020 9:32 AM
15	I like the outdoor seating. An overhang will be nice to have on the building, give it some articulation, some warmth.	4/16/2020 11:25 PM
16	I like the wide sidewalks with dining.	4/16/2020 8:59 PM
17	Too many single use vehicles. Phone pole. The first image I do not like.	4/14/2020 11:34 AM
18	Looks like a place people want to be...	4/14/2020 7:57 AM
19	junky	4/13/2020 3:12 PM
20	Street and local retail	4/13/2020 1:59 PM
21	take the car away, otherwise fine	4/13/2020 9:59 AM
22	pow-mia -- why show a flag of right-wing conspiracy nuts?	4/13/2020 9:10 AM
23	Outdoor dining	4/13/2020 9:08 AM
24	Sidewalk tables, lots of street traffic.	4/13/2020 7:07 AM
25	Can't see housing design.	4/12/2020 11:30 PM
26	wide sidewalks, walkable	4/12/2020 11:20 PM
27	Suburban, small town feel	4/12/2020 7:50 PM
28	Street is TOO WIDE.	4/12/2020 7:30 PM
29	Wide sidewalk with seating for retail and pedestrian is a great approach. A bit more street tree/landscape buffer to the street would improve this.	4/12/2020 7:09 PM
30	a place for right-wing gun nuts	4/12/2020 6:30 PM
31	LLove this image of retail for Cal Ave, Cambridge or other cross streets, because so much of what was previously retail has been turned into offices. Cambridge used to have lots of retail.	4/12/2020 6:07 PM
32	Small town local feel.	4/12/2020 4:16 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

33	This is like University Ave, need to get rid of the cars and have more outdoor seating.	4/12/2020 3:44 PM
34	Seating and wide space for walking and lingering and talking on phone. A little exposed to loud street cars though and would benefit from a tradition between the two like a protected bike lane and an allee of trees.	4/12/2020 2:38 PM
35	Makes me want a cup of coffee.	4/12/2020 1:41 PM
36	Wide sidewalks with public seating, individualized store fronts	4/12/2020 12:51 PM
37	Like the openness.	4/12/2020 11:46 AM
38	Outdoor sitting a must (sould be covered for sun/rain), large sidewalk	4/12/2020 11:19 AM
39	this is nice but is obviously an older neighborhood that had preexisting streets and buildings. the fact that peolpe are sitting outside and walking is great	4/12/2020 10:06 AM
40	outdoor seating is great	4/11/2020 10:23 PM
41	Looks like a regular neighborhood.	4/10/2020 8:23 PM
42	Nice small-town, socially-activated neighborhood feel.	4/10/2020 8:14 PM
43	Finally! sidewalks that are more than four-feet wide	4/10/2020 4:36 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	COMMENTS FOR "DOSE_05.JPG"	DATE
1	Too cold and stark, probably noisy with so many hard surfaces.	4/20/2020 2:19 PM
2	good: airy and open, public service retail/restaurants bad: cold materials/colors, probably loud hard materials	4/20/2020 2:18 PM
3	To have buildings with that many units you MUST guarantee that there's enough parking to allow the businesses the thrive. I can't imagine that you can provide sufficient parking in the underground garage you talked about to accommodate this kind of retail traffic.	4/20/2020 12:50 PM
4	not too massive	4/20/2020 12:41 PM
5	too industrial; will be dated in a year.. very noisy design.. does not go well with the neighborhood.	4/20/2020 12:18 PM
6	cool looks like Fry's building	4/19/2020 9:30 PM
7	Ceiling perhaps too sparse and could be used better space-wise.	4/19/2020 9:04 PM
8	Too LA	4/19/2020 6:46 PM
9	Not my style. Looks like a prison.	4/19/2020 1:15 PM
10	Cold sterile. What is this style proposed to be used for?	4/19/2020 12:43 PM
11	Self-consciously industrial. Trendy. But ok.	4/18/2020 9:23 PM
12	Not bad....a little too industrial.	4/18/2020 10:29 AM
13	A bit sterile looking	4/17/2020 3:47 PM
14	it is open but what do you find inviting?	4/17/2020 9:32 AM
15	Too loud,, hard reflecting surfaces.	4/16/2020 11:25 PM
16	We can make better use of the space than just take the cannery warehouse as is.	4/16/2020 8:59 PM
17	Looks like a warehouse. Not welcoming.	4/15/2020 11:45 AM
18	I DO NOT LIKE SEEING ALL CUSTOMERS MEN AND THE EMPLOYEE SERVING THEM FEMALE. Sorry, that is distracting, so I'm not sure what else I am supposed to see here.	4/14/2020 11:34 AM
19	I feel food court style is starting to get a little old...	4/14/2020 7:57 AM
20	Could be unique, interesting	4/13/2020 1:59 PM
21	The design is attractive and the scale is nice, but I know this is INSANELY loud with every surface reflecting sound. I would never go in here because I will not hear anything.	4/13/2020 9:59 AM
22	If this is a sports bar I need to see several screens!	4/13/2020 9:08 AM
23	I like the idea of an indoor, spacious, neighborhood area for people to socialize and frequent.	4/13/2020 7:07 AM
24	This type of seating/area would be ideal for a food court location	4/12/2020 11:57 PM
25	Can't tell what housing is like. Indoor outdoor retail is nice for more retail-centric area.	4/12/2020 11:30 PM
26	limited versatility	4/12/2020 11:20 PM
27	Interior use of the cannery?	4/12/2020 7:50 PM
28	I like the character of this aesthetic.	4/12/2020 7:09 PM
29	too industrial	4/12/2020 6:30 PM
30	We need to support the existing and struggling Cal Ave retail, not add to its competition. Don't waste space on retail. Also retail needs some parking as this location is isolated and the existing residents won't provide a sufficient customer base. Be realistic, not indulge in wishful thinking.	4/12/2020 6:07 PM
31	Very nice detailing, scale, materials, lighting, et. al.	4/12/2020 4:16 PM
32	Love the community tables, like the building materials but it might be loud.	4/12/2020 3:44 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

33	High ceilings are nice and good for less commitment, less time	4/12/2020 2:38 PM
34	Too dense one parking spot is not enough	4/12/2020 2:27 PM
35	This snack area could be in Frys building along with some housing and a bit of other retail	4/12/2020 1:41 PM
36	Modern but inviting, high ceilings not helpful here	4/12/2020 12:51 PM
37	Starbucks, industrial look.	4/12/2020 11:19 AM
38	too sterile.	4/10/2020 8:23 PM
39	there are people in it, which suggests an attractive leisure time destination	4/10/2020 8:14 PM

Q24 Are there any other transportation improvements you would like to see in the plan area, such as additional stoplights, reduced parking, etc.? Please indicate where you would like to see these improvements to the best of your ability. (1000 character limit)

Answered: 37 Skipped: 143

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	RESPONSES	DATE
1	Some of the streets (esp. Pepper and Lambert) are used by through-traffic drivers to circumvent the El Camino / Page Mill backup. Lambert and Park Blvd traffic often far exceeds the 25 mph speed limit. That needs to change	4/22/2020 3:12 PM
2	Bike/pedestrian bridge across Oregon to California Avenue area	4/20/2020 5:59 PM
3	full auto closure of Park north of lambert would stop cut through traffic, combined with one-ways on pepper & olive, and dedicated right-turn on ECR NB to Page Mill East bound	4/20/2020 2:39 PM
4	Page Mill: The County now prohibits street trees near the curb for sightline visibility. The City has installed a wide variety of sidewalk standards (per individual project). A better alternative is needed. El Camino: consider the pros and cons of adding alleys (existing to the South). El Camino & Page Mill: add enhanced crosswalks. Lambert Ave doesn't have any street trees (wider street & overhead utilities): consider adding. Existing lighting is typically cobra heads mounted on utility poles. Pedestrian scaled street lights may be better.	4/20/2020 2:21 PM
5	No opinion	4/20/2020 1:08 PM
6	If a movie theater remains open at Palo Alto Square, make it safer for pedestrians crossing El Camino Real at Olive Ave.	4/20/2020 12:50 PM
7	NEVER reduce parking! each and every parking spot is needed. Apt building must have 2 parking spots/unit. Haven't you learned yet?	4/20/2020 12:24 PM
8	Parking should be limited to underground or aboveground parking structures. Otherwise, better coordination of signals or a paid parking program (e.g. meters) should suffice.	4/19/2020 9:11 PM
9	I strongly think that one parking space per unit is TOO FEW. Most couples each have a car and need a car to get to work. I think two-bedroom houses/units need TWO parking spaces.	4/19/2020 4:06 PM
10	Alternative if the page mill traffic light is blocked! It is everyday. We need alternatives to drive around dont lock us out	4/19/2020 3:42 PM
11	I'd like to see how development of the NVCAP area impacts El Camino Real, including the signal light at Page Mill/Oregon. Also, how the development impacts Caltrain and whether VTA will make improvements to bus frequency and reliability. Right now, it's not a viable mode of travel for commuting to work.	4/19/2020 1:20 PM
12	3-way stoplight at Page Mill and Park Blvd.	4/18/2020 9:31 PM
13	Make sure Page Mill is has NO street parking from El Camino to Pepper; low visibility from Pepper creates dangerous situations	4/18/2020 11:27 AM
14	Signals that prioritize pedestrians and cyclists at intersections. Create a central below grade garage for cars to park centrally then walk around, so they don't need to drive around. Provide residents with incentives to not own a private car and not need parking at their residential units	4/18/2020 10:38 AM
15	adopt the idaho stop law for bikes!	4/17/2020 11:42 AM
16	I would like to see lots of transportation improvements, but the exact nature depends on what the rest of the plan looks like. There should be bike and pedestrian access along Matadero Creek from El Camino all the way to the Baylands.	4/16/2020 9:09 PM
17	Less car traffic on Park Blvd in general. Stop light at Park and Page Mill is difficult for cyclists due to some car driver behaviour.	4/15/2020 7:45 PM
18	Additional stoplights and speed bumps would be useless and terrible for biking. Driving in the Pepper/Ash/Olive corner of the grid is fine.	4/15/2020 11:58 AM
19	Fix the existing vehicle barriers on Park so that bikes can get through without pedestrian conflicts.	4/14/2020 3:16 PM
20	PLEASE BRING THE ELECTRIC SHUTTLES! The City Council approved them years ago, and they are part of the comprehensive plan. We need affordable, available, safe, reliable, and sustainable public transit options in Palo Alto. We need to reduce single-use cars!	4/14/2020 1:20 PM
21	Intentional traffic jamming on Arastradero due to the random/dangerous placement of unmarked and expensive road furniture causes very intense feelings which my family calls Palo Alto's road rage program. The result is that instead of using Arastradero, we cut through the	4/13/2020 10:45 AM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

neighborhood we NEVER used to cut through. So no, I don't support more useless stoplights that create pollution and delays, and I don't support anti-cutthrough strategies that choke El Camino, I don't support reduced parking except for residential permit programs, and I do support parking garages.

22	improve safety for bicycle riders; prohibit i. c. e. cars; increase availability of mass transit	4/13/2020 9:17 AM
23	Bike safety standards, especially lights on bikes and paths at dark. Protect bike lanes, minimize car access.	4/13/2020 9:16 AM
24	If there is parking, make it underground	4/13/2020 7:11 AM
25	Creating culs-de-sac closed to vehicular traffic at Park Blvd & Lambert to reduce cut through traffic to the other parts of Ventura	4/13/2020 12:32 AM
26	shuttles to move people from California Ave garage to/from this area	4/12/2020 11:27 PM
27	Connect Birch to Olive and eventually to Portage. Improve Oregon expressway exchanges, particularly with Alma	4/12/2020 7:59 PM
28	Safe for bikes, walkers, and wheelchairs.	4/12/2020 7:38 PM
29	What is needed is better shuttle/bus access and connection to CalTrain at Cal Ave.	4/12/2020 7:19 PM
30	Underground parking only, limit through car trips, upgrade bike lanes.	4/12/2020 3:50 PM
31	More ped crossings overall to not have to walk far to cross, and please no beg buttons, please make them all automatic so we don't have to touch dirt buttons	4/12/2020 2:44 PM
32	Bike share stations	4/12/2020 1:45 PM
33	Reduced parking, all parking time limited/metered/handicap, shuttles & bus priority	4/12/2020 1:34 PM
34	Anything that makes biking and walking safer.	4/12/2020 11:27 AM
35	Protected bike parking (i.e., bike lockers or attended bike parking structures) would remove a large disincentive to bike to retail.	4/12/2020 11:11 AM
36	Reduce parking - the area is hugely overparked, especially in the area around 360/380 portage ave office complex. Park Blvd, meanwhile, could have more done to slow vehicle speeds to improve safety, and to provide for safer and faster connections between this area and Caltrain. Better alignment of transit would be helpful, as well as improve el camino (a la grand boulevard) safety improvements.	4/11/2020 10:28 PM
37	Greater setbacks on Park Blvd and not build-to lines on El Camino Real.	4/10/2020 8:28 PM

Q26 Please review the three draft alternatives and provide your open-ended feedback for Alternative 1. More information on these drafts can be found here. (2500 character limit)

Answered: 66 Skipped: 114

ANSWER CHOICES	RESPONSES	
Pros	46.97%	31
Cons	86.36%	57
Suggestions	34.85%	23
Questions	10.61%	7

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	PROS	DATE
1	Lower Density Housing	4/22/2020 2:52 PM
2	Social and architectural preservation.	4/20/2020 2:31 PM
3	Way too much office space	4/20/2020 1:17 PM
4	less dense development	4/19/2020 9:54 PM
5	No displacement of residents on Olive	4/18/2020 9:38 PM
6	Not bad	4/18/2020 6:27 PM
7	Best plan given limits to potential congestion mitigation	4/18/2020 11:31 AM
8	None	4/16/2020 9:11 PM
9	Context sensitive.	4/15/2020 7:51 PM
10	Adding some housing is nice	4/15/2020 12:03 PM
11	NOTHING. I do not like anything about this.	4/14/2020 1:29 PM
12	none	4/14/2020 11:08 AM
13	blah	4/14/2020 8:03 AM
14	Interesting use of Fry's; phase in allows for future demographics and community needs'	4/13/2020 2:00 PM
15	too much office	4/13/2020 12:36 PM
16	least change from current use	4/13/2020 11:34 AM
17	Enough increase of housing and added people for available space and existing infrastructure	4/13/2020 7:36 AM
18	Least disruptive to neighborhood	4/12/2020 11:43 PM
19	low cost	4/12/2020 11:33 PM
20	Appropriate density for the area, preserves existing homes, keep retail, like conversion of office to retail	4/12/2020 8:07 PM
21	Cheap.	4/12/2020 7:50 PM
22	none - this would be a huge lost opportunity	4/12/2020 7:22 PM
23	none	4/12/2020 6:17 PM
24	Housing and retail	4/12/2020 3:59 PM
25	Preserves the neighborhood feel. Preserves historic 340 portage ave.	4/12/2020 3:02 PM
26	Good for offices	4/12/2020 2:49 PM
27	no - not townhouses.	4/12/2020 1:53 PM
28	Allowing fourplexes on previously single-family plots is a good way to avoid displacing residents	4/12/2020 11:16 AM
29	Can't think of anything. This plan is truly terrible.	4/12/2020 10:14 AM
30	Increases housing (At least somewhat)	4/11/2020 10:36 PM
31	Minimal disruption to existing neighborhood.	4/10/2020 8:15 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	CONS	DATE
1	No open space, not enough housing	4/22/2020 3:18 PM
2	Not really an interesting design	4/22/2020 2:52 PM
3	missed opportunity for increased housing in area	4/20/2020 2:52 PM
4	Hardly worth the effort of an area plan	4/20/2020 2:31 PM
5	Does not feel like a neighborhood.	4/20/2020 1:44 PM
6	Way too little housing and parking and local retail	4/20/2020 1:17 PM
7	does not even begin to address the entire NVCAP area, pointless	4/20/2020 12:55 PM
8	too much office space.Need more open space!	4/20/2020 12:31 PM
9	Encourages too much driving; wasted opportunity to add more housing for Palo Alto	4/20/2020 11:36 AM
10	Too much office space. Too little housing along El Camino.	4/20/2020 10:36 AM
11	no open space, community center	4/19/2020 9:54 PM
12	The weakest plan available. That might not make it any easier to get builders and approval though.	4/19/2020 9:22 PM
13	Only Palo Alto could do something this stupid	4/19/2020 6:53 PM
14	Why is there any office space at all? We need more housing for teachers, firefighters, police, medical personnel, restaurant workers in our area so they don't have to commute from far away.	4/19/2020 1:23 PM
15	No new housing and no park. Ugly Fry's building remains.	4/18/2020 9:38 PM
16	needs more open space	4/18/2020 6:35 PM
17	Not enough housing - too low density	4/18/2020 11:54 AM
18	Not enough housing	4/18/2020 9:20 AM
19	Too few housing units; no open space	4/17/2020 4:10 PM
20	No open space	4/16/2020 11:35 PM
21	Wrong mix of uses	4/16/2020 9:11 PM
22	This is very status quo and doesn't improve the area hardly at all.	4/15/2020 12:03 PM
23	Too much parking - WHAT? There already is too much parking in this neighborhood with all the new parking structures. Not nearly enough housing. No open space. This is awful.	4/14/2020 1:29 PM
24	All bad. This is a missed opportunity.	4/14/2020 11:08 AM
25	Need more housing	4/14/2020 8:03 AM
26	Inadequate housing	4/13/2020 2:00 PM
27	not enough housing units	4/13/2020 12:36 PM
28	get rid of office space	4/13/2020 11:30 AM
29	Not enough added green space and possible parking	4/13/2020 7:36 AM
30	Ineffective use of the land by retaining the old structure footprint and building	4/13/2020 12:56 AM
31	Doesn't adequately address the housing crisis	4/12/2020 11:43 PM
32	not enough dense mixed use	4/12/2020 11:36 PM
33	very little benefit to current status	4/12/2020 11:33 PM
34	no roadway improvements,	4/12/2020 8:07 PM
35	Little housing gain.	4/12/2020 7:50 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

36	Much too small scale	4/12/2020 7:22 PM
37	offices and retail	4/12/2020 6:17 PM
38	Nothing works if Fry's remains as is!	4/12/2020 4:34 PM
39	No open space, too much office space, open parking	4/12/2020 3:59 PM
40	no open space	4/12/2020 3:02 PM
41	Waste of land and opportunity. Ground parking is stark and dead and creepy at night	4/12/2020 2:51 PM
42	Bad for housing	4/12/2020 2:49 PM
43	Not enough housing	4/12/2020 1:47 PM
44	Woefully inadequate density next to Caltrain, El Camino & Cal Ave	4/12/2020 1:46 PM
45	Not enough additional housing, not good use of the existing retail building	4/12/2020 1:05 PM
46	not enough housing	4/12/2020 12:12 PM
47	Way too little housing. Drives traffic across bridges, destroying our productivity and pricing out teachers and service workers!	4/12/2020 12:09 PM
48	Not enough housing, no open space, mostly parking, no real change	4/12/2020 11:38 AM
49	Not enough housing, missed opportunity to build up, no open space	4/12/2020 11:16 AM
50	Office space	4/12/2020 10:32 AM
51	Not enough housing and too much commercial space	4/12/2020 10:15 AM
52	no open space, very little housing	4/12/2020 10:14 AM
53	Not enough housing and no open space	4/12/2020 10:08 AM
54	Doesn't change community beyond adding people; would likely strain resources given limited walkability for many.	4/11/2020 10:36 PM
55	Retains office in Fry's building. Get rid of office space there. Not enough parkland	4/10/2020 8:36 PM
56	Does not seem to add that much bang for the buck.	4/10/2020 8:15 PM
57	Not sure what will happen to rest scope	4/10/2020 6:00 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	SUGGESTIONS	DATE
1	Need to have outdoor walking experience	4/22/2020 2:52 PM
2	all scenarios: could allow for townhomes on olive if existing residents are given first right of refusal, assistance as needed to access.	4/20/2020 2:52 PM
3	4 plex on 50' wide lots can be done with zero side setback. Alleys help make parking feasible. Sidewalks on Park should be improved for existing lunch time walking to Cal Ave.	4/20/2020 2:31 PM
4	listen to the neighbors and community task force	4/20/2020 12:31 PM
5	Transportation mechanisms are needed to prevent greater traffic within the area.	4/19/2020 9:22 PM
6	Does not seem to make use of the large areas and wasted by parking space	4/19/2020 5:53 PM
7	Use Cloudera area.	4/18/2020 9:38 PM
8	It is a waste of time and money to pursue this alternative - need to greatly maximize the use of this site	4/18/2020 10:44 AM
9	Start over	4/16/2020 9:11 PM
10	Violates zoning.	4/16/2020 5:08 PM
11	DO NOT PICK THIS ONE. I do not agree that this is in compliance with the Comprehensive Plan. The Comprehensive Plan requires more housing and sustainability. This does a bad job at both.	4/14/2020 1:29 PM
12	More Housing	4/14/2020 8:03 AM
13	If more than one person is living in a planned unit, there will also be be more than one car added to that unit. Where will they park the second car?	4/13/2020 7:36 AM
14	Scrap this plan	4/13/2020 12:56 AM
15	use all available space	4/12/2020 11:36 PM
16	We do not need 533,000 sqft of office space there. Some ...OK, but why so much?	4/12/2020 7:50 PM
17	Eliminate the outdoor parking	4/12/2020 3:59 PM
18	Maybe reduce housing/retail or densify to add open space	4/12/2020 3:02 PM
19	I don't like this one	4/12/2020 2:49 PM
20	Eliminate options that do not address critical housing imbalance	4/12/2020 1:46 PM
21	Forget this one!	4/12/2020 11:38 AM
22	Don't do this plan if there are better alternatives. If it must be done, take out a bunch of the totally unused parking (survey citing 50% peak usage, in fact overstated its usage)... This will allow for more green space.	4/11/2020 10:36 PM
23	Need to satisfy requirement of two acres of parkland per 1000 residents, plus Quimby Act parkland dedication	4/10/2020 8:36 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	QUESTIONS	DATE
1	What is the basis for the claim that 533k of office is the minimum required by the Comp Plan?	4/20/2020 2:36 PM
2	how many exceptions to the existing zoning code are needed for this design?	4/20/2020 12:31 PM
3	I do not agree that this is in compliance with the Comprehensive Plan. The Comprehensive Plan requires more housing and sustainability. This does a bad job at both.	4/14/2020 1:29 PM
4	Where will extra cars be parked? How will extra cars be absorbed in the already crowded streets? When will public transit be extended throughout east-west and north-west grid of p.a.? Sunnyvale to Menlo Park?	4/13/2020 7:36 AM
5	Is this an attempt to preserve the Fry's / Cannery building?	4/12/2020 7:50 PM
6	Why does Fry's building have to be office? Study adaptive reuse as housing. Is reduction of office space correct? I think not.	4/10/2020 8:36 PM
7	We need to see design of the same scope of area in next 10 years to be able to compare.	4/10/2020 6:00 PM

Q27 Please review the three draft alternatives and provide your open-ended feedback for Alternative 2. More information on these drafts can be found here. (2500 character limit)

Answered: 63 Skipped: 117

ANSWER CHOICES	RESPONSES	
Pros	58.73%	37
Cons	80.95%	51
Suggestions	38.10%	24
Questions	7.94%	5

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	PROS	DATE
1	Much better than 1	4/22/2020 3:18 PM
2	Open Space is a good idea	4/22/2020 2:52 PM
3	more housing, existing residents not displaced.	4/20/2020 2:52 PM
4	More housing, more open space. Parking garage location is better.	4/20/2020 2:31 PM
5	Housing looks okay, but move some to Page Mill and add more open space for the residents.	4/20/2020 10:36 AM
6	green space, walking blvd.	4/19/2020 9:54 PM
7	Reduces juxtaposition of SFH and newer buildings	4/19/2020 9:22 PM
8	None	4/19/2020 6:53 PM
9	greenspace along creek	4/18/2020 6:35 PM
10	Prefect plan	4/18/2020 6:27 PM
11	Portage is an important corridor, this is helpful	4/18/2020 10:44 AM
12	Adds open space; concentrates housing in 1 section, allowing for later development	4/17/2020 4:10 PM
13	Open Space	4/16/2020 11:35 PM
14	None	4/16/2020 9:11 PM
15	This makes a larger improvement from a housing perspective, and it adds open space.	4/15/2020 12:03 PM
16	It only has Pro's when looked at in comparison with the first option.	4/14/2020 1:29 PM
17	bad	4/14/2020 11:08 AM
18	Interesting use of Fry's	4/13/2020 2:00 PM
19	not enough housing	4/13/2020 12:36 PM
20	OK	4/13/2020 11:34 AM
21	Only somewhat disruptive to neighborhood & only somewhat addresses the housing crisis	4/12/2020 11:43 PM
22	more housing	4/12/2020 11:33 PM
23	green area near the creek. Like portage as a road	4/12/2020 8:07 PM
24	Better, with Green by the Creek, and some serious housing.	4/12/2020 7:50 PM
25	Better than 1	4/12/2020 7:22 PM
26	none	4/12/2020 6:17 PM
27	Housing and retail	4/12/2020 3:59 PM
28	Like the open space and preservation of 340 portage	4/12/2020 3:02 PM
29	Keeps the parking and adds housing	4/12/2020 2:49 PM
30	no - too much	4/12/2020 1:53 PM
31	Good greenification of the creek	4/12/2020 1:05 PM
32	better than 1	4/12/2020 12:12 PM
33	Better than no. 1	4/12/2020 11:38 AM
34	Good start on housing, some allowance for open space	4/12/2020 11:16 AM
35	some more housing, but not nearly enough for the size of the parcel	4/12/2020 10:14 AM
36	Better - more housing that is matched by more open space	4/11/2020 10:36 PM
37	Densifying the stretch fronting onto El Camino makes sense	4/10/2020 8:15 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	CONS	DATE
1	But why keep the 1-story, ugly Fry's building?	4/22/2020 3:18 PM
2	Housing is right up against El Camino.	4/22/2020 2:52 PM
3	too much of old 340 portage is kept forever, not all of it is worthy of historic preservation, IMHO	4/20/2020 2:52 PM
4	Large ratio of large office, street grid is not connected	4/20/2020 2:31 PM
5	Does not feel like a neighborhood.	4/20/2020 1:44 PM
6	Still too much office space. Too little retail.	4/20/2020 1:17 PM
7	addresses perhaps half of the NVCAP area, pointless	4/20/2020 12:55 PM
8	too much office space. Not enough parkland and open space	4/20/2020 12:31 PM
9	Doesn't make use of good bus access at Page Mil & El Camino	4/20/2020 11:36 AM
10	Too much office space. Too few community amenities and green space.	4/20/2020 10:36 AM
11	too dense	4/19/2020 9:54 PM
12	Still assumes the 340 Portage site is an overall traffic driver (e.g. not enough neighborhood benefit)	4/19/2020 9:22 PM
13	wasted opportunity	4/19/2020 6:53 PM
14	Why is there any office space at all? We need more housing for teachers, firefighters, police, medical personnel, restaurant workers in our area so they don't have to commute from far away. This number of housing units is ridiculously high compared to the rest of Palo Alto. Why does Ventura have to bear the burden of so much housing in such a small space? And, again, where are the studies of the impact on surrounding traffic and transit, let alone schools and infrastructure?	4/19/2020 1:23 PM
15	Ugly Fry's building remains. No central outdoor area for community gathering.	4/18/2020 9:38 PM
16	Not enough density	4/18/2020 11:54 AM
17	would create too much congestion on Pepper/Olive	4/18/2020 11:31 AM
18	Not enough housing	4/18/2020 9:20 AM
19	Housing too massive.	4/16/2020 11:35 PM
20	wrong mix of uses	4/16/2020 9:11 PM
21	I don't like the location of the parking structure. Less development would be nice.	4/15/2020 7:51 PM
22	Not impressive. Still way too much parking, and not enough housing or open space. How is this worth the effort? Palo Alto is more forward-thinking than this.	4/14/2020 1:29 PM
23	Not enough housing or good use of available space.	4/14/2020 11:08 AM
24	too much office	4/13/2020 12:36 PM
25	to much retail Where is the parking for the low-rise blocks	4/13/2020 11:34 AM
26	get rid of office space	4/13/2020 11:30 AM
27	Too dense, not enough capacity to absorb extra cars	4/13/2020 7:36 AM
28	Ineffective use of the land by retaining the old structure footprint and building	4/13/2020 12:56 AM
29	not enough dense mixed use	4/12/2020 11:36 PM
30	does not make good use of 340 Portage	4/12/2020 11:33 PM
31	Don't like block housing.	4/12/2020 8:07 PM
32	Wasted opportunity: creepy little Single Family houses on Lot on Olive & Pepper.	4/12/2020 7:50 PM
33	Still too small - 340 Portage is not worth preserving as this shows	4/12/2020 7:22 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

34	offices and retail	4/12/2020 6:17 PM
35	Nothing works if Fry's remains as is!	4/12/2020 4:34 PM
36	Too much office space, not enough open space, open parking	4/12/2020 3:59 PM
37	not enough open space	4/12/2020 3:02 PM
38	Not enough homes and big office block is not cool	4/12/2020 2:51 PM
39	Not enough housing	4/12/2020 1:47 PM
40	inadequate density next to Caltrain, El Camino & Cal Ave	4/12/2020 1:46 PM
41	Not enough housing	4/12/2020 1:05 PM
42	but only half a solution	4/12/2020 12:12 PM
43	Not enough housing, open space, ugly parking structure	4/12/2020 11:38 AM
44	Not enough housing, makes no use of plot between Ash and Park	4/12/2020 11:16 AM
45	Office space	4/12/2020 10:32 AM
46	still too much commercial and not enough housing	4/12/2020 10:15 AM
47	seems like a compromise attempt everyone will hate	4/12/2020 10:14 AM
48	not enough housing	4/12/2020 10:08 AM
49	Open space helps make for a better community (as people are added) but lack of retail and walkable amenities means it's just a band aid for the kind of systemic change community needs.	4/11/2020 10:36 PM
50	too much office, eliminate office from Fry's building, not enough parkland	4/10/2020 8:36 PM
51	Quality of architecture could undermine appeal.	4/10/2020 8:15 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	SUGGESTIONS	DATE
1	Housing needs to be set back from El Camino	4/22/2020 2:52 PM
2	keep pink transverse historic core, allow rest to be redeveloped to mixed use	4/20/2020 2:52 PM
3	Single sided retail street at 360 Portage is not ideal. Consider outdoor food-drink pavilions near the creek (Santana Row: Blue Bottle, Poke Bar, Smitten, Vintage Wine).	4/20/2020 2:31 PM
4	listen to the working task force	4/20/2020 12:31 PM
5	Use Cloudera area.	4/18/2020 9:38 PM
6	More open space on the Portage Super block - needs mid-block ped/bike connections	4/18/2020 10:44 AM
7	None of the above too dense; not enough parking; not enough play area	4/17/2020 12:50 AM
8	Start over	4/16/2020 9:11 PM
9	Absolutely not	4/16/2020 5:08 PM
10	It's better than 1 but worse than 2. I don't think that this counts as a compromise when it still does not truly comply with the Comprehensive Plan, which demands more housing and sustainability.	4/14/2020 1:29 PM
11	If not all ready complete, develop projections for needed office and retail space. Alternative 1 seems more interesting, but may not be best use	4/13/2020 2:00 PM
12	do not give me and BS about there is no need for car parking near the residential areas	4/13/2020 11:34 AM
13	The old Fry's/Cannery needs to be torn down and we need to start with a clean slate	4/13/2020 12:56 AM
14	minimal parking for commercial, incentives alt trans & new housing	4/12/2020 11:36 PM
15	Consider more townhomes including Coursera parking lot area.	4/12/2020 8:07 PM
16	Take a lot of picture of the Fry's building, then demolish it!	4/12/2020 7:50 PM
17	Eliminate the open parking	4/12/2020 3:59 PM
18	Densify housing to get more open space	4/12/2020 3:02 PM
19	Decent selection	4/12/2020 2:49 PM
20	Add retail space to the bottom story of the low-rise blocks, incorporate high rises	4/12/2020 1:05 PM
21	Forget this one!	4/12/2020 11:38 AM
22	Keep only residential without work/office	4/12/2020 10:32 AM
23	Don't do this plan if there are better alternatives. If it must be done, take out a bunch of the totally unused parking (survey citing 50% peak usage, in fact overstated its usage)... This will allow for more green space.	4/11/2020 10:36 PM
24	Need 2 new acres of parking per 1000 residents, plus Quimby Act dedication. Dense housing dwellers have a greater need for parkland.	4/10/2020 8:36 PM
#	QUESTIONS	DATE
1	What's the basis for the claim of the office being required by the Comp Plan?	4/20/2020 2:36 PM
2	wish you had included all the exceptions to the existing zoning code needed to implement	4/20/2020 12:31 PM
3	Will below market rate housing be offered?	4/16/2020 11:35 PM
4	I don't think that this counts as a compromise when it still does not truly comply with the Comprehensive Plan, which demands more housing and sustainability.	4/14/2020 1:29 PM
5	Why Single Family houses on Lot on Olive & Pepper.	4/12/2020 7:50 PM

Q28 Please review the three draft alternatives and provide your open-ended feedback for Alternative 3. More information on these drafts can be found here. (2500 character limit)

Answered: 74 Skipped: 106

ANSWER CHOICES	RESPONSES	
Pros	77.03%	57
Cons	63.51%	47
Suggestions	43.24%	32
Questions	20.27%	15

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	PROS	DATE
1	Open space, recreational use of M Creek,	4/22/2020 3:18 PM
2	none	4/22/2020 2:52 PM
3	most housing, most open space	4/20/2020 6:03 PM
4	lots of additional housing, preservation of existing single family	4/20/2020 2:52 PM
5	Too high of density and too great a portion of the city's housing growth located in a small area.	4/20/2020 2:36 PM
6	Street grid is connected. better transitions between types. More housing. Relatively small blocks.	4/20/2020 2:31 PM
7	Has neighborhood feel.	4/20/2020 1:44 PM
8	Lots of housing is good only if the rents are reasonable for regular people making less than \$100k to live there. Not just affordable housing, meaning the programs for low income people. We need places for the disappearing middle class to live.	4/20/2020 1:17 PM
9	Best meets stated city goals of more affordable housing and lower jobs:housing ratio	4/20/2020 11:36 AM
10	open space	4/19/2020 9:54 PM
11	Sets out some Open Space, provides ability for more people to be integrated into the neighborhood like a secondary Downtown.	4/19/2020 9:22 PM
12	Finally, some housing	4/19/2020 6:53 PM
13	greenspace along creek & additional open space	4/18/2020 6:35 PM
14	higher density	4/18/2020 11:54 AM
15	Highest amount of housing and open space. Great to see the blocks broken down	4/18/2020 10:44 AM
16	good housing, retail	4/18/2020 9:20 AM
17	Open Space	4/16/2020 11:35 PM
18	None	4/16/2020 9:11 PM
19	This is by far the best option. It fully uses the space to address the most needs in the most ways possible.	4/15/2020 12:03 PM
20	LOVE IT. Lots of housing - yay! Tons of open space - GREAT! Plus no loss in office space, and just a little more retail. Lots of streets closed to traffic. WONDERFUL.	4/14/2020 1:29 PM
21	This provides the most housing so it is the best.	4/14/2020 11:08 AM
22	Most Housing	4/14/2020 8:03 AM
23	Most housing, most open space	4/13/2020 2:00 PM
24	to may people	4/13/2020 11:34 AM
25	Meets housing need	4/13/2020 9:19 AM
26	Way too dense, not enough capacity to absorb extra cars and traffic	4/13/2020 7:36 AM
27	Increased housing and well needed services in this part of Palo Alto.	4/13/2020 12:56 AM
28	Aggressively addresses the housing crisis	4/12/2020 11:43 PM
29	nice balance of mixed use and open space.	4/12/2020 11:36 PM
30	most housing / most open space	4/12/2020 11:33 PM
31	Green area near creek	4/12/2020 8:07 PM
32	Lots of housing. Lots of Green by the Creek, for this and for old neighborhood.	4/12/2020 7:50 PM
33	This is what I am hoping for	4/12/2020 7:22 PM
34	Get rid of office, add more housing	4/12/2020 6:34 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

35	none	4/12/2020 6:17 PM
36	more housing is better	4/12/2020 4:22 PM
37	By far the best, plenty of housing, retail, and open space	4/12/2020 3:59 PM
38	open space	4/12/2020 3:02 PM
39	Feels like a complete inviting place to be. Smaller block chunks create visual breaks when walking and more connectivity. And more air circulation. We need more housing so this but with more homes and heights. More height variety is good for orientation.	4/12/2020 2:51 PM
40	All housing is good	4/12/2020 2:49 PM
41	no - to much	4/12/2020 1:53 PM
42	Most housing out of the three	4/12/2020 1:47 PM
43	Realistic housing density next to transit, retail available nearby at Cal Ave	4/12/2020 1:46 PM
44	Good greenification of creek, good increase in housing	4/12/2020 1:05 PM
45	best density	4/12/2020 12:12 PM
46	Nice amount of housing, which is great for the region and environment!	4/12/2020 12:09 PM
47	Getting serious about housing	4/12/2020 11:51 AM
48	Provides multi uses, open space, more housing.	4/12/2020 11:38 AM
49	Good commitment to housing and open space	4/12/2020 11:16 AM
50	We need more housing	4/12/2020 11:14 AM
51	this is the best plan as it maximizes housing and minimizes commercial. there is already plenty of commercial space in the area and this property is one of the last large pieces of land that we have to create a livable but dense housing area	4/12/2020 10:15 AM
52	most housing, most open space, transitions look appropriate	4/12/2020 10:14 AM
53	This plan would best address the current housing crisis.	4/12/2020 10:09 AM
54	This is the best alternative, maximizing housing & open space	4/12/2020 10:08 AM
55	Better plan, since it adds open space as well as housing.	4/11/2020 10:36 PM
56	Preserves greenery along creek.	4/10/2020 8:15 PM
57	Large scope renovation	4/10/2020 6:00 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	CONS	DATE
1	A little overbuilt. too much office space, too much height. No connection to Bouleware Park?	4/22/2020 3:18 PM
2	Too High of Density	4/22/2020 2:52 PM
3	too much office space	4/20/2020 6:03 PM
4	There is a nice wooded green dry creek feature on Olive at Cloudera edge, better to not lose that.	4/20/2020 2:52 PM
5	The centralized open spaces may not be prominent enough given the scope of the plan..	4/20/2020 2:31 PM
6	Still too little retail and parking.	4/20/2020 1:17 PM
7	*way* too massive, office building typologies are not as clearly defined as the residential	4/20/2020 12:55 PM
8	what happened to the Cannery? still too much office space. too many hpusing units. Am sure you are overlooking or breaking many regulations and zoning rules in all your designs	4/20/2020 12:31 PM
9	Siting of large buildings over-prioritizes Caltrain access over VTA bus	4/20/2020 11:36 AM
10	You are joking.	4/20/2020 10:36 AM
11	way too dense	4/19/2020 9:54 PM
12	Absolutely not! This is way way way too much!!!!	4/19/2020 9:49 PM
13	Does make a juxtaposition between a SFH and a large block.	4/19/2020 9:22 PM
14	None	4/19/2020 6:53 PM
15	Why is there any office space at all? We need more housing for teachers, firefighters, police, medical personnel, restaurant workers in our area so they don't have to commute from far away. This number of housing units is ridiculously high compared to the rest of Palo Alto. Why does Ventura have to bear the burden of so much housing in such a small space? And, again, where are the studies of the impact on surrounding traffic and transit, let alone schools and infrastructure?	4/19/2020 1:23 PM
16	Overly dense. No central outdoor area for community gathering.	4/18/2020 9:38 PM
17	Too many buildings	4/18/2020 6:27 PM
18	I'd go taller buildings with more open space	4/18/2020 11:54 AM
19	Unrealistic; this would essentially make Pepper/Olive parking lots	4/18/2020 11:31 AM
20	Too much construction	4/18/2020 11:29 AM
21	Too dense; 5 blocks on Portage looks like concentration camp.	4/17/2020 4:10 PM
22	Too massive	4/16/2020 11:35 PM
23	Too dense	4/16/2020 9:11 PM
24	Too many. Just pissing on Ventura now.	4/16/2020 5:08 PM
25	Too much development. It looks like an exercise in how many rectangles of a given size can you fit in a trapezoid of a larger size.	4/15/2020 7:51 PM
26	NOTHING. This is great! Can I live there please?! This looks beautiful.	4/14/2020 1:29 PM
27	none	4/14/2020 11:08 AM
28	could still have more housing	4/14/2020 8:03 AM
29	Does not allow flexibility to adapt to future needs.	4/13/2020 2:00 PM
30	get rid of office space. This design is so disappointingly uninteresting.	4/13/2020 11:30 AM
31	It's perfect	4/13/2020 9:19 AM
32	Will distract from California Ave & El Camino Real Businesses, but if there are these many residences, retail, employees and office workers they will need the services as well, but there	4/13/2020 12:56 AM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

will be an Overflow parking issue into the adjoining neighborhood. The parking and Cut Through traffic needs to be addressed.

33	Quite disruptive to the neighborhood's single family housing	4/12/2020 11:43 PM
34	Way, way, too dense. No to Mid-rise Block on Ash! No need for more office. loss of historic cannery	4/12/2020 8:07 PM
35	Still with the little box houses on Olive Ave.	4/12/2020 7:50 PM
36	Could go even higher/larger at the center and toward Oregon	4/12/2020 7:22 PM
37	offices and retail	4/12/2020 6:17 PM
38	Totally unrealistic plan which is DOA.	4/12/2020 4:34 PM
39	A lot of office space, too many streets.	4/12/2020 3:59 PM
40	Eliminates 340 portage. Too much housing	4/12/2020 3:02 PM
41	Need to think hard about traffic needs	4/12/2020 11:51 AM
42	Too much additional office space, could use more ground-floor retail	4/12/2020 11:16 AM
43	No office or work space,	4/12/2020 10:32 AM
44	underground parking for each building seems silly	4/12/2020 10:14 AM
45	Open space is concentrated around the creek; other streets, especially given El Camino facing, feel closed. However, loss of retail for some amenities like gym is problematic. Better to ADD retail and other mixed use in order to mix up the dynamics of the site.	4/11/2020 10:36 PM
46	too much office, eliminate office from Fry's building, not enough parkland, too dense housing in a small area	4/10/2020 8:36 PM
47	Feels excessive -- a complete reconstruction of the entire area.	4/10/2020 8:15 PM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

#	SUGGESTIONS	DATE
1	Needs to have a lower density and more open areas	4/22/2020 2:52 PM
2	top yellow apartment replaces parking structure, so would need to deal with that, maybe 3 U's instead of 1 U (next to orange) and 2 O's (next to purples).	4/20/2020 2:52 PM
3	Providing photovoltaic car charging to multifamily units is a City goal-issue. Roof garden vs PVs pros/cons vs centralized parking garage with PVs. Open space for buildings along El Camino should take advantage of views of the hills to the west.	4/20/2020 2:31 PM
4	simply rezone entire area RM-30 and take no exceptions	4/20/2020 12:55 PM
5	Listen to the working task force	4/20/2020 12:31 PM
6	We should try to reduce the office space in the area, since offices here do not necessarily take in local residents and may lead to a increased housing demand.	4/19/2020 9:22 PM
7	Provide a central outdoor area for community gathering.	4/18/2020 9:38 PM
8	also don't appreciate the rezoning of private property behind homeowners' backs	4/18/2020 11:31 AM
9	Make garden and parks instead	4/18/2020 11:29 AM
10	Need more housing less retail.	4/18/2020 10:44 AM
11	None of the above.	4/17/2020 12:50 AM
12	What are the working group's recommendations?	4/16/2020 11:35 PM
13	Start over	4/16/2020 9:11 PM
14	Connect the spaces with pedestrian and bike paths. Don't add more driving paths. This works best if the area is safely connected to California Ave with pedestrian/bike bridges over Page Mill to the Cal Ave business district and train station.	4/15/2020 12:03 PM
15	PICK THIS ONE. It is the only suggestion offered that complies with the Comprehensive Plan, which mandates increased housing (we are FAR behind) and sustainability. Hurray!	4/14/2020 1:29 PM
16	more housing	4/14/2020 8:03 AM
17	Add more ground floor retail to office space; trade off some housing for centralized open space or community space	4/13/2020 2:00 PM
18	Get rid of Portage and use the area between Acacia and Lambert as pedestrian only area with more open space and taller but fewer apartment buildings that are not "blocks" but create flow and face the creek., underground parking, and designate Pepper as a Page Mill bypass to Park.	4/13/2020 11:30 AM
19	Start building!	4/13/2020 9:19 AM
20	with the increase traffic, consider mitigation items like Cul De Sacs at Park Blvd at Lambert and Ash St at Lambert	4/13/2020 12:56 AM
21	If you must have them, put the little box houses over near the green on Lambert.	4/12/2020 7:50 PM
22	Close off the streets, fewer townhouses	4/12/2020 3:59 PM
23	Maintain 340 portage and build housing around. Maybe higher density housing to compensate. Move retail and office to existing 340 portage	4/12/2020 3:02 PM
24	Taller heights and variety of heights and make some streets ped only	4/12/2020 2:51 PM
25	We need more housing, I like this one	4/12/2020 2:49 PM
26	Add retail space to the bottom story of the low-rise blocks, incorporate high rises	4/12/2020 1:05 PM
27	Could we make one of the units on El camino 10 stories	4/12/2020 12:12 PM
28	Businesses have their own resources for their spaces	4/12/2020 10:32 AM
29	Use district parking and make buildings bigger	4/12/2020 10:14 AM
30	I would hope that there is a high percentage of BMR housing units available, bith rental and	4/12/2020 10:09 AM

North Ventura Coordinated Area Plan (NVCAP) Community Survey

purchase program.

31	Make more transit and active transportation related improvements. For example, clearly tie the park blvd corridor to california avenue and its amenities; create a central park space in the middle of the site to connect it all; etc.	4/11/2020 10:36 PM
32	Need 2 new acres of parking per 1000 residents, plus Quimby Act dedication. Dense housing dwellers have a greater need for parkland.	4/10/2020 8:36 PM
#	QUESTIONS	DATE
1	Note: most properties between creek and lambert are perpendicular to lambers: rotate your building blocks to align with properties.	4/20/2020 2:52 PM
2	What's the basis for the claim of the office being required by the Comp Plan?	4/20/2020 2:36 PM
3	Cloudera site: discuss the pros & cons of public streets and private streets.	4/20/2020 2:31 PM
4	How many zoning laws need to be changed for this design?	4/20/2020 12:31 PM
5	Can the creek be daylighted?	4/18/2020 10:44 AM
6	PICK THIS ONE. It is the only suggestion offered that complies with the Comprehensive Plan, which mandates increased housing (we are FAR behind) and sustainability. Hurray!	4/14/2020 1:29 PM
7	Can you add more housing?	4/14/2020 8:03 AM
8	Can existing schools handle increased student population?Is community space really adequate to handle all the items mentioned earlier in survey.	4/13/2020 2:00 PM
9	Units must have balconies to sing from and clothesline's, energy efficient	4/13/2020 9:19 AM
10	Need to make sure there is enough parking for all expected visitor, office worker, and tenant, because there will not enough street parking to accommodate.	4/13/2020 12:56 AM
11	Why have ANY free-standing houses?	4/12/2020 7:50 PM
12	Why are high rises not included in any of these plans? Why is retail not featured in the bottom story of any of retail units of any of these plans?	4/12/2020 1:05 PM
13	Do you have to keep the single family houses?	4/12/2020 11:38 AM
14	Why not create more mid-rise or high-rise blocks and commensurately more green space? There could be a huge set of parks if instead of so many low rise blocks, there were a few mid rise ones. Instead of creating townhomes for the rich along the creek, make it more parkland for all to enjoy.	4/11/2020 10:36 PM
15	Less office, more retail.	4/10/2020 8:36 PM