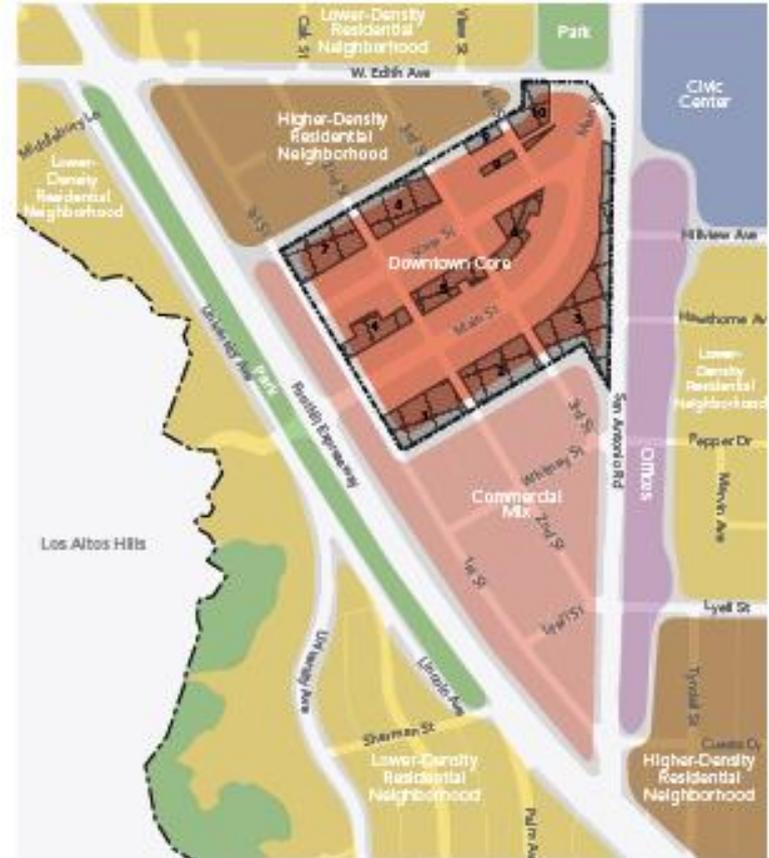


Downtown Los Altos



Downtown Los Altos



Development Activity

- City Regulatory Efforts – i.e. Zoning Ordinance Amendments
- Resulting Private Development Activity
- Infrastructure Investment and Streetscape Improvements



Downtown Goals

- Foster a More Vibrant and Successful Downtown
- Look at Ways that City Regulations May be Changed to Better Support Downtown
- Study Parking



Downtown Character



Regulatory Efforts



Downtown Committee I

- Completed Comprehensive Downtown Zoning Ordinance Update
- Simplified Regulations to be More Effective and Corrected Inconsistencies and Vague Language
- Further Bolstered the Vision and Purpose Statement and Design Criteria Elements



Downtown Committee II

- Eliminated Floor Area Ratios
- Studied Allowing Three Story Buildings Throughout the Downtown Triangle
- Allowed Three Story Buildings, with the Exception of the Downtown Core



Downtown Committee III

- **Study Parking Garage from Design Perspective – Opportunity Study**
 - Amend Office Parking Standards
 - Amend CD District Allowable Building Height
 - Expand CD District into South Parking Plazas
- **Develop Architectural Design Guidelines**



Opportunity Study



Private Activity



Enchanté Hotel



Packard Foundation



First Street Safeway



Bank of the West Mixed-Use



Lennar Homes Condominiums



4 FEBRUARY 2011



INTERNATIONAL

EDI International, INC.

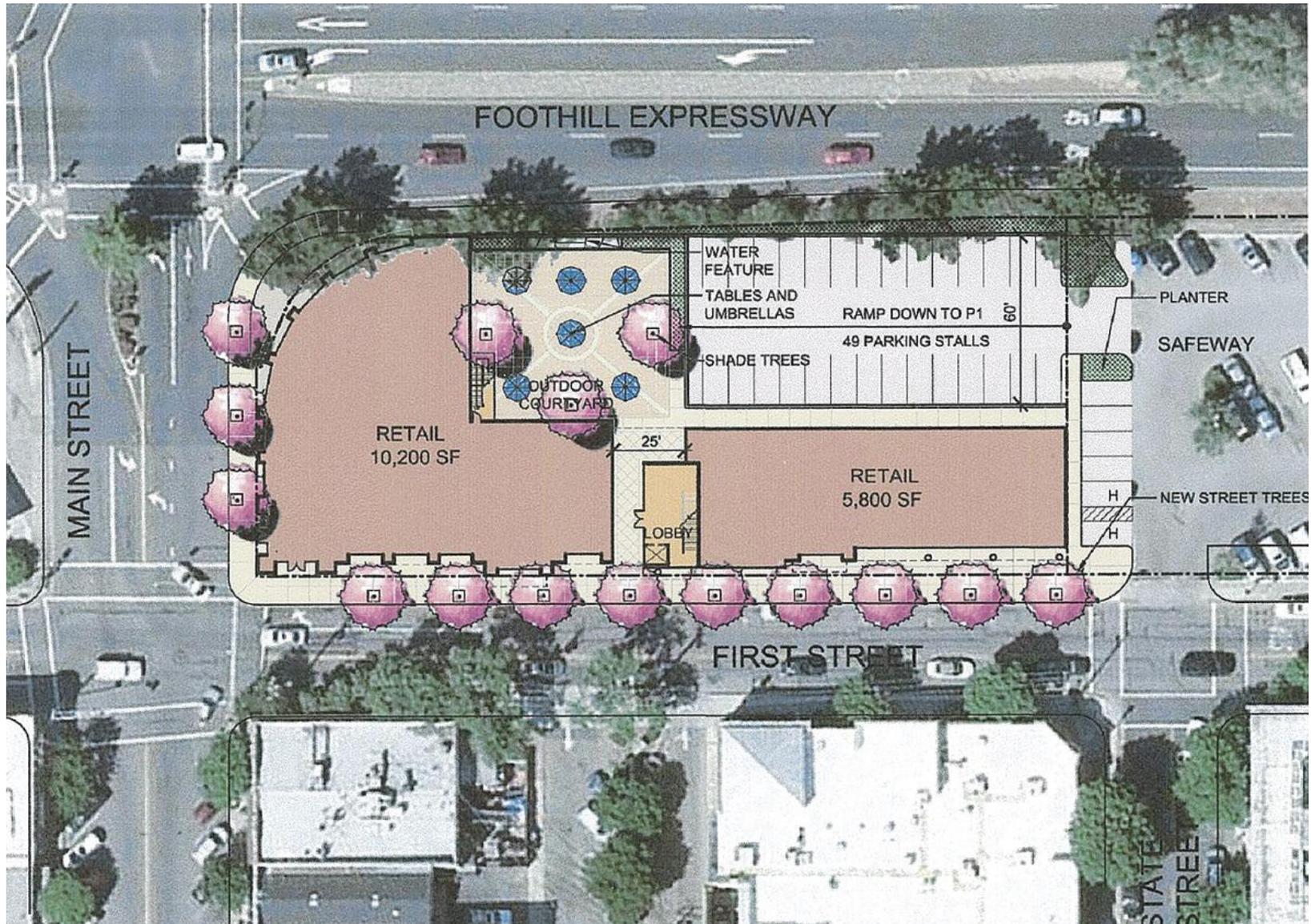
MEMPHIS, TENNESSEE
PO BOX 626, LABKSPUR, CA 94977-0626
Phone: (415) 362-2880
www.EDI-International.com

A. HANDEL 2011

Post Office Condominiums



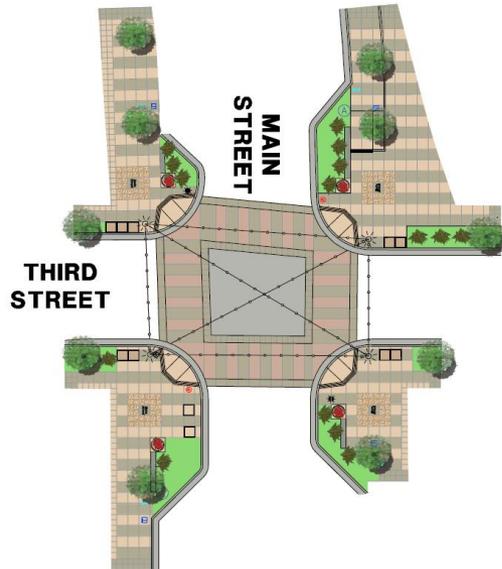
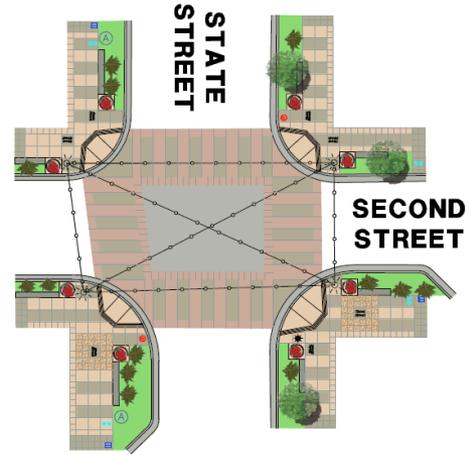
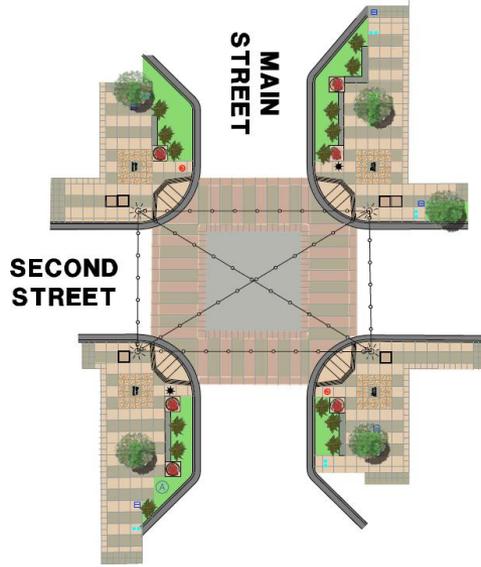
First and Main Mixed-Use



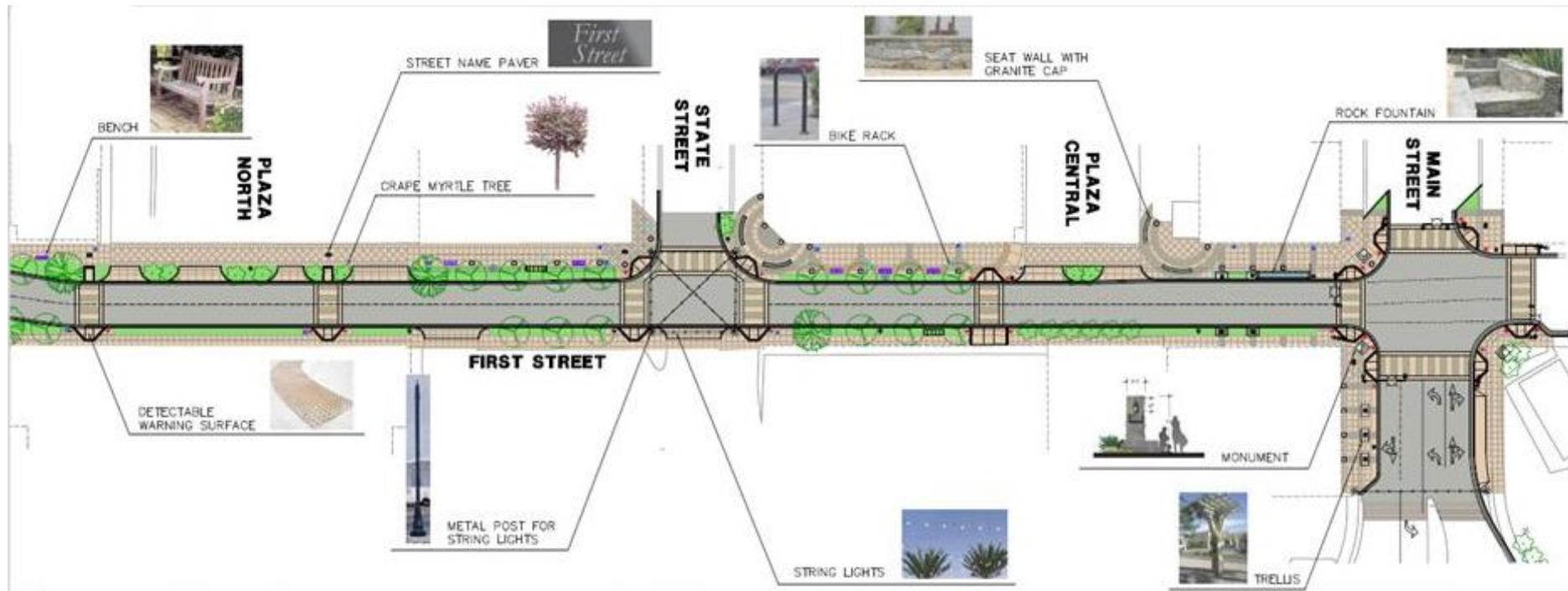
Public Activity



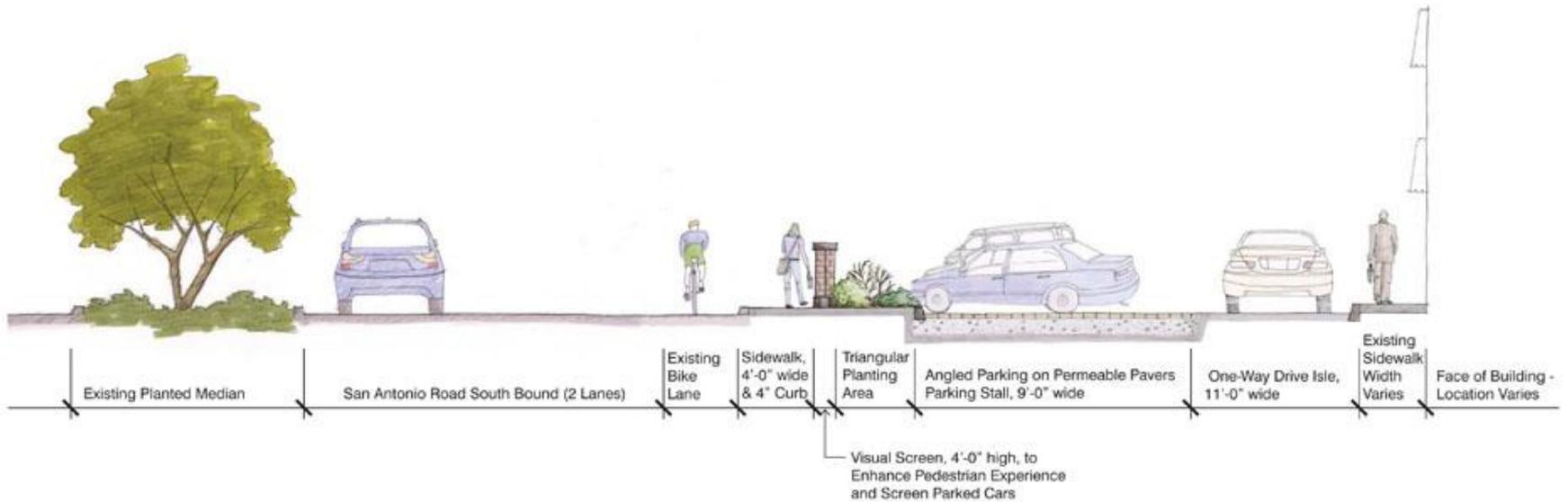
Downtown Intersections



First Street Streetscape



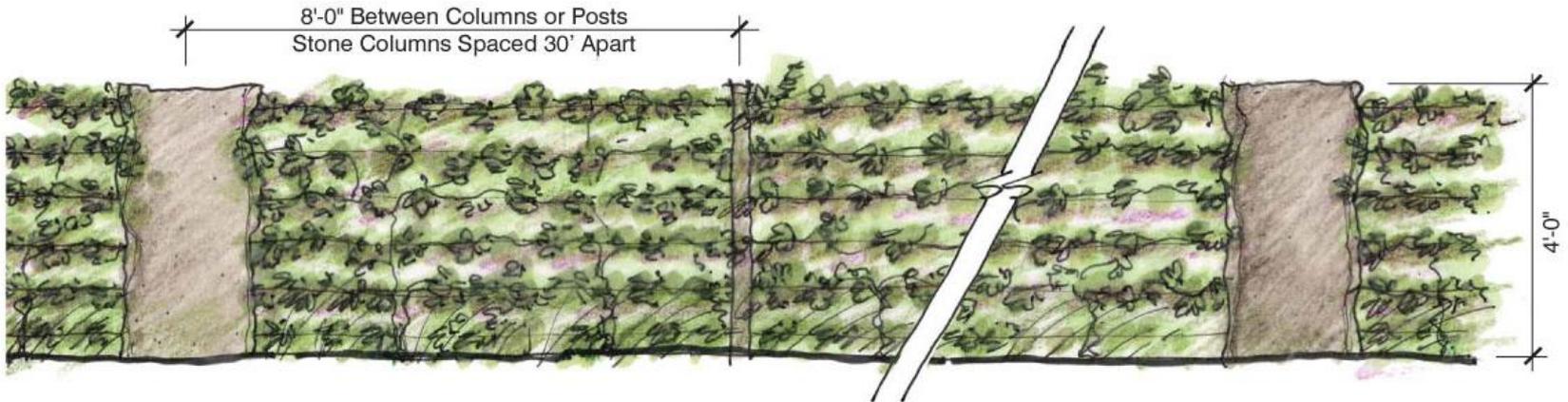
San Antonio Road



VISUAL SCREEN MATERIALS



Visual Screen Plan



Visual Screen

Sierra White Granite Monolith Columns with
Horizontal Wire for Planting Between Columns



Grewia occidentalis



Sierra White Granite

Civic Center Master Plan



Intersection Design

