

Evergreen Valley College
Community Workshop
February 3, 2018, 1:00pm – 3:00pm

Agenda

Welcome (Planning, Building, and Code Enforcement Director Rosalynn Hughey)	3 min
Opening Remarks (Councilmember Sylvia Arenas)	10 min
Remarks (Evergreen Valley College President Keith Aytch)	5 min
Review of agenda (Rosalynn Hughey)	5 min
Project information (Rosalynn Hughey)	10 min
- <i>Site history & overview of rezoning application process</i>	
Q&A for process-related topics (Rosalynn Hughey)	5-10 min
- <i>Participants will have an opportunity to discuss project-related questions and comments during the workshop exercise</i>	
Community aspirations	
- <i>Robert Reese, District 8 Community Roundtable</i>	5 min
Transition to workshop stations	5 min
Workshop stations	
1. Vehicle, pedestrian, and bicycle circulation	20 min
2. Services, uses, and amenities	20 min
3. Design and aesthetics	20 min
Brief report out of each station	5 min
- <i>Facilitators will ask for a volunteer to summarize top 3 items discussed</i>	
Wrap-up/Next steps (Rosalynn Hughey)	3 min
Closing (Councilmember Arenas)	5 min

Community Meeting Code of Conduct

We are committed to providing the information and opportunities to encourage residents to follow development activity in their neighborhoods and to actively participate in the land use development process. The intent of this community meeting is to inform interested parties about the proposed development, answer questions, and receive public comments. Staff will take notes on the discussion, respect all input and opinions, and respond to policy and process questions.

If you wish to speak, please refer to the following guidelines:

- Please raise your hand to speak during the Q&A portion of the presentation. Speakers will be called upon by staff.
- Depending on the number of speakers, each person will be called upon once to speak. Priority in the queue will be given to those have not already spoken.
- Please be respectful to other attendees.
- Persons in the audience will refrain from behavior which disrupts the public meeting or which may intimidate others who wish to voice their opinions. This will include in any activity in a manner that disturbs, disrupts, or impedes the orderly conduct of the meeting.
- Harassment of meeting participants including City staff will not be tolerated in any form. If participants engage in harassing behavior City staff will remove the individual(s) and/or end the meeting.

Thank you for your cooperation and for your participation in this meeting.

If you have questions or comments, please reach out to:

City of San Jose:

Cassandra van der Zweep

Planner II, Planning Division

Cassandra.vanderZweep@sanjoseca.gov

(408) 535-7659

John Tu

Planner IV (Supervising Planner),

Planning Division

John.Tu@sanjoseca.gov

(408) 535-6818

Republic Urban Properties:

Konstantin Voronin

Land Acquisition and Development
Manager

kvoronin@republic-urban.com

(408) 292-1601

Susan Mineta

Director of Development

smineta@republic-urban.com

(408) 292-1601

For more details, please visit the project's information page at: bit.ly/evcsurplus

Evergreen Valley College Community Workshop

Saturday, February 3, 2018

Evergreen Valley College – Gullo II



Planning Director Rosalynn Hughey



Councilmember Sylvia Arenas



Evergreen Valley College President Keith Aytch



Agenda

- Welcome
 - San Jose Planning, Building, and Code Enforcement Director Rosalynn Hughey
 - San Jose Councilmember Sylvia Arenas
 - Evergreen Valley College President Keith Aytch
- Project information, PBCE Director Rosalynn Hughey
- Q&A related to the workshop stations, PBCE Director Rosalynn Hughey
- Community aspirations, Robert Reese, District 8 Community Roundtable
- Workshop stations
 - 1: Traffic and flow
 - 2: Services, uses, and amenities
 - 3: Design and aesthetics
- Report out of workshop station discussions
- Wrap-up, PBCE Director Rosalynn Hughey
- Closing, Councilmember Sylvia Arenas

Project History

- City of San Jose General Plan Amendment

- Approved December 2016
- Neighborhood/Community Commercial

Supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood serving retail and services and commercial/professional office development. Neighborhood / Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction. General office uses, hospitals and private community gathering facilities are also allowed in this designation.

- PD Zoning Application

- City process and milestones
- Community meeting



FOWLER

Delta Rd

BUENA PARK NORTH

Laurelwood Elementary School

PD zoning site

The Academy

EVC Surplus Land

Montgomery Hill Park

Iguana's Burritozilla

Evergreen Valley College

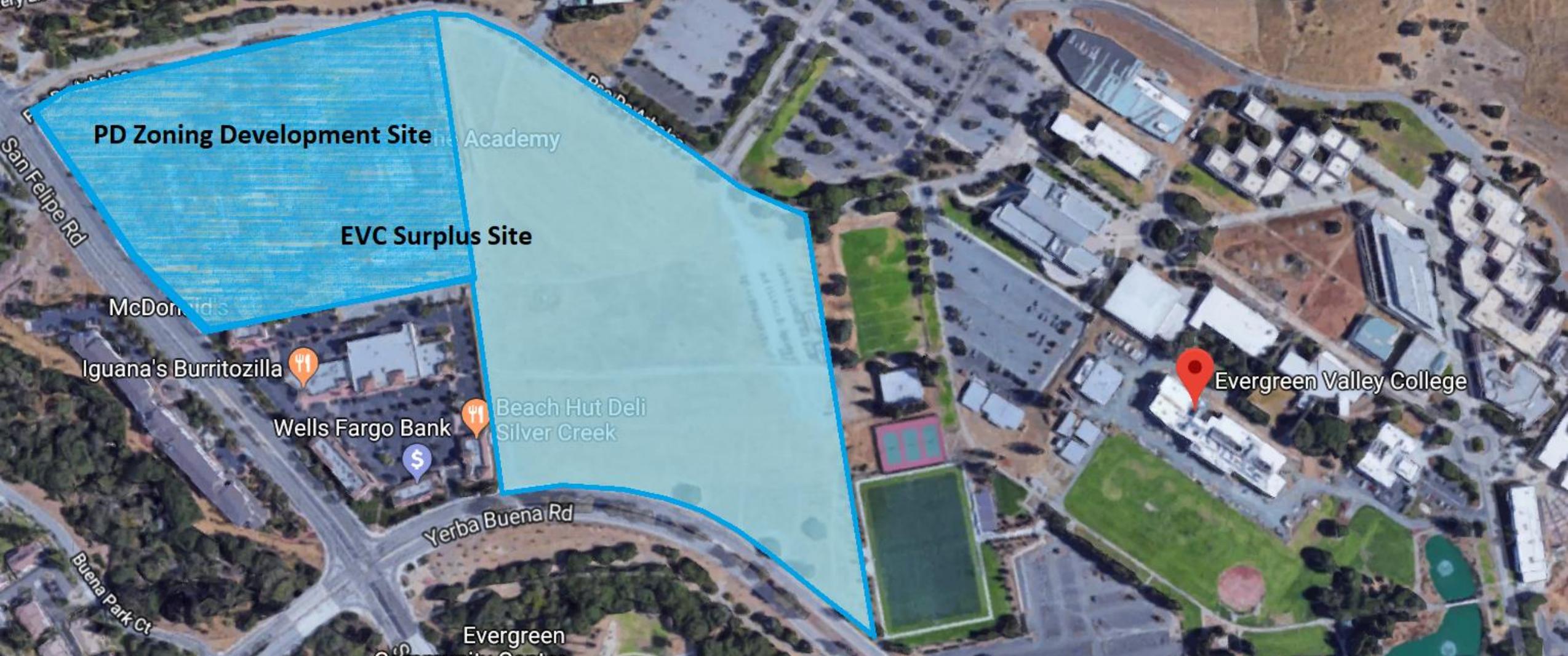
BUENA PARK

Yerba Buena Rd

Evergreen Park

Yerba Buena Rd

ESTATES



- Address: Corner of San Felipe Road and Paseo De Arboles
- Lot size: Approximately 13 acres out of 27 acres
- General Plan Designation: NCC
- In partnership with: San Jose Evergreen Community College District

Community aspirations

Workshop breakout sessions

- We will break into three groups for detailed questions and feedback
- 20 minutes each, then re-group for closing remarks

Workshop Station 1

- Site circulation
- Traffic and flow
- Bicycle and pedestrian paths

Workshop Station 2

- Services
- Uses
- Amenities

Workshop Station 3

- Aesthetics
- Architectural topics
- Landscape

Agenda

- Welcome
- Project information
- Q&A related to the workshop stations
- Community aspirations
- Workshop stations
 - ~~First station~~
 - ~~Second station~~
 - ~~Third station~~
- Report out of workshop station discussions
- Wrap-up, PBCE Director Rosalynn Hughey
- Closing, Councilmember Sylvia Arenas

Wrap-up: Station 1 highlights

- Where access would occur, want more on San Felipe
- Speeding concerns
- San Felipe/Yerba Buena intersection
- Limitations of transportation policy
- Preserving existing trails
- Connection to pedestrian bridge at Creek
- Circulation/mobility in Evergreen neighborhood, making it better for the residents
- Traffic

Wrap-up: Station 2 highlights

- NCC, conceptual proposal is medical served need, differentiates from a residential use
- Uses that integrated well with EVC- training facilities/student workshops, community gathering spaces, uses for day and night to serve retail uses/activate area
- Local serving uses that benefit development, residents, and college
- Student and teacher housing

Wrap-up: Station 3 highlights

- Distinctive architecture that is memorable
- Landscaping- make Evergreen green
- Incorporating trails in design
- Placemaking/visual cues
- Respecting the area, proper setbacks, open space

Stay in touch

City of San Jose:

- Cassandra van der Zweep, Planner II

Cassandra.vanderZweep@sanjoseca.gov

(408) 535-7659

- John Tu, Supervising Planner

John.tu@sanjoseca.gov

(408) 535-6818

SUMMARY OF COMMENTS FROM THE STATIONS

Station 1: Traffic Circulation

- 1) Existing traffic
 - a) Traffic from commercial and College should be studied throughout the day, students generating the most traffic, EVC should consider staggering classes to mitigate traffic impacts
 - b) Yerba Buena Road/San Felipe Road
 - i) Request for new signals, left turn pocket
 - ii) Speeding from the hill is a concern
 - iii) Impacts during commute hours from students at EVC, Laurelwood Elementary
 - iv) Exiting from the Imwalle commercial project is a nightmare, we should watch speeding traffic coming from the College and the hill
 - v) Commute from here and Park Estates bottlenecks into Capitol Expressway
 - c) Tully Road from Ruby to 101
 - i) Request signal light synchronization along Tully Road
 - d) Silver Creek/Capitol Expressway
 - e) Laurelwood School traffic
- 2) Future traffic/mitigation
 - a) San Felipe Road
 - i) Prefer to see exit/entrance of project along San Felipe
 - b) Thompson Creek Ct. and San Felipe Road
 - i) Add a traffic signal, can't see right turn
 - c) Should add a 2nd left turn lane as well as another turn pocket/U-turn lane to get into project site
 - d) Would like to see circulation and mobility improvements in Evergreen neighborhood for residents
 - e) Concerns about traffic generation from the project
 - f) Developers have a choice to pay for fee vs. improvement projects
- 3) Public transit
 - a) Would like to see more bus lines and connection to Eastridge Light Rail station
 - b) Neighbors are interested in VTA-developer relationships for project bus line improvements
 - c) Add Light Rail system and/or connections to/from the area
- 4) Pedestrian/bicycle circulation

- a) Would like to see connection to pedestrian bridge at Yerba Buena Creek
- b) Prefers lower speed limits for pedestrian/bike safety (review possibility of narrowing car lanes)
- c) Make the project contribute towards a walkable neighborhood with mixed uses with integrated housing
- d) Preserve and improve our trails, they are a safe haven
- e) Increase trail maintenance
- f) Increase lighting for bike trails
- g) Remove bike lanes on Yerba Buena and San Felipe
- h) Signalize Yerba Buena left turns for bike use

Station 2: Land Use

Topic	Envisioned on site	Not preferred on site
Retail/Commercial	Restaurants/Upscale (2) Trader Joes San Pedro Square-like marketplace Non-college bookstore Student-use retail Medical office Cooking School w/wine tasting IT/coding training facility for college Job creation/economic development Feasibility study for needed services	Hospital (2) Dollar stores Big box stores Fast Food Lots of retail Disneyland-like development
Educational Use	Educational/College use (10) Should have 12-13 acres College buildings on site SJ/ECCD District on site	
Community Space	Open public space (4) Community garden (3) Community center (2)/like Pleasanton (1) Sports facility/ball fields (3) Park/Playground (2) Dog Walking Outdoor music	
Housing	Housing for teachers and faculty (5) Housing for students Residential	Residential Assisted living is already sufficient in the area
Aquatic Center	Want Aquatics Center (7) Open to public (2) Serves college Likes Morgan Hill (enchanting) City and District funding Separate from college - blg 6	
Look-and-Feel	Rustic Santana Row Integrate with college design Trees Master plan for Evergreen "Identity" Day use and night use	"Dated" look like existing
Size	13 acres or less Heights away from street	High rise
Vehicles/Parking	Car-charging station (2) Keep parking in mind	Gas station (2) Lots of parking
Misc.	Timely development to support college with revenue payments Fill/re-use old district buildings Flexibility for needs that change over time	Traffic Noise

Station 3: Design and Aesthetics

- 1) Neighborhood Identity
 - a) Create a cohesive neighborhood
 - b) Create a unique style/character reflecting the Evergreen District
 - c) Design an iconic element – like a clock tower or campanile
 - d) Maintain the character of the EVC Campus entrance as a Campus Entry
- 2) Urban Design
 - a) Walkability – walkable, activated streets and pathways; connected to surrounding trails and walks to surrounding neighborhoods and campus
 - b) Place-making – places to sit and linger/akin to European Piazzas
 - c) Provide comfortable, shaded seating areas with trees and/or shade structures
 - d) Plan should feel cohesive – comments were somewhat contradictory and included both relating to the neighborhood as well as to the EVC campus.
- 3) Landscape/Open Space
 - a) Provide generous landscaped setbacks from streets
 - b) Buildings should be screened by a lot of landscaping
 - c) Keep the “green” in Evergreen
 - d) Include open space, play areas, pathways
 - e) Preserve scenic corridors – views to mountains
 - f) Use drought-tolerant planting
- 4) Parking
 - a) Parking should be hidden
 - b) Keep parking in basements/ underground
 - c) Surface parking should be broken up and screened with landscaping – reference: State Street in Santa Barbara
 - d) No large expanses of parking
- 5) Architectural design
 - a) Santana Row was referenced several times with conflicting comments - both positive and negative. Positive comments included life and activity – negatively, there were comments that the design has been too overused and feels “cookie cutter”.
 - b) Architecture should be unique – rustic and rural
 - c) Avoid large, boxy forms – no tilt-ups or reflective glass
 - d) Contemporary but not too stylized
 - e) Inside/outside design – to encourage uses that spill outdoors
 - f) Buildings should be low-rise/4-story maximum. Most felt that buildings should be even lower.
 - g) Designs should have lots of windows with views to surrounding landscape
 - h) Architecture should use natural materials

TRANSCRIBED COMMENTS FROM THE STATIONS

Station 1: Traffic Circulation Round 1 Discussion

- Traffic congestion on Yerba Buena Road and signal timing
- New signals?
- Impact of project on Evergreen Development Plan
 - There are roughly 97K square feet of commercial space remaining, not including the current footprint on the EVC surplus site
- If the site is left as-is, the project doesn't get worse, if you do, it will get worse and you will see increased traffic spread over time
- Does the Arcadia site near Eastridge impact the Evergreen Development Plan?
 - 315K square feet of retail of the 500K square feet of retail available, leaving less than 100K square feet for EVC
- Allocation of existing square footage on the EVC site will be added to the <100K square feet?
 - Yes
- Signal lights synchronization along Tully Road from Ruby to 101 should be improved
- Are there protected intersections here?
 - None here because Evergreen is low density
 - Protected intersections occur when there is no room for improvement, District 8 has the space to accommodate for traffic improvements and a budget is created for traffic mitigation for every project
- Are there requirements to pay the fee?
 - No, developers could opt to make the improvements
- Concerns about traffic generation
- Need senior advisors on the Committee
- Plan to increase public transit?
 - VTA decides and a key indicator for increased rides is good ridership in the District
- Does VTA assess fees from developers for transit improvement? Does VTA get involved in projects?
 - Developers can upgrade hardware including bus stops
- Want to see connection to pedestrian bridge on Yerba Buena Creek
- Wants traffic to slow down for bike/pedestrian safety
- City can narrow lanes so cars will drive slower
- Want to see more trail maintenance so they're preserved
- Want to see consistent bike trail lighting for safety reasons
- I don't like bike lanes on Yerba Buena and San Felipe, I don't see any bicyclists at all,

don't spend money on bike trails either, I've seen 2 car lanes down to 1 for bike lanes but nobody uses them

- Left turn on Yerba Buena should be signalized for bike use

Station 1: Traffic Circulation Round 2 Discussion

- Who owns Montgomery Hill Park, the property adjacent to EVC?
- What is planned for Yerba Buena and San Felipe improvements? I think you should add a 2nd left turn lane
 - There will be a traffic impact fee for improvements, developers can pay the fees or make their own improvements
- Yerba Buena needs another turn pocket or a U-turn lane to get into the site, if you miss it you'll have to head into the hills before you can make it back
- What about senior housing?
 - Doesn't generate car trips
- What are standards for the project
 - Level of service standards will be utilized for the project; they'll have to make improvements if their impact does not meet a grade D or better
- What are the current grade at the Yerba Buena and San Felipe intersection?
 - Grade D/E
- Seniors will drive, the assumption that we don't is incorrect
- Exiting from the Imwalle retail property is a nightmare, we can only turn right onto Yerba Buena Road and must watch out for drivers speeding down the hill, this is a hazard
 - SJPD Chief Morales is purchasing a speed trail at this very location to monitor traffic
- There's no room to expand Yerba Buena Road to be widened, if the road can't handle the project will it be stopped?
- Trails are used as a safe haven, we want them preserved and improved
- Will the developer be responsible for damages if their construction destroys the roads?
 - There is a construction bond created with every project to improve any impacts from construction
- I'd like to see a walkable neighborhood- a mixed-use project with integrated housing
- We'd like to see VTA light rail system be added to the area
- Would like to see entry/exit along San Felipe
- Keep in mind there is an Evergreen senior home ballot initiative in June 2018 and impacts of both, D8CRT is meeting to discuss the measure on 2/6 at Evergreen Library
- Traffic signal at San Felipe and Thompson Creek, can't see right turn
- Traffic from commercial and College properties should be studied throughout the day
- Local roadway between the College and project site to connect San Felipe with Yerba Buena Road

Station 1: Traffic Circulation

Round 3 Discussion

- EVC transit plan into/out of traffic intersections
- Seniors coming in need more improvements, hard getting around there's bottleneck on Capitol
- Traffic on Yerba Buena heading down to Capitol Expressway is atrocious! Adding commercial will draw people into the district, need to plan and solve/improve transit issues before approving site
- The city should think about mixing populations- age groups- think about multi-use
- Traffic on Park Estates, left turn onto Yerba Buena with brake lights the whole way (1-mile long at 8am Monday-Thursday)
- Traffic issues: Silver Creek/Capitol Expressway, San Felipe/Yerba Buena, Laurelwood School traffic is especially terrible since they got rid of school buses
- Traffic is bad because of the students
- If we create housing where people want to be, there will be less traffic
- Buses are fantastic, but I need to get to Eastridge Light Rail station first- VTA needs to connect our neighborhood
- Expressway buses are inconsistent
- Will project support VTA bus lines? I live near Laurelwood School, using the bus is inconvenient, I want more bus service, I can't access the bus line along San Felipe because I can't cross the creek running parallel to the Road
- If there's a new algorithm for transit, education around that would be good
- Are VTA lines based on empirical evidence?
 - *Based on MTC census data reviewing where transit users live and work and then overlaid on existing lines, VTA then does a data search and literary review, many observations get thrown out because it is unsubstantiated*
- Keeping Level of Service after VMT policy is adopted, operational impact, developers can be asked to improve multi-modal traffic
- Even if VTA creates bus lines near Laurelwood School, no one will use it because they won't know it's there
- Need a balance of generations, commercial uses
- Population will rise, address the total area transportation system
- 101/Yerba Buena to Silver Creek
- Stagger classes/schedules at EVC so it doesn't impact commute traffic
- Add more Park and Ride lots

Station 2: Land Use

Round 1 Discussion

- Is assisted living cast in concrete? We already have multiple (too many) examples o A: Some care, not residential, not concrete
- How much space for educational uses? We want 12-13 acres for EVC; Paul Fong said it was held for EVC at Staff meeting
- We want community garden/playground

- Community center
- We want educational use
- Integrate commercial with educational use
- School (SJ/ECCD) district should move back here
- Ball fields + Baseball fields
- Aquatics center similar to Morgan Hill (Private) enchanting
- No hospital (too noisy)
- Low noise use
- Leverage city and district funding for aquatics center
- Upscale restaurant (NOT fast food)
- Aquatics – building 6 – swim area for the college should be separate from the Aquatics center
- Services/uses that bring together the community
- We don't want a Disneyland-like development
- Commercial cooking school
- Combine with wine tasting
- Existing commercial is dated (from Pastor John)
- Large community center like Pleasanton (Public/Private/Partnership)
- Sports facility, practice fields, dormitories
- Keep traffic in mind & Parking
- Multi-use; day vs. night, higher utilization is good
- Integration of commercial and public
- Commercial/retail that students use is good/reduces trips
- Has the city done feasibility study of services needed?
- Current restaurants don't survive here
- We want a Santana-Row look
- We want a market place like San Pedro Square
- Music area outdoors
- Job creation so employees eat lunch here
- No big-box stores
- Trader Joes

Station 2: Land Use

Round 2 Discussion

- No gas station – make it a car-charging station
- College uses
- Housing for students and faculty
- Bookstore to compete w/campus bookstore (nefarious monopoly)

- Residential
- Wants a master plan that shows our identity; reflects “this is Evergreen” (buildings look and feel)
- Land should be reserved for college
- We should fill existing buildings
- Uses that can be moved
- Housing for students and educators
- Want more restaurants, we want to be a destination for locals
- Wants nothing beyond 13 acres
- Public aquatic center
- More college uses
- No more retail needed, empty store fronts, retailers will abandon and come here
- Aquatics center that serves the college and the community
- Timely development, get the payments flowing

Station 2: Land Use

Round 3 Discussion

- Rustic look-and-feel
- Public spaces/gathering
- Dog-walking
- Open spaces
- Not a lot of retail is needed
- No “dollar store”
- Aquatics center and sports facility
- Educational facilities
- This land for benefit of students; consider future
- Put a college building on site
- Against residential
- No hospital or ER (ambulance access problematic)
- Medical office OK
- Housing crisis – need housing for students (will reduce traffic)
- Training facility, workstations
- No gas stations, charging OK
- Community garden
- Open space
- Park
- High rise objection – 2 stories max
- Heights away from street

- Trees
- Minimal parking
- Integrate with college/design
- Community garden
- Aquatics
- Housing needed for teachers and faculty

Station 3: Design and Aesthetics

Round 1 Discussion

- Concern about preserving look of San Felipe entrance
 - Commercial to be located less visibly
- High rises – not visually pleasing
 - Like glass and stone
 - Setbacks so buildings are less noticeable (“landscape buffer”)
- Wants cohesive, uniform style
- Examples of preferred aesthetics
 - 2 assisted living places across the street
- Extend existing corner San Felipe
 - Improve unpleasant aesthetics
- Current warehouse terrible; more setbacks and trees
 - “outdoor“ look
- Mixed use?
 - If so, describe favorite characteristics
- Bike paths?
 - Advised to discuss at Station 1 also.
- Walking, biking, park space for public to walk
- Wayfinding - wants to feel distinct but a continuation of neighborhood feel
- Farmers market/open pop up retail space?
 - Parking issue, EG village better for that
- Don't like “town“ aesthetic of shopping centers
 - (i.e. quaint roof pattern)
- Create a unique project, with nod to rural and rustic area
- Notification - communicate throughout design
 - Notices did not go to all citizens present
 - Go beyond requirement
 - Advised to email Cassandra to be added to list)
- Timeline for project?
 - Developers to send out
- Residential?

- Assisted living; medical services constitute commercial
- Hope aesthetics override financial motives
- Height - low preferred less than four stories (2-3)
- Is the geological fault being considered?
 - Yes; city has process
- Appreciate feature pop-ups above story grade

Station 3: Design and Aesthetics

Round 2 Discussion

- Has building height been set yet? ○ Not yet.
- Would like Santana Row style
- Height: max 2 to 3 stories.
- Lots of windows, trees, vegetation
- Space for kids to walk
- Offset nursing homes across street - trees to balance look
 - Want similar look across San Felipe
- Make clear college campus; preserve college character ○ Current architecture outdated
 - USC in the LA Defined area; entrance should represent future of college campus
- Maintain openness for kids - grassy areas; safe area.
 - Build higher density to accommodate growing capacity.
- Housing on campus (teachers and students) ○ could reduce traffic/add benefit
- Scenic corridor preserved;
 - architecture to speak to character of community
 - Not cookie-cutter residential No boxiness – give it some curves!
- East side ignored; EG is special – want it to feel that way
 - Landscape/vegetation
- Maintain walkability
- Parking should be out of sight – underground
 - Supply parking – enough; make it pretty or hide it
 - Big win in community
 - State St. in Santa Barbara (backside parking; beautifully done)
 - Fast growing trees; seating/breakout areas/nooks
- Low water use
- Playgrounds, fountains, family-friendly
- Art, sculptures, lighting fixtures
- Don't like barracks ○ Like more natural
 - Don't like condominium feeling; don't like high-density living look
 - Trees are good

- Too many windows = too plain/stark
- Not too old fashioned; look should be creative, fun, unique

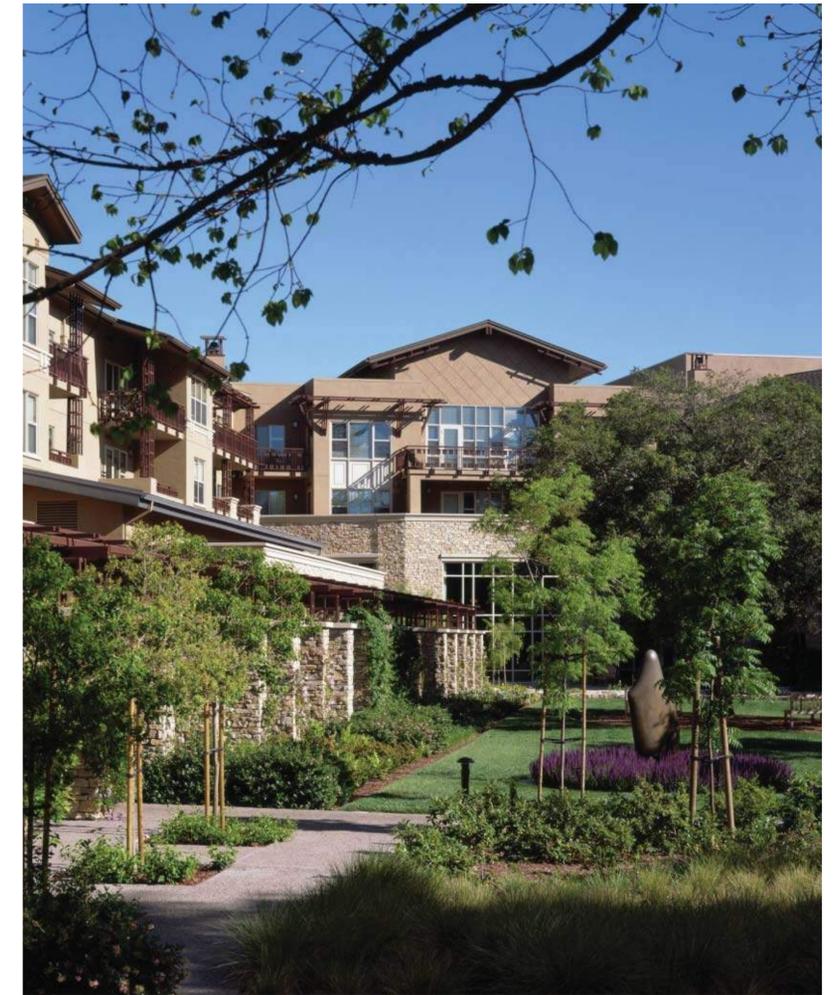
Station 3: Design and Aesthetics

Round 3 Discussion

- Wide Streets
- Don't like prison aesthetics of the prison in La Jolla
- No high skyline; 2 stories maximum
- Evergreen should be green! Landscape, vegetation o
 - Lake is beautiful; should feel "alive"
- Evergreen should have an identity (wasn't planned for)
 - Los Gatos, Saratoga, Campbell all have character
- Don't like cut/paste development o
 - Give it a style that can create cohesive neighborhood
 - Canopy in summer, natural/artificial shading
 - Open space and walkability
- Hills are beautiful asset – buildings should not block
 - Setbacks: need to see hills from San Felipe
- Mixed use = people on streets; feels alive
 - Walkability
 - Light rail
- Walkability on neighborhood/park sides
- 99-year lease – should keep in mind longevity and school use
- If residential, not "shoeboxes" – should blend w/environment
- Promenade area to sit/linger
 - Create incentive to stay
 - European aesthetic; indoor/outdoor cohesiveness
 - Foliage, trees, plants! Recycled water
 - Benches, chairs = talking and meeting space
- Classic, timeless style o Contemporary but not too stylized
 - Consistent w/school
- San Carlos and Meridian = not good example of good architecture (Republic property)
- Iconic landmark – visual o Distinct "meeting spot"
- Santana Row has lights/music/place to sit and have drinks; Piazza
- Needs a chessboard!
- Public swimming pool; baseball field for community
- Bad experience with our opinion not counting o Take us into consideration
- Mural: Lila Louise Gemellos re: East Ridge between Red Robin and JC Penny – love it!

- Please post all questions from charrette online!

STATION 3 - DESIGN AND AESTHETICS



HEALTHY LIVING

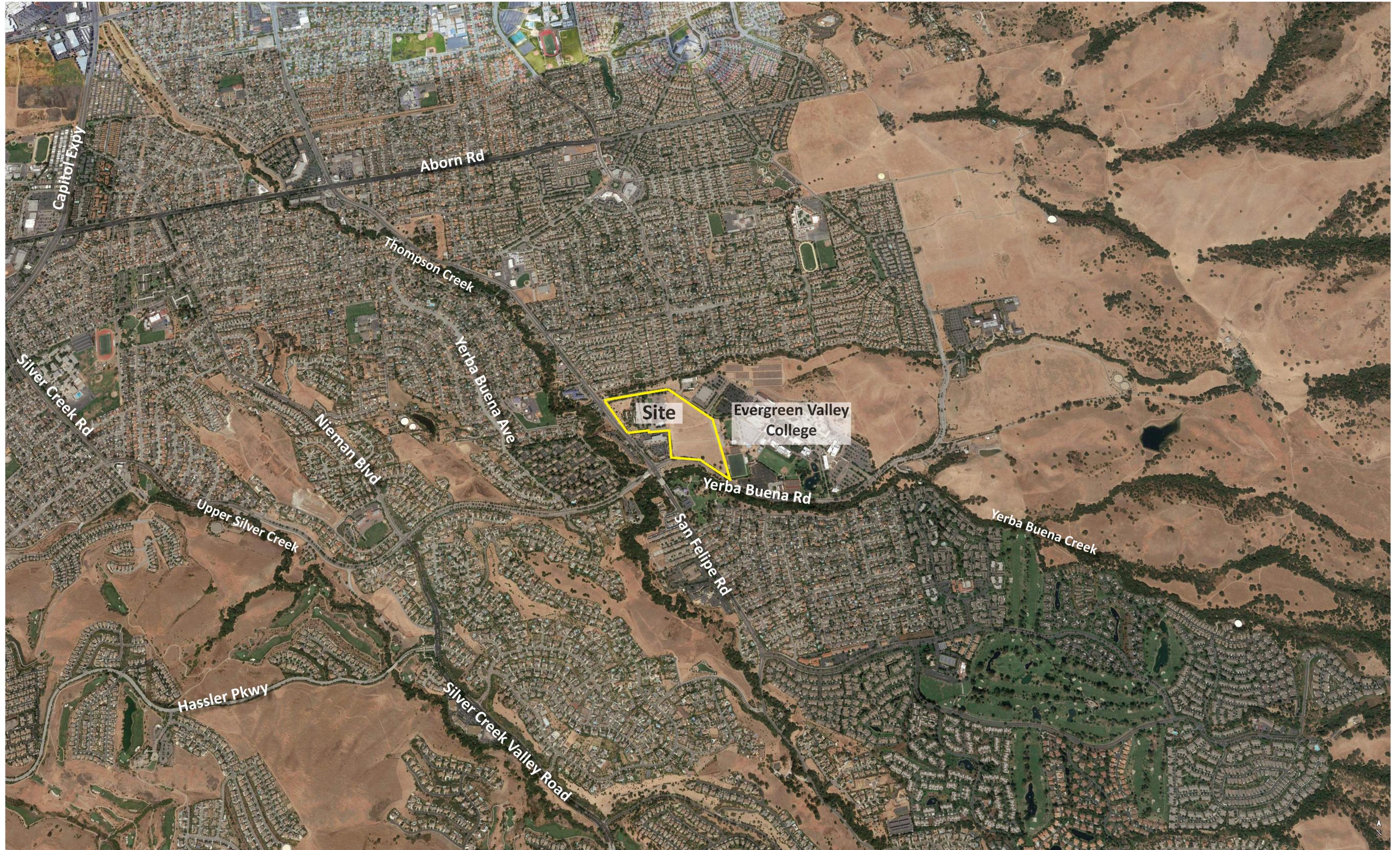


STATION 3 - DESIGN AND AESTHETICS

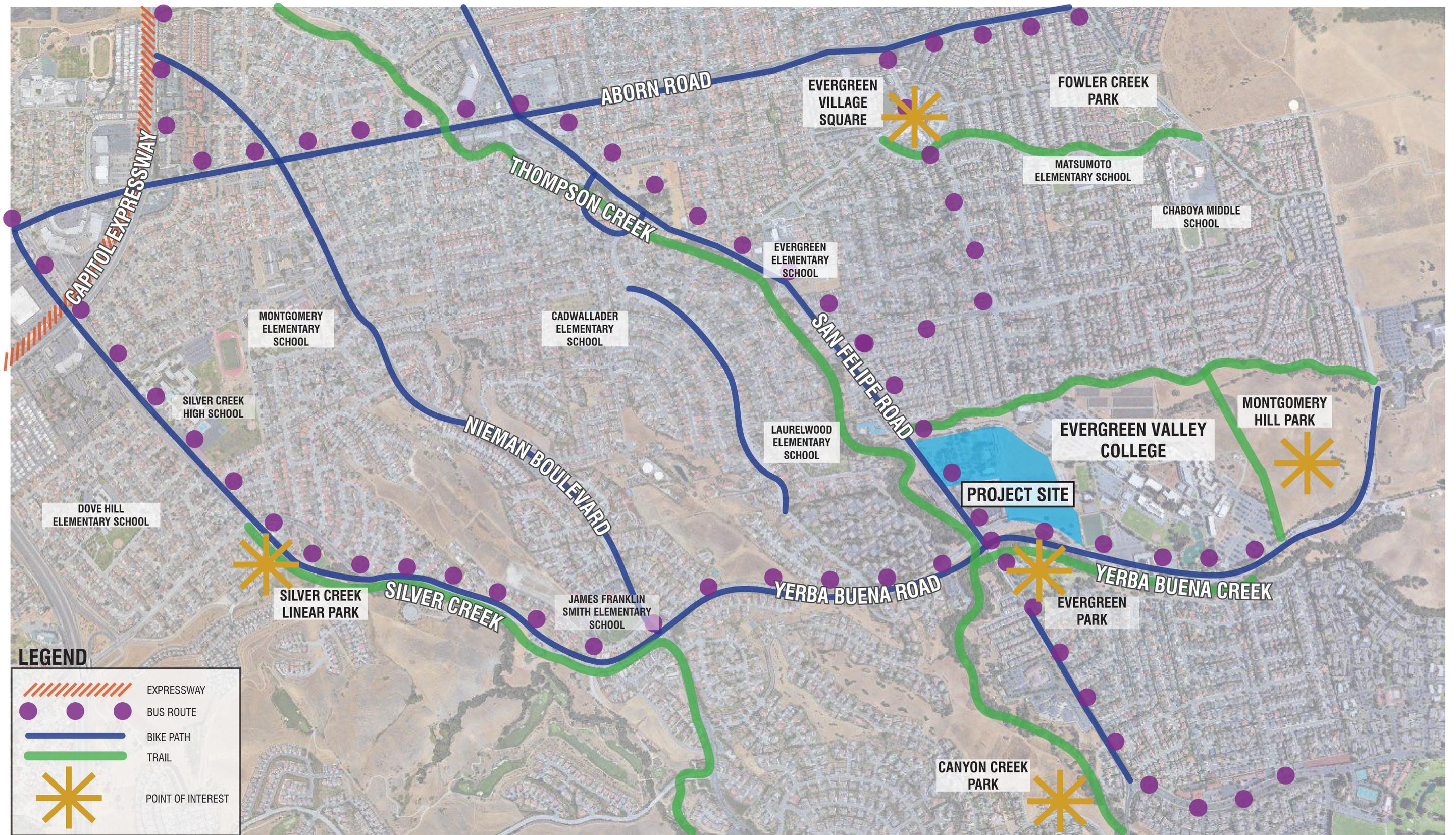


EDUCATION / RECREATION

PROJECT CONTEXT MAP



CIRCULATION CONTEXT MAP



NEIGHBORHOOD MAP



Neighborhood Community Commercial

NCC accommodates a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood serving retail and services and commercial/professional office development. Neighborhood/Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use, and public interaction. General office uses, hospitals and private community gathering facilities are also allowed in this designation.