**Survey Results**

**Planning Area 3: Local Center**

**RECOMMENDED FUTURE CHARACTERISTICS & KEY FEATURES**

**3A** Should serve as a local center with employment and retail/restaurant uses geared toward serving the community. Some lower-scale residential uses may be appropriate to serve as a buffer and transition to the surrounding neighborhoods.

**3B** Industry and arts with local flair, such as a brewery/distillery, maker space, or coworking hub would fit in with the existing uses and character. Bolstering existing uses, such as the grocery store and fitness studio, with other community-serving uses would help increase vitality and sense of community in this area.

**3C** Improved connectivity (in accordance with the Connectivity Framework Map and Union Boulevard Corridor Urban Design Plan) and sense of identity such as a southern gateway feature at the intersection of Alameda and Union and beautification and a stronger building edge treatment along these major streets should be pursued in new development.

**SURVEY RESULTS**

Question: The future characteristics for Planning Area 3 are accurately reflected:

<table>
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<tr>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Uncertain</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>20%</td>
<td>56.7%</td>
<td>6.7%</td>
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</table>

**RECOMMENDATIONS**

Incorporate the future characteristics in the vision plan with the recommended changes to land use permissions on board ‘**3A Recommended Land Uses, Planning 3: Local Center**.’