

Vision 3

Since the mid-1990's, the City of San Mateo and its citizens have been engaged in developing and fine-tuning a vision for successful transit-oriented development (TOD) around the city's major transit stations. In this vision, pedestrian-friendly neighborhoods and employment centers are conveniently located in proximity to transit and interwoven harmoniously into neighborhoods that surround it. Local businesses provide residents and office-workers a variety of goods and services within a short walking distance. Residents and workers walk, bike, or take public transit to their destinations, creating a more vibrant and active streetscape and reducing dependency on automobile transportation. For the area surrounding the Hillsdale Caltrain Station, this vision has been carried through in several planning documents adopted by the City Council, including the Rail Corridor Plan, El Camino Real Master Plan, and the Bay Meadows Phase II Specific Plan Amendment. The Hillsdale Station Area Plan builds on and is a result of this vision, these documents, and extensive community and transit agency engagement.



Mountain View's Caltrain Station is designed for multiple types of uses.

In the following pages, this vision is organized into a general physical and economic framework, describing how the Hillsdale Station Area will function as the Plan is implemented over time. A diagram depicting this conceptual physical framework can be found in Figure 3-1. Figure 3-2 is the Illustrative Plan, showing the potential physical build-out of development and streetscape improvements that are envisioned. The Illustrative Plan shows a possible development pattern based on the goals, policies, standards, and guidelines in this Plan. Actual development under the Plan, however, may differ from the Illustrative Plan as long as it achieves the goals of the Plan and is consistent with City regulations.

Figure 3-1: Conceptual Framework

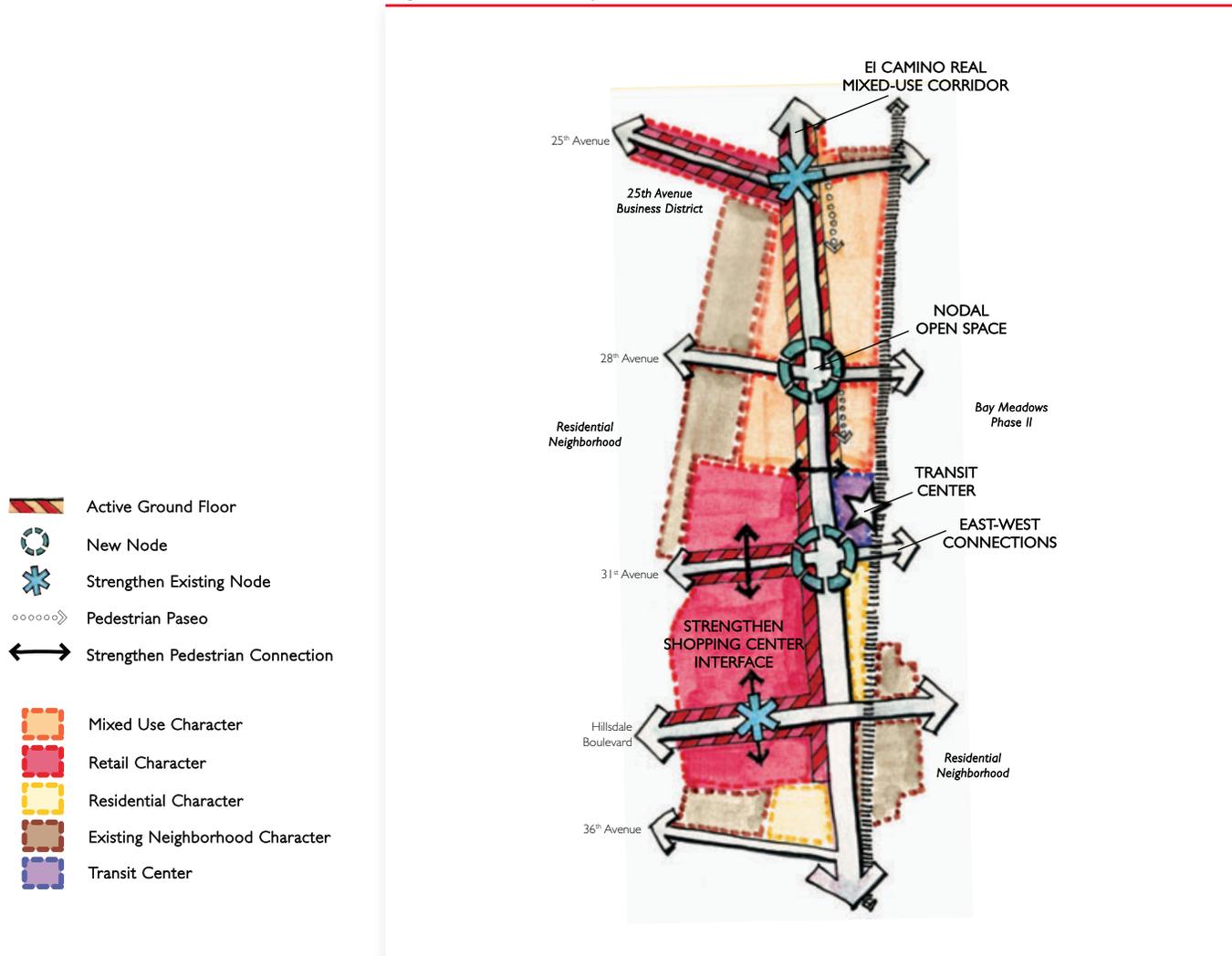
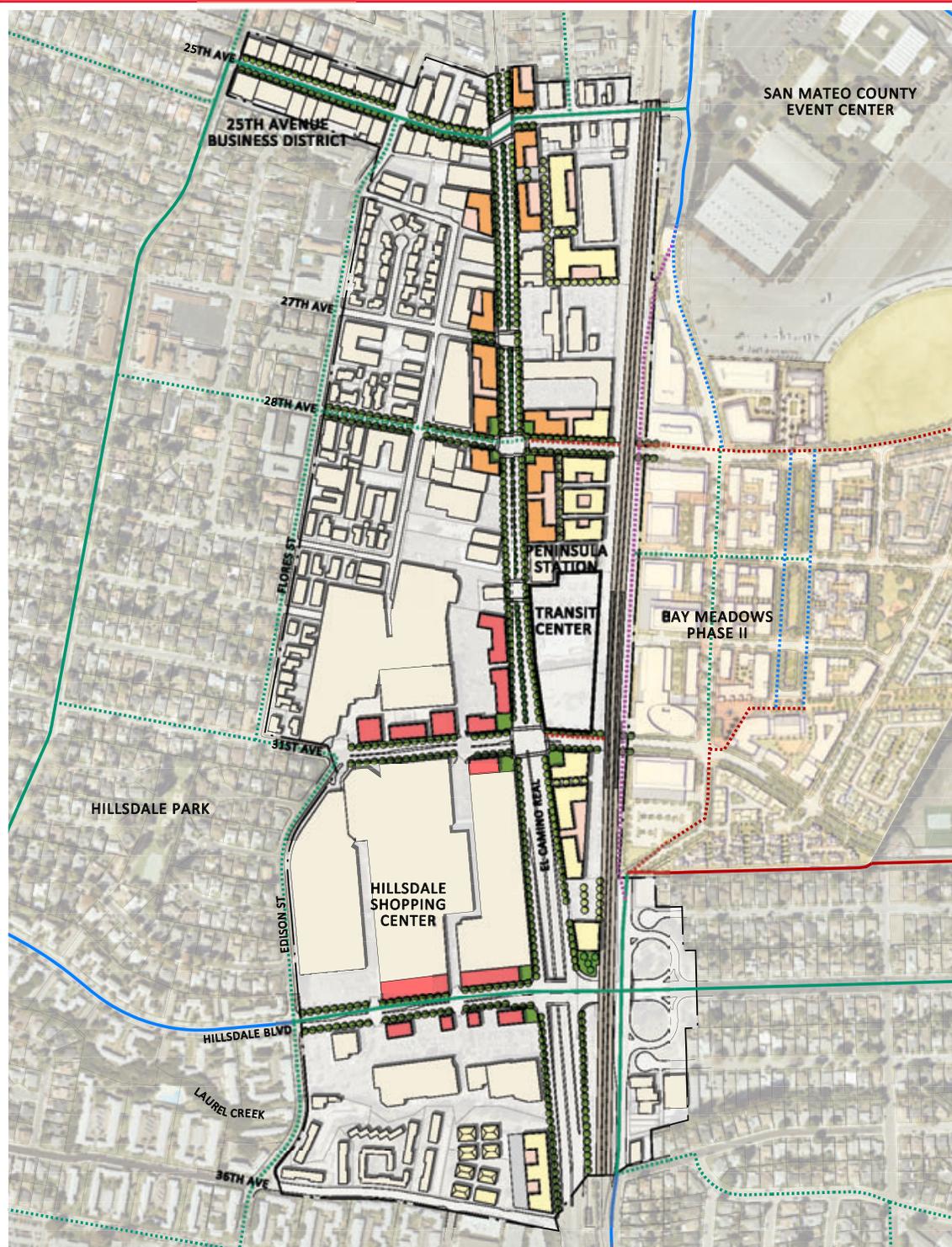


Figure 3-2: Illustrative Plan



*Retail or office with residential above **Or corner building feature ***Or as provided in the Bicycle Master Plan