

Environmental
Concerns

Pollution
(Air & Water)
Emissions

Higher
CONCENTRATION
OF
POLLUTANTS

AVOID
EXCESSIVE
POLLUTION

Exposure to unfavorable
elements

It makes more
sense to move
mfg to less

office / commercial / residential

uses and prioritize

those others.

move mfg to border?

Requires extensive
infrastructure investment
by spreading out uses.

the manner of
jets and Resid.
with a good blend and
flow for area.

Inability to redevelop
Hi-tech & R&D
Facilities

Providing large
floorplates for
high-tech users
which are large
employers

6 challenge to Business

As the LAND use/Regs
change ~~thru~~ ~~for~~
CRISIS BUS. TO EXPAND -
Renovate - Modernize.

High
Housing
Costs

Depress local real estate
values of residential
(possibly?)

Demand for housing

strict & archaic
limitations &
regulations of
the P/L

May not be needed, while
taking up close-in land.
(Land sitting idle.)

Prevent
intensification &
transit use, b/c
low density.

Religious Facilities
operating on CWP's
which hinder Co's
From performing their
Business operations

potential
conflict
with other
uses

Close proximity
to ~~1~~ residences

3 other biz
means risk, esp.

if there are
industrial accidents
environmental

for base sectors
industries
separation from
sensitive receptors

compatibility of
uses

Religious
operation
which
From P
Business

separation
of uses

Residential
&
CHURCH (gathering)

Close
to
& other
means
it to
indust

- proximity to residential
- ~~separation~~

PROVIDING EMPLOYEE AMENITIES

- FOOD
- RECREATION
- FITNESS
- OUTSIDE SPACE
- TRANSIT

extremely
limited commercial
support services for
business/employees
like restaurants,
gas stations, etc.

work force
housing affordable
for industrial

HOW TO
CO-LOCATE
WITH
HIGH TECH

home by
limited commercial
support services for
business/employees
like restaurants,
gas stations, etc.

son main
How to
CO-LOCATE
WITH
HIGH TECH
USES.

walkable connecting
to more commercial
areas or parks.

TRAVEL
TRANSPORTATION
ISSUES /
PARKING
TRAFFIC

Not very walkable,
bikeable, transit-
friendly

ISSUES
PARKS
TRAFFIC

Traffic and
Public Transportation

traffic
permitting
high housing cost
poor transit
poor walkability
not attractive to
employment

TRAFFIC
Accessibility

Poor Mobility
Bike
Walking
Transit

How to maximize
transit use for
the areas

to provide

TRAFFIC
Accessibility

Poor Mobility
Bike
Walking
Transit

How to maximize
transit use for
the areas

How to provide
better working &
living environment
for workers in the
area

ALL BUSINESSES
WOULD BE WELCOME
IN PIL AREA,
UNLESS THEY ARE
SENSITIVE
RECEPTORS

6 Challenge roles.

Adapting to changing
conditions.

does not
consider
changes/
improvements
in future
industry.

Manufacturing

IS changing
rapidly.

Unclear future.

1) Changing
demand for
more intense
uses

BLENDING
WITH
NEW/FUTURE
USES

MEG
Huge
of
that
US
man

ALLENING

DISCOURAGES PROJECTS
FOCUSED ON
INTENSITY
(PERCEPTION MANAGEMENT)?

IN THE PIC AREA
THE CITY HAS TRIED
TO PICK WINNERS
& LOSERS - RATHER
THAN ALLOWING
ALL BUSINESSES
IF NOT SENSITIVE
RECEPTORS.

TECHNOLOGY IN
THE 21ST CENTURY
IS CHANGING
RAPIDLY.
PIC SHOULD NOT
LIMIT THAT TECH
CLEAN JOB ENGINE

land for new ~~industries~~
industries w/ less or
no pollution emission

To grow old uses
to new uses created
by new industry birth
of ideas that come
in the future.

MEG requires
Huge amount
of land use
that can be
used for
many other purposes

ability to
expand due to
shortage of
available

CHALLENGES

IN THE PIC AREA
THE CITY HAS TRIED
TO PICK WINNERS
AND LOSEERS - RATHER
THAN ALLOWING
ALL BUSINESSES
NOT SENSITIVE
TO CHANGES.

Gold uses
new uses created
new industry birth
ideas that come
the future.

TECHNOLOGY IN
THE 21ST CENTURY
IS CHANGING
RAPIDLY.
PIC SHOULD NOT
LIMIT THAT TECH
CLEAN JOB ENGINE.

ability to
expand due to
shortage of
available