

The Transit Center Program locates the Hillsdale station approximately mid-block between 28th and 31st Avenues, the preferred location for the future station. An alternative location, at the corner of 31st Avenue and El Camino Real, is discussed in Appendix B to provide the City flexibility on the final location of the Transit Center in case issues with property acquisition arise. The Transit Center Program connects to an additionally proposed parking garage for transit users in Bay Meadows II, south of 31st Avenue. The Program is analyzed more in detail in Chapters 5 and 6. Figure 3-5 shows the Transit Center in birds-eye view, illustrating the overall feeling, dimensions, and scale of the Transit Center and surrounding context.

Nodes of Active Open Space/Plazas

A major component of Bay Meadows Phase II is 15 acres of new public park land and nearly 3 acres of new publicly accessible open space within walking distance to the Station Area. As a result, this Plan does not envision additional significant new parks

Figure 3-5: Transit Center Program Looking South along El Camino Real towards 31st Avenue



or public open space in the Station Area. However, it does envision plazas and forecourts incorporating sustainable stormwater treatment anchoring El Camino Real where it intersects 28th and 31st Avenues and Hillsdale Boulevard. As shown in the visual simulation in Figure 3-6, new mixed-use and commercial development could be designed to give space to cafes opening onto outdoor seating areas, performance areas, benches, fountains, landscaping, and trees. This space would remain part of the private development, and would not be required to be publicly dedicated. In addition, the Plan includes expanded visual access to Laurel Creek at the south end of the Station Area, as an amenity for surrounding development. Where corner open space proves difficult to achieve due to site constraints, the key intersection node concept can also be achieved using vertical corner features on the buildings, resulting in a similarly cohesive treatment of these important intersections.

Figure 3-6a: Existing Conditions Looking West on 28th Avenue from El Camino Real



Figure 3-6b: Potential Change Looking West on 28th Avenue from El Camino Real



Strengthen Hillsdale Shopping Center Interfaces

Pedestrian-friendly ground floor street frontages with openings to outdoor cafes and activity line the entries to the Hillsdale Shopping Center along Hillsdale Boulevard and 31st Avenue where parking lots, large blank walls, closed retail entrances to the Sears store, and a pedestrian bridge now exist. A redesigned shopping frontage encourages increased pedestrian activity along these east-west streets, strengthening their role as complementing neighborhood connectors while enhancing the shopping center's vitality. The perceived boundaries and barriers of the shopping center are softened, integrating the Hillsdale Shopping Center into the surrounding Station Area and providing renewed energy and activity through the Station Area in new ways.



Major destination retail development in Walnut Creek has stressed an active pedestrian street frontage.