



PACIFIC SQUARE SAN GABRIEL
700-800 S. SAN GABRIEL BLVD

COMMUNITY STAKEHOLDER WORKSHOP #2

SUMMARY NOTES

Workshop Overview

DATE & TIME:	Wednesday, July 5, 2017 6:00 - 9:00 pm
LOCATION:	Alhambra-San Gabriel Elks Lodge, 1373 E. Las Tunas Drive, San Gabriel
ATTENDANCE:	Approx. 45-50 attendees (based on sign-in sheet and headcount)
PRESENTERS & FACILITATOR:	Ken Lee, Ken Lee Consulting, LLC (Facilitator) Rick Abe, Media Portfolio Bryan Norcott, Savills Studley

Workshop Topics, Discussion, and Participant Input

WORKSHOP TOPICS		DISCUSSION + INPUT
6:00 PM	SIGN IN, REFRESHMENTS, AND TAKE SEATS	
		<ul style="list-style-type: none"> Welcome and instructions for sign-ins, available refreshments, and Workshop start time

WORKSHOP TOPICS

DISCUSSION + INPUT

6:10 PM OPEN WORKSHOP



- Self-introduction of facilitator, Ken Lee, and opening remarks
- Purpose and format of workshop
- Workshop is sponsored and hosted by the property owner/ developer and **not** the City of San Gabriel
- An application has **yet** to be filed with the City
- Many new attendees who did not attend Workshop #1



- Orientation of the location, size, and setting of the subject property located at 700-800 S. San Gabriel Boulevard (former Nursery growing grounds)
- Area is in transition with new and proposed projects
- Mixed-use project is proposed for 700-800 S. San Gabriel Boulevard but primary focus is on creating a retail center that engages the area and the broader community

6:15 PM WORKSHOP GOALS



- Overview of workshop goals:
 - Inform + Equip**
 - Introduction of Development Team, the property, and the development process
 - Presentation of planning approach, preliminary development concept, and retail update
 - Input**
 - 1-on-1 dialogue with Team members
 - Written input on key topics
 - Answer Questions**

WORKSHOP TOPICS	DISCUSSION + INPUT
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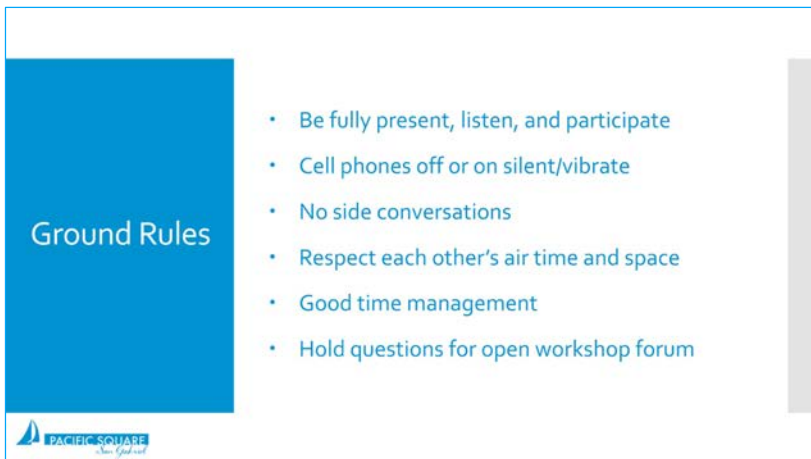


Schedule

- 6:20 Introduction of Development Team
- 6:25 Community Engagement + Development Planning Process
- 6:30 Workshop #1 Recap
- 6:40 Preliminary Development Concept
- 6:55 Retail Update
- 7:10 OPEN WORKSHOP FORUM
- 9:00 Close Workshop

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- Review workshop schedule
 - Part I (6:20-7:10 pm): Inform + Equip attendees with key information about the property and project to ensure the Open Workshop Forum is of value to them and the Development Team
 - Part II (7:10-9:00 pm): Open Workshop Forum for 1-on-1 dialogue with Development Team members at different “Input Stations” based on team members’ expertise

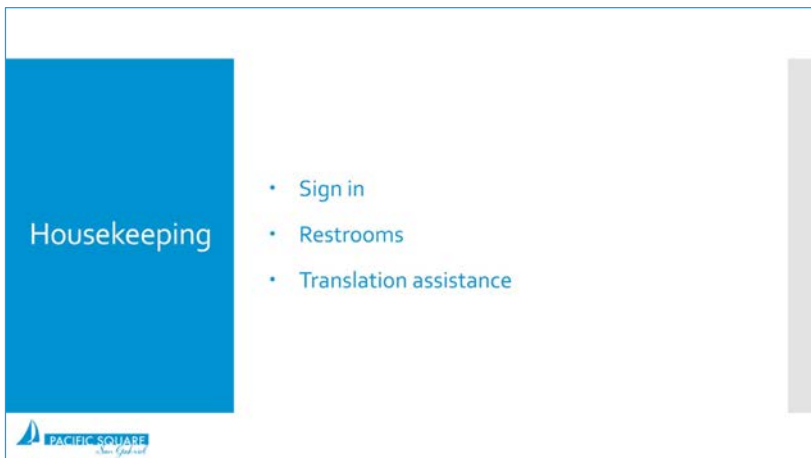


Ground Rules

- Be fully present, listen, and participate
- Cell phones off or on silent/vibrate
- No side conversations
- Respect each other’s air time and space
- Good time management
- Hold questions for open workshop forum

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- Review ground rules for the workshop



Housekeeping

- Sign in
- Restrooms
- Translation assistance

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- Review housekeeping items, including availability of translation assistance for native Chinese and Spanish language speakers
- *No translation assistance requested by attendees*

WORKSHOP TOPICS

DISCUSSION + INPUT

How did you hear about the workshop?

SAVE THE DATE
 EVENT: Community Workshop #2
 - Pacific Square Development -
 17000 S. San Gabriel Blvd
 DATE: Wednesday, July 9, 2017
 TIME: 6:00 to 8:00 pm
 LOCATION: Altamonte San Gabriel City Lodge
 17000 East San Gabriel Blvd
 San Gabriel, California

COMMUNITY WORKSHOP
 PACIFIC SQUARE
 17000 S. San Gabriel Blvd
 Wednesday, July 9, 2017 6:00 to 8:00 PM
 17000 East San Gabriel Blvd
 San Gabriel, California

COMMUNITY WORKSHOP
 See Gabriel Man Kills Mother and Self

STREETLY ANNOYED?
 BURNING RUBBER

COMMUNITY WORKSHOP

- Feedback on advertisement of Workshop #2 – Show of hands how attendees heard about the Workshop:
 - E-mail distribution list
 - Postcard in the mail
 - Newspaper ad (e.g., SGV Tribune, Pasadena Star, SG Sun, others)
 - Word of mouth

6:20 PM INTRODUCTION OF DEVELOPMENT TEAM

Introduction of Development Team
 Topic Experts

- Introduction of Development Team members

Our Team

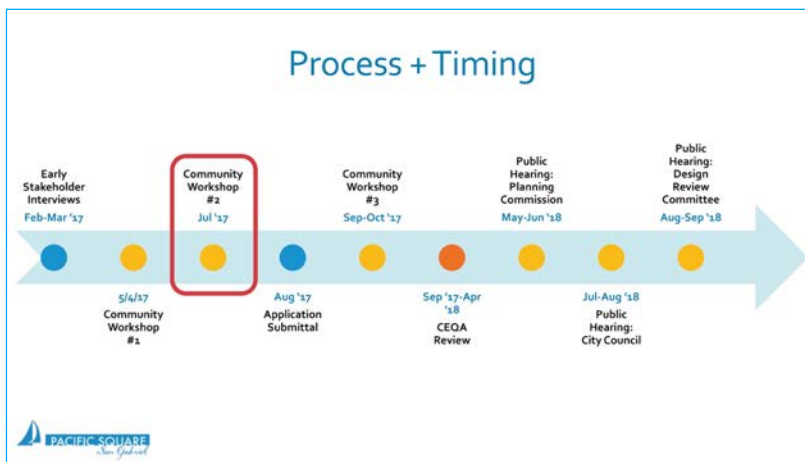
Role	Team Member
Owner + Developer	Pacific Square San Gabriel, LLC
	Rick Abe, AIA, Media Portfolio
	George Ruiz, Designer, Media Portfolio
Planning + Design Team	Erin Ung, Designer, Media Portfolio
	Simon Lee, Simon Lee & Associates
	Tim Fan, Simon Lee & Associates
	Bryan Norcott, Savills Studley
Retail Team	Bill Bauman, Savills Studley
	Caspar Chou, Richmax International
Project Management + Community Engagement	Sophia Chou, Concord Property Mgt
	Ken Lee, Ken Lee Consulting

- Introduction of Development Team members, including Planning + Design Team, Retail Team, and Project Management + Community Engagement Team

6:25 PM COMMUNITY ENGAGEMENT + DEVELOPMENT PLANNING PROCESS



- Overview of the background, objectives, and timeline for the community engagement and development planning process
- Non-traditional community engagement and development planning process: Developer has prioritized early public participation to familiarize the Development Team with the neighborhood and better understand the local community before defining the project and preparing concrete plans



- Description of the community engagement and entitlement process and steps
- Community will have multiple opportunities for participation, including 3 community workshops, CEQA comment period, and public hearings
- Early meetings with City staff and interviews with community stakeholders to get to know the community and understand local priorities, and help design a workshop that is valuable for the community and the Development Team

6:30 PM WORKSHOP #1 RECAP



- Recap of Workshop #1 discussion topics
- Summary of common themes and highlights from Open Forum

WORKSHOP TOPICS

DISCUSSION + INPUT

What do you **love** about San Gabriel?

A word cloud on a light beige background. The most prominent word is 'history' in a large, dark blue font. Other words include 'family', 'asian', 'quiet', 'small', 'potential', 'new', 'affordable', 'safe', 'community', 'sense', 'people', 'opportunity', and 'early-california'. The Pacific Square logo is in the bottom left corner.

- Asked attendees to write “What do you **love** about San Gabriel?” on one side of index card
- Common themes included history, family, quiet, Asian, small town, etc.

What is your **vision** for San Gabriel's future?

A word cloud on a light beige background. The most prominent words are 'diverse/eclectic' and 'business-diversity' in large, dark blue and brown fonts respectively. Other words include 'togetherness/integration', 'history', 'early-california', 'clean change', 'vibrant', 'modernization', 'gather', 'opportunity', 'not-noisy', 'not-crowded', 'alhambra', 'pasadena', 'same', 'balanced', 'all-ages', and 'new'. The Pacific Square logo is in the bottom left corner.

- Asked attendees to write “What is your **vision** for San Gabriel's future?” on other side of index card
- Common themes included diverse/eclectic, business diversity, history, togetherness, integration, etc.

Open Forum

A diagram showing four stations arranged around a central group of stylized human figures. The stations are: Station 1: Planning + Design; Station 2: Retail + Dining; Station 3: Process + Timing; and Station 4: Information + Help. The Pacific Square logo is in the bottom left corner.

- Open Workshop Forum facilitated not only 1-on-1 dialogue between community members and Development Team members, but also dialogue amongst community members about the future of their community

WORKSHOP TOPICS

DISCUSSION + INPUT

Written Input + Feedback

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- Open Workshop Forum also solicited written input and feedback at each Input Station through Post-It Notes about participants' "Hopes" and "Worries" for the project and index cards for open input/feedback

Common Themes

Community & Heritage

- History and heritage
- Community gathering
- Neighborhood context / integration
- Sense of ownership and pride of community

Retail & Dining

- Retail and dining - mainstream vs. ethnic diversity
- Market / grocery store

Project Impacts

- Traffic and parking
- Architecture
- Density and height

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- Common themes from 1-on-1 dialogue and written input/feedback included:
 - **Community & Heritage:** History and heritage; community gathering space; neighborhood context/integration; sense of ownership and community pride
 - **Retail + Dining:** Retail and dining – mainstream vs. ethnic diversity; market/ grocery store
 - **Project Impacts:** Traffic and parking; architecture; density and height

Retail Survey

COMMUNITY WORKSHOP #1
RETAIL SURVEY

Instructions: Please check off one or two (max) for each retail category. Please draw your completed surveys in one of the designated drop-off boxes around the room.

COFFEE

- Starbucks
- Philz Coffee
- Peet's Coffee
- Coffee Bean & Tea Leaf
- Other Please List _____

SANDWICH

- Subway
- Jersey Mike's
- Local Sandwiches
- Other Please List _____

BAKERY

- Panera Bread
- Corner Bakery
- 85°C Bakery
- LA Pan Quisadero
- Patis Supperie
- Supreme Confection
- Other Please List _____

OTHER QUICK SERVICE RESTAURANTS

- Dunkin'
- Shake Shack
- Cold Stone Creamery
- Habit Burger
- Five Guys Burger & Fries
- Other Please List _____

SERVICES + SPECIALTY RETAIL

- Goldense Store
- Mary's House Store
- Northway Sales
- Bero
- Urban/Neighborhood Supplement Store
- Postal Shipping Store
- Other Please List _____

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- Open Workshop Forum also solicited written input and feedback on community preferences for Retail + Dining tenancing, including coffee shops, sandwich shops, bakeries, other quick service restaurants, and services and specialty retail types

WORKSHOP TOPICS

DISCUSSION + INPUT

Retail Survey	COFFEE	
	Starbucks	✓✓✓✓✓✓✓✓✓✓
	Philz Coffee	✓
	Peet's Coffee	✓✓✓✓✓✓✓✓✓✓
	Coffee Bean & Tea Leaf	✓✓✓✓✓✓✓✓
	Other (Please List)	Local / Independent Tea
	SANDWICH	
	Subway	✓✓
	Jersey Mike's	✓✓✓✓✓✓✓✓✓✓
	Lee's Sandwiches	✓✓✓✓
Other (Please List)	Local / Independent Specialty No fast food	

- **Coffee:** Balanced preferences for common national credit tenants (community not as familiar with Philz Coffee which is expanding from Bay Area to LA area)
- **Sandwich:** General preference for newer, expanding brands, such as Jersey Mike's; "Other" category included preferences for independent and specialty brands

Retail Survey	BAKERY	
	Panera Bread	✓✓✓✓✓✓✓✓✓✓
	Corner Bakery	✓✓✓✓✓✓✓✓✓✓
	85 °C Bakery	✓✓
	Le Pain Quotidien	✓✓✓
	Paris Baguette	✓✓✓✓
	Sprinkles Cupcakes	✓
	Other (Please List)	Bagels Portos Other Specialty Bakery

- **Bakery:** Preferences toward quick service-type restaurants such as Panera Bread, Corner Bakery, and Paris Baguette; "Other" category included preferences for bagel shops, Portos, and other specialty brands

Retail Survey	OTHER QUICK SERVICE RESTAURANTS	
	Chipotle	✓✓✓✓✓✓✓✓✓✓
	Blaze Pizza	✓✓✓✓
	Cold Stone Creamery	✓✓✓✓
	Habit Burger	✓✓✓✓✓✓
	Five Guys Burgers & Fries	✓✓✓✓
	Other (Please List)	Sit-down / American Burger / BBQ / Steakhouse Pizza / Italian Mexican Juice / Ice Cream / Yogurt

- **Other Quick Service Restaurants:** Balanced preferences for wide array of restaurants; "Other" category included sit-down restaurants, burger/BBQ/steakhouse restaurants, other ethnic options (e.g., Italian, pizza, Mexican), and juicer/ice cream/ yogurt shops

WORKSHOP TOPICS

DISCUSSION + INPUT

SERVICES + SPECIALTY RETAIL	
Cell Phone Stores	✓✓✓
Men's Haircut Stores	
Nail/Beauty Salons	
Banks	✓✓✓✓✓
Vitamin/Nutritional Supplement Stores	✓✓
Postal/Shipping Stores	✓✓✓
Other (Please List)	Entertainment Community / Recreation Center Card store American Market / Grocery Store Bookstore ATMs Lifestyle / Clothing / Barber Fitness Club

Retail Survey

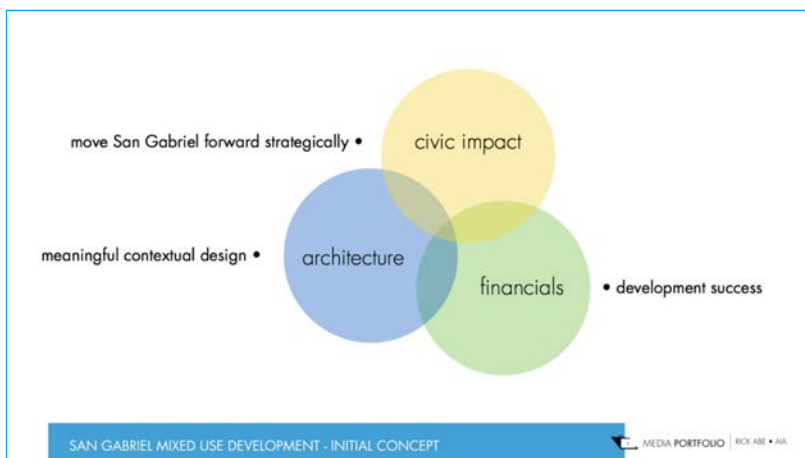
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- **Services + Specialty Retail:** Preferences for Banks/ATMs and daily needs services (e.g., postal/shipping); “Other” category included wide cross-section of preferences for entertainment uses, community/recreation centers, card stores, market/grocery stores, bookstores, lifestyle/clothing/barber shop, and fitness club

6:40 PM PRELIMINARY DEVELOPMENT CONCEPT



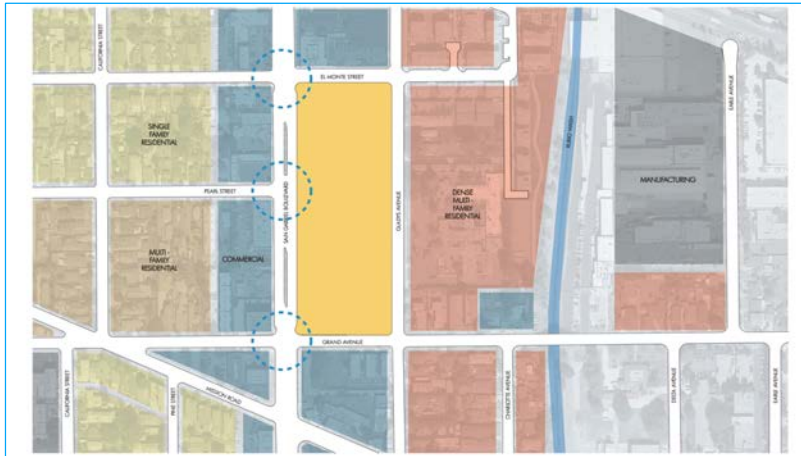
- Rick Abe (Media Portfolio) presented the Development Team’s planning and design approach for the project and a preliminary development concept for the property



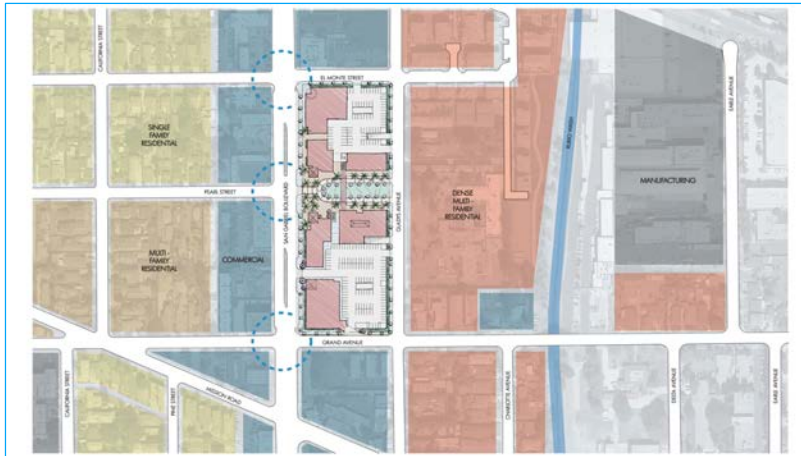
- Rick Abe described the Development Team’s planning approach of balancing what can be sometimes competing priorities of civic impact, architecture, and project financials
- By balancing these priorities, they no longer are competing interests and instead create a project that moves San Gabriel forward strategically (civic impact), produces meaningful contextual design that appropriately engages the neighborhood (architecture), and creates development success for the developer (financials)

WORKSHOP TOPICS

DISCUSSION + INPUT



- Overview of the property in context with the surrounding uses and traffic circulation patterns
- Property is along a major thoroughfare and commercial corridor and is different in character from other planning areas in the City (e.g., Valley Boulevard, Mission District). The uses are consistent with the commercial and high density residential that surround the site.



- Initial development concept prioritizes pedestrian/vehicular connectivity to surrounding neighborhoods and takes advantage of San Gabriel Boulevard as a major north-south arterial, recognizing that traffic along the corridor is generated by commuters from other communities along with local residents
- Private road aligns with Pearl Street

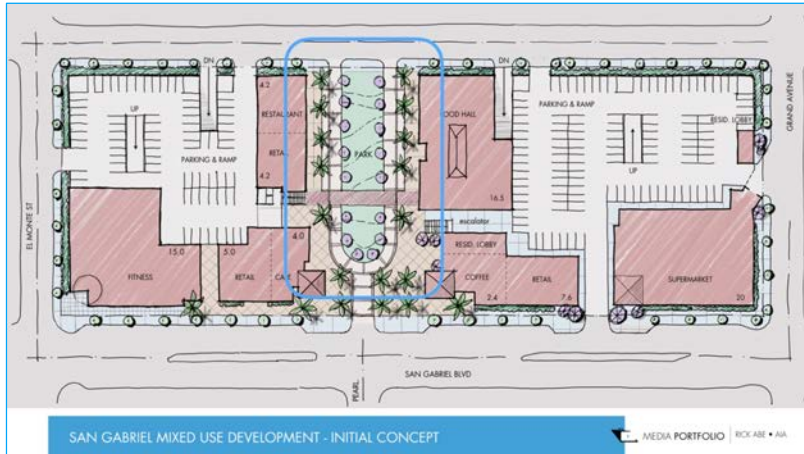


SAN GABRIEL MIXED USE DEVELOPMENT - INITIAL CONCEPT

MEDIA PORTFOLIO RICK ABLE • AIA

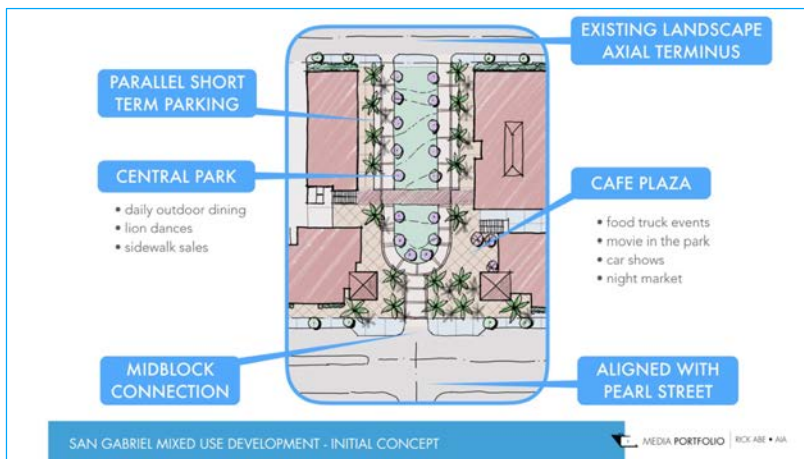
- Rather than develop a “superblock,” initial development concept proposes a “Central Park” concept that provides a physical and visual break in the block. This creates a way to activate retail uses around the park, a walkable green space allowing pedestrians to walk through at midblock and a public space for community events.

WORKSHOP TOPICS

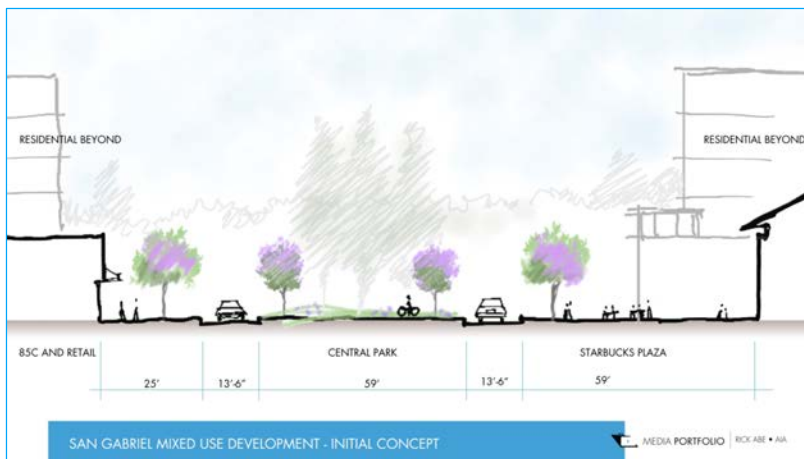


DISCUSSION + INPUT

- Looking closer at the “Central Park” concept brings up several key issues that affect both the architectural design, civic connections and the community programming of the space.



- Entire central plaza area not only create outdoor dining opportunities for retail uses around it, but entire space can be programmed for community events and entertainment, ranging from car shows to farmers’ markets to movies in the park to sidewalk sales
- Key question for Workshop #2 is how this space can be programmed for community events and programs



- Central plaza area provides scale and ability to promote civic impact while encouraging thoughtful architecture and ensuring financial viability of the project. There is also a mature landscape feature at the end of the central park. These trees on the Mission Lodge property will remain and will be a visual terminus.

WORKSHOP TOPICS

DISCUSSION + INPUT



SAN GABRIEL MIXED USE DEVELOPMENT - INITIAL CONCEPT

WEDIA PORTFOLIO | RICK ABLE + ASSOCIATES

- Considering the Central Park, research was done to find best practices and how an urban park can take shape in a variety of forms and programmed uses to activate the space.



SAN GABRIEL MIXED USE DEVELOPMENT - INITIAL CONCEPT

WEDIA PORTFOLIO | RICK ABLE + ASSOCIATES

- Central Park can also augment the architecture of the entire project. Shown here with some historical or architectural references built into the plaza or hardscape.



SAN GABRIEL MIXED USE DEVELOPMENT - ALDI

WEDIA PORTFOLIO | RICK ABLE + ASSOCIATES

- Images showing potential retail experience of sample tenants, including a proposed small format grocer, such as Aldi or similar stores

[RETAIL TENANTS SHOWN ARE EXAMPLES ONLY]

WORKSHOP TOPICS

DISCUSSION + INPUT



SAN GABRIEL MIXED USE DEVELOPMENT - FOOD HALL

AVEDIA PORTFOLIO | RICK ABLE + ASSOCIATES

- Images show potential retail experience, including a proposed “food hall” such as the Anaheim Packing District/ House



SAN GABRIEL MIXED USE DEVELOPMENT - FITNESS

AVEDIA PORTFOLIO | RICK ABLE + ASSOCIATES

- Images show potential retail experience, including a proposed fitness center, such as LA Fitness or similar fitness clubs

[RETAIL TENANTS SHOWN ARE EXAMPLES ONLY]

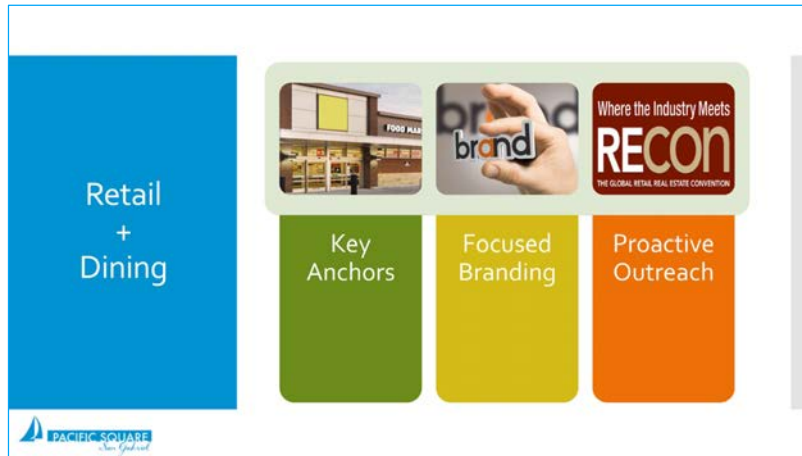
6:55 PM RETAIL UPDATE



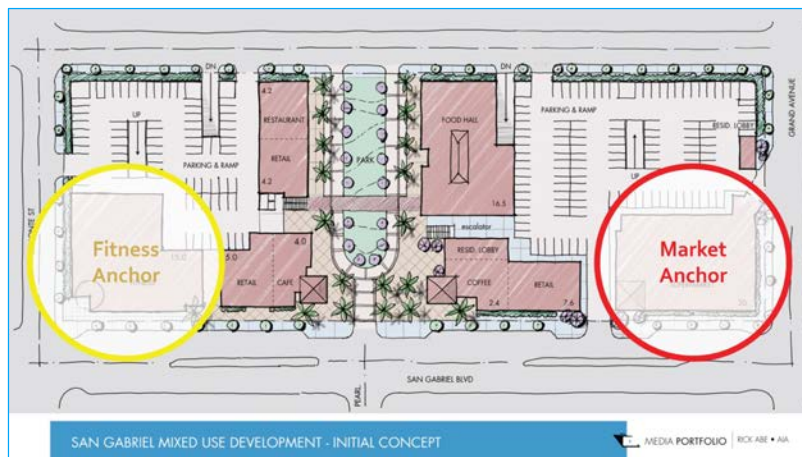
- Bryan Norcott (Savills Studley) provided an update on the Development Team’s efforts to attract retail tenants to the site, including what the market will support and what type of retail is desired
- Retail is the primary focus driving the planning process for the project rather than an after-thought to the residential element of the project

WORKSHOP TOPICS

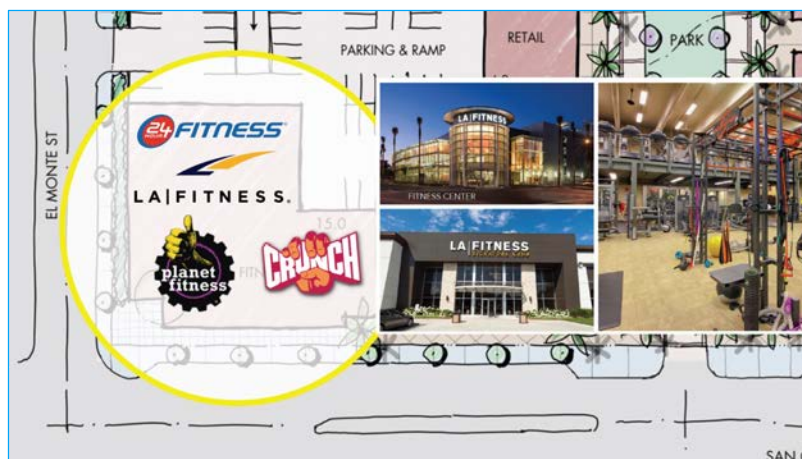
DISCUSSION + INPUT



- Retail surveys from Workshop #1 helped provide a basis for discussions with prospective tenants
- Securing key anchors, including a market and fitness center, is critical to attracting other desirable tenants and requires focused branding for the center and proactive outreach



- Property location, surrounding neighborhoods, and traffic patterns support “daily needs retail” uses at the site, including a fitness anchor, market anchor, restaurants, and related uses



- Anchors are proposed to be located on the northwest and southwest corners of the project, including a fitness center on the northwest corner that draws traffic in and supports other retail

[RETAIL TENANTS SHOWN ARE EXAMPLES ONLY]

WORKSHOP TOPICS



DISCUSSION + INPUT

- A small format grocery anchor is proposed on the southwest corner

[RETAIL TENANTS SHOWN ARE EXAMPLES ONLY]



- The balance of the site would support other “daily needs retail” uses including a coffee shop, bakery, bank/ATM, and restaurants
- Food hall could be a signature building and focus for the project facing Central Park
- Open Workshop Forum will include another opportunity for participants to submit retail preference surveys

[RETAIL TENANTS SHOWN ARE EXAMPLES ONLY; INDEPENDENT RETAIL/ RESTAURANTS ARE ALSO POSSIBLE]

7:10 PM OPEN WORKSHOP FORUM



- Introduction of Open Workshop Forum: Participants were invited to get out of their seats and visit four “Input Stations” to engage in 1-on-1 dialogue with Development Team members and provide written input and comments through different media
- Participants were free to leave at any time and were also invited to also stay later to ask questions directly to Team members

WORKSHOP TOPICS

DISCUSSION + INPUT

Station 1: Planning + Design

Station 2: Retail + Dining

- **Station 1: Planning + Design**
Design/Architecture Team members were available to discuss initial development concept and planning factors
- **Station 2: Retail + Dining**
Retail Team members were available to discuss retail preferences and retail market trends and factors

Station 3: Process + Timing

Station 4: Information + Help

- **Station 3: Process + Timing**
Project Management Team members were available to discuss the development process/procedures, and timing
- **Station 4: Information + Help**
Additional Project Team members were available for general information and help, including translation, retail survey forms, input on “other” topics, etc.

Forum Instructions

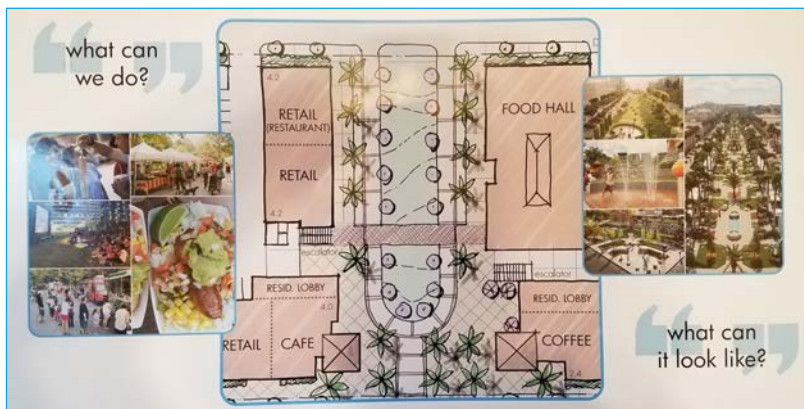
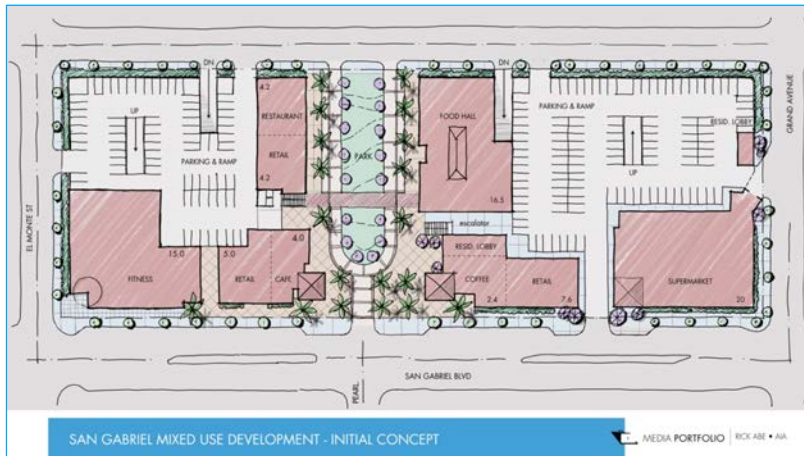
- **Input Stations:**
 - Talk to our experts
 - Give us input: (1) Post-It Notes; (2) Index Cards
 - Focal Points: (1) Programming Community Gathering Spaces; (2) Retail Preferences
- **Retail Surveys:** Pick up *one form each* at Station 4 and drop off in **GREEN** boxes
- **Visit Our Website:** www.PacificSquareSG.com



- Participants were invited to talk to Team members and give written input through: (1) Post-It notes; or (2) index cards
 - Focal points for dialogue included: (1) programming of community gather spaces (central plaza area); and (2) retail preferences

See Attachment A for written input received
- Retail survey forms were available at Stations 2 and 4

See Attachment B for survey responses
- Contact information and next steps were described



ATTACHMENTS:

- A. **Participant Written Input:** *Post-It Notes and Index Cards*
- B. **Retail Survey:** *“What kind of retail and dining do you want?”*

ATTACHMENT A

PARTICIPANT WRITTEN INPUT: Post-It Notes and Index Cards



Summary of Written Input

Raw Data



POST-IT NOTES

1. Fountain / water feature; Spanish architecture
2. Splash pad
3. I echo the splash pad or active fountain element
4. Kid-friendly

INDEX CARDS

1. Design:
 - Last undeveloped land and also it is the last piece of the agricultural history of SG. I like the Central Park but could the residential piece include terrace/garden elements that might give a sense of the "green" block that the space represents?
 - Please, let the Mission District be the Mission District. Let's get some 20th/21st century design.
2. We need a non-Asian market desperately in San Gabriel

3. I would like to see a commemorative area in the park honoring the Yoshimura family – long-time residents and owners of the Nursery. I am so happy to know that your plan will reflect the historical aspect of our lovely City.
4. The residents at Mission Walk have a fair number of families with children under ten. (Many under 5 really.) The park space having a splash pad or other young child-friendly features would make the project very attractive to us.
5. I am afraid it will be another Valley Blvd. Traffic, traffic, traffic. Each residential unit will have 2 cars. There is no thought to traffic control.

Station 2: Retail + Dining

POST-IT NOTES

1. National chain retail/dining; sit-down w/ menu and waiter
2. There are enough Starbucks. Coffee Bean & Tea Leaf would be better. Newest one is on Fair Oaks in South Pasadena.
3. Tim Ho Wan is a famous dim sum shop in Hong Kong. They started the 1st shop in New York. How about LA?
4. Retail idea: High-end shops, such as Lady M Cake Boutique and Tim Ho Wan (dim sum specialists)
5. Farmers' Market
6. Aldi
7. Picnic + Movies or Concerts in the Park w/ a few food trucks
8. Marks & Spencer
9. Baskin Robbins ice cream shop



INDEX CARDS

No index cards.

Station 3: Process + Timing

POST-IT NOTES

No Post-It Notes.

INDEX CARDS

1. Your A-V is very bad. Too light to see well. Unable to read even the name of slide on bottom.

Station 4: Information + Help

POST-IT NOTES

No Post-It Notes.

INDEX CARDS


1. I'm a Chinese. I have property at Mission Walk. I'd like to have a huge Chinese market and lots of Chinese restaurants like Din Tai Fung, Boiling Point, and Phoenix restaurants. Not only national retailers. San Gabriel has a big population of Chinese. Safety of the park?
2. Thoughts:
 - Stop complimenting each other on the team
 - Sorry you are dismissive of the possibility of a sit-down restaurant – even on your “retail survey”
 - The markets you are featuring are not what we want (Aldi, Grocery Outlet)
 - A great deal of the plan is dedicated to parking – are you doing any underground?
 - I know you are \$ driven, but please increase open space
3. List
 - How will this structure affect the parking for the Nursery?
 - Is there going to be parking on SG Blvd in front of the project?
 - Are you putting stop light at Pearl Street/park area?
 - What is short-term parking - # minutes? Who will watch parking spots?
 - Will there need to be security?
 - Public bathrooms in business area
 - Is there going to be a specific bike lane that will take off parking on SG Blvd?
 - Residential parking – will it be accessed only by those living there?
 - After area businesses close, will people be able to stay on the property? Transients?
 - # of spaces for retail parking
 - Parking spaces for each condo – those living there, visitor, handicap; parking separate or shared with retail?
 - How long can a car be parked in the parking structure?
 - Parking sticker for tenants
 - Where are employees going to park?
 - Security in this neighborhood
 - How are the anchor businesses going to affect the Nursery/car wash/apartments next to them?


ATTACHMENT B

RETAIL SURVEY: “What kind of retail and dining do you want?”

Forum Instructions

- **Retail Surveys:** Pick up *one form each* at Station 4 and drop off in **GREEN** boxes





COMMUNITY WORKSHOP #2 RETAIL SURVEY

*Instructions: Please check off **one or two** retailers for **each retail category**. Please drop your completed surveys in one of the designated drop-off boxes around the room.*

COFFEE

<input type="checkbox"/> Starbucks	<input type="checkbox"/> Coffee Bean & Tea Leaf
<input type="checkbox"/> Philz Coffee	<input type="checkbox"/> Other (Please List): _____
<input type="checkbox"/> Peet's Coffee	_____

SANDWICH

<input type="checkbox"/> Subway	<input type="checkbox"/> Other (Please List): _____
<input type="checkbox"/> Jersey Mike's	_____
<input type="checkbox"/> Lee's Sandwiches	_____

BAKERY

<input type="checkbox"/> Panera Bread	<input type="checkbox"/> Paris Baguette
<input type="checkbox"/> Corner Bakery	<input type="checkbox"/> Sprinkles Cupcakes
<input type="checkbox"/> 85 °C Bakery	<input type="checkbox"/> Other (Please List): _____
<input type="checkbox"/> Le Pain Quotidien	_____

OTHER QUICK SERVICE RESTAURANTS

<input type="checkbox"/> Chipotle	<input type="checkbox"/> Five Guys Burgers & Fries
<input type="checkbox"/> Blaze Pizza	<input type="checkbox"/> Other (Please List): _____
<input type="checkbox"/> Cold Stone Creamery	_____
<input type="checkbox"/> Habit Burger	_____

SERVICES + SPECIALTY RETAIL

<input type="checkbox"/> Cell Phone Stores
<input type="checkbox"/> Men's Haircut Stores
<input type="checkbox"/> Nail/Beauty Salons
<input type="checkbox"/> Banks
<input type="checkbox"/> Vitamin/Nutritional Supplement Stores
<input type="checkbox"/> Postal/Shipping Stores
<input type="checkbox"/> Other (Please List): _____

Survey Responses

Raw Data

COFFEE

Starbucks	√√√√√√√√√√
Philz Coffee	
Peet's Coffee	√
Coffee Bean & Tea Leaf	√√√√
Other (Please List)	Copa Vida Coffee shop – mainstream Jamba Juice Good quality, not lounge places

SANDWICH

Subway	√√√
Jersey Mike's	√√√√√√√√√√
Lee's Sandwiches	√
Other (Please List)	Euro Pane Porta Via Italian Foods Love Birds Specialty sandwiches / organic Organic No fast food or repeat local; good quality American restaurant

BAKERY

Panera Bread	√√√√√
Corner Bakery	√√
85 °C Bakery	√√
Le Pain Quotidien	√√
Paris Baguette	√√
Sprinkles Cupcakes	√√√√√√

Other (Please List)	Susie Cakes Euro Pane Love Birds Portos Good quality bread, pastry, cakes
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OTHER QUICK SERVICE RESTAURANTS

Chipotle	√√√√√
Blaze Pizza	√√√√√
Cold Stone Creamery	√
Habit Burger	√√√√√√
Five Guys Burgers & Fries	√√√√√
Other (Please List)	Din Tai Fung Chinese restaurant – Din Tai Fung, Phoenix, Boiling Point Panda Express Tender Greens Veggie Grill Mexican deli Italian deli Sit-down (American) Black Angus / Sizzler / Outback Good quality American food (Outback, Norms, Marie Calendars) Sizzler / Outback / Red Lobster / Family restaurant only Norms Chili's

SERVICES + SPECIALTY RETAIL

Cell Phone Stores	√√
Men's Haircut Stores	√
Nail/Beauty Salons	√√√√
Banks	√√√√√√
Vitamin/Nutritional Supplement Stores	√
Postal/Shipping Stores	√√√

Other (Please List)

Vons
Ralphs
Whole Foods Market 365
Trader Joe's
Market / Smart & Final – Fresh American food markets
American market
True Food Kitchen
Target
Fresh & Easy
Game Stop – Retro Arcade or Japanese-style arcade – something to program for kids/youth