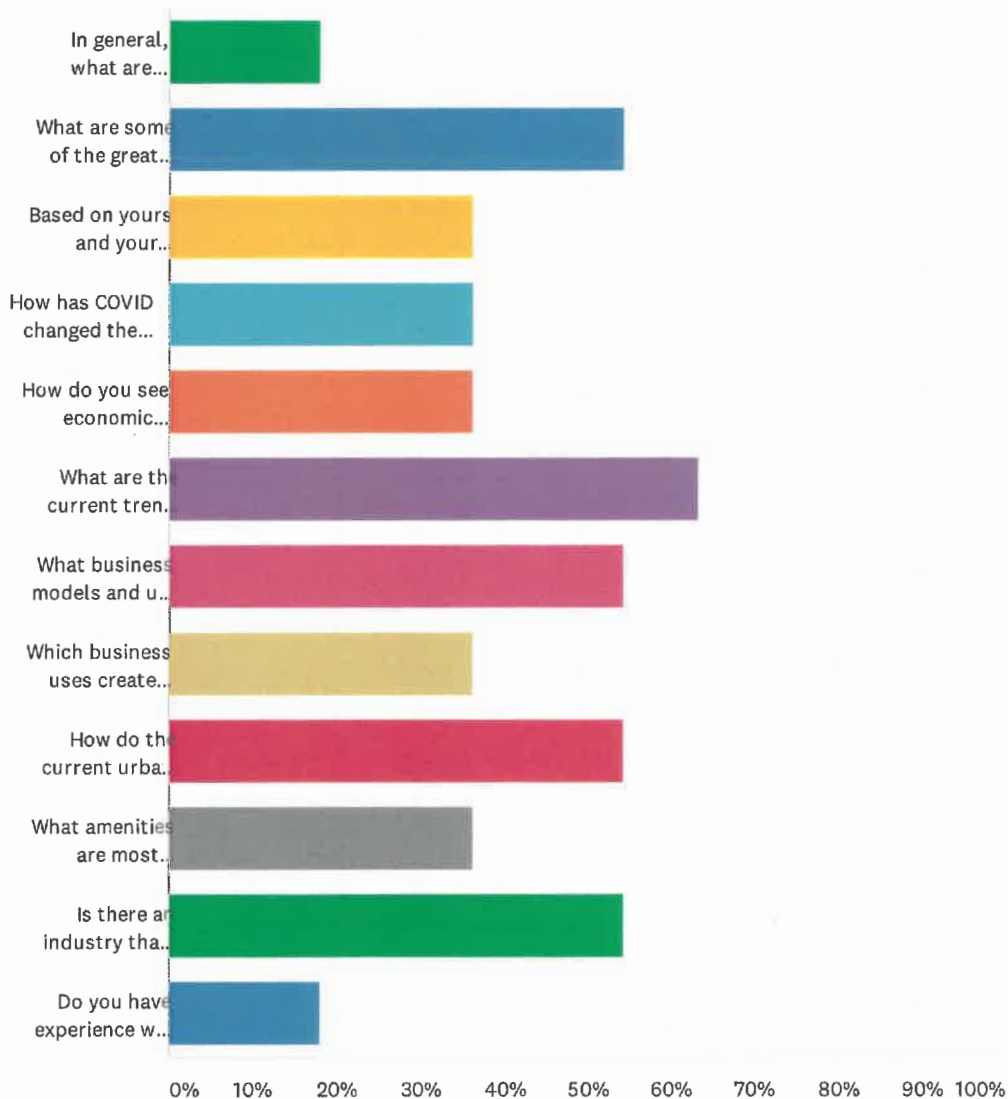


Q1 Discussion Part I: Commercial Stakeholders

Below is a list of suggested questions and discussion topics for the Commercial Real Estate panelists. Please pick your top 4 to 6 topics that you would like addressed.

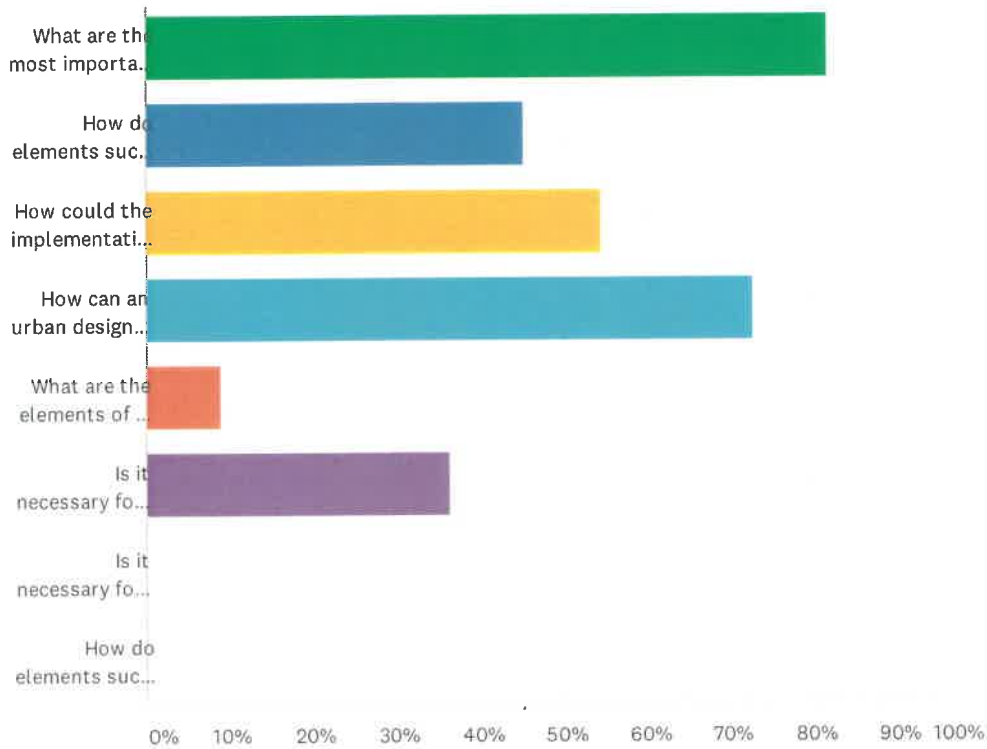
Answered: 11 Skipped: 0



ANSWER CHOICES	RESPONSES	
In general, what are businesses looking for when they lease a space? How does this differ between a downtown shopping area and a shopping center?	18.18%	2
What are some of the greatest assets or selling points for businesses looking to locate in Los Gatos? On the flip side, are there tangible items Los Gatos could implement to become more attractive to businesses?	54.55%	6
Based on yours and your clients' experiences in Los Gatos, how can the Town continue to support business retention and increase business attraction?	36.36%	4
How has COVID changed the conversation for leases, business models, and the future of the commercial market?	36.36%	4
How do you see economic recovery unfolding in the bay area as a whole? How could Los Gatos play a role in support our businesses in this scenario?	36.36%	4
What are the current trends in business models and use types? What are the the most prominent models and uses currently looking for new or expanded spaces?	63.64%	7
What business models and uses have experienced the biggest decline during COVID, how do you see this trending during recovery?	54.55%	6
Which business uses create synergy when paired or located near one another? How does this conversation change (or not) when you are working with a downtown vs a shopping center?	36.36%	4
How do the current urban designs of a shopping district and future planned designs play into the conversation with potential businesses? If a new streetscape or reconfiguration were in the works for an area, how would this effect a business' decision to locate?	54.55%	6
What amenities are most important to businesses as the consider new or expanded locations? i.e. parking, bike and pedestrian access, outdoor dining areas, gathering spaces, fire pits, proximity to housing or office space, etc.	36.36%	4
Is there an industry that Los Gatos could attract if changes were made to the Town Code or Land Use processes?	54.55%	6
Do you have experience with innovation centers located in Downtowns or other commercial settings?	18.18%	2
Total Respondents: 11		

Q2 Discussion Part II: Urban Design in Downtown Los Gatos What specific elements of Urban Design would you like to have included in the discussion? Please select your top 3 or 4 discussion points.

Answered: 11 Skipped: 0



ANSWER CHOICES	RESPONSES
What are the most important elements of a successful downtown environment?	81.82% 9
How do elements such as lighting, signage, awnings, seating, storefronts, and parklets contribute to a downtown environment?	45.45% 5
How could the implementation of an urban design strategy in Los Gatos support the business diversity and flexibility required for a successful economic environment while retaining and enhancing the historic character?	54.55% 6
How can an urban design strategy be phased or responsive to programmatic needs? Can the Town look for short-term "semi-permanent" options such as parklets now while continuing to plan for long-term streetscape projects?	72.73% 8
What are the elements of a parklet that allow it to fit successfully into the environment and customer experience of a downtown, versus creating a distraction or obstacle?	9.09% 1
Is it necessary for elements of an urban design such as parklets to look identical? If not, and similar or different appearances are desired, what are the key considerations?	36.36% 4
Is it necessary for elements of an urban design, such as parklets to look identical? If not, and similar or different appearances are desired, what are the key elements that should be considered?	0.00% 0
How do elements such as lighting, signage, awnings, and facades contribute to an urban design? Can these items be fluid and evolve over time without changing the historical character of a downtown?	0.00% 0
Total Respondents: 11	

Q3 Are there other specific questions within the topics of economic and community vitality, business retention and attraction, or urban design that you would like to have addressed during the study session? There will be time for open Q&A, however if you have thoughts on topics you'd like included in the presentation or those that may require some forethought, please add them here. Thank you!

Answered: 6 Skipped: 5

#	RESPONSES	DATE
1	I'd like to hear the panelists' thoughts on what makes mixed use successful, and how it might look in Los Gatos.	2/15/2021 7:05 PM
2	What is the best way to prepare for the evolution of the retail environment so Los Gatos can be an attractive location for the evolved retailers?	2/15/2021 2:39 PM
3	What regulatory changes would help in the retention of existing businesses and the attraction of new business?	2/15/2021 2:22 PM
4	1. How is the retail market changing and how can we ensure we have the proper zoning or General Plan language to allow for these changes within our existing landscape? 2. While a great deal of focus is on the Downtown District, how can we create more diversity along LGB, creating better neighborhood serving centers?	2/15/2021 10:42 AM
5	Given that there is sufficient parking in the lots, assuming we can redistribute the use and get employees parked once, what is the best use for Santa Cruz avenue to retain business vitality? Two-way traffic and no street parking? Loading and drop off zones only? Peds and bikes only? Without a grid, I'm concerned closing Santa Cruz to car traffic would be a disaster, but I'd love to see all the parking removed.	2/12/2021 9:52 AM
6	How can we integrate our increased housing requirements to benefit our work force and business community? How can we make our community less of a car community and develop our public transportation?	2/11/2021 4:57 PM