

VIII. ANY SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES, WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

The project would result in the loss of vacant light industrial space and the visual change caused by the construction of up to 800 residential units and 30,000 square feet of retail commercial in buildings up to 160 feet in height. Once the project is developed, reversion to the site's current state would be unlikely. Alternative use of the land after the project is developed would not be totally precluded - but would be highly unlikely.

IX. VIEWS OF LOCAL GROUPS

There have been several neighborhood meetings and meetings with local groups and organizations on the proposed project. The primary concerns expressed were:

- Land use compatibility with single family areas north of W. San Carlos Street
- Visual aesthetics of 160-foot-high buildings
- Building height compared to existing buildings and homes
- Shadows on residential areas
- Green building plans included in the project
- Traffic impacts on local streets, intersections and freeways
- Light rail station – when will it be constructed?
- Construction impacts – how long will they last?
- Pile driving noise – will there be any and for how long?

