

**FOCUS AREA 1 through 5 COMMENTS**

ROW	SUBAREA 1A	SUBAREA 1B	SUBAREA 1C	SUBAREA 1D	SUBAREA 2A	SUBAREA 2B	SUBAREA2C	SUBAREA 3A	SUBAREA 3B	SUBAREA 3C
1	No more traffic	Don't phase out the single-family home.	Save water - Low Density housing.	Don't turn us into L.A.	Strong access to SR-52. Good additional housing.	Same comment	Same comment	Our schools are over crowded - no more density. Preserve the quality of life for those who live here	No development here	Better gateway to the neighborhood
2	With adequate set backs this option could allow for meaningful redevelopment to occur. Good to have options.	Parking will be a problem since many people use garages as storage areas	Density near transit	Small property not a lot of potential.	Density near transit	0 units	Residential OK left of Starbucks and Dollar store	No! 805 is already a parking lot!! Managed growth, please!	No parking plan	No development here
3	Let's see scenario how 667 units will fit parking?	Density near transit.	Too much congestion! Too many cars lead to 805.	Density near transit	No parking plan	No parking plan	No parking plan	0 Leave as commercial	Build large lots	0 Leave as is
4	This is a primarily single-family residential area around the Town Square. Should keep density at 0/29 du/ac.	Leave it as is	No parking plan	Too much cogestion	Build on medium sites	No additional units.	Build large lots	No parking plan	No densing	No parking plan
5	Leave it as is.	Too much congesstion!	Surrounded by commercial use/density	No parking plan	No additional units	Apt's here seem OK and in line with the rest of the blvd.	We need jobs here.	Build large lots	Does not seem appropriate for residentail-close to I 805.	Build large lots

**FOCUS AREA 1 through 5 COMMENTS**

ROW	SUBAREA 1A	SUBAREA 1B	SUBAREA 1C	SUBAREA 1D	SUBAREA 2A	SUBAREA 2B	SUBAREA2C	SUBAREA 3A	SUBAREA 3B	SUBAREA 3C
6	Some improvement & residentail but not to exdtent. Too much congestion!	No parking plan	Only large lots	Sits alone no adjacent low density public uses or commercial around it.	Some of our only remaining gas stations.	No high pressure raw sewage pipeline	Keep as commercial/retail area needs the retail.	No densing	See 3A above	No densing.
7	Does not show parking plan	Build only large lots	No. No additional units.	Only large lots	Please see comments on pge 21		No high pressure raw sewage pipeline	Maintain current commercial use and not residential	Creat a transit center to replace existing underutilized shopping/dining plaza	Does not seem appropriate for residential - close to I 805.
8	So very excited to see some positive change potential in this area. It is so desperately needed.	No high pressure raw sewage pipeline	create place for more regional density	No additional units.	No high pressure raw sewage pipeline		Streets need help in this area very deep dips	Please see comments on page 21		Transit first
9	Hell no!	Transit first	No high pressure raw sewage pipeline	No high pressure raw sewage pipeline	24 hr. Transit service first. No transfers from Morena Blvd/Old Town to I-15		1, 2, 3	Transit first		
10	Build on large lots				Already a high traffic intersection. Can't increase too much.					



**FOCUS AREA 4 THROUGH 5 COMMENTS**

ROW	SUBAREA 4A	SUBAREA 4B	SUBAREA 5A	SUBAREA 5B	SUBAREA 5C	SUBAREA 5D	SUBAREA 5E
1	Allow neighbors to take advantage of the bike path by making the bike right-of-way a park	People will not use mass transit until its better developed.	This area is so congested already. Too much density will impact mobility, to/from trolley and anywhere! Only I-5 north path from PB.	Same comment. Very busy intersection which only allows traffic to go in one direction. No route to trolley safety.	Improve area, but too much traffic and NO parking to support plans. All traffic leads to the snarled Balbosa/Clairemont Dr.	I love Del Taco!	Should include property to south - to Rappahanacek
2	Industrial area is needed.	Same comment	0 Leave retail	No parking plan	No parking plan	0 du- leave commercial	Same as above
3	The right location for density	If there is development	Very busy intersection which only allows cars to pull out in one direction. (W. Balboa or N. Clairemont) then no turnaround. Very difficult to pull out!!	The local auto repair is a must keep.	Too small lots	Same as above.	No parking plan
4	I don't object to development in this area but think over 900 units is too much.	Ideal residential development area	No parking plan	Maintain	This road is gridlock when CHS & Marston ddrop off and pick up.	No parking plan	
5	Ideal residential development area.	Why not 0/29 du/ac in this tiny parcel, across from another dense development west of I5?? Traffic will be horrible! Safety will be risked! There will be lawsuits! People wil not take the trolley unless you give them viable, safe optiions to get to and from trolley stops.	Build large lots	Corner is too dangerous for housing	SB residential close to High School. Current excessive traffic area.	Medium size	Large lot-build it!
6	Is there a possibility of 0-29 du/ac??? I'm open to development but not 930 + units! I drive this way 4X a day and this area is already congested and dangerous for drivers, pedestrians and bikers. This level of density is a terrible idea! Safety will be risked!	Cleanup & some residential but not 930 units. Congestion, Congestion, Congestion, Too much traffic leading to Balboa.	This entire area is too dangerous to add more housing, traffic.	Very dangerous intersection. This quadrant has no clearance to merge into traffic or Balboa or Clairemont Dr.	No additional units	Area is already totally congested and dangerous for school children.	No additional units

**FOCUS AREA 4 THROUGH 5 COMMENTS**

ROW	SUBAREA 4A	SUBAREA 4B	SUBAREA 5A	SUBAREA 5B	SUBAREA 5C	SUBAREA 5D	SUBAREA 5E
7	Bottle neck into Balboa. Congestion/congestion/congestion	No parking plan	Perfect spot for local grocery-could be room for residential on far right of this property (farther from Clairemont Dr.)	Commercial only	No high pressure raw seware pipeline	egress problems for these locations	No high pressure raw seware pipeline
8	No parking plan	Very important to allow housing near future transit stations to encourage usage but ensure the area is walkable - a major issue currently	Commercial only	Terrible location for residential	See 5B	No additional units	See 5B
9	Have heard plan is to make Santa Fe a one-way road out to Balboa. Bad idea as this is the only way around back ups west on Balboa.	fault line	Too busy of a road for residential	A car repair shop is avalued business in this area.		Area needs the retail	*Going higher on buildings in this business strip will block ocean view from Clairemont Park on opposite side of Clairemont Dr.
10	Very important to allow housing near future transit stations to encourage usage but ensure the area is walkable - a major issue currently	Build large lots	We need our grocery store and local businesses.	No high pressure raw seware pipeline		These are businesses well used by the community.	
11	fault line	With the development happening on other side of 5 in P.B. area, this will result in too many cars at horrific intersection of highway on ramp.	Please see comments on page 21	Use developer incentives to improve traffic? Perhaps portions of 5c & 5d.		No high pressure raw seware pipeline	
12	Build large lots	OK area for needed housing. Good traffic lanes a necessity.	No high pressure raw seware pipeline	Lessen the density of above (5A)		See 5B	
13	Most interesting opportunity	Go high here, less view block	Unless transit is outstanding, the intersection at Clairemont Dr. and Balboa has been thoroughly gridlocked by two specific plans.			Make the crosswalk there for school	

**FOCUS AREA 4 THROUGH 5 COMMENTS**

ROW	SUBAREA 4A	SUBAREA 4B	SUBAREA 5A	SUBAREA 5B	SUBAREA 5C	SUBAREA 5D	SUBAREA 5E
14	OK area for needed housing . Good traffic lanes a necessity	No change, earthquake fault line.	Why is Clairemont Dr. a single lane. That just backs up traffic.				
15	No change. Earthquake fault line.	Please do something with this space.	Near high school-SDUSD rentals?				
16	This place is begging for redevelopment	Major fault lines in this area.	Intersection limits how to go different directions				
17	With height restrictions since this is a major fault line.	Fault line!					
18	Fault line!	Maximize density due to proximity to station					
19	Great opportunity for residential near station but access across Balboa is challenge. How would that be addressed?	Clairemont needs parking for park n' ride. Illustrations do not show parking under the buildings. How 'bout a cohesive plan that includes the Gold's gym site?					
20	Please see comments on page 21	No room for development!					
21	Create transit center and hi rise housing	Right next to trolley					
22	Traffic circulation nightmare-can't add to Balboa Ave. traffic going west - heavy flow and dangerous on ramp coming from Morena south.	Maintain ample parking for trolley use by nearby residents who need to drive to the trolley					
23	More shopping/living near Costco						
24	With the trolley traffic will be a nightmare.						
25	Option 1						

**FOCUS AREA 6 COMMENTS**

ROW	SUBAREA 6A	SUBAREA 6B	SUBAREA 6C	SUBAREA 6D
1	Community center is necessary.	No parking plan	The commercial center is needed. Not a TPA if your destination is not near transit.	Community center is needed.
2	I'm OK with more units here but not 810-1516 -too many for an already congested area. Traffic is already a nightmare on 805. We need SMART Growth, Please!!	Maintain community center	No parking plan	No parking plan
3	No parking plan	Large lot	Maintain community center	Maintain community center
4	Maintain community center	I would support option 1 only in the Center if there was better transit. Balboa is too busy.	Large lots build	Large lot build
5	Large lot build	Residential above commercial not to exceed 30 ft.	With Mt. Etna being built I can't support any additional housing.	Needs to remain retail.
6	This center is always busy and needs to remain retail only	Very busy roadfor residential.	Mixed use could work here.	Retain retail serving all of Claremont Dr.to Tierra Santa
7	Retain local shopping and business	Withold all changes until Mt. Alifan is understood	Where is the coordination between the new plan and county's Mt. Alifan?	We need our stores. No Amazon.
8	Mixed use could work here but seems unlikely		No > 30' heright . Heavy traffic. Keep some commercial	Mixed use could work here but seems unlikely.
9	Please see comments on page 21			Withold all changes until Mt. Alifan is understood
10	Withold all changes until Mt. Alifan is understood			Look @ conversion of retail to residential w/mniimum transit impact. Allow increase height in center of block
11	Need Trader Joe's			Cost of infrastrure a major concern-Clairemont area already way behind in fixing existing streets-How shall we maintain roads-
12	Look @ conversion of retail to residential w/mniimum transit impact. Allow increase height in center of block			

**FOUCS AREA 7 COMMENTS**

ROW	SUBAREA 7A	SUBAREA 7B	SUBAREA 7C	SUBAREA 7D	SUBAREA 7E
1	Sloped area.	General commercial is needed.	Do not develop over 30 ft. It will destroy the community & views of the bay.	Do not develop over 30 ft. It will destroy the community & views of the bay.	Do not develop over 30 ft. It will destroy the community & views of the bay.
2	Would like to see highest density possible in this area. Transit oriented.	Do not develop over 30 ft. It will destroy the community & views of the bay.	Keep 30 ft.	No parking plan	Keep lower level here
3	Keep 30 ft. height limit!	Keep 30 ft. height limit	No parking plan	Large lot	Should be houses
4	Height needs to follow contour of land-no wall on Morena . Max 40' height (from Morena)	30' height	Medium site	Create SFR on Chicago across Milton. Keep existing community surroundings the same.	No parking plan
5	No parking plan	0 du's	See Area 7 A comment	Connect Chicago & Denver across Milton and create SFR lots in keeping with surrounding community.	Medium
6	Build on large lots	No parking plan	Keeping in line with other buildings in area, denser use.	Commercial with residentail above - under 30 ft.	Create SFR's on Denver and connect through Milton add alley between Denver and Erie.
7	Easy freeway access, not a view corridor.	Stay 30' plus parking	Surrounded by SFR - leave as SFR	OK to make Denver and Chicago St. go thru, need traffic circle at Milton intersections.	Connect Denver and add alley between Denver and Erie to allow for granny flats.
8	In keeping with 30 ft. height limit	Too small	Leae area as is. It is on a major fault line. Might put in a large park.	See Area 7 A comment. Don't' destroy Bay Park!!	Keep homes in this smaller area
9	Height not as much an issue.	30' height limit required, parking for units/apartments	As John Ziebarth said on 3/12, lots are too shallow. Commercial loading and parking make most new uses unfeasible. "If it could be successfully redeveloped, it would have happened already."	Denser area	Single family seems appropriate here.
10	Earthquake fault. Low density	30' height limit		Keep the jobs! Good pay = people can live near where they work.	Leave the area as is. Milton Road is horrible and should be fixed before any thought is put into redevelopment.

**FOUCS AREA 7 COMMENTS**

ROW	SUBAREA 7A	SUBAREA 7B	SUBAREA 7C	SUBAREA 7D	SUBAREA 7E
11	Keep small # of units - 30' height so doesn't impact neighborhood view and on-street parking	Currently not enough traffic lanes.		Almost never see a bicyclist on Morena Blvd - just backed up. Slow moving cars/at rush hour.	Why?
12	Maintain area as is. Good area for a city park.	Maintain 30' height limit.			
13	Maximize due to proximity to trolley.	See Area 7 A comment			
14	Please see comments on page 21	Leave all extra decorations off of 30' height no 35'.			
15	As John Ziebarth said on 3/12, lots are too shallow. Commercial loading and parking make most new uses unfeasible. "If it could be successfully redeveloped, it would have happened already."	With height limitations since this area is on a major fault line.			
16	Near trolley station/Mission Bay	Leave all the extra pieces for decoration off of buildings. Only 30 ft.			
17	Trolley	As John Ziebarth said on 3/12, lots are too shallow. Commercial loading and parking make most new uses unfeasible. "If it could be successfully redeveloped, it would have happened already."			
18	Option 1	Trolley			

**FOCUS AREA 8 COMMENTS**

ROW	SUBAREA 8A	SUBAREA 8B	SUBAREA 8C	SUBAREA 8D	SUBAREA 8E
1	Narrow road w/limited access.	Do not develop over 30 ft. It will destroy the community & views of the bay.	Do not develop over 30 ft. It will destroy the community & views of the bay.	Do not develop over 30 ft. It will destroy the community & views of the bay.	Orient toward water way channel.
2	Do not develop over 30 ft. It will destroy the community & views of the bay.	0 du - leave commercial	Close to trolley stop.	Very close to trolley stop	Tecolote Creek should d be improved as a wildlife corridor to Mission Bay.
3	No parking plan	No parking plan	0 Leave commercial	No parking plan	Do not develop over 30 ft. It will destroy the community & views of the bay.
4	Important to maintain quality of life with limiting development. Already developed to max.	Maintain current plan to maintain quality of life in neighborhood	No parking plan	Across the street from transit center. Knoxville will be corridor to transit center for community behind. Good location for density.	0 du leave trailer park
5	This area can only be for widening Morena on ramp to the 5.	Transitional mixed use to lower density behind	Along major traffic corridor mixed use good here.	I don't support removing employment areas for more housing.	No parking plan
6	Along major traffic corridor next to other density but transition area	Low profile map is unclear	Morena traffic with trolley needs to be address. Perhaps add traffic lanes.	Must provide 2 parking spots plus visitor parking	Do not build condos and apartments as there is not enough space for vehicle parking. Try to maintain mobile home park for current residents and/or tourist destination.
7	Small residential	Trailer park people. See above or they sleep in a car.	See Area 8B	We need jobs in our area.	Traffic flow per PEIR is already rated F! Calling an Uber to get to Tecolote Station will double traffic with each trip.
8	Must provide parking.	Not over 30'	Not over 30'	Not over 30'	Close to transit center. Good location for density.
9	I like the trailer parks for the poor.	Only 30 ft. No exdtra! No decoration.	Only 30 ft. No extra. No decoration!	Only 30 ft. height! No extra. This is coastal area.	I think a mobile home park should remain as a source of low income housing. The other park ws closed and so was De Anza.
10	Not over 30'	If residential makes sense just do it. Add 46+55=101 units	Parking?	Parking?	Must provide parking.
11	Only 30 ft. No extra height for decoration.	Trolley		Near intersection/Morena	See Area 8B.
12	Please see commens on page 21			Trolley	Not over 30'
13	If residential makes sense just do it. Add 46+55=101 units				No higher than 30 ft. No more than 2 stories! Then we are all happy.
14	67				Or mandate 60% affordable
15					Mobile/affordable housing always needed

**FOCUS AREA 9 COMMENTS**

ROW	SUBAREA 9A	SUBAREA 9B
1	Do not develop over 30 ft. It will destroy the community & views of the bay.	There's 2.5 acres in the back of the center so the max dwelling units should be closer to 160 units not the 110 shown on the board.
2	0 leave it alone	Community center is needed.
3	No parking plan	Do not develop over 30 ft. It will destroy the community & views of the bay.
4	Bus route goes to transit center. Good location for density.	2.5 ac behind Sprouts
5		0 leave commercial
6	High rises on top of hill. Create luxury units w/views	Potential site for growth with adequate transit in my opinion.
7	Luxury high rises would be great here!	Bus route goes to transit center. Good location for density.
8	Anything built here has an unobstructed view. This property should be accessible to all re: restaurant, community center.	Same as 9A
9	Stay under 30 ft. address egress issues.	Luxury high rises.
10	Mixed use could work here.	Mixed use could work here.
11	This is coastal. Only 30 ft. 2 stories max! Go to Rancho Sante Fe to build! They have lots of empty property! Build 10 stories there. No blocking ocean views.	Build no more than 2 stories and each must have parking spaces for each unit. The people will park on our home streets. Park in Pt. Loma in front of on Mayor Faulkner's home street.
12	Please see comments on page 21	No high pressure raw sewage pipeline.
13	No high pressure raw sewage pipeline.	Don't trust this property owner to "do right" by the community.
14	Need: Real frequent 24 hr transit connecting to trolley and PARKING NOT OPTIONAL	This shopping center was just recently remodeled! Also, not enough parking already! Large apt. complex across st.!
15	Comment-How successful is the development lower part of Linda Vista with residential/commercial-high unoccupancy rate??	On all focus areas why can't we construct one and ask all stakeholders to revisit the success lack of success 6 months after completion of one project (focus) change any item that needs changing - not opposed to change but not willing to consider so many focus areas at one time.

**ADDITIONAL COMMENTS**

ROW	COMMENTS
1	1. Who on the city planner is dedicated to preserve the quality of life for those wo live here. 2. Build roundabouts on busy intersections.
2	Many people are close to scenic views from the neighborhood entrances to Tecolote Canyon and Marian Bear Park.
3	We are new residents in Bay Park. We would love to see higher densities and mixed use development
4	Land/property behind Sprouts
5	Don't ruin the community with too high a population density. More people means more traffic congestion even with pblic transportation improvements. Those in developments next to the trolley intended for trolley use should not be allowed to have a vehicle.
6	San Diego is built based upon cars. People will not give up a car simply because someone wants them to. If parking is not available people will park in surrounding neighborhoods. It doesn't matter if you live near transit, it matters if your destination is near transit that's where MTS fails. Do not expect other people to use mass transit if you cannot get around using only mass transit.
7	Thank you !
8	I do not live in the area where the proposed development is to happen. If you over develop in the bay area it will ruin the character of the community not to mention the view of the bay (& ocean for some) for all of us. There will be too many people. Plus the trolley is not the answer to transportation in San Diego - cars are a necessity for many of us. Not giving parking places to high development 1/2 mile from the site is going to be a huge problem.
9	I am opposed to the project at 5255 Mt. Etna - I want the zoning to remain the same. Plenty of parking on site.
10	I am your target audience for the trolley-work & live close - but I would NOT take it because there is not a safe way to get to and from it with the current plan. I'm STRONGLY against this significant density in a family-oriented community. MAYOR FAULCONER - be a yimby, lead by example! Where are plans for 5K - 11K homes in your Point Loma neighborhood? Clairemont should not bear the brunt of bad city planning! We need new leadership that preserves the quality of our neighborhoods! I love Clairemont!
11	I'm for improvements, and some development but congestion is already an issue. We need to consider even grand plans that people will take public transit are not realistic. Even in NYC people own cars. Public transit is OK for commute but what about a process for kids to school, work, baseball practice. It's not feasible that cars will be needed. Thank you for considering our neighborhood.
12	You don't have a parking plan for any of the concepts that you propose - so they will not work like you pictured! What can you do to require the project to have varied roof projections? We don't want all prljects to be boxes with flat roofs. Sorry I cannot support any of your plans without knowing where people will park and visit the businesses or go to their residence. Your project has a fatal flaw without a parking concept!
13	I am opposition to the proposition at 5255 Mt. Etna. I want the zoning to remain the same. Plenty of parking on site.
14	Clairemont needs renovation. Carol.Close@hotmail.com 760-445-2130. Between Clairemont Square and Clairemont Dr. remove existing slum lord duplex rentals and build Palm Beach Florida condos and high rises, commercial, below and living above. Then everyone will die for an city/ocean view. Go 15 stories high. Protect existing view corridors, win/win. Every one happy.
15	With all these projects I/we never saw any specific parking. How do you incorporate the Going Green concept that the ccity of SD is trying to encourage or imlement. This development will not resolve the housing problem since most people wont be able to afford it.

**ADDITIONAL COMMENTS**

ROW	COMMENTS
16	CAPS for the city is ignored when you have to sit in your car for multiple traffic light cycles, Ubers double traffic, you know 80% will own cars!
17	What most of the residents are concerned with is our quality of life. We bought our homes due to the space and peacefulness the neighborhood provides us. Please don't hide behind the guise of 'affordable housing.' That already exists in this community. Interesting to note the area #3 with no mesa 'view' has barely any development plan Hmmm.
18	I would love to see upzoning within the neighborhoods as well. It's kind of outrageous to me that single-family zoning is mandated and multi-family is outlawed in one of San Diego's most central areas. You guys are talking about fiddling at the edges here while our planet continues to warm and income inequality rises. My one wish is that the upzoned areas are not giant lots with un-walkable city blocks. Make it truly walkable!!
19	Bridge or tunnel across freeway and Morena from Hilton to shops on Morena. Require parking along Morena in area 7, to prevent vehicles parking in neighborhood. Don't want apartments using neighborhood streets for parking.
20	I am very concerned about the intersection of Clairemont Dr. and Balboa. It is scary unsafe with all the kids walking through the intersection before and after school. I am very worried that any increase in density/cars traveling up and down Balboa will make the area even more dangerous for pedestrians. You can't get rid of those hills. They make people drive fast.
21	Nothing over 2 stories along Morena Corridor. Restrain from terraced buildings without parking.
22	I feel you are forcing density on us, Mayor Faulconer.
23	On-line tool was garbage. Do not block any viewes! Do not eliminate parking below 1 car/br.
24	Redevelopment is good and necessary but we do not want all of these areas over-developed and Clairemont more swamped with traffic than it already is. TRAFFIC studies/impacts should be done before any proposed measures are allowed to change and alternate transportation such as improved bike lanes and trail connections MUST be made a mandatory part of any redevelopment/re-zoning of these areas. Sorry for the slopply handwriting--difficult to write on this pamphlet while standing.
25	I feel that density is controlling the city of San Diego at the expense of the citizens of San Diego. I know this is only a plan. However other areas had plans but the density went up really fast. I saw the lovely designs presented by Diego. However, these designs are great for larger cities such as L.A., Chicago and New York. It's sad that developers are trying to take over the city. I have yet to hear about how the city is going to get enough water and electricity for these new structures. Driving around the city I see how the sky lines in Hillcrest and UTC are now looking like downtown San Diego instead of the communities they used to be. Just my viewpoint which I hope will be considered.
26	Multigeneration families have many people per residence, many with multiple vehicles. We need to maintain parking and not increase the number of apartments to increase the number of vehicles.
27	We bought our home within our means and in a nice quiet area. We know others would like to live here. Go to the area that they can afford. If developers build "affordable housing", that would be more sensible. Please use your senses!
28	As a 60 year resident of Clairemont I strongly oppose any additional density to my community. The traffic and parkign is already congested. I do not want to live or see my community become a second Mission Valley, wall-to-wall high rise apartment and grid lock. To do so would be completely in opposition to the original vision of the Village. Adding the rolley and cutting down the high eucalyptus trees on Morena Blvd. have significantly increased the neighborhood noise pollution.
29	I have chosen to keep low density. The main reason is traffic. I can see no way traffic can be merged with increase development. We are already congested.
30	Check one: -MTS is *dead, *still alive but staying quiet, * very afraid Provide subsidized, ubiquitous, frequent service -prove that all of this public input matters. Highlight our ideas in the plan draft! -Don't base todays law on the not yet fulfilled promise of technology, -create thresholds for transit before allowing growth, -cashbox revenues should not be a measure of transit success.

**ADDITIONAL COMMENTS**

ROW	COMMENTS
31	We need more restaurants, Trader Joe's, commercial so we don't have to drive outside the area!
32	I am opposed to the proposed 450 unit project on Mt. Etna with limited parking. I would like for it to remain in its present commercial zoning. Thank You!
33	PARKING!! Parking garages? Road congestion, mass transit.