

## Working Group #2

### Summary

Meeting:	Working Group #2
Date / Time:	5:00 pm – 7:30 pm, September 26, 2011
Location:	Chollas View Room, Second Floor, Jacobs Center, 404 Euclid Avenue, San Diego, CA 92114
Distribution:	Via email only, to all Euclid + Market Land Use & Mobility Plan team members, plus: circulation to Working Group members and the general public via the project website
Prepared by:	Christopher Pizzi, WRT Planning & Design T: 415 575 4722, e: cpizzi@WRTdesign.com

Meeting Attendees:	
City Staff Team:	Consultant Team:
Lara Gates, Supervising Planner, CPD, DSD Karen Bucey, Project Manager, CPD, DSD Samir Hajjiri, CPD, DSD Maureen Gardiner, CPD, DSD Jeff Harkness, DPR, DSD	Mark Steele, MW Steele Group, Inc Diego Velasco, MW Steele Group, Inc Colin Burgett, Nelson \ Nygaard Steve Hammond, WRT Planning & Design John Gibbs, WRT Planning & Design Christopher Pizzi, WRT Planning & Design
Working Group and Public Attendees: See Meeting Attendees list	

#### 1. Meeting Overview

This is the second Working Group meeting hosted by the Euclid + Market Land Use & Mobility Plan city staff & consultant team members. The purposes of the meeting were 1) to update the group on plan progress, including highlights from the Existing Conditions Report and the first Community Workshop, 2) discuss community design concepts related to urban design, mobility improvements, and Chollas Creek, 3) gather feedback based on plan findings and concepts, and 4) listen to any of the community's interests, concerns, and thoughts related to the plan and project area.

The meeting presentation began at about 5:35 pm. Most attendees had arrived by 6:00 pm; some had to depart early with apologies.

#### 2. Meeting Attendees Overview:

- About 45-50 total attendees, including residents and community members, Working Group members, city staff and consultant team members

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- 6 consultant team members
- 5 city staff
- No interpreters were present, as they were not needed at our previous Working Group and Community Workshop meetings
- See attached Meeting Attendees list

### 3. Welcome and Introductions

- Karen Bucey introduces the project, meeting, city team, and consultant team
- Karen Bucey introduces additional attending city staff: Lara Gates, Samir Hajjiri, Maureen Gardiner, and Jeff Harkness
- Karen Bucey introduces Steve Hammond, principal with WRT, who are leading the consultant team
- Steve Hammond introduces additional attending project team members: Colin Burgett, Mark Steele, Diego Velasco, John Gibbs, and Christopher Pizzi

### 4. Project Update

Steve Hammond gives PowerPoint presentation. Key topics include:

- Existing Conditions Report is complete, available at the front welcome table and online
- Meeting overview / agenda
- Project overview with schedule update
- Summary of findings and opportunities from Existing Conditions report
- Community feedback highlighting land use issues, community character, urban forest, mobility, physical barriers, economic challenges

### 5. Development of Community Design Concepts

#### a. Land Use (Steve Hammond)

- Planning Area land use, community design and mobility goals
  - Land use to be addresses in the next meeting
- Modal balance will be a key issue as alternatives are evaluated

#### b. Urban Design Concepts

Diego Velasco delivers presentation on Urban Design principles and concepts. Key topics include:

- Discussion of “what makes a village”: Quality shared spaces and physical elements that contribute to and build upon those spaces. Key urban design principles reviewed include: building placement, active street frontage; building massing, scale, height; parking, TOD, defensible space
- Urban design principles illustrated with design concepts for 3 intersections: 47<sup>th</sup> and Market; Euclid and Market; Euclid & Imperial

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### Questions, Comments, Discussion

- Comment: Site behind Tubman shouldn't be housing due to remediation issues.
- Comment: Please clarify relationship of traffic to on-street parking to bike lanes. Colin Bugett replies that this relationship varies on different streets, depending on street function and design.
- Question: Is there any provision for these plans to be shown/shared with local schools? Karen Bucey answers no, as this is not a Community Plan Update, but City can explore that.
- Comment: Didn't see much vertically integrated mixed use, which is what was in the precedents. Colin Burgett replies that vertically integrated mixed use will be market driven and market dependent; but still the neighborhood will be mixed use, if not on each parcel. Steve Hammond notes that mixed-use is difficult to finance and difficult to operate.
- Comment: Want discussion on creek and how to use it, trails, natural elements as major assets. Steve Hammond notes that these concepts will be addressed later in the meeting.
- Comment: There's a lack of educational training facilities for the youth, with learning facilities (trades and vocations). Also need more indoor recreation centers, which could be co-located with the learning facilities.
- Comment: The area has \$820m/yr unmet retail/services demand per the "Council District 4 Retail Analysis" by REDC. Vacant and underutilized land represents a great jobs/economic development opportunity. (Post-meeting note: The project team's economic consultant, KMA, had already reviewed this report and incorporated findings as appropriate in the Existing Conditions Report.)
- Question: When do economists enter this? Steve Hammond notes KMA is actively on the project team, and has projected modest amounts of unmet demand and development needs.
- Question: Are there similar areas in terms of economics, costs, transit proximity? Steve Hammond notes yes, e.g. Fruitvale, and welcomes SEDC input on this matter.
- Question: What about master plans that displace people? Steve Hammond notes that some displacement is not uncommon as land values rise and land owners reinvest in their facilities seeking higher returns.
- Question: Will there be units for families? Steve Hammond answers that we know that's a concern, but our feedback also includes desire/demand for smaller units for seniors, singles, non-traditional families. There may be family units included as part of a diverse housing strategy recommendation.
- Comment: Please clarify what kind of units will be in the plan, e.g. including northwest residential and trolley residential. Steve Hammond answers that the plan will recommend a variety of unit sizes and types, but will not require specific unit designs.
- Question: Will we reach out to the Latino (majority) population in the process? Karen Bucey answers that the City's outreach includes mailers, calls, emails, and outreach through VOCAL.
- Question: Will we make bike lanes and routes to plazas sensible, considering obesity and physical fitness issues? Steve Hammond answers that the mobility concepts will study this and recommendations where feasible in context; and that physical fitness is a key idea behind all of the land use and mobility planning decisions, for the city and consultant teams.

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- Question: There have been lots of planners planning in this area. All the plans sound basically the same. Are all the planners collaborating? And is there a panel/place where we see this collaboration? Steve Hammond answers yes, that's what we're starting to do. Our work incorporates and synthesizes, where feasible, other planning efforts. These other efforts are summarized in the Existing Conditions report. (Post meeting note: WRT is preparing a summary table addressing other planning efforts). Nancy Lytle also notes SEDC has begun this sort of collaboration, and is planning to put together this sort of panel.

### c. Mobility Concepts

Colin Burgett delivers presentation on Mobility principles and concepts. Key topics include:

- Mobility vision and goals: General Plan Mobility Element lays out mobility vision for city
- Mobility principles, including those related to pedestrians, bicycles and cars; parking standards and costs
- How to implement the General Plan mobility vision in the project
- Existing street types and their related city standards specifications
- Review of street types plan and discussion of implications of the planned street types, including:
  - traffic volumes
  - right-of-way dimensions
  - capacity
  - road diets
- Illustrated discussion of the vision: How do you want the street to look, and how many cars should it carry?
  - wider streets with faster moving cars, or
  - tree-lined streets with sidewalk cafes and mixed use development
- Intent of mobility planning is to make sure the transit plan matches the land use plan

### Questions, Comments, Discussion

- Comment: Previously transit people presented to us and said they will do what they want. Steve Hammond responds that transportation ideas related to our project area are and will be discussed in public meetings.
- Comment: We're not at table when decisions are made. The team responds there are insurmountable logistical issues that prevent all work from occurring in public meeting format.
- Comment: Highways 85 and 94 (which are both planned to be widened) are big factors in the transit in the plan area. The team responds these highways are beyond the authority of this Land Use and Mobility Plan, but there are other venues to address related concerns. (Post-meeting note: our traffic modeling work is based on a consensus traffic model projection)
- Comment: "us vs. we" – there is lack of agreement about who speaks for the community, and who represents the community. (No Response)
- Comment: The team has presented quality and sensible plans in a challenged context and I support the plans, spoken by an actually condo-association representative. (No Response)

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- Question: Will the plan require street trees and green coverage? Steve Hammond responds that the plan will likely include those recommendations.
- Comment: The plan should include mixed used opportunities. Steve Hammond responds that the plan will likely include those recommendations.
- Comment: I like that the team is looking at health/safety impacts of streets/street design. (No Response)

### d. Chollas Creek Concepts

John Gibbs delivers presentation on Chollas Creek concepts. Key topics include:

- Relationship of Chollas Creek to mobility across the plan area
- Benefits of creek enhancement
- Floodplain / floodway considerations
- Summary of strategies studied by past and recent plans, and new concepts:
  - looking at creek as an amenity; Jacobs is an example of this
  - creek as a place for people
  - creek as open space
  - creek as a mobility component. The creek is one of key connectors across the project area.
  - creek as a front to development; creek will be a designed place
- Reviews creekway design concepts along southwest, east, and north legs/segments

### Questions, Comments, Discussion

- Question: Redevelopment Association projects often require affordable housing, local business or local hiring set-asides; could this plan include paid inclusion for community expertise; youth needs to be part of this and be exposed to it? The team responds that the City does not pay for community participation, but that volunteer community participation and expertise were always welcomed.
- Comment: From Bruce Williams representing Anthony Young: The community has worked for years, for free, to voice their concerns and feedback, on planning boards, etc.; our planner Karen Bucey has a good idea about what the community wants, based on this; planning groups have been established for a long time; and are ongoing. (No response)
- Question: How can the plan be successful if we build without the majority of the people in mind, e.g. without the participation of the full breadth of the +9 major ethnic groups in the plan area? Any plan for alternate kind of outreach? City staff respond that the Encanto Group has been a partner for the whole process, and are part of outreach; also SEDC, Jacobs, CNC, ACT, etc.
- Comment: The creek should enhance what goes on in community. The design team has done excellent job with concepts that build on the creek as huge asset. (No response)
- Question: Local planning groups have passed guidance requiring solar panels and stormwater recycling. Will this be part of the plan, as currently it seems to be having no effect on development? (Post-meeting note: The plan can include these as recommendations or potentially as guidelines, however: Stormwater requirements are thoroughly addressed in Federal and State legislation through RWQCB's; and requiring

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solar panels will adversely affect affordability and community character while not addressing energy comprehensively, as the CBSC (a.k.a. Title 24) does.)

- Comment: The City should try to include all ethnic groups in the planning process, so that the plan will be international, like the area. “We’re like Miami!” (No response)
- Comment: The Chollas Creek enhancement program was based on a massive outreach and community contribution program, involving many, many community meetings and the participation of hundreds of people. Good job on that. (No response)

### 6. Next Steps:

The next public meeting is planned as **Community Workshop #2, Saturday, 10/29/11.**

All are welcome. (Post-meeting note: it is possible that this meeting will occur in November or December rather than October.)

**\*\*\* END OF MEETING NOTES \*\*\***

*The notes as presented herein are not necessarily in sequence with the discussion and constitute the author's understanding of the results of the meeting. Any discrepancies or omissions should be brought to the author's attention in writing within three working days, upon receipt of which the author will revise and redistribute minutes. In the absence of such notice, these minutes will be deemed correct.*

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