

Westside

AREA DEVELOPMENT PLAN

Community Meeting and Open House Meeting Summary December 12, 2019



Meeting Description

A community meeting and open house were held at Martin Middle School on December 12, 2019., from 5:30 to 8:00 PM. The purpose of the meeting was to introduce the Westside Area Development Plan and gather input from the community. Freese and Nichols, the planning consultant team, gave a brief presentation about the City's Area Development Plans, the planning process, the importance of planning, and the purpose of the meeting. During the open house, participants were able to give input on a variety of topics related to the Westside by interacting with input stations located around the room and by taking the online survey. The information gathered at the community meeting will be used to develop vision themes, priorities, and strategies for the Westside Area Development Plan.

Pictures from the Meeting

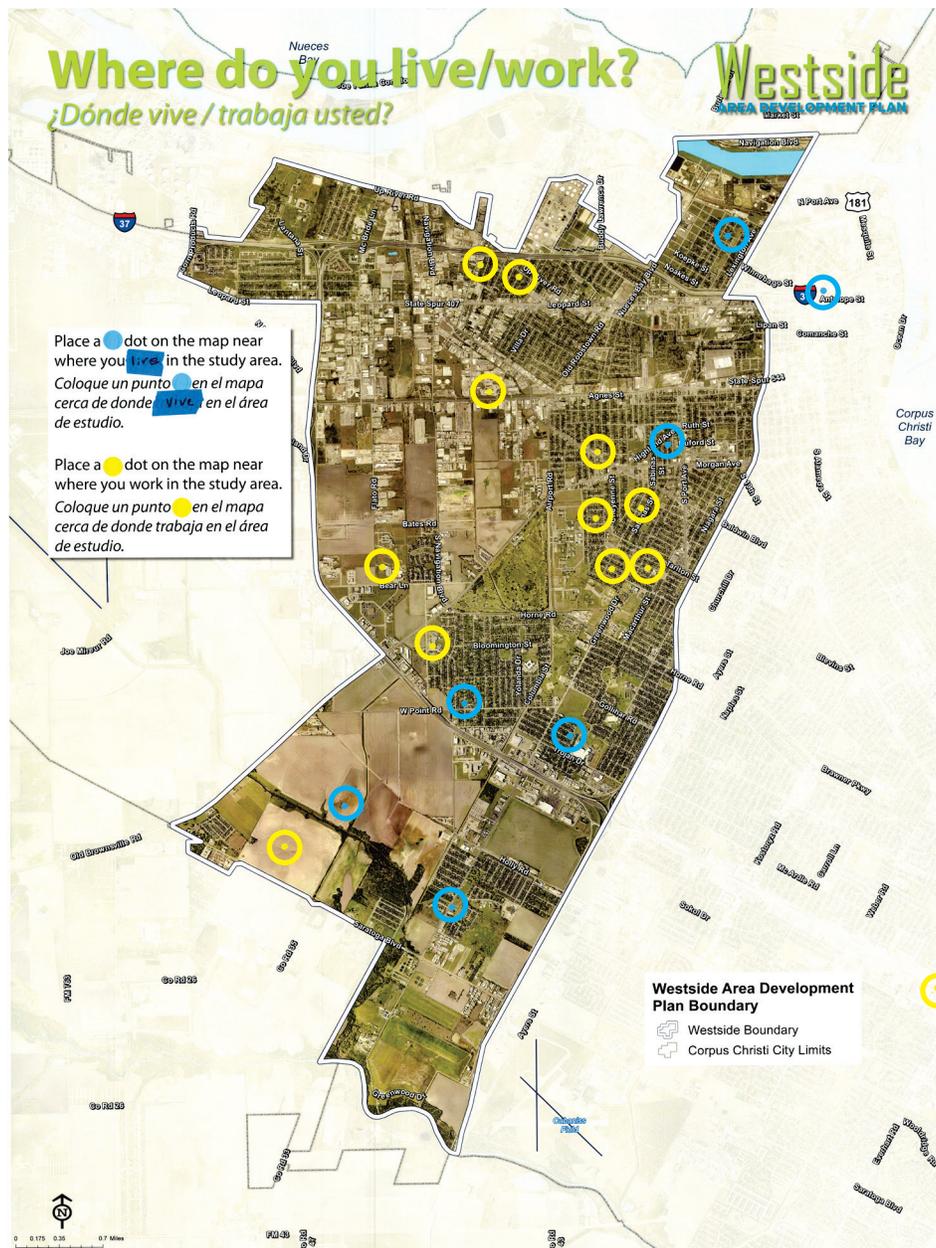


Input and Educational Stations

During the open house, a series of boards were placed around the room for participants to review and interact with. Each input board asked a different question regarding issues and opportunities for the Westside. There were also educational boards to inform attendees about the existing conditions of the area. A summary of the input received during the meeting is presented in this document.

Where do you live/work?

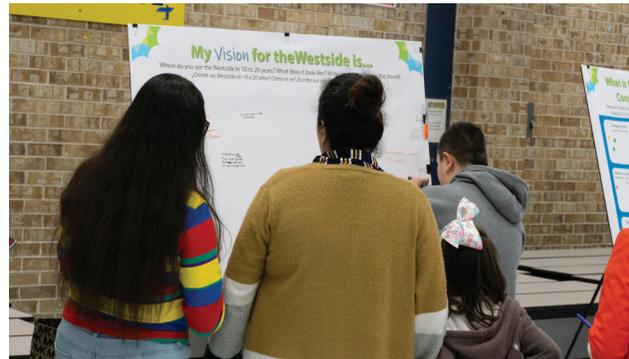
Each meeting attendee was asked to place a dot on the map identifying where they live and/or work within the study area. The dot exercise helps identify areas and neighborhoods within the study area that were represented. The results of the exercise are shown on the map below.



My Vision for the Westside is...

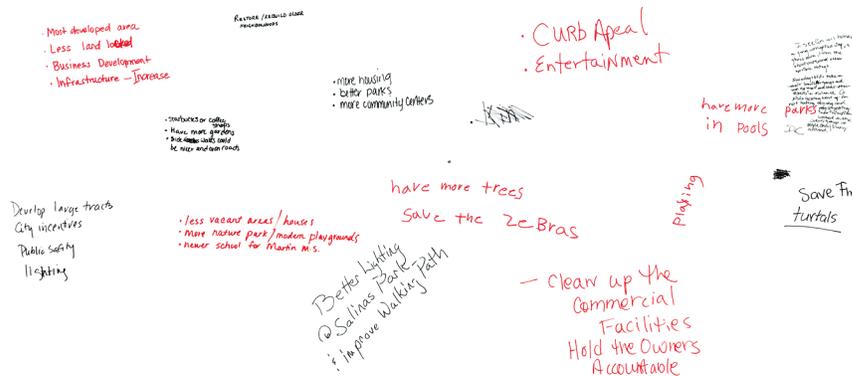
Participants were asked to identify their vision for the Westside for the next 10 to 20 years. The following is a summary of the responses written on the board.

- » Most Developed Area
- » Less Land Locked
- » Business Development
- » Increase Infrastructure
- » Restore/Rebuild Older Neighborhoods
- » Starbucks or Coffee Shops
- » Have More Gardens
- » Sidewalks could be nicer and even roads
- » More Housing
- » Better Parks
- » More Community Centers
- » Develop Large Tracts
- » City Incentives
- » Public Safety
- » Lighting
- » Less vacant areas/houses
- » More nature parks/modern playgrounds
- » Newer school for Martin Middle School
- » Better lighting at Salinas Park and improve walking path
- » Clean up the commercial facilities. Hold the owners accountable.
- » Have more parks and pools
- » Have More Trees
- » Curb Appeal
- » Entertainment
- » Improve Safety



My Vision for the Westside is...

Where do you see the Westside in 10 to 20 years? What does it look like? Write your thoughts on the board!
 ¿Dónde ves Westside en 10 a 20 años? Cómo se ve? Escriba sus pensamientos en la pizarra!



My Favorite Part of the Westside is...

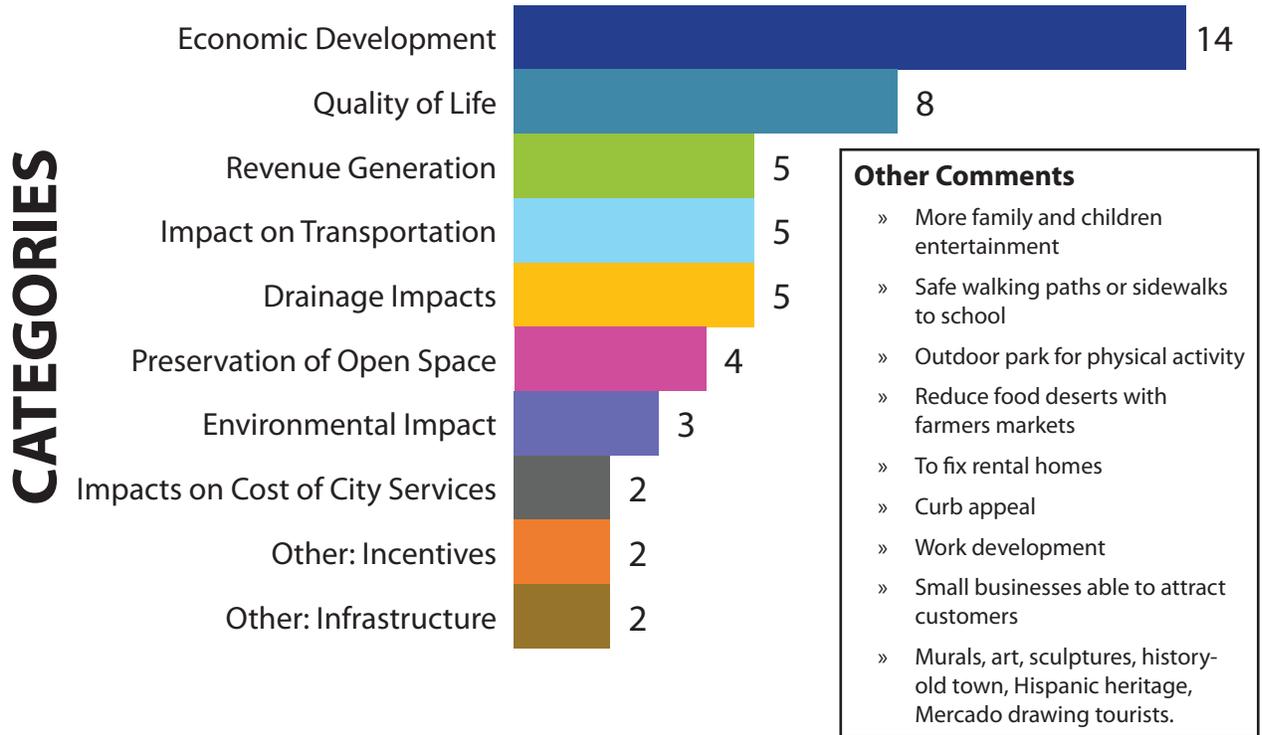
Participants were asked to write their favorite thing about the Westside. This input helps identify assets within the area that should be preserved or capitalized on. The following is a summary of the responses written on the board.

- » Martin [Middle School] and the legacy it carries. Most people, when they think of Martin, they think about the violence, but that's just not true.
- » Parks
- » The humbleness the Westside brings out of People. OH... and then MILLER BUCS!
- » Hillcrest
- » Del Mar College
- » Harold T. Branch Academy
- » Buc Stadium
- » Revitalized "Old Town" Mercado Area close to where Crosstown/new bridge will come over.
- » My Home. My Life.
- » Our Customers!
- » Garcia Center on Agnes and Other "Safety Net" centers that change parts of the neighborhood.
- » Moody High School
- » High Schools: West Oso/Moody/Miller
- » Tradition
- » New Star Bucks
- » Miller High School
- » Tradition
- » Family
- » Del Mar!
- » Diversity
- » Salinas Park and Express Soccer
- » Ben F. McDonald Library
- » Boys and Girls Club
- » Baseball Parks



What is the Most Important Factor When Considering Future Improvements?

Each participant was asked to identify the most important factor when considering future improvements in the Westside by placing a dot under the two most important factors or listing a different factor. The following is a summary of the responses from the exercise.



What is the MOST Important Factor When Considering Future Improvements?

Take two (2) dots and place a dot on the two factors that are most important to you or write down other ideas.
Tome dos (2) puntos, coloquelo en los dos factores que sea más importante para usted o escriba otras ideas.

<p>Drainage Impacts Impactos de drenaje</p>	<p>Impact on Transportation Network Impacto en la red de transporte</p>	<p>Economic Development Desarrollo económico</p>	<p>Quality of Life Calidad de vida</p>
<p>Impacts to Cost of City Services Impactos en el costo de los servicios de la ciudad</p>	<p>Environmental Impact Impacto medioambiental</p>	<p>Revenue Generation Generación de impuestos</p>	<p>Preservation of Open Space Preservación del espacio abierto</p>
<p>Other: <u>Infrastructure</u></p>	<p>Other: <u>Incentives</u></p> <ul style="list-style-type: none"> - More family & children entertainment - Safe walking paths or sidewalks to school - Outdoor park for physical activity - Reduce food deserts with Farmers markets 	<p>Other: _____</p>	<p>Other: <u>Incentives</u></p> <ul style="list-style-type: none"> - To Fix Rental Homes - Curb Appeal - Small businesses able to attract customers - Murals - art, sculptures, history-old town, Hispanic heritage, Mercado drawing tourists

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Westside

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Where is Housing Needed in the Westside?

Participants were asked to identify the location of where they would like to see new housing. The map below presents the results of the exercise. Participants were also asked to identify what type of housing is preferred by placing a dot in the box representing each preferred housing type. The table to the right presents the total responses for each housing type.

Housing Type	#
Townhomes	6
Apartments	4
Suburban Single Family	1
High Density Single Family	1
Duplexes	1
Rural Single Family	1

Where is Housing Needed in the Westside?



Place dots in undeveloped areas where you would like to see new housing.

Coloque puntos en áreas subdesarrolladas donde le gustaría ver nuevas viviendas.

At the bottom, please identify the housing types you prefer by placing dots in the corresponding boxes.

En la parte inferior, identifique los tipos de vivienda que prefiere colocando puntos en los cuadros correspondientes.

Suburban Single Family <input type="checkbox"/>	Rural Single Family <input type="checkbox"/>
High Density Single Family <input type="checkbox"/>	Duplexes <input type="checkbox"/>
Apartments <input type="checkbox"/>	Townhomes <input type="checkbox"/>

How Can We Ensure the Westside Neighborhoods Thrive?

Participants were asked to identify ways to maintain or improve existing neighborhoods. The following is a summary of the responses written on the board.

- » Façade Improvements in the Molina Neighborhood
- » Sidewalks along Flato Road for access to high school students
- » Vacant homes need to be taken care of. (Even if owners are out of state)
- » Street Improvements in the West Oso Area
- » Sidewalks
- » Infrastructure
- » Hillcrest: Repair, Rebuild, Beautify
- » Code Enforcement (Substandard Housing)
- » Street Improvements
- » Parks and Trails
- » Infill Buildings
- » Lighting
- » Placemaking
- » Façade Improvements
- » Incentives for Development
- » More Lighting
- » Safer Environment. Police Presence.
- » Code Enforcement for dumping
- » Remove substandard housing
- » Increase percentage of homeownership
- » Hillcrest needs to be put in a plan!
- » Privacy fencing around Porta Potty Business on North Port Avenue
- » Hillcrest park trees need trimming
- » Hillcrest code enforcement
- » Infill Buildings
- » Direction of Port-owned property
- » Incentives for development
- » Lighting
- » Police/Fire

How Can We Ensure the Westside's Neighborhoods Thrive?

Think about your neighborhood. What would you like to see? How can existing neighborhoods be enhanced? Write down your thoughts!
Piensa en tu vecindario. ¿Qué le gustaría ver? ¿Cómo se pueden mejorar los vecindarios existentes? ¡Escribe tus pensamientos!

Facade Improvements in the Molina Neighborhood
 Sidewalks along Flato Road for access to High School Students

Vacant Homes Taken Care of
 (Even if owners are out of state)

Street Improvements in the West Oso Area
 Sidewalks
 Infrastructure

CODE ENFORCEMENT
 (SUB-STANDARD HOUSING)

Hillcrest
 Park
 Trees
 Trimming

Street improvements
 Parks and trails
 Infill buildings
 Lighting
 Placemaking

Incentives for development
 more lighting
 safer environment
 Police presence
 Code enforcement
 tree trimming
 Remove substandard housing
 Increase percentage of homeownership

Hillcrest needs to be
 put into a plan!

PRIVACY FENCING
 AROUND PORTA Potty
 BUSINESS
 ON NORTH PORT

HILLCREST PARK TREES
 NEED TRIMMING

Hillcrest
 Code Enforcement
 Infill Buildings
 Direction of Port owned property

Incentives
 Lighting
 Police/Fire

EXAMPLES:
 EJEMPLOS:



Street Improvements
 Mejoras de Calle



Mixed-use
 Uso Mixto



Facade Improvements
 Mejoras de fachadas



Infill Housing
 Casas de relleno



Parks and Trails
 Parques y Senderos



Placemaking
 Haciendo un Lugar

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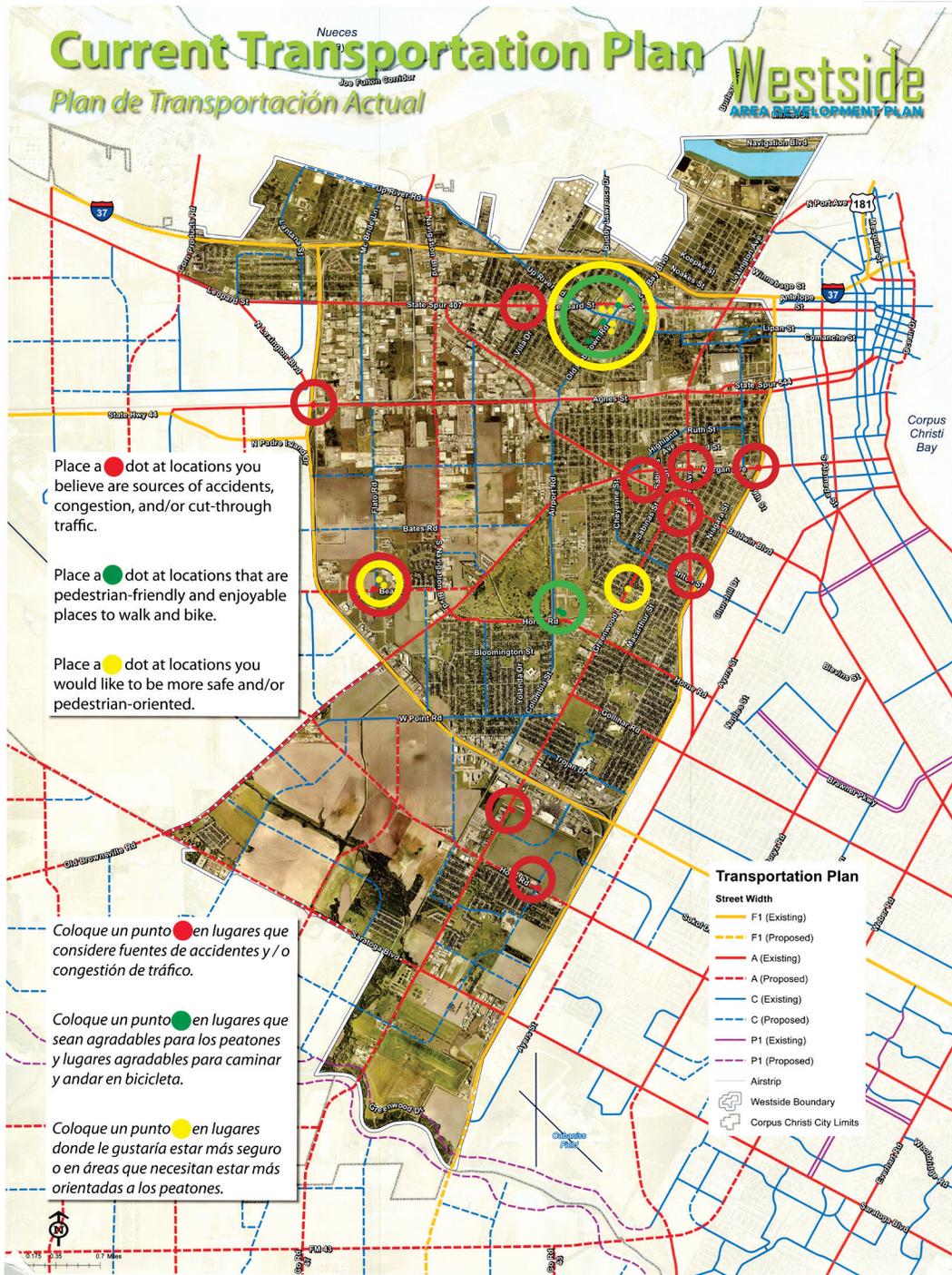
Current Transportation Plan

Participants were asked to:

Place a ● dot at locations you believe are sources of accidents, congestion, and/or cut-through traffic.

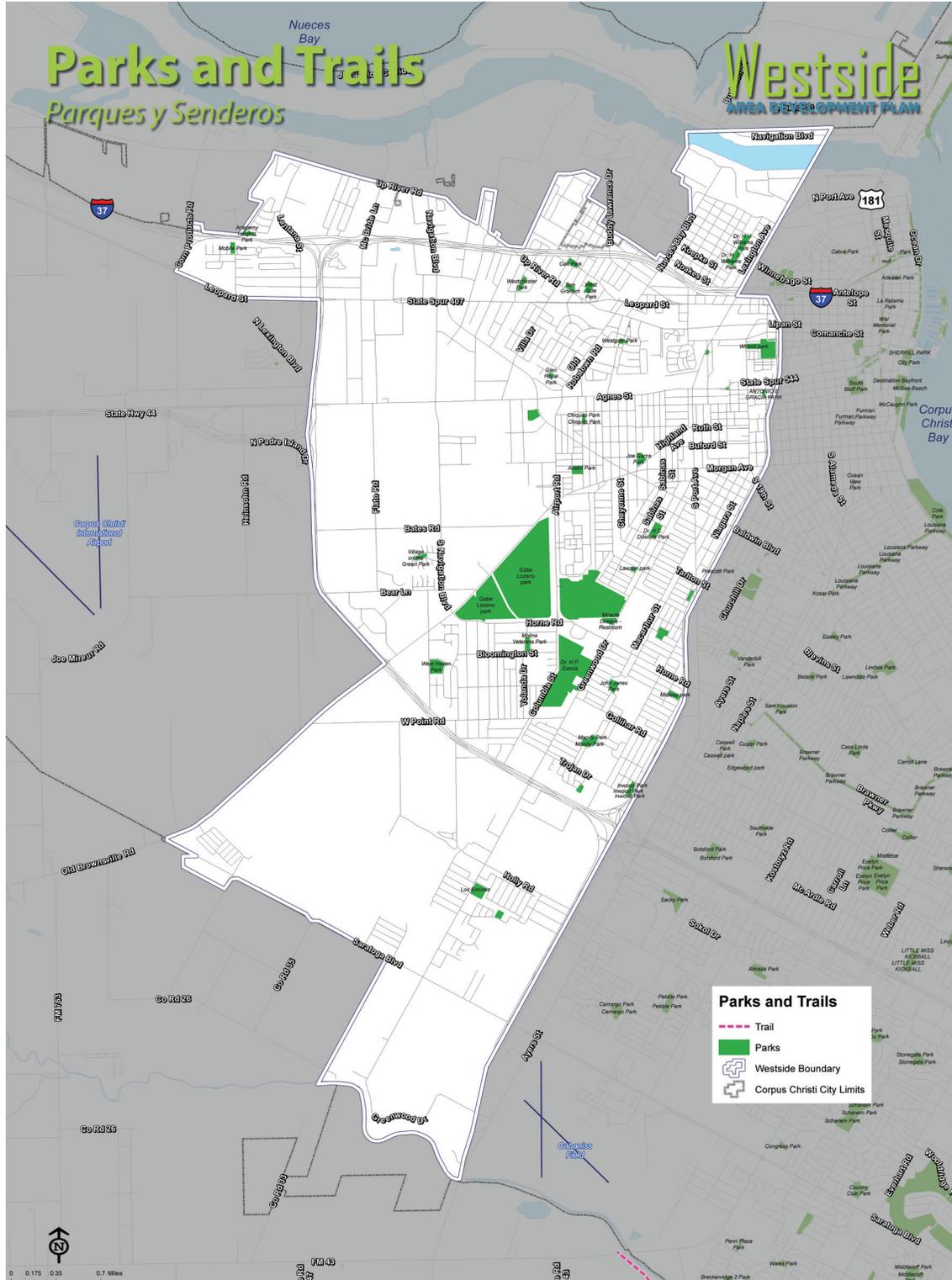
Place a ● dot at locations that are pedestrian-friendly and enjoyable places to walk and bike.

Place a ● dot at locations you would like to be more safe and/or pedestrian-oriented.



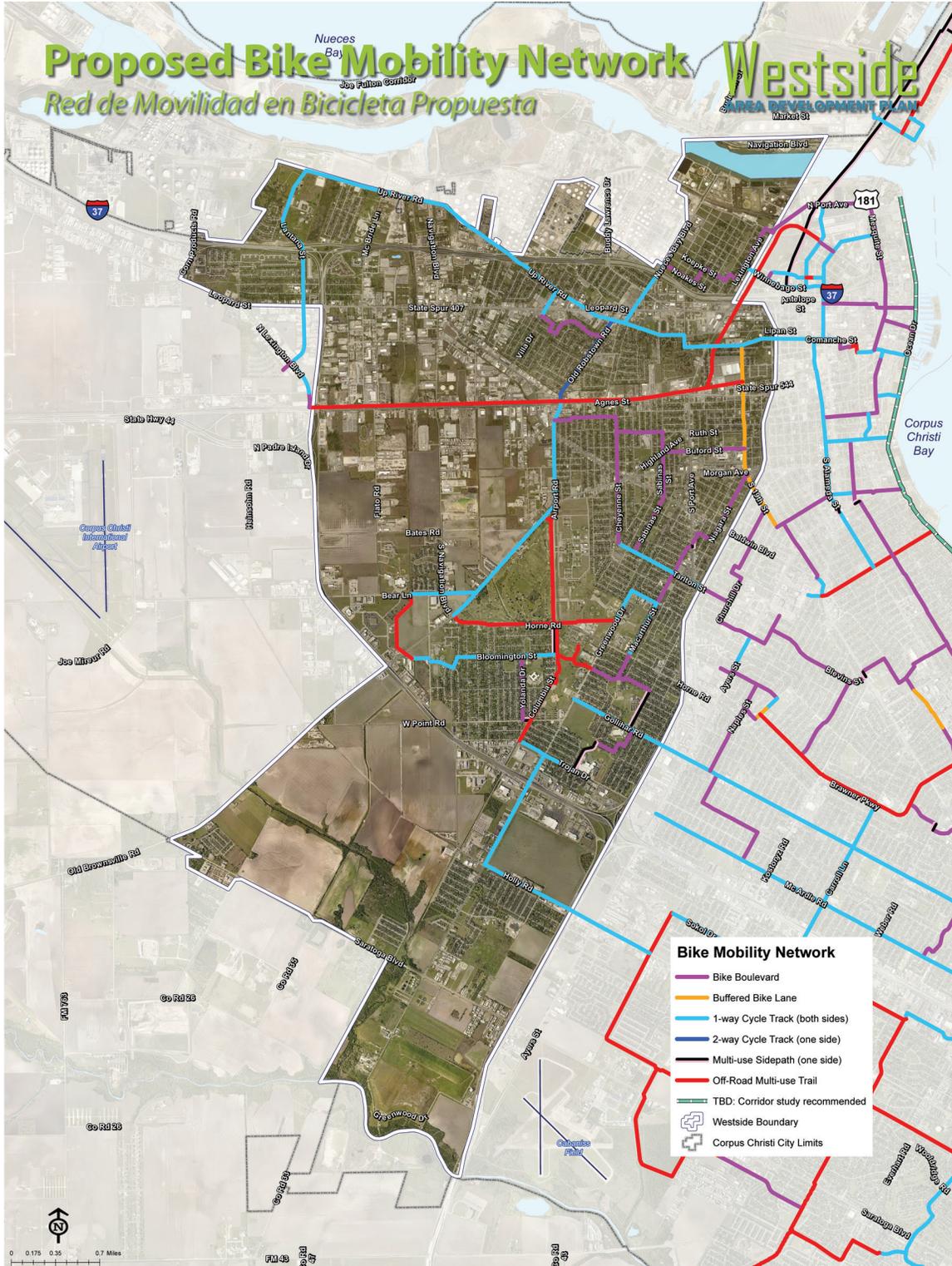
Parks and Trails

The map below identifies the location of parks and trails within the Westside.



Strategic Plan for Active Mobility: Phase 1 Bicycle Mobility

The map below presents the City's currently adopted bike mobility network including both on- and off-street trails.



Westside

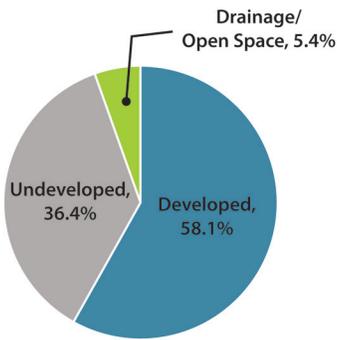
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Existing Land Use Conditions

The educational board below includes a map of existing land uses in the Westside, the percentage of each land use in the area and the amount of available land for development.

Existing Land Use Conditions

Condiciones de uso del Suelo Existentes



Existing Land Use	Acre	%
Agricultural (1 unit/5 acres)	2,752.5	20.1%
Right-of-Way	2,226.5	16.3%
Low Density Residential (up to 8 units/1 acre)	2,076.1	15.2%
Vacant	1,583.3	11.6%
Public/Semi-Public	1,289.8	9.4%
Light Industrial	1,174.2	8.6%
Commercial	730.4	5.3%
Heavy Industrial	650.8	4.8%
Park	458.7	3.4%
Medium Density Residential (8-22 units/1 acre)	238.9	1.7%
Drainage Corridor	187.1	1.4%
Water	111.6	0.8%
Manufactured Home	83.6	0.6%
Professional Office	71.4	0.5%
Estate Residential (1 unit/1 acre)	20.2	0.1%
High Density Residential (>22 units/ 1 acre)	6.9	0.1%
Total	13,662.1	100.0%

