

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



My Favorite Part of the Westside is...

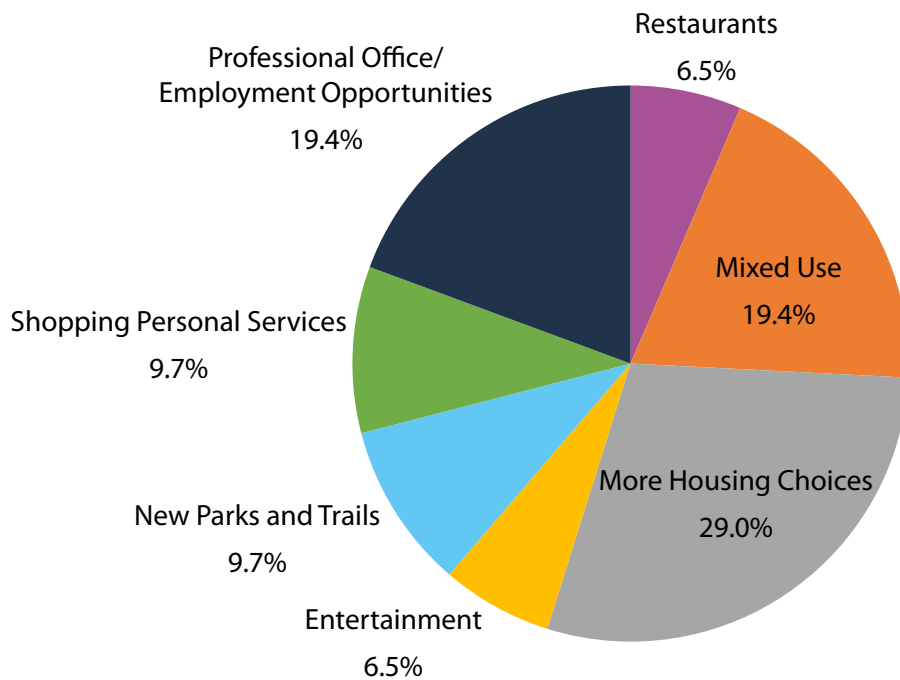
Participants were asked to write their favorite thing about the Westside. This input helps identify assets within the area that should be preserved or capitalized on. The following is a summary of the responses written on the board.

- » 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 Missing Most in the Westside?

Each participant was asked to identify what land uses are missing in the Westside by placing a dot beneath the two land use categories that are missing most or by writing down other ideas. The following is a summary of the responses from the exercise.



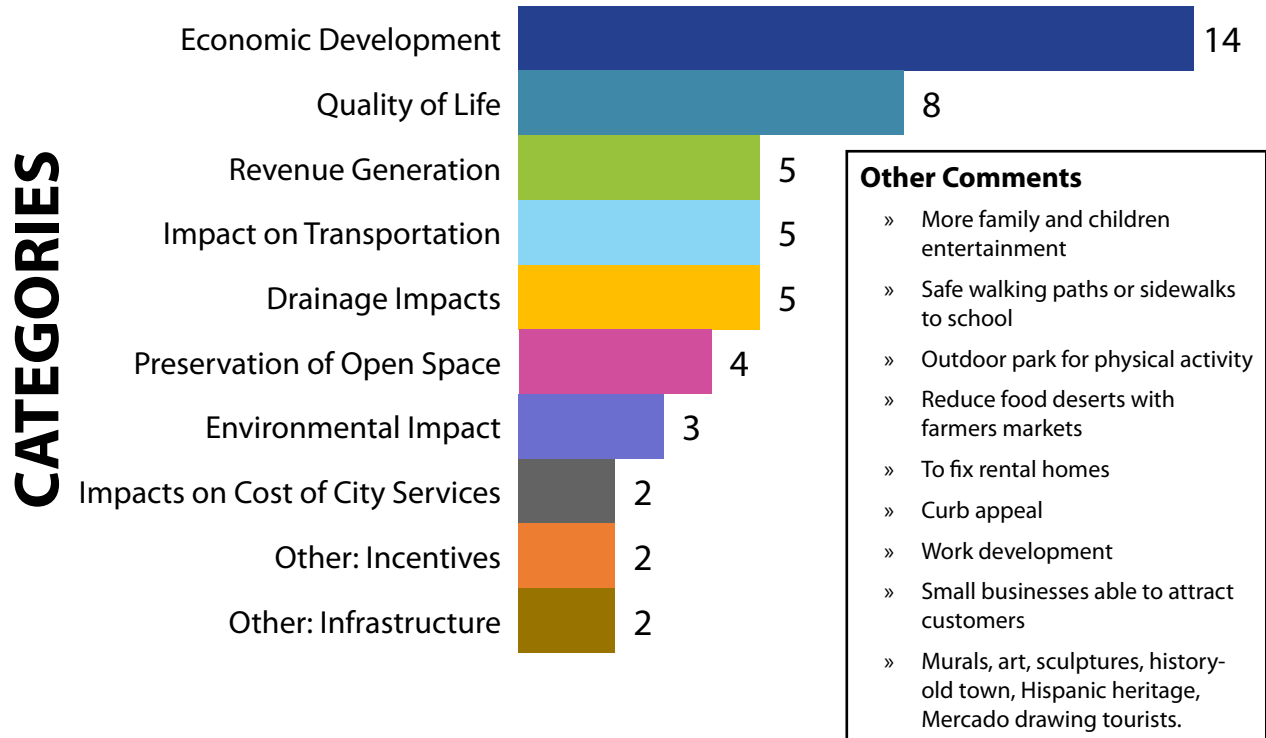
Other Ideas

- » More entertainment for families and children
- » Streets and sidewalk areas highly improved (less bumps, better pavement, etc)
- » More retail
- » Face lift for Health Department
- » Affordable housing
- » Shaded trees at parks
- » Exercise equipment at parks
- » Variety of restaurants
- » Curb appeal
- » Fitness centers



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, colóquelo en los dos factores que sea más importante para usted o escriba otras ideas.

Drainage Impacts Impactos de drenaje	Impact on Transportation Network Impacto en la red de transporte	Economic Development Desarrollo económico	Quality of Life Calidad de vida
Impacts to Cost of City Services Impactos en el costo de los servicios de la ciudad	Environmental Impact Impacto medioambiental	Revenue Generation Generación de impuestos	Preservation of Open Space Preservación del espacio abierto
Other: Infrastructure	Other: Incentives More family & children entertainment Safe walking paths to school Outdoor park for physical activity Reduce food deserts with farmers markets	Other:	Other: Murals To fix rental homes Curb appeal Work development Small businesses able to attract customers Murals, art, sculptures, history-old town, Hispanic heritage, Mercado drawing tourists.

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What are the Opportunity Areas in the Westside?

Participants were asked to identify the areas where there are opportunities for new development and what type of development should be in those areas. The map below presents the results of the exercise.



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.

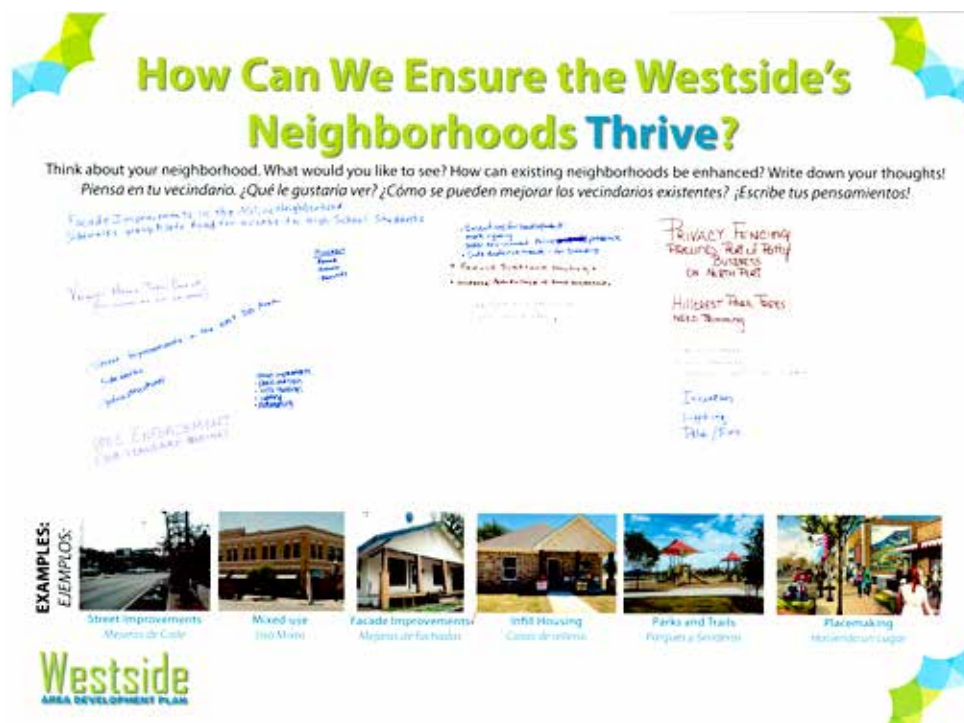
Housing Type	#
Townhomes	6
Apartments	4
Suburban Single Family	1
High Density Single Family	1
Duplexes	1
Rural Single Family	1



How Can We Ensure the Westside Neighborhoods Thrive?

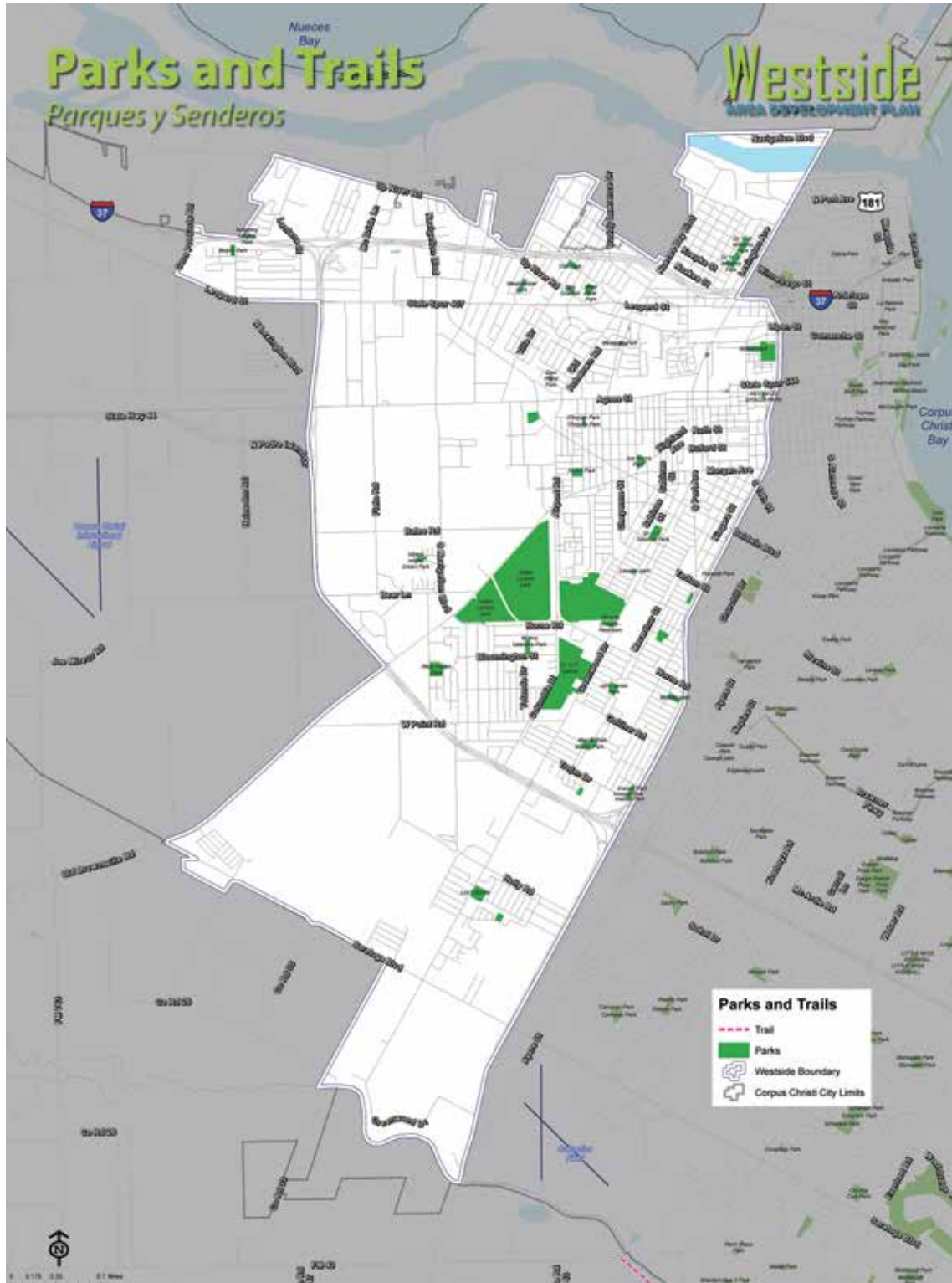
Participants were asked to identify ways to maintain or improve existing neighborhoods. The following is a summary of the responses written on the board.

- » 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



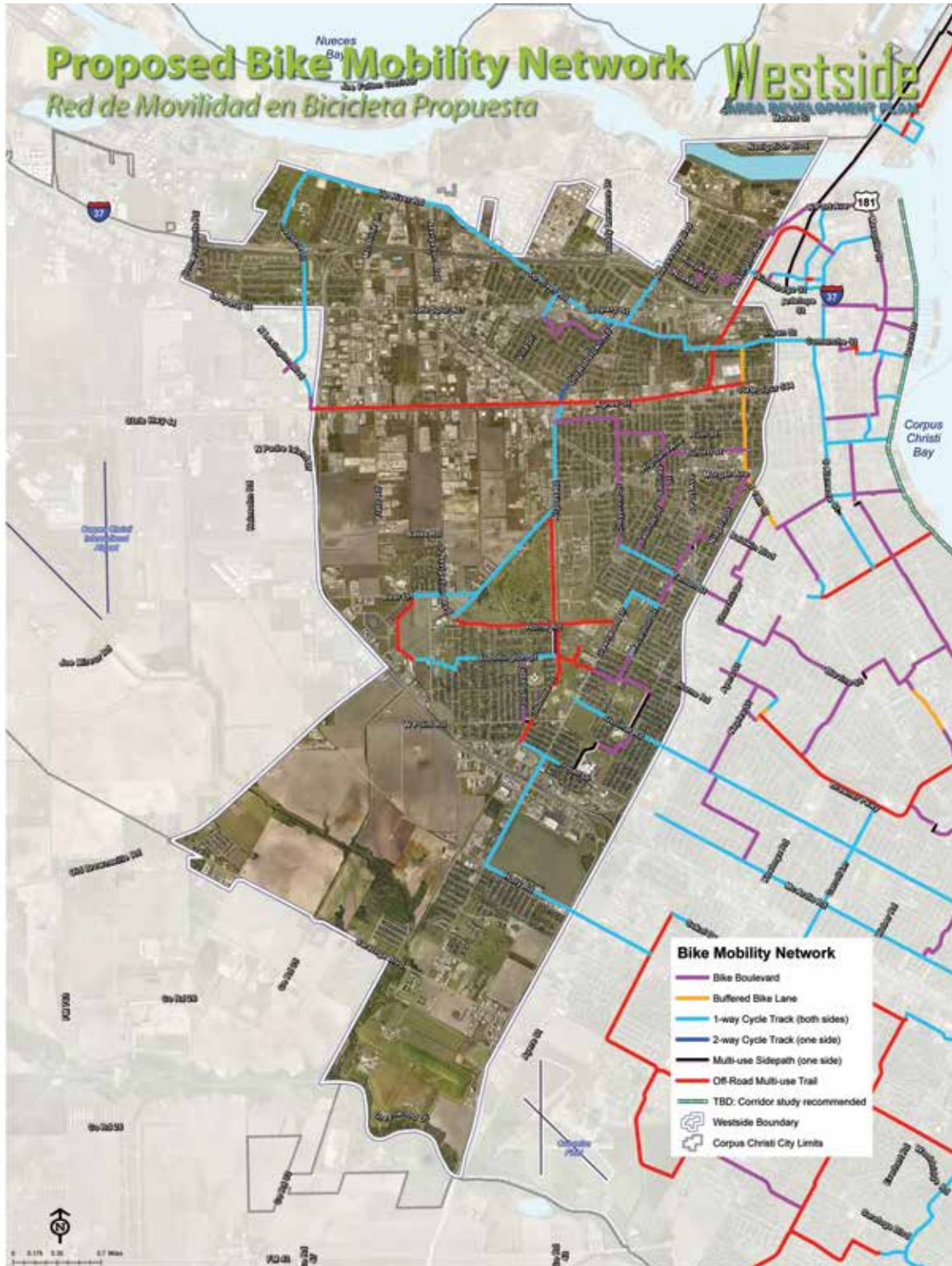
Parks and Trails

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.

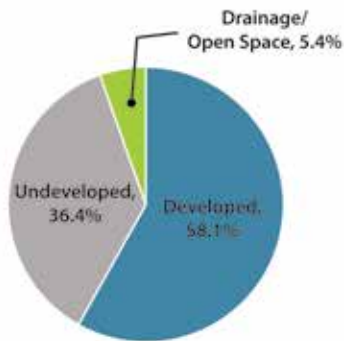


Existing Land Use Conditions

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%

