



## City of Tulare General Plan Update Community Workshop #1 Summary

Opportunities, Challenges, and a Vision

Community Center  
830 South Blackstone Street

On September 27, 2005, over 35 people met at the Community Center and participated in the first of five community workshops designed to give the community opportunities to be involved in shaping the City of Tulare General Plan. The purpose of the first workshop was to provide participants with an overview of the General Plan update process and give everyone an opportunity to offer their thoughts on the future of Tulare. Following the General Plan overview, the workshop participants broke into three break-out groups and discussed the following three questions:

1. What opportunities or advantages does Tulare have?
2. What are the challenges facing Tulare?
3. What is your vision of Tulare in 25 years?

For the first two questions, each person was asked to write on a card their three top opportunities and three top issues. Each break-out group then discussed all of the ideas written down, and working as a group, identified what they felt were the top three opportunities and top three issues. Each group then presented their top three lists to everyone at the workshop.



For the third question, everyone came back together as one large group. Each person was asked to write down a description of their vision for the future of the City. Each person's idea was then read out loud.

The following pages summarize each group's top three lists for the first two questions. This is followed by a listing of each person's input on the questions asked.

## BREAK-OUT GROUP #1



### **Question 1: What advantages or opportunities does Tulare have?**

1. International agricultural center
2. Citywide marketing
3. Measure I

### **Question 2: What are the challenges facing Tulare?**

1. Public safety
2. Jobs/solid tax base
3. Infrastructure – cost and maintenance

## BREAK-OUT GROUP #2



### **Question 1: What advantages or opportunities does Tulare have?**

1. Proximity to Highway 99, Fresno, and Bakersfield
2. Agri-center area, convention and hospitality /visitor accommodations
3. Expansion of youth and education opportunities

### **Question 2: What are the challenges facing Tulare?**

1. Transportation/circulation (interchanges and college, farm, and industrial access)
2. Employment and housing (infill)
3. Quality of life (municipal identity, city appearance, parks and open space)

### BREAK-OUT GROUP #3



**Question 1: What advantages or opportunities does Tulare have?**

1. Agricultural/Agribusiness heritage
2. Economic infrastructure (rail, freeway)
3. Growth (better planning, learn)

**Question 2: What are the challenges facing Tulare?**

1. Parks and open space
2. Circulation (flow, alternatives)
3. Land use/density
4. Economic development

## ALL INPUTS

Each member of the three break-out groups wrote down three responses for the first two questions. The answers written down are provided, as written, in the list below. For purposes of this summary, comments were grouped under topic headings.

If more one person made the same comment, the number of similar responses is shown in parentheses following the comment.

### **Question #1: What advantages or opportunities does Tulare have?**

#### **Geographical**

- Centralized location on 99 & State
- Mid location between northern & southern California
- Location for major commercial midway LA-SF
- Proximity to 99 & grid pattern set down by R/R
- Proximity to National Parks, Outlet, etc

#### **General**

- Immigrant roots – cross cultural relations
- Grow in community
- The Theater
- Land is relatively reasonable
- Making a thriving clean downtown
- Sales tax ballot Measure I
- Low income areas – Accountability
- Timing—We are at the start and able to improve most problems before development is too great
- Room sufficient around city to grow in the right way – (not an inner-city)
- Continue the “old grid network” of streets in new residential development
- Historical museum & downtown plaza
- WAE synergy

#### **Economic Development**

- Available labor force
- Affordable workforce
- Airport Commercial - use for warehousing
- 99 ideal for trucking and warehousing & distribution
- More jobs along Highway 99
- Agri-business maintenance
- Expand professional community
- Expand highway commercial
- Wax Convention Center
- Keep selling Tulare – Chamber “Tulare has it all!”
- City-wide marketing
- Continue to work for more corporation between public & private sector
- Develop an industrial park
- More attractions (main theater, pool hall, etc)
- Cartmill crossing retail dev & sales tax rev
- Opportunity to capture more visitor/tourist traffic because of location on Hwy 99
- Outlet mall —shopping (2)

- 99 access at Cartmill & Paige
  - Access over cross of the tracks at cross street
  - Maintain AG related economy (include AG tourism)
- Job opportunities where is the industrial park (like Visala's Goshen)

### **Quality of Life**

- Cost of living (room for growth)
- Small town atmosphere/feeling (livability) (3)
  - Know your neighbor
  - People still acknowledge each other
- More places for kids to hang out
- More places to eat/shop/hotel

### **Transportation**

- Accessibility to rail & highway
- Take better advantage of Highway 99 (2)
- Take more advantage of rail service
- Build new houses on transit lines & potential light rail

### **Public Facilities/Services**

- Law enforcement

### **Education**

- Schools are getting better
- Higher education (i.e. infrastructure)
- Educational system
- College campus (2)
  - Education improvement -- COS/Fresno State/Cal Poly expansion
  - Education – UC Davis, Cal Poly, College of the Sequoias (COS)
  - Opportunity to build College of the Sequoias(COS)/higher education facilities
- Continue good schools & locations

### **Housing**

- Most affordable housing
  - Maintain lower cost housing

### **Parks/Open Space**

- Parks
- Develop bicycle and pedestrian friendly trails
  - Santa Fe Trail circling around to green belt

### **Agriculture**

- AG heritage
- Opportunity to remain a leader in agricultural production
- Agri-Center
- Consolidate Fair & AG Center – Grow great exhibit area
- Increase of farmland and usage
- Farm show (2)
  - Have AG show area put to more use
- AG Center growth supporting- ie: infrastructure roads, freeway access, etc
- AG Center development/Convention (Greater Usage) & hotel/motel, dining

- Maintain agricultural buffer 360 degrees
- Preserve AG

## **Question #2: What are the challenges facing Tulare?**

### **General**

- Future growth—Where will it go?
- City identity
- Restructuring of City government—4 yr elected mayor
- Improve the Inyo Street corridor
- Revitalize downtown
- West side medical services
- General plan should match LAFCO plan
- Population diversity
  - Changing
  - Gangs

### **Economic Development**

- Industrial growth—(Industry types)
  - Industrial Park Expansion
- Commercial jobs
- Jobs with higher income/tax base
- Business attraction
- Commercial planning—(exploitation of our proximity to 99)
- Adequate provision for employment opportunities
- Job creation, discretionary income
- Economic stability
  - Diversity
  - Environment
  - Flexibility
- Need for more inventory of industrial land to allow for future job creation
- Revive the downtown shopping area

### **Transportation**

- Red light at Paige exit
- Roads(2)
  - potholes
- Transportation to and from school
- The K Street exit ramp
- Rail overpass
  - North side RR over crossing
- Efficient traffic flow
- Walkable communities –ultimate boundary
- Local street update – arterial st aligning
- Improve street surfaces
- Highway 99 access
- Transportation/Circulation (4)
  - (traffic flow, congestion, emergency)
    - especially relating to access at Cartmill/99, college site, farm show
- Commercial avenue exchange
- Circulation with reasonable expectation of implementation

## **Agriculture**

- Preserve Ag./ AG land conservation (3)
  - Protecting prime Ag. land

## **Parks/Open Space**

- Open space
- Skate parks (2)
- Park funding
- Community gardens
- Protecting green space
  - Sidewalks
  - Bike trails
  - Parks
  - Community meeting spaces
- Inner-city open spaces

## **Environment**

- Water quality (4)
- Air quality (3)
- Quality of natural resources
- Depletion of fossil fuels

## **Public Facilities/Services**

- Water supply (3)
- Sewer system
- Infrastructure (2)
  - Maintain & grow infrastructure cost
- Flooding due to bad drainage
- Police /Public Safety (4)
  - Boat officer, bikes, investigation, traffic, gang force
  - crime
- Need to make sure there are adequate resources available for growing population  
(emergency service response times, water, etc.)

## **Education**

- School funding

## **Housing**

- Affordable housing
- Variety of housing
- Better quality homes
- Higher standard for construction
- How can the City gain public support for multi-family housing?

## **Aesthetics**

Improve the appearance of community

## **Land Use**

- Industrial land
  - Industrially zoned property
- Compactness and sustainability

- Redevelopment of the west side
- Westside services, medical, bridges, etc.
- Shopping centers should be all 4 corners of the city
- Land use & infrastructure—water, electricity, open space, concentric growth
- Density—use what we have well; we move only when we run out
- Growth needs to be more balanced, i.e., housing on west & south sides is growing rapidly, but services & retail are not keeping pace in those areas
- Land use relationship and related balance issues
- To densify: Identifying & preserving future transit corridors

**Question #3: What is your vision of Tulare in 25 years?**

For Question 3, each person wrote down one statement that was to be their vision for the future of the community. The following is a verbatim listing of these responses.

**General**

- People living and working here
- Effective and efficient City government
- Tulare Visalia will merge
- Jobs: opportunities for all  
Stand alone city  
Identity, one of a kind  
A great place to live work and recreate
- A cooperative unified community because of cogeneration between public & private sector
- A balanced community
  - jobs & recreation
 In 25 years -- Tulare is a city of Beauty & opportunity
  - Lots of tree
  - Easy transportation
  - Lots of parks
  - Convenient shopping
  - Clean air
  - Less noise

**Agriculture**

- Proud AG heritage
  - Maintain local heritage
- Strong agriculture  
Economically thriving AG center
  - Agri-center regional convention center
 Notable note: What are we/our city known for? World Ag Center

**Economic**

- Economically vibrant
- Cheese Capital World
- Full employment & local sustainable economy
- Regional shopping hub on 99
- Healthy businesses
- Sound economic base

Mix of jobs in AG& other industries-lower unemployment rate  
Enough retail so our residents don't have to go to Visalia/Fresno, etc.

### **Transportation**

No one has to own a car to access anything. There are lovely walkable places to meet people. No wasted spaces like front yards & wide streets.

Commuter rail service

Union Pac line

Public trans throughway

Good public transportation?

- Traffic patterns—no sprawl

### **Quality of Life**

Tulare will be a safe place to live, play work & worship

- Good community to live and work in
  - Clean
  - Safe (2)
  - Affordable
  - Great quality of life & clean air
  - Good jobs/Happy people
  - Friendly people
  - Volunteerism Capital of CA
  - Vibrant downtown (2)
  - Vibrant—eating, shopping, etc.
  - Small town/home town feel/atmosphere (4)
    - Small **quiet** town flavor with plenty of fun
- "Sense of" community

### **Aesthetics**

- Trees/Beautiful/Planned

### **Environment**

Clean air-green space

- Solar
  - Solar panels everywhere!!
  - Solar farms

### **Public Facilities and Services**

- Sound public services
- No water – no town

### **Education**

- Educated population
- Excellent schools (3)
  - College campus (2)
    - Cal State or U.C. Tulare

### **Parks/Open Space**

- Good parks

### **Land Use**

Multi-story bldgs.

**Housing**

Housing opportunities for all income groups

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