



# City of Tulare General Plan Update Community Workshop #3 Summary

Alternative Concepts & Policy Alternatives  
Live Oak Middle School, 950 North Laspina  
May 23, 2006

## INTRODUCTION

On May 23, 2006, approximately 35 people met at Live Oak Middle School and participated in the third of five community workshops to prepare an update of the City of Tulare General Plan. The purpose of the workshop was twofold:

1. To evaluate four Land Use Concept Alternatives; and
2. Answer questions that will provide direction on key policy alternatives.

## BACKGROUND

The first workshop, held on September 27, 2005, brought together an enthusiastic and diverse group of Tulare residents who learned more about the update process and provided their insights about what they liked about Tulare and what they would like to see changed. The second workshop, held on March 2, 2006, provided a “snapshot” of current conditions and how existing trends might shape the future. Workshop participants then helped shape the future of Tulare by identifying new locations for homes, parks, employment centers, and shopping centers in the community.

## WORKSHOP 3

Participants who attended Workshop #3 began with an introduction and review of the status of the General Plan Update. Participants were then asked to provide input on the four Concept Alternatives. Dur-

ing this exercise, Workshop participants reviewed the various diagrams and provided comments and suggestions for each concept. Following a brief break, participants were broken into four groups to review the key policy alternatives that will be addressed by the General Plan. This exercise asked participants to provide input and comments on 10 key issues facing the City of Tulare.



The following summary provides the input received from Workshop #3 participants for both the concept alternatives and policy alternatives exercises. City Staff and the Consultants will use this information to refine the concept alternatives and create land use alternatives that will serve as the basis for the General Plan Update.

*City Staff and the Consultants will use the community’s input to create a set of land use alternatives that will serve as the basis of for the General Plan Update.*

## CONCEPT LAND USE ALTERNATIVES

The following pages identify the four land use concepts. Each of the concepts depicts four possible future scenarios for how growth could be distributed or organized to accomplish different goals or attain different urban patterns. These diagrams are intended to illustrate ideas and principles, not proposed uses for specific properties. Each of the four land use concepts was developed based on inputs received from the community in previous workshops.



This section also provides community input from Workshop #3 for each alternative. Workshop participants were asked to review each concept alternative and provide any likes, dislike, or comments for each alternative. This information is summarized with each concept alternative in the following pages. The table below provides a summary of the participants choice for a preferred growth alternative.

Draft Growth Concept	Number of Votes
Northwest	8
Concentric	13
Northeast	4
Southeast	0

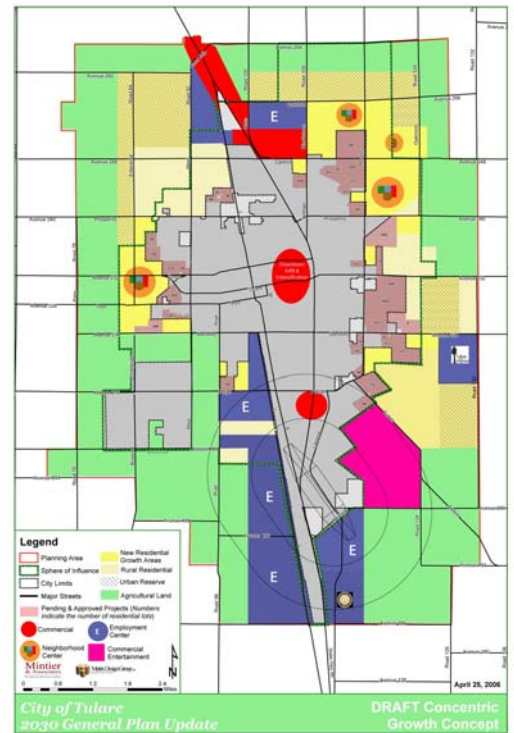
## INTRODUCTION

This alternative focuses on the revitalization of the existing City with commercial, employment, and multifamily growth directed in the downtown. Additional commercial development is positioned to the north along the Highway 99 corridor, in the downtown, and to the south. New employment centers would be focused around the airport and in the north between Highway 99 and Mooney Boulevard, just south of Oakdale. New residential growth would include higher densities and be accommodated around the existing urbanized City uniformly. Several “neighborhood centers” would be dispersed throughout the new growth areas that include higher residential densities and neighborhood serving uses (grocery stores, drug stores, etc.). Rural residential uses would be included to buffer urban and agricultural uses. A band of “urban reserve” land is included around the new growth area that could be developed in the event that new growth exceeds the projected population through 2030. Finally, this alternative would establish a permanent open space greenbelt along Mooney Boulevard between the Cities of Tulare and Visalia.

## GROWTH CONCEPT 1 FEEDBACK SUMMARY

The following summary provides an overview of the comments received from Workshop #3 participants relative to this alternative:

- Develop more along State Highway 99 in the north
- Develop the Urban Reserve shown in the northwest
- Remove the Employment in the north, just west of State SR 99
- Develop the Urban Reserve in the east
- Add a Neighborhood Center and high density development in the east
- Add light industrial uses in the southeast between the wastewater treatment plan and the existing city limits
- Infill and build-up the Downtown
- Add a park south of the Airport
- Add Neighborhood Centers south and west of the airport



*[See pages 10-11 for a summary of all concept alternative comments]*





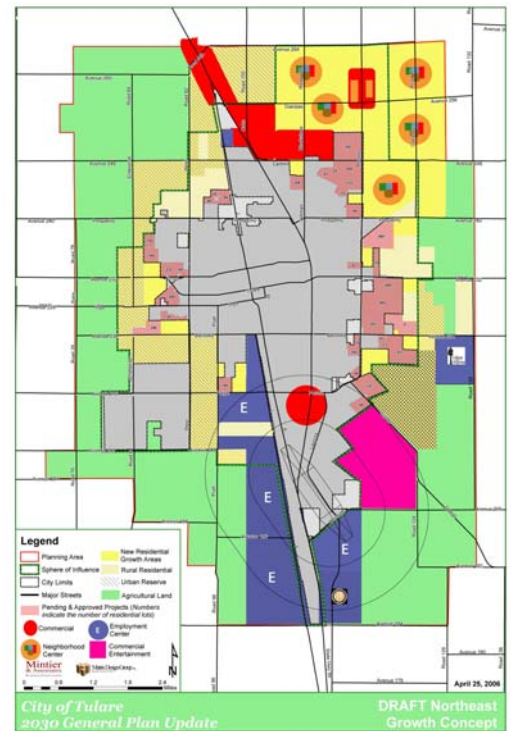
## INTRODUCTION

This alternative directs most new commercial growth to the north, along State Route 99, and in the south along Foster. New employment growth would be concentrated around the airport, where residential uses are not allowed. A majority of new residential growth would be accommodated by low density uses that are focused north-east of the existing urbanized area along the Mooney Boulevard corridor. This area would include “neighborhood centers” that include higher residential densities and neighborhood serving uses (grocery stores, drug stores, etc.). Rural residential uses would be included to buffer urban and agricultural uses. “Urban reserve” lands are included to the north and east of the new growth area that could be developed in the event that growth exceeds projections through 2030. This alternative would encourage development that would eventually abut with the City of Visalia.

## GROWTH CONCEPT 2 FEEDBACK SUMMARY

The following summary provides an overview of the comments received from Workshop #3 participants relative to this alternative:

- Develop the northwest first
- Develop the northeast later
- Develop along Oakmore on either side of the city
- Add Neighborhood Commercial on either side of the proposed COS extension
- Add a park south of the airport
- Add Neighborhood Commercial south of the airport
- Add a Neighborhood Commercial on the eastern side of the city
- Incorporate the area between the wastewater treatment plant and the existing City Limits



*[See pages 10-11 for a summary of all concept alternative comments]*



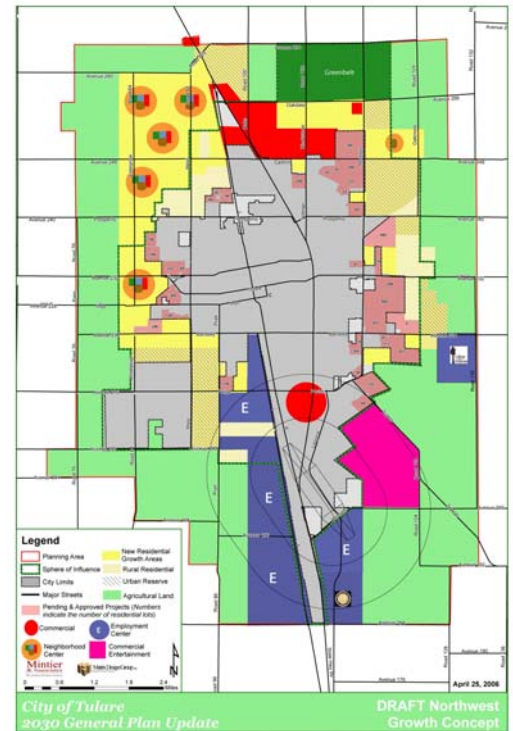


This alternative directs most new commercial growth to the north, along State Route 99 and Oakdale, and in the south along Foster. New employment growth would be concentrated around Mefford Airport, where residential uses are discouraged. A majority of new residential growth would be at moderate densities, and focused northwest of the existing urbanized City. This area would incorporate “neighborhood centers” that include higher residential densities and neighborhood serving uses (grocery stores, drug stores, etc.). Rural residential uses would be included to buffer urban and agricultural uses. “Urban reserve” land is included to the north and west that could be developed in the event that growth exceeds the projected growth through 2030. Finally, this alternative would establish a permanent open space greenbelt along Mooney Boulevard between Tulare and the City of Visalia.

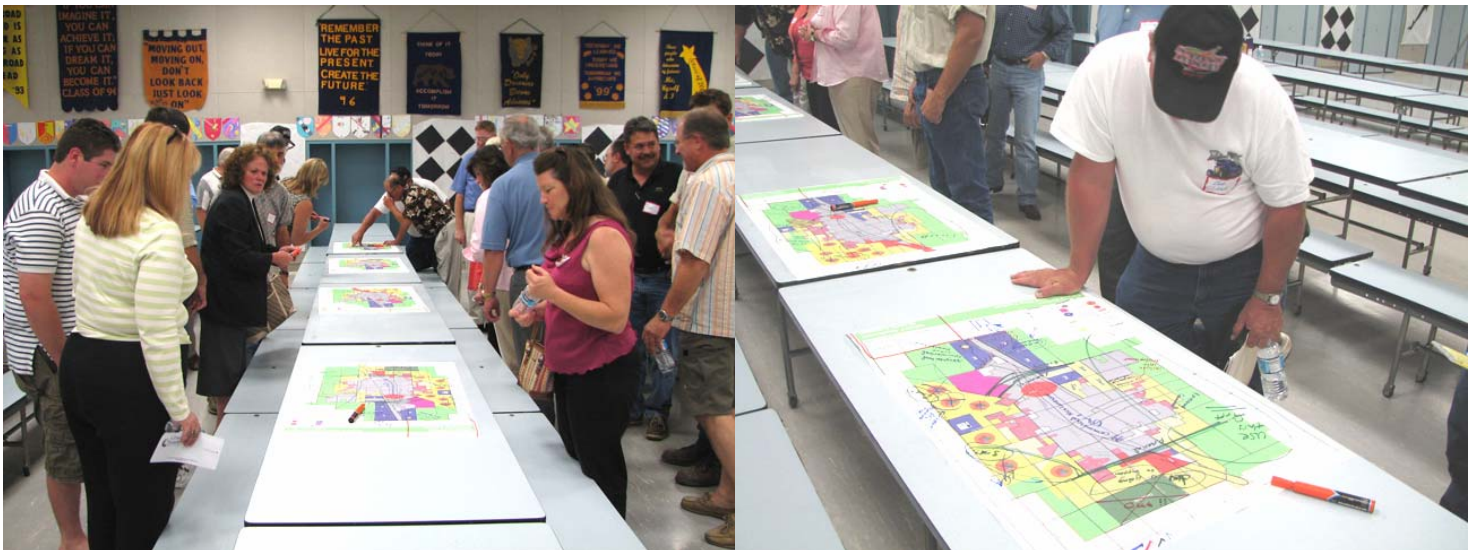
### GROWTH CONCEPT 3 FEEDBACK SUMMARY

The following summary provides an overview of the comments received from Workshop #3 participants relative to this alternative:

- Remove the Greenbelt in the northeast
- Build in the northwest
- Reduce the number of higher density/neighborhood centers in the northwest
- Add more development along the eastern side of the city that includes neighborhood centers
- Add light industrial uses in the southeast around the wastewater treatment plan
- Add a regional park south of the airport
- Preserve the wetlands in the far southwest
- Add a Santa Fe Loop road from Downtown toward the north and south
- Increase industrial development around the wastewater treatment plant



*[See pages 10-11 for a summary of all concept alternative comments]*



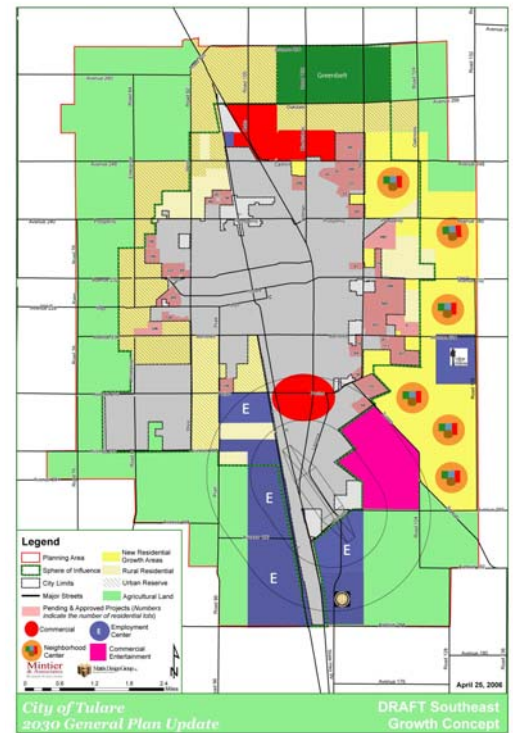


This alternative directs most new commercial growth to the southeast and east of the existing City Limits. New employment growth would be concentrated around Mefford Airport, where residential uses are discouraged. A majority of new residential growth would be accommodated by low density uses that are focused southeast of the existing urbanized area around the proposed COS extension site. This area would include “neighborhood centers” that include higher residential densities and neighborhood serving uses (grocery stores, drug stores, etc.). Rural residential uses would be included to buffer urban and agricultural uses. “Urban reserve” lands are included to the north and west of the new growth area that could be developed in the event that growth exceeds projections through 2030. This concept also preserve the agricultural and open space lands along Mooney Blvd in the north. This alternative would encourage development that would eventually separate Tulare from the City of Visalia.

### GROWTH CONCEPT 4 FEEDBACK SUMMARY

The following summary provides an overview of the comments received from Workshop #3 participants relative to this alternative:

- Develop the northwest first
- Include commercial development and neighborhood centers in the northwest
- Remove the greenbelt in the northeast
- Development will happen in the northeast
- Remove development in the southeast
- Add commercial just north of the airport
- Preserve the wetlands in the far south
- Add neighborhood commercial south of the airport
- Add commercial along State Highway 99 in the city
- Increase industrial development around the wastewater treatment plant



*[See pages 10-11 for a summary of all concept alternative comments]*







The following table provides a summary of the comments made by each group. Each color represents the color marker used by a given group of participants to provide their comments on each concept alternative.

Concept Alternative	Red Comments	Blue Comments	Purple Comments	Green Comments
<b>Concentric</b>	<ul style="list-style-type: none"> <li>• Preserve wetlands in south</li> <li>• No employment centers in north</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial in north</li> <li>• No employment centers in north</li> <li>• No wetlands in south</li> <li>• Add high density housing near College of the Sequoias</li> <li>• Add light industrial in southwest</li> </ul>	<ul style="list-style-type: none"> <li>• Add neighborhood centers in south and near College of the Sequoias</li> <li>• Add high density housing near College of the Sequoias</li> <li>• Add commercial along 99 in north</li> <li>• Landscape Howard Freeway in north</li> </ul>	<ul style="list-style-type: none"> <li>• Add park in south</li> <li>• Use Cartmill as arterial</li> <li>• Commercial in north</li> <li>• Downtown infill and intensification</li> <li>• Add urban reserve in north</li> <li>• Industrial in southwest</li> <li>• Develop in east and northwest</li> </ul>
<b>Northeast</b>	<ul style="list-style-type: none"> <li>• Add more employment centers</li> <li>• Develop in northeast</li> </ul>	<ul style="list-style-type: none"> <li>• Less neighborhood centers in northeast</li> <li>• Add neighborhood centers in west and east</li> </ul>	<ul style="list-style-type: none"> <li>• Add commercial along 99</li> <li>• Less neighborhood centers in northeast</li> <li>• Add neighborhood centers in east and south</li> <li>• Add park in south</li> <li>• Incorporate land in southwest for new neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>• Add east-west arterial commercial avenue in south</li> <li>• Add park in south</li> <li>• Develop west first, then northeast</li> <li>• Add neighborhood center in west</li> <li>• Develop on both sides of Oakmore in east</li> </ul>
<b>Northwest</b>	<ul style="list-style-type: none"> <li>• No greenbelt</li> <li>• Preserve wetlands in south</li> <li>• Add Santa Fe loops</li> </ul>	<ul style="list-style-type: none"> <li>• Light industrial in southwest</li> </ul>	<ul style="list-style-type: none"> <li>• No greenbelt</li> <li>• No neighborhood centers in northwest</li> <li>• Add neighborhood centers along south and east periphery of SOI</li> </ul>	<ul style="list-style-type: none"> <li>• New residential and neighborhood centers in northwest</li> <li>• Greenbelt</li> <li>• Buffer zone to sewage plant</li> <li>• New development in northeast</li> <li>• Employment centers in south</li> <li>• Add park in south</li> </ul>
<b>Southeast</b>	<ul style="list-style-type: none"> <li>• No greenbelt</li> <li>• Preserve wetlands in south</li> <li>• Develop in southwest</li> </ul>	<ul style="list-style-type: none"> <li>• Add commercial and landscape along 99</li> <li>• No neighborhood commercial in south</li> <li>• No wetlands preserve in south</li> <li>• Add recreational in south</li> <li>• Less neighborhood centers near College of the Sequoias</li> <li>• Keep ag teaching center south of College of the Sequoias</li> <li>• Ag in northeast</li> </ul>	<ul style="list-style-type: none"> <li>• Add neighborhood commercial in south</li> <li>• Add commercial industrial in southwest</li> <li>• Add neighborhood commercial in west</li> <li>• No neighborhood centers in southeast</li> </ul>	<ul style="list-style-type: none"> <li>• Develop west first, then south of College, then north of College</li> <li>• Develop in north</li> <li>• No greenbelt</li> <li>• Use Cartmill as arterial</li> <li>• Add east-west commercial freeway in south</li> </ul>

# POLICY ALTERNATIVES SUMMARY



Workshop participants were broken into four groups to discuss the topical issues and potential policy responses. Each group was provided with a workbook containing seven topic areas with two questions per topic. The seven topic headings were: A—Land Use, B—Urban Design, C—Economic Development, D—Quality of Life, E—Parks and Recreation, F—Circulation, and G—Infrastructure.

The following tables provide a summary of the responses to the Policy Alternatives questions that workshop participants responded to, along with the number of responses for each choice. Following the summary tables, a complete list of each groups’ input is provided.

---

## A1 What residential densities should be used to guide new development?

---

Need a balance of housing types of all densities.	4
Encourage infill development.	4
Add mixed use for downtown.	4
Spread higher densities throughout the City (don’t concentrate in one place).	3
Density that encourages condominiums to be built in the City.	2
Provide more senior housing.	2

---

## A2 Should the City promote the development of a greenbelt around the community?

---

Don’t create greenbelt. Create well designed open spaces at entries to community to give a sense of openness.	3
Create “greenbelt” through landscaped retention or recharge basins.	2
Nice parks/uses/activities when not needed for water.	1
Create “greenbelt” through large regional park.	1
Yes. Build into project by having lower densities on outside edges of developments.	1
A greenbelt must be flexible and applicable to land development.	1

---

## B1 Should the City establish urban form requirements as part of new development?

---

Co-locate schools, parks, retention areas, and other community uses to promote joint use facilities.	4
Establish an attractive entry statement on Highway 99.	4
Develop program to address Highway 99 image, and set standards for development along the highway.	4
No “leapfrog” development. Grow outward from existing City in logical steps.	3
Use a Village concept / large specific plan areas for new growth.	2
Design guidelines for specific areas/projects only.	1

---

## B2 How can the City ensure continued infill and viability of existing neighborhoods, including the Downtown?

---

Promote uses that have users during both daytime and nighttime hours.	3
Higher development standards downtown.	3
Plan for community parking in the downtown.	3
Look at subdividing vertically.	2
Encourage high occupancy uses downtown (senior housing, hospital, medical facilities, etc.).	2
Encourage density.	2

---

## **C1 How can the City expand and diversify employment?**

---

Educated employment base. Promote higher education (faculties).	4
Promote: Highway 99 access to new employers, quality of life of City to new employers, public safety as an asset.	4
Provide generous employment designated lands to allow choice.	4
Enhance access to Highway 99 (interchanges).	3
Promote agricultural related industry.	3
Establish business incubators to promote startup businesses.	3

---

## **C2 What types of commercial enterprises should the City encourage/promote?**

---

Focus on establishing a strong, regional commercial core along the Highway 99 corridor.	4
Distribute neighborhood commercial centers (grocery store anchored) throughout the City.	4
Develop an auto mall site.	3
Limit big box uses to regional centers.	2
Need more land for service commercial uses. Use industrial land to support.	2
Refocus to where the infrastructure already exists.	1

---

## **D1 How can the City enhance the City's identity and appearance?**

---

Develop a signage program for entries.	3
Enhance the airport to take advantage of this facility of business.	3
Redevelop Tagus Ranch area.	3
Develop a program to establish entry statements.	2
Code enforcement. Keep up code enforcement.	2
Leverage our Agricultural Heritage.	2

---

## **D2 What level of public services are desired?**

---

Enhance street maintenance.	3
Public transit considerations.	2
Enhance police presence in the downtown.	2
Establish design guidelines that include safe design standards.	2
Establish a program to address masonry buildings (older buildings - for seismic safety).	1
Safety codes are important.	1

---

## **E1 How should the City locate/integrate park and recreation facilities?**

---

Co-locate with schools to share play areas / open areas.	4
Establish pocket parks as a neighborhood requirement. Count these towards a development's park requirements.	3
Maintain the current ratio of parks.	3
Parks today are mostly neighborhood and community level. Do you support using some acreage for regional parks.	2
Add different types of parks.	1
Expand the amount of park land / 1,000 persons.	1

---

---

## **E2 What types of facilities should be included?**

---

Enhance recreation programs to provide more variety.	3
Need multi-purpose facilities included with parks.	3
Expand regional park.	2
Park with water theme.	1
Arbor areas for shade or coverage for sports programs.	1
Add bicycle racks.	1

---

## **F1 How can the City interface with State Route 99?**

---

Develop interchange.	3
Better signage.	1
Advocate interstate status of 99.	1
Make the most of Commercial Ave. interchange.	1
Improve southbound J Street.	1
Bring 99 up to six lanes.	1

---

## **F2 What level of alternative transportation should be promoted in the community?**

---

Expand trails system in town.	3
For future transit, the City should look to: current bus system.	3
Trails system should be built into the Village Concept.	1
Use trails to expand bike lanes.	1
Promote high speed rail and connections to City.	1
Create taxi stop in downtown.	1

---

## **G1 How should new infrastructure be planned?**

---

Develop recharge systems for groundwater.	4
Maintain a master plan of facilities.	3
Use current infrastructure first.	1
Work with existing ag water irrigation districts to do multi use for ag lands and city water supply.	1
Expand public works as needed.	1
Well in advance.	1

---

## **G2 How should new infrastructure be maintained?**

---

Utilize landscape and lighting districts to a greater extent.	4
Require maintenance plan and funding plan as part of all developments.	3
Continue to do what you are doing.	2
Create “village” so that residents can enjoy the landscape.	1
City should be responsible for maintenance.	1
Native maintenance team correcting all problems.	1

---

**A - LAND USE**

**A1. What residential densities should be used to guide new development?**

- Density that encourages condominiums to be built in the City.
- Need a balance of housing types of all densities.
- Spread higher densities throughout the City (don't concentrate in one place).
- Encourage infill development.
- Provide more senior housing.
- Add mixed use for downtown.
- Add mixed use to revitalize older commercial strips.
- Satellite communities – mixed.
- All good logical common sense.

**A2. Should the City promote the development of a greenbelt around the community?**

- Don't create greenbelt. Create well designed open spaces at entries to community to give a sense of openness.
- Create "greenbelt" through landscaped retention or recharge basins.
- Nice parks/uses/activities when not needed for water.

**B - URBAN DESIGN**

**B1. Should the City establish urban form requirements as part of new development?**

- No "leapfrog" development. Grow outward from existing City in logical steps.
- Use a Village concept / large specific plan areas for new growth.
- Co-locate schools, parks, retention areas, and other community uses to promote joint use facilities.
- Establish an attractive entry statement on Highway 99.
- Develop program to address Highway 99 image, and set standards for new development along the highway.
- Strong feelings about no leapfrog.
- Specific Plan for new growth.
- Our city needs attractive entry – 99.

**B2. How can the City ensure continued infill and viability of existing neighborhoods, including the Downtown?**

- Promote uses that have users during both daytime and nighttime hours.
- Higher development standards downtown.
- Very important – dual uses.

**C - ECONOMIC DEVELOPMENT**

**C1. How can the City expand and diversify employment?**

- Educated employment base. Promote higher education (faculties).
- Promote: quality of life of City to new employers.
- Provide generous employment designated lands to allow choice.
- Quality of life – to new employers.
- Educate employment base.

**C2. What types of commercial enterprises should the City encourage/promote?**

- Focus on establishing a strong, regional commercial core along the Highway 99 corridor.
- Distribute neighborhood commercial centers (grocery store anchored) throughout the City.
- Develop an auto mall site. Location: airport – landscape.
- Have store fronts welcome travelers – make buildings look inviting – landscape make priority.





**D - QUALITY OF LIFE**

**D1. How can the City enhance the City’s identity and appearance?**

- Develop a program to establish entry statements.
- Develop a signage program for entries.
- Enhance the airport to take advantage of this facility of business.
- Redevelop Tagus Ranch area.
- Continue theme - Heritage - Ag Center.
- Definitely enhance airport area.
- Enforce codes - Tagus Ranch should be cleaned up - needs a better image.

**D2. What level of public services are desired?**

- Enhance street maintenance.
- Establish a program to address masonry buildings (older buildings - for seismic safety).
- Historical building need to be preserved - keep the theme.
- Safety codes are important.

**E - PARKS AND RECREATION**

**E1. How should the City locate/integrate park and recreation facilities?**

- Co-locate with schools to share play areas / open areas.
- Expand the amount of park land / 1,000 persons.
- We don’t need a community city park - large - Basin requirements/park-like.

**E2. What types of facilities should be included?**

- Park with water theme.
- Need multi-purpose facilities included with parks. Would you be willing to give up park acreage in order
- to fund these facilities: no.
- Lake/family enjoyment.

**F - CIRCULATION**

**F1. How can the City interface with State Route 99?**

- Improve southbound J Street - make it nice - enhance with paved roads - landscape green clean lighting - impose/enforce codes.

**F2. What level of alternative transportation should be promoted in the community?**

- For future transit, the City should look to: Bus Rapid Transit.
- Transit complex is developing nicely.

**G - INFRASTRUCTURE**

**G1. How should new infrastructure be planned?**

- Develop recharge systems for groundwater.

**G2. How should new infrastructure be maintained?**

- Require maintenance plan and funding plan as part of all developments.
- Utilize landscape and lighting districts to a greater extent.
- Doing a nice job, now continue - enforce.



## A - LAND USE

### **A1. What residential densities should be used to guide new development?**

- Need a balance of housing types of all densities.
- Spread higher densities throughout the City (don't concentrate in one place).
- Encourage infill development.
- Add mixed use for downtown.
- Develop areas where infrastructure is already present in reference to fresh water lines.
- Higher density areas be located along planned transit routes.

### **A2. Should the City promote the development of a greenbelt around the community?**

- Don't create greenbelt. Create well designed open spaces at entries to community to give a sense of openness.

## B - URBAN DESIGN

### **B1. Should the City establish urban form requirements as part of new development?**

- No "leapfrog" development. Grow outward from existing City in logical steps.
- Use a Village concept / large specific plan areas for new growth.
- Co-locate schools, parks, retention areas, and other community uses to promote joint use facilities.
- Establish an attractive entry statement on Highway 99.
- Develop program to address Highway 99 image, and set standards for new development along the highway.
- Leapfrog within urban guidelines.

### **B2. How can the City ensure continued infill and viability of existing neighborhoods, including the Downtown?**

- Plan for community parking in the downtown.
- Promote uses that have users during both daytime and nighttime hours.
- Higher development standards downtown.
- High occupancy should be allowed if not encouraged.

## C - ECONOMIC DEVELOPMENT

### **C1. How can the City expand and diversify employment?**

- Educated employment base. Promote higher education (faculties).
- Promote: Highway 99 access to new employers, quality of life of City to new employers, public safety as an asset.
- Enhance access to Highway 99 (interchanges).
- Promote agricultural related industry.
- Provide generous employment designated lands to allow choice.
- Establish business incubators to promote startup businesses.
- Pressure our industrially designated areas.

### **C2. What types of commercial enterprises should the City encourage/promote?**

- Focus on establishing a strong, regional commercial core along the Highway 99 corridor.
- Distribute neighborhood commercial centers (grocery store anchored) throughout the City.
- Develop an auto mall site. Location: South 99/ Blackstone.
- Refocus to where the infrastructure already exists.





### D - QUALITY OF LIFE

#### **D1. How can the City enhance the City's identity and appearance?**

- Develop a signage program for entries.
- Code enforcement. Keep up current enforcement.
- Enhance the airport to take advantage of this facility of business.
- Design that have quality O6 class.
- Code enforcement for trucks on residential streets.

#### **D2. What level of public services are desired?**

- Public transit considerations.

### E - PARKS AND RECREATION

#### **E1. How should the City locate/integrate park and recreation facilities?**

- Co-locate with schools to share play areas / open areas.
- Establish pocket parks as a neighborhood requirement. Count these towards a development's park requirements.
- Maintain the current ratio of parks.
- Let market drive where parks are located.

#### **E2. What types of facilities should be included?**

- Enhance recreation programs to provide more variety: provide good variety now.
- Where do you feel is a good location for a new main library: don't need a new library, Mooney Blvd., Cruss Street 111, must be multi media.

### F - CIRCULATION

#### **F1. How can the City interface with State Route 99?**

- Bring interchanges up to modern standards.
- Bring 99 up to six lanes - better southern entrance.

#### **F2. What level of alternative transportation should be promoted in the community?**

- Expand trails system in town.
- For future transit, the City should look to: current bus system. For commuters flexible schedule.
- Trails system should be built into the Village Concept.

### G - INFRASTRUCTURE

#### **G1. How should new infrastructure be planned?**

- Maintain a master plan of facilities.
- Develop recharge systems for groundwater.
- Use current infrastructure first.
- Parking facilities on the parameter so you can use light rail.
- Work with developers to find an amicable solution.

#### **G2. How should new infrastructure be maintained?**

- Require maintenance plan and funding plan as part of all developments.
- Utilize landscape and lighting districts to a greater extent.
- Continue to do what you are doing.
- Create "village" so that the residents can enjoy the landscape.

**A - LAND USE**

**A1. What residential densities should be used to guide new development?**

- Need a balance of housing types of all densities.
- Encourage infill development.
- Add mixed use for downtown.
- Let market decide.

**A2. Should the City promote the development of a greenbelt around the community?**

- Don't create greenbelt. Create well designed open spaces at entries to community to give a sense of openness.
- Create "greenbelt" through large regional park.
- Create "greenbelt" through landscaped retention or recharge basins.

**B - URBAN DESIGN**

**B1. Should the City establish urban form requirements as part of new development?**

- Co-locate schools, parks, retention areas, and other community uses to promote joint use facilities.
- Establish an attractive entry statement on Highway 99.
- Develop program to address Highway 99 image, and set standards for new development along the highway.
- Design guidelines for specific areas/projects only.

**B2. How can the City ensure continued infill and viability of existing neighborhoods, including the Downtown?**

- Plan for community parking in the downtown.
- Promote uses that have users during both daytime and nighttime hours.
- Remove constraints on development.
- Develop a historic zone.
- Look at subdividing vertically.
- Encourage high occupancy uses downtown (senior housing, hospital, medical facilities, etc.).
- Encourage density.

**C - ECONOMIC DEVELOPMENT**

**C1. How can the City expand and diversify employment?**

- Educated employment base. Promote higher education (faculties).
- Promote: Highway 99 access to new employers (infrastructure railroad digital), quality of life of City to new employers, public safety as an asset.
- Enhance access to Highway 99 (interchanges).
- Promote agricultural related industry.
- Provide generous employment designated lands to allow choice.
- Establish business incubators to promote startup businesses.

**C2. What types of commercial enterprises should the City encourage/promote?**

- Focus on establishing a strong, regional commercial core along the Highway 99 corridor.
- Limit big box uses to regional centers.
- Distribute neighborhood commercial centers (grocery store anchored) throughout the City.
- Need more land for service commercial uses. Allow reasonable expansion as we have been.



## GROUP 3 INPUT



### D - QUALITY OF LIFE

#### **D1. How can the City enhance the City's identity and appearance?**

- Code enforcement. Keep up current enforcement.
- Redevelop Tagus Ranch area.
- Marketing plan.
- Leverage our Agricultural Heritage.
- Maintain our entry signs. Use the Agricenter sign.

#### **D2. What level of public services are desired?**

- Enhance street maintenance.
- Enhance police presence in downtown. Bicycle/foot interacting with public.
- Establish design guidelines that include safe design standards.
- More transportation options. Continue to expand buses.
- Citywide wireless internet.

### E - PARKS AND RECREATION

#### **E1. How should the City locate/integrate park and recreation facilities?**

- Co-locate with schools to share play areas / open areas.
- Establish pocket parks as a neighborhood requirement. Count these towards a development's park requirements.
- Maintain the current ratio of parks.
- Parks today are mostly neighborhood and community level. Do you support using some acreage for regional parks.
- Dog park or the amenities thereto.

#### **E2. What types of facilities should be included?**

- Expand regional park (Elk Bayou).
- Enhance recreation programs to provide more variety: provide good variety now, need more.
- Need multi-purpose facilities included with parks.
- Where do you feel is a good location for a new main library? Current plan is good.

### F - CIRCULATION

#### **F1. How can the City interface with State Route 99?**

- Lobby for better interchanges.
- Make the most of Commercial Ave. interchange.

#### **F2. What level of alternative transportation should be promoted in the community?**

- Expand trails system in town.
- For future transit, the City should look to: current bus system.
- Use trails to expand bike lanes.

### G - INFRASTRUCTURE

#### **G1. How should new infrastructure be planned?**

- Maintain a master plan of facilities.
- Develop recharge systems for groundwater.
- Well in advance.

#### **G2. How should new infrastructure be maintained?**

- Require maintenance plan and funding plan as part of all developments.
- Utilize landscape and lighting districts to a greater extent.
- In perfect working order.

## A - LAND USE

### A1. What residential densities should be used to guide new development?

- Density that encourages condominiums to be built in the City.
- Need a balance of housing types of all densities.
- Spread higher densities throughout the City (don't concentrate in one place).
- Encourage infill development.
- Provide more senior housing.
- Add mixed use for downtown.
- Multi story structures/projects.
- Specific mixed use downtown, i.e. residential above and retail/commercial below.

### A2. Should the City promote the development of a greenbelt around the community?

- Yes. Build open space into projects that creates a buffer.
- Yes. Build into project by having lower densities on outside edges of developments.
- A greenbelt must be flexible and applicable to land development.

## B - URBAN DESIGN

### B1. Should the City establish urban form requirements as part of new development?

- No "leapfrog" development. Grow outward from existing City in logical steps.
- Co-locate schools, parks, retention areas, and other community uses to promote joint use facilities.
- Establish an attractive entry statement on Highway 99.
- Develop program to address Highway 99 image, and set standards for new development along the highway.
- Highway 99 - south and northbound. North more important.
- Encourage unique design concepts for development.

### B2. How can the City ensure continued infill and viability of existing neighborhoods, including the Downtown?

- Plan for community parking in the downtown.
- Promote uses that have users during both daytime and nighttime hours.
- Higher development standards downtown.
- Look at subdividing vertically.
- Encourage high occupancy uses downtown (senior housing, hospital, medical facilities, etc.).
- Encourage or change community attitude regarding parking and walking, cycling.
- Encourage standards without stopping growth or development and preservation of older building.
- Think more on historic building.

## C - ECONOMIC DEVELOPMENT

### C1. How can the City expand and diversify employment?

- Educated employment base. Promote higher education (faculties).
- Promote: Highway 99 access to new employers, quality of life of City to new employers, public safety as an asset.
- Enhance access to Highway 99 (interchanges).
- Promote agricultural related industry. Diversify to food ag processing.
- Provide generous employment designated lands to allow choice.
- Establish business incubators to promote startup businesses.
- Add wayward signs.
- Promote primary jobs over secondary job.

### C2. What types of commercial enterprises should the City encourage/promote?

- Focus on establishing a strong, regional commercial core along the Highway 99 corridor.
- Limit big box uses to regional commercial centers.
- Distribute neighborhood commercial centers (grocery store anchored) throughout the City.
- Develop an auto mall site. Location: Highway 99 corridor.
- Need more land for service commercial uses. Use industrial land to support.





## **D - QUALITY OF LIFE**

### **D1. How can the City enhance the City's identity and appearance?**

- Develop a program to establish entry statements.
- Develop a signage program for entries.
- Code enforcement: increase enforcement.
- Enhance the airport to take advantage of this facility of business
- Redevelop Tagus Ranch area.
- City signage important.
- Mural.

### **D2. What level of public services are desired?**

- Enhance street maintenance.
- Enhance police presence in the downtown.
- Establish design guidelines that include safe design standards.
- Institute an ordinance for pandering or enforce it regarding begging, homeless.

## **E - PARKS AND RECREATION**

### **E1. How should the City locate/integrate park and recreation facilities?**

- Co-locate with schools to share play areas / open areas.
- Establish pocket parks as a neighborhood requirement. Count these towards a development's park requirements.
- Maintain the current ratio of parks.
- Parks today are mostly neighborhood and community level. Do you support using some acreage for regional parks.
- For every number of houses, developer required to add play area.
- Add different types of parks.

### **E2. What types of facilities should be included?**

- Expand regional park.
- Enhance recreation programs to provide more variety. Need more.
- Need multi-purpose facilities included with parks. Would you be willing to give up park acreage in order to fund these facilities: yes.
- Where do you feel is a good location for a new main library? Downtown.
- Arbor areas for shade or coverage for sports programs.
- Add bicycle racks.

## **F - CIRCULATION**

### **F1. How can the City interface with State Route 99?**

- Develop interchange.
- Better signage.
- Add murals.
- Create citizen group to beautify 99 corridor.
- Advocate interstate status of 99.

### **F2. What level of alternative transportation should be promoted in the community?**

- Promote high speed rail and connections to City.
- Create a taxi stop downtown. Integrate with city transit center downtown.
- Expand trails system in town.
- For future transit, the City should look to: current bus service.
- Continue bike trail development.
- Bike trails a must for transportation.

## **G - INFRASTRUCTURE**

### **G1. How should new infrastructure be planned?**

- Maintain a master plan of facilities.
- Develop recharge systems for groundwater.
- Work with existing ag water irrigation districts to do multi use for ag lands and city water supply.
- Expand public works as needed or anticipated.
- Have infrastructure in place before developer – this encourages new development i.e. industrial park infrastructure.

### **G2. How should new infrastructure be maintained?**

- Utilize landscape and lighting districts to a greater extent.
- City should be responsible for maintenance.
- Native maintenance team correcting all problems.