



Neighborhood Topics Discussion Summary | Friday, June 26, 2015 | 5:30-6:30pm

Neighborhood Commerce

Economic development in a larger sense. This area is still in recession. We need to make a decision about how much of this land should remain industrial - the sorts of industry that mixes in nicely with residential. Maintain some small and medium-scale industrial component. How do we incentivize that? A building survey to understand the viability of repurposing existing structures is important. The development that is going on with the new port of entry and the Southern Pacific multi-modal yard means anything could happen in this location that could be involved with import and export.

Business friendly regulation and incentives. Make the area friendlier to small businesses by making development easier, faster and cheaper. If you are a productive artist who lived, made and sold goods within your neighborhood, the city would waive taxes.

Retail traffic. How to attract more traffic to the site?

Storm water management. As long as the storm drain path is not compromised in any way, the site drains really well. Otherwise it turns into swamp land. Don't want to see the natural drain compromised, however, not much water so may not support a community garden. Heat island effect is felt here very much.

Synergies. Community garden with the dance youth company around the Cotton Gin. Working with the Mountain View Co-Op. From the perspective of Horse 'n Hound on Amador, what would be the best sorts of retail that would help? Willing to adapt business to the clientele. Right now, the store serves a large geographic area. Are there other kinds of businesses that would complement it? John Deere tractor on the corner - more agriculture-related businesses nearby would be beneficial. Vet hospital, etc.? The same questions for the other local businesses are important: like the tortilla factory and other small businesses. What are the synergies that bring people, and what is the character of the neighborhood? Begin to identify the neighborhood as catering to a certain idea.

Commercial compatibility challenges. From the Horse 'n' Hound's perspective, there is a natural incompatibility between local retail and those served by Community of Hope and the Gospel Rescue Mission. No day jobs available.

Identify the interest of the different entities that are in place, then we might be able to find synergies, but also recognize buffers. Especially along the perimeter, in recognition of the current investments.

Artists live-works. Needs for affordable live-work art space, with some shared space, like welding, wheels, kilns, gardens. Like the West End Art Depot. The codes are very specific in this city, so often costs welders \$50k. Art Space model: company out of Minneapolis, with 50 different sites around the country; land donated downtown in El Paso, building a 4-story building with affordable housing for artists and performing artists. Consider also the ArtPlace model. Need a place to draw the people to the artists - including cafes, shops, retail, residential, offices, and light industrial.

Housing

Supporting goals for transitional housing and opportunities for the homeless AND neighborhood safety and vitality. What are the best strategies for honoring the missions and programs of the Community of Hope and the Gospel Mission, while protecting neighborhood character and security and attracting new investment?

Abandoned housing. Homes may be owned by someone for rental income but remain unoccupied for long periods, with landscaping and maintenance neglected.

Pet friendly apartments. If apartments are available for renters with moderate incomes, there's concerns that those with pets – especially dogs – will be excluded.

Retaining an urban version of the agricultural heritage. Care should be taken to assure that there are opportunities for growing food.

Obstacle courses on greenways or walking paths. Add something unique to the paths.

Permeable surfaces. Resist the expansion of asphalt. Plant trees and preserve green space.

Compatible commerce. Opportunities for neighborhood investment, including investment in a broader range of residential options, is more attractive if commercial investment and employment centers are part of the equation.

Infrastructure

Avoiding intersection conflicts between bicycles and cars. Must have protected bike lanes.

Water piping. It might be possible to laterally pipe water to assure greater livability, but only if design standards indicate the presence of water. Disagree: We shouldn't modify hydrological patterns. Once you pipe it, it's gone.

Storm water management. Planning for managing storm water should be part of plans.

6th Street. Improve 6th Street.

Avoiding gentrification on Hadley. Energize Hadley in a way that doesn't displace existing residents and businesses.

Community owned bike shop. Create an opportunity for a community-owned bicycle shop.