

Analysis of Community Meeting Comments on 3 Site Plan Alternatives

Common Themes and Ideas from Community

General Community Trends:

- The use of smaller parklets was desired instead of centralized parks, with diversity of uses.
- Community Center attached to a park. (In Marina Vista Park with community center desired across from school.)
- Most in favor of 5th Street realignment.
- Most in favor for retail located on Broadway.
- Most in favor of density flow from high to low moving from Broadway to south to low density.
- More clarity on historic preservation. – need to be able to speak more about this
- More information needed about Northwest Land Park; densities and traffic effects.
- Really likes garages in Pueblo del Sol, project in LA, and having public and private outdoor space. “Marina Vista needs ownership of space” Right now everything is public space.
- Preservation of trees and brick buildings desired.

Community Questions:

What mitigation is for displacement of residents?

What happens to school attendance, will there be enough capacity?

What are the actual numbers of the densities?

What ingress and egress points are planned?

What is the effect of Broadway Bridge to the development in terms of traffic?

New Ideas:

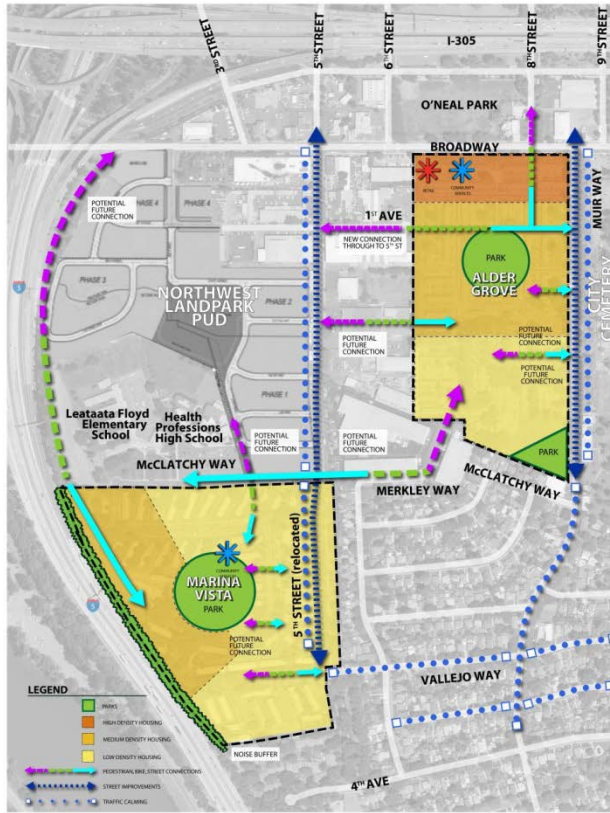
Large Centralized Community center with services to connect both sites and that both sites can utilize.

Along with centralized community each site should have a small community building.

Preferred Alternative Rankings: Table: 5: Did not indicate a preferred alternative.

Most Votes For Alder Grove: Alternative B (4 VOTES)

Most Votes For Marina Vista: Tie between Alternative B and Alternative C (2 VOTES)



MARINA VISTA / ALDER GROVE | COMBINATION B
SACRAMENTO, CA | JANUARY 24, 2015
SACRAMENTO SHRA RELATED PARTY CONSULTING TEAM WILLIAMS POLLACK

Summary of Votes:

Alternative A Alder Grove: Table 4, Table 7
Alternative A Marina Vista: Table 4,

Alternative B Alder Grove: Table 1, Table 2, Table 3, Table 8
Alternative B Marina Vista: Table 1, Table 2,

Alternative C Alder Grove: Table 6, Table 7
Alternative C Marina Vista: Table 6, Table 3

Table One Comments:

Alternative A:

Marina Vista:

- CON: Park Location; need to be more centralized
- CON: Don't like taking of O'Neal Park. Soccer field used as a buffer for freeway.

Alder Grove:

- PRO: Likes that the higher density is along Broadway.
- PRO: Likes getting rid of warehouses.

General Comments:

- More information needed about Northwest Land Park. What are the densities was is going on there? Can 5th Street handle all the traffic? How much Affordable and Subsidized housing? High density means what? 3 to 4 buildings?

FAVORITE -Alternative B:

Marina Vista:

- PRO: All like moving of 5th street.
- CON: Instead of one large park, creation of smaller parklets with dog park.

Alder Grove:

- PRO: Likes that the higher density and retail is along Broadway.
- CON: Instead of one large park, creation of smaller parklets.

Alternative C:

Alder Grove:

- CON: Do not like retail on 1st Street.

General Comments:

- Connect McClatchy way to itself from Muir to School.
- More Connections to O'Neal park, more public parks
- Large Centralized Community center w/ services to connect both sites. Both sites can utilize. Also have small community services on site.

Table Two Comments:

Alternative A: No comments on either site

FAVORITE -Alternative B:

Marina Vista:

- CON: Relocate Community Center: Move across from school for eyes on street and Common Areas.
- PRO: All like moving of 5th street.

Alder Grove:

- PRO: First Level retail along Broadway
- CON: Relocation of Community Center: move to park.
- CON: Do not like large centralized park; likes smaller parklets
- CON: Park on corner of McClatchy way; relocate

Alternative C: No comments for Marina Vista

Alder Grove:

- CON: Did not like gradation from high density to low density from west to east.

Table Three Comments:

Alternative A:

Marina Vista:

- PRO: West Connection to Broadway
- CON: Park Location; too big and need to be more centralized.

Alder Grove:

- PRO: The safe connection to the school through Merkley way and McClatchy way.
- PRO: Plaza Location, Retail and Community on Broadway
- CON: Location of Retail; move west to existing retail

Alternative B:

Marina Vista:

- PRO: Location of Community Center

FAVORITE -Alder Grove:

- PRO: Location of Retail- next to existing
- CON: Do not like large centralized park; likes smaller parklets

Alternative C:

FAVORITE -Marina Vista:

- PRO: Location Community Center: across from school
- CON: Do not like large centralized park; likes smaller parklets.

Alder Grove:

- PRO: The safe connection to the school through Merkley way and McClatchy way.
- PRO: Likes smaller parklets
- CON: Location of Retail; move west to existing retail

General Comments:

- Really likes garages in pueblo del sol and having public and private space. “Marina Vista needs ownership of space” Everything is public space.

Table Four Comments:

FAVORITE- Alternative A:

Marina Vista:

- PRO: Lower density adjacent to Northwest Landpark Community
- CON: Lacks small pocket parks
- CON: Move Community services near Park

Alder Grove:

- PRO: Retail on Broadway
- CON: Move Community services near Park
- CON: Too much medium density need more lower density

Alternative B:

Marina Vista:

- PRO: 5th Street Realignment
- CON: MF next to freeway.

Alder Grove:

- PRO: Appropriate density degradation.
- PRO: Location of Retail- close to Broadway
- CON: Remove Connection to Muir and Broadway.
- CON: Park too far from main street

Alternative C:

Marina Vista:

- PRO: Location Community Center: across from school
- CON: Medium Density along 5th Street

Alder Grove:

- CON: Retail too internal

General Comments:

- 5th Street Realignment on all options.

Table Five Comments: Did not indicate a favorite

- PRO: Retail on Alder Grove

General Comments:

- Keep same amount of density at the site, more than then maximum of Pueblo del Sol.
- Brick Preservation.
- Retail within community.

Table Six Comments:

Alternative A:

Marina Vista:

- PRO: Likes O'Neal Park Switch

Alder Grove:

- CON: Doesn't want retail on Broadway; preserve neighborhood feel.

Alternative B:

Marina Vista:

- PRO: 5th Street Realignment
- CON: Not enough parklets,

Alder Grove:

- PRO: Retain trees
- CON: Doesn't want retail on Broadway; preserve neighborhood feel.
- CON: Too high density of Broadway detract from neighborhood feel.

FAVORITE- Alternative C:

Marina Vista:

- PRO: Parklets
- CON: 5th Street location. Realign.
- CON: Relocate O'Neal Park.

Alder Grove:

- PRO: Best Preservation of Alder grove in terms of trees and units

General Comments:

- Wants permeable smart grid for pedestrians. Reconnect streets at marina vista for better alignment. 5th street alignment for all versions. Bring public transit to the site not just Broadway.

Table Seven Comments:

Alternative A:

FAVORITE- Marina Vista:

Marina Vista/Alder Grove-Workshop 01-24-2015 Alternative Site Plans Community Meeting

- PRO: lower densities to the south, higher densities near Broadway.
- PRO: Traffic calming
- PRO: Noise Buffer along I-5
- CON: Park location; needs to be in the center of neighborhood with more small parklets.

Alder Grove:

- PRO: O'Neal Park with Medium Density
- PRO: Retail along Broadway, but move near O'Neal Park
- PRO: Traffic Calming
- CON: Not enough low density

Alternative B:

Marina Vista:

- PRO: 5th Street Realignment
- CON: Commercial Industrial not integrated; acquire commercial industrial for a connection between sites.
- CON: Large park; needs parklets
- CON: Access to better education

FAVORITE- Alder Grove:

- PRO: High Density along Broadway with retail.
- PRO: Park easily accessible to families.
- PRO: Better balance of densities.
- CON: Too high density of Broadway detract from neighborhood feel.

Alternative C:

Marina Vista:

- CON: Densities not well balanced for located.

Alder Grove:

- PRO: Has more parks, more services in same location. Each park can have a different function.
- CON: Densities not well balanced.
- CON: Location of high Density; needs to be along Broadway.

Table Eight Comments:

Alternative A: No comments on either site.

Alternative B:

Marina Vista:

- PRO: 5th Street Realignment

FAVORITE- Alder Grove:

- PRO: Dog park would bring community together.
- PRO: Location of community centers and retail on Broadway.
- CON: One large park; need smaller parklets.

Alternative C: No comments for Marina Vista.

Alder Grove:

- PRO: likes parklets.

General Comments:

- Community Service opportunity on site. Need a plan about communicating with Residents about move. Density numbers wanted. All site need to focus on community center, gym and kids activities. Preference to just remodel existing.