

WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN
COMMUNITY WORKSHOP #5:
DRAFT SPECIFIC PLAN AND EIR SCOPING MEETING

Monday, October 6, 2008
6:30 p.m. – 9:30 p.m.

COMMENTS

The following represent comments given orally during the Draft Specific Plan and EIR Scoping Meeting held October 6, 2008.

Draft Specific Plan Comments:

Nancy Amos: Friends of the Seaside Library, (provided a written statement). They support Broadway and Terrace location for the library. It would be beneficial to have developers assist in the process but they do not support the current library design or location now being considered. They ask that the library not be included in this Specific Plan area. They would like to continue working with the City to reach their goal.

Carol McKibbin: Respectfully disagrees with Nancy Amos. She feels this is an impressive change for the City. Seaside has a rich social history that needs to be incorporated in its new face. Three opportunities for this showed up: 1) Library and cultural diversity; people should come to learn more about that and encourage arts or a cultural center as part of the development. 2) Walkway and pedestrian amenities; Seaside is one of the most importance centers for civil rights – incorporate this into walkway. 3) Public transit – rich social history; reflect this history in all elements. She felt social history was missing from presentation.

Lawrence Samuels: Looked at eminent domain as part of committee work. He liked some of the ideas. Looks nice but do the ends justify the means? This needs to be a voluntary process. He was concerned with people being kicked out and money going to developer. This is tax payer money. Be careful – grand ideas then forcing people is a concern.

Felix Bachofner: Commercial mixed use is finally here in Seaside. He is concerned with year 10, numbers regarding tax increases seems tiny – over \$100 million in developer action would be part of process. There is a need to provide for economic costs, particular for infrastructure.

Nelson Vega: He has property in Specific Plan and on the border. He is concerned with grand plans – they need to be realistic. Development comes slow. Seaside is growing, but need to support citizens. These projects tend to support visitors without direct benefit to local population. Other than nicer shopping, local money invested doesn't help the citizens of Seaside. Concern that city used to care more about citizens than it does now.

Mary Housel: Monterey County Library: (written statement) Finding funds is difficult, County doesn't have funds and is excited that the City supports the County library and included it in the plan. Seaside branch is busiest location. Current facilities are lacking, circulation increases and improvements would assist in providing library services to Seaside. Hope to be included in the continued involvement to increase and improve library services in the plan area and in Seaside.

Sonya Homa: Business/commercial rental. Agree with comment on benefits to current residents. From commercial/business standpoint, parking is a key item. Concern that parking needs to address true needs – 2 per house not 1 (most people have more cars). Buildout – any incentives from the City to facilitate the buildout? How can existing business owners work and plan for the changes?

Philip Marchese and Pamela Marchese: Concerned property owner. How can we work with City to build what you want and meet our need? In 1984 we wanted to update but were not allowed. Looks like simulation buildings are on wide lots – do we need to combine lots to get the depth? What about developer fees – they keep getting higher?

Clemencia Macias: Owner in Seaside. Appreciates vision. Worried about parking – any City that begins building needs to address parking. Many residents have numerous cars and few streets [or limited parking availability]. Bringing a railroad, developed bike routes and pedestrian routes – this is good, need to provide easy transit connection in all directions. It can be difficult with children, strollers, if connections are difficult. Green spaces – would like more nearby green spaces within short walking distance – 5 minutes or less.

Margaret Osborne: ad hoc committee formed 15 years ago. Somewhat encouraged that something is happening. Vision from their first meeting 15 years ago – entrance to a grander city with a walking downtown mall, with an arch announcing the entrance to a City of some renown. Walking mall. Piggy backing on Carol M's comments – plan should include art, art studios, including art students – encourage art and Seaside's history in the area. The City deserves a downtown to be proud of; I won't be around to enjoy it but it will be around for our youth to enjoy it.

Felix Bachofner: [repeat commenter] Concern with concepts that have been appreciated by staff for 5 years, with significant buy in for years by Council. City Center wasn't compelled to be at multi-story. What does this plan do to bring teeth to bringing multi-story and density? How are developers encouraged to follow through? Self-fulfilling process – needs teeth.

Pastor Hays: Associated with church location showed in last image. Concerned about any discussion with or notice from the City for the proposed changes – will they be given notice before having to change or move? Concern with receiving notice from City before anything happens.

Lawrence Samuels [repeat commenter]: No land for churches – no revenue. If you want church you need something already built. Same thing for automotive related businesses. There may not be spaces to relocate some businesses.

Rev. Lusk: Baptist Church: Likes plan, vision and goals. We need a downtown. They have been on the corner for decades. They will be talking with Diana to see how the Church fits into the project. Concerned with the time element. When will they [actions] take place? If need to move, they would like time – advance notice of any action.

EIR Scoping Comments:

Pamela Marchese: Water rationing – thinks developing is good idea but concerned that there may not be enough water.

Felix Bachofner: The development should collect storm runoff into cisterns – this hasn't been discussed/done here. It could be done and should be built into plan. Catch all roof runoff – mitigate storm runoff, minimize infrastructure and public cost by an order of magnitude, cost savings by making projects address this from the start. Offset costs of landscaping water costs by using on-site captured water. Foundations will be required for development – add cisterns/water storage for landscape use from the beginning. It is a good way to help put Seaside on the map for sustainability measures – potentially can collect enough rainwater from site for site irrigation needs. Gray water systems could be considered as well.

Sonya Homa: Recent project in the area didn't use local landscape contractors and had inappropriate plant choices and water use/maintenance needs. She would like to see local firms and local plants used.

Additional Comments:

Ruthie Watts: Would like to see items/elements for youth. No fast food, need elegant dining options. Youth need something to do with dignity and to be positively engaged in community.