

## Community Workshop #1

July 22, 2008

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# SUMMARY OF KEY FINDINGS

## INTRODUCTION

On July 22, 2008, the first Community Workshop was held for the Barrio Logan Community Plan Update process. Building on three meetings of the Stakeholder Committee, the workshop's purpose was: (a.) to familiarize the community with the planning process and team; (b.) to introduce various research, data, and concepts developed as part of the study of existing conditions; and (c.) to solicit comments, ideas, and reactions to issues and directions that the planning process will address in the coming months.

### Workshop Format

The community workshop was held at 1625 Newton Avenue. Nearly 125 residents, business and property owners, and other stakeholders attended the workshop between 5pm and 8pm. Designed as an "Open House" format, the workshop encouraged a comfortable, interactive learning and sharing experience for participants. Upon entering the facility, participants signed-in and received an agenda and comment book. The comment book provided space to record general and/or specific comments for each station/topic area and incorporated a "stamp book" feature. Participants were encouraged to visit each station, receive a stamp upon completing their comments at the station, and return the completed comment book to be entered into a raffle for a prize. All meeting handouts, presentation materials and displays included English and Spanish languages.

A priority for the workshop was to learn about the community's values. At this station, participants completed cards to post on a large wallgraphic that organized eight values. These cards held comments, suggestions, and community observations regarding a range of values including:

- Active
- Diverse
- Education
- Family Oriented
- Hard Working
- Healthy
- Safety

In addition, participants were encouraged to visit and receive a stamp at eight separate stations covering following topic areas:

- History/Historic Resources
- Transportation/Circulation
- Land Use and Zoning
- Community Character and Urban Design
- Arts, Culture, and Facilities
- Open Space/Recreation
- Economics
- Environmental

Each station provided information regarding the existing conditions and planning observations and encouraged community input, explained further in the methodology section.

## METHODOLOGY

As participants visited stations and interacted with City and consulting staff, they recorded comments, ideas, and suggestions directly on many of the displays. The data gathered at the workshop is useful for a number of reasons:

- Learning about the community's desires;
- Gathering comments on data and information gathered to date; and
- Clarifying and confirming the data

Although comments often react to information displayed, participants at the workshop focused much of their attention on describing the current situation in their community. In effect, the stations became sounding boards for residents and others to voice their discontent with many everyday situations they find themselves facing. Areas of particular concern were physical safety, industrial contaminants and pollutants, a lack of services, and comments regarding education. By contrast, many other comments provided feedback on particular points raised such as building heights and cultural activities.

Consistently, however, several themes emerged across many different stations and/or values boards. Many themes are ones that warrant further examination, clarification, and special attention, while others are more visionary and suggest policy and program alternatives. In reviewing the various comments on station displays, two types of comments became predominant: issues and opportunities.

## EMERGING THEMES

Based on the comments received during the workshop, a list of Emerging Themes was developed to better describe the range of issues and opportunity areas.

### Issue areas:

Safety

Barrio Logan residents expressed many concerns about personal safety, including the presence of crime, drugs, and gang activity. Other issues impacting quality of life are public drinking, graffiti and dirt, and a lack of adequate lighting.

#### Health

People focused on the presence of industrial uses as a serious risk to their health. From airborne pollutants to contaminants on the ground and in the water, the health implications of many industrial uses were of utmost concern. Comments focused on relocation and further separation of industrial from residential areas and on remediation of noise and traffic pollution. Of notable concern was the need for additional health services such as pharmacy, clinic, and hospital.

#### Jobs and Education

Many Barrio Logan residents focused on the need to bring more jobs into the community. Most want “local” jobs – or, jobs that employ local residents and/or are owned and operated by residents of the Barrio. Similarly, job training and additional education opportunities for all ages are highly desired, especially for the arts to build on the existing artist community and history.

#### Mix of Uses

Participants honed in on the existing zoning in Barrio Logan as a problem because it allows such a mix of uses. Many participants used the phrase “No mixed-use” to describe the situation, referring to the mix on the ground that zoning allows and not to the concept of a vertically mixed-use building, which many favor, especially when including affordable housing.

#### Building Heights and Scale

As part of the issue of land use and character, workshop participants focused on building heights as a primary point of contention. Many suggested placing restrictions of no more than three stories regardless of location or use mix.

#### Mobility

Participants expressed the need for improved transit service and bicycle connectivity to meet the high demand for alternate forms of transportation. Workshop participants also conveyed that truck and commuter traffic to and from Naval Station San Diego and the Port had significant impacts on pedestrian safety, parking and general quality of life.

### **Opportunity Areas:**

#### Housing

Participants consistently showed support and enthusiasm for additional affordable housing in the community. Although there was some mention of economic diversity, residents desired a new source of housing, especially affordable homeownership for the Latino middle class. Whether incorporated into new developments or as part of historic preservation, affordable housing should be an integral part of the community’s future.

## Family and Culture

Proud of the available resource of multiple generations and large, strong families, residents were particularly vocal in expressing desires regarding the community's arts and cultural activities. Building on the existing arts infrastructure, many suggested adding murals to buildings and more of the bridge structure, providing art galleries and open-air markets, creating a Mexican/Latino arts and culture district, or building a museum and a gathering place similar to plazas found in large cities in Mexico.

## Services, Activities and Recreation

Barrio Logan residents expressed a strong desire to build on their unique history and culture to encourage locally-based and local-serving businesses to fill the needs for goods and services. Despite the often negative perception about Chicano Park due to the presence of crime, Barrio Logan residents are upbeat about the possibility of incorporating activity space and recreational facilities into the community. Creating a performing space and holding more arts activities and performances for families are recommended. Bike trails, an indoor pool, and basketball courts were suggested recreation amenities. In addition, residents suggested better pedestrian, bicycle and transit links to the waterfront, Downtown, Balboa Park and other important local and regional destinations.

## CONCLUSION

In summary, the workshop results will guide the next phase of the planning process, which will focus on discussing and exploring the Emerging Themes as they develop into land use and design alternatives. The Stakeholder Committee will be charged with reviewing these results and proceeding with additional community involvement, education, and plan development.

## APPENDIX: RAW NOTES

This section is a list of recurring points that appeared on the various station displays. The comments here are “unfiltered” and are intended to capture the range of ideas and opinions gathered at each station; this information helped form the Emerging Themes.

### Community Values Station

Below is list of the values categories (number of comments) and a summary of overall themes for each value.

#### Other (15)

- Preserve local artists
- Encourage arts programs/programs for youth
- Provide additional security for safety
- Dog park/walking area
- More parks, access to water

#### Active (6)

- Artist space – open air

#### Hard Working (14)

- Provide local jobs
- Local businesses should not be polluting
- Work centers
- Local business
- Job training
- Local business
- Maintain strong industrial base to provide jobs
- Local jobs but not industries
- Local business

#### Family Oriented (15)

- Family heritage resources
- Strong involved family
- Multi-generational
- Large families
- Parks for our kids
- More family oriented activities

#### Education (15)

- Youth education
- Arts and cultural education for all
- Need high school

#### Diverse (16)

- Bring back Latino middle class
- Preserve Latino culture
- Economic diversity
- Affordable housing

#### Healthy (22)

- Pharmacy
- Healthcare facility - hospital
- Clean up appearance of business
- Clean air improvement (pollution)
- Re-location of industrial

#### Safety (22)

- Lighting
- Police presence
- Crime – drugs
- Safety in transition of uses
- Trucks
- Incompatible uses
- Cleanliness – graffiti, dirt
- Gang activity
- Public drinking

#### Station Display Comments

Below is a summary of key themes identified at each of the station display areas which are associated with the various Community Plan “elements”.

#### History/Historic Resources

##### Issues

- Lack of information regarding historic resources
- Neglected historic buildings and street amenities

##### Possible opportunities

- Celebrate the neighborhood and its residents through history
- Teach local history, arts, and culture in schools
- Create museum dedicated to local history, arts and culture
- Commission murals to tell the story of historic districts
- Educate regarding current and past historic resources
- Restore historic buildings and street amenities (e.g. street lamps)

#### Transportation/Circulation

##### Issues

- Parking
- Lighting
- National & 17<sup>th</sup>
- Trucks
- Street trees
- Crowded transit
- Port commuter impacts
- Road maintenance
- Bike-lane connectivity

#### Possible Opportunities

- More bike facilities to connect important places
  - Continue bike trail from ballpark to Barrio Logan
  - Bike promenade on Harbor
- Improve parking for Port tenants to lessen impacts on residents
- More diagonal parking
- Cheaper transit
- Improve sidewalks
- Enforce truck routes
- Lights for pedestrian safety

#### Land Use/Zoning

##### Issues

- Affordable housing - affordable
- Heights
- Mixed-use clarification
- Vacant lots and interim uses
- Parking

##### Possible opportunities

- Remove or relocate industrial uses
- Clarify mixed use vs. incompatible uses
- Shared parking
- Shuttle to parking areas
- Set time limits on street parking

#### Community Character and Urban Design

##### Issues

- Neglected historic resources
- Industrial appearance and functionality
- Industrial pollution
- Physical/personal safety
- Building heights
- Personal safety esp. at parks

- Liquor stores
- Gardens secure
- Alley
  - Safety
  - Landscaping
  - Improvements
  - Trash dumping
- Street upkeep
- Street vendor permitting
- Lighting
- Billboards
- Crosswalk safety
- Sidewalks
- Ramps

#### Possible opportunities

- Preserve historic housing
- Create destination
- Scale, height vary by districts
- Gateway to community
- Delineating uses to suggest districts
- Home improvements loans/grants
- Public art
  - Art piece to connect Cesar Chavez Parkway from the park to the trolley
- Community gardens
- Improve sidewalks on Logan between 16<sup>th</sup> and Cesar Chavez on both sides
- Improve Chicano Park
- Appropriate architecture – Mexican
- Underground power lines
- Police substation and communication
- Signage – bilingual, colorful
- Bus stops – benches, covered and clean
- Gateway to Barrio Logan
- Trash cans and street sweeping

#### Arts, Culture, and Facilities

##### Opportunities

- Plaza - “kiosko”
- Festivals
- Murals – more, protection and completion
- Art performance space
- Museum of local history, working port, Chicano art
- Art school
- Family festivals

- Gardens - healing
- Library
- Art galleries
- Art districts/corridors
- Recreation Center
- Cultural Center
- Childcare facilities
- Healthcare facilities

## Open Space/Recreation

### Issues

- Lack of open space
- Lack of developable land
- Safety
- Quality of streetscape
- Cleanliness

### Land use opportunities

- Joint use of existing school sites and other park and recreation facilities with adjacent neighborhoods
- Reclaim brownfields
- Access to water front
- Rooftop gardens
- Pocket parks at dead-end streets
- Waterfront
- Expand Chicano Park into surrounding unused land
- Expand open space at Perkins Elementary School site by vacating adjacent streets
- Increase landscaping at school sites

### Programmatic opportunities

- Farmers market
- Artists/vendors market
- Basketball & other sports
- Music and art vendor market
- Music Activities concerts
- Dancing – school all ages
- Community gardens
- Dog parks
- Indoor pool

### Linkage opportunities

- Landscaping on Main
- Linear park on Cesar Chavez

- Add landscaping and trees to streets
- Alleys – better lights
- Waterfront connections
- Better signage to Cesar Chavez Park
- Waterfront access – straighten Cesar Chavez

#### Design opportunities

- Safety and activity
  - Lighting and “eyes on the street”
- “Green” design
  - Recycled water and drought-resistant plants

#### Economics

##### Issues

- Housing for residents
- Lack of larger-scale groceries and other amenities
- Non-waterfront-related industry
- Jobs
- Amenities for homeless
- Gentrification

##### Possible opportunities

- Fair rental practices and price control
- Local preference program for the rent of retail space
- Low-income affordable housing
- Homeownership opportunities
- Green, clean businesses and jobs
- Business training, grants and resources (e.g., incubators)
- Barrio Logan-appropriate development and businesses
- Mixed-Use
- Arts District
- Grocery stores and restaurants that offer healthy, fresh food
- Diversify demographics
- Locally-owned/Mexican-American shopping district
- Partnerships with local institutions
- Creative financing strategies (Tax Increment Financing, allow hotels and businesses to get convention money)
- Affordable housing

#### Environmental

##### Issues

- Noise
  - (Logan and 17th/ Logan Ave. and Commercial)
  - tow truck company (Logan and 16<sup>th</sup>)

- Bad odors and noise –
  - local recycling centers (27th Street from National to Main),
  - coffee manufacturers (26th and National),
  - welding companies, and
  - paint companies (Newton, mid-block south of Beardsley)
- Poor air quality –
  - industries around Port & Metal company (National and Sampson)
- Incompatible land uses next to residences, restaurants and schools (Sigsbee at Newton)
  - trash & recycling businesses (28th Street from Boston to Main),
  - car painting, junk yards, and Fraser boilers
- Environmental pollutants –
  - auto body and auto repair shops (National from Sampson to 26th),
  - auto body shop (Newton and 27th),
  - and cold storage (location not given)
- Polluted water on the street –
  - Rancho Fresco market (National near fire station)
- Port pollution and its continuing infringement into CPA
- Light pollution
- Underground tanks, costs of remediation effects economics (?)

#### Possible opportunities

- Ban or relocate incompatible uses and companies (see National City)
- Ensure compliance with current environmental standards
- Noise enforcement
- Regulate truck movement
- Analyze current levels of air, water and soil contamination from Port-related industries; create a plan to reduce emissions
- Clean the marina
- Enact Barrio Vision
- CEQA Environmental Issue Areas
- Allow only residential zoning
- Reduce PM matter from diesel traffic