

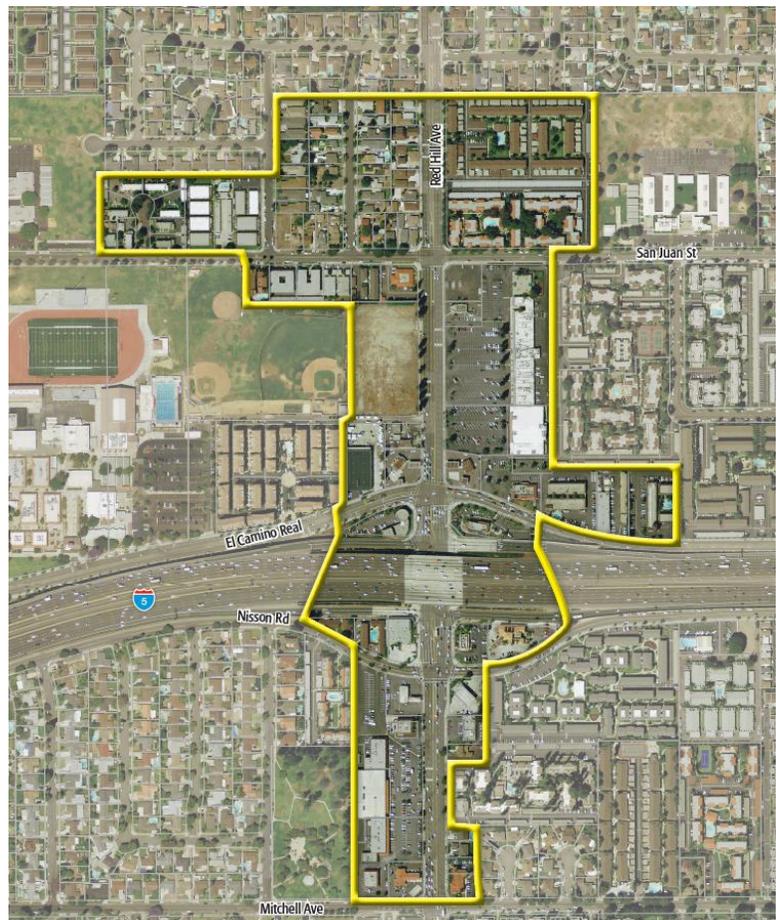
Workshop #1 Summary Notes

Tustin Red Hill Avenue Specific Plan Workshop #1: Establishing the Vision for Tustin Red Hill Avenue July 21, 2016 Community Workshop

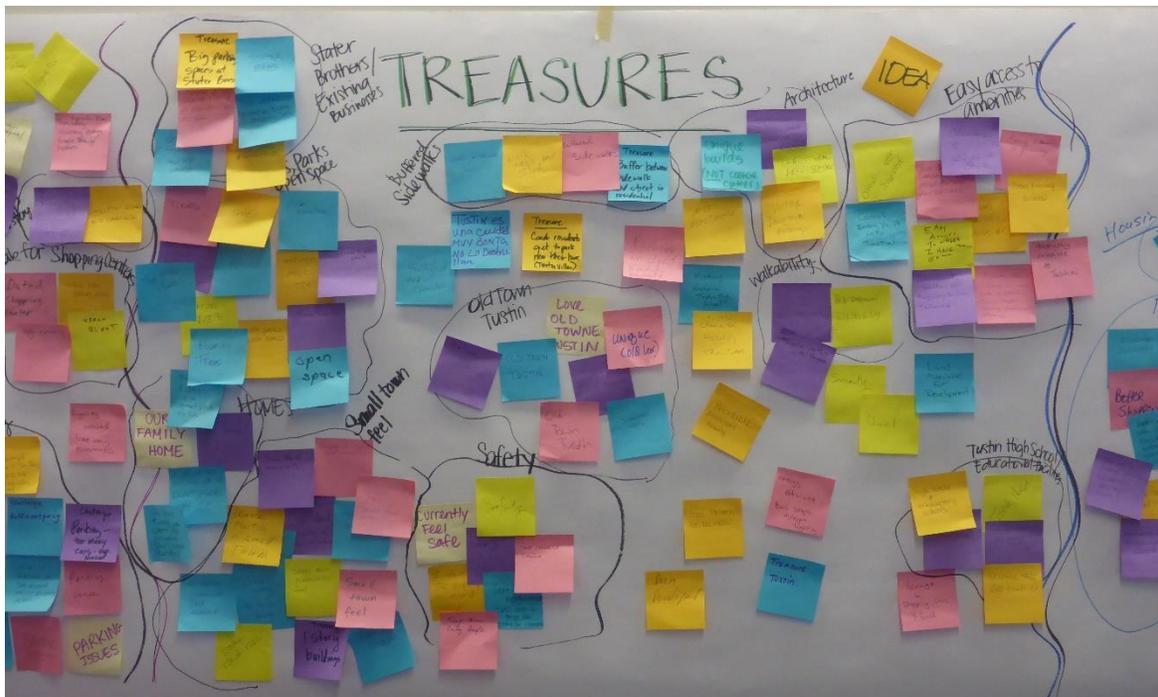
On July 21, 2016, the City of Tustin held the first Community Workshop for the Tustin Red Hill Avenue Specific Plan. Attendees learned about the planning process, project goals and objectives, and the overall project overview. Workshop attendees also participated in an interactive Post-It note exercise to identify treasures, challenges, and visions for the study area. Participants had the opportunity to provide their thoughts, concerns, and hopes for the future of their neighborhood. Approximately 90 participants attended the workshop.

The following Treasures, Challenges, and Visions were offered by workshop attendees and are provided verbatim in this summary.

Repetitive listing of items/ideas represent their multiple occurrences on individual Post-It notes. These items/ideas are listed repeatedly to fully represent all workshop participants' views and input.



Workshop participants were provided a map of the Specific Plan area.



Post-It Notes were used during an interactive exercise to identify Treasures, Challenges, and Visions for the Red Hill Corridor

Treasures

Workshop participants were asked to provide their ideas and thoughts on what they value most in the Red Hill Avenue study area. Participants also shared their favorite things in the study area.

Easy Access to Amenities

- Signage to shopping, gas, and food
- Convenient location to shopping, dining, and schools
- Easy freeway access
- Shops and eateries are near-by
- Open – not congested
- Easy access to where I have to go
- Central entry point into Tustin
- I like the three lanes on each side of the street – keeps traffic moving morning and evening
- Less traffic compared to neighboring arterials Easy access to freeways
- Gateway entrance to Tustin
- Closer to stores and bank

Walkability

- Serenity
- Quiet
- Walkability

Workshop #1 Summary Notes

- Walkable
- Bicycle Paths on Bryan

Architecture

- Traditional Architecture
- Consistent Architecture (Spanish?)
- Vintage downtown buildings
- Unique buildings (Not cookie cutter)



Trees, Parks, Open Space

- Mature hardwood trees
- Pine tree park
- Open space
- The parks trees
- Trees
- Trees
- Trees
- Mature trees
- Parks – pine tree park
- Green mature trees
- Little parks near homes
- Blooming trees
- Nature trees



Stater Brothers/Existing Businesses

- Nearby stores and restaurants
- Stater Brothers
- Stater Brothers shopping center at Redhill and Nisson
- Big parking spaces at Stater Brothers structure
- Second time thrift store
- Love workplace – Stater Brothers shopping center

Safety

- No more crime
- Currently feel safe
- Redhill and San Juan traffic at intersection, accident ridden
- Safety
- Safety
- Redhill/San Juan St left turn light (too many crashes this year)
- Keep our City Safe
- I value a sense of security and safety

- Safe neighborhood – TPD does a great job protecting the community
- Lighting around freeway entrances

Old Town Tustin

- Old Town Tustin
- Old Town
- Downtown Area
- Old Town
- Old Town Tustin
- Love Old Town Tustin
- Unique (Old hx)

Buffered Sidewalks

- Walkways and Streets
- Buffered Sidewalks
- Buffer on Sidewalk
- Buffer between sidewalk and street in residential

Small Town Feel

- Small Town Feel
- One story building
- Low density Housing
- Single Family, one-story, no HOA neighborhood with front and back yard
- Small town community feel
- Small town feel
- Rancho San Juan condos
- Leave Tustin a small town
- I love this small town feel Small town feel but modern
- One story building
- Neighborhood, no HOA
- Sense of community
- No high-rise commercial retail residential
- Low density housing new this corridor
- No apartments

Homes

- Our family home
- I value my house as is don't f**k with it!!
- My home!
- We love Tustin, we want to preserve our home (condos)
- The Tustin Villas is a great place to live

Workshop #1 Summary Notes

- Condo residents get to park near their home (Tustin Villas)

History/Historic Structures

- Tustin Character History, Structures
- History – Historic Tustin High School

Other Treasures

- Affordable Investment Property
- Good location for business
- Parking on the street needed, necesito
- View of Foothills at end of corridor
- Tustin es una ciudad muy bonita no la destrollan (Tustin is a beautiful city, don't destroy it)



Post-It Notes were used during an interactive exercise to identify Treasures, Challenges, and Visions for Tustin Redhill Corridor

Challenges

Workshop participants were asked to provide their ideas and thoughts on what the biggest challenges are in the Red Hill Avenue study area. Participants also identified the existing problems within the study area.

Businesses

- Relocating existing business and residence
- Lack of stores/businesses I want to see

Rehabilitation/Maintenance

- Cleanliness (lack of)
- Businesses looks run down
- Mantener nuestras casas protegidas (Keep our homes protected/safe)
- Mantener nuestro ciudad protesido (Keep our city protected/safe)
- Mantener nuestras casas; que con sacrificio, las hemos, mantenido (Keep our homes that with sacrifice, we have kept/maintained)

Traffic and Noise

- Lots of Traffic
- Traffic Noise
- High Traffic Volume
- Only one lane to enter North and South bound on the 5 freeway
- Traffic congestion increase in cut through traffic on Lance – Diamond head to avoid signal
- Traffic is horrible on Redhill
- Morning traffic at Redhill/ECR
- Speed of traffic too high North of San Juan
- No quere mos mover nos (We do not want to move)
- Redhill traffic has increased noise and accidents
- Traffic flow problem
- Roads are bad
- Abysmal freeway access
- Traffic and noise from traffic on Redhill
- Challenge signal timing so people quit being killed or hurt
- Traffic, cars, people
- Quality of life
- Noise
- Congestion and noise

History

- Keeping History
- Tustin History and character

Workshop #1 Summary Notes

Parking

- Parking
- Parking issues
- Pine tree park parking
- Parking issue
- Parking – too many cars especially on Nissan
- Not enough parking on San Juan St. next to High School and Elementary School
- Parking
- Parking
- Lack of street parking between San Juan and Bryan
- Challenges finding parking at Stater Brothers
- Parking
- Parking
- Parking is difficult along this corridor except at Big Lots
- Lack of parking in the higher density residential areas
- Street parking out of control
- Lack of street parking
- Challenge sufficient parking

Bicycle Lanes

- Proper bike lanes
- Lack of bicycle lanes
- No bike lanes

Crime/Safety

- Crime near hotel
- Safety
- Get rid of Key Inn
- Key Inn Clientele
- Safety at all freeway areas

Property Taxes/Property Value

- Property Tax
- Decrease in property values
- How much is this going to cost me in property tax?
- Property taxes

Landscaping

- Not enough landscaping/trees
- Lack of landscaping
- Less trees now



Rehab for Shopping Center

- Looks rundown, older
- Ugly retail
- Urban blight
- Dated shopping center

Type of Housing

- No high density residential housing
- Too many multi + units
- Finding a place to live after you take mine
- Affordable housing
- Apartments with no control re number of occupants\

Community Character

- Taking away from old town feeling (example: old town feeling Tustin looks better/homey feeling)
- Density – do not encourage more people to live here in pursuit of revenue

Project Area Boundaries

- How were boundaries chosen?
- Specific plan boundary cutting through single family homes

Other Challenges

- Better maintained walking paths
- Quality of life
- New City council members not aware of property owner's needs
- Lack of public transportation
- Air quality
- Displaced school children
- I'm not agreed with this project
- Leave it alone
- No charge facility for electric vehicles
- Replacing current livelihood (income)
- Water

Workshop #1 Summary Notes



Post-It Notes were used during an interactive exercise to identify Treasures, Challenges, and Visions for Tustin Redhill Corridor

Visions

Workshop participants were asked to provide their ideas and thoughts on the future of the Red Hill Avenue study area. Participants identified concepts that can help improve the study area.

Sustainable

- Solar Power
- Irrigation use non potable water
- Upscale shopping and green building
- Accommodating to future (tele) communication needs and data demand related to transportation
- Energy self sufficient
- Green Recording
- Energy Efficient bus stops with night lighting
- A sustainable community that promotes education and art. That values individuals as well as the environment

Parking

- More available parking
- City parking
- Lots of off street parking
- Parking, parking, parking
- Landlords provide apartment parking structures

Greenery

- More parks

- More trees
- Trees
- Green belt
- Updated parks with plenty of parking
- More green areas
- More community gardens
- Fix water feature at Frontier Park
- Water Frontier Park
- Make 1000' wide each side of Redhill and continue to Irvine Blvd
- Lots of green/succulent space
- More greenery
- Another park in the area
- Nicer landscaping
- Green park areas
- Low density housing with lots of trees

Housing

- No old folks retirement homes/center
- Affordable Housing for new buyers/renter
- Low income homes built so others have opportunities to afford their own home
- Housing for working people

Non-Vehicular Mobility

- Nice sized bicycle lanes
- Walkabout type of town
- Bike lanes and bike rentals
- Vibrant walkable retail
- Pedestrian friendly (safer for kids to walk/bike to/from school)

Business

- Better shopping
- Economically viable uses
- Remodel existing shopping center
- Get rid of gas tank on corner of Redhill and San Juan. Use the lot across of as Restaurants and outdoor shops
- Nicer Businesses
- Family friendly business
- Better use of Big Lots area, no one goes to that center
- Enhance existing shopping strip malls
- Update look to retail centers
- Improve shopping mall appearance

Workshop #1 Summary Notes

- Good looking shopping (grocery, dry cleaners, mall boxes) areas
- No vacant lots
- Buildings with shopping and housing and parking all in one

Tustin High School/Educational Facilities

- Tustin High
- Schools that are near-by
- The High School, the Lambert Elementary School
- Education Facilities
- High School and elementary schools
- New/more preschool, elementary, and schools

Safety

- Increased police presence
- Redhill/San Juan St left turn light!
- Safety
- The corner of Utt & San Juan & G.V. & " " becomes family friendly
- Increased police presence
- Be particular about the types of stores and what type of people you will attract to this area

Improve Traffic

- Left hand turn signal at Redhill & San Juan
- Improve Traffic
- Improve Traffic Flow
- No Heavy Traffic
- Just want Redhill paved. Don't ruin this city!
- Increase freeway entrance number of lanes both north and south bound of the 5 freeway
- No parking allowed on Nisson between Redhill and Newport
- Change in street lights to decrease accidents – ex: San Juan/Redhill St.
- Reduce speed or add stop signs instead of red lights

Old Town Feel

- Small town feel – community
- Keep the quaint homey community feel there is already enough multi-family living
- Keep buildings in a low profile
- Old town feel
- Not a repeat of Irvine/Downtown Anaheim
- Treat lower Tustin as well as new development (fairness)
- Low density
- Keep uniqueness
- Traditional old town architecture

- No multistory buildings
- Do not destroy Tustin! It's a beautiful City
- New, modern, more jobs
- To match the rest of Tustin/Irvine
- No urban style high density housing
- Build to community needs not developer whims
- No hotels, no apartments
- Don't make everything look the same – keep old construction

Uniqueness

- History
- Architecture
- Community Center
- More upscale Businesses
- Tax Base for City

Development

- No mas proyectos por favor (no more projects please)
- No more projects (no more projects)
- No queremos mas proyectos (don't want more projects)
- No mas proyectos (no more projects)
- No mas proyectos (no more projects)
- Land Available for Development

Other Visions

- No additional residential so close to freeway
- Properly building zoning is complied with –
- Specific Plan boundary should stop at San Juan
- Hope proposed specific plan holds better than the N Tustin specific plan!
- Conscience
- Community Gym that is accessible to everyone in the community – activities for youth

Questions from Participants:

- Who is on the project team?
- Has the City Council discussed and/or decided on future development plans within the Specific Plan area?
- Does the City have the power of eminent domain to acquire all or part of properties within the Specific Plan area?



Workshop #1 Summary Notes



Vision Statements

Following the Post-It note exercise, workshop attendees separated into small groups and developed group vision statements for the Red Hill Corridor. The vision statement describes the community's hopes, dreams, and aspirations; and serves as a tool to help guide short-term and long-term actions. The following vision statements were drafted by workshop participants and are provided verbatim in this summary:

Group 1

Maintain the current small town feel

Maintain the current residences

Bring in more attractive businesses that serve the local community

Improve traffic flow and safety

Provide more parking

Add more street greenery

Group 2

Small community

Natural Environment

Family Living

Group 3

Preserve small town feel while updating architecture and landscaping, keeping it low-density and non-car friendly.

Group 4

Single family residence (not cheap)

Green grass in our parks

As residents of this beautiful city of Tustin, we like to see single family residences as opposed to more apartment buildings that usually do not provide enough parking for their tenants. We as proud residents of Tustin want to see green grass in our parks and mature trees. We like to see more upscale single family residences with plenty of parking.

Group 5

Limit development to commercial area (we don't want people to lose their home)

Do not put residential in commercial area.

No additional strip malls and no "bog box" (like Target) stores

No buildings more than 2 story!!

No high density residential

More green/succulent spaces

More pedestrian and bike friendly

Keep a grocery store with big parking spaces in this corridor

Need another park with adequate parking

Workshop #1 Summary Notes

Group 6

A sustainable community. One that is sustainable economically, environmentally, culturally, and socially. Also, adaptable to future technological changes.

Energy self sufficient

Adaptable to aging population

Lots of trees along streets (City of Trees)

Group 7

Small town feel, environment friendly, safety, good education with affordable housing.

Affordability – Apartment and reasonably priced homes

Safety – Red Hill/San Juan Red Light and crime

Education – Higher scores and better schools

Cleanliness – Areas, businesses, parks, and streets

Small City – Individuality, differences, residential

Environment – Trees (Mature hard wood) and grass

Group 8

Plan to improve our communities, environment, and nature but be sure to keep our towns current uniqueness and history. And be able to keep family homes to be able to pass down to our generations.

- More office buildings
- Indoor swapmeet
- High rise affordable housing
- More sit-down/family restaurants
- Maintain current residency and families
- More sidewalks
- Improve Pine Tree Park – parking and equipment
- Synchronized light signals
- Small lake or lagoon and fountains
- Better street lighting
- More bike lanes
- Continued uniqueness
- Small town feel
- Small child/baby child care
- Improve apt/condo parking - # of spaces/per unit
- Improve public parking (structure?)
- Tustin History
- Youth community center with pool – free or affordable
- Skate park
- Amphitheater
- More trees/gardens/nature

Workshop #1 Summary Notes

Group 9

Redo Big Lots parking lot. Reface/remodel, more lighting

Empty lot for more dining/small businesses/health food restaurants – create jobs and income for the City

No multistory buildings/living quarters. Too much traffic/congestion/air pollution.

Maintain historic character of the City by design. More trees.

Concerned about eminent domain – taking our property.

Group 10

Need food and entertainment

A livable, walkable a safe community that reflects spirit of small Tustin character

Improved traffic flow

Environmental considerations. Conservation, green construction, sustainability

No big Box retail, fewer franchises

Comment Cards Received

Some workshop participants also provided additional comments and concerns about the project. Comments are provided verbatim, below.

Comment 1

How were boundaries determined? We are concerned about eminent domain. Can or will properties be taken away or resized?

Comment 2

What is the purpose of the Corridor?

Comment 3

What will happen to our homes?

Comment 4

Will eminent domain take place here?

Comment 5

If more business is going to be brought in this area, it will bring more traffic.

Comment 6

Where is the City going to make space for all this improvement?

Comment 7

I'm concerned about traffic, congestion, and air pollution. By adding lanes to Red Hill my house is becoming damaged by vibration in the street. Will houses be taken by eminent domain by the City? Apparently my front land/yard was taken by this in the past.

Comment 8

The Red Hill Corridor plan entails a small area. Tustin needs to preserve Tustin's small town feel. No high density residences or businesses. Also, since they added #3 N/B lane on Red Hill Ave., Lance St. absorbs the overflow parking from the adjacent apartments. There has been an increase in traffic from Red Hill to Lance and up Diamond Head Dr. to Bryan Ave. (through residential area) in effort to avoid the signal.

Comment 9

Provide speakers with microphones.