

Saranap Avenue / Boulevard Way Planning Process

COMMUNITY WORKSHOP & PRELIMINARY SURVEY RESULTS

Key Take-Aways

- Approximately 50 residents attended the Community workshop on December 4, 2017
- 219 community members responded to the survey
- Not all respondents answered all questions

Question 1a – Breakout Groups

What do you like most about Saranap?

Group 1:

- Neighborhood Feel
- Frank's Auto Repair
- Morucci's
- Walkability to services/shopping
- Big Oaks (trees)

Group 2:

- Current capacity of Boulevard Way
- Small businesses

Group 3:

- Vistas/view of Mt. Diablo
- Does feel safe to walk
- Relatively quiet
- Able to walk to stores
- No big box stores
- Close to freeways, Walnut Creek, and Lafayette
- Bus Availability
- Lack of heavy traffic

Group 4:

- Morucci's
- Frank's Auto Repair
- Variety of services within the neighborhood

QUESTION 1a –Surveys

What do you like most about Saranap?

- Semi-Rural and Quiet feel
- Close to Walnut Creek and Lafayette
- Good Neighbors, Family Friendly,
- Small Businesses and no big box stores – Unique feel
- Views of Mt Diablo

Question 1b – Breakout Groups

What can be improved?

Group 1:

- (Commercial) falling apart
- Corporate Yard
- Traffic hazards, particularly towards sidewalk on north side
- Need crosswalk to WCI bus stop near Autoglass

Group 2:

- Less industrial use
- More small, family-friendly businesses
- Improve landscaping along Boulevard Way
- More median strips & bicyclist roadway improvements
- More trees

Group 3:

- Doesn't feel safe to walk

Group 4:

- Continuous sidewalk
- Need better crosswalks
- Better lighting
- Narrower streets; angled parking
- Would like to have a park
- Would like improvements, but don't want to become Walnut Creek
- More gathering areas & neighborhood businesses
- Village atmosphere

QUESTION 1b –Surveys

What can be improved?

- Traffic and Pedestrian Safety
- Beautification along Boulevard Way
- Parks / Community Gathering places
- Keep Small Businesses
- Range of options on growth (e.g., no growth, development to enhance small town feel, or more dense development)

Question 2 – Breakout Groups

What are your hopes for the future of Saranap?

Group 1:

- Mostly like the way it is, but would like to see some change to provide more community amenities:
 - Some development is inevitable, and can be done intelligently through a robust plan/process guided by community
 - Neighborhood feel: not a place where you run errands, but where you live
 - Independent, small businesses

Group 3:

- Like the area the way it is & hope it doesn't change much (1 response)
- Mostly like the way it is, but would like to see some change to provide more community amenities (1 response)
- Other (7 responses with no further description of hopes)

Group 2:

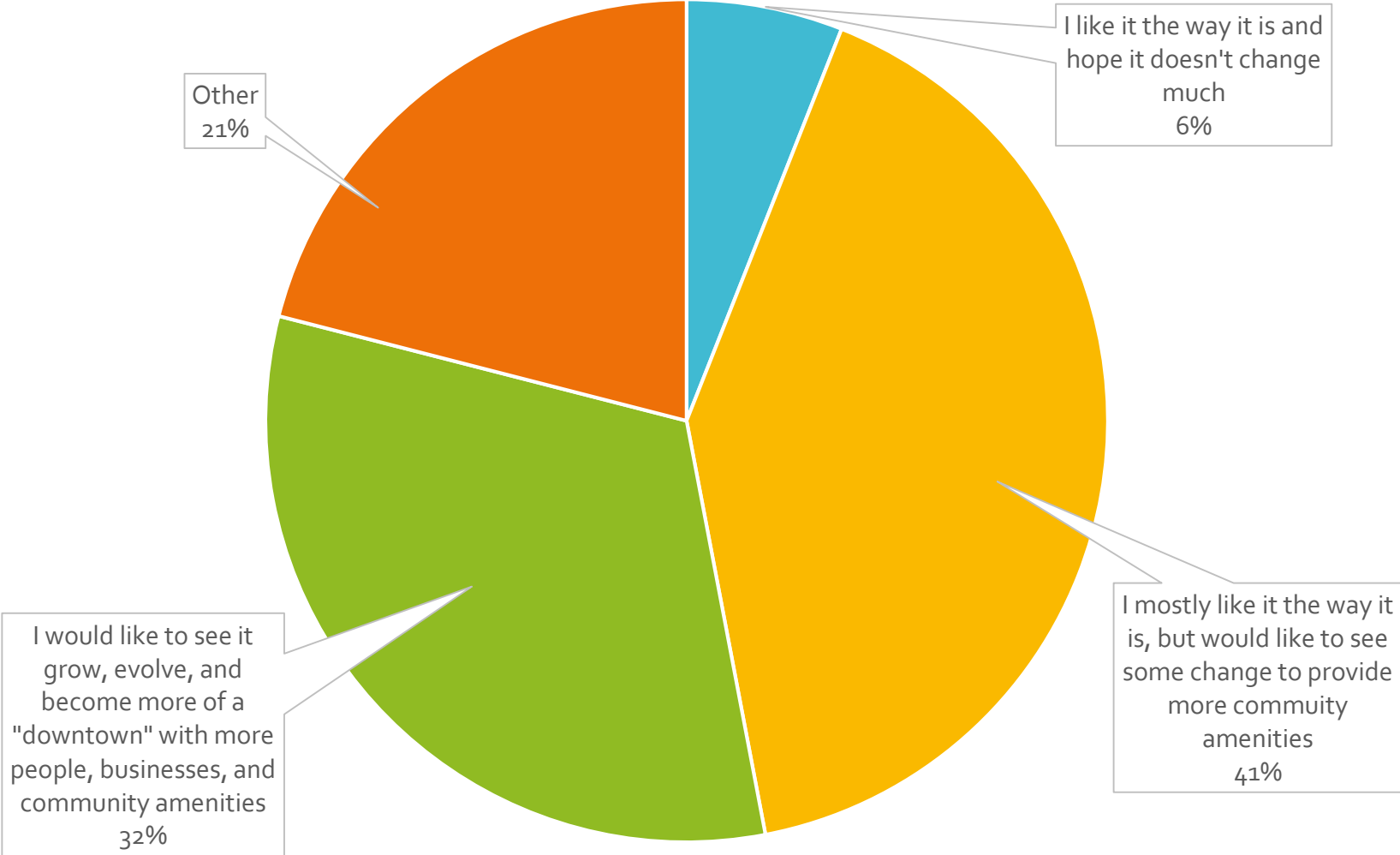
- Mostly like the way it is, but would like to see some change to provide more community amenities
- Other:
 - “Downtown” is not the desired descriptive term/environment
 - No high density
 - Not resistant to change
 - More small businesses

Group 4:

- I would like to see it grow and become more of a ~~downtown~~ with more people, businesses and community amenities:
 - Accept change, but not a “downtown”
 - More “life” on street
 - More nighttime and daytime activities

Question 2 – Surveys

What are your hopes for the future of Saranap?



Question 2 – Surveys

What are your hopes for the future of Saranap? (Other Comments)

For those that responded “Other Recommendations,” the comments can be summarized as follows:

- Specific Recommendations supporting:
 - Mostly as is, with more community amenities, such as neighborhood business, commons, parks (**40 recommendations**)
 - Prefer the area as is, any changes should focus on improvements to sidewalks, lighting, and traffic calming (**20 recommendations**)
 - More of a Downtown Feel with higher density housing, more like Walnut Creek (**10 recommendations**)
- Public Improvements
 - Safety for Pedestrians/Bikes/Traffic
 - Beautification and landscaping along Boulevard Way
 - More Open Space/Parks facilities
- Not a Downtown Feel
- Affordable Housing
- Design/Feeling – Small Town Feel, roundabouts, not trendy, small businesses

Question 3 – Breakout Groups

What are your thoughts on proposed area?

Group 1:

- Should study impacts outside of the proposed area
- Consider studying all of Boulevard Way for traffic calming for pedestrian & cyclist safety

Group 2:

- Further west along Boulevard Way towards Olympic: focus on sidewalks/roadway improvements
- Consider adding to area:
 - Hull's Mortuary
 - Saranap Avenue to Old Tunnel Road
 - Palana Court

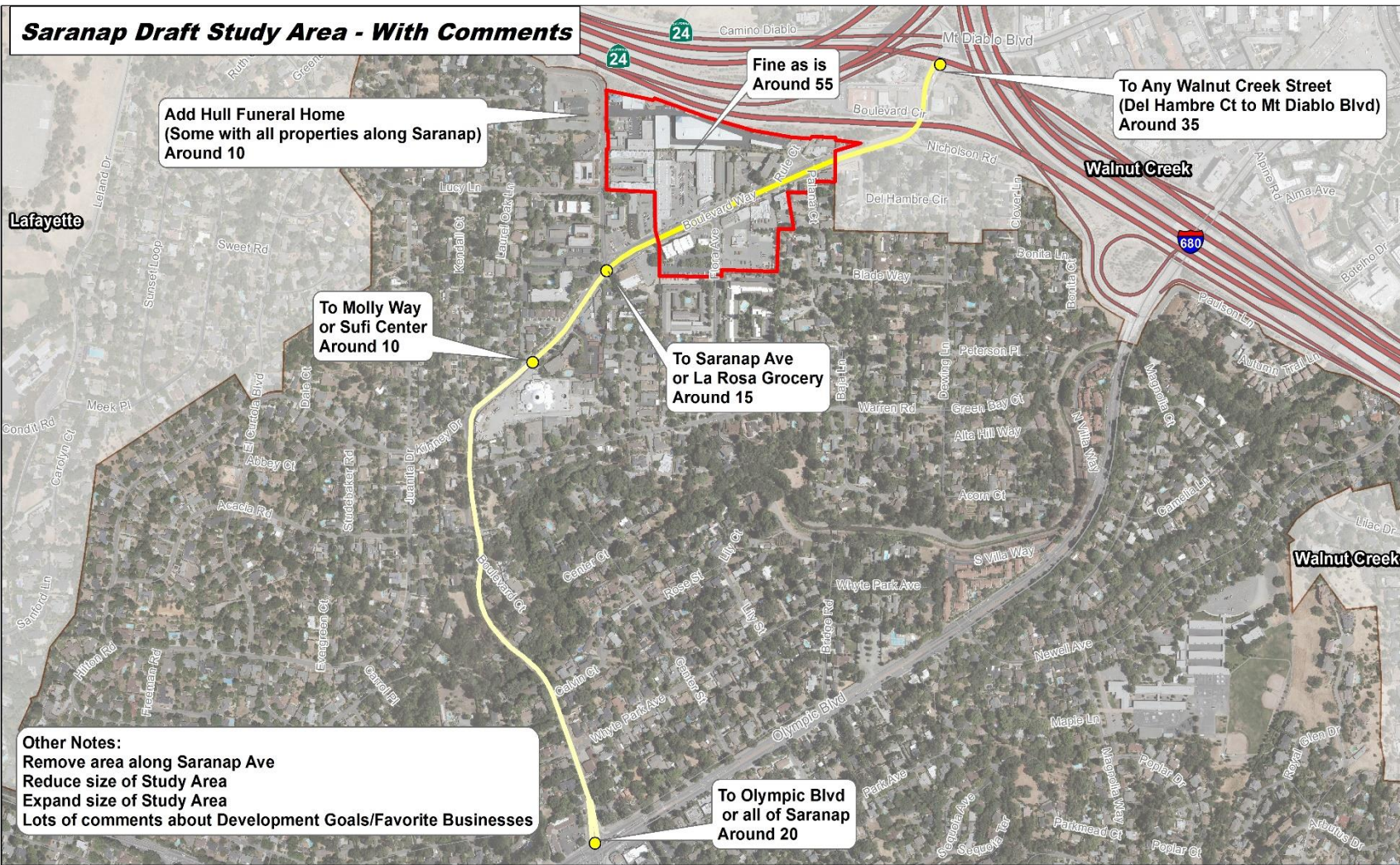
Group 3:

- Include the entire Boulevard Way right-of-way
- Add Hull's Mortuary
- Add sidewalks

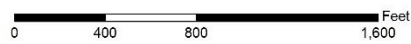
Group 4:

- Expand across Saranap Avenue

What are your thoughts on proposed area?



QUESTION 3 - Surveys



Map Created 11/29/2017
 by Contra Costa County Department of
 Conservation and Development, GIS Group
 30 Muir Road, Martinez, CA 94553
 37.55411791N -122.0703755W

This map was created by the Contra Costa County Department of Conservation and Development using data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate data. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



Question 4 – Breakout Groups

Rank potential goals of plan in order of importance, 1 is most important

Group 1:

1. Identify a “community vision” to guide future development within the plan area.
(tied with)
Provide more assurances to the community regarding size, scale & impacts of any future projects
2. Facilitate provision of additional community amenities such as parks, bike facilities, landscaping, etc. (pet friendly, greenery, bike lane)
3. Facilitate revitalization & future development within plan area.

Group 3:

- (No responses written – ran out of time? Or skipped?)

Group 2:

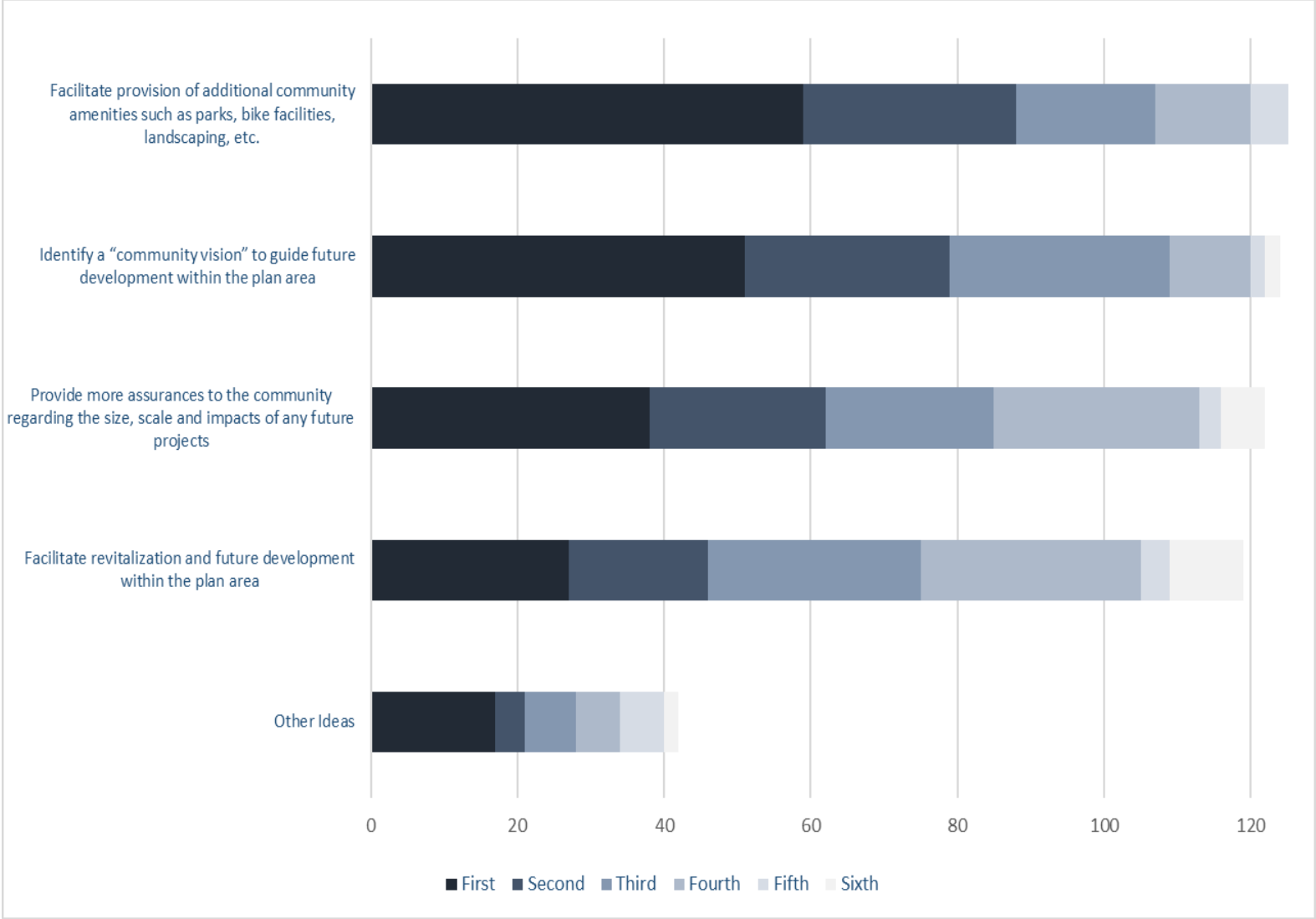
1. Provide more assurances to the community regarding size, scale & impacts of any future projects
2. Identify a “community vision” to guide future development within the plan area.
3. Facilitate provision of additional community amenities such as parks, bike facilities, landscaping, etc.
4. Facilitate revitalization & future development within plan area.
5. Other: Community Engagement/Education

Group 4:

1. Identify a “community vision” to guide future development within the plan area.
2. Provide more assurances to the community regarding size, scale & impacts of any future projects
3. Facilitate provision of additional community amenities such as parks, bike facilities, landscaping, etc.
(tied with)
Facilitate revitalization & future development within plan area.
4. Other: affordable housing incentives; respect rights of property owners

QUESTION 4 – Surveys

Plan Goals – Please rank the following potential plan goals



QUESTION 4: Surveys

Plan Goals – Please rank the following potential plan elements in order of their importance – “Other Recommendations”

For those that responded “Other Recommendations,” the comments can be summarized as follows:

- Traffic Safety as an additional plan element was suggested over **20 times**
- Specific Plan Goals Recommendations:
 - Facilitate provisions of additional community amenities such as parks, bike facilities, landscaping, sidewalks along Boulevard Way, etc. (**30 Recommendations**)
 - Identify a “community vision” to guide future development, including the type of community that is desired, keeping the community small, including gathering spaces, small cafes, etc. (**10 Recommendations**)
 - Provide more assurances to the community regarding size, scale, and impacts of any future projects, mostly desiring smaller scale development and small businesses (**9 Recommendations**)
 - Facilitate the support of small/independent businesses and future development within the plan area, mostly for smaller businesses (**7 Recommendations**)
- Other Plan Goal Recommendations
 - Affordable Housing
 - Alternative Transportation
- Some survey respondents included complaints about specific sites, uses, etc.

Question 5 – Breakout Groups

Rank potential plan elements in order of importance, 1 is most important

Group 1:

1. Height, density/dwelling unit maximums, parking standards
(tied with)
Goals, standards, funding mechanisms for extending improvements (bike lanes/sharrows, diagonal parking, crosswalks, sidewalk amenities) along Blvd Way
2. Identify potential locations, design elements, and funding mechanisms for park/recreational facilities

Group 3:

1. Height, density/dwelling unit maximums, parking standards
2. Goals, standards, funding mechanisms for extending improvements (bike lanes/sharrows, diagonal parking, crosswalks, sidewalk amenities) along Blvd Way
(tied with)
Identify potential locations, design elements, and funding mechanisms for park/recreational facilities

Group 2:

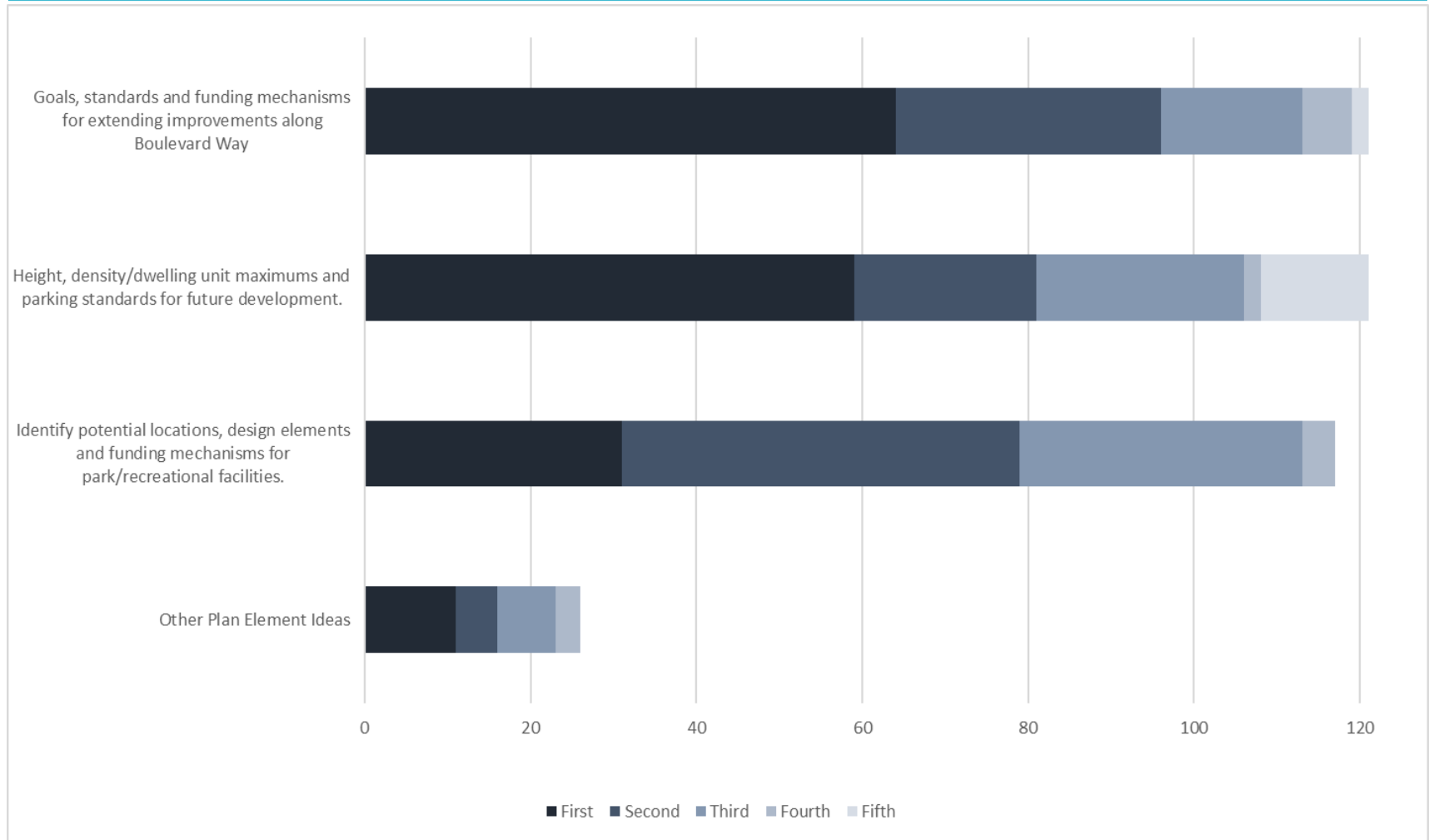
1. Height, density/dwelling unit maximums, parking standards
2. Goals, standards, funding mechanisms for extending improvements (bike lanes/sharrows, diagonal parking, crosswalks, sidewalk amenities) along Blvd Way
3. Other: Affordable housing policies
4. Identify potential locations, design elements, and funding mechanisms for park/recreational facilities

Group 4:

1. Height, density/dwelling unit maximums, parking standards
2. Goals, standards, funding mechanisms for extending improvements (bike lanes/sharrows, diagonal parking, crosswalks, sidewalk amenities) along Blvd Way
(tied with)
Identify potential locations, design elements, and funding mechanisms for park/recreational facilities

QUESTION 5: Surveys

Plan Elements – Please rank the following potential plan elements in order of their importance



QUESTION 5: Surveys

Plan Elements – Please rank the following potential plan elements in order of their importance “Other Recommendations”

For those that responded “Other Recommendations,” the comments can be summarized as follows:

- Specific Recommendations for:
 - Goals, Standards and funding for extending improvements Boulevard Way (**11 recommendations**)
 - Potential local, design, and funding mechanisms for a park (**8 recommendations**)
 - Height, density/dwelling unit maximum, parking standards for future development (**7 recommendations**)
- Other Recommendations
 - Affordable Housing
 - Support Small/Independent Businesses
 - Alternative Transportation
- Some survey respondents included complaints about specific sites, uses, etc.

Question 6 – Breakout Groups

Select the land use type that you believe should be encouraged most within the study area.

Group 1:

c. Mixed-Use (Residential & Commercial/Retail)

Group 2:

c. Mixed-Use (Residential & Commercial/Retail)

Group 3:

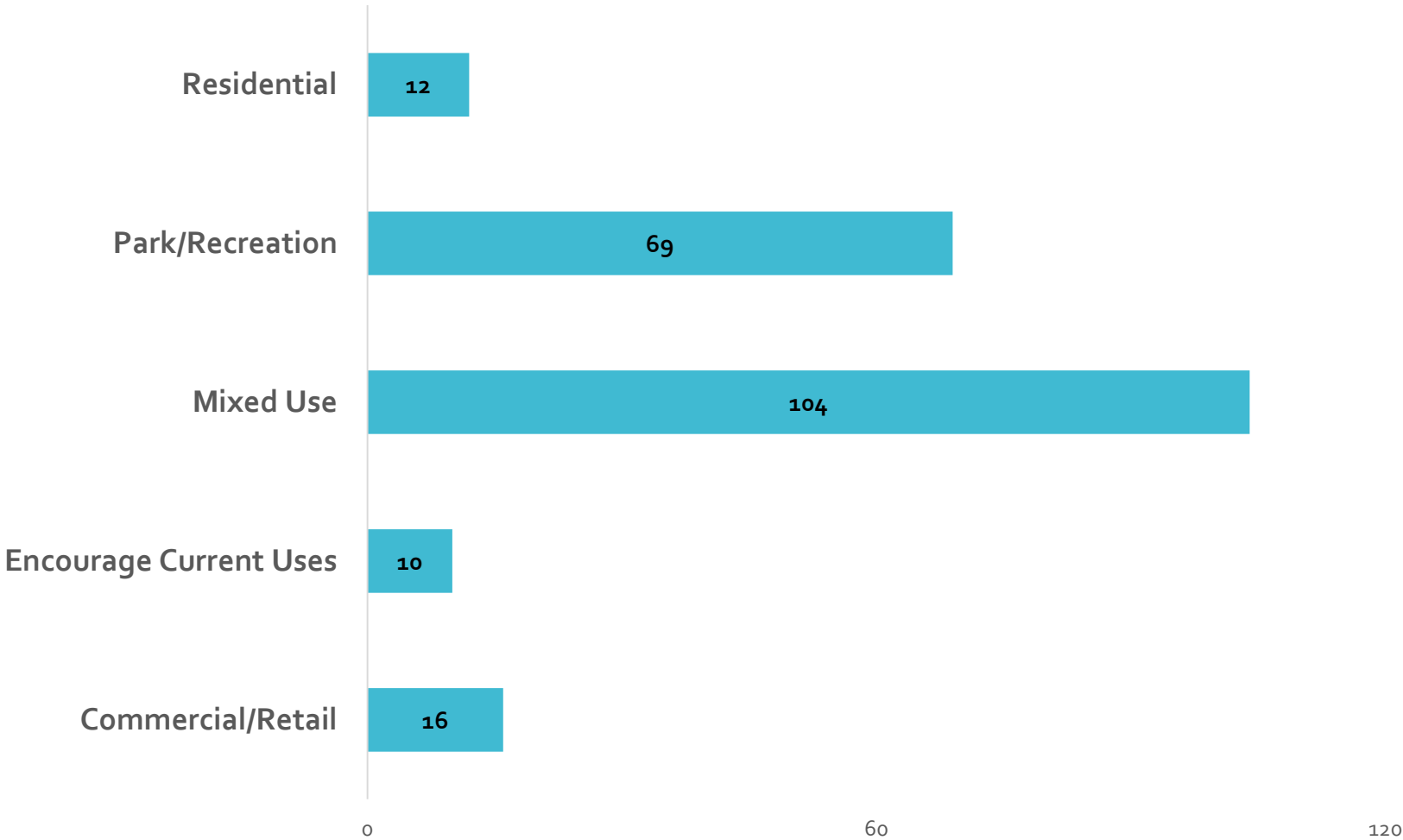
d. Park/recreational

Group 4:

c. Mixed-Use (Residential & Commercial/Retail)

QUESTION 6 – Surveys

Select the land use type that you believe should be encouraged most within the study area.



Question 7 – Breakout Groups

Please list in order or priority the top three amenities (e.g., playground, sports court/field, picnic area, community garden, lawn and/or trees, exercise equipment, pet areas, etc.) that you would most like to see included as part of a park/recreation facility for the Saranap community.

Group 1:

1. Green landscaped, open space
2. Benches, mingling, chess board
3. Water feature, public art
4. Play structure, tot lot

Group 2:

1. Pet area
2. Playground
3. Community garden

Group 3:

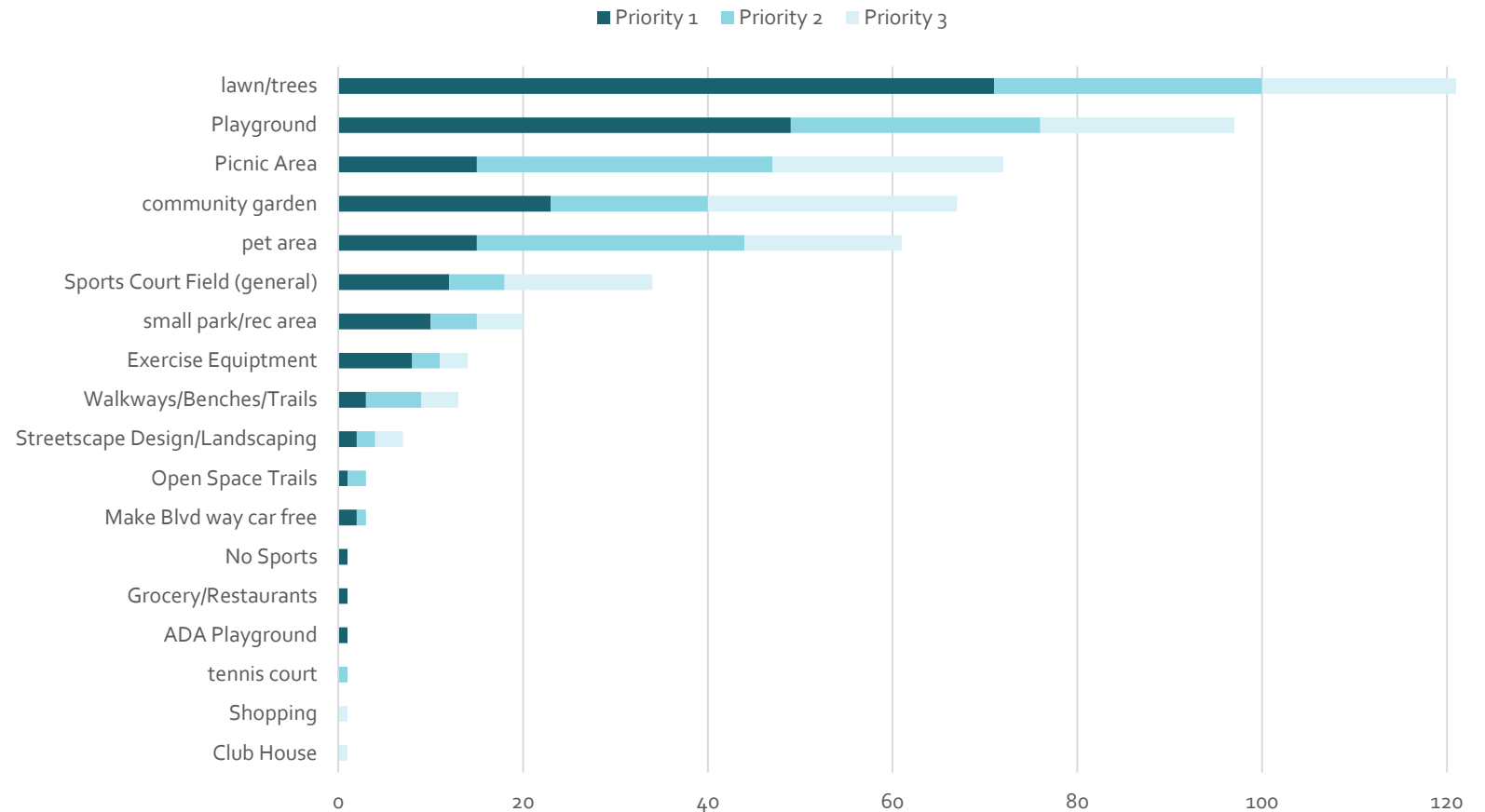
1. Community-wide trail

Group 4:

1. Landscaping along street frontage – drought tolerant, but not wood chips
2. Park
3. Picnic area

QUESTION 7 – Surveys

Please list in order of priority the top three amenities (e.g., playground, sports court/field, picnic area, community garden, lawn and/or trees, exercise equipment, pet areas, etc.) that you would most like to see included as part of a park/recreation facility for the Saranap community.



Question 8 – Breakout Groups

Please list in order of priority the street improvement elements (bike lanes/sharrows, diagonal parking, crosswalks, sidewalk amenities, etc.) you believe are needed along Boulevard Way, beyond those to be implemented as part of the Saranap Village development.

Group 1:

1. Continuous sidewalks on both sides
2. Crosswalks with lights
3. Bike lane
4. Sidewalk plantings

Group 2:

1. Sidewalks and amenities through to Olympic
2. Crosswalks (especially near Morucci's and at Flora Avenue)
3. Bike lane/sharrows
4. Parking accommodations

Group 3:

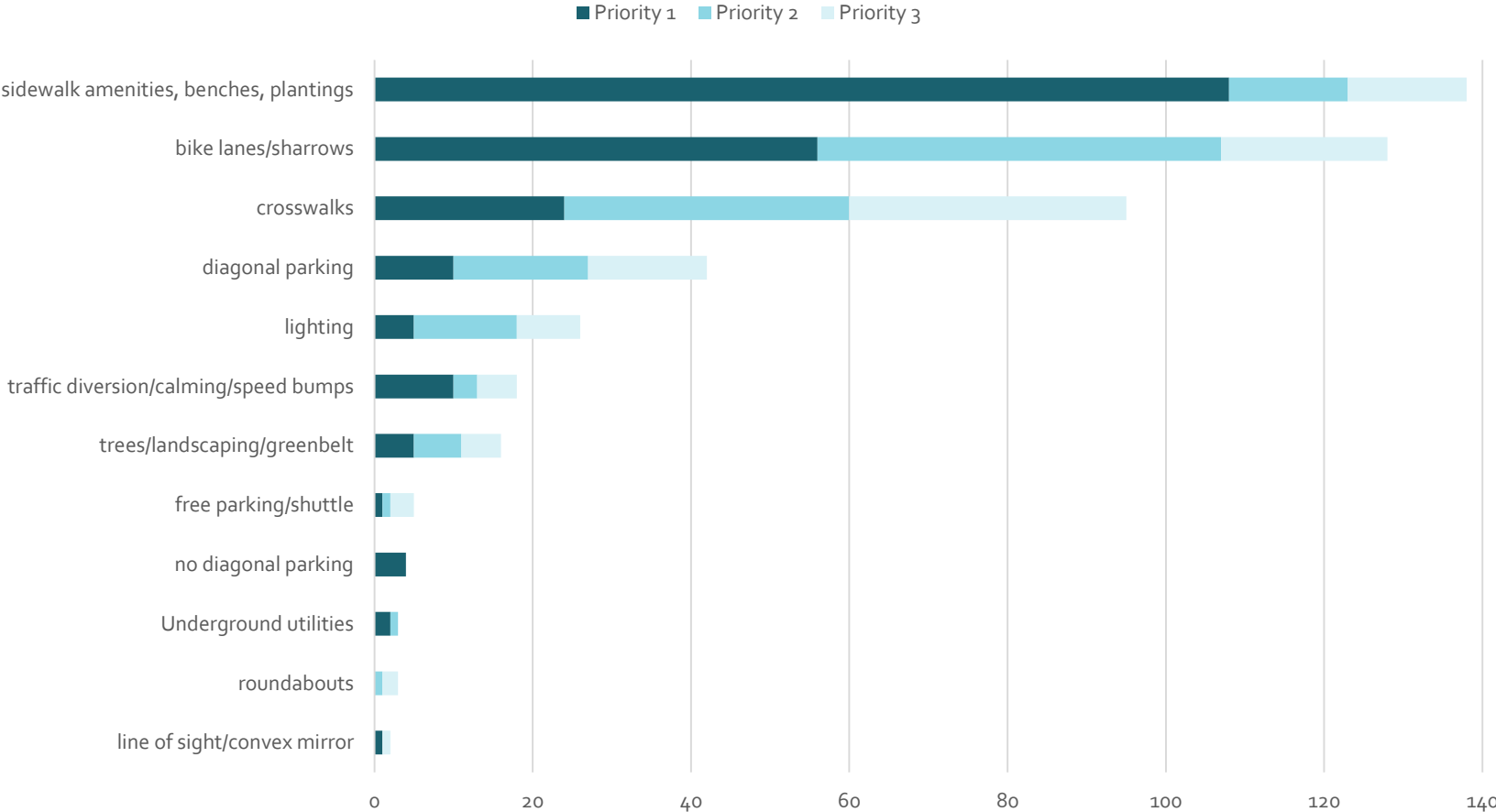
1. Sidewalks to Olympic
2. Better crosswalks
3. Parklets

Group 4:

1. Sidewalk amenities and bike lane
2. ~50% of group: Yes diagonal parking
3. More crosswalks
4. Street lighting
5. ~50% of group: No diagonal parking

QUESTION 8 – Surveys

Please list in order of priority the street improvement elements (bike lanes/sharrows, diagonal parking, crosswalks, sidewalk amenities, etc.) you believe are needed along Boulevard Way, beyond those to be implemented as part of the Saranap Village development.



Question 9 – Breakout Groups

Are there any additional community engagement activities that you would like to see explored during this process? Are workshops such as this a good mechanism to engage the community? Consider a smaller working group as well?

Group 1:

- Need input of both property owners and businesses
- Attendance determined by how meaningful the input is
- Workshop with breakout group is decent
- Volunteers for focus groups

Group 2:

- Better & wider communication about meetings
- More mailings & notices. Suggest that Property renter/owner state preferred method of contact
- Website, blog, “Planning 101” resource
- Summary of this group workshop – all groups & survey results

Group 3:

- Volunteers
- Small working groups

Group 4:

- Great – more is good
- Move quickly
- Explore MAC for Saranap, design review
- More publicity about this effort
- Sign up on website to be notified about these meetings

QUESTION 9 – Surveys

Are there any additional community engagement activities that you would like to see explored during this process? Are workshops such as this a good mechanism to engage the community? Consider a smaller working group as well? Please explain.

- More workshops – 20
- Combination workshops/working groups – 13
- Surveys – 13
- Overall Support for process - 10
- Working Groups – 4
- Other Key Trends
 - Follow up, noticing and communication make any of the input processes better
 - Outreach using social media, mailings, emails or signs
 - Trust that input is heard is key