

CARSON STREET MASTER PLAN

WORKSHOP #1

October 15, 2003

TABLE #1

Task 1: Opportunities & Challenges

§ Opportunities

- Vacant properties
- Would like to have a theatre, but is it economically feasible?
- Create beautiful facades with multiple stories, not just single story like Downtown Long Beach
- Restaurants needed, restaurants support other cities by supporting existing businesses like in the city of Torrance.

§ Challenges

- No interesting places to go for visitors, such as Hilton patrons
- How are occupancy rates of Hilton -- over 85%?
- Affordable for-sale housing for seniors
- Retail services to serve seniors
- Need activities for youth, such as a Teen Center

Task 2: Vision Statement & Vision Strategy

§ It's good

§ Design/development standards are important

§ Spanish motif of existing buildings are good

§ Tile work is good material on roofs and facades

§ Cultural diversity through:

- Public art
- Architectural uses
- Public improvements and signs

§ Make architecture have some consistency

§ Public art should be more diverse

§ Pathways

§ Murals

Task 3: Carson Street Vision Plan

- Recommend Senior housing at old pet store location
- Restaurant next to Villagio, like Hof's Hut or Johnny Rebs Ribs

- Sit-down restaurants near Main Street (no Hometown Buffet)
- More entertainment uses:
 - Theatre
 - Bowling
 - Performing arts
- Sunday brunches
- Wider sidewalks
- User-friendly, more walkable
- Beautification
- Better lighting, really well lighted!
- Signage for cross streets in medians
- Public art
- Synchronized lights
- Underground utilities
- Litter control

Task 4: Summary

- § In Residential District:
 - Affordable senior housing (for sale)
 - No more than three stories

- § Sit-down restaurants in downtown/retail district near Avalon
 - Hofs Hut

- § Entertainment venue, family oriented.
 - Theatre
 - Bowling
 - Ice skating

- § Well-lit streets, wide sidewalks and synchronized traffic lights

- § Overall beautification:
 - Uniform architecture
 - Public art
 - Benches
 - Entry signs, large lettering
 - Landscape, colorful

CARSON STREET MASTER PLAN WORKSHOP #1 October 15, 2003

TABLE #2

Task 1: Opportunities & Challenges

§ Opportunities

- Carson Street pedestrian-friendly is a good idea
- Make sidewalks bigger
- Some child areas for kids to go play
- Bike parking
- More bike paths
- Areas for children & seniors
- Take advantage of Home Depot Center to keep people shopping & eating in Carson
- Enlarge library on Carson, like Cerritos, to add culture

§ Challenges

- Certain business on Carson Street take away from pedestrian environment
- Upkeep of existing businesses (no maintenance of businesses)
- Albertsons recycling is unsightly
- Clean up street
- Better choices of land use
- More street cleaning, better maintenance by City (twice a week)

Task 2: Vision Statement & Vision Strategy

- Develop architectural style with influence of Pacific Rim
- Play of cultures and diversity
- Incorporate public art which includes cultural diversity
- Generally agree

Task 3: Carson Street Vision Plan

- Carson Street Vision Plan
 - Agree with Vision Plan
 - Strengths:
 - Like idea of District, architectural theme, identity, uniformity
 - Weakness:
 - Make uses sustainable

- Concept of Districts
 - Good
- Public Right of Way Improvements
 - Agree with concepts
 - Better design of light standards, brighter
 - Better street maintenance
 - We need better landscape medians with tree/shrub themes
 - Main concern is to attract people to come to Carson Street
- Private Development Option
 - Need to attract professional business to Carson Street, like medical/law offices and health care
 - Offices, more professional
 - Retail:
 - Restaurants
 - Jazz/piano restaurant
 - Different ethnic restaurants with appeal
 - Concern for parking and how to be dealt with
 - Bookstores
 - Public hall
 - Children entertainment
 - We need better advertisements of new and existing businesses
 - Medium-density housing; consider parking

Task 4: Summary

- Opportunities
 - Take advantage of stadium visitors and keep them coming to Carson Street
- Challenge
 - Keep Carson Street clean and vibrant “now”
- Develop more cultural image of diversity
- Vision Plan good: attract more professional business/health care
- More entertainment for children on Carson Street
- Want people to come shop/live downtown and keep coming back

CARSON STREET MASTER PLAN WORKSHOP #1 October 15, 2003

TABLE #3

Task 1: Opportunities & Challenges

§ Opportunities

- Visual beauty
- Hometown theatre to scale would be good
- Entertainment center
- More multi-use project: Villagio
- Bookshop (Border)
- Gift shop
- Coffee shop
- Sidewalk café (sit-down, outdoor)
- Health food stores:
 - § Bristol Farms
 - § Trader Joe's
- Novelty shops
- Pavilions

§ Challenges

- Too mixed up
- Current mixed residential and commercial does not work well
- You need to get rid of mix.
- Too much truck traffic
- Traffic is an obstacle
- Public resistance to change
- Rehabilitation
- Public policy
- Funding
- Look at family income

Task 2: Vision Statement & Vision Strategy

- Where are people going to park?
- Narrow down vision statement
- Need parking
- Pedestrian friendly
- Generally vision statement is okay

Task 3: Carson Street Vision Plan

- Carson Street Vision Plan
 - Mission look
 - Spanish style
 - It's hard for it to be pedestrian-friendly
 - It's hard to get out; vacant lot is easy
 - Concerned with residential/commercial mix
 - Adequate parking to encourage pedestrians
 - Existing business or residents in wrong sections
 - Relocation of existing residents

- Public Right of Way Improvements
 - They like all of the ideas on the list.
 - All items listed need to be incorporated in improvements
 - Crosswalks need to be enhanced.
 - How do you fit all of the improvements in?
 - Santa Monica Third Street Promenade is a good example
 - Do not like the word "corridor"
 - Brighter lighting

- Private Development Option
 - Hotwings restaurant
 - Upper-end restaurant
 - Bookstores (Borders)
 - Coffee shops
 - Entertainment
 - Roller skating rink
 - Professional office building; consolidate businesses
 - Exercise – fitness center
 - Ice skating arena
 - Small theatre

Task 4: Summary

1. Public policy
2. Safety/parking
3. Traffic
4. Appropriate business
5. Continuity

Reasons why these will improve the Carson Corridor:

- Keep safe
- This will allow people to shop in a safe area
- Small theatre venue
- Family-oriented, downtown area

- We can't compete with other cities unless we do this
- Keep our money here
- Women do most of the shopping, so safety is important.
- Keep dollars in the city
- Safety, appealing, beautiful, evoking a desire to visit
- Want Carson to have a clean reputation
- Harmony, environment
- Positive, friendly environment

CARSON STREET MASTER PLAN WORKSHOP #1 October 15, 2003

TABLE #4

Task 1: Opportunities & Challenges

§ Opportunities

- Build upscale housing (multi-family)
- Eliminate need for automobiles
- High-density (more vertical)
- Redevelopment of existing uses
- Restaurants
- Theatre

§ Challenges

- Odd-shaped parcels
- Working with existing landlords
- Lack of enough mass to attract developers
- Traffic, enforcement and parking
- Public parking (shared)
- Use of parking structures
- Security at parking areas
- Vertical retail
- Theatre

Task 2: Vision Statement & Vision Strategy

- § Like Vision Statement as is

Task 3: Carson Street Vision Plan

- Carson Street Vision Plan
 - Weak points:
 - Streets too busy
 - Should enhance medians
 - Retail on sidewalks
 - Strong points:
 - Landscape
 - Large sidewalks
 - Retail to the street
 - Parking in rear

- Vision:
 - Move housing west
 - Mixed use (office/housing /retail)
 - Move office buildings available around City Hall district
 - Promenade areas (family entertainment complex)
 - More creative public transportation design specifically for corridor (i.e. trolley)
- District Concept
 - Like the concept as it is currently
- Public Right of Way Improvements
 - Water falls
 - Drought tolerant landscaping
 - Large sidewalks
- Private Development
 - Restaurants
 - Theatres
 - Book stores
 - Specialty electronics
 - Card shop (Hallmark)
 - Promenade area
 - Florist
 - Sit-down coffee shops

Task 4: Summary

- Build upscale high-density vertical housing
- Redevelop existing uses
- Enact a village concept/promenade
- Public transportation specifically for corridor (i.e. trolley)
- Lush landscaping and streetscape
- Incorporating restaurants, theatre and bookstores, etc. into project.

CARSON STREET MASTER PLAN WORKSHOP #1 October 15, 2003

TABLE #5

Task 1: Opportunities & Challenges

§ Opportunities

- Need movie theatre
- Need higher-end restaurants
- Wider street sidewalks

§ Challenges

- Narrow streets
- Parking on street
- More development means more traffic
- Too dark, needs more lights
- Mitigation measures to make street pedestrian-friendly

Task 2: Vision Statement & Vision Strategy

§ No comments

Task 3: Carson Street Vision Plan

- Concept of Districts
 - Rejected the residential area
 - Would like to see another use in that District.
 - Other Districts are okay as they are
 - Put bowling alley at 616 E. Carson Street
 - Worried that residential District will become like a Scottsdale after time
 - Want to see Sheriff “cop stop” in the central District
- Public Right of Way Improvements
 - Wider sidewalks
 - Beef up landscaping (sidewalk and median)
 - Ornamental street lighting
 - Greater building setbacks for new buildings to accommodate landscaping
 - Pedestrian-friendly sidewalk (pinched corners)
 - Pinched corners will divert traffic to other streets

- Private Development Option
 - Bowling alley
 - Affordable restaurants
 - Hometown Buffet
 - Movie theatre
 - Office building, garden office between Grace & Dolores
 - Skating rink
 - Gateway signage (liked the idea)

CARSON STREET MASTER PLAN WORKSHOP #1 October 15, 2003

TABLE #6

Task 1: Opportunities & Challenges

§ Opportunities

- Quality sit-down restaurants
- Village atmosphere
- Retail stores
- Five-star hotels
- Theatres
- Paseo Colorado
- Waterfalls
- Better pedestrian lighting/crosswalks
- Bowling alley
- Fitness center

§ Challenges

- Finances
- Space
- Tearing down undesirable properties
- Current structures
- Traffic & parking
- Political climate/image
- Community involvement
- Convincing the community

Task 2: Vision Statement & Vision Strategy

- Add “residential” mixed-use
- Unique landscape

Task 3: Carson Street Vision Plan

§ Carson Street Vision Plan

- Strong:
 - § Landscape
 - § Pedestrian walkways
 - § Like the idea of a theatre
 - § Sit-down restaurants
- Weakness:

- § Theatre – fights, crime
- § Traffic
- § What about businesses and livelihood of established businesses?
- § Can you attract the business you want?

- § Concept of Districts
 - Like it, fits in with what is already there.
 - It is acceptable if you can get the uses you want
 - Want to incorporate new uses in vacant land

- § Public Right-of-Way Improvements
 - Trolley transportation for the entire corridor
 - Want more residential/retail mixed-use
 - Only condos instead of apartments

- § Private development
 - Retail:
 - § Clothing boutiques
 - § Bookstore
 - § Coffee shop
 - Restaurants:
 - § Quality, table service, linen dining
 - § No fast food
 - § Sidewalk café
 - Entertainment:
 - § Jazz bar
 - § Theatre (movie and stage)
 - § Exclusive membership club
 - § Bowling alley
 - § Skating rink
 - § Comedy theatre
 - Housing:
 - § Mixed use with condos
 - Offices:
 - § No more
 - Civic buildings:
 - § Performing arts center
 - § New post office with parking
 - § County/state/federal annex building
 - § Library

Task 4: Summary

- § Landscaping
- § Village atmosphere, crosswalks and lighting

- § Sit-down restaurants (no fast food)
- § Family entertainment
- § Challenges:
 - Parking
 - Finances
 - Sensitive to current businesses

CARSON STREET MASTER PLAN WORKSHOP #1 October 15, 2003

TABLE #7

Task 1: Opportunities & Challenges

- § No identity
- § Street signs
- § Mixed use, two-story building with parking
- § Pedestrian friendly
- § Clean land

Task 2: Vision Statement & Vision Strategy

- § OK

Task 3: Carson Street Vision Plan

- Carson Street Vision Plan
 - Arts museum (theatre)
 - Residential district
 - § Unclear
 - Walkable district
 - Affordable housing
 - Sit-down restaurant
 - Free trolley
- Public Right of Way Improvements
 - Theme for street lights
 - Architecture
 - Full service grocer
 - Outdoor gathering environment
 - Restaurants:
 - § Red Lobster
 - § Olive Garden
 - § Cheesecake Factory
 - Movie theatre
 - Bowling alley
 - Skating

Task 4: Summary

- Develop west and east gateway first
- Beautification program
- Sit-down restaurants
- Shops to support retail stores
- All ages entertainment

CARSON STREET MASTER PLAN WORKSHOP #1 October 15, 2003

TABLE #8

Task 1: Opportunities & Challenges

§ Opportunities

- Revenue (parking meters and structures)
- Small business development
- City-based businesses involved in development of Carson Street (sub-contractors, etc.)
- Add jobs
- Increase property values

§ Challenges

- Traffic
- Financing (bond issues?)
- Residents – education capacity?

Task 2: Vision Statement & Vision Strategy

- § No comment.

Task 3: Carson Street Vision Plan

§ Carson Street Vision Plan

- (See map.)
- Teen Center at Avalon & Carson
- Mobile Home Park near Ralph's?
- Current residential outside residential district?
- Omega Burger?
- Dairy Queen?
- Car wash?
- Grants?
- Gas stations at Figueroa & Carson?

§ Concept of Districts

- Agree
- Teen Center
- Current residential homes outside residential district
- Current vacant mobile home park next to Ralphs (?)

- Is Omega Burger going to be phased out or will there be opportunities for remodel?
- § Public Right-of-Way Improvements
 - Wayfinding signs
 - Logo
 - Colors
- § Private development
 - Retail
 - § Bookstores
 - § Music stores
 - § Large
 - Restaurants
 - § Boston Market
 - § Red Lobster
 - § Trader Joe's
 - Entertainment
 - § Performing Arts Center
 - § Bowling Alley
 - § Fitness Center
 - Housing
 - § No additional housing on Carson Street
 - § Senior housing & condos?
 - Mixed-Use
 - § Increase
 - Civic Buildings
 - § Youth center
 - § Central parking structure (revenue)
 - § No additional civic center

Task 4: Summary

- § Small business opportunities
- § City revenue enhancements
- § Traffic
- § Teen center
- § Major name, family venues

CARSON STREET MASTER PLAN

WORKSHOP #1

October 15, 2003

TABLE #9

Task 1: Opportunities & Challenges

§ Opportunities

- Make the City grow and place us on the map
- We are a big town with a small town mentality
- Having trouble with identity problems

§ Challenges

- Concerned about mobile home park displacement
- Apparently rumors about Agency acquisitions pushing businesses out
- Concerned about how the development of Carson will impact other areas in the City
- Gentrification
- Concerned about taxes and how they are being used in the City.
- City of Commerce seems to have more services to the residents from the revenues industrial generates

Task 2: Vision Statement & Vision Strategy

- More residential development; apartment for seniors
- Pedestrian-friendly model; places for people
- Pasadena model
- Create safer places for people to walk; make it safe to walk after dark
- Create slower-paced atmosphere that is active, yet relaxing/calming
- Create places for people to congregate around, such as mini-plazas, fountain elements, benches
- Create a distinctive place
- Something that is more visually aesthetic; nice landscape
- Want to keep the development scale low; prefer two-story buildings and outside art
- Increased sanitation and cleanliness
- The mobile home parks have homes that are near the property edge; concerned about how to create street frontages that

incorporate the existing mobile home parks somehow (Flamingo Mobile Home Park)

- Prefer to see increasing the residential development opportunities as opposed to retail; taking residential to Avalon.
- More mixed use development; housing is a theme that keeps coming up as being inadequate
- Limit or no displacement
- Recognize the need for a movie theatre (anchor), but don't want one near the residential portions because of nuisance issues that might be created (too many kids)
- Feel there are land use conflicts
- There are problems with the existing Villagio; it's an experiment that did not work
 - § Too dense; too many kids with nothing to do
 - § Problem with no signage, no parking that's easily visible
 - § People want to drive with easy access
 - § If Villagio is the image, there will be problems
 - § Separate the family and senior (housing)
 - § Landscaping is the best thing to do

Task 3: Carson Street Vision Plan

- Need to improve signage
- More lights; ornamental street lights
- Landscape not dropping; want flowers
- Outside art
- Create the identity that demonstrates cultural diversity
- Bicycle racks
- If you have the same type of building, it's like being in jail
- Need variety in building design
- Encourage more outdoor activities for night life
- Need a bookstore (Borders)
- Look at nightlife theatres
- More relaxing with the feeling of safety
- We do not want a jazz club (places for lingering quietly)
- Creating positive places for children and adults
- Things that encourage literacy
- Create an intellectual and cultural side with the art and visiting authors
- No more fast food
- Reasonably priced restaurants
- Restaurants should be unique to reflect cultural diversity
- Fine drama/theatre in commercial center

Task 4: Summary

- § More intellectual-oriented sites
 - Bookstores w/ cafes
- § Outside art; reflect diversity; representation of the people
- § Landscaping
 - Trees (palms)
- § Safety and cleanliness
 - Trash can and better lighting
- § Mobile home displacement

Added discussion:

- § Subsidized family (housing)

CARSON STREET MASTER PLAN WORKSHOP #1 October 15, 2003

TABLE #10

Task 1: Opportunities & Challenges

- Opportunities
 - Entertainment
 - § Restaurants (fine dining)
 - § Theatres
 - § Bookstore
 - Recreation
 - § Bowling alley
 - § Skating rink
 - § Health spa
 - § Skate park
 - § Dog park
 - Businesses:
 - § Fine dining
 - § Book stores
 - § Drug store
 - § Pet store
 - § Trader Joe's
 - § Nice hotel
 - § Health spa
- Concerns (challenges)
 - Homes may be displaced, business displacement
 - Funding (taxes)
 - Traffic and parking
 - Tie-ins w/ cross streets (side streets)
 - § Aesthetics
 - § Uses

Task 2: Vision Statement & Vision Strategy

- No change
- Good job
- Thorough

Task 3: Carson Street Vision Plan

- Carson Street Vision Plan
 - Carson Street should go farther; north on Avalon plan.
 - Traffic “corridor” tie-in is an excellent idea
 - Time frame? Detours?
 - Mixed-use expansion of community shopping district
 - Pedestrian safety in West Gateway District
 - Restaurant for commuters
 - Street lights, furniture, etc.
 - Public restrooms

- Concept of Districts
 -

- Public Right of Way Improvements
 - Six-way pedestrian crosswalks (diagonal crossing) with signals at each corner
 - Carson/Main
 - Carson/Avalon
 - Open space at Dolores and Carson
 - Plaza/park with benches and street art
 - Local shuttle or trolley (slow traffic down)
 - Improved bus stops
 - Update library (government facilities)
 - Open spaces/parkways not rear residential street
 - Identify civic organizations (signage)
 - Signage or monuments, no poles; City of Carson on street sign
 - Light at Carson Plaza/Del Amo
 - Narrow medians (do not widen)
 - Trees, trees, trees
 - Farther setbacks (wider sidewalks) at Carson/Main & Carson/Avalon

- Private Development
 - Gateway signs & signage
 - Identify civic organizations
 - No auto businesses
 - On main streets, signs should say “City of Carson”
 - Monument signs on businesses
 - No pole signs
 - Incorporate open space into business frontage (sidewalk café, outdoor seating, public space, etc.)
 - Types of development:
 - § Education center
 - § Movies
 - § Bookstore
 - § Kids place

- § Bally's Health Spa
- § Trader Joe's
- § Different restaurants:
 - Red Lobster
 - Soup Plantation
 - Marie Callendars
 - Claim Jumper

Task 4: Summary

- § Friendly (pedestrian, business, etc.)
 - Small-town, welcome feeling
- § "Kid" center ("Kid corner")
 - Education
 - Recreation
 - Main/Carson
- § Pedestrian-friendly gateways (six-way) at Main/Carson, Avalon/Carson
- § Attractive businesses (food and entertainment)
- § Landscaping, open areas for pedestrian use (trees!)

CARSON STREET MASTER PLAN WORKSHOP #1 October 15, 2003

TABLE #11

Task 1: Opportunities & Challenges

- Opportunities
 - City Hall
 - Schools
 - Close to 110 & 405 Freeways
 - Nice buildings near City Hall
 - Hotel
 - Commercial Center
 - Medical Center
 - Albertson's
 - Sav-On
 - Library
 - Carson Park
 - Seafood
 - City Farmer's Market

- Challenges
 - Traffic
 - Vacant land
 - Existing homes
 - Existing businesses not doing well
 - Parking at Civic Center, Carson & Grace
 - Auto repair shops

Task 2: Vision Statement & Vision Strategy

- Good as is

Task 3: Carson Street Vision Plan

- Concept of Districts
 - Concept is good
 - Separation of Districts is good

- Public Right of Way Improvements
 - New medians
 - New street lighting

- Nicer bus stops
- New signage (identity, wayfinding)
- No parks on Carson Street
- Beautification of Carnegie School
- Private Development
 - More restaurants – reflect
 - Cultural diversity
 - Nicer crosswalks
 - Gateways
 - Wider sidewalks
 - Bicycle police
 - No more fast food
 - Entertainment:
 - § Extend shopping hours
 - § Magic Johnson Theatre
 - § Trader Joe's
 - § Whole Foods Health Food Market (Lindberg)
 - § Red Lobster
 - § Cheesecake Factory
 - § Black Angus
 - § Sidewalk café's
 - Housing:
 - § Market-rate housing
 - § Condos (no rent)
 - Parking:
 - § Parking structure!
 - § Near entertainment
 - § Restaurants
 - Office:
 - § No more

Task 4: Summary

- § Task 1 Opportunities
 - Freeway close
 - Buildings around Civic Center complex
 - Neighborhood shopping
 - Schools
- § Challenges
 - Traffic
 - Vacant land
 - Existing homes
 - Parking
 - Unattractive businesses

§ Task 2 Vision Statement

- Good as is

§ Task 3

- Districts:

- § Districts are good

- § Organization/separation of Districts is good

- Public Right of Way Improvements

- § New medians

- § Better street lighting

- § Better bus stops

- § Better signage

- § Gateways

- § Beautification along the street

- § Nicer crosswalks and sidewalks

- Private Development

- § Restaurants (reflect diversity)

- § Entertainment (theatre)

- § Health food market

- § Nice sit-down restaurants

- § Market rate housing and condos

- § Parking structures

- § No more offices

§ Top 5

- Better sidewalks

- Better landscaping

- Signage

- Parking structure

- Entertainment (theatres and restaurants)

CARSON STREET MASTER PLAN WORKSHOP #1 October 15, 2003

TABLE #12

Task 1: Opportunities & Challenges

- Opportunities
 - Beautification by landscape
 - Entertainment
 - Widen street
 - Parks at empty lot
 - Facial
 - Shopping (stay in Carson)
 - Entry monument

- Challenges
 - Width of the street
 - What happens to Carson Mall?
 - Buy right-of-way
 - Parking structures
 - Traffic
 - Eminent domain
 - How will it be funded?
 - One-way streets
 - Safety

Task 2: Vision Statement & Vision Strategy

- Vision Statement
 - Want to be a destination not a pass through
 - Community friendly
 - Good vision
 - Weak parts: pedestrian friendly
 - Downtown Carson

Task 3: Carson Street Vision Plan

- Concept of Districts
 - Entertainment District
 - Movie theatre
 - Adjacent Villagio area, empty lot and across the street
 - Public right-of-way improvement

- Lighting for public art, sculptures, fountains and trees.
- Bookstore, Virgin
- Nordstrom Rack
- Pier One
- Trader Joe's
- Sit-down restaurants:
 - § Claim Jumper
 - § Chili's
 - § Dave & Busters
 - § Outdoor café
- Senior Citizens Complex
- Provide more security on the street
- Maintenance:
 - § Movie
 - § Skating
 - § Park
 - § Bowling
 - § Arcade

Task 4: Summary

1. Becoming a destination
2. Entertainment
 - a. Skate Depot
 - b. Bowling alley
 - c. Arcades
 - d. Dave & Buster's
 - e. Movie theatre
3. Shopping
 - a. Pier One
 - b. Trader Joe's
 - c. Borders
 - d. Barnes & Noble
 - e. Virgin Records
 - f. Nordstrom Rack
4. Restaurants
 - a. Outdoor café
 - b. Claim Jumper
5. Beautify Carson Street
 - a. Landscape
 - b. Water fountain
 - c. Decorative street lights
 - d. Face lift the existing buildings
 - e. Decorative crosswalk

CARSON STREET MASTER PLAN WORKSHOP #1 October 15, 2003

TABLE #13

Task 1: Opportunities & Challenges

- Opportunities
 - Theatres
 - Entertainment Center
 - Restaurants
 - Bring shops like Trader Joe's

- Challenges
 - Parking and accessibility
 - Mobile home park's incorporation into the area

Task 2: Vision Statement & Vision Strategy

- Generally agree with statement
- High priority is safety
- Cultural diversity in restaurants

Task 3: Carson Street Vision Plan

- Carson Street Vision Plan
 - Comment high-density housing
 - Air quality – will bring more pollution
 - Personal safety at night (public)

- Concept of Districts
 - Yes, use Districts.
 - Pedestrian-friendly shopping
 - Please show us options

- Public Right of Way Improvements
 - Parking?