

Appendix

Appendix B: Community K cf_g\c ds 1&2 Summaries

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Pleasant Hills Vision: Community Workshop 1 Input Summary

Introduction

The City of San José Department of Planning, Building, and Code Enforcement hosted its first round of community workshops for the Pleasant Hills Golf Course (PHGC) Guiding Principles process on the evenings of February 15, 2024 and February 21, 2024. The two workshops – one in-person and one virtual – were the same in their content and activities. Participants got to know other community members that are invested in the future of the PHGC site and expressed their vision, ideas, and concerns about its potential development. Across both workshops, input was received from over 180 individuals.

This document includes an overview of workshop participation, workshop content and activities, and a synthesis of key insights from both the in-person and virtual meetings.

I. Workshop Participation

Timing and Location

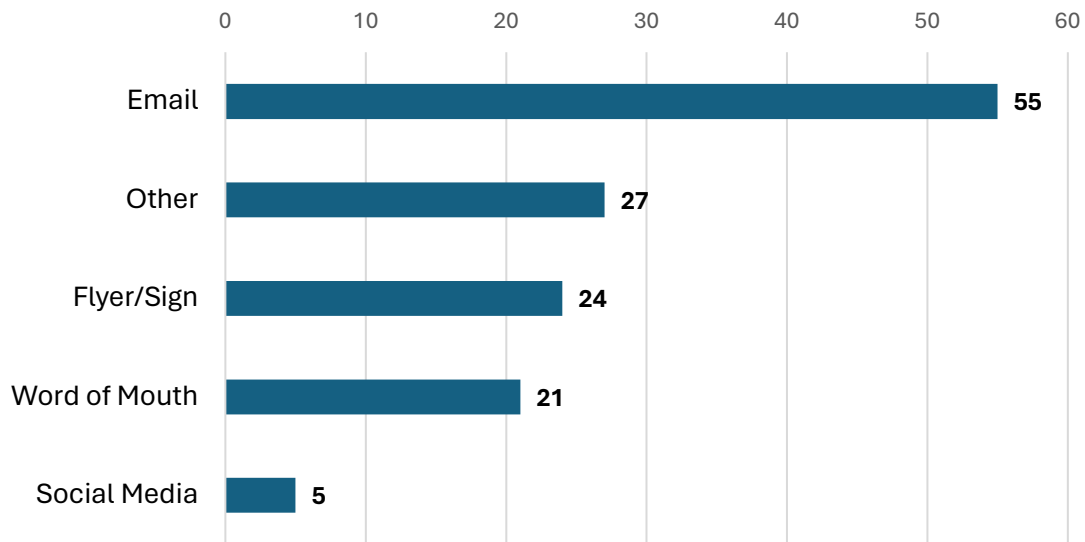
The in-person workshop was hosted in the August Boeger Middle School cafeteria on February 15, 2024 from 6pm to 8pm. The virtual workshop took place on Zoom on February 21, 2024 from 6pm to 8pm.

Outreach Methods

Workshops were advertised to the public through several channels. Event registration pages were shared in digital City of San José mailers and a multi-lingual banner was hung on the fence at the PHGC site. Council offices for District 5 and 8 also promoted the workshops to their constituents.

Figure 1 provides a summary of information about how attendees heard about the workshops, as reported in surveys completed at each of them. As shown on the chart, more than half of participants heard about the workshops via email, with flyers and signs, and word of mouth, also important sources of information.

Figure 1: How did you hear about this event?



Community-based organization partners Latina Coalition of Silicon Valley (LCSV) and Vietnamese American Roundtable (VAR) promoted the workshops to their networks by distributing multi-lingual flyers at local businesses, during in-person and virtual programming, and at community events and digitally sharing the project website and event registration pages.

Registration and Attendance

Beginning January 19, 2024, the public was able to register for both workshops via Eventbrite. Both Eventbrite webpages included information on the workshop dates, times, locations, and a brief description of the PHGC Vision process and workshop agenda. When registering, participants completed a form with their name, email address, and requests for translation or any other accommodations.

Leading up to the event, reminder emails were sent to registrants. In the case of the virtual workshop, reminder emails also included credentials for accessing the Zoom meeting. A reminder email was sent two days before the in-person workshop. Reminder emails were sent one week, two days, two hours, and 15 minutes before the virtual workshop.

The Eventbrite for the in-person workshop received 31 RSVPs. Actual attendance was approximately 105 people. The Eventbrite for the virtual workshop received 104 RSVPs. Actual attendance was approximately 75 people.

Participant Demographics

Representation at the workshops was generally reflective of the East San José community in terms of age, race and income. A poll conducted during the virtual meeting collected

demographic information about participants.¹ **Figure 2** demonstrates diversity of attendees in terms of race/ethnicity with about 33% identifying as White or Caucasian, 30% as Asian or Pacific Islander, and 24% as Hispanic or Latino. **Figure 3** indicates that virtual workshop attendees represented all ages, with notable participation from younger adults aged 18 to 34. **Figure 4** illustrates participation from community members of all income levels.

Figure 2: Virtual Workshop Poll - Which of the following best describes you?

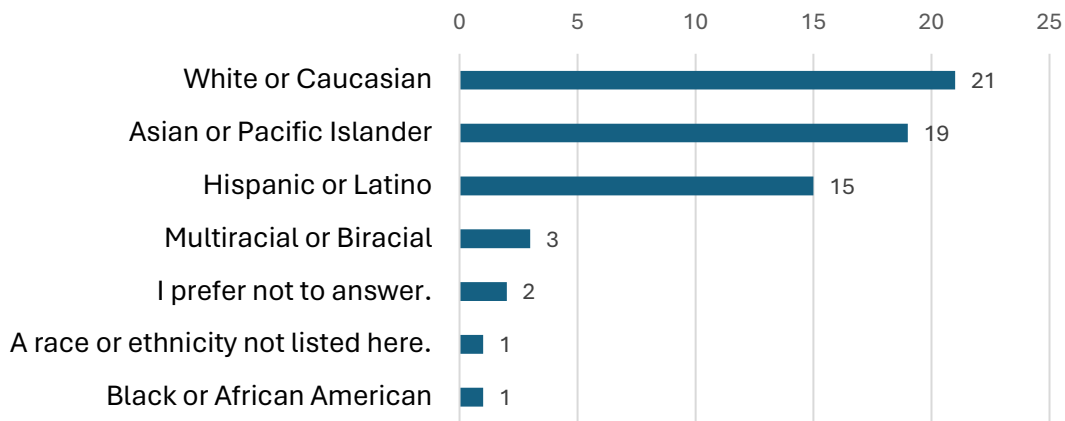
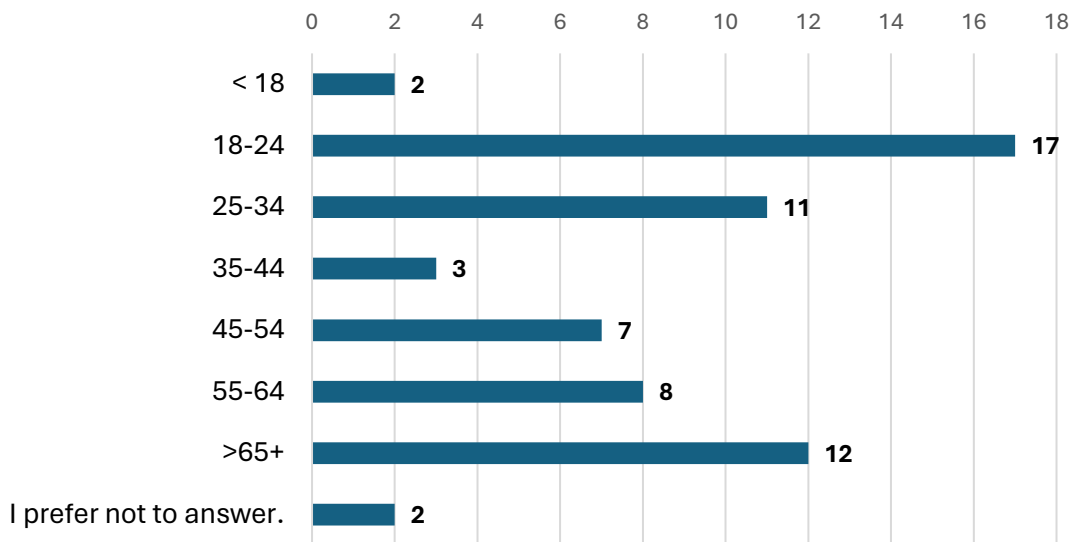
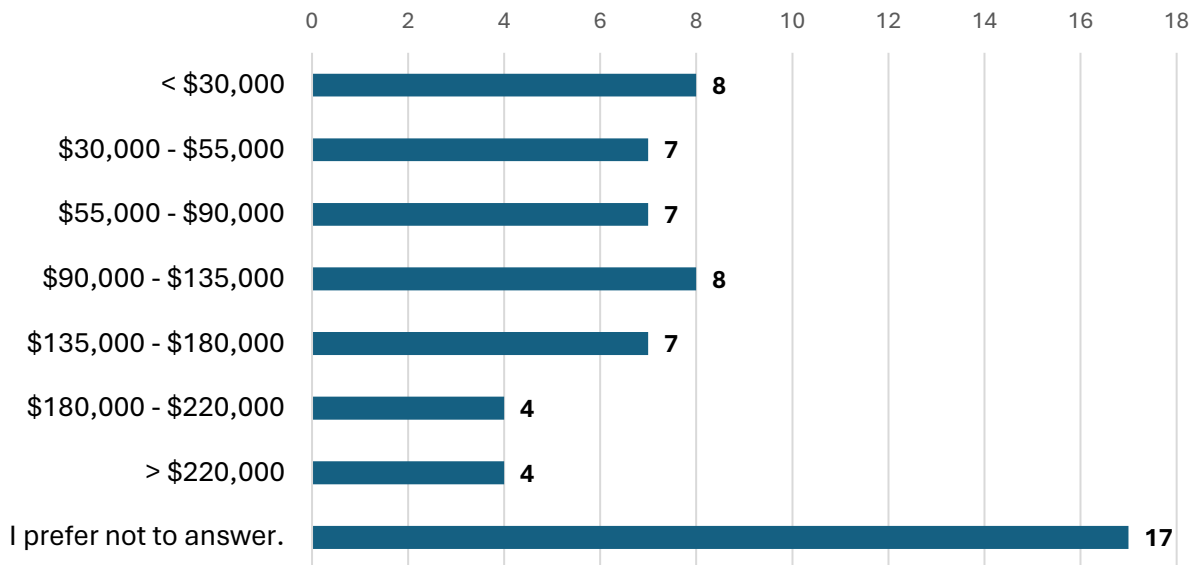


Figure 3: Virtual Workshop Poll - What is your age?



¹ No such information was collected at the in-person meeting, but a visual assessment of in-person attendees appeared to confirm similar attendance patterns at that meeting.

Figure 4: Virtual Workshop Poll - Which of the following best describes your total household income last year?



II. Workshop Overview

Purpose

The goals of Community Workshop 1 were to:

- Explain the intent of the Pleasant Hills Vision effort,
- Address questions about the process,
- Explain planning issues and considerations about the site,
- Understand the profile of those interested in the Pleasant Hills Vision process and future development at PHGC, and
- Hear and document participants' insights about the area surrounding the site and their priorities and concerns regarding future development.

Agenda

Welcome

The workshops began with an announcement about availability of live translation services in Spanish and Vietnamese. This was followed by a welcome from lead facilitator David Early (PlaceWorks) and opening remarks from councilmembers Domingo Candelas (District 8) and Peter Ortiz (District 5), Michael Brilliot (City of San José Department of Planning, Building, and Code Enforcement), Santa Clara County Supervisor Sylvia Arenas, and Mount Pleasant Elementary School District Board of Trustees President Derek Grasty.

Presentation

David Early then led a presentation explaining the agenda of the workshop, background information about the PHGC site, engagement opportunities, the elements of a guiding principles document, the structure of the workshop breakout discussions, and the development considerations that participants might address in their discussion groups. The presentation was followed by a brief Question & Answer session.

Breakout Discussions

Following the presentation, attendees participated in facilitated breakout discussions in small, randomly assigned groups of five to eight people. (This same format was followed at both the in-person and virtual workshops.)

Breakout discussions lasted approximately 60 minutes. The sessions consisted of three activities and were led by one or two staff members from the City of San Jose and/or PlaceWorks:

Activity 1: COMMUNITY MEMBER SNAPSHOT

Participants introduced themselves, sharing their name and identifying on a map where they live, work, and/or own a business in relation to PHGC.

Activity 2: COMMUNITY ASSETS

Participants identified community assets, destinations, and services on a map. Then, participants discussed the assets, destinations, and services they feel are missing in the area.

Activity 3: DEVELOPMENT CONSIDERATIONS

This activity focused on potential development at PHGC, allowing participants to share their priorities and concerns across six categories: Housing, Economic Development, Parks and Public Space, Transportation, and Sustainability and Environmental Justice, and Other.

At the in-person workshop, activity materials included table maps, sticky notes, stickers, markers, and pens. These materials were digitally replicated in Google JamBoard for the virtual workshop.

Shareback

After the breakout sessions, workshop participants came back together and groups were randomly selected to share highlights from their conversations, which are summarized in section IV. Highlights were presented by spokespeople that were chosen within their breakout groups. After several reports in each meeting, several subsequent spokespeople commented that their groups had come to conclusions similar to those already reported,

suggesting that the groups presenting reports were typical of all groups, including those that were not selected for reports back.

Closing

The meeting concluded with an announcement of the launch of Online Survey 1 and a reminder to participants to stay tuned to the project website (www.PleasantHillsVision.org) for the date, time, and location of Community Workshop 2.

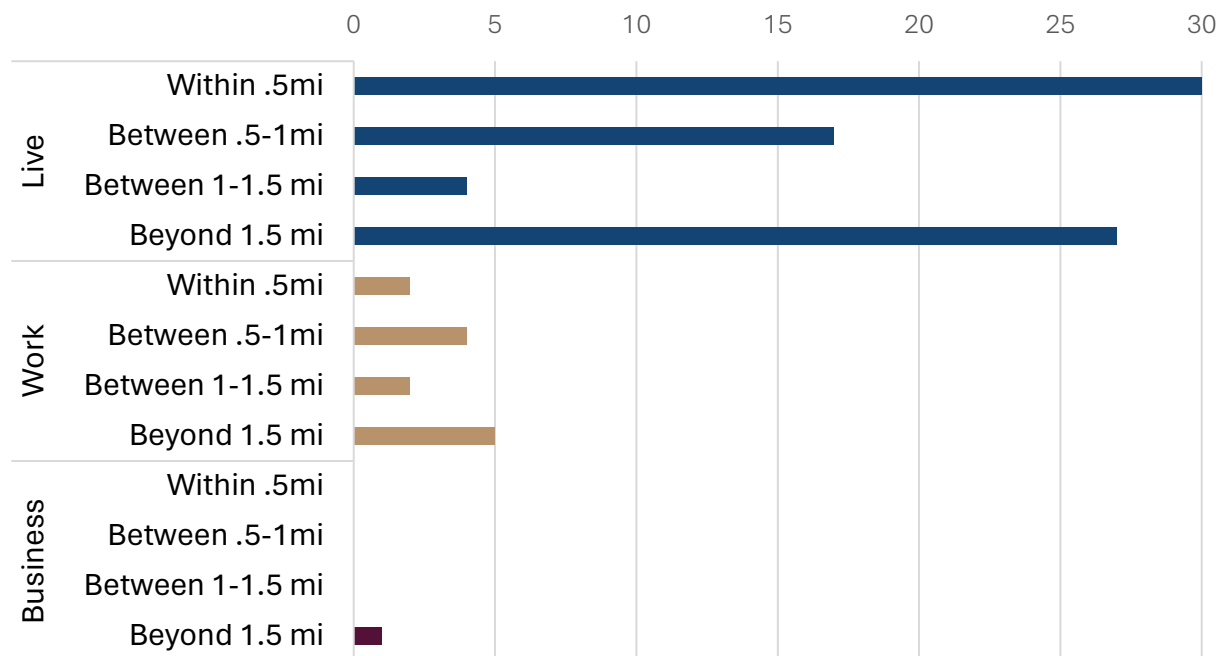
III. Key Insights

This section summarizes findings from both the in-person and virtual workshops. The results below were compiled through the transcription and coding of workshop activity boards which were populated by color-coded stickers and sticky notes. The results were synthesized into meaningful categories and summary graphics and text.

Community Member Snapshot (Activity 1)

Figure 5 shows the largest percentage of workshop participants lived within a half mile radius of the site, with a similarly sized group living more than 1.5-miles from the PHGC site.

Figure 5: Participants' Geographic Relationship to PHGC



A much smaller number of participants worked near the site, with only about 10 people reporting that they worked within 1.5 miles of the site.

Very few participants owned a business. No one reported owning a business within 1.5 miles of the site, and only two people reported owning a business located more than 1.5 miles from PHGC.

Community Assets, Destinations and Services (Activity 2)

Existing Assets

Many participants shared a fondness for area parks, open spaces, and recreational facilities such as **Lake Cunningham Regional Park, Groesbeck Hill Park, Fernish Park, Raging Waters, The Plex athletic complex, Coyote Creek Trail, and Hank Lopez Community Center.**

Several commercial retail destinations were also important to many workshop participants, including **Safeway, Costco, Eastridge Mall,** and several shopping centers.

Other destinations and services that were mentioned by participants were:

- **Libraries** (Evergreen, Village Square, and Tully)
- **Schools** (Evergreen Valley College,, Evergreen Valley High School, St. Frances School, August Boeger Middle School, Mt. Pleasant High School, Valley Vista Elementary)
- **San Jose Job Corps Center**
- **San Jose Fire Department Station 21,** and
- **Bus route 71**

Some workshop attendees pointed to **Evergreen Village Square** as an example of what potential development at PHGC should look like.

Missing Assets

Participants were asked to identify potential community assets that are missing from the community.

A community or senior center was identified by participants as a need in the area around PHGC.

In terms of retail experiences, participants expressed a desire for **independent restaurants, bookstores, farmer's markets, and grocery stores** such as Trader Joe's and Whole Foods.

There were several mentions of **emergency services and medical facilities,** including hospitals, clinics, and pharmacies.

Several participants identified needs for **parks, sports fields, community gardens, swimming pools, playgrounds,** and **covered outdoor spaces.**

In terms of entertainment, participants mentioned miniature **golf, wineries, a science center, and a walkable shopping district or promenade.** Spaces and design elements that **celebrate and serve the diversity of East San José's Vietnamese, Indian, and Latino populations** were mentioned as well.

Development Priorities and Concerns (Activity 3)

Participants were asked to work through five separate topics to identify their priorities and concerns regarding new development on the PHGC site. Comments on each of these given topics (and their subtopics) are summarized below.

Housing

- **HOUSING TYPES AND AFFORDABILITY.** Participants spoke in favor of a range of affordability levels and housing types. Most participants emphasized senior housing and low- and mixed-income housing, with some participants identifying priority populations for housing at the site like teachers, social workers, essential and service workers, undocumented persons, students, and existing East San Jose residents. A smaller portion of participants expressed a desire for market-rate housing and owner-occupied homes only, in some cases stating that they believed that affordable housing units would decrease surrounding market-rate values.
- **NEIGHBORHOOD CHARACTER.** Cohesion with the existing neighborhood's character and architecture that is welcoming and aesthetically appealing were important to many participants. The incorporation of green space was also a priority. Most agreed that buildings should generally be mid- to low-rise. Participants also expressed that building types should vary – no cookie-cutter or “shoebox” design. Some participants suggested that housing closest to existing single-family homes should mimic that development.
- **DENSITY.** Opinions varied on the topic of density at PHGC, ranging from a desire for low-density with as little housing and development as possible on the site to calls for medium and high density. Some participants expressed that a high-density area would be incompatible with the existing neighborhood's character and that only single-family homes should be built. Those in favor of medium and high density shared an interest in a mix of single-family homes, townhomes, condominiums, and apartments. Several participants also expressed a desire for mixed-use buildings at the site and the incorporation of retail space and community services.
- **DISPLACEMENT.** A small portion of participants weighed in on the topic of displacement avoidance, sharing concerns about the impact of new housing on affordability for existing residents and whether it will be affordable enough to support diverse communities.

- **INFRASTRUCTURE CAPACITY.** Some participants expressed concerns about the ability of existing infrastructure to support new housing at PHGC, with specific concerns about utilities, schools, grocery stores, parking, transit, and internet infrastructure. There were also concerns about increases in traffic and environmental impacts. A few participants shared a desire for the creation of a homeowner association responsible for maintenance and upkeep.

Economic Development

- **RETAIL.** Most participants agreed that new development should include minimal retail space. There was general agreement that there should not be any big box stores, that there are enough existing commercial areas nearby, and that commercial retail at the site might not be sustainable. However, many participants also expressed a desire for businesses offering neighborhood and essential services like childcare or a small supermarket. Many participants requested an increase in options for healthy food shopping, particularly farmers markets and quality grocery stores such as Trader Joe's, Whole Foods, and Sprouts. Several participants also included medical clinics and services.
- **LOCAL BUSINESSES.** Most participants agreed that small businesses and "mom-and-pop shops" would be appropriate and desirable at the PHGC site. Some participants suggested that small businesses would need resources and external support (e.g. small business incubator).
- **DINING AND ENTERTAINMENT.** Some participants expressed interest in independent restaurants, outdoor dining opportunities, and some forms of entertainment such as miniature golf and performance and makerspaces.
- **JOBS.** Most participants did not emphasize employment creation in their thinking about the site. However, some participants were supportive of job creation. Among those participants, there were differing opinions regarding job types. Some expressed interest in jobs accessible for youth. Others wanted high-paying jobs in technology and clean energy. Several participants stated that employment in the area would be beneficial, keeping people in the area during the day and creating opportunities for people to live close to where they work.

Parks and Public Space

- **CONNECTION TO LAKE CUNNINGHAM PARK.** Participants' biggest priority in regard to parks and public space was connecting the site to Lake Cunningham Regional Park. Recommendations included crosswalks, bike paths and trails, and/or a pedestrian bridge.
- **RECREATION.** Participants were generally interested in recreation facilities on the site, with greater interest in active recreation opportunities compared to passive opportunities. Participants specified activities and facilities such as sports fields,

playgrounds, skate parks, public swimming pools, tennis courts, outdoor exercise equipment, dog parks, and more. Those in favor of more passive recreation desired flexible open spaces and amenities allowing for relaxation and socializing (benches, picnic areas, plazas, etc.).

- **MAINTENANCE.** Several workshop participants expressed concern about the maintenance of parks, open space, and landscaping at the potential PHGC development.
- **RESOURCE PRESERVATION.** Many participants were interested in resource preservation and wildlife protection at PHGC. Participants expressed a desire for new and preserved tree canopy, native and drought-tolerant vegetation, integrating the natural landscape in development areas, creation of wildlife habitat, and building with and around nature.
- **COMMUNITY AMMENITIES.** Many participants expressed support for the inclusion of community amenities at the site like community, senior, or cultural centers, community gardens, spaces for events and festivals, spaces and activities for youth, and more.

Transportation

- **BIKE FACILITIES.** Many workshop participants spoke in favor of improved bicycle infrastructure, both on- and off-site, including bike lanes, bike paths and trails, bike lockers, and bike-share stations.
- **PARKING.** Participants expressed considerable concern about parking, with particular concerns about parking spill-over into adjacent neighborhoods. These participants suggested that parking should adequately accommodate all future development. Some participants stated that locating parking underground could be a good strategy.
- **PEDESTRIAN SAFETY.** Pedestrian infrastructure and safety improvements also emerged as a priority for workshop participants. Installation of sidewalks and lighting, speed limit adjustments, and crosswalk improvements were important to some participants, along with better pedestrian connections to destinations such as Lake Cunningham Regional Park and the Eastridge Mall and Transit Center.
- **TRANSIT.** Workshop participants were supportive of public transit considerations in conjunction with future development at PHGC, expressing interest in added bus stops and routes, shortened headways, and shuttles to popular destinations and community amenities. Very few participants expressed concerns about public transit but did voice that there are limited east to west transit connections in the area. Several participants suggested that the project should include shuttle service to the new VTA extension coming to Capitol Expressway.
- **TRAFFIC CONGESTION.** Many participants were concerned about the effect of future development on traffic congestion, especially given current traffic patterns and the potential for added housing and amenities in the area. White Road, Tully Road, and

Capitol Expressway were named as routes that would be heavily impacted. Nearby residents were also worried about increased through traffic in their neighborhoods.

Environmental Justice and Sustainability

- **CONSTRUCTION-PERIOD IMPACTS.** Some participants expressed concerns about traffic impacts, street cleaning, dust and air pollution during construction at the PHGC site.
- **SUSTAINABLE BUILDING PRACTICES.** Many participants expressed support for green construction techniques and green buildings that are compliant with or exceed sustainability standards such as LEED. Solar power was the renewable energy strategy mentioned most frequently by participants. Other strategies included geothermal water heating and EV charging stations.
- **LANDSCAPE DESIGN.** Native vegetation was cited as a priority by some participants, along with drought tolerant plants, tree canopy, and wildlife-friendly design. Some participants expressed concern about the preservation of trees, wetlands, and greenery.
- **WATER.** Participants were supportive of stormwater management and water conservation techniques, especially rainwater capture and greywater/wastewater recycling and reuse.

Pleasant Hills Vision: Community Workshop 2 Input Summary

Introduction

The City of San José Department of Planning, Building, and Code Enforcement hosted its second round of community workshops for the Pleasant Hills Golf Course (PHGC) Guiding Principles process on the evenings of April 25, 2024 and April 29, 2024. The two workshops – one in-person and one virtual – were the same in their content and activities. Building on Workshop 1, Workshop 2 attendees further expressed their vision for future development at PHGC, identifying the features, programs, and amenities they envision at PHGC. Across both workshops, input was received from approximately 108 participants.

This document includes an overview of workshop participation, workshop content and activities, and a synthesis of key insights from both meetings.

I. Workshop Participation

Timing and Location

The in-person workshop was hosted at the East Valley Family YMCA on April 25. The virtual Zoom workshop took place on April 29. Both were scheduled from 6pm to 8:30pm.

Outreach Methods

Workshops were advertised to the public through several channels. Event registration pages were shared in digital City of San José mailers and a multi-lingual banner was hung on the fence at the PHGC site. Council offices for District 5 and 8 also promoted the workshops to their constituents.

Community-based organization partners Latina Coalition of Silicon Valley (LCSV) and Vietnamese American Roundtable (VAR) promoted the workshops by distributing multi-lingual flyers at local businesses, during in-person and virtual programming, and at community events and digitally sharing the project website and event registration pages.

Registration and Attendance

Beginning April 4, the public was able to register for both workshops via Eventbrite. Both registration pages included information on the workshop dates, times, locations, and a brief description of the PHGC Vision process and workshop agenda. When registering, participants completed a form with their name, email address, and requests for translation or any other accommodations.

Leading up to the event, reminder emails were sent to registrants. In the case of the virtual workshop, reminder emails also included credentials for accessing the Zoom meeting. Reminder emails were sent six days and one day before the in-person workshop. Reminder emails were sent one week, three days, two hours, and 15 minutes before the virtual workshop.

The Eventbrite for the in-person workshop received 54 RSVPs. Actual attendance was approximately 73 people. The Eventbrite for the virtual workshop received 62 RSVPs. Actual attendance was 35 people.

Participant Demographics

A poll conducted during both the virtual and in-person meetings collected demographic information about participants. **Figure 1** shows that most workshop participants (68 participants) live in San Jose. A small number both live and work or just work in the area, at 12 and 5 participants respectively.

Figure 1: Which of the following best describes you?

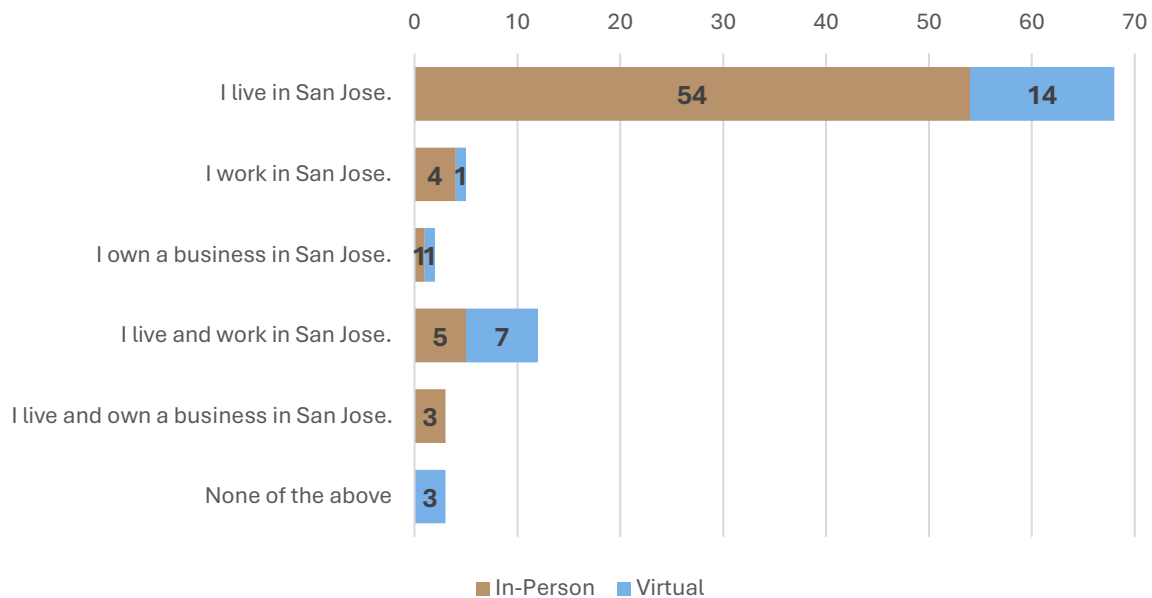


Figure 2 demonstrates the diversity of attendees in terms of race/ethnicity with 42 total participants identifying as White or Caucasian, 26 total participants as Hispanic or Latino, 12 total participants as Asian or Pacific Islander. **Figure 3** indicates that virtual workshop attendees represented a variety of ages but that the most predominant age group was people over 65.

Figure 2: Which of the following best describes you?

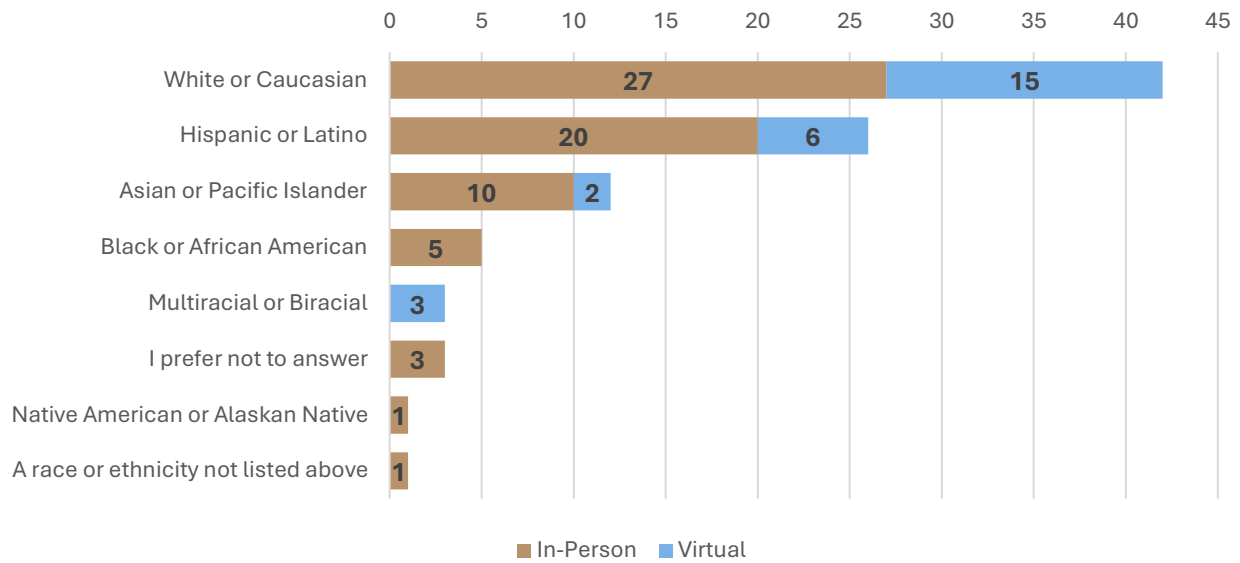


Figure 3: What is your age?

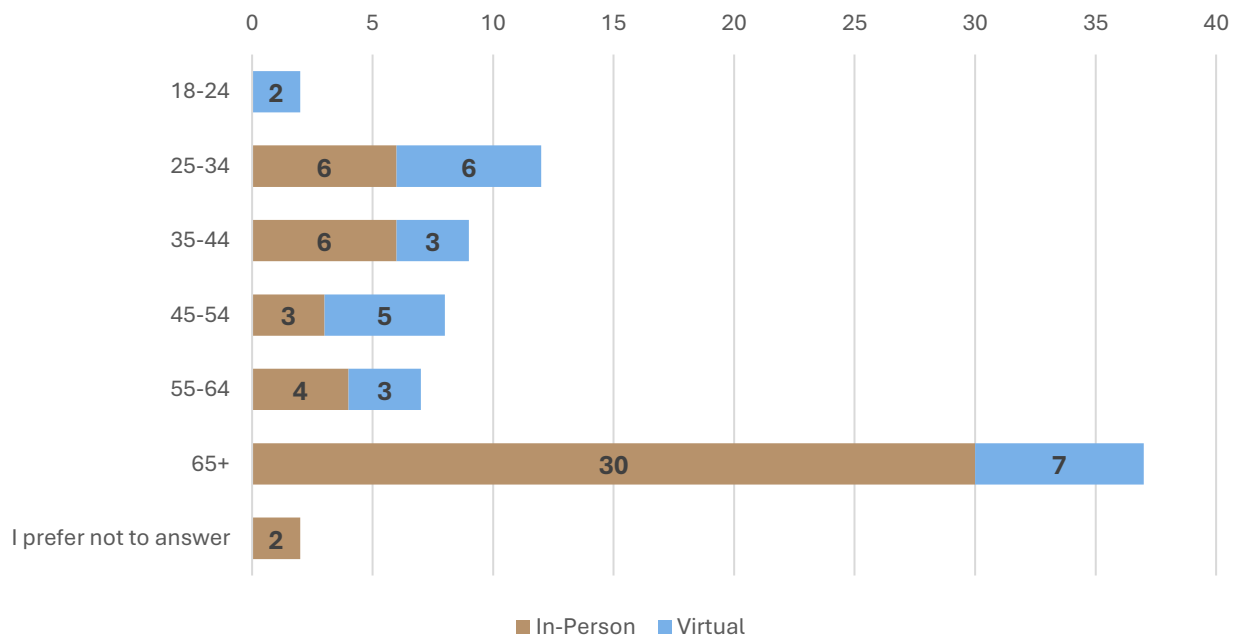
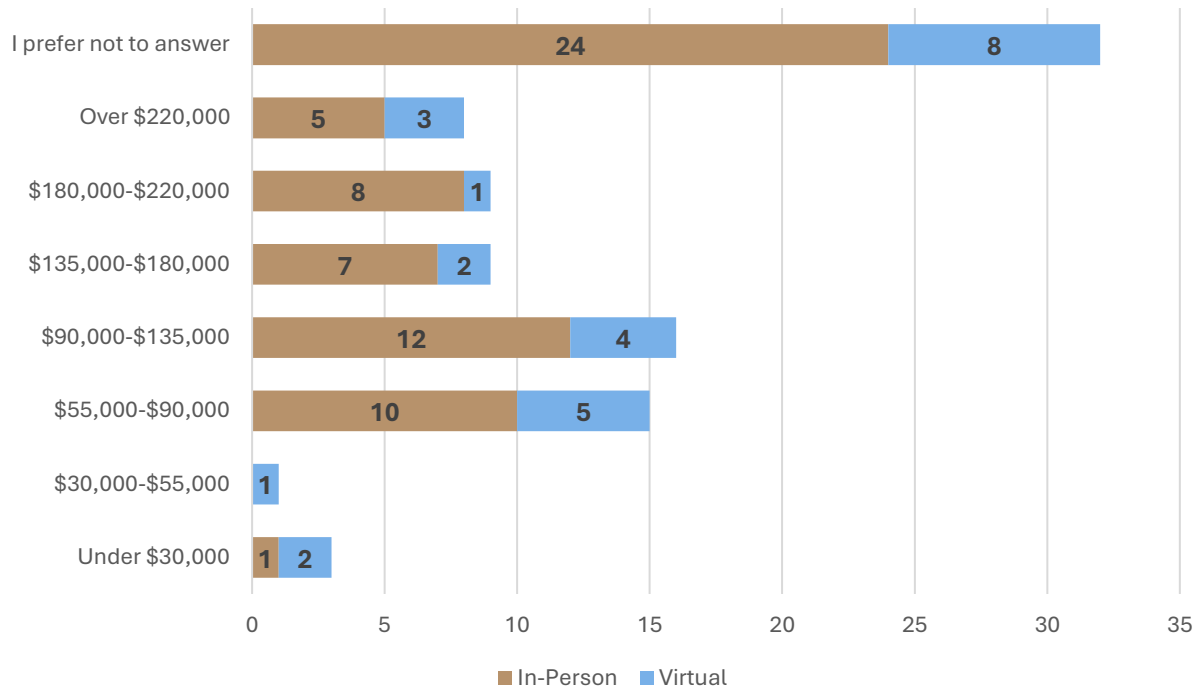


Figure 4 illustrates participation from community members of all income levels. Close to one-third of participants preferred not to disclose this information.

Figure 4: Which of the following best describes your total household income last year?



II. Workshop Overview

Purpose

The goals of Community Workshop 2 were to:

- Explain the intent and status of the Pleasant Hills Vision effort.
- Present key insights about community context from existing conditions analysis.
- Present key takeaways from Community Workshop 1 and Survey 1.
- Further understand attendees' vision for future development at PHGC and the specific issues they want covered in the Guiding Principles document.

Agenda

Welcome

The workshops began with an announcement about availability of live translation services in Spanish and Vietnamese. This was followed by a welcome from lead facilitator David Early (PlaceWorks) and opening remarks from councilmember Domingo Candelas (D8).

Presentation

David Early led a presentation explaining the workshop agenda, background information about the PHGC site and the planning and policy context, engagement opportunities, the elements of a guiding principles document, urban and community context, key takeaways from the first round of community workshops and survey, and instructions for the small group activity. The presentation was followed by a brief Question & Answer session.

Breakout Discussions

Attendees participated in facilitated breakout discussions in randomly assigned groups of four to seven people. (This same format was followed at the in-person and virtual workshops.) Breakout discussions lasted approximately 70 minutes and included introductions and one activity covering five topics.

One or two staff members from the City of San Jose and/or PlaceWorks facilitated a prioritization activity, allowing attendees to provide specific input about what future development at PHGC should not look like.

Introductions

Participants introduced themselves, sharing their name, whether this was their first or second workshop, and where they live in relation to the site.

Activity: Site Priorities Card "Game"

Using a personal deck of playing cards in the categories of Housing Type, Non-Residential Land Use, Open Space and Amenities, Community Programs and

Sustainability, and Urban Design and Transportation, participants identified features, programs, and amenities they feel should be prioritized, included in, or excluded from potential future development at PHGC.

As participants prioritized their cards, facilitators asked follow up questions, pointed out similarities and differences in responses, and moderated group discussion.

Participants could also write in features, programs, and amenities that were not included in the provided deck on “wildcards”. Ideas from the wildcards and additional comments that were made and recorded during the workshop discussions as well as comments received via the online survey are synthesized in the Key Insights section of this document. A complete list of recorded comments are provided in Appendix A.

At the in-person workshop, activity materials included playing cards, game boards, sticky notes, markers, and pens. These materials were digitally replicated in Google JamBoard for the virtual workshop.

Shareback

Workshop participants came back together and groups were randomly selected to share key takeaways from their conversations. Highlights were presented by spokespeople that were chosen within their breakout groups.

Closing

The meeting concluded with an announcement of the launch of Online Survey 2 and a reminder to participants to stay tuned to the project website (www.PleasantHillsVision.org) for the date, time, and location of Community Workshop 3.

III. Online Survey

In addition to the two meetings, PlaceWorks also conducted an informal online survey open to all members of the community, asking for input on questions very similar to those considered at the meetings. PlaceWorks received a total of 156 responses to the survey.

This was not a statistically valid or representative survey because respondents were self-selected and were not necessarily representative of the WPCG area or the City as a whole. Moreover, there was possibly overlap between meeting participants and survey respondents.

In most cases, the survey responses were similar to input received at the two meetings. This report highlights cases where survey responses differed from meeting input.

IV. Key Insights

This section summarizes findings from both the in-person and virtual workshops, and also points out places where survey responses differed from meeting results. The results below were recorded by discussion facilitators during the in-person and virtual meetings. Additional notes were transcribed, synthesized, and included in this report.

The two workshops generated between 90 and 100 individual responses for each of the individual items in the priorities card “game”. The results for each item are summarized below.

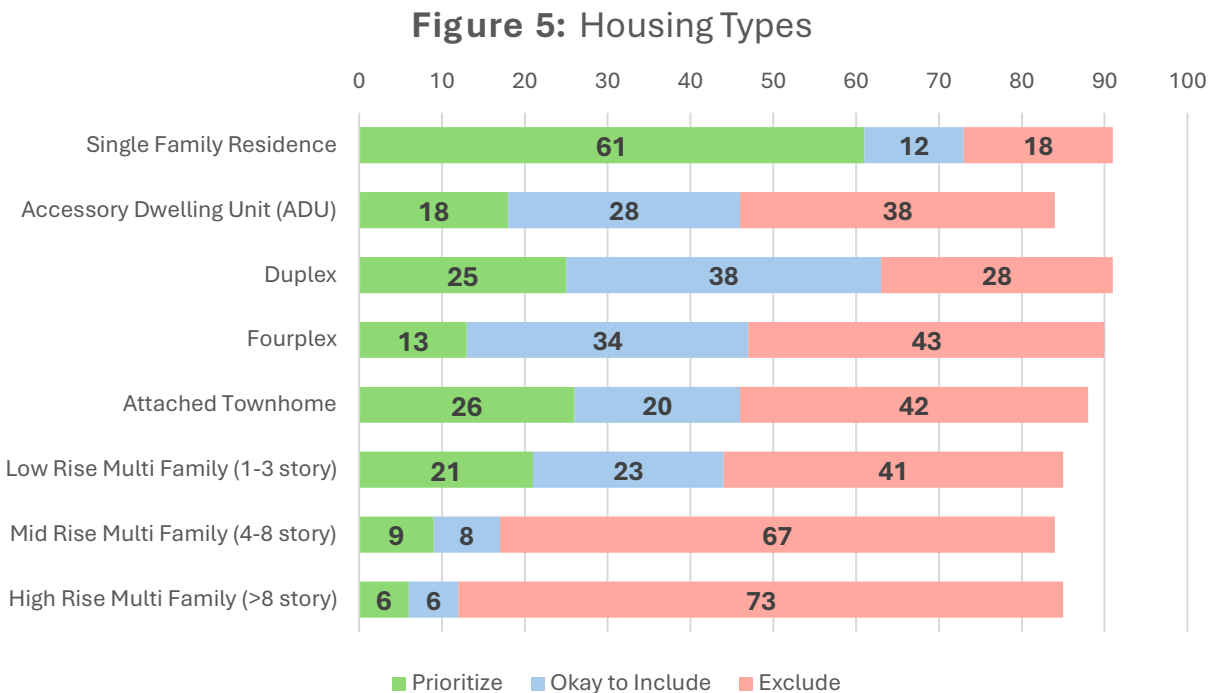
Housing Types

Figure 5 shows meeting attendees’ preferred housing types for future development. Single family residences were widely favored, with 80% of responses categorizing them as “Prioritize” or “Ok to Include”. Multi-family housing types were more divisive among meeting attendees. Duplexes were the most favorable out of the multi-family options, with close to 70% of responses stating “Prioritize” or “Ok to Include.” Just over 50% of responses also categorized ADUs, attached fourplexes, attached townhomes and low-rise multifamily as either “Prioritize” or “Ok to Include.” Mid-rise and high-rise multi-family homes were categorized as “Exclude” in a large percentage (80-85%) of the responses. Some meeting attendees expressed the idea that any higher density housing should be located toward the center of the site rather than the edges.

Online survey respondents expressed greater support for attached townhomes and mid-rise multi family residential (up to four stories) than was expressed at the meetings.

Opinions expressed at the meetings regarding housing tenure and affordability were mixed. There was interest in both for sale and rental residences, with some preference for for sale homes. There was also a lack of consensus among meeting attendees and online

respondents about affordability levels either. Responses ranged from not exceeding the IHO (15%) to including up to 30% on-site affordable housing.



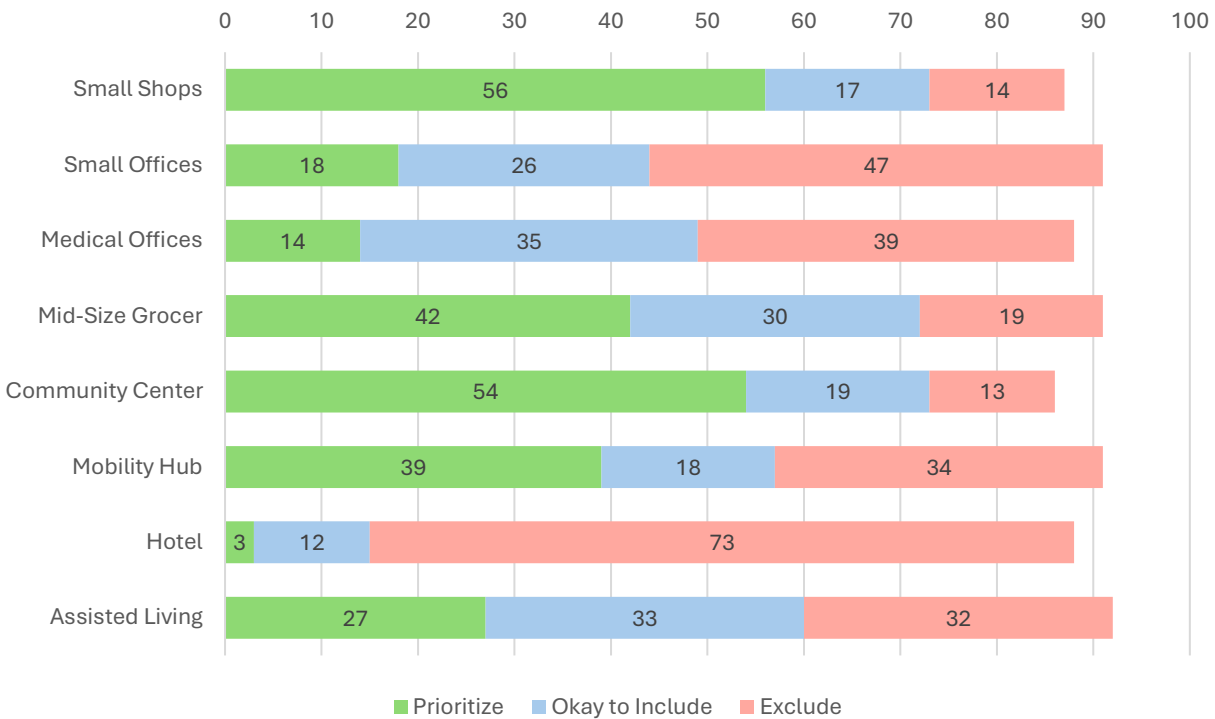
**Data labels indicate the number of responses in each category (Prioritize, Okay to Include, Exclude) for each item. Total responses vary by item as not all participants voted for each.*

Additional community feedback from workshop discussion and online survey highlighted a desire to balance density with ample open space and emphasized the need for both homeownership opportunities and affordable rental properties to foster neighborhood investment and stability. Those concerned about higher density housing cited the importance of maintaining a sense of community and reducing traffic and crime concerns. Discussions and online survey respondents also highlighted affordability as a key concern, with calls for a range of affordable housing options for teachers, emergency professionals, seniors, and young professionals.

Non-Residential Land Use

Figure 6 shows preferred non-residential land uses for future development at PHGC. Small shops and a community center were widely favored, with more than 60% of responses categorizing them as “Prioritize”, although online survey respondents showed somewhat less support for small shops. A mid-size grocer, mobility hub, and assisted living facility were also well-received, with between about 65% and 80% of responses categorizing them as “Prioritize” or “Ok to Include”. About 86% of responses categorized a hotel as “Exclude.” Another less favorable non-residential land use was small offices, with slightly more than 50% categorizing that use as “Exclude”.

Figure 6: Non-Residential Land Uses



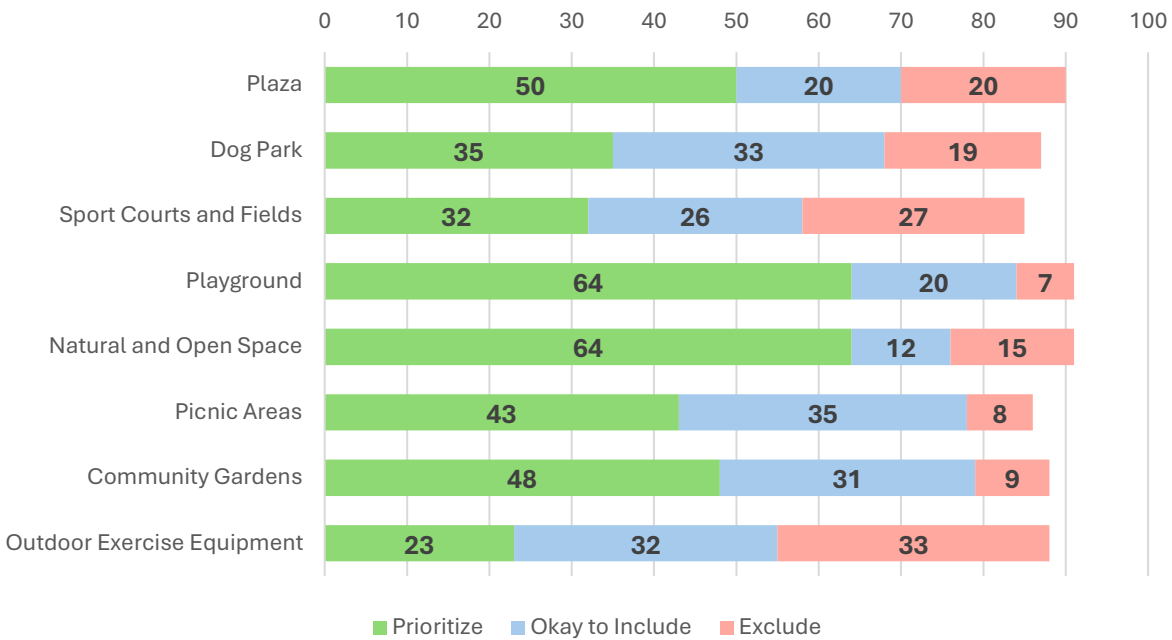
**Data labels indicate the number of responses in each category (Prioritize, Okay to Include, Exclude) for each item. Total responses vary by item as not all participants voted for each.*

Additional community feedback from workshop discussion and online survey suggest there is a preference for community-focused amenities such as small shops and a community center, akin to the Evergreen Village Square, which could host farmers markets and community events. Participants noted a preference for low-density assisted living facilities and a variety of small shops and restaurants that can provide local job opportunities. Additional amenities like educational facilities, daycare centers, cultural and recreational facilities, and spaces for community programs were also mentioned.

Open Space and Amenities

Figure 7 shows preferences in terms of future on-site open space and amenities. Most responses placed a high priority on a large range of open space and amenities, with at least 60% of responses identifying every item as either “Prioritize” or “Ok to Include.” The most highly prioritized items were playgrounds and natural open space areas, which were each designated as “Prioritize” in over 70% of responses. Picnic areas and community gardens also received strong support, but with more respondents classifying them as “Okay to Include” instead of “Prioritize.” The features with the least amount of support were sport courts and fields and outdoor exercise equipment, with more than 30% of responses stating that these features should be excluded.

Figure 7: Open Space and Amenities



**Data labels indicate the number of responses in each category (Prioritize, Okay to Include, Exclude) for each item. Total responses vary by item as not all participants voted for each.*

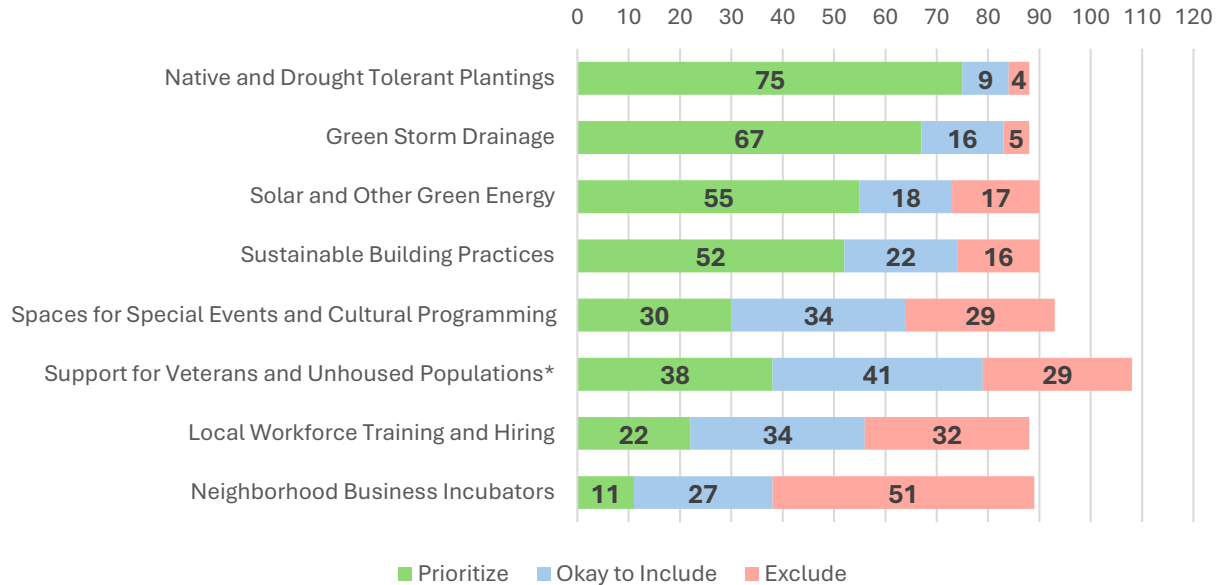
Additional community feedback from workshop discussion and online survey indicated a desire for green spaces that foster community interaction and are well-maintained, including a suggestion for a linear park along the perimeter of the site. Maintenance emerged as a critical issue in discussions, with suggestions for partnerships with developers to enhance recreational facilities and ensure spaces are kept clean and safe. Additionally, some noted interest in small-scale sports facilities, such as pickleball courts. Participants also noted the importance of integrating open spaces that connect to Lake Cunningham and provide accessible amenities like clean restrooms, walking trails, and secure Wi-Fi.

Community Programs and Sustainability

Figure 8 shows preferred community programs and sustainability strategies for future development at PHGC. Native and drought tolerant plants and green storm drainage were widely favored, with more than 75% of responses categorizing each as “Prioritize”. Sustainable building practices, solar and green energy, and support for veterans and unhoused populations were also well-received, with more than 70% participants categorizing them as “Prioritize” or “Ok to Include”. The feature with the least amount of support was business incubators, with nearly 60% of responses stating that they should be

excluded. However, online survey respondents were more supportive of business incubators, with only 35% marking them as “Exclude.”

Figure 8: Community Programs and Sustainability



**Data labels indicate the number of responses in each category (Prioritize, Okay to Include, Exclude) for each item. Total responses vary by item as not all participants voted for each.*

***During the in-person workshop, veteran and homeless services were combined as a single item. Several participants suggested that these two topics be separated such that they could be prioritized differently.*

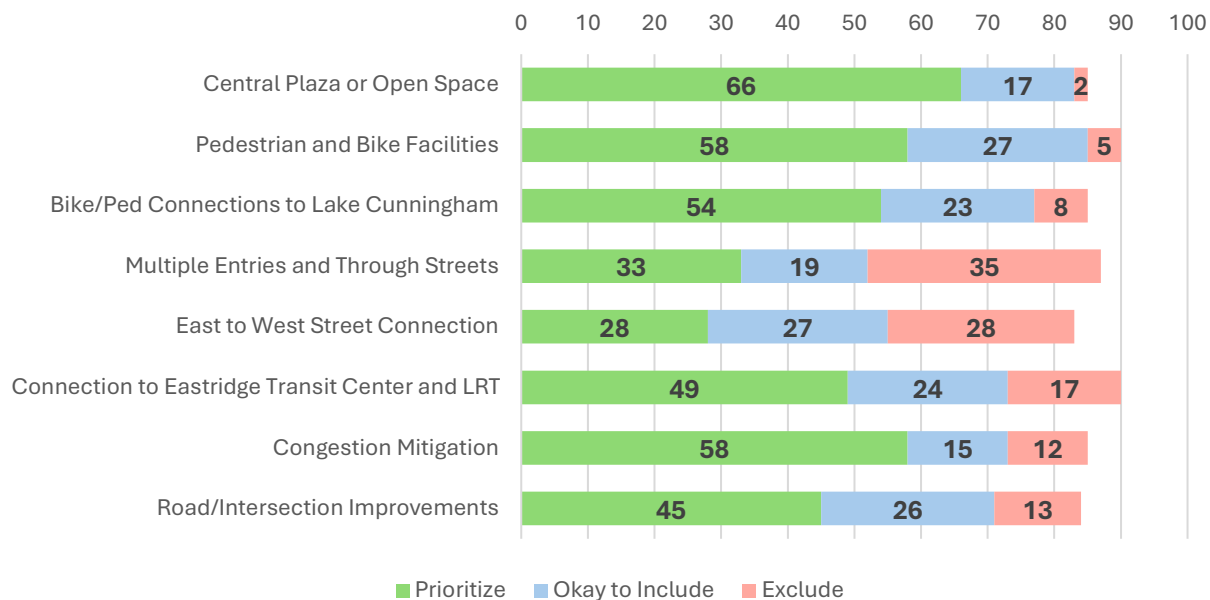
Additional community feedback from workshop discussion and online survey emphasized the importance of local workforce training, cultural programming, and community-building initiatives that are integrated into the space rather than confined to designated areas. Some participants noted a preference for wide open spaces with walkable trails and better connectivity to Lake Cunningham, along with facilities such as amphitheaters for cultural events. Participants also noted that development should incorporate green infrastructure and ensure long-term sustainability through practices like water recycling and maintaining mature trees. There was also discussion that programs should cater to all age groups, with a particular interest in a community center that could sponsor diverse cultural events and support local needs, including opportunities for veterans.

Urban Design and Transportation

Figure 9 shows preferred urban design and transportation features, most of which were well-received. Nearly all responses categorized a central plaza or open space as “Prioritize” or “Ok to Include.” Responses also showed high support for pedestrian and bike facilities, connections to Lake Cunningham Regional Park, congestion mitigation, off-site roadway

and intersection improvements, and connection to Eastridge Transit Center and light rail (LRT), with more than 80% of responses categorizing them as “Prioritize” or “Ok to Include.” Multiple entries and through streets, along with an east to west street connection, received more mixed support, with about 35 to 40% of responses indicating that those items should be excluded from future development but a majority stating that they should be either Prioritized or were Okay to Include.

Figure 9: Urban Design and Transportation



**Data labels indicate the number of responses in each category (Prioritize, Okay to Include, Exclude) for each item. Total responses vary by item as not all participants voted for each.*

Meeting attendees and online survey respondents were also asked to consider parking. Adequate parking infrastructure for future residential and commercial use was an important consideration for participants. There was variety in terms of the types of parking facilities that participants thought should be included, with varying support for surface parking lots, on-street parking, parking structures and underground parking.

Additional community feedback from workshop discussion and online survey on urban design and transportation strategies emphasized the need to minimize traffic congestion along Tully Road and enhance street improvements to support both vehicles and bikes. Participants also shared a preference for creating a central community space, mixed-use core, or park to serve as a focal point while ensuring the safety of residents. There were also concerns about the connection to existing single-family home neighborhoods, highlighting the need for careful planning of multiple site entries and a suggestion to use integrated traffic calming and congestion mitigation strategies instead of large intersections that may be eyesores. Suggestions for parking solutions included

underground structures to mitigate congestion and maintain aesthetic appeal, with specific emphasis on providing sufficient on-site parking to prevent overflow into adjacent neighborhoods. Improved and more frequent public transit routes, including connections to future LRT and bus services, were mentioned as priorities, but there is skepticism about current bus efficiency and usage. Safety for school children and adequate pedestrian and bike infrastructure were also mentioned.