

ReImagine Commerce  
**General Plan Advisory Committee**  
Meeting #1

December 19, 2018

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**S U M M A R Y**

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**Introduction**

On Wednesday, December 19, 2019 the City convened the first meeting of General Plan Advisory Committee. The purpose of the meeting was to provide the Committee with an overview of the process to update the city's General Plan, review the charge of the committee, and update on the work to date. Matt Marquez, Deputy Director of Development Services, welcomed the meeting and introduced Laura Stetson and Esmeralda García from MIG. He described that the city selected the consulting firm to lead the General Plan update.

The following is a summary of the Committee's discussion.

**Outcomes**

Laura and Esmeralda lead a round of self-introductions and asked committee members share their desired outcomes from the process.

- Commerce is ready for change and there are great benefits that can come from this.
- Best practices from other places will greatly inform how the community provides input on the future vision.
- The freeways and rail yards pose a challenge and this needs to be considered in the development of the General Plan update.
- Parks are important in our community and we need to understand how they are changing.
- The process needs to involve youth; they want to help shape future.

- It's important to see youth contribute ideas
- The long-range vision should be to see Commerce prosper.

## Project Updates

The consultant team provided a brief presentation summarizing the work completed to date. This included the results of the first community workshop and planning strategies for Atlantic Boulevard, Washington Boulevard, and the Housing Opportunity Overlay. Committee members asked the following questions and comments.

- Will the team host pop-up demonstrations in other parts of the city? It would be important to have events throughout the city and provide more publicity so there is a great turn out.
- Does the team plan to coordinate with Bicycle and Pedestrian Master Plan committee?
- How will warehouses be addressed?
- We need to plan for more housing.
- Is the proposed Gold Line alternative going to be unground? This will help reduce congestion?

The consultant team facilitated a discussion to get feedback into the planning strategies for Atlantic Boulevard, Washington Boulevard, and the Housing Opportunity Overlay. These were shared with the City Council and Planning Commission and feedback from the GPAC is the next step in the process. The committee provided the following comments.

- Survey business community to see what types of activities and uses they would like to see after 6:00 p.m. The team can assess what types of businesses would address these needs.
- Consider amenities for employees to stay a little longer after hours. Places where they can dine, go out for drinks, etc.
- Many businesses would like amenities for all employees, especially when off-shift.
- There is a need to provide housing opportunities for the local workforce.
- There will always be traffic and parking impacts. Look at ideas to address this. For example the residents near Steven's Stake House have issues with patrons parking in the neighborhood.
- The ideas for Atlantic Boulevard area a good vision.

- Improve local transit to improve connections.
- Create more walkable places
- Add more landscaping and improve the tree canopy. Trees are also a good way to improve the air quality.
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- Plan for housing that meets the needs of the younger generation. Look at these current trends.
- New housing should include childcare centers.
- The way workers use office space has evolved and current trends include on site amenities and a different environment.
- Consider the WeWork model when planning for office space.
- Co-housing is a good option.
- Like the co-housing idea
- Denser development is a good option and should be considered as an opportunity to address housing needs. Single family homes will be too expensive.
- There is little access to healthy food. Consider a food desert grant (Federally subsidized) to attract a supermarket.
- Housing for young adults wanting to move back to Commerce is needed.
- Look at Millennials as we shape our new vision.
- Commerce has fallen behind in residential development.
- Arrange a site visit and tour of places to inspire our vision and identify opportunities.
- Provide examples from abroad.
- Undergrounding utilities will improve aesthetics.
- Prioritize a supermarket. The city should look for incentives such as purchasing a property and leasing it (almost cost-free) to a grocery store.
- Make sure adequate parking is available.

The team discussed a standing time for the GPAC to meet over the next year. The group agreed on the 4<sup>th</sup> Tuesday of the month. The committee will take a break in January and begin convene on February 26, 2019 at 6:00 p.m.