

University Neighborhood Bus and Walking Tour

Tour Guidebook Transcription

November 1, 2008

Stop 1: SUSD Adult School

1. What is your overall impression of the area? What works? What doesn't?

- Dirty.
- Not enough city trees.
- Vacant lot next to Bank of America.
- Too much pavement.
- Empty lots.
- Vacancy in shopping areas: Walgreens, Taco Bell, E. Harding.
- Abandoned mid-block empty lot at Harding and El Dorado.
- Pedestrian safety on El Dorado.
- Cannot walk to Miracle Mile.
- Traffic on El Dorado is too fast.
- No good transit access, Trolley.
- Code enforcement.
- Empty lots on either side of Adult school.
- I like the school's appearance.
- Harding Way: March liquor store has too many signs – looks gaudy.
- Ugly Billboards.
- Great opportunity for a gateway entrance to the Miracle Mile – more inviting.
- Vacant lots, garbage cans, chain-link fences, and mattresses are unattractive.
- The Adult School is beautiful.
- Retail across Pacific is a negative – the Miracle Mile has a village feel, but these look more like displaced suburbia.
- Needs improvements for traffic calming. Jack in the Box need to be dealt with. Either force them out or get them to landscape and improve their façade. Walgreens has similar issues.
- Looks barren and stark (whole bottom end of Pacific) Needs trees!
- Empty lots – can this be a community garden?
- Billboards look tacky.
- Empty lot at Madison and Harding is hideous.

- Façade improvement on Harding stores.
- Seems to be quite a bit of graffiti.
- Adult School is beautiful.
- Jack in the Box is very unattractive. It needs to have its façade redesigned to mesh with the area.
- Harding Way Walgreens has panhandlers.
- Vacant lot with too many signs at El Dorado and Harding.
- Shops on Harding look tacky.
- Billboards are ugly.
- Not pedestrian friendly.
- Traffic islands are poorly designed.
- Historic school site potential.
- Shabby shopping area on Harding.
- Vacant lot (old gas station).
- Lack of landscaping.
- Too much signage.
- Panhandlers in the Harding area.

2. What design improvements might help address traffic concerns in this area?

- Lighted crosswalks mid-block.
- Some traffic slowing.
- Tall trees could use some low-lying plants.
- Harding is a mess – needs street trees, landscaping and traffic calming measures.
- Fences along sidewalk to prevent jaywalking.
- There is a vacant lot at Harding and El Dorado.
- Crosswalk between Pacific and El Dorado School – time with traffic light so as not to impede traffic.
- Remove fast food restaurants and muffler shop. Do something with March liquors.
- Complete re-do of Harding/Pacific/Madison intersection.
- Add public art/landscaping.
- Make room for pedestrians/bikes.

3. How pedestrian-friendly is this area? What design or streetscape improvements might improve the pedestrian experience? (e.g. sidewalks, crosswalks, trash receptacles, landscaping)

- Lighted crosswalks.
- Not at all pedestrian-friendly.
- Pedestrians getting out from school need more safety.
- Not pedestrian friendly.
- Install bollards and concrete crosswalks to improve pedestrian crossings.
- Remove trash cans and junk in the yards.
- Not.
- Bike lanes.
- Lighted pedestrian crossings.
- Landscaping and outdoor sitting/eating areas at area businesses.

4. This intersection forms the southern gateway to the Miracle Mile. How effective is this area as a key neighborhood gateway?

- Not effective.
- There is no gateway – needs help big time.
- Not very effective.
- Need a gateway of some sort at Harding and Pacific.
- Not effective as a gateway. Re-do Jack in the Box with nice landscaping and extensive use of brick.
- Corner of Pacific and Harding would be a good gateway.
- Needs streetscape improvements.
- Negative ambiance currently.
- Landscaping and traffic calming.
- Events/strolls with music/art.
- Seasonal farmers markets.

Stop 2: N. El Dorado Street

1. What is your overall impression of the area? What works? What doesn't?

- Traffic too fast.
- Need crosswalks – lighted and timed.
- Too fast.
- Needs covered bus stops.
- Blight – no trees, potholes in the street, graffiti rampant, speeding around 7-8 a.m. endangers school kids.

- Cleveland School has a dangerous intersection.
- Abandoned corner lot.
- Fencing Regulations?
- Properties need cleaning up – porches, mattresses, sofas
- Reduce the speed limit.
- N. El Dorado is not pedestrian-friendly. My husband and I looked at houses east of El Dorado and decided not to buy there, even with great foreclosure deals, because of the area's lack of connectivity to the Miracle Mile.
- The area has two major strengths: a great stock of historic homes and street trees.
- Fast moving traffic on El Dorado makes it difficult for people to exit driveways or cross El Dorado.
- One-way traffic forces cars onto Center and through the neighborhood on Cleveland.
- If this is a major thruway, it should be designed as such with frontage streets, trees and sidewalks.
- Deteriorating area – many properties are poorly maintained with no attention to landscaping.
- Require property owners to keep clean and safe area.
- Harsh – totally car oriented. How about bikes? Pedestrians? Aesthetics?
- Need more crosswalk markings.
- Parked cars/trucks obstruct view for cars trying to cross the street.
- Too much R3 zones (multifamily).
- Need aggressive code enforcement.
- Vacant medical offices attract homeless.
- No accommodation for bikes or pedestrians.
- Fast traffic.
- Vacant lot (gas station).

2. How pedestrian-friendly is this area? What design or streetscape improvements might improve the pedestrian experience? (e.g. sidewalks, crosswalks, trash receptacles, landscaping)

- Lots of nice trees.
- More police patrol especially during school hours.
- More trees.

- Allow for multiple uses, not just auto traffic: pedestrians, bikes, public transit, and accessibility.
- Install flashing crosswalks.
- Fast traffic on El Dorado is too fast to cross safely.
- Not pedestrian friendly - El Dorado divides the east side from the west side. The side streets are more pedestrian-friendly.
- Not at all pedestrian-friendly. Needs street trees, traffic calming, planted medians and pedestrian-scaled lighting.
- Not at all. Cars barely have time to cross – it would be very difficult for pedestrians.
- Terrible. Need several crosswalks between Harding and Alpine – timed with lights.
- Not at all pedestrian-friendly. Street has been intended for decades for quick traffic movement, with no regard for the impact on the neighborhood.
- Return to two-way traffic.
- Need a lighted pedestrian crossing so that walking is safer.
- Hard to cross street.
- Need corner “bulb out” to make crossing easier.
- Need lighted crosswalks, bike lanes.
- Slow down the traffic.

3. Describe how the street and the surrounding housing/buildings relate to one another. What works? What doesn't? Why?

- Some homes are nicely kept.
- Many foreclosures.
- Do not allow on-street parking, or change the configuration to allow alleyway parking or lots.
- El Dorado is disconnected from the development around it.
- El Dorado seems to be designed purely for moving traffic north, and does not take pedestrians into consideration whatsoever. There is a nice mix of single family historic homes, but there are some ugly higher density four-plexes and such thrown in without a clear consideration for scale. There are great street trees in some areas, but not in other, particularly on N. El Dorado north of Alpine.
- Buildings are fine. But the yards need maintenance.
- Code enforcement and graffiti removal are needed.

- Sidewalks are mostly OK; new pavement tiles apparent on the northwest corner.
- Street is too busy for residential the way it is designed.
- They don't – older buildings have been replaced by boxy 1960s apartments. Low-quality structures generate lower rents, which often attract individuals who do not have a vested interest in the area.
- Mixed – some are well kept, trees help.
- Shabby unkempt multifamily housing.
- Lack of landscaping.
- Current street design is to speed traffic through the neighborhood and this diminishes the quality of life for the residents.
- Some attractive, older single family houses mixed in.

4. What improvements might help connect the residential areas located east and west of N. El Dorado Street?

- Eliminate the power lines.
- Install crosswalk, pull-out areas or pedestrian bridge.
- Crossings across El Dorado.
- Crosswalks?
- Crosswalks.
- Landscaping, attractive lighting and a beautiful canopy of trees.
- Code enforcement on some run-down sites.
- Need street landscaping/user friendly bus stops.

Neighborhood Impressions #1

1. What is your overall impression of the area? What works? What doesn't? Why?

- Dilapidated homes.
- Nice tree-lined streets
- Owner responsibility of rental housing
- Code enforcement for owner-occupied buildings.
- Multiple empty lots.
- Multifamily housing needs code enforcement.
- What is the history of Bours Park?
- Why is there such a diversity of building qualities in the area?
- Variety of housing.

- Bad: some blighted properties, bars on windows, broken-down cars, yards not maintained.
- Good: street trees, nice narrow side streets, decent sidewalks.
- Needs upgrading and upkeep.
- Beautiful homes, but the duplexes and apartments look run-down.
- I'm sure not everyone can afford upgrades.
- Somewhat run-down housing.
- Need more trees.
- Alleys could be used better.
- No rhyme or reason for this area.
- Wyandotte has run-down duplexes.
- Too much multifamily housing.
- Lots of neglect of landscaping.
- Needs code enforcement.
- Some older well kept homes.

2. How might this area be improved? (e.g. buildings, streets, maintenance, safety, traffic, connections to other areas of the neighborhood)

- Enforce lawn maintenance.
- There are unsafe and not attractive.
- Empty lots and barbed wire fencing are ugly.
- Needs median strip along El Dorado.
- Covered bus stops.
- Public art.
- Clean up properties.
- Tree planting.
- Porches may be added before covered bus stops can be put up.
- Property maintenance – painting, landscaping.
- Create community gathering place.
- Install security camera systems.
- Not bad.
- Not enough lighted crosswalks.
- Harding to Alpine west side should be known as Medical Row.
- Would median street planting with islands help with crossing?
- Alleyways are ugly – needs to be cleaned up and repaved.
- Street landscaping.
- Play area/neighborhood garden.

- Help with home owner maintenance.
- Get bike paths, make walking pleasant, easy and safe

Stop 3: St. Joseph's Hospital

1. What is your overall impression of the area? What works? What doesn't?

- The hospital and the surrounding residential area have never co-existed well. Now that the hospital keeps gobbling up the homes and businesses to expand, the residential areas has attracted people who care less about maintaining their homes as long-term residents move and buy elsewhere to get away from St. Joe's Complex.
- Traffic needs to be slowed.
- More crosswalks needed.
- Bike paths needed.
- Median islands needed.
- Empty areas.
- Need to slow traffic.
- Landscaping is sorely needed around many of the medical offices.
- The primary road, California, cuts the area in two. It is auto-oriented.
- California Street is not pedestrian-friendly. If I had to go from the hospital to a Doctor's office across the street, I wouldn't walk, I would drive. There is a great need for safe pedestrian connections across the street between medical uses. We could consider some type of pedestrian crosswalks with lighting as in front of Matinee on the Miracle Mile. Also, the area is in need of more pedestrian-scaled landscaping.
- This area doesn't have many evening uses after medical offices close.
- Smooth traffic flow but the cars have no connection to the businesses.
- There are rarely any pedestrians on this street.
- Traffic moves more slowly than El Dorado.
- This is a very wide street – can we have a bike lane? Encourage bike parking areas around the hospital and medical offices.
- From the medical center north to Alpine, there is no sense of identity or apparent planning.
- Street is very wide and bleak.
- Needs landscaping, median islands, street trees are needed, need clearly marked crosswalks.
- Businesses back to this area – meat market.

- High property taxes have resulted in less beautification.
- Lots of medical offices, some multifamily housing.
- Lack of street landscaping.
- Lack of pedestrian crossings.
- Lack of user friendly bus stops, parking difficult

2. Observe pedestrian walkways, parking lots and hospital-related traffic in the area. How might these elements be improved?

- Not enough parking to accommodate medical offices. No safe crosswalks lead to accidents. Need more stoplights and parking on east side of California where Hospital is so people don't have to cross the street.
- No pedestrian safety.
- Retail spaces empty.
- Cluster of offices.
- Coordination of resources so sick people don't have to go so far.
- Fast moving traffic.
- Need crosswalks or medians (5 lanes of traffic!).
- Crosswalks are good to hospital – probably more needed further north – median would help pedestrian access.
- Parking lots need to be landscaped.
- Crossing the street is difficult.
- The street is wide and invites speeding- widen sidewalks, plant canopied shade trees, install bump-outs or other traffic-calming measures such as planted medians and crosswalks.

3. What improvements do you think could be made to optimize the benefits of the hospital while mitigating its impacts on the surrounding residential neighborhoods?

- The hospital should just plan to buy the whole neighborhood and be done with it. Since they are doing that incrementally anyway. We have lost some great long-term businesses due to hospital expansion.
- Wider walking pathways with landscaping and rest stations.
- A planted median would greatly improve the overall feel of California Street. Incorporate turn pockets for medical uses. Achieve space for median by reducing lane width, which in turn will help calm traffic. A

cheaper solution would be to light crosswalks and pursue other traffic calming alternatives.

- Café or sandwich shop nearby.
- More hospital parking on the east side of California Street.
- Add retail, restaurants to serve the area from Harding to Alpine, Front El Dorado to the cemetery.
- Convenient parking is needed.

4. What retail and commercial services are there to serve those who work here?

- None now. The hospital bought up everything.
- There appear to be few services. Those that were here have largely been removed.
- There are nearly none. Medical office and hospital employees must drive to lunch or to grab a gallon of milk on the way home. The limited existing available commercial is blighted.
- None. People visiting patients at the hospital, either have to eat in the hospital or drive someplace else.
- Almost nothing.
- Basically none.

Stop 4: N. California Street

1. What is your overall impression of the area? What works? What doesn't?

- The area has greatly deteriorated over the last 50 years. It has gone from a solid, stable neighborhood to a more transient neighborhood with a lot of code violations – bedrooms in garages with no insulation or heating/air conditioning that are not permitted.
- Lots of empty retail spaces.
- Need to connect empty stores to some thing for the market.
- Remove graffiti.
- Sign Ordinance.
- Covered bus stops.
- Bus turn-outs.
- No congruence of businesses.
- No one really uses this market in the neighborhood.
- Too much speeding – people have been killed on this street between St. Joseph's Hospital and Alpine Street.

- Good opportunity to do mixed-use.
- Increase off-street parking.
- Public art opportunities.
- Alpine Market – architectural renovation possibilities.
- Is Alpine Market under historical preservation guidelines? Its history as a street car barn is important.
- Parking lots and office buildings.
- This building may be historic, but the owners don't maintain it very well.
- Beautiful historic building!
- Small market, but not accessible for a pedestrian who wants to cross the street to shop.
- Fast traffic is not conducive to turning into store parking.
- Bike lane is needed.
- Run-down, areas between retail and cemetery are overgrown and seedy.
- Alpine Market is really ugly and neglected.
- No landscaping standard in this city – it's pretty apparent.
- Lack of trees.
- Not attractive, no neighborhood feel, no cohesive planning.
- Very stark looking in most areas.
- Some blocks with trees in parkways are better.
- Historic Building. It is the only store for the people in the neighborhood.
- Could improve the looks of the Alpine Market on California Street.
- Add crosswalks north of Alpine to Bridge.
- Lack of pleasant streetscape.
- Lack of user friendly bus stops.
- Vacant lots mixed with medical offices and small houses.
- Needs code enforcement.
- Shopping is not user friendly or appropriate for the area.
- Businesses are not attractive and kept up.
- Medical office and lots of parking lots.

2. How pedestrian-friendly is this area? What design or streetscape improvements might improve the pedestrian experience? (e.g. sidewalks, crosswalks, trash receptacles, landscaping)

- It is not pedestrian-friendly at all. It is not safe after dark – muggings, cars broken into. People even in their cars avoid California Street after dark. Once visiting hours are over the place becomes a ghost town.
- Need medians.
- Slow traffic.
- Furniture store move their furniture to the sidewalk every day.
- Park to move furniture to street everyday.
- Needs a cross-walk, median, bus stop enhancements, lighting, parking lot improvements.
- Back of parking lot is empty – maybe a park?
- Arcade dead-ends here.
- Need a signalized cross-walk.
- California is not pedestrian-friendly. There are extended distances with no safe crossings.
- There is a history of pedestrian deaths and accidents on this street.
- Not at all pedestrian-friendly.
- Narrow the street at the store and put in a small median island?
- Bus shelters with trees?
- Crosswalks and median – no real sidewalk at the market.
- Everyone within the surrounding area should be able to walk to establishments that meet their day-to-day needs.
- Not!
- Not pedestrian friendly – need to narrow the areas at the intersections for pedestrian crossings.
- Need a sidewalk at the market.
- This area is a mix of medical offices and some homes along California Street.
- Difficulty in protecting the occupants from the traffic and issues created by the presence of so much medical services.

3. Describe how the street and the surrounding housing/buildings relate to one another. What works? What doesn't? Why?

- They don't relate at all. The medical offices don't relate to the older architecture of the homes which are further compromised by the transient rentals of homes and non-permitted hodge-podge remodels of homes on the cheap.
- Aesthetics of market are poor.
- Market is good, but not the surrounding area – doesn't support retail
- Poor traffic control for pedestrian access.
- Adjoining residential uses have bars on the windows and blight. Medical uses immediately adjoin single family residential. There is no mix of residential uses.
- Feels very isolated.
- The trees north of this shopping center extend over the street and soften this road. Need trees on east side of the street.
- Kind of a busy street for housing...again needs frontage, sidewalks, trees.
- Odd mix of housing and commercial – as usual badly planned or not planned at all.
- They don't relate to one another. I see yet another ugly low-quality apartment building. It should be against the law to build these anywhere, but especially in older areas of town.
- One side is housing; the other is commercial.
- There are no crosswalks or lights.
- Landscaping would help this street.
- Large medical complex at the corner of Harding/California. The impact of med services may move farther south. Could leave this North California Street with the opportunity to change the services and ambiance of the area to meet the needs of the neighborhood.

4. Describe the retail mix in this area. What works? What other types of businesses or uses might be desirable here? (e.g. neighborhood-serving or destination shopping, housing, offices)

- It is too late. No one who lives in the neighborhood shops in the neighborhood. There are drug sales in the area and only seniors who cannot drive elsewhere come here.
- Shooting/Killing last summer at Arco on California St. @ Alpine.

- Only one market.
- Parking lots not attractive or conducive to walking.
- Small amounts of retail, but it's essentially across California from most residents. Therefore, the retail is basically auto-oriented.
- There is not enough safe neighborhood-serving commercial. The limited market uses are blighted.
- Furniture, Alpine Market, Funeral Home, Medical Centers.
- Needs a café or something so that people don't have to leave the areas at lunch. A seating area outside the Alpine Market would be great too.
- A neighborhood-serving center would be good.
- Façade improvements would make a big difference.
- Needs to be upgraded.
- Mix is good but needs to be tied with landscaping, trees, pedestrian links that are safe.
- Need community gathering places.
- Play/garden area for use of neighbors.
- Traffic calming.
- Pedestrian crossings.
- Landscaping.
- A real market would be good for neighborhood.
- Restrict inappropriate business uses.

Neighborhood Impressions #2

1. What is your overall impression of the area? What works? What doesn't? Why?

- Some houses are well-kept. Others are run-down. No continuity. Gang warfare in Oak Park. Some car thieves seem to come from the northeast side of Oak Park to prey on homes in College View and steal the seniors' cars at Casa Mañana, a senior community.
- Needs some love.
- Garbage cans in the street and on porches.
- Need to enforce codes.
- Too many cars per residence.
- Dying trees.
- Pot holes.
- Monterey Street could be a very special neighborhood!

- When did the City decide that a higher level of service for traffic was more important than street trees? Bring back the trees on El Dorado!
- Side streets are nice and narrow with street trees.
- A lot of single family homes have front yard fences.
- The maintenance of homes improves as one moves west toward Pacific Avenue.
- Very walkable (except for the curb).
- Nice homes. Some upkeep needed.
- Fairly stable neighborhood.
- Mix of modest housing. Some are well-maintained, some are not.
- Remove trash cans, junk and old car parts.
- Street trees are needed to link the neighborhood together.
- Lack of trees.
- Fast traffic.
- Driveways right on the street.

2. How might this area be improved? (e.g. buildings, streets, maintenance, safety, traffic, connections to other areas of the neighborhood)

- Industrial cyclone fence looks bad on residential
- Covered bus stops.
- Stable residential area – mostly owner-occupied.
- Narrow the wider residential streets.
- Replant trees that have been removed- El Dorado Street has been “sacked”!
- Some mixed, strip-mall type retail.
- Garbage cans need to be kept out of sight.
- Commercial strip at El Dorado and Alpine could be enhanced with neighborhood-serving commercial.
- Some side streets do not have a landscape strip between the sidewalk and the street.
- Abandoned alley needs to be dealt with, beautified.
- Vertical curbs at the intersection need to be accessible.
- El Dorado is pedestrian-impossible.
- Overall maintenance of landscape and buildings.
- Put back the trees and forget about widening El Dorado.
- Chain-link fences are ugly and should not be allowed on street frontages or in front yards.

- Code enforcement on the few run-down properties.
- Bike, pedestrian friendly.
- Landscaping.
- Code enforcement.

Stop 5: N. El Dorado Street Retail

1. What is your overall impression of the area? What works? What doesn't?

- Very rapid turnover of businesses – not stable.
- This is “Shaw Avenue” from Fresno for Stockton – It’s next on the list for more stop and shops and fast foods.
- Graffiti – even on homes!
- No trees.
- Blight.
- Lots of speeding traffic.
- Bus stop needs more accessibility and room to stop.
- Mixed-use.
- 35 mph speed limit, but traffic moves much faster.
- Shopping and mixed-use opportunity as building move in and out from street.
- Strip commercial, but looks like it would serve the neighborhood well. There is a light at the corner to allow crossing.
- Where are the street trees?
- I like that the furniture store pictured fronts the sidewalk. The parking lot next to it creates a hole in the façade fronting the sidewalk, but it’s a necessary evil.
- This area does seem to be part of the same neighborhood as that around the Miracle Mile.
- Needs to be more walkable/bikable.
- Trees Please!
- Heat island in the summer (no trees, lots of concrete).
- Very fast moving traffic.
- The tour trolley couldn’t even stop at the bus stop because traffic was moving too fast!
- It’s so ugly without the trees!
- Weird mix of retail and housing, some buildings are unattractive.
- Just north of Essex on east side of El Dorado is some sort of easement filled with debris – whose is this and why not code enforced.

- Looks like a war zone – it's beyond ugly since the trees were removed.
- West side nice, east side needs upgrading.
- How do we get realty companies to keep up sale property?
- El Dorado is a freeway. How do we slow the traffic?
- Visually harsh, not pleasing.
- Crossing the street is very difficult due to width and speed of traffic.
- Street trees are needed for ecological and aesthetic reasons.
- N. El Dorado could make a big improvement in shopping areas.
- Wrong retail for area.
- Lack of good access.
- Trees have been cut.
- Broad street isolates neighborhood areas.

2. How pedestrian-friendly is this area? What design or streetscape improvements might improve the pedestrian experience?

- Some crosswalks, but not otherwise friendly.
- There is no rapid transit access.
- Sidewalk strips not kept up.
- Trees needed.
- Trees to cover walkways.
- Public art.
- Covered bus stops.
- Bikes lanes
- Medians and safer crosswalks.
- Replant the street trees!
- Monterey is very wide, and it needs a planted median.
- This area is not pedestrian-friendly.
- Street trees, planted medians and other traffic calming measure could really improve the area.
- Pedestrian disaster – needs a frontage road, sidewalks and trees.
- Not pedestrian-friendly at all. The only safe crossing is at Cleveland. It would be better to take out houses than create medians. Add shade and widen sidewalks.
- Traffic light should be moved to Essex Street – wider.
- Bus route should never have been on Churchill Street – race track.
- Very difficulty to cross due to width of speed of traffic
- Parkway trees are needed.

- Defined pedestrian space is needed.
- Need lighted crosswalks.
- Trees landscaping.
- Use vacant lots for community use.

3. Describe how the street and the surrounding housing/buildings relate to one another. What works? What doesn't? Why?

- No congruence of retail space.
- Alleyway unkempt.
- Parking lots.
- Rapid turnover of residents – rentals.
- A decrease in owner-occupied housing.
- Has potential to be like the Miracle Mile.
- Strip-mall shopping area needs beautification.
- Very fast moving traffic zooming by the single family homes.
- The neighborhood is very isolated by California and El Dorado.
- It doesn't work – too stark – can a "historical" themed façade be improved. This looks leftover from the 1960s.
- The buildings have no presence – buildings are too small for the size of the street. This is a major thoroughfare - almost a freeway.
- They are similar in age and architecture and have a sense of cohesiveness. But without the trees it looks awful.
- Disjointed areas.
- Lots of rentals.
- Disconnect among areas.
- Retail is not appropriate for the area and doesn't benefit residents.

4. Describe the retail mix in this area. What works? What other types of businesses or uses might be desirable here?

- Better activity and services.
- Façades do not relate.
- No pedestrian areas – only thru traffic.
- Eateries and a grocery store are needed. We had one years ago and they put up a furniture store. It would be good for seniors who walk to the store.
- On the east side: standard blah strip mall with lower-end retail uses could be greatly enhances with landscaping and architecture.

- On the west side: retail is fronting sidewalks, which is great for pedestrians but contain three beauty shops and a furniture store.
- It is a run-down strip mall.
- Whole Earth Foods, more service-type retail for residents.
- Grocery store?
- Could be a welcome neighborhood hub.
- Not right for neighborhood use.
- Grocery store would be good for the neighborhood

Neighborhood Impressions #3:

1. What is your overall impression of the area? What works? What doesn't? Why?

- Great neighborhood.
- Very fast traffic.
- No pedestrian access to businesses from rapid transit.
- Horse trailers parked on Commerce.
- More or less well-kept.
- Lots of industrial fencing.
- Lots of traffic on Commerce Street.
- Attlee and Commerce water tower glares – maybe should be painted green to blend with the trees? Neighbors say the reflection is bright and blinding from the legs of the water tower.
- Smaller houses from 1950s.
- Need sidewalk improvement, particularly around hydrants.
- Water tower needs landscaping.
- Nice street trees and generally nice private landscaping.
- Fantastic historic homes.
- Nice narrow streets, although there are occasional wide streets.
- Generally charming.
- Seems like a fairly stable neighborhood.
- Cohesive feel.
- Nicely maintained, modest neighborhood.
- As we move closer to UoP we have a more historic feel with better shade.
- College view used to be a nice family neighborhood. What happened?
- The people need to take back their neighborhood.

- Calaveras River needs to be rehabilitated to a river environmental, not just a drainage channel.
- Get trees replanted in College View neighborhood.
- Small well-kept homes.
- Mixed duplexes-older well kept, newer strip duplexes not kept up.
- Retail not appropriate for neighborhood use.

2. How might this area be improved? (e.g. buildings, streets, maintenance, safety, traffic, connections to other areas of the neighborhood)

- Fulton between Commerce and Bonnie Bighted lot on north side of Fulton mid-block. Old model, run-down cars.
- Speed bumps on Commerce and Center.
- Slow traffic on Fulton.
- What could bring people here? Disconnected area – stable neighborhood, but some homes are unkempt. There are sidewalks, but no foot traffic.
- On Fulton before Bonnie, north side of the street – empty fenced area.
- Beautify the water tower area with landscaping, fencing and getting rid of the black rocks.
- Neighborhood is disconnected from the surrounding area.
- Houses improve as one moves west.
- Various maintenance issues, including street trees and sidewalks.
- Seems OK other than El Dorado area.
- Signage on water tower, maybe College View
- Improve fencing – stone, brick
- Lovely well-kept homes.
- Needs landscaping and trees at the water tank site.
- Code enforcement needed.
- Landscaping.
- Limit street parking.
- Limit RV and boat parking both off and on site.

Stop 6: University of the Pacific

1. What is your overall impression of the area? What works? What doesn't? Why?

- Well-maintained, cohesive.
- Nice neighborhood needs to fit in with the surrounding neighborhood.
- More pedestrian-friendly here.
- Possible gateways to the community: Mendocino and Kensington, Mendocino and Pershing, Levee and River Dr.
- Lots of student housing on Brubeck.
- River and Levee are prime areas for development.
- Some off-campus student housing needs care.
- UoP is great.
- The apartments are not the best. It seems that larger apartment buildings would help with housing and keep students from taking over houses in the area. A house of nothing but students often negatively impacts the neighborhood. Sometimes there are extensive parties with no concern about the neighbors.
- Apartments on Dave Brubeck do not mirror the charm and character of the historic loop.
- Need a neighborhood gateway at the Calaveras River (on Pacific Ave.). Great landscaping opportunities exist at the neighborhood gateway too.
- University is disconnected from buildings/apartments south of campus.
- The rest of the residential around UoP is quite nice.
- It is a jewel.
- Beautiful. Has lots to offer the community.
- They do many outreach programs.
- UoP is the BEST part of this neighborhood.
- Clear delineation with neighborhood.
- Well-kept homes.
- Well-kept mixed in duplexes.
- Generally well-kept student housing.
- Trees!! Make the area special.

2. How might the physical relationships between the university and the surrounding neighborhoods be strengthened?

- Get rid of swamp coolers in windows of apartments facing UoP
- Lower pedestrian safety.

- Student housing, but fairly well-kept.
- Potholes keep traffic down (a good thing).
- Student housing should be equal to the higher-quality architecture of the neighborhood.
- Concrete wedge at Kensington and Mendocino needs landscaping.
- Much of the housing immediately around the college is not bad.
- The campus contrasts starkly with the neighborhood, however it is well-kept.
- Slowing traffic on Pacific Avenue – discouraging thru traffic by widening sidewalks and adding medians. Narrow Pacific Avenue to two lanes starting at the Calaveras River.
- The students housing units along Brubeck Way need to be improved.
- Make walking, biking to the avenue shopping easier and more pleasant for residents and students.
- Do something about the overflow of parking.
- Run a frequent trolley/elephant train within the campus.
- Encourage residents to attend events on the campus.
-

3. Are there additional ways to improve the relationship? (e.g. communications, programs, events)

- Provide opportunities for student volunteerism.
- Do something with the levee.
- No rapid transit – a shuttle should down Pacific Avenue.
- Some families are purchasing single family homes in the neighborhood for their children while they are students at UoP Property maintenance and is a problem at these properties.
- Yes! Not enough being done to strengthen relationship between UoP and the surrounding neighborhood. Need to involve students in the community.
- City and UoP are working on a Town-Gown committee to collaborate on projects, events, etc.
- Neighborhood and/or community events at UoP would be great for both the City and the university.
- Activities, theater, music.

4. Do you think traffic congestion and access is a concern in this area? What kind of measures might help calm traffic?

- Just on the street one block south of Dave Brubeck Way.
- I don't know how to do this, but pedestrian/student traffic and parking needs to be fixed.
- Unlawful u-turns on Pacific Avenue at Fulton is dangerous when turning left to Fulton from Pacific.
- Parking for students seems to be an issue.
- Pacific Avenue in front of UoP is not pedestrian -friendly – could enhance intersection in front of UoP to include striped concrete crosswalks.
- Parking issues in the residential neighborhoods are a problem.
- Busy traffic on Pacific Avenue.
- I have not seen this as a problem.
- Bike and pedestrian-friendly walkways and paths.
- Traffic calming in the residential area (UOP has already done this).

Neighborhood Impressions #4:

1. What is your overall impression of the area? What works? What doesn't? Why?

- Neighborhood has very well-maintained homes on the whole
- Very nice.
- Great neighborhood
- Charming, nice neighborhood.
- Nice street trees and some street lights.
- Well-maintained yards.
- Nice narrow streets, with interesting street pattern.
- Very nice neighborhoods.
- Lovely area with a wide range of housing.
- Nice trees in most areas.
- Alpine needs trees- many areas need tree maintenance.
- Very tidy.
- Nice.
- Well-kept homes, large and also modest, but stable and pride in the area.
- Tree!! Make the area.
- Some older very well-kept duplexes.

2. How might this area be improved? (e.g. buildings, streets, maintenance, safety, traffic, connections to other areas of the neighborhood)

- Need to address fast traffic cutting through from Pershing Avenue to Pacific Avenue since UoP shut off the streets through the campus.
- Need speed bumps on Oxford Circle.
- Old Delta College building is nice, but could connect with the neighborhood – it doesn't seem to offer anything to the neighborhood.
- Tree maintenance.
- Sidewalk maintenance and trees is a major issue.
- Gateway to UoP on Kensington could be enhanced.
- Can't think of much.
- Quaint lighting throughout – not just some streets.
- Tree trimming is important.
- Code enforcement works. Call if you have an issue in your neighborhood.
- Tree maintenance and replanting are needed.
- Organize a history tour for residents and tourists.

Stop 7: American Legion Park:

1. What is your overall impression of the area? What works? What doesn't? Why?

- Need security addressed. Berms prevent visual patrol of the park. Shooting in park in October 2003 killed 20 year old young man who was innocently walking in the park with his 17 year old girlfriend after dinner on a Friday night on the Miracle Mile. He was killed by two thugs from the north side who had lost \$100 gambling that day and mugged him to get some money. The man was shot in the back of the head.
- Mostly nice.
- People seem to want the park, but don't want to take the responsibility for it.
- Needs sidewalk or walkways for jogging and walking
- Don't cut trees– if they are dying, they should be treated
- Walking/jogging path needed.
- Clean up Smith Canal.
- Planting to help clean and aerate water.
- Fence around water is ugly, needs to be removed.
- Keep the trees!
- It works.

- This is a great park, but it has no visibility from the street. Is that a safety issues? I have never felt unsafe in this park, but I wouldn't hang out here by myself at night.
- East end of Smith Canal could be raised to make that area less swampy.
- Trash collects at the end of the canal.
- Edges of the canal are not maintained over the year, and it has run down.
- Pretty.
- A big ugly light post stands out – improve lighting quality.
- The park proper isn't visible from the street, which negatively impacts the safety of the park.
- Lovely park.
- Pathways are needed to link park with surrounding streets and neighborhood.
- Chain-link fence should be removed or replaced with low wrought-iron.
- Potential! Great trees (the ones they haven't cut down).
- Homes in the area are well-kept.
- Traffic calming around the park is working.

2. Describe how the surrounding buildings and uses relate to the park. How does the activity at its edges impact the way the park is used?

- Levee makes it difficult to see into the park from the street.
- I love that the houses adjoin the park.
- Is there a safe/usable restroom at the park?
- Works well.
- Safety issues of the park limit its usability.
- Nice homes.
- Improve pedestrian/bike access to the park.
- Upgrade the pumping station a little.
- Housing sitings make access to the park difficult.

3. What types of facility improvements would help increase park use? (e.g. tables, benches, trash receptacles, play structures)

- Walking path along the park rim.
- Water access.
- Paddleboats.
- Adoption by the Neighborhood Homeowners' Association?
- Needs a West Entrance from Pershing Avenue.

- Needs sidewalks.
- Add walkways, paths.
- Install crosswalks to park.
- Clean up the water!
- The configuration around the perimeter of the park presents security concerns. Davis Park in Modesto has “hills” that are broken up, and create a more open feeling for park users. Moving the earth might work at American Legion Park.
- Make better use of the park.
- Tables, benches, trash receptacles, play structures.
- Can we get a section designated as a dog park?
- The berms may make it less safe as the inner park is not visible from the street.
- It’s a nice park.
- Picnic areas.
- More patrols for safety.
- Link the park with a loop path system and pedestrian bridge at the west end of the park.
- Put a walk/jog path on top of the berm to accommodate heavy use of the park.
- Control off leash dogs.
- Clean up the water and take down the chain link fence.
- Improve access from both north and south (add parking).

4. What programmatic improvements would you recommend to improve the park and its use? (e.g. classes, events)

- Security.
- What about Boys and Girls clubs and after-school programs?
- I don’t see the play areas. Only one basketball court.
- They don’t have a lot of recreational areas.
- This park is definitely underutilized. If more people used it, it would feel safer.
- Having park offices here might make it more secure, but it’s costly.
- The facility maintenance building is kind of ugly.
- I remember when the 4th of July fireworks were held here. Wow! More events would be nice.
- Hold art/neighborhood events.

- Movie nights for little kids.
- Teach fly fishing, kayaking etc.
- Need activity areas for those other than pre-schoolers.

Stop 8: Oxford Circle:

1. What is your overall impression of the area? What works? What doesn't? Why?

- Need speed bumps on Oxford Circle, since post-WWII young driver have done "doughnuts" on the circle at fast speeds. This hasn't been addressed in 60 years.
- Nice, well-kept single family, owner-occupied homes.
- Some says we need some traffic control.
- Lots of curb appeal.
- Alleys need attention.
- Good walking neighborhood.
- Good.
- I love this circle! It's a great central gathering spot, good for traffic calming and a nice centerpiece for the neighborhood.
- Great homes! Great neighbors! Great trees! Great narrow streets!
- Oxford Circle could be enhanced with bet.
- Lovely.
- Curbing around the circle needs to be replaced.
- This would be a great spot for public art or a gazebo.
- Great community plaza.
- Street surfaces need fixing.
- Large and modest well-kept houses.
- Stops signs don't work at the circle.

2. How pedestrian-friendly is this area? What design or streetscape improvements might improve the pedestrian experience? (e.g. sidewalks, crosswalks, trash receptacles, landscaping)

- Very pedestrian-friendly.
- Very pedestrian-friendly.
- Need handicap access at street corners.
- Very pedestrian-friendly.
- Tree and sidewalk maintenance is a major issue.

- Seems OK. The circle could be more of a center, gazebo, dance hall for celebrations, art or flowers.
- Very friendly – narrower streets.
- Sidewalks need improving.
- Bike lanes needed.
- Make the circle a real roundabout.
- Tree maintenance needed.
- Traffic calming.

3. Describe how the street and the surrounding housing/buildings relate to one another. What works? What doesn't? Why?

- Works well except for cut-through traffic from Pershing Avenue to Pacific Avenue and racing around the circle.
- It's a great, walkable neighborhood. I love how the houses front the circle.
- Seems OK.
- They all relate.

4. What kinds of measures should be taken to address cut-through traffic and other traffic concerns in this area?

- Care for Caldwell Park.
- How does this happen? Buildings could use mixed-use areas to help keep watch on the neighborhood.
- Monterey needs traffic calming, but generally traffic is not an issue.
- Some streets have traffic calming bumps and humps and they seem to work well.
- Monterey Street is the cut through of choice.
- Get creative with traffic calming (curvy, moguls, mid street plantings).
- Improve sidewalks and bike lanes to landscaping.
- Good.

Stop 9: Caldwell Park:

1. What is your overall impression of the area? What works? What doesn't? Why?

- Need to find housing for man who is homeless and has lived in the park close to the S-Mart for at least a year.
- Needs to tie in with the neighborhood.
- S-Mart could take a leadership role - make an eating area in the park.
- Strip areas for retail are being refaced – maybe they will fit in with the rest of the Mile.
- Take deli out to the park from the market.
- Good mixed-use.
- More trees.
- Need sidewalks on Allston.
- Cut off fungus on trees.
- Graffiti.
- A trolley connecting to the Miracle Mile would really help.
- Who was Caldwell? Public Art or sculpture could help identify Caldwell.
- Allston needs medians and plantings to slow traffic between Alpine and Monterey.
- Heavy weekend usage requires more garbage containers, but NOT LARGE BINS.
- Good, but could use some improvements. Maybe designate a dog park area.
- What's up with the wall between S-Mart? I can't walk from the park to S-Mart without walking all the way around.
- Bring in more pedestrian and active uses.
- The park has great trees. Please maintain them!
- Nice homes.
- Many families have weekend use of the park for birthdays, get-togethers. But they leave a big mess and there is a lot of alcohol use.
- Homeless residents of the park discourage family use.
- Seems like a nice park.
- Still nice. There's a guy living in the park. He's been there for a long time.
- Open space is really good.
- Vines should be planted on the walls and fences to soften them visually.
- Caldwell Park has potential.

- Clean up the restroom.
- Fix the basketball court

2. Describe how the surrounding buildings and uses relate to the park. How does the activity at its edges impact the way the park is used?

- S-Mart has deli sandwiches. Good for City and County workers to park and eat.
- Many kids' parties and BBQ picnics in the summer.
- Side walls of S-Mart are unattractive.
- Why is Allston so wide on the north end? It needs a planted median.
- I like that the houses front the park – it create "eyes on the street."
- It works, but the wall surrounding S-Mart is ugly.
- Park appears to be used by large groups not from the neighborhood. They bring in large "jumpy houses", noise and garbage. Not what we want.

3. What types of facility improvements would help increase park use? (e.g. tables, benches, trash receptacles, play structures)

- Need to take care of the trees. During one wind storm, several old trees were decimated, because they had not properly been trimmed and maintained.
- What could residents or businesses do to claim this area?
- Is the Miracle Mile Association in this area?
- Need a way to get access – sidewalks or spaces for people to walk and not only grass.
- Basketball court for teens.
- Restrooms need maintenance and improvement – they can be really scary, unsafe.
- More trash receptacles, but not large bins.
- Mural opportunity on S-Mart walls facing park.
- Improved lighting.
- Remove graffiti.
- Find better solutions for the homeless living in the park.
- Need sidewalk along the edge of Allston.
- There are decent facilities here.
- Is there a safe bathroom?

- Need both benches and tables, maybe covers too.
- Are there rentals of the picnic areas?
- Look at Union square in San Francisco. There is a nice café that is used all the time. There are art exhibits and the like all the time. Maybe a nice coffee shop would bring more neighbors to the park.
- Maybe a year-round farmers' market.
- Nice play area.
- More picnic tables, trash receptacles and benches are needed and they should be uniform in design.
- Restroom needs to be replaced with a new, clean and accessible building.
- The arbor at the tot lot needs maintenance.
- Regulate the weekend jump houses and huge parties that leave tons of garbage.
- Put recycle and trash cans in the park.
- Keep graffiti off the wall.
- S-mart landscaping needs improvement.
- S-Mart parking lot needs upgrading.
- Put sidewalk along west side of the park.
- Traffic calming needed on interior streets.
- Slow Pacific Avenue traffic and make pedestrian/bike use a reality.
- Maintain trees in the neighborhood.

4. What programmatic improvements would you recommend to improve the park and its use? (e.g. classes, events)

- Need a few shops or restaurants – “Eyes on the Street”; public gathering places
- Needs to relate to the Miracle Mile – a City of Stockton shopping area.
- Add sidewalks on Allston by the park.
- S-Mart could open a small café or deli off the back of the store to serve park visitors.
- Encourage neighborhood residents to use the park.
- Do not allow “jumping house” parties to set up in the park (noisy generators, ugly).
- Identify and mitigate issues about homeless in the park.
- This park is pretty active, but it would be cool to see people doing yoga or Tai Chi!

- UoP events! Get them to adopt the park.
- Find solutions for the homeless living in the park.
- Small events.
- Community gathering plaza.

Stop 10: Miracle Mile:

1. What is your overall impression of the area? What works? What doesn't?

Why?

- Needs to have the treatment that School Street in Lodi, CA received.
- Needs overall plan with merchant participation.
- Busy retail area.
- Some rapid turnover of retail shops.
- Good use of sidewalks.
- Unite aesthetic details: lighting, bollards, bike racks, trash receptacles, architecture to pull it all together.
- Love it!
- I love the walkability! It needs more shade trees and landscaping, especially at concrete bulb-outs. It could use some improvements architecturally. Needs more pedestrian-scaled signage and street lights.
- It's good.
- Significant retail area that is not meeting its potential.
- Cute – small town feel.
- Traffic flow is bad.
- Not enough parking.
- Overall is good, but billboards are ugly and out of place.
- How can we remove billboards in this neighborhood?
- Mixed shops - some not appropriate for the area.
- Lots of empty storefronts.
- No uniform ambiance to the area.
- No entryway marking each end of the Mile area.
- Some nice plantings, but not consistent or continuous.
- Traffic goes FAR to fast - SLOW it down.
- No room for bikes.
- Difficult pedestrians.
- Bus stops not attractive.
- Dirty sidewalks.

2. Notice how the street's identity is displayed. What improvements would you recommend to improve the signage and wayfinding on the Miracle Mile?

- I'm concerned about children playing here – Has that helped or hurt?
- Do away with billboard signs.
- More benches.
- Encourage sidewalk cafés and seating on sidewalks.
- More public art!
- Needs more signage and wayfinding tools.
- Wayfinding signs could be helpful.
- Use brick.
- Thanks to Stockton Beautiful signs are to be placed on both ends.
- Unify the amenities – street lights should be tied in with bike racks, news racks, kiosks.

3. How pedestrian-friendly is this area? What design or streetscape improvements might improve the pedestrian experience?

- Why can't we just plant some stuff? A community garden?
- Traffic – can it be closed on weekends or open only during commute hours?
- Trolley will help.
- Install more sculptural benches.
- Improve trolley stops.
- Install roundabouts.
- Create gathering spaces, like band shells.
- Install bike lanes.
- Pretty great, but could be better in some areas, such as the lighted crosswalk by Cibo Divino. It could use another one near the post Office, and stamped concrete at the intersection of Pacific and Castel and other intersections.
- Good on Pacific Avenue.
- Need lots of shade trees creating a canopy over the street.
- Too hot in the summer- needs more shade.
- Much better since the street was reduced from four lanes to two lanes. This should be expanded north – it is difficult to cross the street near the post office.

- Uniform plantings along street.
- Improve sidewalks and lighting.
- Slow down the traffic.
- Use more off-street parking.

4. Describe the retail mix in this area. What works? What other types of businesses or uses might be desirable here?

- A lot of businesses don't seem to last – high turnover.
- Could use more infill of empty lots.
- Pretty good.
- Bookstore.
- Hardware store.
- Like the restaurants, delis and boutiques. It could use more of a mix: bookstore, organic market, wine shop/bar, and other boutiques. Fewer beauty and wedding shops.
- It's good.
- Pottery Barn, Crate&Barrel, Williams Sonoma, April Cornell. One or two national retailers would secure the area and attract high-quality local businesses.
- The restaurants are wonderful but we need more. The hard part is convincing the various property owners that it's in their best interests to work together to restore the mile to the desirable retail it once was.
- Smoke shop and tattoo shop should go. Gun exchange – no.
- Great asset to the neighborhood and community.
- Tattoo parlors/check cashing not good for ambiance.
- Good array of eating places with lots of variety.
- Lack a nice bakery, wine, cheese places.
- Too many fast food kinds of places.
- Empty storefronts that aren't kept up detract from the experience.

5. What development opportunities are there to improve this area? Are there any specific locations? What architectural characteristics are desirable?

- Need to densify - fill in the empty lots. Require housing above to increase number of residents in the area to help support retail. No on-story buildings.
- Need to play up architectural characteristics and make the look more desirable. Do not make the Miracle Mile look like a shopping center or strip mall. It needs to be unique!
- Create "entry" at Pacific Avenue and Harding Way.
- The area has no single style.
- Emphasis could be placed of the 1950s style and use that as a theme.
- Different façades and style seem to be at the whim of who ever is there at the time.
- Signage is a mess.
- The large freeway size billboards are wrong for the area.
- A concerted effort to integrate the whole area could be good and generate lots of interest and probably bring more business.
- Clean up the sidewalks and the debris in the whole area.
- Even if a storefront is empty, put a display up (this has been done in two locations).
- Make walking and crossing the Mile easier.
- Look to the neighborhood for design elements-try a little retro look.

Stop 11: Miracle Mile:

1. What is your overall impression of the area? What works? What doesn't? Why?

- Need an enhanced retail mix.
- Add brick to delineate walkways.

2. What improvements do you think could be made to offset any impacts of the Miracle Mile on surrounding residential neighborhoods?

- Try to keep businesses.

3. How pedestrian-friendly is this area? What design or streetscape improvements might improve the pedestrian experience?
- Shrubs and greenery are good. Could use more.
 - Until we have shade, it's not so good in the summer.
 - Crosswalks are tricky.
4. Describe the retail mix in this area. What works? What other types of businesses or uses might be desirable here?
- Good eateries.
 - Four bridal shops, numerous beauty salons and nail shops, one gift shop, no clothing stores. There is nowhere to buy a birthday card.
5. What development opportunities are there to improve this area? Are there any specific locations? What architectural characteristics are desirable?
- Maintain 1940s and 1950s architecture. Rid the area of anything not compatible.

Additional Notes:

- Cars on jack stands.
- Cutting down City trees – from sidewalk to 4 feet in front of homeowners' house belongs to the city. These trees are located here and residents do not know this.
- Lawn care?
- House repairs?
- Number of car per residence.
- Flood insurance?
- How to report residential blight?
- Did you notice that there is very little foot traffic on the sidewalks? People are too scared to walk, due to safety issues.
- Harding – low level retail and unkempt streets.
- El Dorado – empty lots, barrier to Pacific Ave, needs landscaping.
- Blight enforcement is needed.
- California is a wide street and has very fast traffic.
- There are no east-west arteries in our neighborhood area.
- Increase safety to cross California to help encourage retail development.
- El Dorado and North Alpine have fast traffic and run-down retail.

- Brubeck Way apartments are run-down and there is no buffer zone to residential areas.
- Chris and Sue – Can we get “Rebuilding Together” Implemented in Stockton? They have a program in Sacramento and have two rebuilding days per year (volunteers help make façade, yard, safety and maintenance improvements).