

# Appendix B

## Summary of Community Input

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## MEMORANDUM

DATE January 31, 2012  
TO Devon Rodriguez  
City of Citrus Heights  
FROM Bruce Brubaker  
RE **Workshop #1 Summary**

On Tuesday January 17th, 2012 Community Meeting #1 for the Antelope Crossing Revitalization Project was held to review the existing conditions analysis of the Project Area and discuss potential goals and visions for the area. Approximately 50 people attended the meeting, and the participants were a mixture of residents and business owners.

Devon Rodriguez, City of Citrus Heights, gave an introduction to the project, described the goals of the project, and introduced the Project Team. Bruce Brubaker, The Planning Center | DC&E, facilitated a short exercise in which the workshop participants were asked to write down “three great things” about the Antelope Crossing shopping center and surrounding neighborhoods (see below for a summary of the exercise). After the exercise Bruce then gave a presentation on the existing conditions of the Project Area and a brief overview of the potential short-, medium- and long-term improvements that could be considered for the Project Area. After the presentation, Bruce and project team member Rhett Beavers facilitated a large group discussion with the workshop participants about their issues and concerns for the project area, and their visions for the future of Antelope Crossing.

Community members were eager to express their ideas and share their first-hand observations regarding the Project Area. The following is a brief synopsis of the large group discussion.

### General Comments and Questions

- One participant shared that the Antelope Plaza Shopping center is difficult to navigate and it is hard to know what types of businesses are located there.
- One participant suggested that Antelope Crossing is a potential location for people to park their car and then carpool or take transit (if it were still available).
- One participant asked if there is any potential for a Fresh & Easy to locate in the old Albertson’s store. The City answered that at one time, when Fresh & Easy was in expansion mode they

were considering that location, but at the moment they are not considering any more locations within Citrus Heights as far as they know.

- One workshop participant suggested connecting the two shopping centers with a pedestrian overcrossing.
- An Antelope Crossing business owner shared that Antelope Plaza has experienced a lot of crime in the past few years, which some people attribute to the lack of a thriving retail environment. Because of the crime employees do not feel safe working there.

### Gathering Spaces

- A number of community members were excited about the idea of a community gathering space. One participant suggested that a park with a play fountain would be good for families with children.
- Another workshop participant suggested that a gathering space should provide areas for use by families with children and also people who are looking for a quiet place to sit and observe.
- A participant suggested that if you build the public gathering place first, people will go there and businesses will follow.
- Denio's Farmers Market and Swap Meet in Roseville was suggested by a workshop participant as a potential example of an event that could be duplicated at Antelope Crossing.

### Connectivity

- One community member shared that they would enjoy a shopping center where they could walk around in a pleasant environment, window shop, have a snack and spend the day.
- A participant shared that there is a need for a safe and easy way to walk across the freeway, which would make Antelope Crossing a destination to more people who live east of the freeway.

### Retail Uses

- One community member suggested factory outlets might be a good use at this location since the closest factory outlet is 20 miles away.
- The workshop participants discussed the desire for a sit-down style restaurant in the project area.
- One community member said that this location would not be a good location for a Starbucks, since there is already a Starbucks located nearby and it is not the type of business she would like to see in the project area.
- Some community members shared that they felt that Albertson's and Rite Aid gave up on the community when they closed their stores at Antelope Crossing.

- The owners of the Subway in Antelope Plaza shared their opinion that without the big anchor uses of Albertson's and Rite Aid, there is no vision for the area and no way to attract future tenants.
- Some workshop participants shared their idea that Antelope Crossing could be a destination that will attract people from the freeway.
- A community member suggested that perhaps Antelope Crossing could have an "international" theme. There are already a number of multi-cultural restaurants and markets located there and an international theme would support the City's value of diversity.

### Hotel

- A workshop participant suggested that perhaps Antelope Crossing might be a good location for Residence Inn.

### Ownership

- The workshop participants discussed that it is important for the property owners to work together. They already have a Business Association, which provides a structure for them to work together and communicate.
- A community member shared that perhaps if a few property owners take the initiative and make changes, others may follow.

### Housing

- Some community members expressed concern that this may not be the right location for new housing.
- Other community members felt that housing should be a part of any new development because having people live in the area will create a safer and more active environment.
- Some community members felt that there is a need for housing types other than single-family housing.
- A workshop participant shared her view that if housing was included as part of the development there would be more people to patronize the businesses. However, another participant disagreed and said that was not the case with the existing rental housing across the street.

### Visibility

- Workshop participants discussed the idea of a monument sign for Antelope Crossing. Some community members were against freeway signage and shared that they had fought hard to get rid of a billboard at Sylvan Corners. Other community members suggested that a sign similar to the one at Sunrise MarketPlace might be appropriate, and the sign could be artistic.

Another community member suggested that the primary focus of the sign could be Antelope Crossing and not the shops.

### 3 Great Things Exercise

- Easy Access to the Freeway – 13
- Variety of Businesses at Antelope Crossing – 7
- Proximity of neighborhood to Antelope Crossing – 7
- Raley's – 6
- Community Spirit/ Friendliness – 3
- Lichen School – 2
- Westwood Park – 1
- Traffic Calming on Antelope Road – 1
- Good Government – 1
- Police – 1

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## MEMORANDUM

DATE April 25, 2012  
TO Devon Rodriguez  
City of Citrus Heights  
FROM Bruce Brubaker/Molly Wright  
RE **Workshop #2 Summary**

On Tuesday, April 24, 2012 Community Meeting #2 for the Antelope Crossing Revitalization Project was held for community members to evaluate and help refine draft land use concepts for the project area. Approximately 40 community members attended the meeting, a mix of residents and business owners.

The draft concepts were developed using community input from a previous community meeting, in January 2012, as well as input and feedback from two previous meetings of the project stakeholder advisory committee. At the previous community meeting, community members reviewed project area existing conditions information and analysis, and provided input for the project area vision.

The meeting began with an introduction and project overview by Devon Rodriguez of the City of Citrus Heights. She presented project goals, including developing a vision to revitalize the project area by improving economic conditions, and creating more transit and pedestrian supportive conditions.

Bruce Brubaker, The Planning Center | DC&E, presented the draft land use concept for the project area. The concept includes short-term and long-term opportunities.

Short-term opportunities to realize the project area vision include zoning changes to relax height limitations and signage restrictions; reconfiguring leasable retail area and improving building façades; reinstating transit and improving bicycle and pedestrian connections; coordinating a business improvement district and recruiting a “magnet” retail use; and measures to improve retail visibility from the freeway.

Long-term opportunities include creating public space such as plazas or greens; creating a more connected circulation system for better access for all modes of travel, including pedestrian, bicycle and automobile, by creating interior through-streets and roundabouts at intersections; creating development standards that allow buildings to face the street for better pedestrian access; attracting and

developing a mix of complementary uses to the existing retail, including townhouses, senior housing, medical and other offices, a hotel, and wait-service restaurants.

Community members participated in a design table exercise to evaluate and provide input to refine the draft concept. Participants broke into four small groups, with large sheets depicting the draft concept on a project area map, as well as pictures of development type possibilities for the project area. They marked up the sheets with their own ideas for project area concepts and identified preferred development types for portions of the project area. See Figure A for a picture of the marked up concept maps for each table. Participants then re-convened into a larger group, and spokespersons for each table explained their table's marked-up maps, and gave verbal presentations on their group's ideas and input for the project area concept. Following is a summary of input for each table, as well as large-group discussion.

### Large-Group Discussion

- Concept should include multiple linked public spaces (plazas, greens)
- Public space surrounded by a mix of uses and outdoor eating venues, connected to surrounding residential uses is desirable
- Green space provides storm water management as well as a public gathering place
- Uses for seniors needed, such as specialty grocery stores and medical offices
- Mix of uses, including senior housing and other housing opportunities near complementary uses, would be convenient and help revitalize the area
- Wait-service restaurant needed, such as a Black Bear Diner, and Applebee's or a Denny's; already has too many fast-food restaurants
- A pedestrian overcrossing to connect the south side to the north side could be used as an "icon" to identify the project area, although it would be very expensive to construct
- Reconfigure intersections so that freeway traffic does not back-up onto Antelope
- Ensure proper parking planning for any new uses on the site
- Freeway signage with electronic screen preferred

### Table #1 Input

- Farmer's market for the linear park would not compete with Raley's because is on south side, but would provide fresh, healthy food locally
- Community space near freeway off-ramp to create a attractive entrance to area
- Support for the idea of the hotel and proposed location (one member felt should be located on north side of Antelope, adjacent to freeway exit)
- Wait-service restaurant, such as a Black Bear Diner, is missing from area
- Antelope theme public art is desirable

- Reinstate transit, provide transit facilities including bulb-outs / recesses on Antelope at the west end of the project site
- Round-about at Lichen should be moved northeast to prevent back-up onto Antelope
- Freeway signage with Citrus Heights logo preferred
- Support for senior housing
- Community center on the north side

### Table #2 Input

- Public green with “food court” uses would provide a community hang-out
- Green space provides good storm water infiltration
- Support mix of uses
- Support local businesses, small store fronts
- Drive-through fast food is polluting and not the type of business the community supports, although some drive-through uses can be convenient
- Create pedestrian connections from surrounding neighborhoods to public space and other uses on site, especially connections across the freeway overpass
- Align the intersection at Lichen and Antelope
- Make area welcoming for transit
- Ensure proper parking planning as site develops
- Freeway sign without electronic screen, with Citrus Heights branding, is preferred
- No strong feelings one way or another about housing and offices, but supportive of a mixture of uses

### Table #3 Input

- Senior housing should have patios and porches so seniors can interact with street life, covered parking in back
- Mix of uses around a public green with outdoor cafes is desirable
- A grocery store / deli, health food store and farmer’s market on the south side
- South side should have a “family-friendly village feeling”
- North side should be reconstructed with commercial uses near housing
- Recreation space for kids should be separate from senior housing, due to noise concerns, but not totally removed
- Freeway sign with electronic screen preferred
- A farmers market on the south side, 1-2 times a week
- Felt including housing on site was okay

#### Table #4 Input

- Live-work units or housing above office or retail desirable
- Hotel location in draft concept works
- Project area needs a wait-service restaurant such as Applebee's
- Round-about or "wagon wheel" configuration would help circulation on south side, should have public green space in it
- Facilitate traffic going onto the freeway with better striping and signage
- Align the intersection at Lichen and Antelope
- Freeway sign with electronic screen preferred
- Old Hollywood video location is a good site for a wait-service restaurant like Applebee's; shown as part of the senior housing on concept
- A grocery store or health food store on the south side to be closer to senior housing

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