Montclair General Plan Update &

Arrow Hwy Mixed-Use District Specific Plan

CORE Focus Group Notes

MGP MONTCLAIR

AH Arrow Hwy Mixed-Use Specific Plan

On March 7th, 2019, the CORE Focus Group held a joint meeting. The CORE Focus Group addresses the integrated topics of Our Well Planned and Accessible Community and will consider Montclair's approach to growth and preservation, incorporating perspectives from the other five focus groups. Below, is a summary of overarching themes that emerged across the five focus group tables. Each focus group table engaged in two activities and took notes about its conversation on maps and posters which were transcribed and included following the summary below.
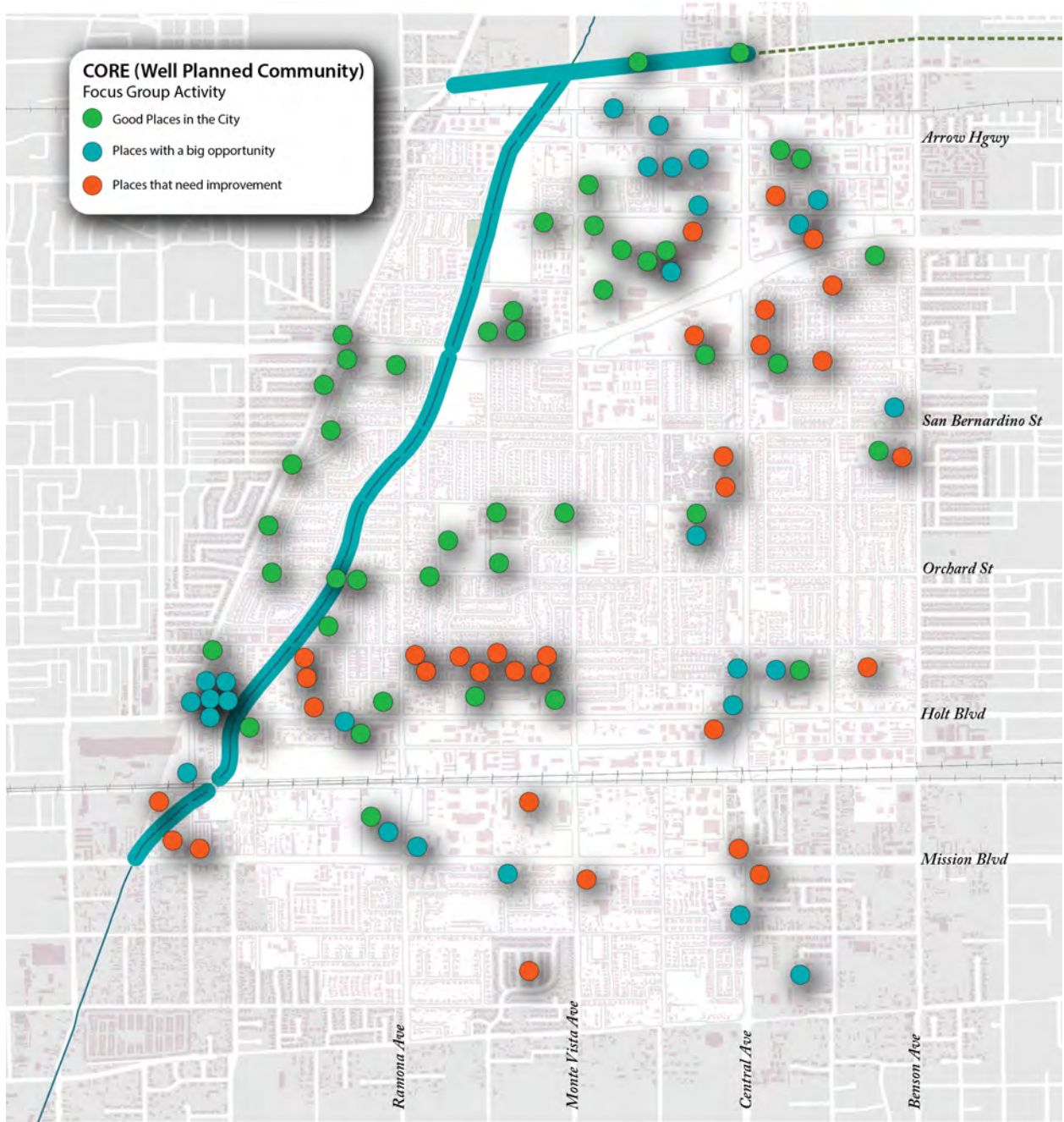
Our Well Planned Community

1st Activity

Participants were asked to identify on City Map:
- **With a green dot on the map good places in the City;**
- **With a blue dot places with a big opportunity;**
- **With a red dot places that needed improvement; and**
- **Prioritize 3 most important items to work on right away.**

Composite Map of the responses

The City was divided into four geographic quadrants (with overlapping areas). The Focus Group participants worked on specific quadrant of interest.

Feedback from 1st Activity:

- Montclair West (south of I-10, north of Holt Blvd, and west of Monte Vista Ave)

  o Green dots: Happy memories reported at Montclair schools and park locations; Sunset park, Fruit park; wildersness park – educational, recreational, exercise; Chino Basin; Community garden – access to healthy good, brings community together; Moreno School – educational; Serrano School – educational; MHS – educational, sports; Montera – educational, sports; Bowlium – Family fun; Reeder Ranch – historic; Bike trails; Churches; and Orchard Plaza.

  o Blue dots: Mall, parks, Orchard Plaza, Cardenas Market, San Antonio Creek Channel – opportunity for trail, and connection to the Pacific Electric trail.

  o Red dots: Mills/Holt Blvd area, industrial area. Vacant lots on Amherst and Holt and near Bowlium on Holt; overall general property maintenance, apartment area (Helena Gardens, etc.); Kinglsey, Canoga, Bandera Streets between Kingsley to Bandera, Monte Vista to Mills; sidewalk installation, park improvements and bus shelter improvements.

- Montclair East (south of I-10, north of Holt Blvd, and east of Monte Vista Ave)

  o Green dots: parks

  o Blue Dots: Upgrade of exist commercial development; redevelop or replace existing commercial; upgrade lil leagues fields, good location for city sports; continue improving Civic Center and park. Better walkways, lights, equipment. Upgrade center – better tenants, lower speed bumps. Improve Golden Girls softball fields. Sunset Park – upgrades improve access. Develop empty lot. Upgrade shopping center. Address trapped houses, between Costco/auto dealerships. Reduce speed/cutting through neighborhood alleys. Neighborhoods need to be strengthened by means of positive well designed architectural solutions – guidelines! Revamp Holt Blvd corridor. Discourage RV parking in front yards and stop sign violations.

  o Red dots: Parks, and visual appeal of City (doesn't look prosperous)

- Montclair South (south of Holt Blvd)

  o Green dots: Parks, playgrounds, good times at Drive-in theater, and bowling traditions.

  o Blue: San Antonino Creek Channel trail. Areas north of Mission Street.

  o Red: Redevelopment of Central and Mission corridors. Enhancing existing parks (playground equipment, picnic shelters, outdoor exercise areas), and repurpose existing retail areas into walkable retail.

- Montclair North (north of I-10)

  o Green dots: 3 new breweries, bars, mall, restaurants, Pacific Electric Tail, Svenson House/Parents, Paseos development

- Blue dots: Gold line/Transit Center, Montclair North shopping center, vacant land on Fremont/Arrow near the metro station, good opportunity for mixed used and high density. Parks/recreational areas along the Pacific Electric trail.

- Red dots: Plaza east: abandoned shops

Our Accessible Community

General Feedback:

- Transit connectivity within the city is a very important issue.
  - There are great things happening with the Golden Express and Paratransit services.
  - Omnitrans just approved a study to look at ½ mile and 1 mile radii around transit stops.
- Attendees expressed that parking is a big concern, particularly in retail and commercial areas. There are places that people avoid because parking is too much of a pain.
- One suggestion for addressing parking: having permitted parking for residents that can be used by businesses during the day while residents are at work.
- Concern: Residents are encouraged to take transit, but are asked to pay for parking at transit stations.

2nd Activity

Review and rate a range of residential and commercial street images from -5 (bad) to +5 (excellent) and for each street image discuss what elements of the street design are desirable and what elements are less than desirable.
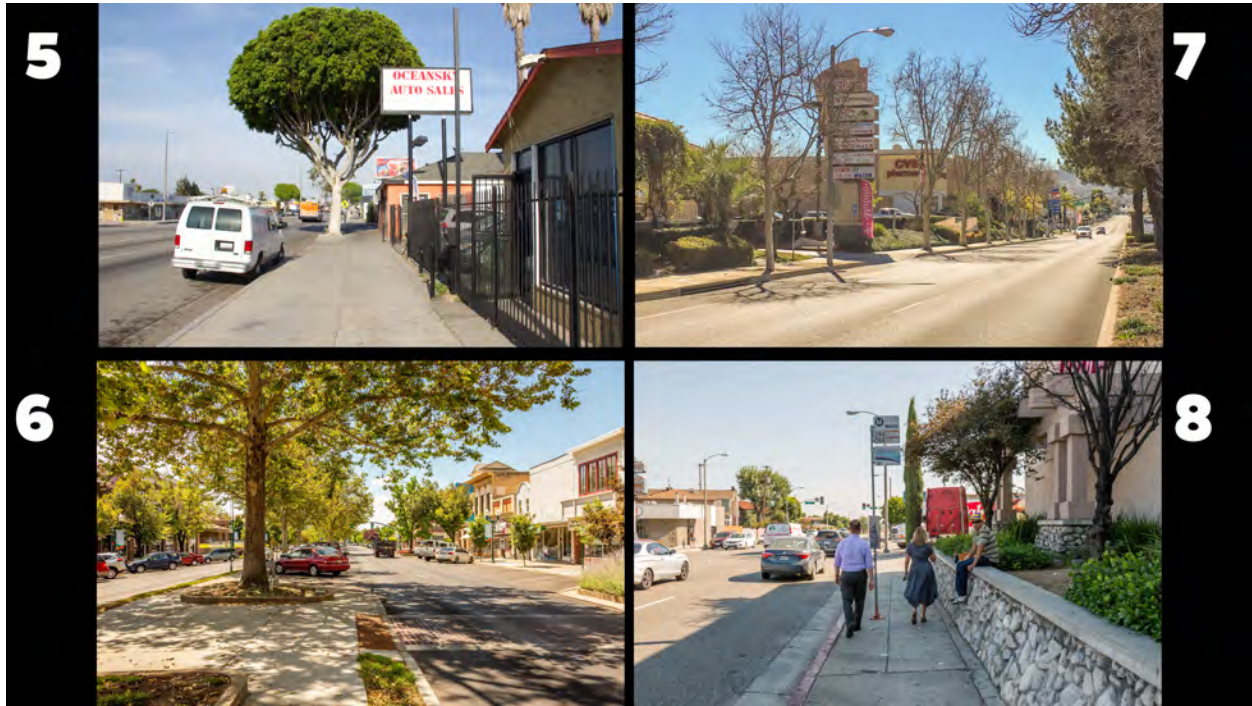
Total Rating

Image 1: +4
Image 2: +4
Image 3: +4.5
Image 4: -0.5

Best Images

- 2: beautiful, wide, tree canopy, quiet. But – no sidewalks or ADA curbs

- 2: Want to live here — appears to be quiet and peaceful. Greenery is good because it encourages people to drive slower

- 3: Wide street, walkable, green, inviting

Worst Image

- 2: Only listed here because it is not clear from the photograph if there is a sidewalk

Total Rating

Image 5: -3
Image 6: +4.5
Image 7: +1
Image 8: 0

Best Image

- 6: great ambiance. Inviting, good pedestrian access. Downtown.

Worst Images

- 5: Unsafe. Tree in the middle of the sidewalk

- 8: No bike lane and no separation for bikes and pedestrians. No separation between cars and sidewalk. Sign in the middle of the sidewalk.

- 8: While it does have a bus stop, there's no bike lane and it has a narrow sidewalk. The wall pushes you towards the road.

Total Rating

Image 9: 0
Image 10: -2.5
Image 11: 0
Image 12: +4

Best Image

- 12: walkable, accessible, no driveways. No bikes. Near shops

- 12: Entertainment. Vibrant. Friday/Saturday evening here and go home to a quiet neighborhood.

Worst Image

- 10: Lack of imagination. Sad frontage. Utility lines. Cracks in pavement