Weekly Downtown Stakeholders Team (DST) Meeting
March 19, 2014 – Meeting #17

Draft Report Presentation & Format

Dave from Kimley-Horn and Associates (KHA) presented the group with a draft outline of the Vibrancy Plan Report. The draft outline is available at: http://www.ci.salinas.ca.us/services/downtownvibrancy.cfm

The following issues/questions were raised:

- Have we identified immediate impediments?
- If parking is an issue, the final plan should identify where parking will go.
- What are the options with regards to parking and mixed use?
- What are the constraints? Is it easier to implement (code change) throughout the City?

Form Based Codes

Don Reynolds, project manager, provided the team with a 6-page handout titled, “Form-Based Codes; Implementing Smart Growth”. Form based codes is a reform to traditional zoning codes which emphasize the appearance and qualities of the public realm. Form based codes place a primary emphasis on building type, dimension, parking location and façade features, and less emphasis on uses. They stress the appearance of the streetscape, or public realm over long lists of different user types. The full report is available for download at: http://www.formbasedcodes.org/files/form_based_codes.pdf

This change would provide more flexibility for buildings in an area. This could lead to more open space and address the need to attract more private developers.

Merchant Meeting

With Oldtown Salinas Association’s cooperation, a merchant meeting is in the planning stages for early April. This meeting is meant to address concerns raised at the last community meeting regarding the degree of involvement by downtown merchants in the planning stages. Frank Haffar has volunteered the Maya Cinema as a possible venue. There are hopes the Police department will also attend the meeting to discuss merchants’ concerns regarding safety.

Council Involvement

Fred DeYoung asked Dave Sorenson when the rest of his team would be meeting with the DST. Thus far, the DST has heard from a Parking team, but the DST has not yet met with other KHA team members regarding Economic Development and Land Use. Also, Fred asked whether or not City Council members have been receiving regular updates. Members believe that if the City Council is not on board now, it will be too late further down the process. A few members offered to have one-on-one meetings with City Manager in order to be more effective in garnishing support.

For more information visit: http://www.ci.salinas.ca.us/services/downtownvibrancy.cfm
Or Join the conversation on Facebook at: https://www.facebook.com/SalinasDowntownVibrancy