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**Form Submission - New Form - GP economic development**

1 message

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Fri, Jul 27, 2018 at 10:28 AM

**Name:** Leonard Smith**Email Address:** [lsmith94538@aol.com](mailto:lsmith94538@aol.com)**Subject:** GP economic development**Message:** Land Use: Policy

Replace ED-P-5 with following:

Provide sustainable village concept type land use. Where commercial zones are within walkable distance from residential area.

ED-I-5 Enhance mixed land use environment in the Central Business District (CBD).

ED-I-6 Promote moving civic center to library park. Preserve mixed land use in Down town area, maintaining the ground floor retail/commercial dominance in the Central Business District.

ED-I-11 is redundant.

Labor Force:

Goal ED-4 Add "from K to trade schools to College" at the end of last sentence.

ED-P-8 replace with following:"improve internet capabilities in the city in order to expand on telecommunication (working from home), to attract high tech industry jobs".

ED-P-9 Add " by expanding and improving intra city and regional" mass transit etc..

Business Sector:

Goal ED-5 Attract new industries by making the City an attractive, client/employer friendly business environment. "Compatible with character of city" makes it an exclusionary statement.

Goal ED-8 Replace the words "reform and improve" with Enhance

Policies:

ED-P-11 Provide a business friendly environment for industries to locate, remain and expand in the City.

ED-P-31B Create a planned street lay out for Yosemite avenue in the downtown district: to provide a user friendly environment with wide side sidewalks to encourage pedestrian circulation and outside dining experience.

ED-P-\*\* Establish a city wide business plan to develop retail, business and commercial growth within the City. Review and up grade annually. Invite College Business schools to be part of this endeavor.

ED-I-40B Create a video presentation advertising the City's business friendly environment. Highlighting the city's culture, housing, infrastructure and family friendly environment.

Implementation Housing:

ED-I-44B: To enable affordable housing for the City's work force, the City shall encourage building standards that promote energy conservation and the use of solar energy techniques for heating and cooling including building orientation, street and lot lay-out, landscape placement and protection of solar access.

ED-I-45B: The City shall use inclusionary zoning close to mixed developments.

ED-I-47B The City shall encourage the construction of tiny homes close to commercial areas to address the homeless situation in the City. Providing wrap around service to assists homeless people to become responsible members of our economy; thereby increasing the quality of life in Manteca.

Quality of life; Policies.

ED-P-24 Maintain high standards of public service, infrastructure maintenance and safety to its citizens and general public.

ED-P-25: Maintain high standards of natural resources i.e. air and water quality in the City.

Infrastructure: Goals

Goal ED 22: Up grade street overpasses across route 120 and 99 to four lanes for automobile traffic with pedestrian and bike traffic availability.

Goal ED 23: Provide under/over crossings across active rail road tracks cutting through Manteca.

Implementation:

ED-I-62: The City shall provide and update annually a traffic circulation master plan. Including bus routes within the City and regional mass transportation lines.

Downtown Strategies:

Are there existing guide lines for the Downtown Business Association (DBA), i.e. membership, dues, decision making etc etc?

Propose city to make one person (downtown liaison) primary contact to the DBA.

First strategy: City to hire consultant to come up with a downtown street layout (Yosemite to railroad tracks). Showing a user friendly environment with wide side sidewalks to encourage pedestrian circulation and outside dining experience. Narrow traffic lanes to discourage speeding through Yosemite. The plans should have street furniture (bike racks), lamp post (style), bus turnout (?) and trees to make a canopy for shade. The plans to include the parking areas and show how to improve the circulation in the area. Plans must be done with the input and to the satisfaction of the majority of the community.

Implement the approved plans, and build an attractive business and client friendly environment. Should be a high

priority Capital Improvement Project (CIP).

Downtown (strategy 1) according to provided list:

Downtown Liaison should do the work of the proposed broker and be responsible to bring new businesses to downtown. The proposed street layout (soon to be build) of Yosemite should be used to market downtown and attract new businesses.

Facade Improvements (strategy 3): These proposed improvements should be approved by an architectural and design review committee. This committee should include not only DBA members but architects/designers at large. Up grading facades (where necessary) are great beginnings but more important are interior up grades.

Ambassador Program (Strategy 6): Business retention should be done in coordination with the City's Downtown Liaison and the Chamber of Commerce.

Business Improvement District: (strategy 7): Excellent idea if successful, it would provide for many improvements and maintenance issue for running a profitable downtown.

Other thoughts: The preferred type of businesses making downtown a success story would be book stores, coffee shops, boutiques and restaurants.

Moving civic center to the library park area would boost the downtown area's economic development. Downtown area is part of the Central Business District (see zoning map). Future mixed zoning development in the area (around the station, automotive shops, restaurant, bank, paint and clothing store) should be condos, apartment style buildings with ground floor commercial units.

Running bus services to the downtown area would increase foot traffic. As would the build up of the mixed use area in the CBD zoning district. Especially when the train station will be an actual train stop (ACE train).

(Sent via [Manteca General Plan Update](#))