

I am writing this in response to the City's public outreach regarding the Westside Specific Plan. I attended the meeting in person on July 22nd. It was somewhat discouraging to see the LACK of city residents. The City may want to rethink how it currently does public outreach. Please add this to what is already in tonight's agenda packet, if possible.

Why doesn't Tracy look at the Westside project as an opportunity to emerge as a city of innovation for San Joaquin County? Consider the impacts that green buildings and sustainable communities would have on the area, especially when looking at AB 32, California's Bill to reduce GHG emissions. Reductions in GHG will come from virtually all sectors of the economy and will be accomplished from a combination of policies, planning, direct regulations, market approaches, incentives and voluntary efforts. Building warehouses that put more trucks on the road will hardly help in the state's mission to reduce GHG and in fact, the transportation sector remains the largest source of GHG emissions in the state accounting for 40%* of statewide emissions(*CARB report as of July 28, 2021).

Please don't build anymore warehouses or approve warehouses for that site. There is plenty on the books already. Listen to the residents, the ones who voted for you. It's time for Tracy to end it's warehouse phase and begin it's much needed and wanted commercial phase.

I have included some images that I hope will ignite your imagination of what Tracy could become and will hopefully, in the least, start the conversation.

Respectfully,

Chrystena Gonzaga-Rockett
Tracy Resident
Community Advocate

Site perfect as a 'gateway' into Tracy. Create a positive first impression of Tracy. Be developed in a way that creates civic identity and the much needed (and wanted) amenities for city residents that help to improve quality of life. It should also encourage non-residents to come and spend their money in Tracy- a diverse mix of entertainment venues (theaters, clubs, etc.) restaurants/cafes, retail that appeal to individuals, families, adults and youth.

Mixed-use commercial or mixed-use residential.

- More robust hospital and medical offices/clinics to provide care and services for our growing and aging population.

- Be sustainable and offer green/open spaces, and community gathering spaces.

- Buildings should use renewable sources of energy where practical. (I feel like all buildings, including residential and any shade structures or covered parking spaces should be required to have solar panels). Basically, **green** buildings that use the **LEED Certification System**.

- Feature public art installations from local artists or artists in the surrounding area.

- Don't leave out the youth!**

- Nurture a sense of pride and be welcoming to visitors.

- Incorporate gateway identity signage and improved wayfinding signage.

- Modern office spaces with unique architecture that is appealing to the eye, to attract R&D, HQ offices, Hi-Tech, etc.

- More public art installations

- Educational institutions or vocational training

- Roadways should be constructed (or street improvements) to mitigate traffic congestion. ***Is there any reason why the city can't do this BEFORE and charge the developer later when its developed?***

- Appropriate amount of parking should be available along with public EV charging stations.

- Accessible public transportation. Accommodate/encourage users of alternate transportation modes.

- Address pedestrian with scale elements on facades at ground floor.

- Provide defined outdoor amenities such as bicycle parking and wide sidewalks.

- Landscape to serve as a barrier from the highway and transition into the city.

- Landscape should not only provide a visual aspect but be of use like for shade, etc. it should be low maintenance, low water need.

- Lighting to enhance the landscape, open spaces, trails and buildings at night and to add character to gateway.

- Did I mention Public Art?

- Benchmarking other cities that had similar projects.**

Mixed-Use Development



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Residential

Retail

Entertainment

Walkable

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Economic Benefits of Green Building

Reduced
Building
Costs

Added
Market
Value

Increased
Water
Efficiency

Increased
Economic
Activity

Energy
Efficient
Practices

Longer
Lasting
Buildings

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Acknowledgement: Jillian Cullen

Source:

<https://www.completecommunitiesde.org/planning/sustainable/green-building-practices/>



Benefits of Mixed-Use Development

Increased Economic Vitality

Lower Infrastructure Costs

Increased Tax Revenue

Budget Cost Savings












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From: Cathy Espitia <[REDACTED]>
Sent: Wednesday, August 11, 2021 4:45 PM
To: Tracy City Council <tracycitycouncil@cityoftracy.org>
Subject: Feedback - West Side Plan (Tracy Gateway)

Hello City Council,

I am still waiting to hear more on the fireworks issue. I haven't heard anything concrete. If nothing is done, we can expect continuous and ever more dangerous firework displays and that is totally unacceptable.

But, I really want to express my opinion on the West Side Plan. Tracy does not need any more warehouses! Please think outside the box!!! We are full to the gills with semis and warehouse workers. We have expressed over and over again that we want good paying white collar jobs here in town so people do not need to commute for 2-4 hours back and forth to work, polluting, contributing to road rage, losing time with their families, etc.

In addition to this, we need the following:

1. Sutter Hospital
2. Trader Joe's or, at least, a natural grocery store (New Leaf, Sprouts, etc.)
3. Amenities for kids/teenagers to have things to do.
4. Nature park
5. Local restaurants, not chains

We need to ease the permit process and become a business friendly town. We need to attract all sorts of businesses and quit letting most of them go to Manteca. Can't we look at other cities that have been successful at luring businesses to their town and copy what they have done? No sense reinventing the wheel. Surely there are competent people working for the City that can make this happen. We are all counting on you.

Thanks for considering my opinion.

Cathy Espitia

-----Original Message-----

From: Charlene Astorga [REDACTED] >

Sent: Wednesday, August 11, 2021 8:11 PM

To: Tracy City Council <tracycitycouncil@cityoftracy.org>

Subject: Tracys Gateway Plan

I am registering my opinion on what I believe is best for the Tracy Gateway 205 area. Please do not build industrial there. We need Commercial Businesses, maybe a Tech Company office, Medical Office/Hospital some nice restaurants and shops.

We have a very diverse population and it has lots of residents that have the skills, experience to fill these jobs.

No more Warehouses please.

Sent from my iPhone

From: Geri F <[REDACTED]>
Sent: Tuesday, August 17, 2021 6:41 PM
To: Public Comment <publiccomment@cityoftracy.org>
Subject: 3B Westside Plan

Good Evening Mayor and City Council Members,

The plan to build more warehouses in a city overrun with warehouses is not a viable option for this city. Tracy needs entertainment, more retail and business office space. What would be viable would definitely be entertainment for our youth and young adults. We need to have people coming here to visit and spend money and not bypass us to go to Manteca or Modesto.

Putting a warehouse in front of a high school is also not safe, especially with the recent uptick in human trafficking incidents on the the 205/580/5 corridor. Human trafficking is not only big business, 3rd largest next to drug trafficking but also the average age for the victims are 14-16 year old's. Also, being across the street from the high school with all the traffic it has now, would be more than overwhelming for students, teachers, parents and school buses to navigate safely.

I am quite sure there is a better viable plan that can be obtain and that would not only make money for the landowners but more money for the city, which from my standpoint is the the point of economic growth.

Let's look for a better economic growth plan that will benefit the community as whole and bring money to our retail and restaurants and entertainment areas.

--Thank you
Geri Martin Featherston

-----Original Message-----

From: Dustin Smith <[REDACTED]>
Sent: Wednesday, August 11, 2021 10:08 PM
To: Tracy City Council <tracycitycouncil@cityoftracy.org>
Subject: Support for Tracy Gateway Project

Council Members,

I'm writing to express my support for the Gateway project. I understand there is a meeting on 8/17 to discuss possible approval of additional industrial zoning. This seems to be a controversial topic and wanted to share my support for the approval of this additional industrial zoning space.

While I don't believe we need more Amazon warehouses, without building additional space we will not be able to support other light industrial space that wants to or needs to build in the Tracy community. A good compromise could be to limit the number of larger corporations while adding support from Tracy for smaller companies to open or build in the space.

I also want to express support for the need for more dense housing; townhomes, apartments, condos, etc in this space will mix use retail and commercial space. It would be great if this space could match the way many of the newer communities in Dublin/Livermore have turned into with dense housing, diverse commercial space, green space, and very walkable. A ValleyLink stop in this space would be even better.

Of course, anything the city can do to support the building of a new, bigger hospital should be top priority.

Please think about the future of Tracy, the potential Tracy has to be a great community that can lure families from surrounding communities and help stay affordable for those who have spent years living here.

-Dustin Smith-Salinas
Tracy homeowner since 2019

From: Judy Hau <[REDACTED]>

Sent: Thursday, August 12, 2021 8:41 AM

To: Judy Hau <judyhau168@gmail.com>; Tracy City Council <tracycitycouncil@cityoftracy.org>

Subject: West Side Plan

I am concerned citizen in Tracy.

I am opposing the plan for adding new “ industrial zoning” at the city's entrance on I-205 Tracy doesOT need any more industrial zoning for warehouses, distribution centers. What we need is more good quality, professional business come to the city to meet the needs of residents here. Tracy must have plan to attract more business that can provide better, higher paid job employment opportunities.

We need business, such as Trader Joe, Whole Foods, come to the city.

Please keep this in mind while you are voting.

Judy Hau.

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Sent from Gmail Mobile

