

Memorandum

To: Kris Van Lengen, Anita Jenkins

CC: Greg Ault, Lauren Swan

Subject: 20 October 2016 Public Workshop – GGAMP Golden Gate Western Estates

From: Carlos Lopez

Date: 26 October 2016

The GGAMP Restudy-Golden Gate Western Estates Public Workshop was attended by several Western Estates residents, county staff members, local elected officials, as well as developers and their representatives. The client team introduced the current GGAMP. Greg Ault presented a draft vision statement derived from the results of resident visioning questionnaires and surveys. Finally, an audience polling session was conducted to obtain attendee feedback.

Attendees revised the draft vision statement to include the terms “natural”, “large-lot/estate-lot”, “limited-commercial/non-commercial” to read:

“Golden Gate Western Estates is a low-density large-lot residential neighborhood in a natural setting with convenient access to the coastal area.”

Audience polling was conducted to obtain additional feedback in a manner that did not require attendees to self-identify with their answers or opinions in a group setting. Results of the audience polling are attached.

Dialogue included:

- requests for transparency in notifications of conditional uses
- requests for information regarding future plans for county-owned parcel at Vanderbilt and Collier Blvd
- outlook and vision for attendees with properties fronting major arterials as well as the I-75 interchange is very different than others
 - higher noise levels
 - higher traffic
 - less desirable to residential buyers
 - the word “commercial” is undesirable, but residents need the services that commercial brings with it
- desire to incorporate pedestrian/bike trails/passive recreation using creative thinking with limited R.O.W.
- lack of traffic lights along Golden Gate Parkway makes left turns difficult during rush hours
- existing Parks & Recreation facilities’ programming is at maximum capacity and unable to accommodate all desired users
- call to resist external pressure to change or develop further
- desire for more inclusive dialogue relating to areas outside of the Golden Gate Parkway corridor
- strong opposition to any commercial uses
- concern for poor or lack of cellular reception in the Western Estates
- mixed support to allow rental of guest homes
- strong support for incentivized voluntary small-lot combination program
- desire for the recognition of smaller “sub-areas” that comprise Western Estates