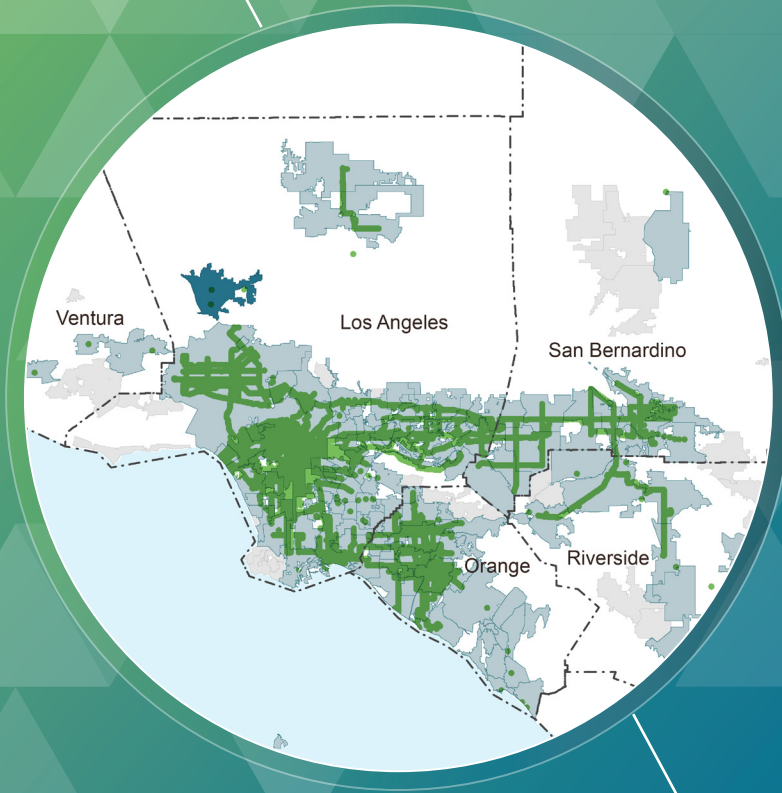


Part 3 Outreach

Input from key stakeholders was an essential component of the research and analysis presented in Part 4 (Opportunities and Constraints), and ultimately Part 5 (Vision).

Stakeholder / City Input
HQTA City Stakeholder Meeting - 4/26/2018
Coordination with Owners of Saugus Speedway Site



HQTA City Stakeholder Meeting - 4/26/2018

STAKEHOLDER / CITY INPUT

This meeting was the first outreach meeting for the SCAG HQTA Pilot Project within the City of Santa Clarita. The purpose of this meeting was to bring together City of Santa Clarita, SCAG, and the consultant team to discuss coordination and direction of the project. The meeting consisted of introductory comments from the City of Santa Clarita and SCAG followed by a presentation by the consultant team to facilitate discussion of multiple topics. Topics of discussion included project goals, the vision plan process and work plan, stakeholder/community outreach, project area, existing conditions, data requests, and the schedule. In addition, the consultant team presented an existing conditions analysis and socioeconomic profile of the Study Area to stimulate a discussion of issues. The following is a summary of the main discussion items.

HQTA Pilot Project

- The Consultant Team introduced the HQTA project, goals and components. There are five pilot projects in five cities. For each pilot project, the consultant team is preparing an existing condition analysis, demographic profile, and opportunities constraints analysis, a vision plan, and funding strategies. In addition, a tool kit is being prepared.
- The 2016 Regional Transportation Plan is being updated with a focus on HQTAs, with 15 minutes or better transit service. Projects will include high density TOD and active transportation.

Saugus Speedway Site

- Staff stated that a number of developers have looked at the former Saugus Speedway Site in the last 18 months. Most propose close to 100% housing. The City would like some retail and other commercial uses.

Metrolink/Transit Service

- The Metrolink Site has a high usage of parking and there is space in the dirt area for more parking. Currently there is no charge for parking at Metrolink Sites. There is talk about charging for parking at the hospital and Old Town Newhall. Currently parking overnight is permitted for up to 72 hours at the Metrolink Site.
- SCAG representative mentioned that innovative pilot programs such as a voucher for Uber (Monrovia) or dockless bike share should be included in the vision plan.
- Bike lockers are 80% used.
- There is a transfer station on McBean Parkway and Valencia. As an incentive for transit there is a discount for the 2nd transfer.
 - Shuttle is \$1.00 a ride or \$30/month.
 - Fare on Metrolink is \$15 to downtown LA.

Long Range Planning

- The Porta Bella Specific Plan is still valid. The Specific Plan includes 996 acres and contains the Metrolink Site. The development agreement may still be valid. It is likely after the Whitaker-Bermite Site clean-up is completed a new visionary effort will happen.
- Santa Clarita encourages owner occupied products rather than rental. Townhouses and detached single family encouraged.
- The Housing Element should be reviewed for affordable housing which identifies sites suitable for housing. City staff thought that a portion of the Saugus Speedway Site is indicated as affordable housing.
- The tallest building in Santa Clarita is 6-7 stories.
- For Green Infrastructure refer to GreenSantaClarita.com. Pace has been hired for green street efforts and ground water recharge.

Socioeconomic Profile

- Demographic Analysis
 - Instead of ½ mile area a drive time of 5 minutes was used for the Study Area.
 - Population is 10,000 in Study Area and almost same number of jobs.
 - In general people who live in Study Area, don't work in the Study Area.
 - Metrics for Study Area similar to city wide metrics.
 - 30% renters
 - Income around \$90,000 in the City and \$72,000 in Study Area.
 - There is a mix of jobs with retail pulling the average income down.
 - 24% ED & Med jobs
- Potential for leveraging regional Magic Mountain connections by considering uses such as hotels. Larger market will be residential but plan should look at providing some employment and identifying interventions needed to do this. The area could have live/work campus potential.

Transportation, Parking, and Public Realm

- A bike share program will be implemented end of June
 - Dockless pilot program with 100 bikes first year.
 - 5 hotels will have stations. Additional stations to be located at other sites of major activity.
 - There will be corrals to contain bikes at Metrolink.

HQTA City Stakeholder Meeting (cont.)

- Soledad Canyon carries 48,000 vehicles per day. It is relatively free flow at the site from 7am to 7pm but more congested to the east. The General Plan should be checked for future right-of-way to see if widening will be required. Signals may need to be upgraded. City staff believes the future row is 124' and that it is not a truck route. Santa Clarita Parkway would likely have a jug handle intersection with Soledad Canyon similar to Valley Center Drive.
- A transportation plan is underway which started a few weeks ago. It needs to be determined how Newhall Ranch will impact Metrolink boarding at the station.
- A non-motorized plan was completed 4 years ago.
 - 90 – 95% of the trail system is recreational; higher commuter use near Metrolink
 - 500 – 600 riders on trail east of site
 - Other side of Santa Clarita River more recreational
 - 3% commuters on Metrolink
 - Almost no gaps in paseo system

Land Use and Economic Development

- Uses to consider on the Saugus Speedway Site are offices, retail, and business park. The site should not just contain commuter uses but also destination uses. Town Center should be considered.
- In Santa Clarita, there are 5 to 6 hotel projects under construction or entitled. There is not a convention center but the Hyatt Hotel has facilities and other hotels are encouraged to include these. There is a planned convention facility on eastside of town at the golf facility.
- There is a business incubator at downtown Newhall which is 5,000-6,000 sq. ft.
- The Santa Clarita Valley is constantly recruiting new businesses. The Economic Development Team should be a Stakeholder.
- Recently Sand Canyon development was well received by the community. The project included townhouses, single family, and assisted care. During the Whittaker-Bermite clean-up outreach some members of the community were not supportive.

STAKEHOLDER / CITY INPUT

Coordination with Owners of Saugus Speedway Site

The “Saugus Speedway Site” is the 25 acre parcel (APN 2836-011-018) immediately west of the Metrolink parking lot. The City has committed to on-going coordination with the owners of the Saugus Speedway Site since if developed in coordination with Metrolink commuter parking site, the sites represent a significant opportunity for transit-supportive development. While the current owners were not directly engaged during the HQTA process, the Vision Plan establishes the framework for discussions that will take place between the City, property owners, and other key stakeholders as a TOD vision is realized.



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