



102 ACRES COMMUNITY VISIONING

REPORT & GUIDEBOOK

By: Mayor Pro Tem Mai Vang

January 20, 2023

In Partnership With



**Asian American
Liberation Network**



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INTRODUCTION & BACKGROUND

For far too long, communities in South Sacramento have been underinvested in and denied economic opportunities. Growing up in Sacramento, I have seen entire neighborhoods endure generational poverty and there are still parts of our city that continue to be passed over. I ran for city council to set a new trajectory for communities that have been long ignored and forgotten – so that they too can receive the resources they need to thrive.

In Fall of 2021, my District 8 team identified a large unused property located south of the Job Corps site at 3100 Meadowview Road. With support from the Mayor Darrell Steinberg and Representative Doris Matsui, the City of Sacramento purchased that 102-Acre parcel of land in the heart of South Sacramento in January 2022-creating a unique opportunity for our residents to dream big and co-create a community-centered development that would benefit our families and neighborhoods.

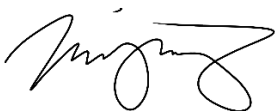
When the property was purchased, I committed to listening to our community to ensure that their voices would be heard and that the future of this property would be a catalyst to uplift every person, child, and family in South Sacramento. Over the course of several months, we held multiple listening sessions attended by residents of all ages, race/ethnicity, housing status and backgrounds to help guide the development of the property. These listening sessions were meant to give local residents a voice and greater agency in the decisions made about their neighborhoods.

There were so many exciting ideas that emerged from our listening sessions. From a multi-use youth sport complex to more affordable housing – our community's vision for community-centered amenities, services, and programming inspired me. It also underscored our shared core community values of health and wellness that promote diversity, equity, and inclusion for all residents.

This guidebook embodies the recommendations from our community and provides a blueprint for the development of the 102 Acres community. I will work tirelessly to help realize that plan outlined by our community, including fighting for the resources we deserve to fully realize our shared dreams and aspirations. We're excited to implement what we heard directly from the listening sessions. In the upcoming weeks, my office will convene a community taskforce to assist with the implementation of the 102 Acres. If you live or work in District 8 and would like to join our taskforce, please email district8@cityofsacramento.org.

Thank you to the hundreds of youth, elders, neighborhood leaders, businesses, and residents who participated in our listening sessions to create this community guidebook. A special thank you to our community facilitators and organizers from Everyday Impact Consulting and the Asian American Liberation Network for co-leading and collaborating with my office.

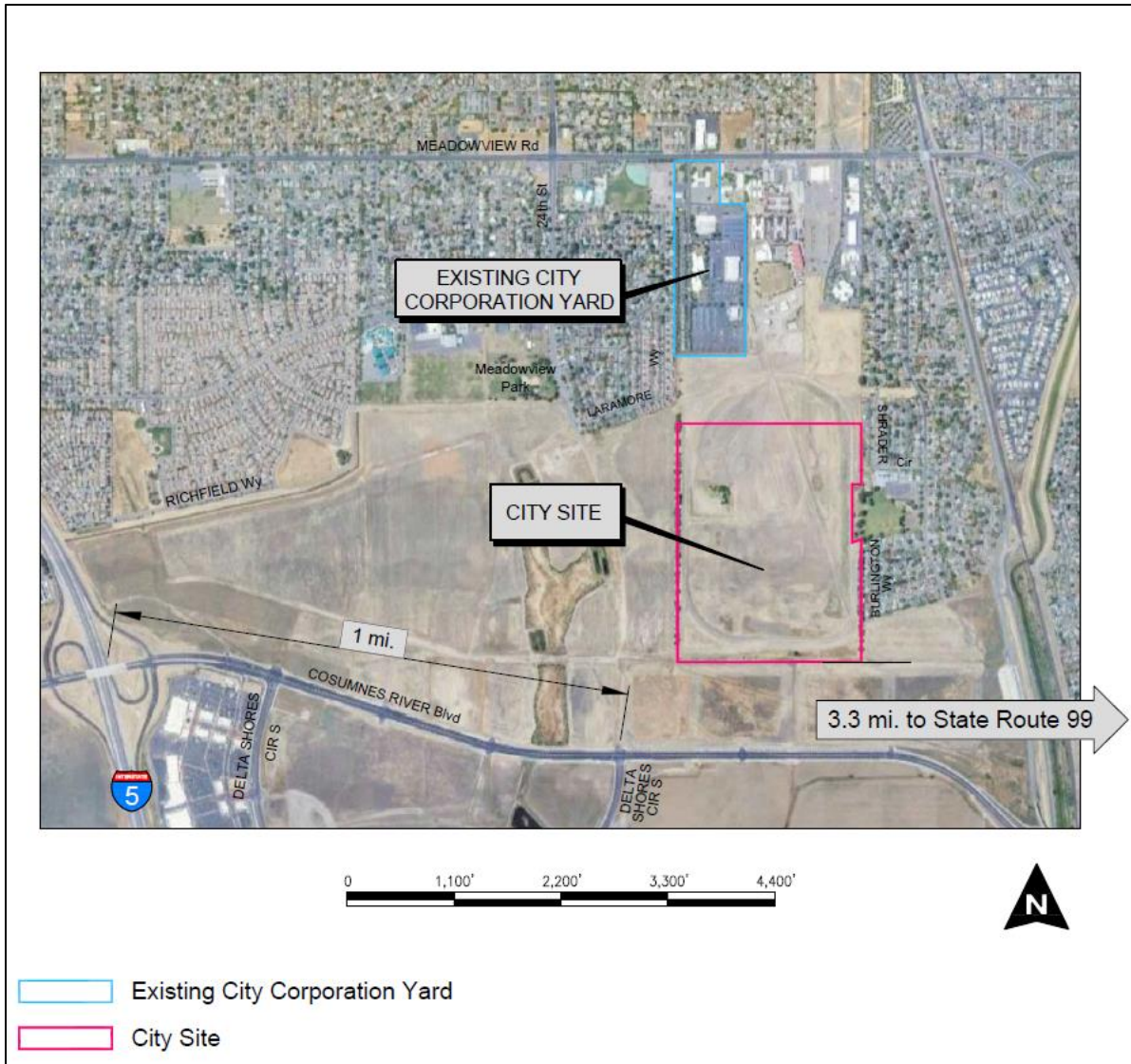
In Solidarity,



*Mayor Pro Tem Mai Vang, MPH/MA
District 8 Councilmember, City of Sacramento*

History of Site

- The 102-Acres site is currently located in Meadowview on the southern portion of the Job Corps site at 3100 Meadowview Road, Sacramento, CA 95832. (See aerial map below).
- Until the late 1970s, the property was used as a testing track for the California Highway Patrol. It was then transferred to the U.S. Federal Government as an extension for the Job Corps facility. It has been vacant and unused since 1978.
- In 2021, the site was deemed excess land by the U.S. Department of Labor. The property was determined to be a high value asset and was disposed through the Federal Assets Sale and Transfer Act. FASTA properties are not subject to 40 USC 550, Public Benefit Conveyances. As such, the site could not be acquired by the City for a discounted price.
- In January of 2022, the City purchased the property for \$12 million for long-term purposes such as civic amenities, affordable housing, and recreation -- and for short-term uses such as safe parking and temporary shelter through the Comprehensive Siting Plan to Address Homelessness.
- During Spring of 2022, Councilmember Vang's office conducted several community-centered listening sessions to gather ideas for how residents would like to see this site used.
- Councilmember Vang will host a community meeting in January 2023 with residents to share the input received from the community listening sessions, provide an overview of the next steps, and create community taskforce within her office to inform land use and implementation of the 102-Acres.



COMMUNITY-LED PLANNING APPROACH

Councilmember Vang contacted Everyday Impact Consulting (EIC) to host a series of community gatherings/listening sessions designed to inform the development of the recently acquired 102 acre lot in District 8. Under the direction of Councilmember Mai Vang’s office, EIC partnered with the Asian American Liberation Network (AALN), a trusted community-based organization with strong reputation for embracing and implementing community-led efforts, to co-lead the effort for the 102 Acres community gatherings/listening sessions. EIC, with AALN, created and co-facilitated a series of community gatherings/listening sessions which resulted in the development of this guidebook. EIC also engaged the support of local and trusted evaluator Tiffany Wilson whose land use/planning background coupled with her equity-rooted approach to evaluation offered invaluable insights and additional technical expertise to the consulting team.

About Everyday Impact Consulting

Everyday Impact Consulting was established in 2012 with a mission to *create lasting impact for our clients through re-imagining systems and developing innovative strategies by collectively realizing a future of social justice and liberation for all.*

EIC's expertise focuses on developing innovative strategies that resonate with the most vulnerable communities to create systemic change, foster meaningful partnerships for our clients, and build capacity in our communities.

About Asian American Liberation Network

The Asian American Liberation Network's mission is to build power in the Asian American community to advance social justice and collective liberation. Asian American Liberation Network came together in February of 2020 as a project called the Sacramento A/PI Regional Network. What started as a grassroots effort by Sacramento-area Asian American community leaders to collectively address existing inequities exacerbated by the COVID-19 pandemic, address root causes to mounting racism, and build a sustainable community-centered movement, eventually turned into the establishment of a 501c3 nonprofit.

A Community Centered Approach

EIC, with AALN, adopted a community-centered approach rooted in the theoretical frameworks outlined below to conduct the series of community gathering/listening sessions.

Focus on creating an inclusive process

It is sometimes challenging to create inclusive processes through top-down, "professional expert facilitated" workshops and/or listening sessions – especially for people whose preferred language is not English, persons with disabilities, etc. EIC utilizes evidenced-based practices rooted in racial equity and social justice to guide and inform our community facilitation work such as: [powell's Targeted Universalism framework](#), [Yosso's cultural wealth model](#), and [Meadow's systems theory framework](#).

Together, the Office of Councilmember Vang, EIC, with AALN, identified a set of priority communities within District 8 based on geography and priority populations. EIC, with AALN, developed a facilitation process which incorporated standard community-centered facilitation practices such as an introductory land acknowledgement, use of self-identified pronouns, providing interpretation, as needed, etc. The team adapted when necessary to ensure information accessibility to a variety of audiences (youth, adults, people with disabilities, etc.). In addition, EIC and AALN's experiences working with diverse populations and applying community-rooted facilitation practices resulted in the creation of safe, supportive meeting spaces.

Synthesizing 'big idea' recommendations into a cogent set of recommendations

In general, it is challenging to synthesize the views of diverse participants who tend to focus on a particular aspect of a given issue. People naturally want to advocate for their priority area and for topics/subjects that they are most impassioned and most knowledgeable. These tendencies were offset by a level setting presentation facilitated by Councilmember Vang at the start of each session, encouraging participants to 'be honest and bold'; and community-rooted facilitation by EIC and AALN to actively move through a free-flowing process, adopting a World Café style facilitation, concluding with a uniform note-taking protocol to capture themes and big ideas.

Guiding Research Questions for District 8 - 102 Acres Project

Overarching research question: What is the community identified development priority(ies) for the site?

Research Questions to District 8 - 102 Acre Project Facilitation			
QUESTION	Areas of Focus	EQUITABLE DEVELOPMENT GOAL ¹	INTERVENTION
What are the assets (individual, associations, social, cultural, institutions, or the natural environment such as land, roads, buildings) present in our community that help the community respond to, and recover from hard times? How could our community make better use of the assets? Are there any assets that would be useful for our community to have?	<i>Resilience</i>	Understand and respond to local context. Respect local community character, cultural diversity, and values. Preserve and strengthen intact neighborhoods, building upon their local assets and resources.	Identify the community assets that support resilience, the assets needed, and to discern what role development has in strengthening or building current/additional assets.
Economic-based: What are the goods and services that you buy from small businesses based in the area? What are the goods and services that you travel outside of the area to buy? How could the site support and build the small businesses and local economy of the area?	<i>Sustainability</i>	Advance economic opportunity: Promote local economic development and entrepreneur opportunities, enhance community-serving establishments, and increase quality living wage jobs for people in all neighborhoods.	Identify the type of development to build and grow the local economy.
How should the parcel be connected to the development	<i>Connectivity</i>	Promote broader mobility and connectivity. Prioritize an	Identify ingress/egress recommendations and issues,

¹ Source: <https://www.racialequityalliance.org/wp-content/uploads/2016/11/GARE-Equitable-Development.pdf>; Source: <https://www.enterprisecommunity.org/resources/building-heal-framework-holistic-community-development-11471>

<p>that surrounds it, for example, via walking paths, bicycle paths, sidewalks, roads, public transportation? When you consider the roads and development that surrounds the parcel, what areas would you prioritize for connection? Are there areas surrounding that parcel that could be problematic areas to connect to – if yes, where, why?</p>		<p>effective and affordable public transportation network that supports transit-dependent communities and provides equitable access to core services and amenities, including employment, education, and health and social services.</p>	<p>and the type of connectivity supported by community.</p>
<p>Does this area have enough affordable housing to meet the need of the residents from the area? Do you support affordable housing being built on the site? If yes, what type of housing (homes, duplexes, apartments) and would you allocate the entire parcel, or a portion of the parcel for housing? If no, why not? Do you support mixed-income housing being built on the site?</p>	<p><i>Affordable housing</i></p>	<p>Prevent displacement. Develop policies and programs that allow anyone who wants to live in the community to do so, especially current residents, and discourage displacement of viable small businesses that serve community needs.</p> <p>Preserve and expand affordable housing options. Create healthy, safe, and affordable housing for all family sizes and incomes in all neighborhoods.</p>	<p>Do residents support affordable housing, and if yes, at what density.</p>
<p>What civic amenities (e.g., parks, community centers, cultural center) do you use in the community? What types of civic amenities are needed in this community? Do you think the site would be a good location for a</p>	<p><i>Civic Amenities</i></p>	<p>Achieve full accessibility. Ensure any development that results from investments in the built environment is accessible and welcoming to people regardless of age, physical condition, or language.</p>	<p>Identify resident support for civic amenity for the site</p>

<p>civic amenity? If yes, what type? If no, why not?</p>			
<p>How can residents/business owners and other community stakeholders share their ideas and pose questions about the area?</p> <p>When thinking about the needs and assets of this community, and your vision for the community's future, what type of development (e.g., housing, retail/commercial to support economic development, civic amenity to support recreation and culture) would you prioritize for the site?</p>	<p><i>Equity, Diversity, and Inclusion</i></p>	<p>Practice meaningful community engagement. Require local community participation and leadership in decision-making to reflect a diversity of voices, including targeted strategies to engage historically marginalized communities. Build cultural competence and responsiveness among all stakeholders, and structure planning processes to be clear, accessible and engaging.</p>	<p>Identify process before, during, and after development to determine resident development priorities</p>
<p>What environmental issues negatively impact your community (e.g., air pollution, lack of tree canopy, illegal dumping, lead from South Sac airport)? How does existing development contribute to environmental degradation? What development considerations should be given (e.g., do not waive CEQA) or how can development at this site support a healthy environment (e.g., non polluting uses, healthy and robust tree canopy, something else visionary because</p>	<p><i>Environmental Justice</i></p>	<p>Promote environmental justice. Eliminate disproportionate environmental burdens and ensure an equitable share of environmental benefits for existing communities. Secure resources to mitigate and reverse the effects of environmental hazards past and present.</p>	<p>Identify community environmental justice priorities.</p>

<p>residents are so masterful at seeing a better way of doing things)?</p> <p>What are the existing environmental burdens in the area?</p> <p>How might the development hurt or help existing environmental burdens?</p>			
<p>Where do you feel the most safe in the community? Why?</p> <p>Is there adequate access to healthy food, healthcare, open/walkable space?</p>	<p><i>Health and Wellness/Public Safety</i></p>	<p>Develop healthy and safe communities.</p> <p>Create built environments that enhance community health through public amenities (schools, parks, open spaces, complete streets, health care, and other services), access to affordable healthy food, improved air quality, and safe and inviting environments.</p>	<p>Identify the conditions that help community members feel safe.</p> <p>Identify health and wellness priorities (walkability/bikeability, markets, clinics/healthcare, etc.).</p>

Listening Session Facilitation Format

In collaboration with Councilmember Mai Vang’s office, EIC and AALN prioritized the following populations and communities: **Meadowview Community, Detroit Community, Deerfield / Mesa Grande Community, Seniors, Youth, Unhoused Community and Advocates, and Small Businesses.**

Each community listening session included the following meeting objectives:

1. Learn about the 102 Acres Project in District 8.
2. Provide feedback on community principles and project priorities that will inform the development of the project.

The facilitation format was designed as an in-person facilitation with each session lasting two hours in duration, with the exception of one community listening session which was held virtually. Each listening session included opening remarks by Councilmember Mai Vang and a brief presentation of the 102 Acres Project in District 8, a presentation of a set of community agreements, icebreaker activities using the Mentimeter platform, and world café rotations in each of the four thematic areas described in the following section.

An overview of the Community Listening Sessions is presented below:

Priority Community	Date	Time	Location
Small Business	April 11, 2022	4:30pm – 6:00pm	Sam & Bonnie Pannell Community Center
Youth & Youth Advocates	April 18, 2022	5:00pm – 6:30pm	Common Ground Church
Detroit Neighborhood	April 27, 2022	6:00pm – 7:30pm	Susan B. Anthony Elementary School Cafeteria
Meadowview Neighborhood	May 11, 2022	5:30pm – 7:00pm	Genesis Church
Seniors & Senior Advocates	May 12, 2022	11:30am – 1:00pm	Sam & Bonnie Pannell Community Center
Unhoused Neighbors	May 13, 2022	12:30pm – 2:30pm	Genesis Church
Deerfield/Mesa Grande Neighborhood	May 27, 2022	5:30pm – 7:00pm	Virtual via Zoom

Community Agreements

The community agreements were derived and adapted from adrienne maree brown’s book, *Emergent Strategy*, and also included several agreements created by AALN and EIC.

The following **Community Agreements** were shared at each session:

- We acknowledge and respect differing views, opinions and experiences.
- This is an honest, brave, and kind space.
- It's okay to not understand or know everything. We will ask for what we need to feel good about being here, support each other, and learn together as we go.
- We choose collaboration over competition.
- What happens here, stays here. What's learned here, leaves here.

EIC and AALN used the highly interactive Mentimeter application as an icebreaker activity during each session (with the exception of the first session). The application allowed for community engagement and input at the start of each session by asking community members to respond to questions about their community (i.e. how long they have lived in the neighborhood), then the team would present beautiful graphic representations of the responses in a Word Cloud. (Mentimeter results from each listening session can be found in **Appendix B: Me and My Neighborhood – Mentimeter Data**).

Following the Mentimeter icebreaker, participants were split up into four smaller breakout groups to discuss the four priority thematic areas: **Resilience/Sustainability, Connectivity/Affordable Housing, DEI/Civic Amenities/Environmental Justice, and Health and Wellness/Public Safety**. Each World Café rotation lasted roughly 15 minutes. EIC and AALN selected a “World Café” facilitation style as opposed to a large group workshop format to allow for more intimate conversations in smaller groups and to encourage more active participation through smaller groups discussions. Instead of rotating the participants, community members remained in their table clusters for the entirety of the session, and four EIC/AALN facilitators were paired with four note-takers assigned to a specific thematic area. The facilitators rotated around the room to all breakout groups. Workshop facilitators and note-takers were recruited through both EIC and AALN networks. Each facilitator was selected to support and facilitate the target population and/or geography session that resonated most with them and identified the thematic area based on their areas of interest/expertise.

See below for an example of the note-taking template that was used for each session.

DREAM BIG LISTENING SESSIONS PURPOSE

The overarching guiding question that each of the Dream Big Listening Sessions will address is: **What is the community identified development priority(ies) for the site?**

NOTE-TAKING INSTRUCTIONS: This template is intended for designated volunteers/EIC or AALN team members who are supporting the facilitation and note-

taking of breakout rooms during the Dream Big listening sessions and community stakeholder gatherings for District 8.

Fill in the header appropriately. Fill in the Rotation Notes sections as you rotate around the room.

A few quick notes:

1. Before the sessions: Familiarize yourself with the questions for each World Cafe rotation
2. During the Rotations: In the **NOTES** (right-side column) provide bulleted notes for the **QUESTIONS/CONCEPTS** (left-side column) that are surfaced interventions during the listening session dialogue and discussions.
 - o Do NOT include personal identifiers (i.e., names of participants, names of individuals mentioned in the discussion, etc.)
 - o Please DO note the speaking participant by their first and last initials when possible. These will be removed after the consolidation of themes
 - o Capture most/all that the participant says/describes. At the minimum, capture the theme/experience the participant is describing.
 - If capturing a direct quote, signify using quotation marks (“ ”) and ellipses (...) if needed
 - If capturing a theme, signify by stating ‘expresses’, ‘feels’, ‘describes’, or similar language in notes
 - o Feel free to add additional notes that do not necessarily fit in the listed recommended questions/concepts in the row titled **ADDITIONAL NOTES**
3. Post-Listening Session: Send your final copy of your notes to maikhou@everydayimpactconsulting.com.

ROTATION NOTES:

Rotation: **RESILIENCE/SUSTAINABILITY**

Intervention to Surface	NOTES
What type of retail development and/or commercial development would support the growth of local businesses?	
What we would love to see at the project site?	
What are some things we already have in our community that we would love to see more of?	
Where do you currently do business in this community?	

What would be helpful to see at the project site to increase the business you do in the district and help you keep dollars in the district?	
How do you envision the site supporting your business?	
ADDITIONAL NOTES:	

Rotation: CONNECTIVITY/AFFORDABLE HOUSING

Intervention to Surface	NOTES
What's the best way for you, your employees, your customers, to connect to the new project site?	
Could you note some things/areas that could be problematic to connecting to the project site? (Consider physical accessibility, safety concerns, etc.)	
Do you live in the community? If not, why not and where do you commute from?	
Do your employees and/or customers live in the community? If not, where do they commute from?	
Would you/your employees live in the community if there was more affordable housing available in the area? And what type of housing: <ul style="list-style-type: none"> ○ Homes ○ Duplexes ○ Apartments 	
How much if any of the project space would you want to dedicate to housing?	
ADDITIONAL NOTES:	

Rotation: DEI/CIVIC AMENITIES/ENVIRONMENTAL JUSTICE

Intervention to Surface	NOTES
What types of civic amenities would you want to see in this community?	

How can the new project site promote positive environmental conditions (green space, trees)?	
How do you want to stay informed and share feedback on the project?	
What kinds of information about the project are most important to you/your business?	
What are the existing negative environmental conditions of the neighborhood (pollution, dumping, etc.)	
ADDITIONAL NOTES:	

Rotation: HEALTH & WELLNESS/PUBLIC SAFETY

Intervention to Surface	NOTES
What would you like to see in the district to promote safety and healthy living?	
Where do you feel most safe in the community and why?	
How can the project promote healthy living in the district?	
ADDITIONAL NOTES:	

COMMUNITY VALUES FOR 102 ACRES PROJECT

At the conclusion of each session, residents in District 8 were asked via survey to share their values for the project, the community priorities that should guide future development decisions including decisions about resource and space allocation. Below are the responses that were shared by **90% or more** of the community listening participants.

- **Create built environments that enhance community health through public amenities (schools, parks, open space, complete streets, health care, & other services)**
 - **Access to affordable healthy food**
 - **Safe and inviting environments**
 - **Develop healthy and safe communities**
 - **Improved air quality**
- Current and future residents benefit from the project's sustained economic competitiveness and prosperity**

The community values described above align with the People's Vision which is presented in the following section. The completed findings and data collected from all of the surveys can be found in **Appendix A: Resident Values**.

THE PEOPLE'S VISION

The residents' vision for the development of 102 acres builds on the assets that currently exist in the community and includes the provision of new assets to meet resident needs. Residents want new development to prioritize local economic development by supporting small businesses and entrepreneurs and the commercial needs of residents. The vision includes greater connectivity that supports equitable access to community amenities and housing for families of all sizes. Residents want civic amenities that are welcome spaces for all residents, with a focus on full and unfettered access for D8 youth. Residents want a healthy and safe community, with support services to improve the quality of life for everyone.

RESILIENCE/SUSTAINABILITY

Access to fresh food: Residents leave District 8 to buy fresh food at affordable prices because the current food landscape is typified by fast food, to go restaurants, and convenience stores with a variety of unhealthy food options. In response to the current context and to support healthy living, residents want access to affordable, healthy food in their community through a grocery store, farmers market, and/or community garden. The healthy food options must cater to the culturally diverse, culinary needs of the community. The youth put forward food sovereignty – connecting local farmers with local consumers - as a strategy for building on and strengthening the assets or resiliency of the community.

Promote local, small businesses: D8 residents expressed staunch support for commercial uses that advance economic opportunity for local, small business or “mom and pop” shops. Neighborhood serving commercial and residential mixed use is viewed as the type of development that will grow the local economy by meeting the retail needs of D8 residents and giving small businesses an opportunity to build equity.

CONNECTIVITY/AFFORDABLE HOUSING

Trail system and public transit: D8 residents want a multi-use trail system to increase connectivity to and throughout the parcel. Residents prioritized a trail system to: (1) accommodate folks who use mobility vehicles (e.g., wheelchairs, scooter) or do not drive (e.g., youth), and (2) support community health by encouraging the use of non-motorized forms of transportation (e.g., walking and biking), “walkable neighborhoods” and “car free zones.” The trails should be wide, well lit, and separated from traffic lanes with planting strips or landscaped buffers. The residents also emphasized that public transit must serve the new development on the 108-acer parcel.

Mixed-income housing: Residents want housing build on 25% to 50% of the 108 acers. The vision is mixed income housing (i.e., affordable and market rate housing) for folks who want to rent or buy. To meet the diverse housing needs of the D8 community, residents believe a range of housing types or density is necessary, from single-family homes to duplexes and townhomes, and mixed-use residential.

DEI/CIVIC AMENITIES/ENVIRONMENTAL JUSTICE

D8 residents imagine an epicenter of civic amenities in their community that honor the diverse cultures in south Sacramento and bring people together through celebration, performing arts, recreation, and learning to build strong community ties. This cultural epicenter will foster an inclusive and welcome environment for all people regardless of age or language, with an emphasis on creating spaces where youth feel safe, supported, and inspired. Of particular importance is that the amenities are affordable and accessible to youth on a continual basis.

Multi-generational, multi-cultural community center: Residents want a space in D8 where residents and community organizations can host events, and where classes (e.g., dancing, art, job training, money management, mentoring) and activities (e.g., game and music rooms) are offered for folks of all ages. Youth see the potential for the community center to offer programs designed to intentionally foster relationship building between different generation.

Sports complex: Residents want a sports complex (e.g., basketball, football, soccer, baseball, rock climbing) with indoor and outdoor amenities with much needed access to recreational amenities in D8.

Outdoor amphitheater: This space was visioned as the heart of cultural celebrations through the performing arts and events.

Park: Weaving these amenities together is a park with a thriving tree canopy, walking and bicycle paths, a botanical garden, exercise stations, and art (i.e., murals and sculptures). Residents want a green space in their community to gather and relax with family and friends and to support the soul and health of the community.

HEALTH & WELLNESS/PUBLIC SAFETY

Unhoused Support Center: To meet the needs of unhoused residents, a center that supplies transitional housing; service referrals; counseling; and access to public showers, restrooms, washing machines and dryers was recommended by residents.

Invest in D8: When asked what would increase the safety and the health of their community, residents reiterated the amenities they want developed in their community (e.g., walking, and biking paths, parks, a community center that supports learning and recreation, good lighting, performing arts space). D8 is a historically disinvested community that deserves equitable investment with consideration of strategies that offset displacement and the gentrification of the culturally rich and diverse area.

DEERFIELD / MESA GRANDE LISTENING SESSION SUMMARY

RESILIENCE/SUSTAINABILITY

Increased access to healthy food: Deerfield Mesa Grande residents would like healthy food options in their community. Folks believe their community needs a grocery store, a community garden, a farmers market for local farmers to sell their produce, and restaurants with healthy food options. Deerfield Mesa Grande residents leave District 8 to buy healthy food at affordable prices because of the lack of options, and the oversaturation of convenience stores and fast-food chains in their community.

Foster small business development: The site should have space to accommodate small businesses or “mom and pop shops,” such as a bookstore, dance studio, bike shop, coffee shop, shoe repair, dry cleaner, or laundromat. Folks iterated that the retail should be affordable to support the needs of low-income community members.

CONNECTIVITY/AFFORDABLE HOUSING

Walking and biking paths: Connectivity to the site via walking and bicycle paths is a priority for residents. The paths should be set within greenbelts with shade trees, and proper lightening. The residents support “car free zones,” and public transit access at the site. Residents discussed the need for active transportation modes to accommodate the members of the community who do not drive (e.g., youth, seniors).

Consumnes River Boulevard Connectivity: When asked for the most convenient way for cars to access the site, the residents discussed connectivity to Consumnes River Boulevard and to the east of the parcel.

Mix of housing types: Deerfield / Mesa Grande would like a mix of housing types both in terms of style and price at the site. The residents discussed a preference for market

rate and affordable townhomes, single family, and high-density, mixed-use housing for renters and home buyers. When asked how much of the site should be allocated for housing, answers ranged from 25% to 50%.

DEI/CIVIC AMENITIES/ENVIRONMENTAL JUSTICE

Support services: A facility that houses a “one stop shop” resource center for homeless folks, transitional housing for youth aging out of foster care, mental health services, and/or a substance abuse center were identified as possible civic amenities.

Community center and sports facilities: Folks want a community center in D8 that provides a place for residents to gather and host events. The center should have a youth focus with indoor (e.g., music room, art space, dance studio, theater, a game room) and outdoor (e.g., sports fields, a skatepark, a rock-climbing wall, a public pool) recreational amenities. The center’s services must be affordable and consistently available to youth both afterschool and on the weekends.

HEALTH & WELLNESS/PUBLIC SAFETY

Invest in D8: When asked “where do you feel safe in the community?” listening sessions attendees discussed feeling safe “at home” and a few folks discussed feeling safe “just around their neighborhood.” When asked “how the project can increase safety,” Deerfield / Mesa Grande residents recommended that the City invest in District 8 through the provision of good lighting, active transportation (e.g., vibrant crosswalks, bike lanes), parks with trees, green spaces, community gardens, public art, and multigenerational spaces where people can gather and build a sense of community. Residents talked about these types of City investments creating an environment where people feel safe.

Unhoused Resources: When asked how the project can increase safety, residents also discussed “having a place for people who are unhoused” to live and access resources.

DETROIT NEIGHBORHOOD LISTENING SESSION SUMMARY

RESILIENCE/SUSTAINABILITY

Grocery store: Detroit neighborhood residents want a grocery store at the site for access to fresh food (e.g., fresh fruits and vegetables) to support healthy living.

Grow local business: The residents want commercial development that serves the needs of the people who live in the area, and at a scale that supports small to medium sized local business owners. Residents iterated a need for businesses that offer products at affordable prices, and that employ District 8 residents. Folks supported between 30% to 50% of the site zoned for commercial purposes.

CONNECTIVITY/AFFORDABLE HOUSING

Walking, biking and transit: There was agreement that access to the site must include walking/bicycle paths separated from the traffic lanes. Folks want “walkable neighborhoods” or well-lit and wide active transportation facilities to accommodate the mobility needs of parents with young kids, youth, and elders, and as an alternative to driving. The site should also be accessible via public transportation.

More connectivity: While folks agreed that more roads are necessary for ingress and egress to the site, there was not agreement on the best to connect the parcel to the existing road network. Attendees believe the City should conduct a transportation study to ensure that new roads are designed to slow traffic, and do not increase congestion or impede walking and biking.

Mixed income housing: Detroit neighborhood residents want 25% to 45% of the site rezoned for housing. Folks want a mix of market rate and affordable housing and a variety of housing types (e.g., single-family homes, duplexes, and mixed use).

DEI/CIVIC AMENITIES/ENVIRONMENTAL JUSTICE

Park: Most of the attendees believe that District 8 needs more green space for residents to gather and recreate and to meet that need, they want part of the parcel developed into a park. Recommended park facilities include a: community garden, a botanical garden, outdoor amphitheater for concerts in the park or cultural celebrations, and exercise stations.

Community Center: The site should include a community center with a focus on programs and activities for youth and seniors.

HEALTH & WELLNESS/PUBLIC SAFETY

Support youth: When asked how the project can increase safety in District 8, listening session attendees discussed the need for a place where “kids are safe,” and where youth feel “inspired.” Listening session attendees “do not want more gates” and barriers that restrict youth access to recreational facilities. The residents iterated that youth must have consistent and regular access to the youth-serving amenities built on the site.

MEADOWVIEW LISTENING SESSION SUMMARY

RESILIENCE/SUSTAINABILITY

Small Business Commercial: While a few residents would like to see “anchor” Big Box stores (i.e., Khol’s, Big Lots, Macy’s) at the site, most participants want “small,” “local business” or “community generating opportunities.” Suggested retail included shore repair, hair salons, affordable clothing stores, and a bike shop.

Sit Down Restaurants: D8 has a plethora of fast food “to go,” restaurants. Meadowview residents would like restaurants or “cafes where people can sit down” to

eat. The restaurants should be family friendly, with outdoor dining (e.g., Chilies, BJ's, Macaroni Grill).

Grocery Store: A grocery store was identified as a priority for D8. Folks would prefer the grocery store is locally owned, and not a chain store like Walmart. Meadowview residents cited a need to increase access to affordable, healthy food and produce when discussing why a grocery store is a priority for the community.

CONNECTIVITY/AFFORDABLE HOUSING

Walking, Biking and Transit: Meadowview residents recommend a series of walking and biking paths to increase connectivity to and throughout the parcel. The paths should be separated from the road via landscaped buffers. The site should also be accessible via public transit.

Housing Options: Meadowview residents recommend affordable and market rate single-family homes and mixed-use development. When asked how much space they wanted dedicated to housing, responses ranged from 30% to 50%.

DEI/CIVIC AMENITIES/ENVIRONMENTAL JUSTICE

Multicultural, Outdoor amphitheater: Meadowview listening session attendees want an outdoor amphitheater at the site. The residents imagined the amphitheater as a "space to cultivate diversity," where "multicultural communities can host events," and residents can gather for "multicultural festivals." Residents discussed the amphitheater as part of an art park with trees, murals and sculptures that celebrate D8 diversity.

Recreational facility for youth: The youth in District 8 are denied access to recreational spaces and have very few places where they are welcome to go. To counter this trend, Meadowview residents want a recreational facility with an open-door policy for youth. Recommended facility amenities included sports fields (e.g., soccer, football, baseball) and courts (e.g., basketball and tennis), mentoring programs, arts and crafts, and rock climbing. Residents want the youth to have a voice in the development of, and the programs offered at the facility. One attendee described an investment "in youth and children's development" as "crucial."

HEALTH & WELLNESS/PUBLIC SAFETY

Build the Vision: When asked how the project can increase safety in the District8, listening session attendees' responses included better lit streets and parks, walking, and biking paths, and slowing down cars. When asked how to increase health living in the district, Meadowview residents discussed park access, community gardens, botanical gardens, walking and biking paths, and iterated activities for youth and kids.

OLDER ADULT LISTENING SESSION SUMMARY

RESILIENCE/SUSTAINABILITY

Local businesses: Older adult residents want to see more local businesses so that big box stores do not continue to come into the local community.

Grocery stores and fresh food markets: To increase access to grocery stores and fresh food markets, older adults advocated for more of these businesses to be developed in the community.

Multi-use buildings: Older adult residents want to see more multi-use building for both businesses and then affordable housing at the top of the priority for development in the community.

Walkability and public transportation: Noted as a high priority for older adult residents, many identified the importance of walkability in the community as well as being the ability to get around easily through public transportation.

CONNECTIVITY/AFFORDABLE HOUSING

Separated walking and bicycle paths: To increase community safety and connectivity to the parcel, older adults recommend well lit, walking and bike paths with vertical curbs, and a planting strip that separates the paths from the traffic lane. Older adults emphasized the importance of accessibility via wide paths to accommodate folks who use mobility vehicle (e.g., wheelchair, scooter) and non-motorized forms of transportation.

Senior Housing: The older adults would like to see more homes and duplexes for seniors, and 30% of the 108 acres allocated for affordable senior housing.

DEI/CIVIC AMENITIES/ENVIRONMENTAL JUSTICE

Green space and walking trails: To provide a space for healing, recreation and to support healthy living, the older adults recommend that the parcel include green space with trees, a community garden, walking trails and exercise stations. The older adults recalled a time when the City watered and pruned the street trees in District 8 and believe the City should supply that service again.

HEALTH & WELLNESS/PUBLIC SAFETY

Increased lighting and traffic calming: When asked where they feel safe in the community, the older adults relayed that they feel safe at the Sam & Bonnie Pannell Community Center and Susan B Anthony park. When discussing how the project can increase safety in the District, the residents iterated the need for better street, sidewalk, and public facility lighting. The older adults also recommended that new streets are designed to mitigate speeding to improve community safety.

Homeless Support Services: Residents believe that transitional housing and support services for unhoused community members (e.g., job training, counseling, showers,

meals) would increase safety because “everyone is safer when everyone has their own space – everybody’s got to be somewhere.”

SMALL BUSINESS LISTENING SESSION SUMMARY

RESILIENCE/SUSTAINABILITY

Small Business: Attendees of the small business listening session want commercial built at the site that supports “community-based” businesses. The preference is for mixed-use development that includes small, retail spaces that cater to local business owners, rather than big box stores. Mixed-use is viewed as the development type that will provide residents with retail choices, while also giving local “small mom and pop shops,” an opportunity to build equity.

Grocery Store: Small business owners identified a grocery store that caters to the culture and socio-economic status of the residents as a priority for the area.

Job Training Center: A sustainability strategy put forth by the small business listening session attendees is a job training center for the residents who live in the housing built on the site.

CONNECTIVITY/AFFORDABLE HOUSING

Walking and biking access: Small business owners believe that the site must be accessible by walking or biking. Folks recommended a system of multi-use paths that connect the larger community to the site, and that bisect the site to increase accessibility to future development.

Housing: When asked how much of the parcel should be set aside for housing, small business attendee responses ranged from 25% to 60%.

DEI/CIVIC AMENITIES/ENVIRONMENTAL JUSTICE

Community serving amenities: Small business owners discussed the need for youth programs and activities, a community center; parks, and green space to promote better air quality; a community pool; walking and bicycle trails; and more lighting.

HEALTH & WELLNESS/PUBLIC SAFETY

Community-oriented Policing: Attendees noted that the community has a fear of law enforcement, which affects public safety. The small business owners discussed a larger community-oriented police presence in District 8 to build trust and promote safety.

UNHOUSED LISTENING SESSION SUMMARY

RESILIENCE/SUSTAINABILITY

Mixed-Use: The unhoused listening session attendees relayed traveling outside of District 8 “to get the things we need,” and recommend mixed-use commercial on the site to support the retail needs of the community (e.g., laundromat, hardware store, dining with outdoor seating). Attendees visioned mixed-use development with “mom and pop shops,” and greenery so “people can enjoy the space.”

Big Box: In addition to recommending mixed-use development for the site, unhousing attendees also recommended big box retail. There was strong support for a Walmart and a dollar/99 cent store.

Fresh food: The residents want access to fresh food in D8 and recommended the development of a farmers market, community garden, and/or a grocery store located at the site.

CONNECTIVITY/AFFORDABLE HOUSING

Car alternatives: When asked for the most convenient way to get to the site, the residents recommended increased connectivity via public transit, sidewalks, and bike trails.

Assortment of housing types: The residents would like to see senior housing, single family homes, tiny homes, duplexes, and supportive housing at the site. The housing should be affordable and market rate and occupy 30% to 50% of the parcel.

DEI/CIVIC AMENITIES/ENVIRONMENTAL JUSTICE

Park and recreation: Attendees recommend part of the parcel is zoned for a park with walking paths, a community garden, splash pad/water park, sports fields (e.g., baseball, football, and soccer fields; basketball court), exercise stations, and murals. The recreational facilities must be handicapped accessible and inclusive.

Learning center: Unhoused listening session attendees would like a center in D8 that provides classes for residents of all ages (e.g., job training, computer, parenting, anger management), but with a youth emphasis. Youth-supporting programs and services recommendations include afterschool tutoring, mentoring, performing arts classes, and sports programs. The space should be “open to everyone,” and cultivate a culture of belonging and inclusivity.

Unhoused Support Center: To support an unmet need, attendees believe D8 should have a center that supplies service referrals, and access to public showers, restrooms, washing machines and dryers for unhoused residents.

HEALTH & WELLNESS/PUBLIC SAFETY

Revisiting their vision: When asked how the project can increase health and safety in the District, the residents reiterated their vision for D8. When discussing increased safety, the residents recommended the project include housing and support services for the unhoused, a thriving tree canopy and green space, and a community center. The conversation about how the project can increase community health, included recommendations for the development of community gardens, programs and services for youth, and public facilities for unhoused residents.

YOUTH LISTENING SESSION SUMMARY

RESILIENCE/SUSTAINABILITY

Localized Food System: To address the lack of access to fresh fruits and vegetables youth expressed a strong desire for fostering food sovereignty and connecting local farmers with local consumers via community gardens or a marketplace/co-op where folks can grow, sell, and buy produce. Additionally, youth suggested that the site include a grocery store, or Asian, Pacific Islander, and Native Hawaiian markets to serve the culinary needs of residents.

Small business: Youth believe the site should support local business, and expressed an interest in a music store, an electronic store, or businesses that support learning (e.g., Code Ninjas).

CONNECTIVITY/AFFORDABLE HOUSING

Safe streets: Youth advocated for site connectivity that prioritizes pedestrian/bicyclist safety. Youth expressed the need for traffic calming solutions such as roundabouts.

Integrated housing: The youth believe housing on the site should be a blend of supportive and affordable housing because “when communities are integrated, there is stronger community.” Youth visioned support for unhoused residents largely through the provision of “tiny homes for the homeless,” or a “homeless center” to connect residents to shelter, jobs and counseling.

DEI/CIVIC AMENITIES/ENVIRONMENTAL JUSTICE

Multi-generational, multi-cultural community center: Youth vision the site including a community center with activities that bring different generations together. For example, elders supervising youth to “create a safe area,” youth supplying childcare to gain extra income or job experience, or parents providing mentoring and support for youth. The center should cultivate a youth safe and youth friendly culture through the provision of youth-informed - and led - programs that focus on: (a) practical life skills (e.g., money management, job certification, employment training programs); (b) health and wellness services such as (e.g., mental health and coping skills, social emotional learning), and (c) recreational activities. The youth also vision the community center supporting learning through workshops and classes.

Cultural Performing arts center: To build on the community’s assets, the youth support the inclusion of a space to “celebrate all cultures” through performing arts and events.

Sports facilities: District 8 youth need access to recreational facilities. To mitigate this need, the youth believe the site should include a “state of the art sports complex,” or

baseball and football fields, and basketball courts for community members and sports clubs/leagues.

HEALTH & WELLNESS/PUBLIC SAFETY

Mental health resources: The youth believe the site should include a clinic with access to mental health resources and services, and medical services to increase the health and safety of the community.

Support community building: When asked how the project can increase safety, the youth emphasized building community connections and discussed the opportunity for the site to host events and festivals that bring neighbors together.

RECOMMENDATIONS FOR THE PATH FORWARD

Share and distribute findings from this report

As next steps following this report and guidebook, EIC and AALN recommends that Councilmember Mai Vang's District 8 team share and distribute the findings from this report and guidebook widely and begin by sharing with the community members who participated in the listening sessions. Consider hosting a public webinar/information session (virtual or in-person) to celebrate the 102 Acres listening series, share and discuss findings. Invitees for this public webinar/information session should include targeted outreach and follow up invitations to community members and other stakeholders who participated in the listening session.

Community-led conversations as development progresses

EIC and AALN strongly recommend that the City of Sacramento adopt community-centered and community-led conversations as a guide for any future community development processes. As an evidenced based practice, tailoring activities (or targeting interventions), such as community facilitation toward collectively, shared outcomes has the highest potential for an inclusive experience among participants. Consider that in the work of Dr. John Powell, "targeted universalistic interventions undermine active or passive forces of structural exclusion and marginalization, and promote tangible experiences of belonging."² Through the lens and use of the Targeted Universalism framework in future community development projects, the City of Sacramento has the opportunity to develop a community engagement experience that creates and promotes bridging and belonging with its communities and constituents.

Shared feedback loop, outreach, and engagement with D8 residents

² John A. Powell, Stephen Menedian, Wendy Ake, "Targeted Universalism Policy & Practice," May 2019, <https://belonging.berkeley.edu/targeted-universalism>.

EIC and AALN recommends that accompanying this report, the District 8 team design and communicate the ways in which community members can continue to provide feedback on the 102 Acres project, pre-development, during development and post-development. In any development project, creating and implementing a clear feedback loop, outreach, and engagement with D8 residents will help to ensure active engagement throughout each phase of development. It will also be important to communicate *HOW* community feedback, particularly feedback gleaned from this report, will be utilized to make decisions about the project. Lastly, consider creating a 102 Acres community council, comprised of residents, to support the District 8 team in identifying priorities and make decisions about the project area.

Community-benefit consideration, prior to, during, and after the development of the 102 Acre project

A community-benefits agreement (CBA) is a best practice and EIC and AALN strongly recommend considering any next steps in the development process through a community-benefits lens. Consider creating a community benefits plan in partnership with community members. As development progresses the essence of the community-benefits approach is to create a plan that meets the community's needs.³ A community benefits agreement is a contract between the community (usually through a community-based organization) and a developer, which represents the best interests of the residents. The agreement spells out the benefits the community will receive in return for supporting the project in their neighborhood. CBAs may include benefits such as guaranteed local hiring or development of parks or other important community facilities. CBAs can help to promote equitable development and *ensure that existing residents benefit from the new investment into the neighborhood without threat of gentrification or displacement*⁴. This report has identified priority areas for the residents in District 8 and can be used to facilitate a community benefits agreement process with the project developer.

³ Alma Campos, Sarah Conway, and Phoebe Mogheri, "Seven steps to making your own Community Benefits Agreement in Chicago," February 22, 2022, <https://www.citybureau.org/newswire/2022/2/22/what-is-a-community-benefits-agreement>

⁴ Source: [LISC Community Benefits Toolkit](#)

APPENDIX A: RESIDENT VALUES

Values Statements	% of residents who selected the statement as a priority
Create built environments that enhance community health through public amenities (schools, parks, open space, complete streets, health care, & other services)	100%
Access to affordable healthy food	99%
Safe and inviting environments	99%
Develop healthy and safe communities	97%
Improved air quality	95%
Current and future residents benefit from the project's sustained economic competitiveness and prosperity	90%
Create healthy, safe, and affordable housing	88%
Prompt local economic development and entrepreneur opportunities	86%
Require local community participation and leadership in decision-making	84%
Respect local community	82%
Preserve and strengthen neighborhoods	82%
Practice meaningful community engagement	81%
Increase quality living wage jobs for people in the district	80%
People live and work in a community where they can choose to walk for pleasure and meet their everyday needs	79%
Preserve and expand affordable housing options	76%
Everyone enjoys clean air and water	75%
Prioritize an effective and affordable public transportation network	73%
Advance economic opportunity	70%
Ensure any development that results from investments in the built environment is accessible and welcoming to people	70%
Build cultural competence and responsiveness	66%
Achieve full accessibility	66%

The benefits and burdens of growth and change are distributed equally	66%
Promote broader mobility and connectivity	65%
Discourage displacement of viable small businesses that serve community needs	65%
Promote environmental justice and minimize global warming	64%
Foster economic prosperity	63%
Prevent displacement	63%
Develop policies and programs that allow anyone who wants to live in the community to do so	59%

APPENDIX B: ME AND MY NEIGHBORHOOD – MENTIMETER DATA

Small Business Session

What is the **one thing you wished you had** in your neighborhood?

WHAT FOLKS WANT	NUMBER OF PEOPLE
Parks	13
Bike trails / paths	5
Youth sports complex	5
Grocery store	3
Community center	2
Homeless shelter	2
Small Businesses (e.g., restaurants, cafes)	2
Community garden	1
Art	1
Immigration Resource Center	1

What are the **challenges** of living in your neighborhood?

CHALLENGES	NUMBER OF PEOPLE
Safety and Security	9
Sense of Community	5
Outdated Infrastructure (e.g., streets, sidewalks)	4
Wealth Disparities	4
Systemic Issues	3
Grocery Store	2
Homelessness	2
Lack of Green Space / Parks	2
Outreach	2
Bike Trails	1

Detroit Neighborhood Session

What is the **one thing you wished you had** in your neighborhood?

WHAT FOLKS WANT	NUMBER OF PEOPLE
Parks	19
Grocery stores / farmers market	12
Shared community spaces	9
Youth sports complex	9
Transportation	2
Wildlife areas / zoos	2
Cleanliness	2
Bike trails	1
Gym	1
BIPOC Businesses	1
Community garden	1
More homeowners	1
Fire station	1

What are the **challenges** of living in your neighborhood?

CHALLENGES	NUMBER OF PEOPLE
Safety (e.g., crime, gun shooting)	16
Road accessibility / traffic	14
Dumping	13
Homelessness	5
Outdated Infrastructures (e.g., streets, sidewalks)	4
Predatory Landlords/Banks	4
Affordable food	3
Air quality	2

Youth Session

What is the **one thing you wished you had** in your neighborhood?

WHAT FOLKS WANT	NUMBER OF PEOPLE
Sports complex	7
Parks	6
Grocery store	5
Youth spaces / activities	4
Independent café	1
Crab place	1
Homeless shelter	1
Bike paths	1
Art studio	1
Cell tower	1

What are the **challenges** of living in your neighborhood?

CHALLENGES	NUMBER OF PEOPLE
Safety (e.g., crime, gun shooting)	9
Unsafe drivers	4
Access to food	4
Affordable housing	3
Sports accessibility	2
Lack of green space	1
No cell tower	1
Obesity	1

Meadowview Neighborhood Session

What is the **one thing you wished you had** in your neighborhood?

WHAT FOLKS WANT	NUMBER OF PEOPLE
Diverse Restaurants	8
Bike / walking paths	6
Grocery store / farmers market	5
Shared community spaces	4
Outdoor spaces / activities	3
Financial institutions	3
Youth sports complex	2
Art gallery / performing arts	2
Gym	2
Laundromats	2
Movie theater	1
Quality stores	1
Single family homes	1
Luxury hotel	1
Training center	1
Police	1

What are the **challenges** of living in your neighborhood?

CHALLENGES	NUMBER OF PEOPLE
Safety (e.g., crime, gun shooting)	9
Lack of resources	4
Dumping	4
Food desert	3
Lack of youth services	2
No banks / credit unions	2
Transportation	2
Cars doing donuts	2
Home affordability	2
Walkable streets	1
Lighting	1

Older Adults Session

What is the **one thing you wished you had** in your neighborhood?

WHAT FOLKS WANT	NUMBER OF PEOPLE
Senior activities	4
Affordable housing	3
Community gardens	3
More park activities	3
Shared community spaces	2
Grocery store	2
Shelter for homeless	1
Education	1
COVID-19 to end	1
Banking and vendors	1
Neighborhood transportation	1

What are the **challenges** of living in your neighborhood?

CHALLENGES	NUMBER OF PEOPLE
Transportation	8
Dumping / littering	6
Homelessness	5
Air pollution	5
Access to business	4
Irresponsible real estate	3
Lack of public transportation	3
Food apartheid	1
Lights	1
COVID-19 restrictions	1

Unhoused Neighbors & Advocates Session

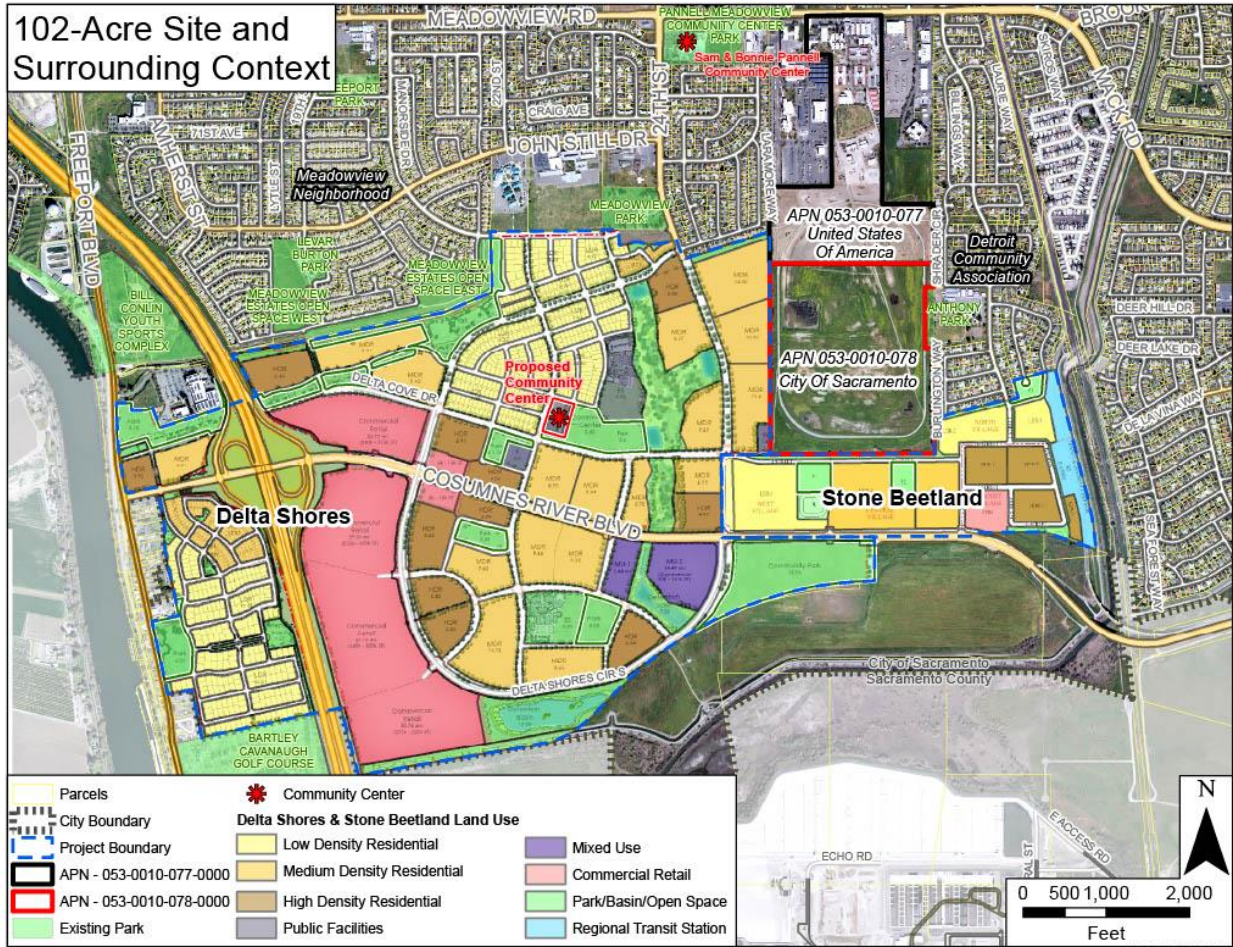
What is the **one thing you wished you had** in your neighborhood?

WHAT FOLKS WANT	NUMBER OF PEOPLE
Services for unhoused / homelessness	8
More low-income housing	4
Shared community spaces	4
Afterschool programs	3
Youth complex	2
Community center	2
Amenities for seniors	2
Local retail stores	1
Mom and pop businesses	1
Public transportation	1
Banks and Office	1
Miniature golf	1
Parks	1
Show how to progress	1
More freedom	1

What are the **challenges** of living in your neighborhood?

CHALLENGES	NUMBER OF PEOPLE
Affordable housing	9
Safety (e.g., crime, gun shooting)	8
Traffic	7
Lack of resources	5
Homelessness	3
Lack of retail	1
Lack of representation	1
Fireworks	1

APPENDIX C: 102-ACRES CONTEXT MAP



APPENDIX D: 102-ACRES-LAYOUT MAP

