



# Questionnaire #2: Land Use Alternatives

Summary of Results

*08/7/2024*



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# Summary of Questionnaire #2

## Introduction and Background

The City of Marina hosted their second online questionnaire (survey) to solicit input on the draft land use vision for key areas of the city that may change over time. The results of this questionnaire will be used to prepare the preferred land use alternative which will be confirmed with the community at workshop, and by decision makers at a Planning Commission and City Council meeting.

The survey was available in English, Spanish, and Korean on the project website—Marina2045.org—from June 4 to July 26, 2024. The survey had a total of 189 responses – all in English.

Below is an overview of the survey design, limitations, and outreach, followed by a summary of key findings by question. Detailed responses can be found in Attachment A.

## Survey Overview

### Survey Design

The survey was designed and conducted using SurveyMonkey, a large and reputable web-based survey platform. The survey settings were configured to only allow one survey to be completed from a single device (i.e., laptop, smartphone, tablet).

### Survey Type

The survey was conducted with a non-randomized sample—often called a convenience sample—of people who live, work, or spend time in Marina. The convenience sample method—as opposed to a random, “statistically valid” survey—was intentionally used for multiple reasons.

First, using a non-random sample for a survey is commonly used to understand the perspectives and preferences of a group of people (“population”), especially related to topics that are time-sensitive and/or not gathered through existing population surveys. Data from non-random samples can show the range of views and preferences within a population and be used as a reference point for decision making.

Second, the General Plan Team (Raimi + Associates and City staff) wanted to make sure that the entire population (and not just a sub-group of residents) had the opportunity to participate in providing comments on the vision, values, and priorities and concerns for the future of Marina. Using a statistically valid survey would leave out many residents who have expressed a desire to be engaged in the process. The General Plan Team wanted to make sure that all interested residents, business owners, and property owners could participate in the survey.

Finally, the questionnaire provides information that will help with the direction of the plan and inform decision-makers, but does not represent the final “vote” or final decision.

## Limitations

The primary limitation of data gathered through a non-randomized sample is that the findings cannot be assumed to reflect the opinions of the entire population. While the data from non-random samples is often considered “non-generalizable” the following factors indicate that the data from this land use alternatives questionnaire is reliable and provides an accurate “temperature” of current public opinion in the Marina community. Factors include a very large number of respondents to the survey thus increasing reliability. Additionally, the demographic information is very close to the citywide population. While some groups are underrepresented in the survey in terms of total percentage (namely Hispanic/Latino residents and youth), the overall number of respondents is very high.

Despite the confidence, random samples (like all data) also have limitations. The primary limitation of statistically valid surveys is that participants who opt-in may not reflect the general population because certain types of people are more likely to not respond. Considering this, the overall high sample size mitigates the limitations presented by the non-random sample survey.

## Survey Outreach

The General Plan Team utilized multiple outreach methods to raise awareness around questionnaire #2. These methods and events are listed below.

- Four email blasts were sent to the General Plan database with over 1,400 email addresses.
- Announced at one in-person GPAC meeting.
- Announced/marketed at one in-person pop-up workshop.
- Direct emails sent to the General Plan Advisory Committee, City Council and Planning Commissioners requesting distribution of the survey with their networks.
- Additional outreach was conducted with
  - ACOM, Asian Community of Marina
  - El Centro (a CSUMB Hispanic/Latino student group), who distributed our survey campus-wide to reach a wide CSUMB audience
  - St. Jude Catholic Church

## Findings

The section below provides an overview of the responses to all 22 questions presented in the survey. Of the 22, 11 questions asked respondents for their preference related to components of the land use alternatives for each area of change, 5 questions asked for open-ended comments, and the remaining 6 questions asked for respondents’ demographics through multiple-choice response.

## Demographics

Five of the survey questions related to demographics, asking respondents for their age category, race, if you live and/or work in Marina, tenure in city, and lastly, whether you own or rent your housing unit. Below are key findings from the demographic multiple-choice questions.

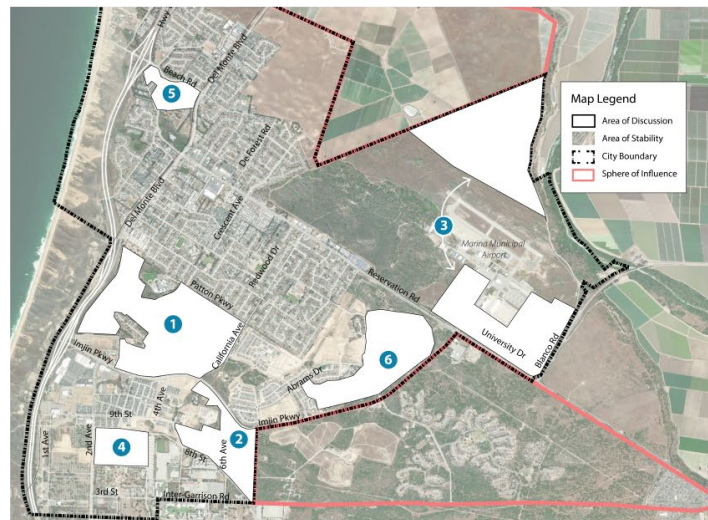
- There were 172 respondents that reported their background for the English survey. Of those 172 respondents, 69% identified as White/Caucasian, 14% identified as two or more races, 8% identified as Hispanic/Latino, 5% identified as Asian/Asian American, 2% identified as Black/African American, 2% identified as another race not listed, 1% identified as Native American/Alaska Native, and 0.6% identified as Native Hawaiian or Pacific Islander. This differs slightly from the City's overall demographic breakdown, as is typical in most communities (certain groups tend to prefer in-person rather than online engagement).
- Responses lean towards more tenured residents, though representation for newer residents is also strong. Approximately 30% of respondents have lived in Marina 5 or less years, while 48% have lived in Marina for more than 10 years. The remaining respondents have resided in Marina for 5-10 years (approximately 22%).
- The vast majority of respondents own their home (approximately 85%) while the remaining 15% rent.
- Responses lean towards middle-aged and senior residents, with low response rate for residents under 35 years old. About 6% of respondents were between ages 18-34, and 21% were 35-44. Almost 42% were between 45 and 64, and the remaining 31% were aged 65 and older.

## Overview of the Areas of Discussion

The land use alternatives, and this summary, are focused on six (6) Areas of Discussion. These Area of Discussion are:

### Where are the alternatives?

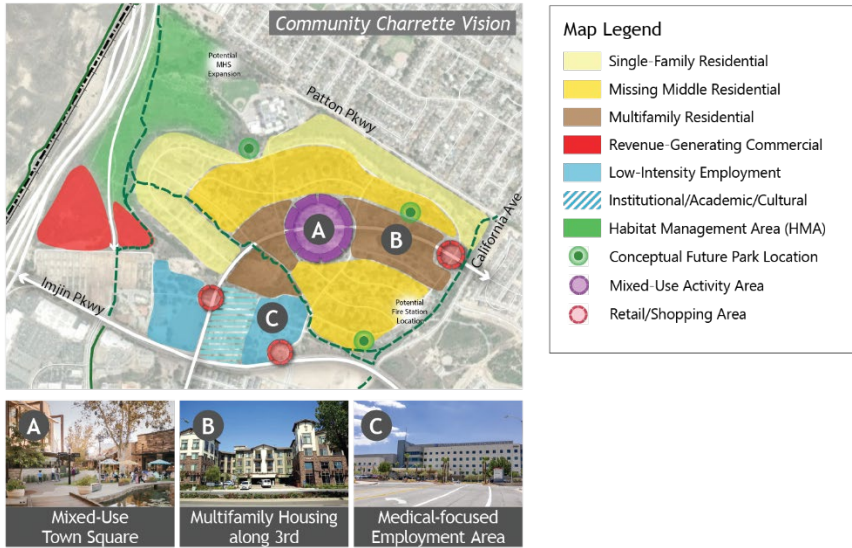
- 1 Cypress Knolls & 3rd Avenue
- 2 8th Street Area
- 3 Airport/UCMBEST
- 4 CSUMB Parking
- 5 Beach Road Gateway
- 6 Abrams/Preston Park



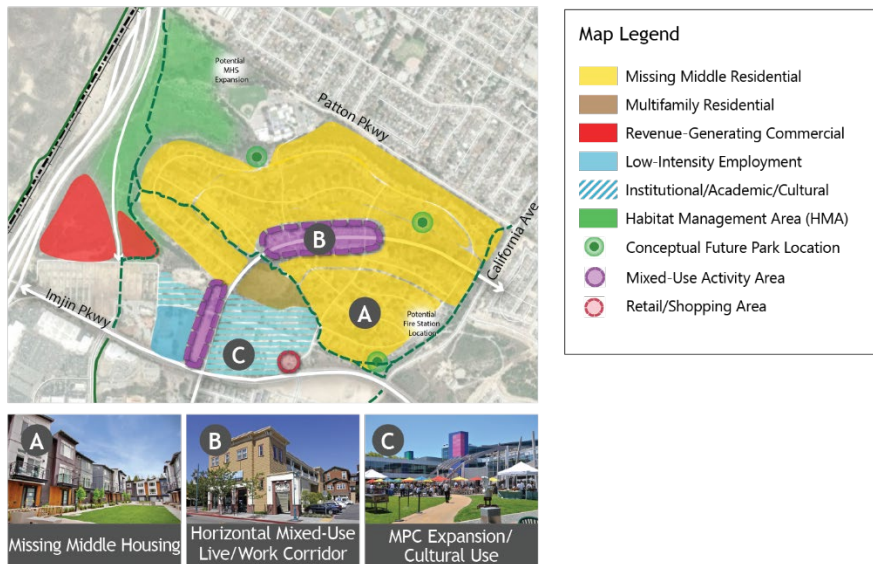
# Area 1: Cypress Knolls and 3<sup>rd</sup> Avenue

The Cypress Knolls and 3<sup>rd</sup> Avenue Area includes the former Fort Ord lands, known as Cypress Knolls, roughly bounded by Imjin Parkway, Patton Parkway, California Avenue, and Highway 1. Below are diagrams of each of the alternatives for this area, followed by survey questions about this Area of Discussion.

## Alternative #1: Mixed-Use Center and Medical



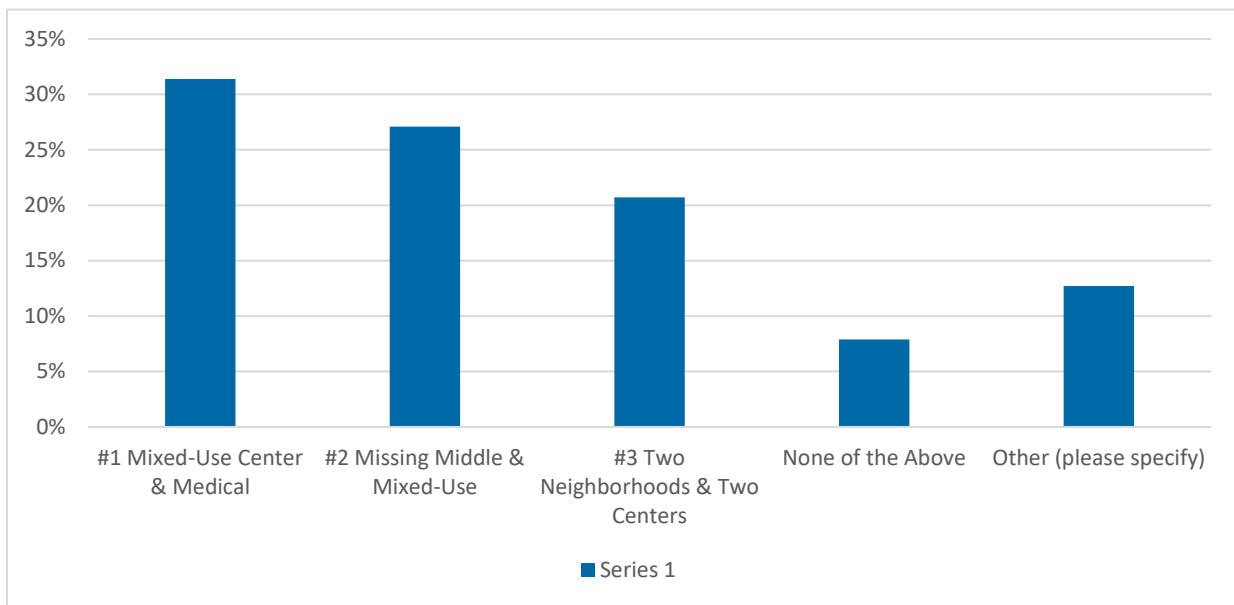
## Alternative #2: Missing Middle Housing and Mixed-Use Corridor



### Alternative #3: Two Neighborhoods and Two Centers



### Question #1: Of the Three options, which do you prefer?



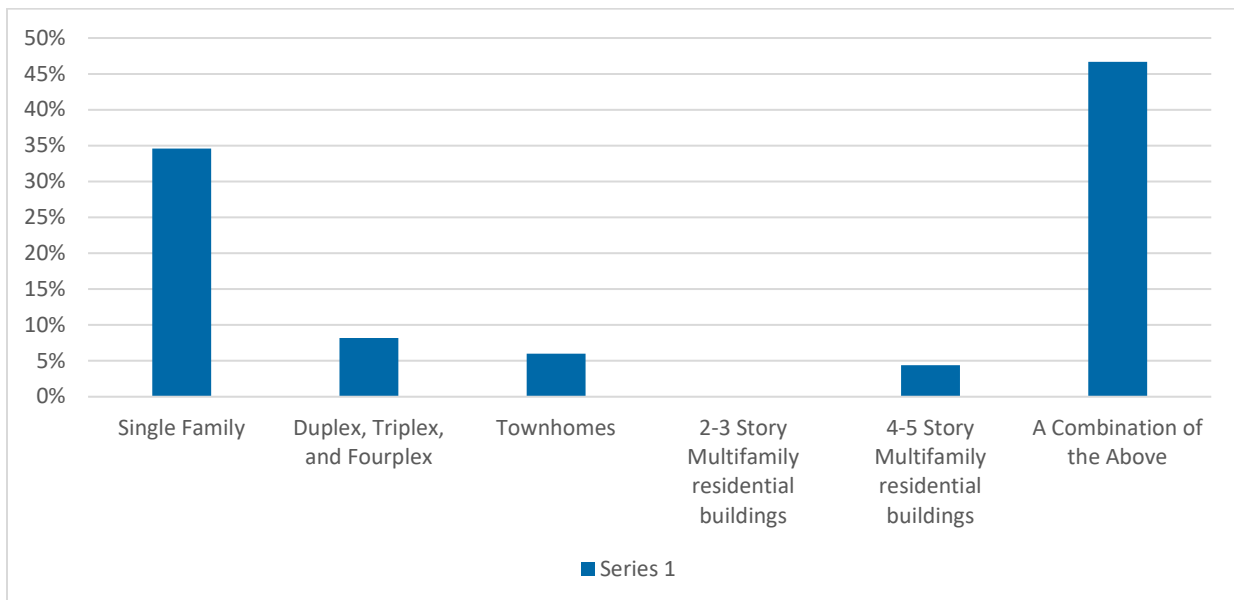
**Slight preference for Option 1, Mixed-Use and Medical.** Twenty-Four respondents who selected, “other” and specified their ideas through open-ended responses, themes of which are summarized below:

- Housing:** Several respondents mentioned the need for affordable, veteran, student, or elderly housing within this area. Some responses included a desire for more apartments, while others preferred single family homes in this area.
- Commercial and Mixed-Use:** Respondents mentioned a desire for more mixed-use, commercial, mixed use, or medical uses,



- **Educational:** Several responses recommended an MPC expansion area within Cypress Knolls.
- **Open Space and Public:** Some responses included a desire for more open space, equestrian areas, and trails within this area. Some response referenced a public square or town center at the heart of the development.
- **Low Density:** Some respondents referenced a desire for lower scale development including larger lots, maximum two to three stories tall, or no new development at all.
- **Unifying:** Some respondents referenced this area as an opportunity to unify old and new Marina.

## Question #2: What should be the predominant type of housing in Cypress Knolls?



**Clear preference for “a combination of all housing types,” with single-family coming in second. Almost no votes for multifamily housing on its own.**

## Additional Comments

Fifty-Six respondents provided additional, open-ended comments. Major themes are summarized below.

- **Housing:** Many respondents expressed a desire for affordable housing options including multifamily housing, townhomes, and apartments, while others referenced the need for middle-class affordable housing, and others requested housing for aging in place.
- **Infrastructure and Traffic:** Some respondents cited a concern over growing traffic worsening with new development. Some respondents requested street connectivity with new development connecting to existing roads. Finally, some respondents cited concerns of future maintenance costs associated with new roads.



- **Public and Open Space:** Some respondents expressed a desire for new pedestrian walkways, sidewalks, bike lanes and trails. Others noted this area as ideal for a future Civic Center and town square.
- **Commercial:** Some respondents expressed a desire for more commercial in this area, specifically restaurants, home childcare centers, and pedestrian friendly shopping centers.
- **Medical Focus:** Some respondents expressed a desire for more medical uses in this area, specifically medically focused employment opportunities, medical center for the aging population, and greater variety of medical services offered in Marina.
- **Low Density:** Some respondents expressed a desire for slowed growth, less development, single and primarily family homes in this area.

## Area 2: 8<sup>th</sup> Street Area

This area includes most of the lands south of Imjin Parkway, east of California Drive, up to the city limits (and just west of the landfill). Below are diagrams of each of the alternatives for this area, followed by survey questions about this Area of Discussion.

### Alternative #1: New Mixed-Use Neighborhood



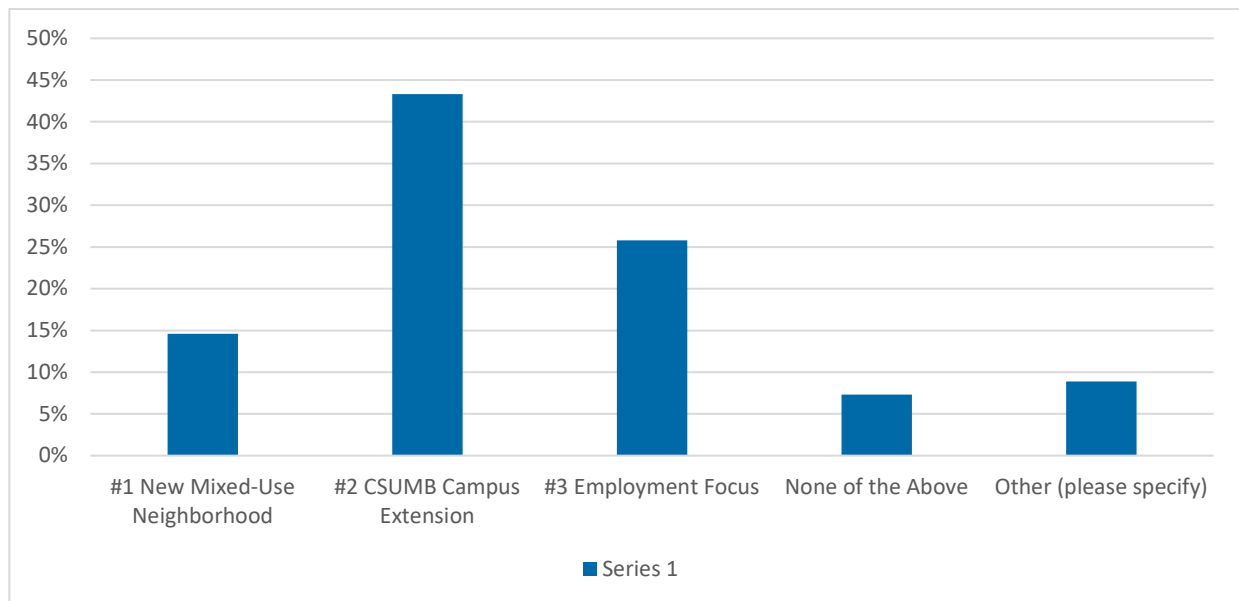
## Alternative #2 Campus Extension



## Alternative #3 Employment Focus



## Question #4: Of the three options above, which do you prefer?



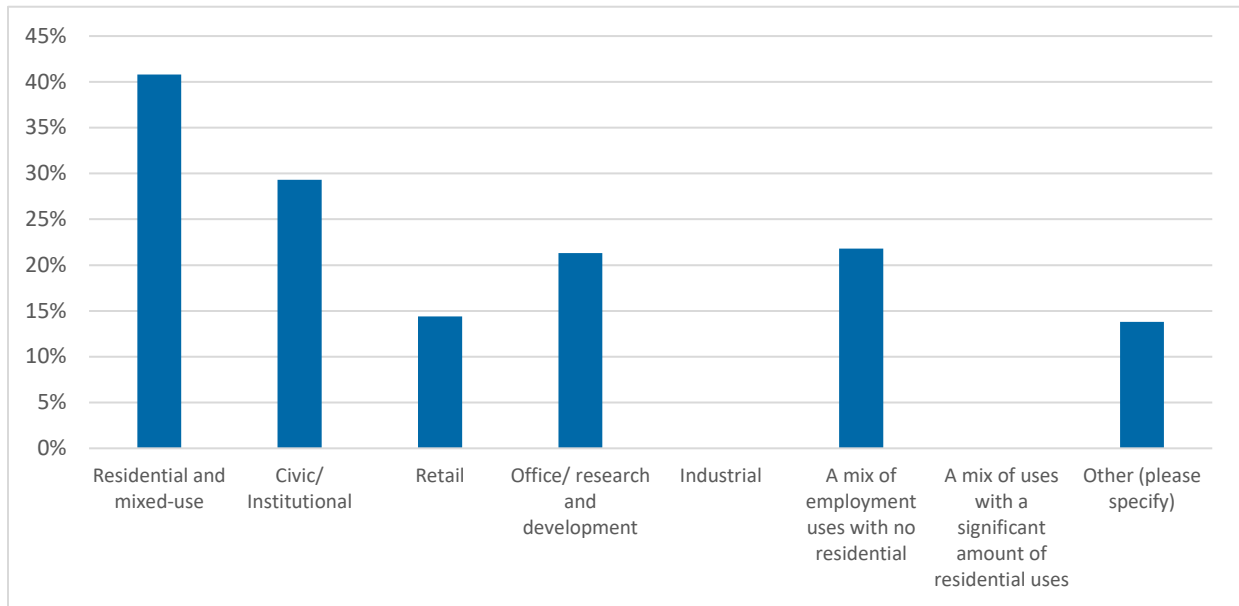
### **Clear preference for Option 2, Campus Extension, least preferred was a new mixed-use neighborhood.**

Sixteen Respondents who selected, "other" and specified their ideas through open-ended responses, themes of which are summarized below:

- **Housing:** Several respondents mentioned the need for affordable, veteran, student, or senior housing within this area. Some responses included a desire for more apartments and missing middle housing, while others preferred single family homes in this area.
- **Public Uses:** Some respondents cited a need for new police and fire facilities in this area. Others noted a desire for after-school programs, such as a boys and girls club.
- **Commercial and Entertainment:** Several respondents noted a desire for a museum, performing arts center, or other recreation and entertainment offerings in this area. A few responses mentioned the need for retail, specifically, high-end retail.
- **Parks and Open Space:** Some responses referenced the desire for public parks, equestrian uses, or enhanced habitat management areas (HMA).

## Question #5: What should be the primary uses in the area?

Twenty-Four Respondents who selected, “other” and specified their ideas through open-ended responses, themes of which are summarized below:



**Residential was the most selected, followed by civic, and R&D/employment uses.**

- **University Supportive Uses:** Some respondents expressed a desire for campus housing for students and staff, employment, and research and development uses that tie into the university.
- **Employment and Mixed-Use:** Some respondents noted the need for more jobs, specifically a mix of employment with multifamily residential and supportive retail.
- **Public Spaces:** Several respondents requested integration of open space and public parks, specifically walking trails and expanded habitat management area.
- **Commercial:** Some respondents expressed a desire for high-end stores, restaurants, and specialty grocers.
- **Recreation:** Some respondents requested indoor sports facilities and other recreation uses in this area.

## Question #6: Additional Comments

Twenty-seven respondents provided additional, open-ended comments. Major themes are summarized below.

- **Employment:** Several respondents noted the need for good-paying jobs in this area, and supportive uses, like childcare facilities.
- **Housing:** Some respondents noted the need for affordable housing and senior housing this in area. Some mentioned a desire for mixed-use in this area.
- **Infrastructure and Utilities:** Some respondents noted the need for pedestrian and bicycle infrastructure. While others noted concern over water availability to support new development.
- **Commercial and Entertainment:** Some respondents expressed a need for revenue-generating commercial uses, while others expressed a desire for large events spaces, a museum, or large center similar to the Steinbeck Center in Salinas.
- **Open Space:** Some respondents referred to the need for trails, outdoor recreation, equestrian trails, and natural corridors for wildlife in this area.

## Area 3: UC MBEST Expanded and Airport

This area includes properties adjacent to the Marina Municipal Airport. The Area of Discussion is located to the south of the airport along Reservation Road. Below are diagrams of each of the alternatives for this area, followed by survey questions about this Area of Discussion.

### Alternative #1: Aviation Support





## Alternative #2: Visitor and Aviation Manufacturing

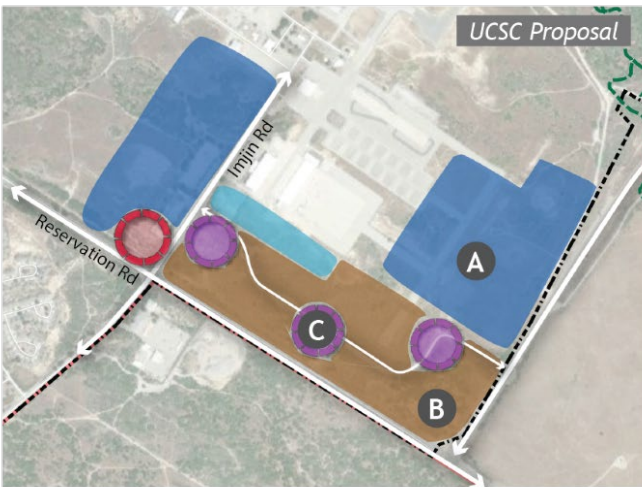


### Map Legend

- High-Intensity Employment
- Hotels/Lodges/Visitor-Serving
- Retail/Shopping Area

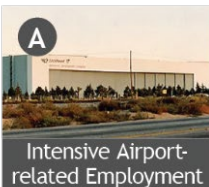


## Alternative #3: Student Housing and Mixed Use

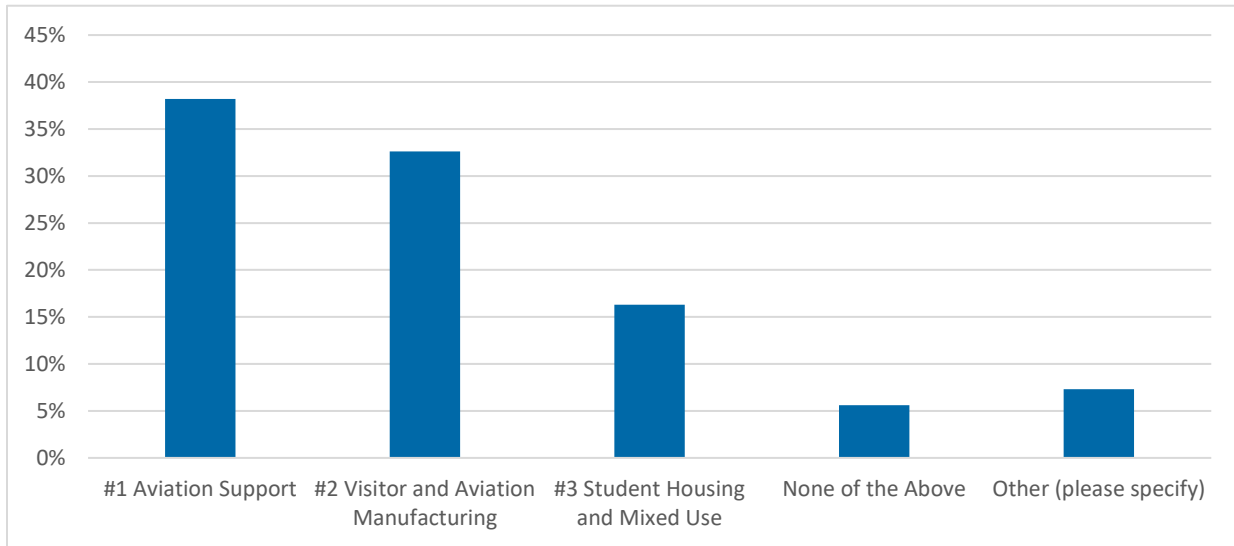


### Map Legend

- High-Intensity Employment
- Low-Intensity Employment
- Multifamily Residential
- Retail/Shopping Area
- Mixed-Use Activity Area



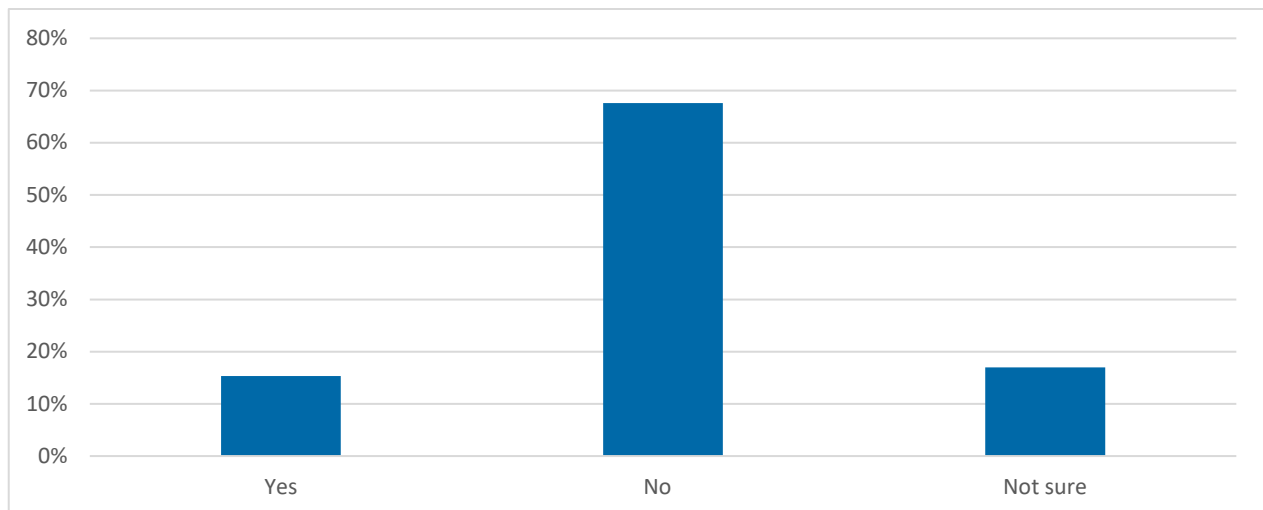
### Question #7: Of the three options above, which do you prefer?



**Slight preference for Option 1, Aviation Support. Mixed-use (Option 3) was least supported.** Thirteen respondents who selected, “other” and specified their ideas through open-ended responses, themes of which are summarized below:

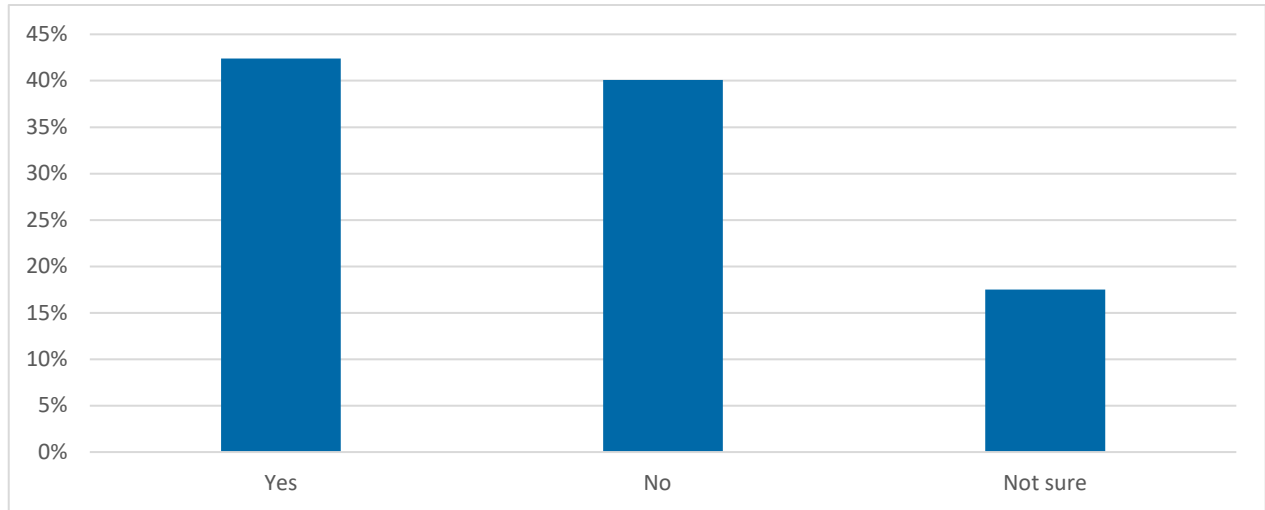
- **Aviation Uses:** Some residents expressed an interest in expanding airport-related uses, such as hangars in this area.
- **Combination of Options:** Some respondents were interested in a combination of options, such as combination of 1 and 3.
- **No Hotels:** Some respondents were interested in option 1, though did not want hotels or lodging in this area.
- **More Employment:** Some respondents were interested in creating employment opportunities in this area, specifically low intensity.

### Question #8: Do you think there should be residential use in this area?





## Question #9: Do you think there should be visitor-serving uses, such as hotels and motels in this area?



**Responses are evenly split down the middle.**

## Question #10: Additional Comments

Forty respondents provided additional, open-ended comments. Major themes are summarized below.

- **Employment:** Respondents cited a need for skilled employment with aviation focus in this area.
- **Housing:** Some respondents were supportive of and encouraging of new residential, while others do not want to see housing in this area.
- **Aviation Uses:** Some respondents suggested new expanded aviation uses at the airport to support new businesses and private aviation in this area.
- **Hotels/Motels:** Many respondents were not supportive of new hotels/motels in this area, while some were supportive of hotels/motels in this area.
- **Commercial and Recreation:** Some respondents expressed a desire to see an indoor sports facility, or convenience commercial – like a gas station or convenience store – in this location.
- **Parks, open space:** Some respondents suggested this area be used for more public parks and open space.

## Area 4: CSUMB Parking Lots

This area is a large, vacant parking lot at the intersection of 8<sup>th</sup> Street and 2<sup>nd</sup> Avenue. The area is owned by CSUMB by the City will identify its preferred vision of the site in the General Plan Update. Below are diagrams of each of the alternatives for this area, followed by survey questions about this Area of Discussion.

## Alternative #1 Campus Neighborhood

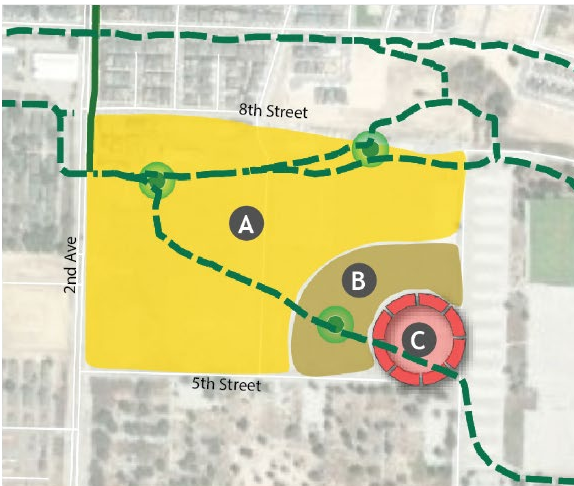


### Map Legend

- Missing Middle Residential
- Institutional/Academic/Cultural
- Conceptual Future Park Location
- Retail/Shopping Area

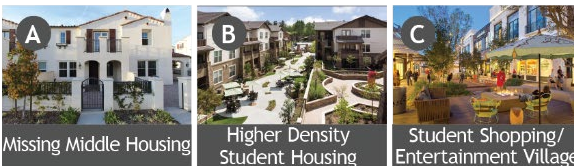


## Alternative #2 Student Village

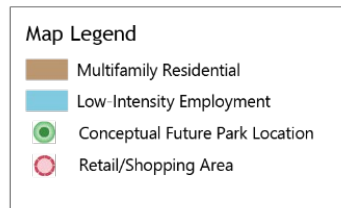


### Map Legend

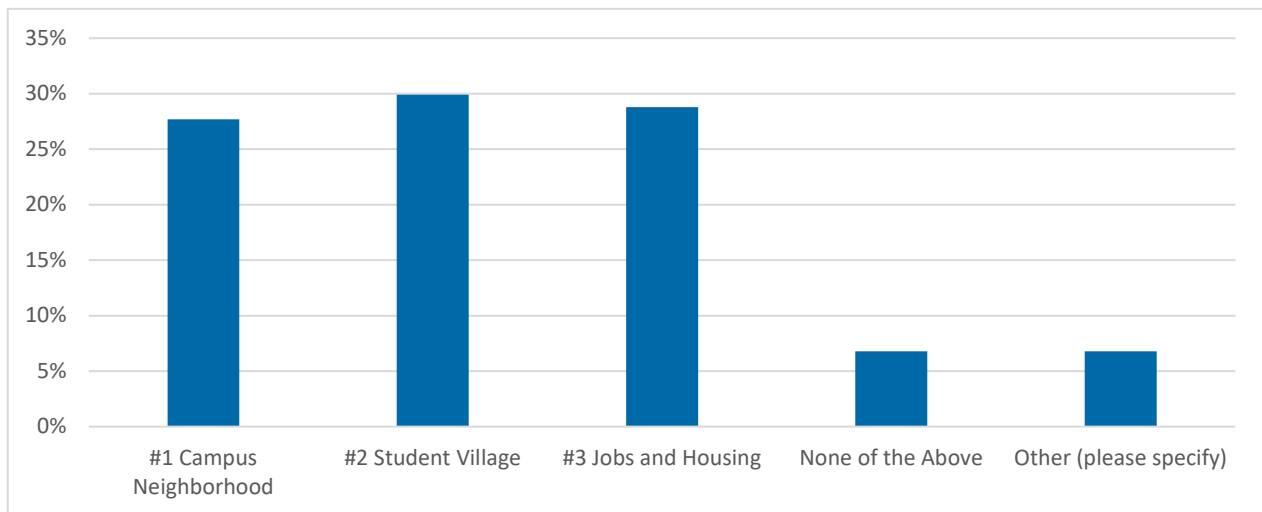
- Missing Middle Residential
- Multifamily Residential
- Conceptual Future Park Location
- Retail/Shopping Area



### Alternative #3 Jobs and Housing



### Question #11: Of the three options above, which do you prefer?



**No clear preference: responses are evenly split across the three options.**

Twelve respondents selected, “other” and specified their ideas through open-ended responses, themes of which are summarized below:

- **Employment:** Some respondents expressed a desire for good paying jobs in this area.
- **Housing:** Some respondents expressed a desire for new housing, including faculty and student housing, while others did not want to see housing in this area.

- **Commercial:** Some respondents expressed a desire for mixed-use with shopping, high end retail, and night life.
- **Combination of Alternatives:** Some respondents were supportive of combinations of the alternatives, including 1 and 2, while others wanted to see modifications of 2 including low density employment.
- **Low Density or no growth:** Some respondents did not want to see any new development, while others wanted limitations on building heights.

## Question #12: Additional Comments

Thirty respondents provided additional, open-ended comments. Major themes are summarized below.

- **Infrastructure and Utilities:** Some respondents expressed concern over water supply availability and traffic and parking impacts related to new development.
- **Housing:** Some respondents expressed a desire for new affordable housing, senior, student or faculty housing, along with interest in an RV camping site at this location. While other respondents were not supportive of new residential in this area.
- **CSUMB Support:** Some respondents expressed an interest in physical connections to and supportive uses for the university campus.
- **Influence:** Some respondents question if the City has any influence over the University's property.

## Area 5: Beach Road Gateway

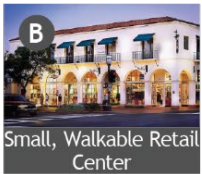
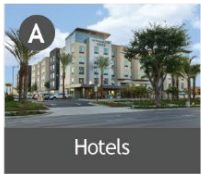
The area includes properties at the intersection of Del Monte and Beach Road. Below are diagrams of each of the alternatives for this area, followed by survey questions about this Area of Discussion.

## Alternative #1 Retail Gateway

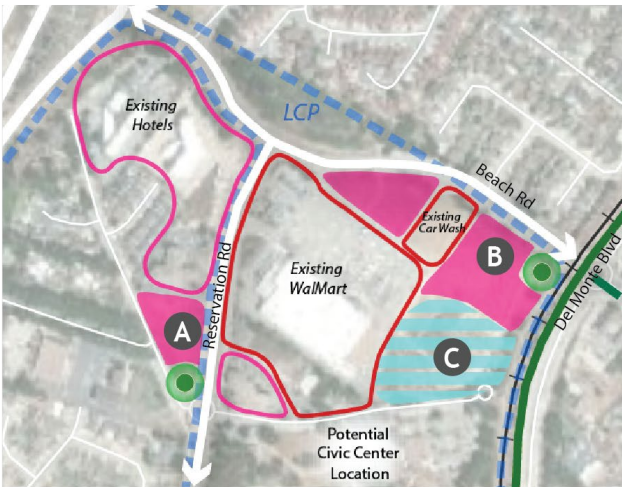


### Map Legend

- Hotels/Lodging/Visitor-Serving
- Revenue-Generating Commercial
- Conceptual Future Park Location
- Retail/Shopping Area
- Local Coastal Program Boundary

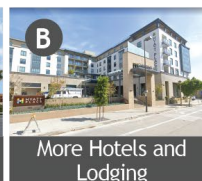
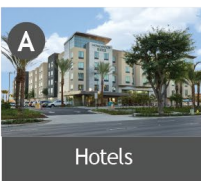


## Alternative #2 Visitor-Serving Gateway



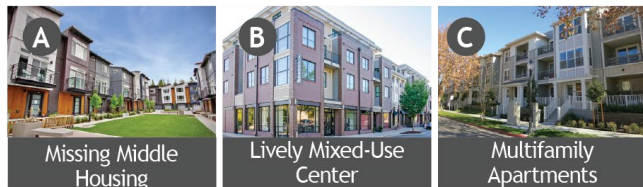
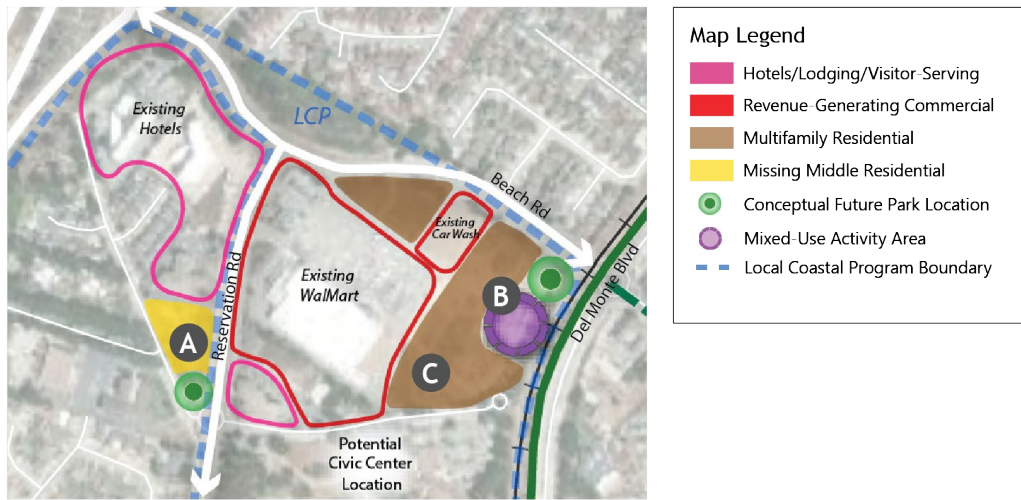
### Map Legend

- Hotels/Lodging/Visitor-Serving
- Revenue-Generating Commercial
- Institutional/Academic/Cultural
- Conceptual Future Park Location
- Retail/Shopping Area
- Local Coastal Program Boundary

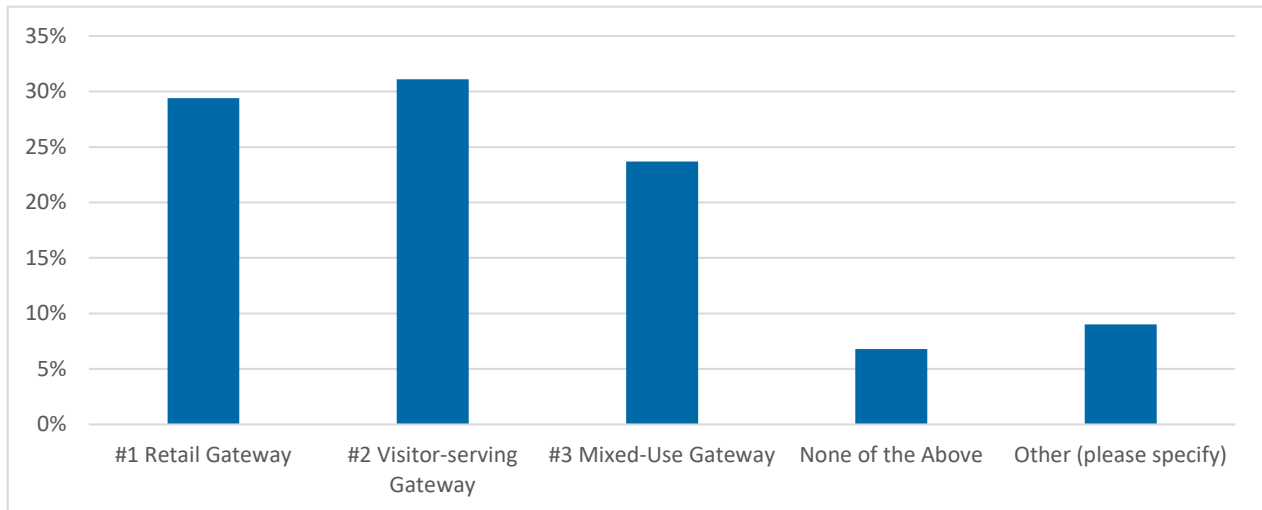




### Alternative #3 Mixed-Use Gateway



### Question #13: Of the three options above, which do you prefer?



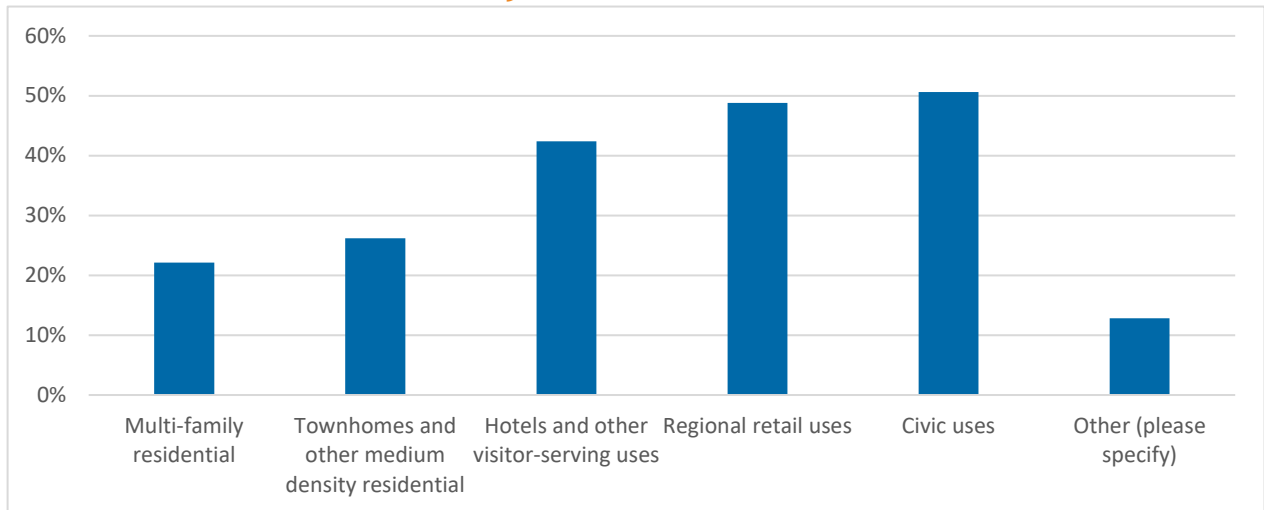
#### **Slight preference for Option 1 and 2 (both without mixed-use), but generally responses are split.**

Sixteen respondents selected, “other” and specified their ideas through open-ended responses, themes of which are summarized below:

- Housing or Mixed-Use:** Some respondents were supportive of new housing or mixed-use, including retail shopping in this area. While other respondents did not want to see new housing in this area.

- **Commercial:** Some respondents were supportive of new small-scale dining, hotels, and retail. While others were not supportive of any new hotels or motels.
- **No changes:** Some respondents did not want to see any changes to this area.
- **Combination:** Some respondents were supportive of a combination of alternatives, including mix of 2 and 3, and mix of 1 and 2.

### Question #14: What uses do you think should be allowed in this area?



**Civic or city government uses, followed by regional retail, followed by hotel uses.** Twenty-two respondents selected, “other” and specified their ideas through open-ended responses, themes of which are summarized below:

- **Mixed-Use:** Some respondents were supportive of new mixed-use with small-scale retail in a walkable setting.
- **Parks and Open Space:** Some respondents expressed a desire for more public park and open space, including a dog park in this area.
- **No Changes:** Some respondents were not supportive of changes to this area.
- **Commercial:** Some respondents were supportive of a combination of hotels and commercial. While others did not want new hotels.
- **Visiting Serving:** Some respondents were interested in providing a visitor center, event space, community fitness center, or cultural experience in this area.
- **Housing:** Some respondents expressed an interest in new housing, including senior care homes.

### Question #15: Additional Comments

Thirty respondents provided additional, open-ended comments. Major themes are summarized below.

- **Downtown Civic Center:** Some respondents expressed a desire to make this the City’s new downtown and Civic Center, building off the existing Library and Lock-Paddon Park.



- **Entertainment:** Some respondents were supportive of new entertainment uses in this area, specifically an amphitheater.
- **Commercial:** Some respondents were supportive of new “mom and pop” local retail in this area, while others were not supportive of new big box retail and new hotels in this area.
- **Housing:** Some respondents were supportive of new affordable housing and apartments in this area, while others were not supportive of new housing in this area.

## Area 6: Preston/Abrams Park

This area includes the existing neighborhoods known as Preston Park and Abrams Park. These are located on either side of Abrams Drive and north of Imjin Parkway. There are opportunities for infill development in these relatively low-density neighborhoods. The following four options provide different strategies for how the neighborhoods may evolve over time.



**#1 Redevelop most of area with new, modern townhouses and attached housing.**  
Place a dot here if this is your preferred alternative.



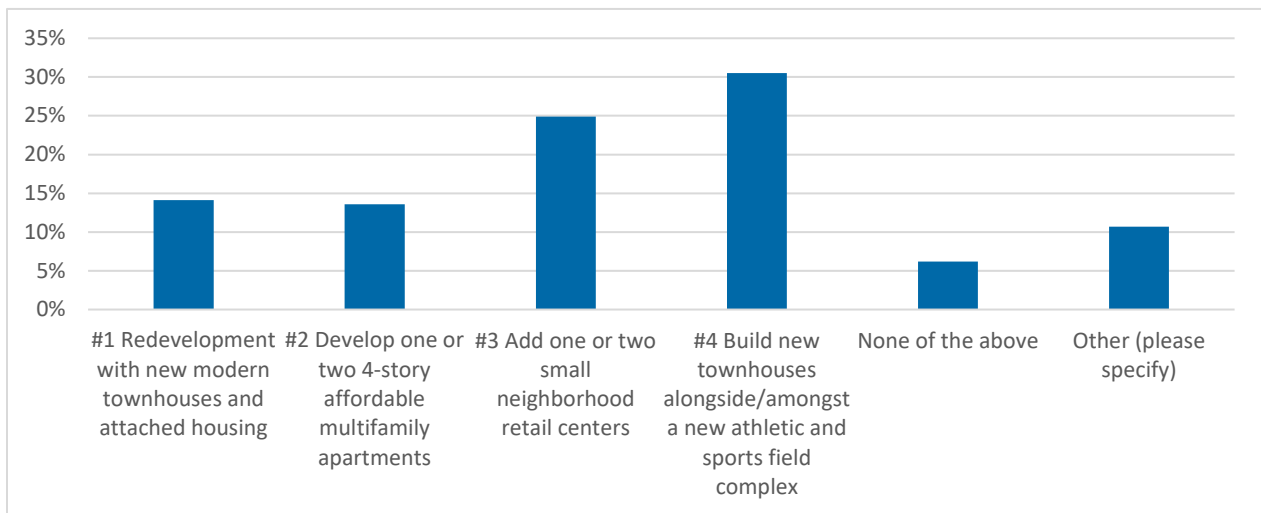
**#3 Add one or two small neighborhood retail centers.** Place a dot here if this is your preference.



**#2 Develop one or two 4-story affordable multifamily apartments in the neighborhood.**  
Place a dot here if this is your preferred alternative.



**#4 Build new townhouses alongside/amongst a new athletic and sports field complex.**  
Place a dot here if this is your preference.



### Question #16: Of the four options, which do you prefer?

**Strongest support for new townhouses, an expanded sports complex, and an additional neighborhood retail node.** Nineteen respondents selected, “other” and specified their ideas through open-ended responses, themes of which are summarized below:

- **Combination:** Several respondents referenced combining at least of the two options provided, including option 1 and 3, 2 and 4, and 3 and 4.

- **Housing:** Several respondents referenced a need for missing-middle housing, multifamily housing, affordable single-family housing, and other housing options like senior housing or tiny homes.
- **Walkable:** Some respondents cited the need for walkable development, encouraging new development to include daily goods and services in close proximity to residential.

## Question #17: Additional Comments

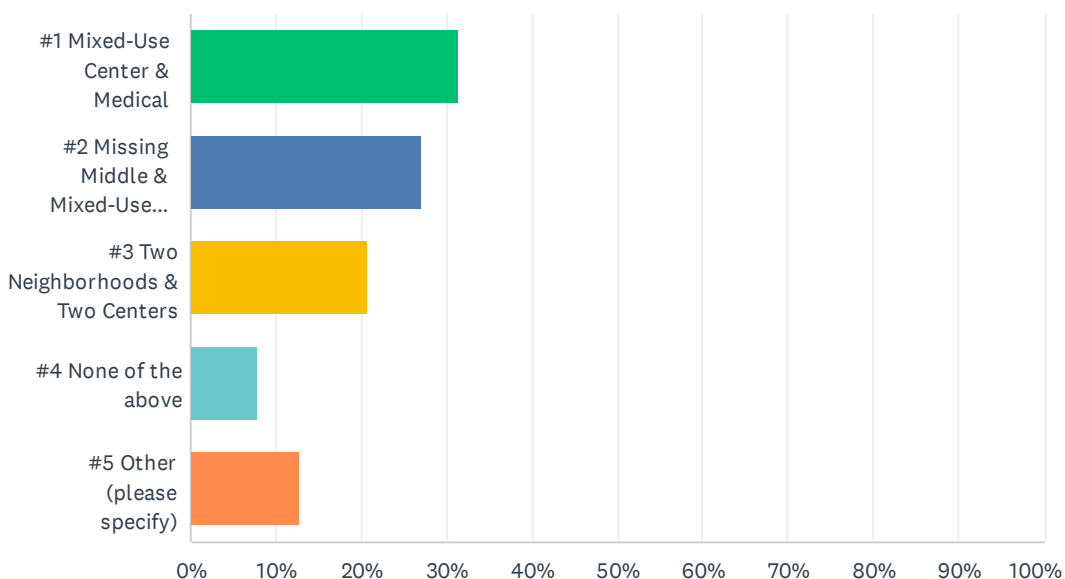
Twenty-Six respondents provided additional, open-ended comments. Major themes are summarized below.

- **Maintain Existing:** Some respondents expressed a desire to maintain the existing neighborhood with infill to match. While others wanted to see no changes to the existing neighborhoods.
- **New Housing or Mixed-Use:** Some respondents were supportive of new affordable housing or mixed-use in a walkable setting.
- **Athletic Complex:** Some respondents liked the option to provide an athletic complex, though no new housing.
- **Address Impacts:** Some respondents expressed concern over future traffic impacts and expressed a desire to better maintain the existing Preston/Abrams Park as it is today.
- **Combination of Options:** Some respondents expressed interest in combining options, specifically 3 and 4.

# **Attachment A: Raw Survey Results**

## Q1 Of the three options above, which do you prefer?

Answered: 188 Skipped: 1



ANSWER CHOICES	RESPONSES
#1 Mixed-Use Center & Medical	31.38% 59
#2 Missing Middle & Mixed-Use Corridor	27.13% 51
#3 Two Neighborhoods & Two Centers	20.74% 39
#4 None of the above	7.98% 15
#5 Other (please specify)	12.77% 24
<b>TOTAL</b>	<b>188</b>

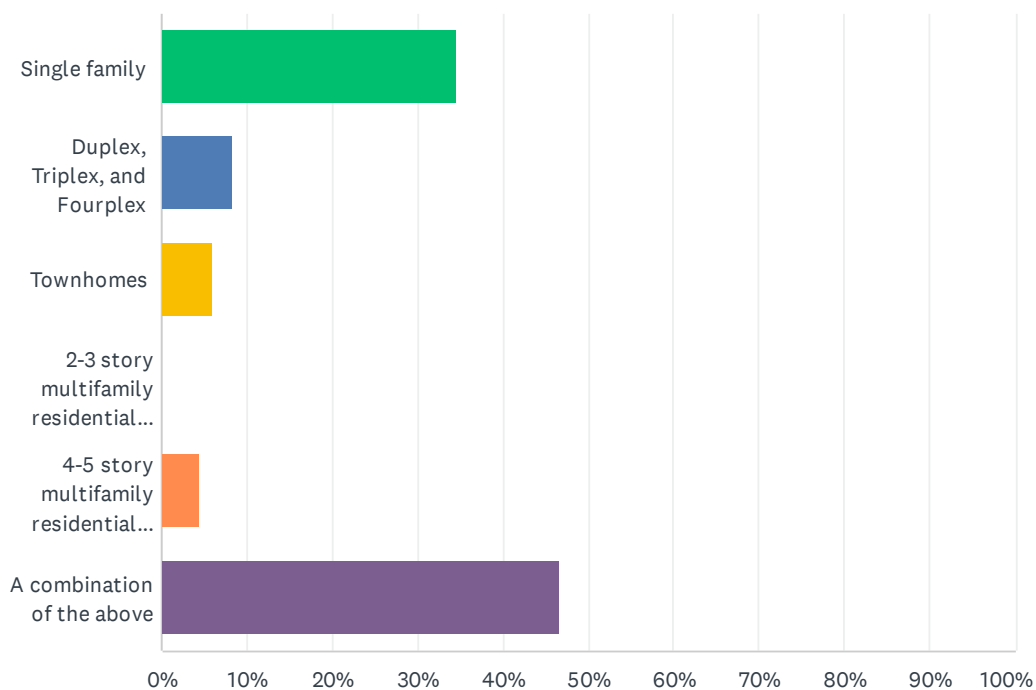
#	#5 OTHER (PLEASE SPECIFY)	DATE
1	Do not expand medical or colleges, fill in on their current foot print, put more apartments and shopping with underground parking	7/25/2024 11:20 AM
2	The retail nodes on ends of 3rd, the institutional and medical as option #1, but with less single family at southern part of 3rd (instead more missing middle housing & mixed use)	7/24/2024 6:11 PM
3	Hospital for now and future generations	7/12/2024 9:24 PM
4	what does missing middle mean?	6/30/2024 4:32 AM
5	Slow growth	6/29/2024 1:54 PM
6	Option 3 along with including within the red "revenue-generating commercial" mixed use commercial + residential high-rise buildings up to 10 stories'.	6/28/2024 10:54 AM
7	Veteran Home	6/28/2024 9:56 AM
8	Elder Housing	6/28/2024 8:14 AM
9	A solution that focuses on unifying "old" and "new" Marina	6/20/2024 12:15 PM

## Land Use Alternatives Questionnaire Marina General Plan Update

10	Affordable housing for CSUMB, MPC, and Hartnell students and graduates in the area.	6/19/2024 6:31 PM
11	Housing for middle class families that can't afford \$1 million dollar homes.	6/18/2024 1:48 PM
12	Open recreation park for people to walk, ride, pets, horses, keeping a place to near all the news homes for animal and nature walks.	6/17/2024 10:04 AM
13	More single family homes with yards, not like new housing now being built Nothing over two stories, some of us like looking like a small town not a big city.	6/14/2024 5:32 PM
14	too much too fast	6/11/2024 11:56 AM
15	Keep this area open for walking trails. Allow horses to ride in it. With all the housing around we need oak forest walk walk ways.	6/7/2024 11:02 AM
16	Medical, mixed use and MPC expansion	6/4/2024 10:03 PM
17	#3 but swap single-family and multi-family areas. Single family should be near the other single-family are, Sea Haven.	6/4/2024 6:26 PM
18	No 4-5 story buildings -	6/4/2024 4:20 PM
19	I like #2 but with some single family homes and with more retail like #1 or #3 and a bit more "low intensity employment"	6/4/2024 4:08 PM
20	A cobination of 3 and 1, with some added road connections.	6/4/2024 12:58 PM
21	Higher density corridors with public squares, employment centers, and commercial with decreasing density as you move away is the ideal neighborhood structure.	6/4/2024 11:28 AM
22	Wholly single family lots .5 to 1 acre single story and a single center	6/4/2024 11:04 AM
23	#1 but with a clear safe walking path from the High School to the Town Square. If medical doesn't work, consider MPC expansion for that space.	6/4/2024 10:36 AM
24	Recommend larger HMA, only single-family residential, and medical campus.	6/4/2024 10:32 AM

## Q2 What should be the predominant type of housing in Cypress Knolls?

Answered: 182 Skipped: 7



ANSWER CHOICES	RESPONSES	
Single family	34.62%	63
Duplex, Triplex, and Fourplex	8.24%	15
Townhomes	6.04%	11
2-3 story multifamily residential buildings	0.00%	0
4-5 story multifamily residential buildings	4.40%	8
A combination of the above	46.70%	85
<b>TOTAL</b>		<b>182</b>

## Q3 Additional Comments

Answered: 56 Skipped: 133

#	RESPONSES	DATE
1	The existing road systems would not support the increase in traffic circulation of higher density residences such as multiplex, townhomes, multistory residences	7/26/2024 5:31 PM
2	Include apartment/multifamily housing	7/25/2024 11:25 PM
3	Please ensure that there are opportunities for in home child care options and child care centers	7/25/2024 10:27 AM
4	Ultimately whatever makes sense for both the City of Marina and a developer and helps get the blight removed and the development done. Also, off street pedestrian/bike routes through this area are important to me.	7/25/2024 8:41 AM
5	Don't make it a typical independent suburb, where the streets are all curvy. Try to connect that community with the rest of Marina.	7/25/2024 7:19 AM
6	Reduction of habitat management area in favor of more revenue generating/visitor serving commercial.	7/24/2024 6:11 PM
7	How are you going to maintain the roads when you can't maintain what you already have?	7/24/2024 6:04 PM
8	No more housing in Marina until it is affordable housing	7/24/2024 3:46 PM
9	I don't think any of the plans have enough green space or walking areas.	7/24/2024 3:36 PM
10	Affordable housing	7/24/2024 3:00 PM
11	For more affordable housing	7/12/2024 9:24 PM
12	WE do NOT need TOO many people	7/1/2024 3:26 PM
13	higher density is going to cause transportation nightmares!	6/30/2024 4:32 AM
14	Slow growth	6/29/2024 1:54 PM
15	Affordable housing for medium income families. Medium income based on Monterey County numbers.	6/28/2024 9:38 AM
16	All that multi-family, affordable housing sounds great. However, the reality is that once they get it they destroy it and then blame everyone else but themselves.	6/28/2024 9:20 AM
17	Single story homes so elders don't need to walk up steps.	6/28/2024 8:14 AM
18	Build as much housing as possible for people who work in middle class jobs.	6/28/2024 8:05 AM
19	Will there be walking and biking trails in the green space? There needs to be more public green space, such as green walking corridors, integrated in the housing areas (we chose option #1). Also, we live in the Dunes and very few of our neighbors are actually resident in the housing - most of these are second homes. Will there be some guidelines on owner occupation of these homes? Right now our neighborhood is mostly unoccupied and unaffordable for the region's average income.	6/21/2024 5:26 PM
20	No more apartments, this town has too many apartments	6/20/2024 7:39 AM
21	We need more housing for college age students that is low income and not bound by HOA. As the school expands and accommodates for more incoming students each year, older undergrad and graduates have no where to live in the area that's cheap in order to continue their study or continue living in the area, hindering the growth of a vibrant college town.	6/19/2024 6:31 PM
22	Displacing locals with houses that we can't afford will never help Marina	6/19/2024 12:52 PM
23	Fewer multi unit buildings are preferred	6/18/2024 5:39 PM
24	Build pedestrian friendly shopping centers. Re-develop the Dunes to make more like Del Monte	6/18/2024 3:07 PM



## Land Use Alternatives Questionnaire Marina General Plan Update

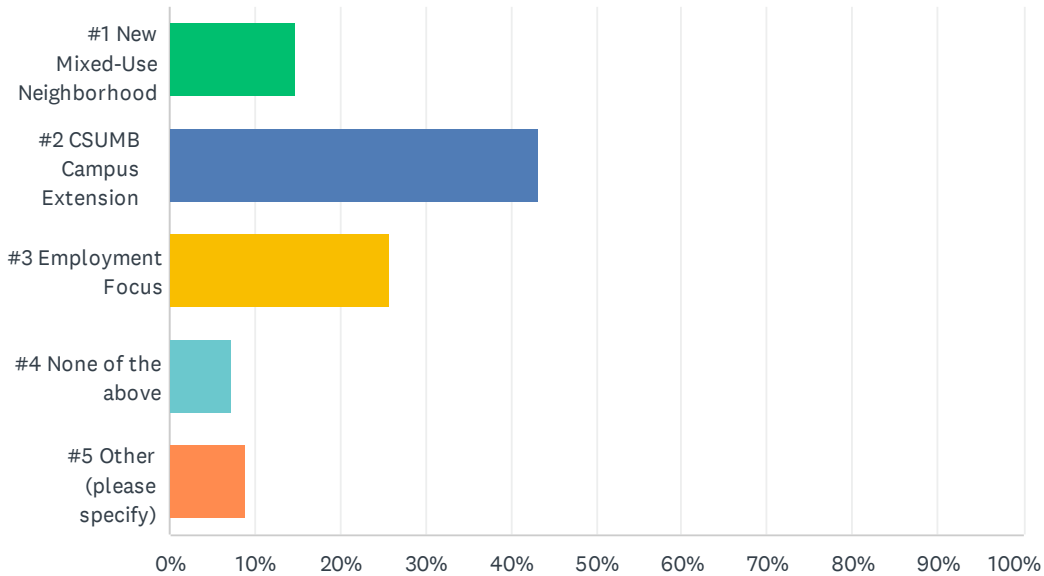
	Shopping Center or The Barnyard. We need high end retail, more upscale dining and nightlife.	
25	I don't want to rent anymore because the there is no rent cap here in Marina. I want to afford a home. I am caught in the middle of a tax bracket where I don't qualify for low income housing and I don't qualify for a \$1 million dollar-\$800,000 house.	6/18/2024 1:48 PM
26	It doesn't matter what kind of housing we build if none of it is affordable. Even the oldest apartment complexes in the worst parts of Marina are ridiculously priced.	6/18/2024 1:29 PM
27	Stop building these cheap, cookie cutter homes with cheap material and selling them for over a million dollars.	6/18/2024 12:59 PM
28	If you have to build a senior housing area in Cyrless KNolls, keep the trees around the buildings to act as a a nature walkway/bikes lanes.	6/17/2024 10:04 AM
29	Age in place full spectrum retirement community included.	6/17/2024 8:32 AM
30	We need more affordable housing whether for purchase or rental.	6/15/2024 7:06 PM
31	Medically focused employment area is definitely preferred over MPC expansion.	6/15/2024 2:12 PM
32	The County is adding all these new commercial and residential developments, especially in Marina and nobody has done anything to expand the infrastructure! The commute traffic is a nightmare! The last change to hi-way 1 in our area was the bi pass going over Marina in lieu of thru Marina! Our roads cannot handle anymore cars! If the state wants to force new housing make them expand our roads! What happen to the idea of building a elderly community at Cypress Knolls?	6/15/2024 8:10 AM
33	Again with yards, not housing all stacked on top of each other. Definitely no 4-5 story multi residential housing. Parks and dog parks.	6/14/2024 5:32 PM
34	Middle class housing is a must! Also, having fire in that area for quick response.	6/14/2024 10:23 AM
35	Given the obligation of Prevailing Wage, the concept of Mixed Use or non-type 5 construction is not affordable. Consequently, any land use that requires that type of use will not likely get built.	6/14/2024 9:08 AM
36	Build high density multi-family homes. Include smaller units for elderly people and single people who don't need a huge house.	6/12/2024 8:26 PM
37	where does the water come from> too much too fast.	6/11/2024 11:56 AM
38	We have SO MUCH expensive single family residential housing already going in all around Marina. We need more affordable options. This might also be a good area for daycare/preschool, as it is very hard to find care for young children in Marina.	6/8/2024 12:51 PM
39	Will there be restaurants in the town square? Restaurants in any of these plans?	6/5/2024 11:34 PM
40	Townhomes, multi family with above or below ground parking. Hide dem cars!	6/5/2024 9:03 PM
41	To be honest, I can't vote for any of these until I know that they will be houses that local Marina residents can afford. Unfortunately I've seen many similar projects turn into luxury housing, displacing longtime residents or being sold to people who have no intention of actually being Marina residents. So, what is the plan to avoid that situation?	6/5/2024 8:57 PM
42	No 4-5 story residential! Not in character with Marina area	6/4/2024 10:03 PM
43	Single family and townhomes - NOT 4-5 story buildings	6/4/2024 4:20 PM
44	NO MORE HOUSES!!	6/4/2024 3:59 PM
45	Why not plan for the inclusion of city hall/offices and courts in the area?	6/4/2024 3:53 PM
46	I love the idea of a town square, especially if it is not feasible to convert the "downtown" Reservation Road area into a more pedestrian friendly center in the near future.	6/4/2024 2:50 PM
47	In regard to question #2, I selected "A combination of the above," but I would have preferred to select that WITHOUT a single family home option. We need to focus on a variety of housing options that increase density.	6/4/2024 2:38 PM
48	How will the city address the increasing traffic with what is already existing and planned. Traffic in the area has increasingly worsened.	6/4/2024 1:00 PM

## Land Use Alternatives Questionnaire Marina General Plan Update

49	Maintain the natural ground levels as much as possible since the location is in a bowl-like zone and is, therefore, better protected from the prevailing wind.	6/4/2024 12:58 PM
50	A medical center is so needed with the aging population	6/4/2024 12:41 PM
51	It looks like it is included but would like to make sure there is off street connectivity (walkway/bikeway) through this for bikes/pedestrians	6/4/2024 12:30 PM
52	I love alternative #1 for it's mixed use Town Square, attention to Missing Middle and Medical Employment consolidating the many different existing medical offices along Imjin and Reservation. I would also like to see an expansion of MPC campus to keep our junior college students in the county and a Performing Arts Center to increase Marina's Destination Entertainment value.	6/4/2024 11:18 AM
53	Marina has already developed a foundation of medical services, and I think Cypress Knolls is a good place to expand on that industry, offer good paying healthcare jobs, and provide housing for our seniors to age in place.	6/4/2024 11:04 AM
54	Real assets such as single family homes on small to medium lots to please the high demand in the area for single family housing.	6/4/2024 11:04 AM
55	Mixed use tall buildings to build a sense of community (e.g., Brooklyn NY look and feel). Focus heavily on making the town square an amazing community space, and easy to walk to from the various neighborhoods. Consider Senior+College combination housing where college students can learn from and support older adults. Honestly, getting a town square right in Cypress Knolls is my biggest priority for all of this planning. It's CRITICAL for making our town feel like home.	6/4/2024 10:36 AM
56	True affordable housing, structurally sound	6/4/2024 10:14 AM

## Q4 Of the three options above, which do you prefer?

Answered: 178 Skipped: 11



ANSWER CHOICES	RESPONSES
#1 New Mixed-Use Neighborhood	14.61% 26
#2 CSUMB Campus Extension	43.26% 77
#3 Employment Focus	25.84% 46
#4 None of the above	7.30% 13
#5 Other (please specify)	8.99% 16
<b>TOTAL</b>	<b>178</b>

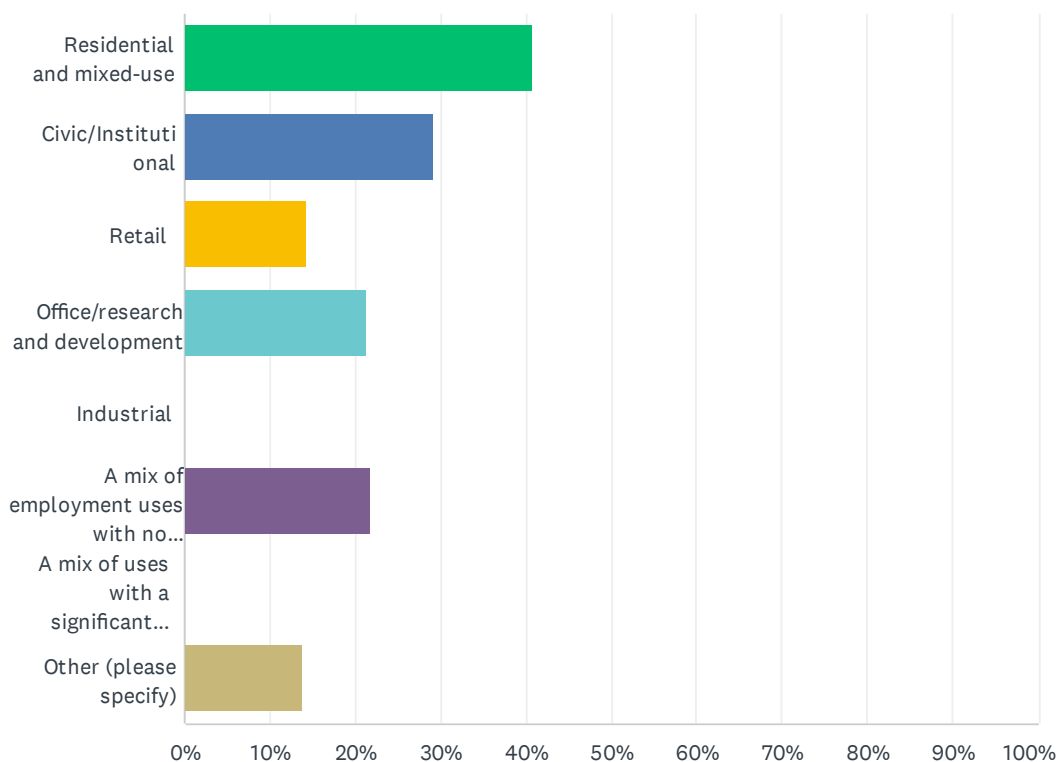
#	#5 OTHER (PLEASE SPECIFY)	DATE
1	Do not expand hospital, college footprint with its wasteful parking. Make them build underground parking and add campus and residential above.	7/25/2024 11:21 AM
2	We need more employment in Marina	7/12/2024 9:27 PM
3	missing middle housing	6/29/2024 9:22 AM
4	Build as much housing as possible so people can afford to live here.	6/28/2024 8:07 AM
5	Modify #2 so that "B" and red space adjacent to Imjin Rd and 8th is Multifamily Student Housing, then all other area east of Imjin Rd and North of 8th is open space walking trails and parkland	6/21/2024 5:41 PM
6	Museum Center, new police & fire departments, no college expansion-colleges in area just sub-par compared to a lot better colleges	6/20/2024 7:49 AM
7	Boys and girls club or an area dedicated to after school programs	6/18/2024 5:46 PM
8	More high end retail mixed use buildings similar to Santana Row in San Jose. A museum with history of Camp Ord/Fort Ord. A large event venue!	6/18/2024 3:19 PM

## Land Use Alternatives Questionnaire Marina General Plan Update

9	too much too fast	6/11/2024 11:57 AM
10	Mixed use and campus extension. And for the love of all things green, please plant Monterey cypress as a street tree that has a chance of surviving in this area.	6/5/2024 9:08 PM
11	Recreational around equestrian center	6/4/2024 4:51 PM
12	I like #3 the best, BUT with some "missing middle residential" and with some "mixed use activity area(s)".	6/4/2024 4:30 PM
13	Modify #1 and instead of the park along Imjin, put a performance center whete the cement plant is.	6/4/2024 1:03 PM
14	#2 is closest to ideal. Please please focus on enhancing the space around CSUMB for students and employees. The idea of retail is good too, but place it where it's walkable to student housing. Sea Haven folks will drive regardless, but students would walk if it was close-by. I love the idea of a community center in this area, which would connect the community with the campus more than it is now.	6/4/2024 12:51 PM
15	Single story single family homes on small to medium sized lots with a large park	6/4/2024 11:07 AM
16	Modify #3. Remove residential and expand HMA.	6/4/2024 10:35 AM

## Q5 What should be the primary uses in the area?

Answered: 174 Skipped: 15



ANSWER CHOICES	RESPONSES	
Residential and mixed-use	40.80%	71
Civic/Institutional	29.31%	51
Retail	14.37%	25
Office/research and development	21.26%	37
Industrial	0.00%	0
A mix of employment uses with no residential	21.84%	38
A mix of uses with a significant amount of residential uses	0.00%	0
Other (please specify)	13.79%	24
Total Respondents: 174		

#	OTHER (PLEASE SPECIFY)	DATE
1	Revenue generating should be limited to the area next to the Promontory student housing, with housing located in the zone marked as C. The ham radio facility, at the intersection of Imjin and California, should remain as is - since it is the only such facility on the West Coast and has historic significance.	7/26/2024 7:17 AM
2	Employment and research uses that can tie into the adjacent university and some housing	7/25/2024 8:47 AM

## Land Use Alternatives Questionnaire Marina General Plan Update

(preferably workforce/student focused)

3	Nothing until you can maintain what you already have	7/24/2024 6:05 PM
4	Campus	7/24/2024 3:48 PM
5	Promote more jobs	7/12/2024 9:27 PM
6	Mix of employment uses with multi-family residential	6/28/2024 11:01 AM
7	Residential and open space walking trails	6/21/2024 5:41 PM
8	CSUMB students require the space to build up a stronger community with a sense of school spirit and pride.	6/19/2024 6:35 PM
9	Parks and outdoor areas	6/18/2024 5:46 PM
10	We need high end stores and a location that promotes/encourages/draws that. No more strip malls and cookie cutter shopping areas like we already have. We need destination type venues/attractions.	6/18/2024 3:19 PM
11	CSUMB needs more staff housing/dorms as well as updated buildings	6/18/2024 1:51 PM
12	We need a large indoor sports facility that can accommodate several sports teams for tournaments like basketball and volleyball! And actual houses with front and backyards. We don't need to be like other cities.	6/18/2024 1:03 PM
13	Alternative renewable energy projects and light industrial economic drivers if possible	6/17/2024 8:35 AM
14	Park land	6/14/2024 10:30 PM
15	CSUMB Campus Extension with a mix of employment, open spaces	6/14/2024 5:49 PM
16	Recreational used to compliment the existing uses.	6/14/2024 9:12 AM
17	too much too fast	6/11/2024 11:57 AM
18	open space	6/8/2024 12:51 PM
19	Recreational	6/4/2024 4:51 PM
20	Office/R & D and a mix of employment uses WITH some missing middle residential and some mixed use activity and some retail/income generating commercial.	6/4/2024 4:30 PM
21	Student/employee housing is needed, and walkable retail from campus. Pretty trails would be great.	6/4/2024 12:51 PM
22	Open space / Habitat Management Area	6/4/2024 11:31 AM
23	More park/recreational/nature area	6/4/2024 11:26 AM
24	Eateries, farmers market, trader Joes	6/4/2024 10:17 AM

## Q6 Additional Comments

Answered: 27 Skipped: 162

#	RESPONSES	DATE
1	More work and families definitely means there needs to be more child care	7/25/2024 10:31 AM
2	A development plan that helps tie the adjacent university into Marina and improves non motorized off street pedestrian and biking routes is important to me.	7/25/2024 8:47 AM
3	No more housing in Marina until its affordable	7/24/2024 3:48 PM
4	We need well paying jobs	7/24/2024 3:01 PM
5	Revenue generating commercial might be better located nearer the Marina airport. Since this area is near CSUMB it would be better to have the focus be a museum or other cultural center as well as parks or open space.	7/14/2024 5:45 PM
6	I work in Monterey because there no work opportunities here. We need more work.	7/12/2024 9:27 PM
7	Limit the number of new residents, the aquifer may soon be EMPTY. We don't have water and we don't have another LA or Bay Area here	7/1/2024 3:31 PM
8	The growth need to be done with caution.	6/29/2024 1:56 PM
9	This is a place that has great oak woodland forest that acts as a buffer between CSUMB and Imjin Parkway and other residential areas. The open space walking trails would be a wonderful place for running and health promoting recreation (not just parkland for kids's play structures)	6/21/2024 5:41 PM
10	College students don't have money/income, don't cater to them. One of CSUMB's major study...Hospitality, not worth sinking money in that area. Most students are local who attend this college, no more added housing. How about something for the adults that have liberal income, want to spend in Marina, but can't/dont.	6/20/2024 7:49 AM
11	N/a	6/18/2024 5:46 PM
12	How about an amusement park or LARGE EVENT space/venue?	6/18/2024 3:19 PM
13	We need to create high paying jobs, enough housing!	6/15/2024 8:16 AM
14	Stop all new building till the infrastructure in the older parts of Marina is taken care of. We need to slow growth, there is way too much traffic now.	6/14/2024 5:49 PM
15	We need senior housing	6/12/2024 11:19 AM
16	Consider keeping more open space here- trails, outdoor recreation, parks. But if it's developed, seems like a better place for employment than housing.	6/8/2024 12:51 PM
17	Would like to see preservation of natural corridors for wildlife and trails for people, horses, etc.	6/6/2024 11:47 AM
18	We need a center or museum for Marina on Fort Ord-much like Steinbeck center in Salinas- that grounds us to the history which is Fort Ord. If we don't remember our roots it will be forgotten.	6/5/2024 8:19 AM
19	We've added many homes in the area compared to our neighboring towns. I would love to see more diversity in what Marina can offer, not just homes.	6/4/2024 4:40 PM
20	We can not sustain the continuation of building 4 story multi-family housing. Our infrastructure can not accommodate that population increase.	6/4/2024 4:23 PM
21	Already a major middle income residential occupies thi area	6/4/2024 4:00 PM
22	Love this idea!	6/4/2024 3:48 PM
23	Please prioritize mixed-use designs here, making a sense of community and walkable housing/retail options.	6/4/2024 12:51 PM

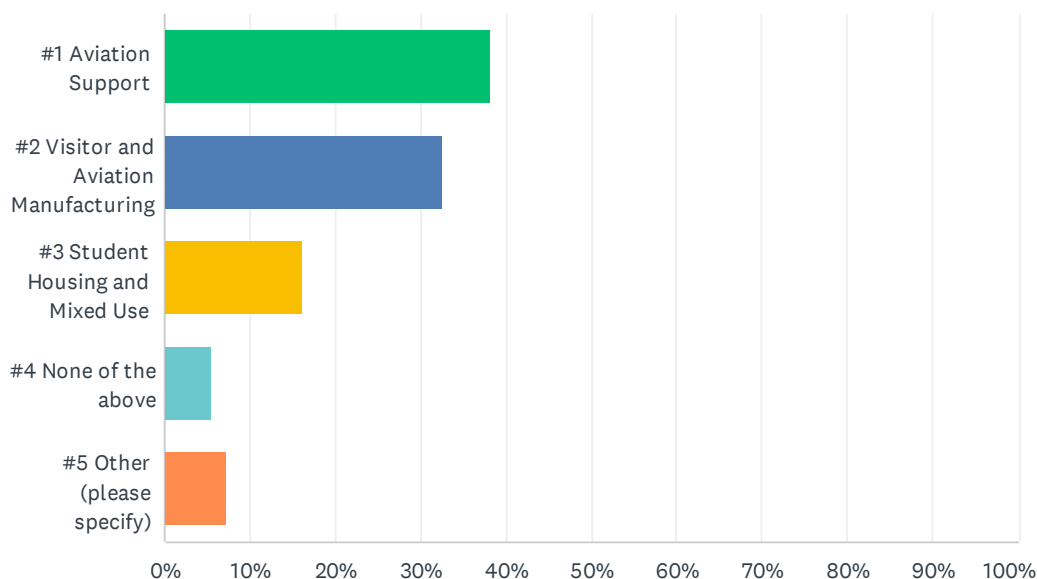
## Land Use Alternatives Questionnaire Marina General Plan Update

24	I would propose some natural surface trails in the habitat management area.	6/4/2024 12:44 PM
25	As a resident of the neighborhood off 3rd Ave and 8th Street this development area has the greatest impact on our Quality of Life issues. Having lived across 8th Street from CSUMB for 4 years, we are aware of the shortfalls of current programs. As a retired RN and parent of a newly graduated RN, we were disappointed by the absence of a traditional 4 year BSN program. Our Cabrillo grad was unable to transfer her AA in Performing Arts due to the focus of the BA program at CSUMB on dancing and concert arts. Expenditures on Campus expansion, along with inclusion of destination foci of Museum and Multicultural centers would give the college room to grow their offerings and attract families to the campus area. Added retail is also needed in the area to serve new developments. Preserving green space along Imjin Pkwy allows expansion of the walkability of the area.	6/4/2024 11:43 AM
26	The key difference between these options seems to lie in the extent to which “revenue-generating commercial” uses (red areas) are envisioned. Marina already has a significant amount of this (e.g., del Monte/Res road corridors, Walmart), where the focus should be on upgrading/making it more user/pedestrian friendly. The dramatic expansion of new housing already under construction (e.g., Sea Haven) should provide a property tax windfall for Marina, without more malls and shopping. We don’t need to compete with Sand City. We need to ensure that the new housing/neighborhoods under construction have parks, bike trails (links to FORTRAG, CSUMB, Fort Ord National Monument), while also ensuring that the housing that is constructed is mixed use/affordable.	6/4/2024 11:26 AM
27	Low density single family homes with small to medium sized lots and other mixed-use buildings surrounding the residential area	6/4/2024 11:07 AM



## Q7 Of the three options above, which do you prefer?

Answered: 178 Skipped: 11



ANSWER CHOICES	RESPONSES
#1 Aviation Support	38.20% 68
#2 Visitor and Aviation Manufacturing	32.58% 58
#3 Student Housing and Mixed Use	16.29% 29
#4 None of the above	5.62% 10
#5 Other (please specify)	7.30% 13
<b>TOTAL</b>	<b>178</b>

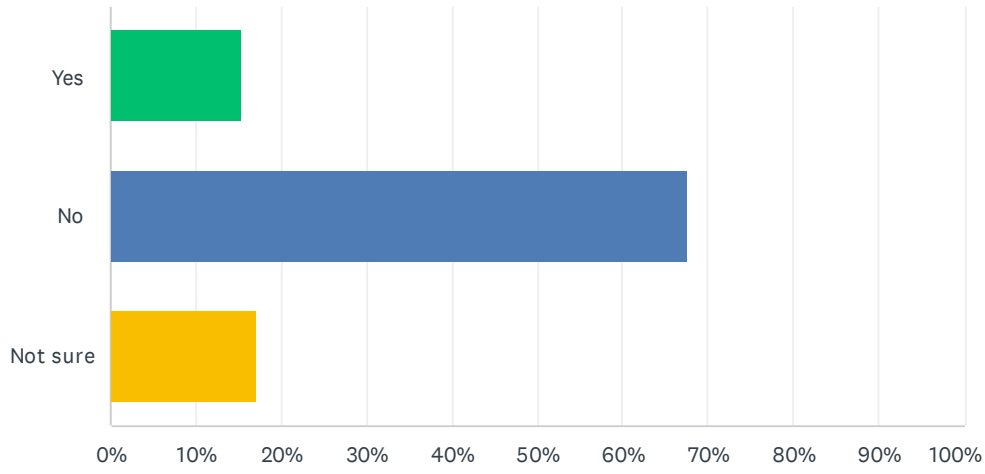
#	#5 OTHER (PLEASE SPECIFY)	DATE
1	Keep the area free for regular people to pass through. Medical and Colleges basically privatize the land.	7/25/2024 11:23 AM
2	Either option 1 or option 3 would be acceptable or a combination of the two.	7/14/2024 5:52 PM
3	I think the City of Marina Should be built here.	7/12/2024 9:31 PM
4	Anything DIScouraging growth of the airport noise and number of residents. Why should we want more noise from planes and get overcrowded with new people, increased traffic, lack of water and constant increase of prices for water, sewage, garbage etc.	7/1/2024 3:37 PM
5	extend general airport land usage by installing more hangars for small-midsize planes and create an aviation-related business sector to the west of imjin.	6/29/2024 9:29 AM
6	This is an area ripe for employment opportunity. My vote would be #2 but instead of hotel and visitor services, have that area be for "low intensity" employment. This location is not suitable for residential areas. However, it is very well situated as it is near both Salinas and Monterey, as well as having good transportation access (especially with the airport nearby).	6/21/2024 5:49 PM
7	No strong opinion	6/13/2024 9:52 AM

## Land Use Alternatives Questionnaire Marina General Plan Update

8	Put student housing next to campus (CSUMB). Create walkable, bike rideable developments.	6/5/2024 9:12 PM
9	Depends on what industries we can attract	6/5/2024 8:25 AM
10	I'm leaning towards #3 but about half the student housing and maybe a hotel? This area is hard to figure out.	6/4/2024 4:50 PM
11	Why a hotel at an airport and industrial area?	6/4/2024 4:26 PM
12	More hangars with airport access to handle the high demand for aviation storage and aviation activities and retail on the west side of imjin rd.	6/4/2024 11:11 AM
13	A, minus the hotels/lodging.	6/4/2024 10:59 AM

## Q8 Do you think there should be residential uses in this area?

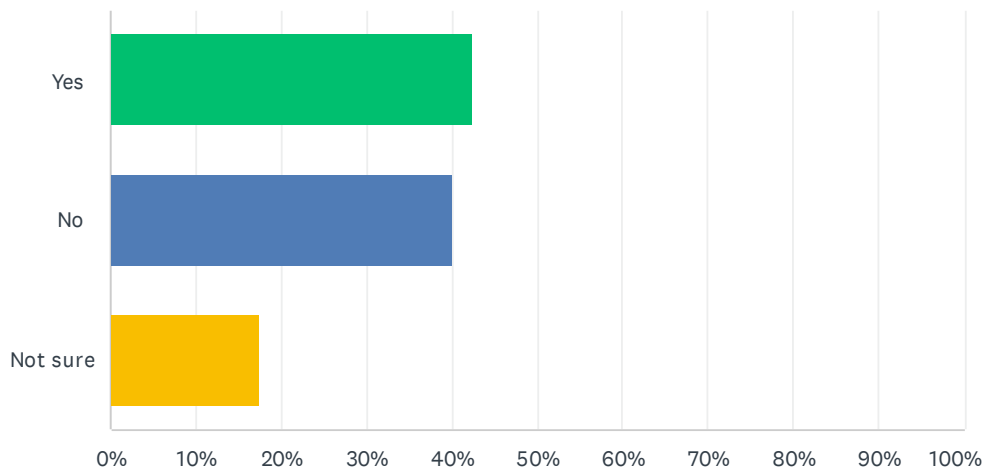
Answered: 176 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	15.34%	27
No	67.61%	119
Not sure	17.05%	30
<b>TOTAL</b>		<b>176</b>

### Q9 Do you think there should be visitor-serving uses, such as hotels and motels, in this area?

Answered: 177 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	42.37%	75
No	40.11%	71
Not sure	17.51%	31
<b>TOTAL</b>		<b>177</b>

## Q10 Additional Comments

Answered: 40 Skipped: 149

#	RESPONSES	DATE
1	It is difficult to imagine hotel/motel properties could or would be sustainable at this location.	7/26/2024 5:38 PM
2	I would like to see this area enhanced to improve skilled employment opportunities in Marina. With an adjacent airport it makes sense to have an aviation focus.	7/25/2024 8:49 AM
3	Along with commercial support/restaurants etc	7/25/2024 7:21 AM
4	This is a good area for new housing. Stop squishing in home and townhome in Marina. Expand outward. No more housing in Marina until its affordable	7/24/2024 3:49 PM
5	UCSC would be a terrific tennant to have - they are fantastic.	7/24/2024 3:45 PM
6	Our City needs a permanent home. Our City will expand some more it will need a space to grow.	7/12/2024 9:31 PM
7	Do we really want to be overcrowded by tourists, to stay in traffic, to suffer from water shortage and increasing prices for utilities?	7/1/2024 3:37 PM
8	While we are well aware that Joby would love to have taxpayers foot the bill on a new manufacturing facility, they already have 3 of the 4 large hangars available for the public or commercial aviation, and have installed massive infrastructure in the buildings. It would be more beneficial for the community and the aviation community if we expand the ability for the general aviation storage and use and create more business opportunities for different companies rather than catering to only Joby.	6/29/2024 9:29 AM
9	To close to the airport for the residential area in my opinion	6/28/2024 8:07 PM
10	Focus on housing	6/28/2024 8:07 AM
11	Town not big enough to accommodate an airport, though realize an airport keeps a town on the 'map'. No more hotels/motels-they bring in taxes, but Marina has enough. Develop beach area...museum, boutiques, etc, Marina's main & only attraction (beach). Don't reinvent the wheel, see what other smaller beach towns across the U.S. have done to make beach area more inviting-where people will stop and spend money, not just stop for gas. No more hotels/motels.	6/20/2024 7:59 AM
12	We do not need any more shopping centers, hotels, or motels in the area. Monterey county as a whole already accomidates for this for tourism. The plot of land is ugly and an eyesore, more should be done to help students in the area.	6/19/2024 6:38 PM
13	N/a	6/18/2024 5:47 PM
14	No residential in this area! Businesses, jobs, hotels, Costco, Home Depot, health industry businesses.	6/18/2024 3:24 PM
15	This would be a great place for an indoor sports facility like the "Hardwood palace" located in Roseville, CA! This would bring in hundreds of thousands of dollars a year for the city in hotel and food sales!	6/18/2024 1:08 PM
16	Ideally, hotel space should be located nearer to the commercial spaces in Marina and closer to Highway 1. But if the airport area will develop into an Aviation manufacturing area, some supporting hotels make sense for business travelers and for high occupancy tourist events.	6/15/2024 2:25 PM
17	We have enough hotels! My god please stop building hotels! Take advantage of the airport. You cant build an airport just anywhere we have one! Anything near this gold mine should support it or use it!	6/15/2024 8:20 AM
18	We need more open space/park land	6/14/2024 10:31 PM
19	Maybe one hotel or motel.	6/14/2024 5:55 PM

## Land Use Alternatives Questionnaire Marina General Plan Update

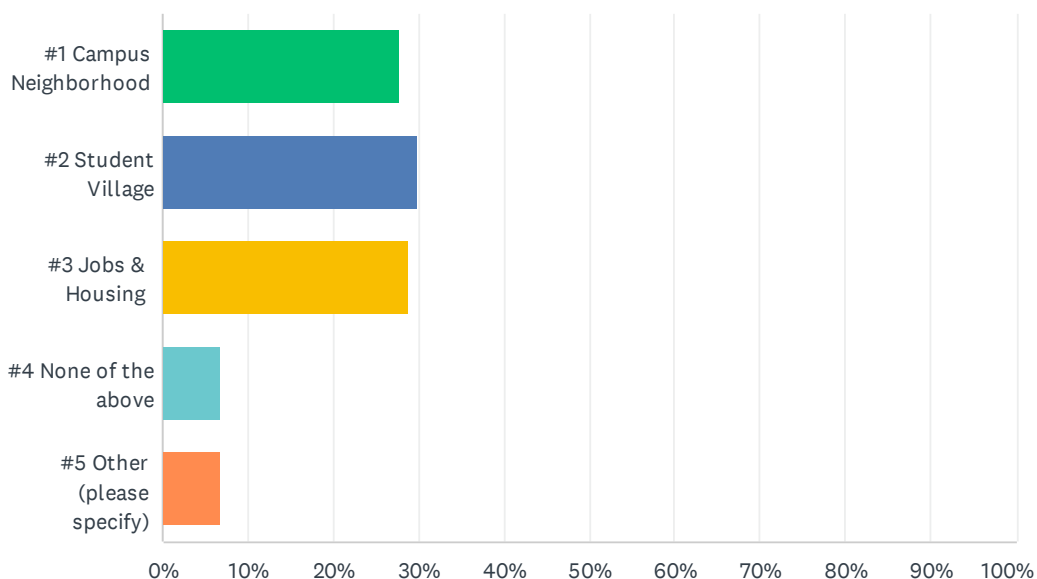
20	This will help support the airport, joby and bring in outside visitors	6/14/2024 10:25 AM
21	should have workforce development training and housing	6/14/2024 10:18 AM
22	There is a risk that this could become another separated node in Marina and residential will make it feel more so.	6/14/2024 9:15 AM
23	Ucmbest promised to bring innovation jobs to our area. If they can't do it then they should default the land back to the army to re-grant for research and development efforts , and advanced air mobility initiatives.	6/12/2024 8:32 PM
24	Not sure about the health and safety implications of putting housing so near the airport. I support more employment opportunities, with a small amount of supporting retail/restaurants. Seems like student housing should go closer to CSUMB, unless there will be development of educational facilities in this area. I would also be okay with leaving this as open space.	6/8/2024 12:53 PM
25	No 4-5 story apartment buildings, please! This airport is not large enough to justify having a large hotel, but a smaller one would be nice. Also, a gas station/food mart would be a nice addition. There are no gas stations on the right side of the roadway until drivers get all the way to Walmart.	6/6/2024 6:49 AM
26	Visitor uses such as Joby flights and skydiving, not hotels.	6/5/2024 9:12 PM
27	"Industrial and manufacturing uses" makes me think pollution and noise, so I don't support that.	6/5/2024 9:03 PM
28	Even though airports are there first, whenever housing is added to the area, immediately residents start complaining about the noise coming from the airport and want it shut down.	6/5/2024 2:10 PM
29	Maybe wait a while to develop this area until other areas are done and we see what we still need and we see how the air port expands with it's business?	6/4/2024 4:50 PM
30	Too much residential being proposed with all the new developments in Marina. We will lose our identity.	6/4/2024 4:26 PM
31	Limited visitor services	6/4/2024 4:04 PM
32	I am not familiar with the UCSC proposal. If this supports local businesses/institutions, that could be helpful, as long as it didn't subtract resources from the community for commuters.	6/4/2024 3:00 PM
33	Marina has enough hotels and few commercial / industrial areas. The airport should be industrial and commercial and free from residential. Why not keep jobs in Marina?	6/4/2024 2:51 PM
34	I work at CSUMB. Students don't want to live this far from campus. This is a great opportunity to expand aviation R&D and make Marina a hub for that industry (hopefully not just Joby but beyond, for greater diversification).	6/4/2024 12:54 PM
35	I think the emphasis should be on Aviation vs. visitor serving uses but still having both.	6/4/2024 12:49 PM
36	As a former UCSC extension Program Student, I would fully support the desire of UCSC to establish a presence in Marina. Allowing housing for their students and workforce may allow for an extension presence in Marina and may help support residents' ability to advance their career potential while working. I can see the value of short term residences in a structured business model, but also see the need for less expensive career advancement for current residents.	6/4/2024 11:54 AM
37	Scenarios 1 and 2 seem to hinge critically on the assumption that this area will become an aviation-/airport-related employment/commercial hub. I am not certain how realistic this is. If it happens, then don't put a lot of housing there (who wants to live with all the airplane noise?); airport-related commercial and retail might make more sense. If not, then affordable, mixed housing with parks/recreational space looks more desirable.	6/4/2024 11:35 AM
38	Neighborhoods should mix residential, retail and employment when possible. Entire areas dedicated to one create car dependent areas that boom and bust during different parts of the day instead of being consistently used	6/4/2024 11:35 AM
39	The high demand for general aviation storage and expansion of the airport should be the first priority, then aircraft manufacturing (Joby), then retail/mixed-use	6/4/2024 11:11 AM
40	Too far from other amenities (dining, shopping, freeway access) for hotels/lodging. Proximity to industrial/manufacturing and noise of the airport makes it unsuited for housing.	6/4/2024 10:59 AM





## Q11 Of the three options above, which do you prefer?

Answered: 177 Skipped: 12



ANSWER CHOICES	RESPONSES	
#1 Campus Neighborhood	27.68%	49
#2 Student Village	29.94%	53
#3 Jobs & Housing	28.81%	51
#4 None of the above	6.78%	12
#5 Other (please specify)	6.78%	12
<b>TOTAL</b>		<b>177</b>

#	#5 OTHER (PLEASE SPECIFY)	DATE
1	Again, do not let the college spread, they are wasteful of space.	7/25/2024 11:24 AM
2	I am gearing towards more job and affordable housing.	7/12/2024 9:32 PM
3	All these ideas above want to overcrowd us: for WHAT reason do we want to destroy our paradise?	7/1/2024 3:41 PM
4	no more housing	6/30/2024 4:36 AM
5	Jobs-not minimum wage, research/technology/mini Silicon Valley, no chemicals area	6/20/2024 8:05 AM
6	Mixed use with shopping, high end retail, high end dining and night life.	6/18/2024 3:26 PM
7	Faculty housing for CSUMB	6/15/2024 4:27 PM
8	#1 with no buildings over 2 story	6/14/2024 6:02 PM
9	#2 with density housing that includes rentals for marina residents and workers	6/12/2024 8:34 PM
10	This is CSUMB Property. No uses should be identified here.	6/10/2024 12:18 PM

## Land Use Alternatives Questionnaire Marina General Plan Update

11	I like #2 but with some low density employment.	6/4/2024 4:57 PM
12	Combination of 1&2. 1, but with additional multi-family, student focused housing.	6/4/2024 11:02 AM

## Q12 Additional Comments

Answered: 30 Skipped: 159

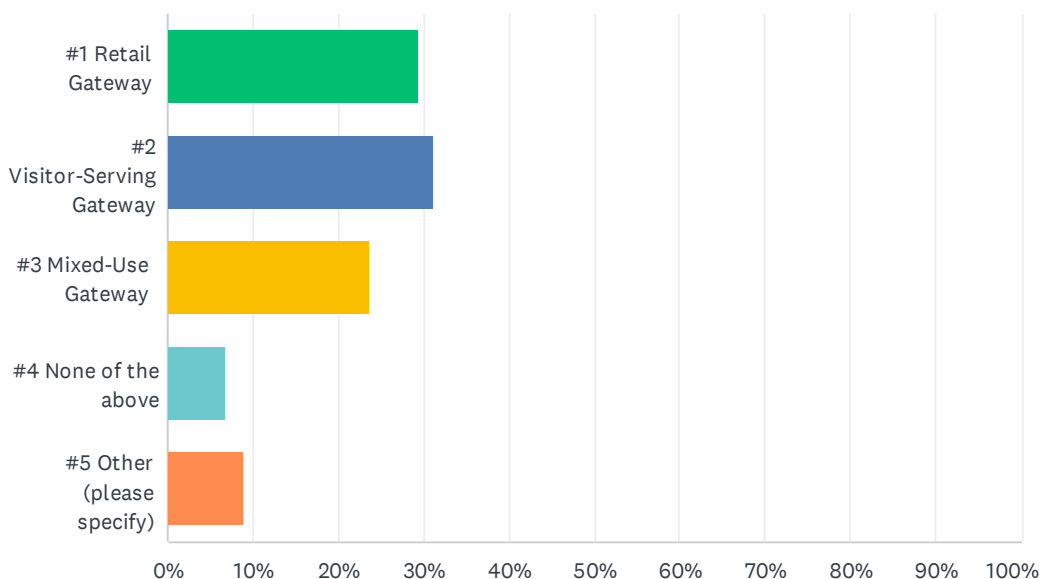
#	RESPONSES	DATE
1	Where is the water for all this coming from?	7/26/2024 10:58 AM
2	I'd like to see development in this area that helps tie the university into Marina. Also, make sure the non-motorized transportation opportunities are included for off street pedestrian and bike access.	7/25/2024 8:53 AM
3	No more houses in Marina until they are affordable.	7/24/2024 3:52 PM
4	Since this area is campus adjacent, seems like its best to focus on using it to support CSUMB needs.	7/14/2024 5:56 PM
5	Too much growth? Encourages transfer of population towards coastal California. For what purpose do we plan such self-destruction?	7/1/2024 3:41 PM
6	We should be primarily focusing on missing middle housing that is available to the public at large.	6/29/2024 9:30 AM
7	or #2	6/28/2024 5:53 PM
8	Build as much housing as possible for people to be able to live here.	6/28/2024 8:08 AM
9	Strong #2 advocate.	6/21/2024 5:52 PM
10	No more housing, Marina doesn't have the roadway infrastructure. No more 'Marina dumping ground' for left over Seaside/Salinas population that does not contribute to economy of Marina.	6/20/2024 8:05 AM
11	Students need more to do in the area. Many decide to leave for home because of the lack of entertainment and exploration in the area. Many leave for places such as San Jose and Santa Cruz.	6/19/2024 6:40 PM
12	How about an amusement park? How about a large event Center?	6/18/2024 3:26 PM
13	If this land is owned and operated by CSUMB, why is the city responsible for development?	6/18/2024 1:09 PM
14	A shopping district should be located so that CSUMB students can walk there during their class days and therefore should be on the southeast section as in Alternate 2 vs. the northwest section off of Second Ave in alternate one. That commercial section should be larger than depicted in Alternate 2 and could accommodate two or three story buildings with student/faculty housing available on the upper floors.	6/15/2024 2:37 PM
15	Please add senior housing	6/12/2024 11:30 AM
16	Should be a larger retail/shopping area for college students and student shopping/entertainment village.	6/10/2024 11:09 AM
17	I support more student and faculty housing in this area, and possibly some employment and retail space, but would love to see this, or another area in Marina, become an outdoor community gathering place for the Marina Farmers Market and other events (live music, festivals). I love that we have a great Farmers Market but it is not currently in a place where people are encouraged to stay and socialize/play. I would be so nice to have a place where people could get food and sit down at picnic tables or on the grass and let kids/dogs play in an adjacent play area and just hang out. This would foster more community connectedness. Of all the locations identified in this exercise, this is the one I am most excited about developing because it is large and already paved over, meaning the environmental impacts are reduced (and could even be improved!)	6/8/2024 12:54 PM
18	Love the campus extension idea.	6/5/2024 9:14 PM
19	I think CSUMB could be a huge asset to Marina and the Central Coast if it were bigger and more attractive to students, faculty and staff. The Student Village sounds great.	6/5/2024 9:05 PM

## Land Use Alternatives Questionnaire Marina General Plan Update

20	Some of these flat areas would be perfect for RV's since we got an \$18 million grant that was never used for the intended RV camping	6/4/2024 10:09 PM
21	CSUMB students REALLY need this.	6/4/2024 4:04 PM
22	I like the idea of integrating the campus/student community more closely with Marina residents.	6/4/2024 3:02 PM
23	We need housing for students and local places for them to work. Best of luck convincing CSUMB on what to do with their property though.	6/4/2024 2:53 PM
24	How are you planning to address traffic?	6/4/2024 1:05 PM
25	The existing CSUMB plan for this that is on hold looks AMAZING. Make it accessible to students and senior citizens specifically, so they can support each other. The plan includes a gorgeous walkable corridor; prioritize outdoor experiences and walkable city life. Just encourage that plan to be enacted. I may be a cynical CSUMB employee, but it's the most thoughtful plan I've ever seen come out of the campus.	6/4/2024 12:56 PM
26	I like the idea of helping expand the university footprint into Marina and better making the university part of the city. To me that is what option 2 offers.	6/4/2024 12:51 PM
27	Again, we have lived directly across the street from this very large parking lot for four years. Expanding housing alternatives for students, faculty and families could help with attracting new students and faculty to the area allowing the ability for program expansion. I have heard new residents to Marina complain of the lack of later restaurant and entertainment options in our city. Marina has missed the boat in city growth by not encouraging campus growth to attract quality faculty and allow for program expansion.	6/4/2024 12:05 PM
28	As this is CSUMB's (not Marina's) decision, and as the new CSUMB president has poured cold water on ideas for big projects for this space (due to enrollment concerns/uncertainties), it might be better to (a) engage CSUMB in a dialogue on what sort of low-cost investments/projects can realistically be accommodated; and (b) ensuring that these are maximally synergistic with Marina's present and future.	6/4/2024 11:42 AM
29	Is CSUMB aligned with these plans?	6/4/2024 10:38 AM
30	PARKING?	6/4/2024 10:22 AM

## Q13 Of the three options above, which do you prefer?

Answered: 177 Skipped: 12



ANSWER CHOICES	RESPONSES	
#1 Retail Gateway	29.38%	52
#2 Visitor-Serving Gateway	31.07%	55
#3 Mixed-Use Gateway	23.73%	42
#4 None of the above	6.78%	12
#5 Other (please specify)	9.04%	16
<b>TOTAL</b>		<b>177</b>

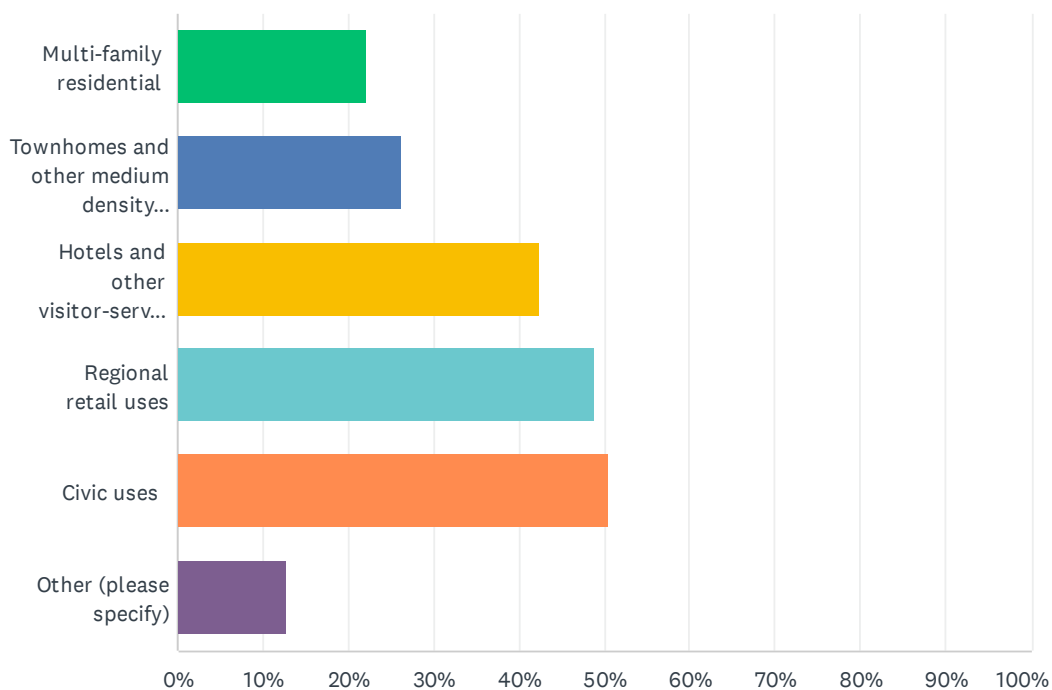
#	#5 OTHER (PLEASE SPECIFY)	DATE
1	This is an area with shopping, mixed use and existing downtown character	7/25/2024 11:25 AM
2	For this space it will help to have more shops and housing	7/12/2024 9:36 PM
3	Leave it mostly alone. The less destruction the better. WHY do we want more people from other counties or states. Let them stay where they are.	7/1/2024 3:45 PM
4	Primarily option #1 but change red-triangular area on Beach road next to car wash to hotels.	6/28/2024 11:20 AM
5	Visitor serving gateway...no more apartments, no more hotels/motels. Too many now, they don't stay full year round-then used for homeless shelters.	6/20/2024 8:08 AM
6	#2 is on the right path with the visitor serving uses, such as small scale dining & hotels.	6/18/2024 3:36 PM
7	No missing middle housing and no more than on hotel not over 3 story.	6/14/2024 6:08 PM
8	Mixed use housing for A ,small walkable retail b , big box store c	6/14/2024 9:26 AM
9	Mix of 2 & 3	6/12/2024 8:37 PM
10	Like #2 but with multifamily residential instead of more hotels	6/6/2024 12:20 PM

## Land Use Alternatives Questionnaire Marina General Plan Update

11	Parks, especially A as a park or dog park	6/4/2024 10:02 PM
12	#2 but with some more commercial/retail and "mixed use activity" with just a little bit of the "institutional, etc."	6/4/2024 5:19 PM
13	#2 Visitor Gateway with area A all a park	6/4/2024 3:42 PM
14	No more hotels in this area. It should be commercially zoned.	6/4/2024 2:55 PM
15	This should all be only revenue generating commercial or retail	6/4/2024 11:14 AM
16	Combination of 1&2	6/4/2024 11:12 AM

## Q14 What uses do you think should be allowed in this area?

Answered: 172 Skipped: 17



ANSWER CHOICES	RESPONSES
Multi-family residential	22.09% 38
Townhomes and other medium density residential	26.16% 45
Hotels and other visitor-serving uses	42.44% 73
Regional retail uses	48.84% 84
Civic uses	50.58% 87
Other (please specify)	12.79% 22
Total Respondents: 172	

#	OTHER (PLEASE SPECIFY)	DATE
1	Mixed housing and retail	7/25/2024 11:25 AM
2	Parks for citizens	7/25/2024 7:34 AM
3	Leave as is	7/24/2024 5:17 PM
4	parks or open spaces	7/24/2024 3:50 PM
5	We need more space for events/ rentals for parties and such.	7/12/2024 9:36 PM
6	no more housing	6/30/2024 4:38 AM
7	We need to consider environmental impact.	6/29/2024 1:59 PM
8	community fitness center	6/28/2024 5:55 PM



## Land Use Alternatives Questionnaire Marina General Plan Update

9	Combination of hotels and commercial	6/28/2024 11:20 AM
10	Visitor center, bicycle rentals and e-bike recharging, EV charging stations under solar panels, dog park	6/17/2024 8:41 AM
11	Restaurants and retail	6/15/2024 9:24 PM
12	No more hotels!!!!	6/15/2024 8:30 AM
13	Park	6/14/2024 6:08 PM
14	Senior care homes	6/12/2024 8:37 PM
15	park space	6/4/2024 10:02 PM
16	Not big box stores please! Small local business	6/4/2024 7:34 PM
17	Mixed use and a retail also, but not large retail.	6/4/2024 5:19 PM
18	commercial other than hotels	6/4/2024 2:55 PM
19	Mixed-use housing with retail, for walkable options.	6/4/2024 12:59 PM
20	Opportunities for restaurant(s) to server the visitors along with the hotels.	6/4/2024 12:57 PM
21	Expansion of Locke-Paddon park	6/4/2024 11:59 AM
22	Cultural and parks	6/4/2024 10:22 AM

## Q15 Additional Comments

Answered: 30 Skipped: 159

#	RESPONSES	DATE
1	Child care!	7/25/2024 3:21 PM
2	Is there any way a paved off street pedestrian/bike path can be incorporated along Beach Road to tie the paved path along Del Monte Blvd into Gloria Jean Tate Park and Marina State Beach.	7/25/2024 9:00 AM
3	Enough of the hotels already! There are 4 in that area, that is plenty. We get it, you get lots of revenue from hotels. Build housing and commercial for residents like the dunes! Area C would be great to add municipal buildings with access from Seaside Circle. Or at least a portion of it if you could divide that parcel. Otherwise mixed use with commercial on bottom and residential on top.	7/25/2024 7:26 AM
4	Stop building homes in marina until you have the proper space for them. Stop building homes in Marina until they are affordable	7/24/2024 3:55 PM
5	When we have guests or visitors we have no place to entertain them. This probably be a better place for that. They are called convention	7/12/2024 9:36 PM
6	The fewer new residents the better. We, locals, want to shoot ourselves in the foot	7/1/2024 3:45 PM
7	We need to consider environmental impact of this rapid development	6/29/2024 1:59 PM
8	Strong support of #2. Compared to all the other areas, this is where the hotels should go. It's easy access to Highway 1 and the beach. It is where the most service employment opportunities should go. (Restaurants would be a nice addition as well)	6/21/2024 6:02 PM
9	No more housing here Improve the motel 6 crime center	6/20/2024 12:21 PM
10	Redevelop this area! Make this the downtown!!! Redo Beach Rd. to create downtown corridor with businesses on both sides of street. Do it the right way to truly attract and retain the tourists that are already staying in town but spending all their \$\$\$ in Monterey. This should be all downtown area and can use Gloria Jean Tate park for festivals as well as utilize the open space at the library for events/outdoor concerts!	6/18/2024 3:36 PM
11	Marina doesn't need "big box" retailers! We need to make it easier for local residents to open "mom and pop shops".	6/18/2024 1:12 PM
12	The area needs a music venue, a large amphitheater would benefit us greatly	6/15/2024 4:12 PM
13	In Alternative 1, instead of big-box retail in area C, the focus should be on smaller retail that could complement instead of compete with Walmart.	6/15/2024 2:44 PM
14	Police station and fire house too	6/14/2024 10:26 AM
15	It makes sense to limit the residential to the Del Monte side of the property but not on the Beach avenue side.	6/14/2024 9:19 AM
16	no housing	6/12/2024 11:39 AM
17	Since there is already the Walmart and carwash, seems like it makes the most sense to keep this area as commercial/retail, possibly with some multifamily housing (apartment complex).	6/8/2024 12:54 PM
18	A new civic center with a museum highlighting the history of Ft. Ord and surrounding area would be a great first impression for visitors. Marina is unique and needs to stand out from the rest of the Monterey Peninsula. Businesses that support our visitors and encourage exploration of our beautiful area is money well spent. No large apartments, please. This area needs to shine as a stand-alone destination for visitors.	6/6/2024 7:07 AM
19	I'm not sure what to say here because having a bunch of new hotels makes me a little nervous. Who would it be for? A bunch of tourists trying to find cheap hotels so they can leave	6/5/2024 9:15 PM

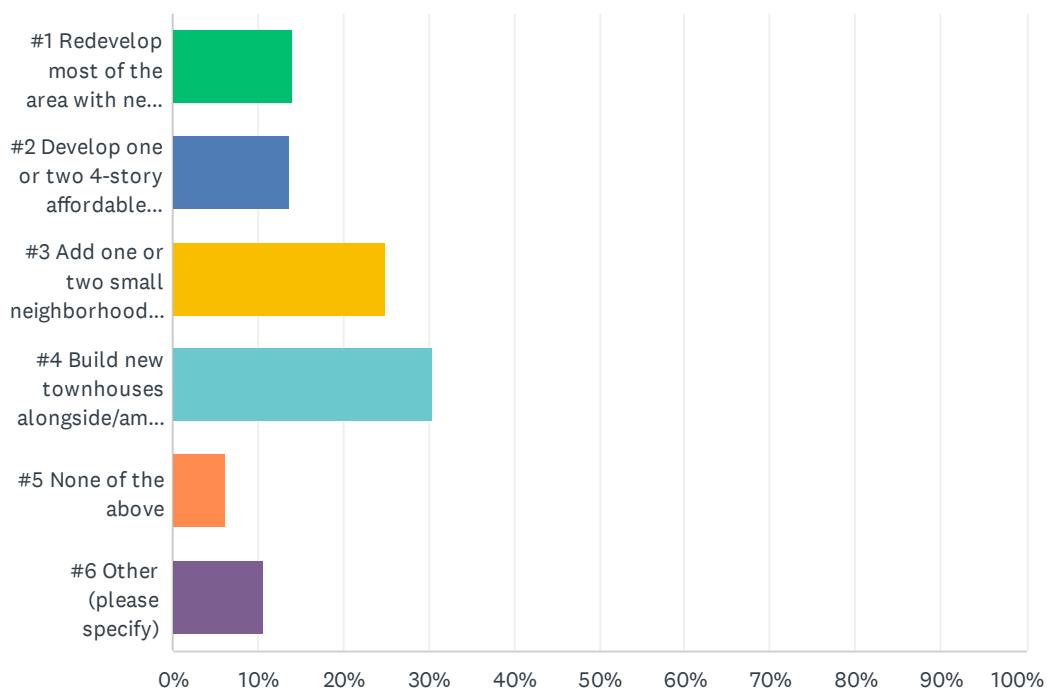
## Land Use Alternatives Questionnaire Marina General Plan Update





and go to Monterey or Santa Cruz? CSUMB visitors? Random people looking for cheap motels? I can't imagine that people would view Marina as a destination because of big box stores, so what else could we do to interest tourists in spending money in our local economy and enjoying our town, if that's the goal here? I need to know more about who we'd be catering to and why. Otherwise is it just big box stores and mediocre hotels? If so, I'm not interested in that.

20	What is this fixation with 4-5 story buildings? This is so out of place in Marina, including the Promenade. It looks terrible. We have land, we don't need to build "up".	6/4/2024 10:12 PM
21	Too many hotels in this area already.	6/4/2024 10:02 PM
22	no more housing	6/4/2024 4:06 PM
23	If we are trying to create a gateway to welcome people to Marina, then big box stores are not the way to go. Better to have visually appealing housing / mixed use / civic areas that would be more aesthetic and more useful.	6/4/2024 3:07 PM
24	I don't think any of Locke Padden Park should be developed beyond the Library. No civic center, no police station, no city hall. No loss of contiguous parkland and designated open space in the coastal zone.	6/4/2024 1:12 PM
25	Hotels should be better distributed around the city.	6/4/2024 1:10 PM
26	I'm not excited about more hotels and big box stores. That's not how we can shape our city into a beautiful community. It's next to the library--please prioritize cultural /institutional public uses that can beautify the area. For areas that are already "ugly" because of the big box experience, perhaps mixed-use missing middle housing and small retail would be a good balance.	6/4/2024 12:59 PM
27	No additional comments.	6/4/2024 12:57 PM
28	WE DO NOT NEED MORE BOXED RETAIL! Adding Multi-family residential and civic uses near an identified potential Civic Center location could allow for walkability of the area and more civic involvement. Adding a mixed use center with some entertainment would help serve this underserved area. The existing hotel space allows for co-mingling of residents and visitors adding to the draw of visitors to the north end of the city.	6/4/2024 12:18 PM
29	(a) This needs to link up with discussions about the redesign of the del Monte/Res Rd corridors, to make these more attractive and user friendly. For example, we also need to avoid creating a lot of new retail/commercial space that could steal business from/depress commercial prospects on these corridors. (b) Locke-Paddon Park should be protected (what happens to the wildlife there if more Walmarts are built next door?) and, if possible, expanded. Marina needs more affordable housing that has good links to existing (e.g., Locke-Paddon, Marina beaches) and future green spaces. It also needs to give the del Monte/Res Rd corridors face lifts. It doesn't need more malls sold via a "Gateway to Marina" narrative.	6/4/2024 11:59 AM
30	Not opposed to housing, but it seems like this area is already a hotel/shopping hub so it makes sense to expand on those uses. Start with #1 as the base, change C to multi-family housing.	6/4/2024 11:12 AM

## Q16 Of the four options below, which do you prefer?

Answered: 177 Skipped: 12



ANSWER CHOICES	RESPONSES	
 #1 Redevelop most of the area with new, modern townhouses and attached housing.	14.12%	25
 #2 Develop one or two 4-story affordable multifamily apartments in the neighborhood.	13.56%	24
 #3 Add one or two small neighborhood retail centers to the neighborhood.	24.86%	44
 #4 Build new townhouses alongside/amongst a new athletic and sports field complex	30.51%	54
#5 None of the above	6.21%	11
#6 Other (please specify)	10.73%	19
<b>TOTAL</b>		<b>177</b>

#	#6 OTHER (PLEASE SPECIFY)	DATE
1	Larger lot single family homes w/ supporting retail and parks.	7/26/2024 4:23 PM
2	#3 and #4	7/24/2024 3:56 PM
3	There are no affordable housing in our City. The inflation does not match with our salary increase we are always left behind.	7/12/2024 9:38 PM

## Land Use Alternatives Questionnaire Marina General Plan Update

4	missing middle housing on small-medium lots	6/29/2024 9:34 AM
5	Combination of #1 and #3	6/28/2024 11:21 AM
6	Elder housing instead	6/28/2024 8:17 AM
7	Tiny Home Village perhaps, add to existing housing somehow	6/20/2024 12:22 PM
8	A mix of option 1 and 3	6/18/2024 3:41 PM
9	Make it walkable with groceries, satellite library, childcare center, EV charging station under solar panels and rain catchment system	6/17/2024 8:43 AM
10	New athletic and sports field complex with single family homes with yards, maybe one affordable apartment building not over 3 story.	6/14/2024 6:11 PM
11	Add large multifamily housing while also improving existing housing	6/12/2024 8:40 PM
12	low density is good as animals need a place to roam.	6/11/2024 12:00 PM
13	Both 1 and 3	6/10/2024 12:18 PM
14	Any of these uses or a combination seem reasonable	6/8/2024 12:54 PM
15	I love 1-3.No need for more sports complex as the city can't take care of the parks we currently have.	6/5/2024 9:17 PM
16	I defer to the residents who actually live here	6/5/2024 9:16 PM
17	Combo of option 2, 3 and 4	6/4/2024 2:46 PM
18	2, and 4	6/4/2024 11:18 AM
19	Medium density "missing middle" residential.	6/4/2024 11:16 AM

## Q17 Additional Comments

Answered: 26 Skipped: 163

#	RESPONSES	DATE
1	In fill should be similar to existing residential housing designs. Higher density alternatives will degrade the existing neighborhoods	7/26/2024 5:44 PM
2	All the talk of needs in the county has been housing for years, not medical, not college sprawl, not industrial, not large retail: Housing without taking virgin lands from Fort Ord. Fort Ord is our Golden Gate Park. Marina has less open space than Carmel, Pacific Grove, Monterey, open space shares land and adds value.	7/25/2024 11:27 AM
3	Can this area be enhanced without losing the opportunity for affordable housing it offers? Is there an opportunity to incorporate off street paved pedestrian and bikeways through this area to tie into other pathways?	7/25/2024 9:04 AM
4	Stop forcing housing in the Marina area until it is affordable housing where a couple who work full time and have careers can afford a home.	7/24/2024 3:56 PM
5	Why can't you build a new athletic field complex without adding new homes. Although homes would be a more effective windblock than the poor trees that just can't survive up at Preston Park.	7/24/2024 3:51 PM
6	no more housing in Marina. Do we want to become another Salinas? Where is the water, roads, police?	7/2/2024 11:20 AM
7	Redevelop with mix of townhouses, mixed use residential/business buildings & high end retail/dining areas! A nice large outdoor event venue with hotel. We need high end in Marina!	6/18/2024 3:41 PM
8	More rental property is needed in Marina and infill development of such property could be done here.	6/15/2024 2:47 PM
9	We need a nice sports complex. You see other cities that have a good size sports complex host softball / baseball type events that bring people from all over that will stay in hotels and spend money in the community.	6/15/2024 8:34 AM
10	Figure out a traffic plan for all these options.	6/14/2024 8:17 PM
11	The Preston park serves a need but the maintenance, parking enforcement, and policing of this area is atrocious. If it stays the same, there needs to be a much higher level of engagement by the city.	6/14/2024 9:21 AM
12	The city should absolutely keep this property and prioritize housing for critical marina workforce.	6/12/2024 8:40 PM
13	We need more parks and a sport field complex.	6/10/2024 11:12 AM
14	I have heard the Marina is in need of more athletic fields, so it would be good to incorporate these somewhere, if not here then elsewhere.	6/8/2024 12:54 PM
15	Athletic/sports field complex is needed but why would you replace existing housing with this when there are so many other places for a sport complex?	6/6/2024 12:23 PM
16	Take down cyclone fencing!!!	6/5/2024 9:17 PM
17	If you redevelop the whole area, what is your plan to ensure that existing residents aren't displaced by expensive new housing?	6/5/2024 9:16 PM
18	Need additional housing for accommodating seniors, single seniors and seniors with live-in caregivers - Single Story.	6/4/2024 8:18 PM
19	City should sell Preston Park and Abrams Park (to a developer, with favorable tax-revenue-terms) and use the proceeds of the sale and future tax-income instead of issuing a bond further straining the budgets of the city of Marina residents.	6/4/2024 4:52 PM

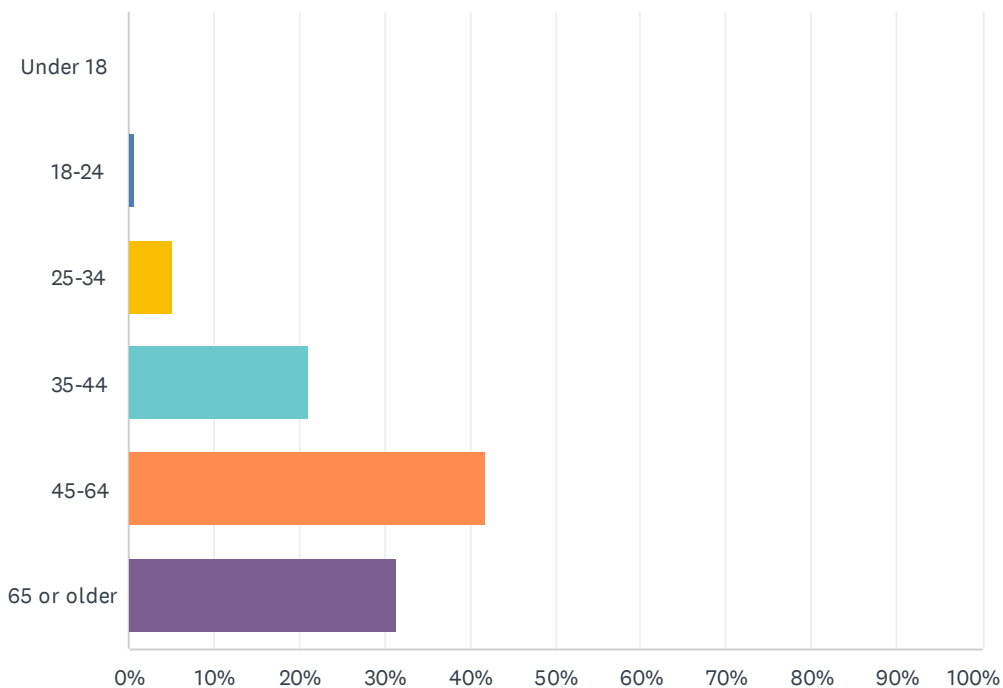
## Land Use Alternatives Questionnaire Marina General Plan Update

20	NO MORE HOUSES	6/4/2024 4:07 PM
21	I generally prefer mixed use - at least some retail to go along with new housing to make the area more walkable.	6/4/2024 3:12 PM
22	I would not want to do anything here that jeopardizes these affordable homes. Adding walkable services to this area is a great idea.	6/4/2024 1:14 PM
23	I feel the people in the neighborhood (not me) should be prioritized in preferences. But, again, mixed use retail/housing would be ideal, like in other locations. This would offer both mixed middle housing and retail for the community. Ensure parks are accessible with paths from these places making them easy and safe to get to.	6/4/2024 1:01 PM
24	One or two small neighborhood retail centers would be good also.	6/4/2024 12:59 PM
25	We've heard loud and clear that our city's children need an upgrade to current fields for soccer/baseball activities. Marina is losing high caliber players to clubs outside our city. The best existing avenue we have to afterschool sports programs is in total disrepair.	6/4/2024 12:27 PM
26	Both #3 and #4 make good sense, as the completion/population of the adjoining Sea Haven neighborhood will generate significant new demands for commercial and public services. The existing, underused baseball park could be a major asset in this respect. The loss of de facto green space that has come with the Sea Haven construction also highlights the need to ensure that infill development makes good use of the green space that is left.	6/4/2024 12:07 PM



## Q18 What is your age?

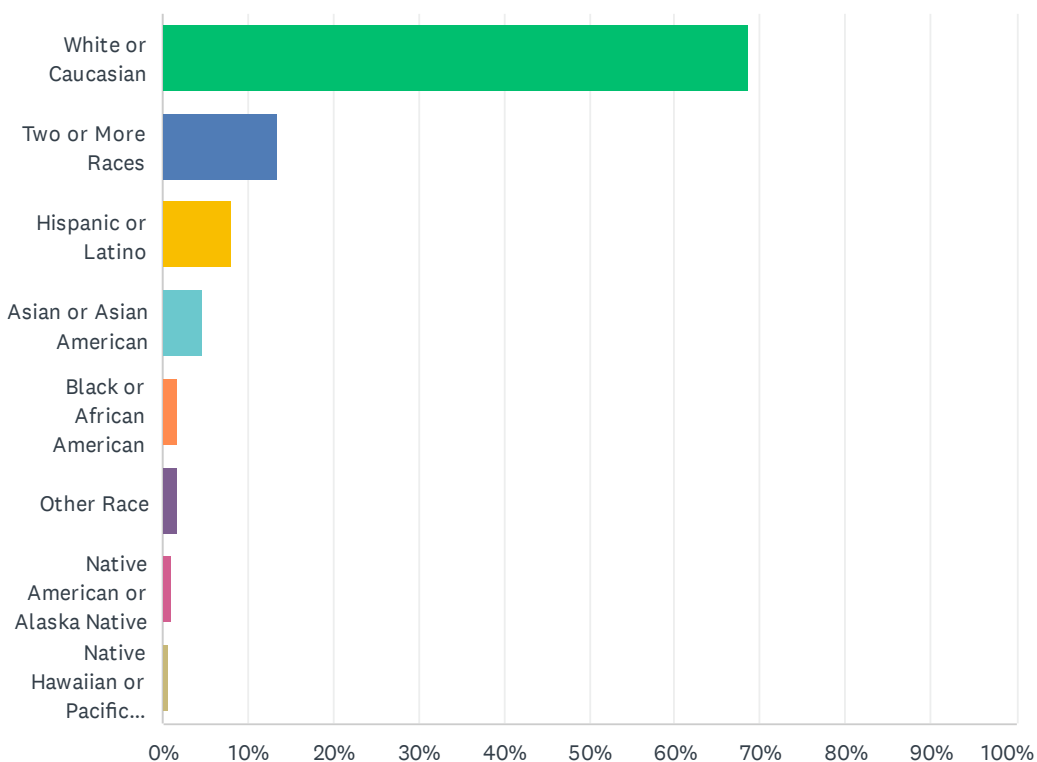
Answered: 175 Skipped: 14



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.57%	1
25-34	5.14%	9
35-44	21.14%	37
45-64	41.71%	73
65 or older	31.43%	55
<b>TOTAL</b>		<b>175</b>

## Q19 What best describes your background?

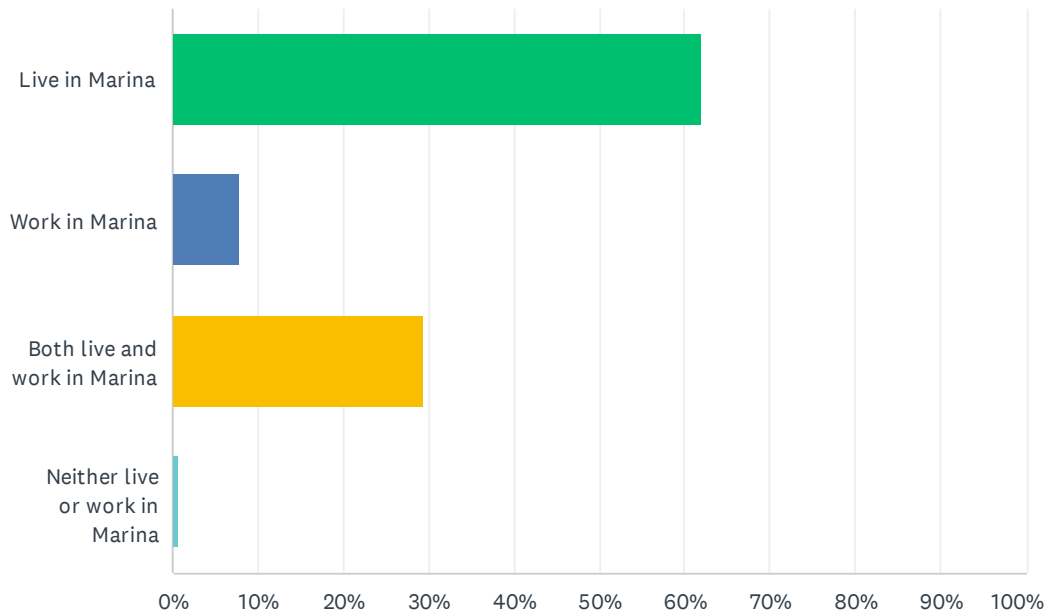
Answered: 172 Skipped: 17



ANSWER CHOICES	RESPONSES	
White or Caucasian	68.60%	118
Two or More Races	13.37%	23
Hispanic or Latino	8.14%	14
Asian or Asian American	4.65%	8
Black or African American	1.74%	3
Other Race	1.74%	3
Native American or Alaska Native	1.16%	2
Native Hawaiian or Pacific Islander	0.58%	1
<b>TOTAL</b>		<b>172</b>

## Q20 Do you live and work in Marina?

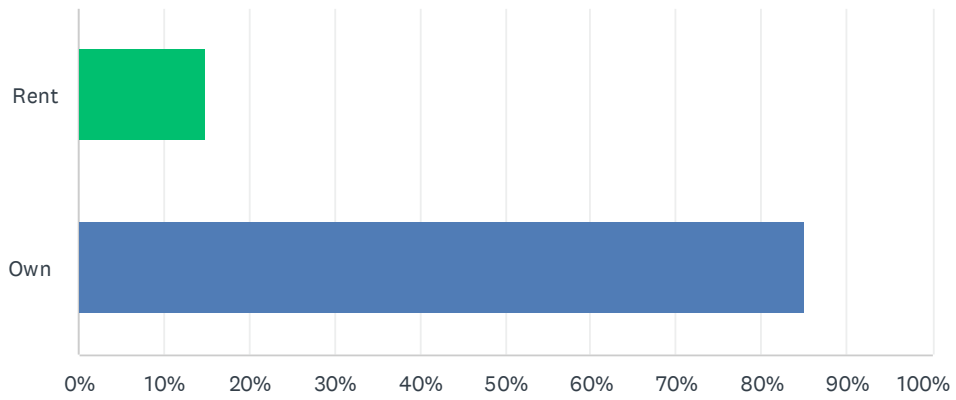
Answered: 177 Skipped: 12



ANSWER CHOICES	RESPONSES	
Live in Marina	62.15%	110
Work in Marina	7.91%	14
Both live and work in Marina	29.38%	52
Neither live or work in Marina	0.56%	1
<b>TOTAL</b>		<b>177</b>

## Q21 Do you rent or own?

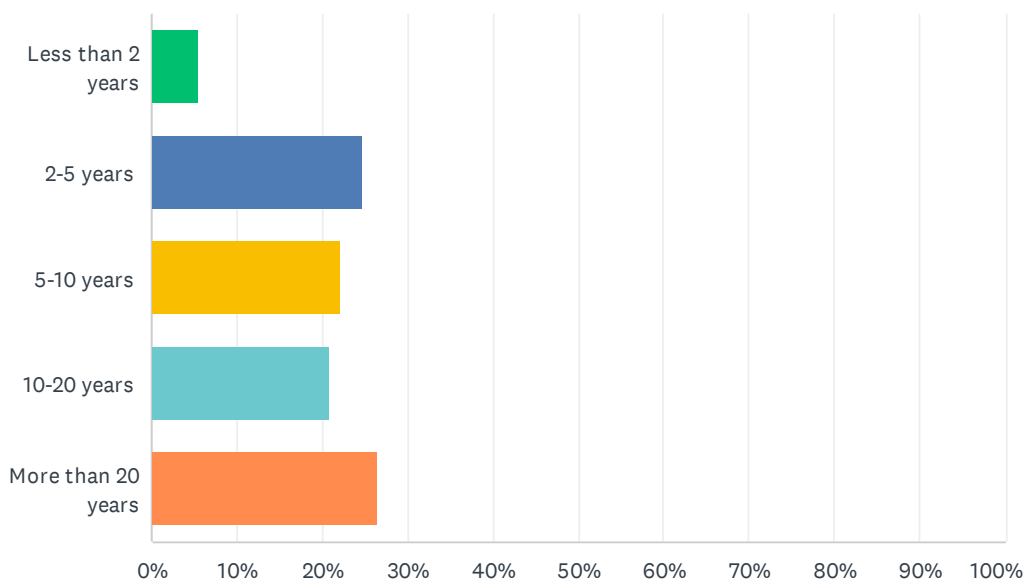
Answered: 161 Skipped: 28



ANSWER CHOICES	RESPONSES	
Rent	14.91%	24
Own	85.09%	137
<b>TOTAL</b>		<b>161</b>

## Q22 How long have you lived in Marina?

Answered: 162 Skipped: 27



ANSWER CHOICES	RESPONSES	
Less than 2 years	5.56%	9
2-5 years	24.69%	40
5-10 years	22.22%	36
10-20 years	20.99%	34
More than 20 years	26.54%	43
<b>TOTAL</b>		<b>162</b>