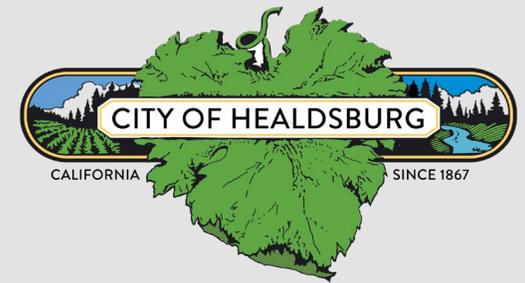


Healdsburg City Council Meeting

January 21, 2025



City Manager's Report

City Council, January 21, 2025



District Elections

- Community members can submit maps identifying where they believe district boundaries should be drawn. These maps will be considered by the City Council alongside those drawn by the demographer for adoption.
- To submit a map, scan the QR Code or visit: <https://districtr.org/event/healdsburg>.





Electric Energy Demand Forecast Workshop

Public Comment on Non Agenda Items

Comentarios del
público sobre
puntos no
incluidos en la
agenda de la
reunión

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Healdsburg Active Transportation Plan

SCTA Countywide ATP

City Council, January 21, 2025



City Council Action

Staff recommends adoption of the
Final Active Transportation Plan for
the City of Healdsburg

City of Healdsburg Active Transportation Plan



Agenda

- Purpose and Use of an Active Transportation Plan
- Outreach Summary
- Summary of Comments Received on the Draft Active Transportation Plan
- Summary of Revisions to Create the Final Active Transportation Plan
- Questions

Active Transportation Plans

What is an ATP?

Focuses on increasing access to active transportation modes for all ages and abilities by planning for infrastructure projects and supportive programs.

Why have an ATP?

Guides public and private investment.

Creates opportunities for coordinated improvements.

Improves eligibility & competitiveness for funding.

Enables changes to enhance people's quality of life.

How is an Active Transportation Plan used?

The ATP is a critical document referenced during the process for private development, creation of the Capital Projects Program, and for determining projects for successful grant funding.

Because the ATP is created by the community and other stakeholders in coordination with the County and other agencies and adopted by Council, it provides clear direction to staff on how the active transportation network should be expanded and improved.

Staff relies on the list of projects, policies, and toolboxes to guide private and public projects to build infrastructure that meets the needs of the community. Coordination within the County provides consistency to users for a safe and reliable network.

Individual projects are not fully developed and must go through standard environmental, engineering, community input, and approval processes.

Outreach Summary

Active Transportation Advisory Committee:

- Formed to enhance community input throughout ATP development
- Met nine times over the past year to guide the project team

Public Engagement Highlights:

- **Surveys & Interactive Maps:** Fall 2023, Spring 2024
- **Community Events:**
 - Housing Resources Fair (Oct 2023)
 - CraftWork (Oct 2023)
 - Climate Fest (Apr 2024)
- **Community Workshop:** June 2024

Expanded Outreach in Fall 2024:

- Draft ATP presented to City Council (Oct 7)
- **Draft ATP Review Period:** Oct-Nov 2024
- Targeted outreach with Hispanic community and Día de los Muertos Festival booth (Oct 27)
- Public feedback invited through City website and SCTA portal (Oct 7 - Nov 30)
- Presentations to Planning Commission (Nov 12) and Senior Advisory Commission (Nov 20)



GUÍA DE PREPARACIÓN PARA EMERGENCIAS

INFORMACIÓN SOBRE LA MEDIDA O USTED DECIDE

GUÍA DE ACTIVIDADES

DEPARTAMENTO DE SALUD PÚBLICA Y BIENESTAR COMUNITARIO

BASIC DOC TRAINING

WITH HIGH NOTE CHILDREN'S CHOIR

DEPARTAMENTO DE SALUD PÚBLICA Y BIENESTAR COMUNITARIO

GUÍA DE ACTIVIDADES

MEJORA SU MEDIDA O USTED DECIDE

Información sobre la MEDIDA O USTED DECIDE

¿Por qué es la Medida O?

¿Cómo se implementa la Medida O?

¿Qué beneficios tiene la Medida O?

¿Dónde puedo obtener más información?

www.henryclerk.org

GUÍA DE PREPARACIÓN PARA EMERGENCIAS

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DEPARTAMENTO DE SALUD PÚBLICA Y BIENESTAR COMUNITARIO

GUÍA DE ACTIVIDADES



CITY OF HEALDSBURG
Sustainable
Community
Development
Public Works
Planning & Policy
Public Works
Planning & Policy

FREE
Bicycle
Locks
and
Bells

TRY OUT A BIRD BIKE!
Discover the benefits of bird bikes for your community.

¿PRUEBA UNA BICICLETA BIRDO!
Descubre los beneficios de las bicicletas para tu comunidad.

WHAT'S YOUR FAVORITE SCARY MOVIE?

Summary of Draft ATP Comments

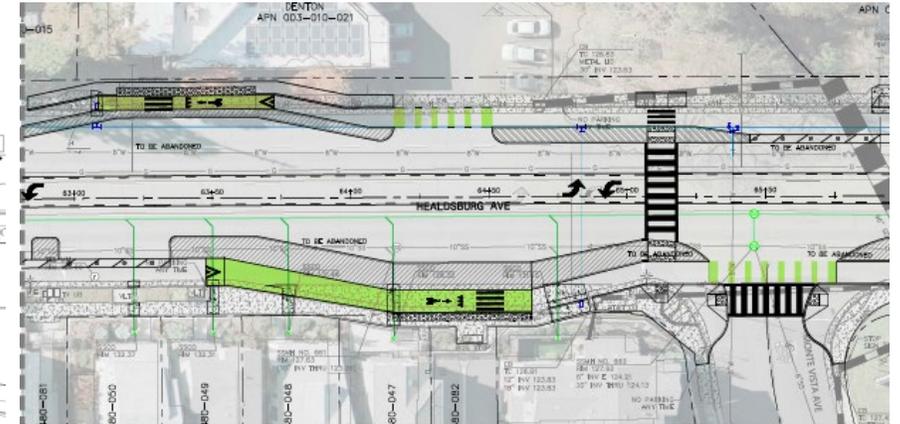
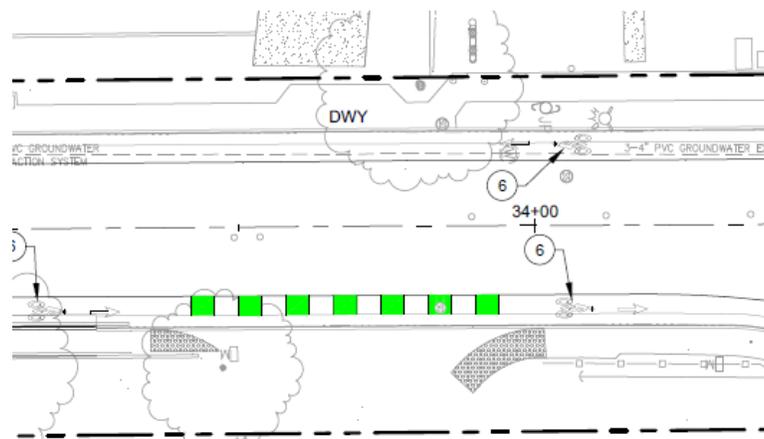
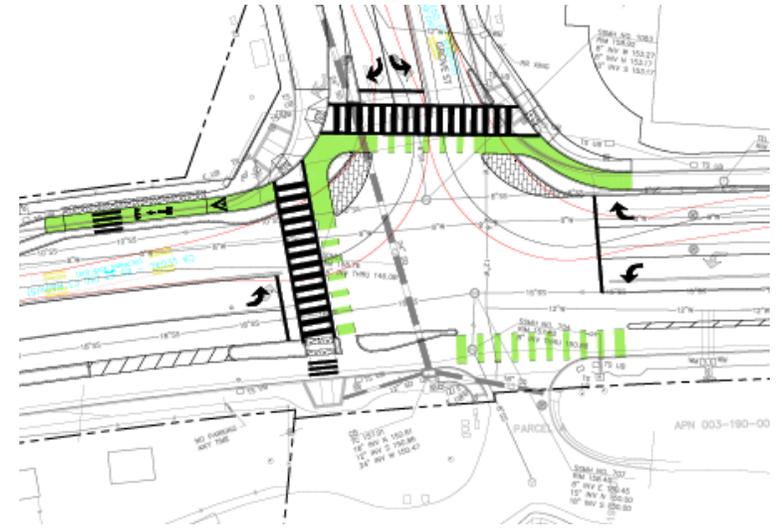
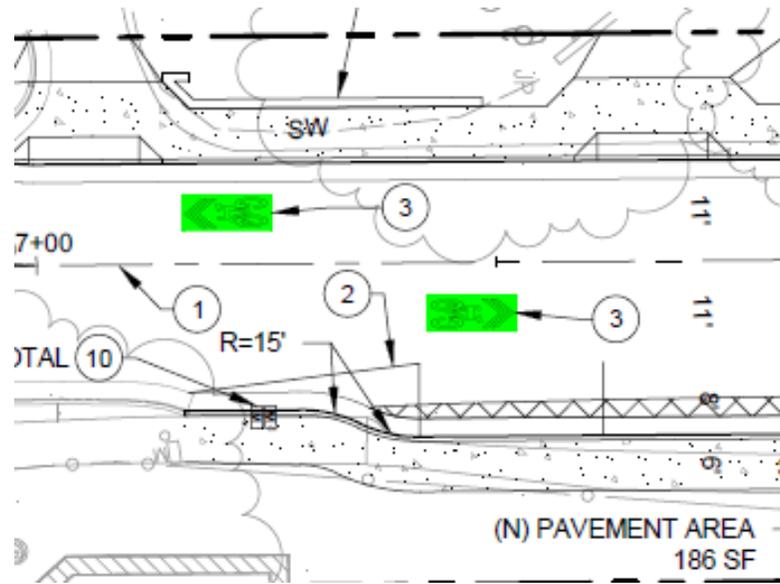
- Project related:
 - Additional crossing Improvements to key intersections
 - Desire for some planned bike boulevards to be enhanced to bike lanes
 - More planning around SMART Train Station
 - Addition of bike parking in downtown
 - Use of green paint for bicyclists through intersections
- Policy or citywide related:
 - Accessibility concerns for older adults and those with disabilities
 - Emphasizing Safe Routes to Schools
 - Use of quick build materials to accelerate implementation
 - Aligning the Active Transportation Plan (ATP) with greenhouse gas reduction goals and collecting baseline data to track progress over time
- Implementation related:
 - Desire for more specific, measurable, achievable, relevant, time-bound goals
 - More specific information related to project prioritization

Summary of Revisions

- Project additions:
 - Study a mobility hub related to SMART Train Station
 - Downtown bike parking project
 - Crossing improvement at March/Lupine, Matheson/Fitch, Grant/Healdsburg, and Plaza/East intersections
 - Language added to allow Grant and Powell Street bike boulevards to be converted into buffered bike lanes if on-street parking is removed
- Guidance related to projects:
 - Added language related to use of quick build materials and information/resources City staff can use to support those decisions
 - Added use of green paint for bicyclists through intersections and driveways to the Engineering Toolbox section
 - Bike boulevard projects that could be enhanced to bike lanes with the removal of on-street parking are noted in the project list for future consideration



Green Paint



Summary of Revisions

- Policy revisions:
 - Added a policy to support quick build implementation
 - Added a policy related to baseline data collection
- Implementation revisions:
 - Added language explaining standard staff process to improve clarity and transparency.

Budgeted and Active Projects

March Avenue - Award design contract in February 2025	\$ 2,410,300
March at Lupine and Prentice will both get enhanced crossings	
Grove Street – Nearing 90% design	\$ 3,273,822
Healdsburg Ave – 30% design – Council review in spring 2025	\$ 15,394,640
South Healdsburg Avenue – Bridge to Adeline design – PSA in March	\$ 1,260,319
Ward Neighborhood - Pedestrian focused – RFP being prepared	\$ 1,448,000
SMART crossings	TBD
SMART Path across bridge to tie into FCP	TBD
Front Street Quick Build possibility	TBD
3 downtown bike racks to be installed this month	\$ 10,000
Daylighting (intersection red curbs) spring/summer 2025	staff time
Powell and Johnson – enhanced crossing – received proposals last week	\$ 249,800
Safe Routes to School Plan – Walking audits in spring 2025	\$ 75,000
Speed Limit Reduction Study – Ordinance adoption in summer 2025	\$ 60,000
Sidewalk gap closure - Summer 2025	\$ 150,000

City Council Action

- Consider adoption of the Final Active Transportation Plan for the City of Healdsburg

Questions



Public
Comment

Comentarios
del público

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City-Owned Land with Potential for Affordable Housing

January 21, 2025



Recommended Action

Receive a report on City-owned property with potential for affordable housing

Background & Methodology

During the March 25, 2024, City Council goal-setting session, the Council proposed identifying City-owned land for housing potential in the 2024-25 work plan.

Criteria Considered for Suitability

- **Existing Uses**: A parcel's use for municipal services, such as parks, parking, and utilities.
- **Physical Constraints**: Size, location, waterways, wetlands, topography, and other environmental factors.
- **General Plan Compatibility**: Alignment with current General Plan and zoning regulations and potential for necessary amendments.
- **Financial Feasibility**: Assessment of viability under traditional affordable housing programs and the ability to achieve economies of scale through unit yield.

Housing
Development
Potential
-
General Plan
Designation

General Plan Designation	Meaning
Public/Quasi Public (PQP)	Land designated for public facilities, utilities, schools, parks and other community-service uses.
Low-Density Residential (LR)	Single-family residential development at densities of 1 to 3 units per acre.
Downtown Commercial (DC)	Areas designated for commercial uses, including retail, offices, and mixed-use development.
High-Density Residential (HR)	Multi-family residential development at densities of 10 to 20 units per acre.
Office/High Density Residential (O/HR)	Areas allowing a mix of office uses and high-density residential development typically 10-16 units per acre.

Site	APN	General Plan Use	Land Size (Acres)	Density	Yield	Existing Use
627 Healdsburg Avenue	002-093-007	O/HR	0.44	10-16 UPA	4-7 Units	Vacant Lot
1408 University Street	002-533-002	LR	1.23	1-3 UPA	1-3 Units	Vacant Lot
1557 Healdsburg Avenue*	003-030-005	PQP	Portion of 8.71 Acres	N/A	Dependent on Use	Community Center Property
0 Healdsburg Avenue*	003-030-007	O/HR	0.91	10-16 UPA	9-14 Units	Community Center Overflow Lot

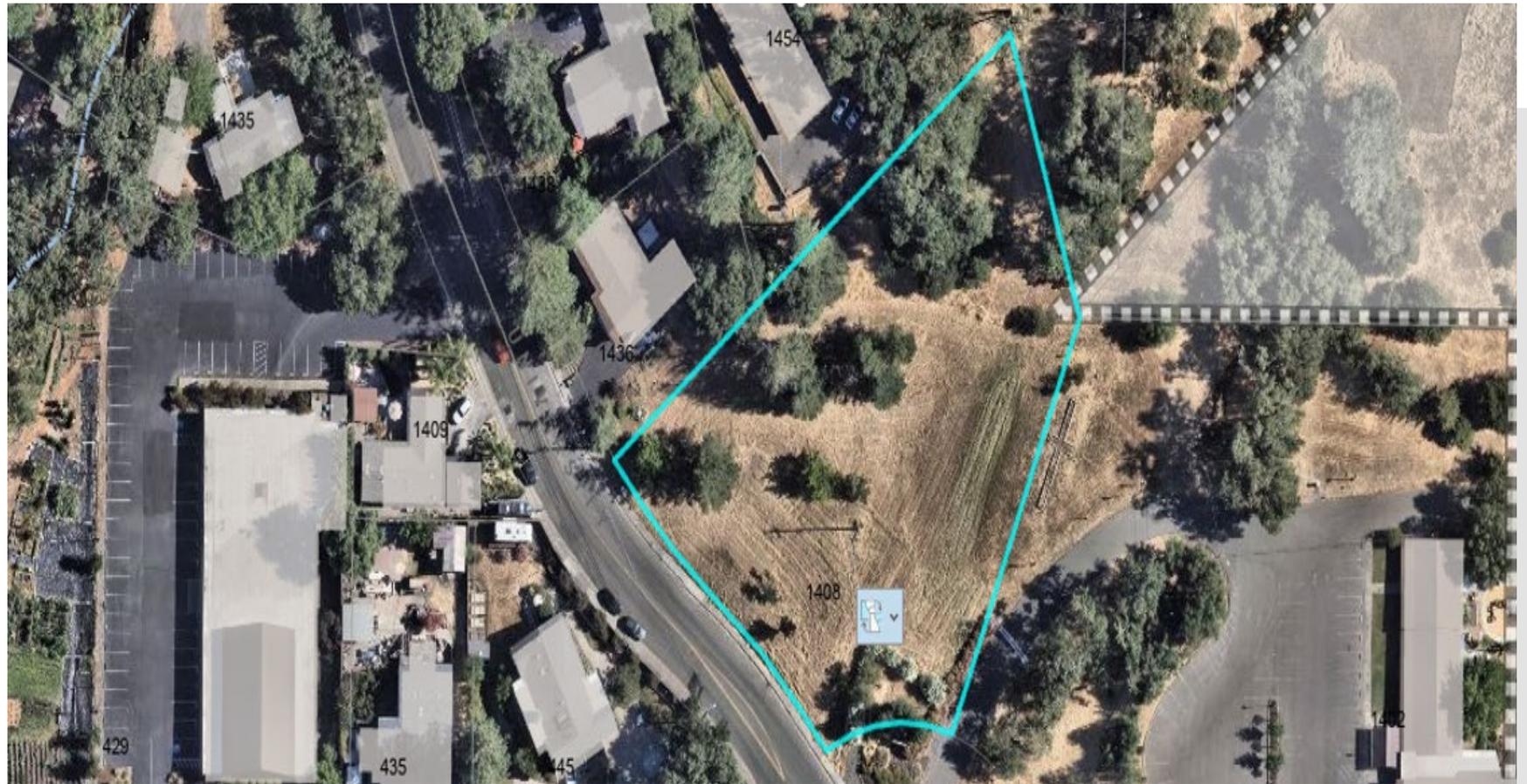
Sites with Residential Development Potential

627 Healdsburg Ave

Site	627 Healdsburg Ave
APN	002-093-007
General Plan Use	O/HR
Land Size	0.44
Density	10-16 UPA
Yield	4-7 Units
Existing Use	Vacant Lot



Site with
Residential
Development
Potential
(LR)
-
1408
University
Street

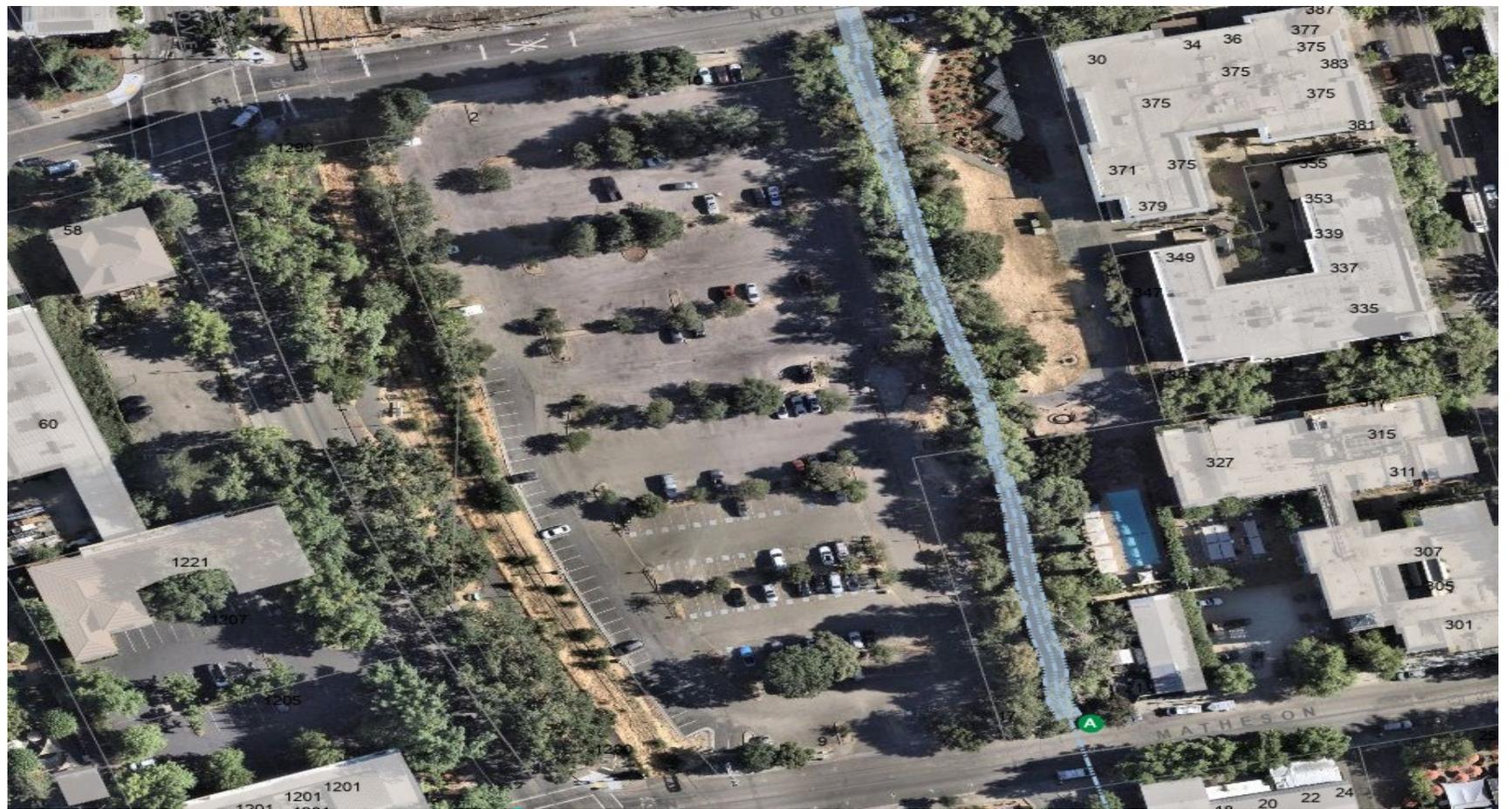


Site	APN	General Plan Use	Land Size (Acres)	Density	Yield	Existing Use
1408 University St.	002-533-002	LR	1.23	1-3 UPA	1-3 Units	Vacant Lot

Site	APN	General Plan Use	Land Size (Acres)	Density	Yield	Existing Use
17 Matheson St.	002-182-033	DC	3.4	10-16 UPA	34-54 Units	West Plaza Parking Lot
434 Healdsburg Ave.	002-171-041	DC	0.31	10-16 UPA	3-4 Units	Mitchel Center Parking Lot
225 Center St.	002-242-049	DC	0.1	10-16 UPA	1 Unit	Center Street Parking Lot
228 Healdsburg Ave.	002-242-038	DC	.28	10-16 UPA	2-4 Units	Center Street Parking Lot
315 East St.	002-194-017	DC	0.23	10-16 UPA	2-3 Units	Senior Center Parking Lot

Parking Lots with Development Potential
Downtown Commercial (DC) Designated

Parking Lot
with Potential
for
Development
(DC)
-
17 Matheson
Street



Site	APN	General Plan Use	Land Size (Acres)	Density	Yield	Existing Use
17 Matheson St.	002-182-033	DC	3.4	10-16 UPA	34-54 Units	West Plaza Parking Lot

Parking Lot
with Potential
for
Development
(DC)

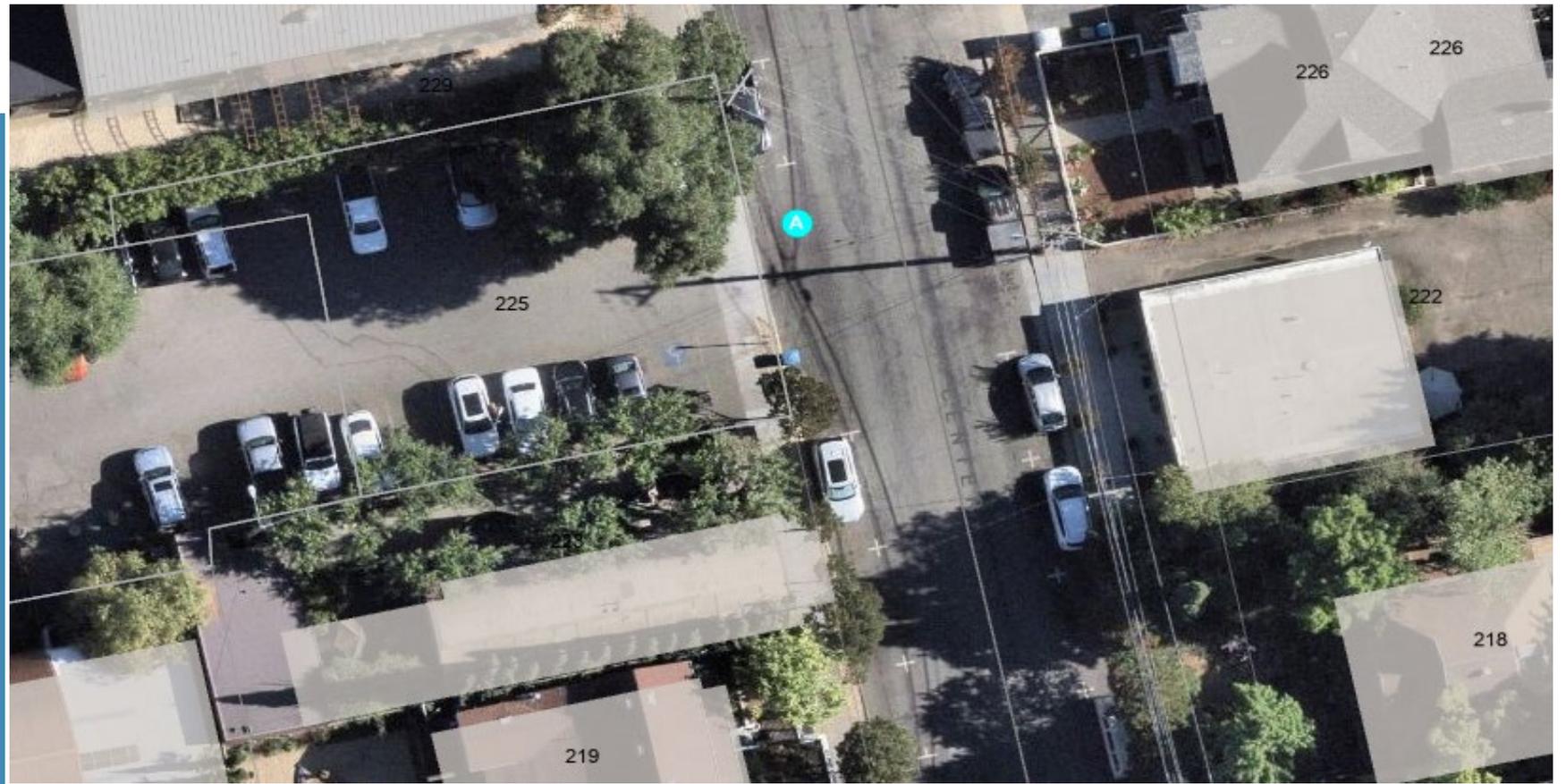
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434
Healdsburg
Avenue



Site	APN	General Plan Use	Land Size (Acres)	Density	Yield	Existing Use
434 Healdsburg Ave.	002-171-041	DC	0.31	10-16 UPA	3-4 Units	Mitchel Center Parking Lot

Parking Lot
with Potential
for
Development
(DC)
-
225 Center
Street



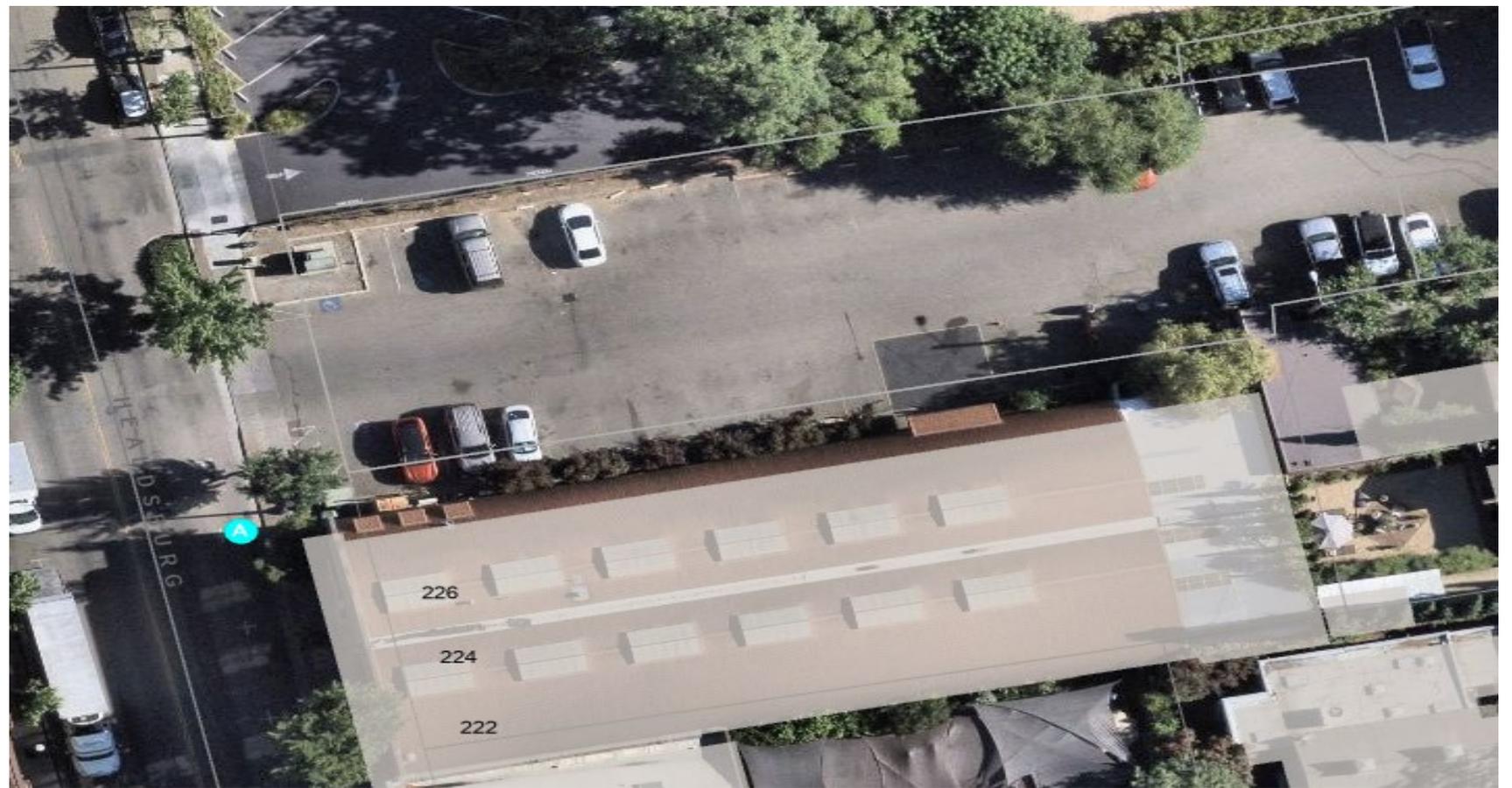
Site	APN	General Plan Use	Land Size (Acres)	Density	Yield	Existing Use
225 Center St.	002-242-049	DC	0.1	10-16 UPA	1 Unit	Center Street Parking Lot

Parking Lot
with Potential
for
Development
(DC)

-

228

Healdsburg
Avenue



Site	APN	General Plan Use	Land Size (Acres)	Density	Yield	Existing Use
228 Healdsburg Ave.	002-242-038	DC	.28	10-16 UPA	2-4 Units	Center Street Parking Lot

Parking Lot
with Potential
for
Development
(DC)

-
315 East Street



Site	APN	General Plan Use	Land Size (Acres)	Density	Yield	Existing Use
315 East St.	002-194-017	DC	0.23	10-16 UPA	2-3 Units	Senior Center Parking Lot

Community Center (PQP)
-
1557 Healdsburg Avenue

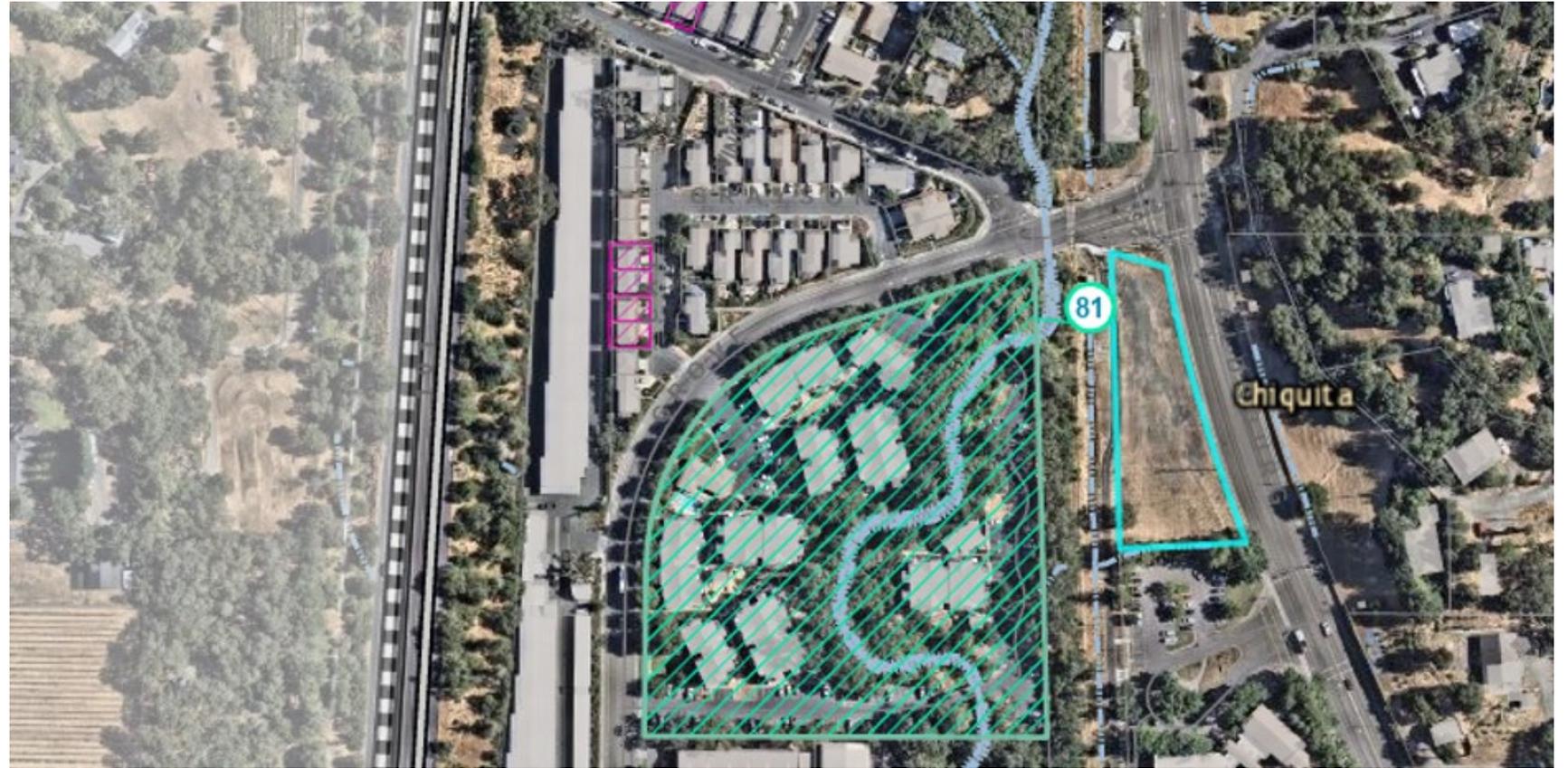


Site	APN	General Plan Use	Land Size (Acres)	Density	Yield	Existing Use
1557 Healdsburg Avenue	003-030-005	PQP	Portion of 8.71 Acres	N/A	TBD	Community Center Property

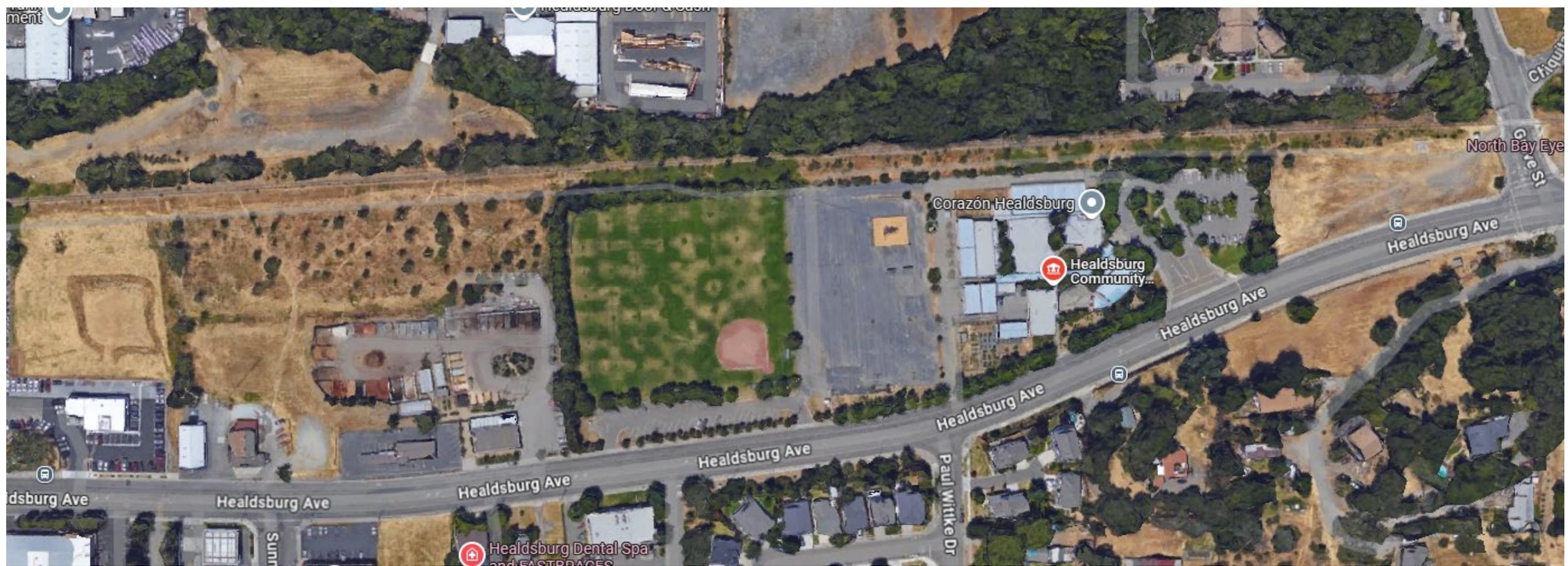
Parking Lot
with Potential
for
Development
(O/HR)

-

0 Healdsburg
Avenue



Site	APN	General Plan Use	Land Size (Acres)	Density	Yield	Existing Use
0 Healdsburg Avenue	003-030-007	O/HR	0.91	10-16 UPA	9-14 Units	Community Center Overflow Lot



Site	APN	General Plan Use	Land Size (Acres)	Density	Yield	Existing Use
0 Healdsburg Avenue	003-030-007	O/HR	0.91	10-16 UPA	9-14 Units	Community Center Overflow Lot
1557 Healdsburg Avenue	003-030-005	PQP	Portion of 8.71 Acres	N/A	TBD	Community Center Property

Considerations

- Community Housing Land Trust
- Explore faith-based institutions to convert parking lots and unused land into affordable housing
- Selling properties to generate funding and reinvested in housing projects

Recommended
Action

Recommended Action

Receive a report on City-owned property
with potential for affordable housing

Questions



Public
Comment

Comentarios
del público

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