

# January 30, 2019 Workshop

Current run (last updated Jan 31, 2019 5:02pm)

16

Polls

74

Participants

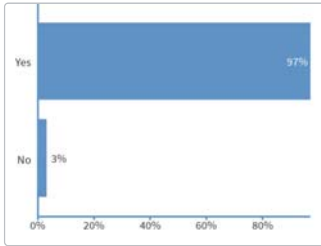
56

Average responses



Average engagement

## 1. Are you a West Covina resident?



| Response options | Count | Percentage |
|------------------|-------|------------|
| Yes              | 65    | 97%        |
| No               | 2     | 3%         |

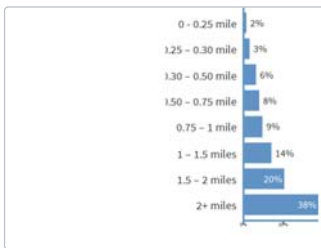


Engagement

67

Responses

## 2. How close do you live to the former BKK landfill site?



| Response options | Count | Percentage |
|------------------|-------|------------|
| 0 - 0.25 mile    | 1     | 2%         |
| 0.25 - 0.30 mile | 2     | 3%         |
| 0.30 - 0.50 mile | 4     | 6%         |
| 0.50 - 0.75 mile | 5     | 8%         |
| 0.75 - 1 mile    | 6     | 9%         |
| 1 - 1.5 miles    | 9     | 14%        |
| 1.5 - 2 miles    | 13    | 20%        |
| 2+ miles         | 24    | 38%        |

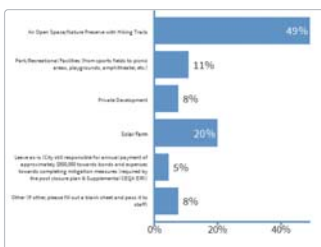


Engagement

64

Responses

## 1. What do you believe would be the best use of the site for the community?



| Response options   | Count | Percentage |
|--|-------|------------|
| <b>An Open Space/Nature Preserve with Hiking Trails</b>  | 32    | 49%        |
| Park/Recreational Facilities (from sports fields to picnic areas, playgrounds, amphitheater, etc.)   | 7     | 11%        |
| Private Development  | 5     | 8%         |
| Solar Farm   | 13    | 20%        |
| Leave as-is (City still responsible for annual payment of approximately \$500,000 towards bonds and expenses towards completing mitigation measures (required by the post closure plan & Supplemental CEQA EIR)) | 3     | 5%         |
| Other (If other, please fill out a blank sheet and pass it to staff)   | 5     | 8%         |

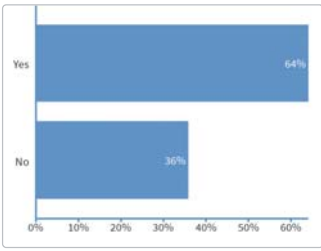


Engagement

65

Responses

## 2. Would you support development on the site?



Response options

Yes

Count

41

Percentage

64%

No

23

36%

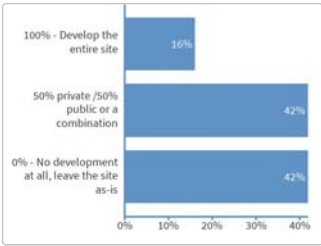


Engagement

64

Responses

## 3. How much development would you support?



Response options

100% - Develop the entire site

Count

10

Percentage

16%

50% private /50% public or a combination

26

42%

0% - No development at all, leave the site as-is

26

42%

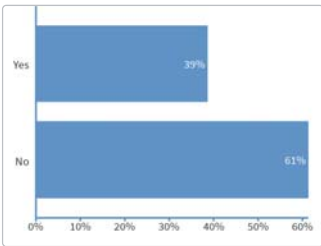


Engagement

62

Responses

## 4. Would you support selling a portion of the site to a developer for private development if it meant possible revenues for public amenities on the remaining portion of the site?



Response options

Yes

Count

24

Percentage

39%

No

38

61%

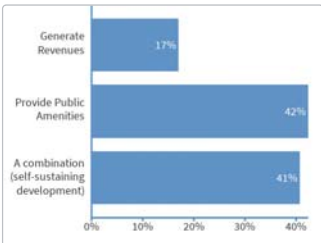


Engagement

62

Responses

## 5. What is more important for you as a community member: for the site to generate revenues or provide public amenities?



Response options

Generate Revenues

Count

10

Percentage

17%

Provide Public Amenities

25

42%

A combination (self-sustaining development)

24

41%

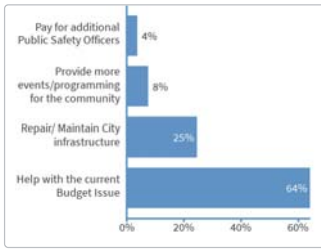


Engagement

59

Responses

## 5a. If Generate Revenues, why?



| Response options                                  | Count | Percentage |
|---|-------|------------|
| Pay for additional Public Safety Officers         | 2     | 4%         |
| Provide more events/programming for the community | 4     | 8%         |
| Repair/ Maintain City infrastructure              | 13    | 25%        |
| Help with the current Budget Issue                | 34    | 64%        |

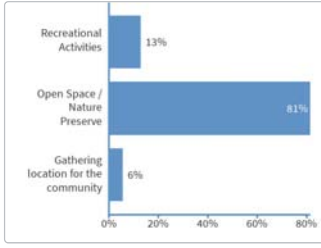


Engagement

53

Responses

## 5b. If Public Amenities, why?



| Response options                     | Count | Percentage |
|--------------------------------------|-------|------------|
| Recreational Activities              | 7     | 13%        |
| Open Space / Nature Preserve         | 44    | 81%        |
| Gathering location for the community | 3     | 6%         |

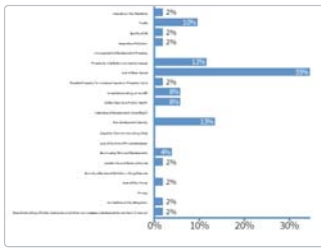


Engagement

54

Responses

## 6. What are your biggest concerns regarding a private development at the BKK site?\*



| Response options   | Count     | Percentage |
|--|-----------|------------|
| Impacts on City Residents  | 1         | 2%         |
| Traffic  | 5         | 10%        |
| Quality of Life  | 1         | 2%         |
| Hazardous Pollution  | 1         | 2%         |
| Management of Development/Property   | 0         | 0%         |
| Threats to Wildlife/Environmental Impact   | 6         | 12%        |
| <b>Lack of Open Space</b>  | <b>18</b> | <b>35%</b> |
| Possible Property Tax Increase/Impact on Property Value  | 1         | 2%         |
| Unrealistic building on landfill   | 3         | 6%         |
| Safety/Security & Public /Health   | 3         | 6%         |
| Over development/density   | 7         | 13%        |
| Bankruptcy/Failure of Development  | 2         | 4%         |
| Locked into one Revenue Source   | 1         | 2%         |
| Cost of City Money   | 1         | 2%         |
| No Additional City Obligation  | 1         | 2%         |
| Stop the building of hotel, race tracks, and other non-necessary developments, maintain it natural | 1         | 2%         |

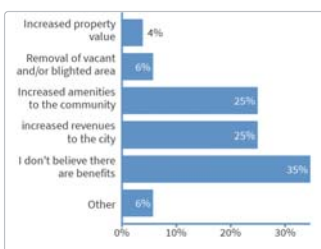


Engagement

52

Responses

## 7. What do you think are the benefits of private investment/development in the community?\*



| Response options                          | Count     | Percentage |
|---|-----------|------------|
| Increased property value                  | 2         | 4%         |
| Removal of vacant and/or blighted area    | 3         | 6%         |
| Increased amenities to the community      | 13        | 25%        |
| increased revenues to the city            | 13        | 25%        |
| <b>I don't believe there are benefits</b> | <b>18</b> | <b>35%</b> |
| Other                                     | 3         | 6%         |

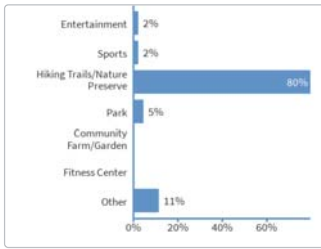


Engagement

52

Responses

## 8. What type of public amenities would you be interested in seeing on the top deck?\*



| Response options                     | Count     | Percentage |
|--------------------------------------|-----------|------------|
| Entertainment                        | 1         | 2%         |
| Sports                               | 1         | 2%         |
| <b>Hiking Trails/Nature Preserve</b> | <b>35</b> | <b>80%</b> |
| Park                                 | 2         | 5%         |
| Other                                | 5         | 11%        |

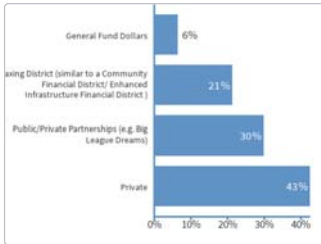


Engagement

44

Responses

## 9. How do you propose the City pay for the construction & operations of a new public amenity?



| Response options  | Count     | Percentage |
|---|-----------|------------|
| General Fund Dollars  | 3         | 6%         |
| Taxing District (similar to a Community Financial District/ Enhanced Infrastructure Financial District) | 10        | 21%        |
| Public/Private Partnerships (e.g. Big League Dreams)  | 14        | 30%        |
| <b>Private</b>  | <b>20</b> | <b>43%</b> |

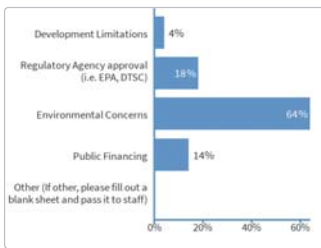


Engagement

47

Responses

## 10. What do you think is the greatest obstacle to developing the top deck site?\*



| Response options   | Count     | Percentage |
|--|-----------|------------|
| Development Limitations  | 2         | 4%         |
| Regulatory Agency approval (i.e. EPA, DTSC)                          | 9         | 18%        |
| <b>Environmental Concerns</b>  | <b>32</b> | <b>64%</b> |
| Public Financing   | 7         | 14%        |
| Other (If other, please fill out a blank sheet and pass it to staff) | 0         | 0%         |

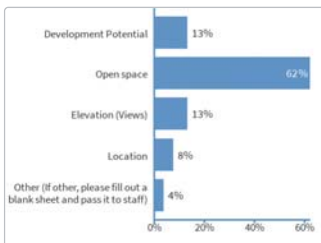


Engagement

50

Responses

## 11. What is the greatest asset/benefit of the top deck site?\*



| Response options   | Count     | Percentage |
|--|-----------|------------|
| Development Potential  | 7         | 13%        |
| <b>Open space</b>  | <b>33</b> | <b>62%</b> |
| Elevation (Views)  | 7         | 13%        |
| Location   | 4         | 8%         |
| Other (If other, please fill out a blank sheet and pass it to staff) | 2         | 4%         |

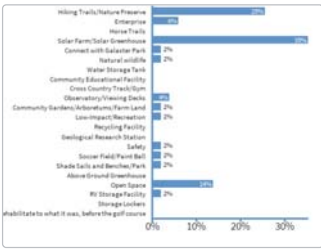


Engagement

53

Responses

## 12. What are your most desired amenities for the top deck?



| Response options                       | Count     | Percentage |
|--|-----------|------------|
| Hiking Trails/Nature Preserve          | 13        | 25%        |
| Enterprise                             | 3         | 6%         |
| <b>Solar Farm/Solar Greenhouse</b>     | <b>18</b> | <b>35%</b> |
| Connect with Galaster Park             | 1         | 2%         |
| Natural wildlife                       | 1         | 2%         |
| Observatory/Viewing Decks              | 2         | 4%         |
| Community Gardens/Arboretums/Farm Land | 1         | 2%         |
| Low-Impact/Recreation                  | 1         | 2%         |
| Safety                                 | 1         | 2%         |
| Soccer Field/Paint Ball                | 1         | 2%         |
| Shade Sails and Benches/Park           | 1         | 2%         |
| Open Space                             | 7         | 14%        |
| RV Storage Facility                    | 1         | 2%         |



**51**  
Responses