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**Form Submission - New Form - Downtown Development**

1 message

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Tue, Jul 25, 2017 at 12:27 PM

**Name:** Leonard Smith**Email Address:** [lsmith94538@aol.com](mailto:lsmith94538@aol.com)**Subject:** Downtown Development

**Message:** I Attended a workshop "Levering Climate Investments for SJ Communities in the SJ Valley". One of the issues was downtowns in the SJ valley. Manteca's downtown has been struggling for the last at least 25 years without a real solution. Leaving the solution in the lap of the downtown property owners has not been successful.. Downtown belongs to all of Manteca and working with a consultant to provide a streetscape plan for the main corridor (Yosemite Street) is the first step. The streetscape must provide for wide homogeneous sidewalks to allow for outdoor seating and narrow roadway to discourage fast moving traffic and encourage pedestrian traffic. Up grade and install parking lots behind Yosemite and other areas close to downtown. The future GP must include zoning for the area around the downtown area including the train depot and existing commercial businesses. If it is not the case yet, then zoning must allow for the building of condominiums and apartment buildings. This creates foot traffic for the down town businesses. The existing down town zoning must be reviewed to allow for a more flexible zoning to attract a variety of businesses to add to the ambience of a down town.

P.S I understand some of it sound solution based suggestions. True. However some of my comments do address the GP. my 2 cents

(Sent via [Manteca General Plan Update](#))