

Four Corners Community Meeting #2 Executive Summary

Introduction

As part of the community engagement process for redevelopment of the “Four Corners” site, Sand Hill Property Company held a second community meeting in April 2020. Due to health and safety concerns related to COVID-19, that community meeting was done through an online format. The virtual community meeting included a video presentation, online resources and project content, and an interactive survey. The meeting was made available to the public for a two week period between April 16-30th. This Executive Summary provides an overview of the overarching trends and takeaways that emerged from the qualitative responses and the quantitative results in the online survey.

Virtual Participation Data

- 68 survey responses (64 in English; 4 in Spanish)
- 223 unique visitors
- 126 YouTube video views
- 75% of survey participants live in EPA
- 51% of survey participants work in EPA

Important Themes & Takeaways

Based on an analysis of the online survey results, the following themes and takeaways emerged as the most significant feedback from Community Meeting #2. This information will help guide future programming, design and planning decisions for the Four Corners project.

- **A hyper-local focus:** Participants are very focused on ensuring that the project is designed and programmed to benefit current EPA residents and the City of EPA. Not only do participants think that the retail, housing and jobs should be designed to serve the existing community, they also want to leverage the project to keep EPA resident’s money within and provide greater revenue and tax base for the City of EPA.
- **Keep it close:** Participants are tired of having to go outside of EPA to eat, work and play. The Four Corners project provides an opportunity to provide diverse eating, shopping and gathering space that can not only build a sense of community, but can also increase tax revenue for the City and provide opportunities for EPA residents.

- **Centering community pride:** Participants want a place they can be proud of that represents the sense of community pride they already feel for their community and EPA. Many participants noted that there isn't an inclusive, safe space where diverse groups and families can come together in EPA. Creating spaces that promote community building will entice people to the project and allow for programming that celebrates the existing culture of EPA and can leverage the pride that is already there.
- **Opportunity for authentic artists & placemaking:** Participants made it clear that various narratives and authentic voices need to be heard and represented in order to honor the historical significance of the site. Respondents want to leverage the stories of existing EPA residents and artists to bring these stories to life through open space programming, landscaping, community spaces, and art, particularly murals.
- **The importance of a restaurant:** 90% of participants selected the image of a restaurant as their preferred type of place to eat. A number of responses also noted the importance of a restaurant to provide a more diverse, special, family-friendly eating experience that is not currently available in EPA.
- **Gathering & social spaces:** The most preferred gathering space selected by survey participants is a public event space. Many comments expressed the need in EPA for an inclusive, safe and family-friendly space for larger groups of people to congregate, have musical performances and celebrate EPA's diverse community. Participants also requested spaces that encourage social interaction and community building such as a community garden, outdoor meeting rooms and family play spaces.
- **Fresh foods:** Survey participants noted the need for retail for a variety of reasons, including to support local businesses, create employment opportunities, and help meet their shopping needs within EPA. The most popular type of retail selected (nearly 90% of participants) was a place to buy food.
- **Library very popular; can serve multiple purposes:** Over 80% of participants selected a library as the type of learning space they prefer. Participants also noted how a library can help provide resources to the community, be a gathering place for families, draw people to the site and help celebrate the rich history of EPA.
- **Outdoor eating spaces = Pedestrian Friendly:** Participants overwhelmingly selected outdoor eating areas as the feature that would most motivate them to walk to the site. This aligns with the many comments that said a local, destination restaurant that would attract them to the site.