



Community Workshop Lower Arsenal Mixed-Use Specific Plan

MONDAY, APRIL 6, 2009

6:00 – 9:00 p.m.

**Dona Benicia Room – Benicia Library
150 East L Street
Benicia, CA 94510**

You are cordially invited to attend a facilitated community meeting on the Lower Arsenal Mixed-Use Specific Plan.

PURPOSE:

To provide information that will assist the City Council in determining whether residential use is appropriate in the Lower Arsenal, and, if so, what restrictions might be necessary to ensure compatibility with nearby industrial uses and historic resources.

PROJECT LOCATION:

The project site is located in the City of Benicia in Solano County. The project site consists of approximately 50 acres east of Downtown Benicia, and is a portion of Benicia's former U.S. Army Arsenal. The site is generally bounded by lands adjoining I-780 on the north, I-680 on the east, the Port of Benicia and the Carquinez Strait on the south, and residential neighborhoods on the west.

BRIEF DESCRIPTION OF PROJECT:

The proposed project is a Specific Plan for the Lower Arsenal site, which is designated for mixed uses in the Benicia General Plan. The Specific Plan covers four distinct zones, each of which exhibits a unique physical character. The Specific Plan includes a form-based code and architectural standards to shape future development on the project site, with primary emphasis on the physical form and character of new development. After build-out of the Specific Plan, the area would contain approximately 741,865 square feet of mixed uses, 22 residential units, and 6.39 acres of open space. The Specific Plan area currently contains approximately 525,000 square feet of mixed uses.

The Draft Specific Plan is available for public review on the City's website (www.ci.benicia.ca.us), at the City's Community Development Department, and at the Benicia Public Library.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the ADA Coordinator at 707/746-4211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]