



**DOWNTOWN HISTORIC DISTRICT – DESIGN GUIDELINES UPDATE
AD HOC ADVISORY GROUP MEETING AGENDA**

City Hall Commission Room

January 19, 2018

8:00 a.m. – 9:30 a.m.

1. Welcome & Introductions (8:00 a.m.)
2. Facilitated Discussion (8:10 a.m.) – *an outline for discussion is provided as an agenda attachment for this meeting. The discussion will be facilitated by the city's project consultant, Winter & Company.*
3. Public Comments (9:20 a.m.)
4. Adjourn (9:30 a.m.)

Advisory Group Meeting

Downtown Historic Conservation District Design Guidelines City of Benicia

DISCUSSION QUESTIONS

The questions below seek to collect input regarding the design guidelines for Benicia.

Design in Benicia

1. How would you characterize the quality and compatibility of development, in terms of design, throughout the district?
2. Can you identify some recent projects that you believe are particularly good examples of design in the district? Can you identify examples that represent issues related to design in the district?
3. How do you think the quality of development in the Benicia Downtown Historic Conservation District compares with peer communities?

Downtown Historic Conservation District Design Guidelines Content

4. What opportunities exist to improve the clarity of the individual design guidelines to make them more understandable for the user?
5. Are there specific design guidelines that could be better illustrated with diagrams or example photos to clarify the intent?
6. Are there terms used in the design guidelines that require a definition or for which the existing definition could be improved? Please identify specific terms, if any.

Project Summary

Benicia Downtown Historic District Design Guidelines

The Downtown Historic District Design Guidelines project will update the Historic District Design Guidelines within the Downtown Historic Conservation Plan, which was developed in 1990. The Downtown Historic District encompasses the First Street central business district and surrounding neighborhoods as well as the former Tannery, Southern Pacific Depot, State Historic Capitol Building and numerous national and state landmarks. In total, approximately 700 parcels fall within the Downtown Historic District boundary; of these, about 300 contain designated historic structures corresponding to the period of significance, 1847-1940.

PROJECT OBJECTIVE

The objective of the project is to provide user-friendly guidelines for the treatment of historic properties, alterations to non-historic buildings, and the design of new infill structures within the historic district, as well as to update design review procedures. The updated design guidelines will ensure consistency in the design review process, reinforce the character of the historic district, and provide the basis for clear and fair decision-making in the district. This project is expected to bring Benicia into alignment with historic preservation “best practices” and streamline design review procedures.

GET INVOLVED!

The community's involvement in this process is extremely important. Information about upcoming workshops and engagement opportunities will be published on the project website:

<http://www.ci.benicia.ca.us/downtowndesign>



QUESTIONS?

For questions, please contact Suzanne Thorsen, Principal Planner.

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