



DRAFT PRELIMINARY ISSUES LIST

The City is currently thinking about the following issues and questions for the Eastern Gateway Study. Are there additional issues that we should add to the list? Which issues are most important?

- **Study Area Boundaries.** The Eastern Gateway Study includes a “secondary study area” containing residential properties on N Street. Are these properties appropriate for more intensive multifamily residential or mixed-use development?
- **Opportunity Sites.** Which properties have the greatest potential for change in the future?
- **Promoting Affordable Housing.** How can the City best promote new affordable housing within the study area?
- **Allowed Land Uses.** Which land uses should be encouraged in the study area? Should any uses be prohibited?
- **Scale of Development.** Most existing buildings in the study area are one story in height with a building footprint occupying less than 50 percent of the lot area. What is the desired scale of new development in the study area? Should taller and more intensive development be allowed and encouraged?
- **Building Form and Character.** What is the desired form and character for new development in the new mixed-use district? Should the design of new development vary depending on its location within the study area?
- **Design Compatibility.** What design elements can help to ensure that new development and uses minimize negative impacts on adjacent land uses, particularly existing single-family homes?
- **Parking.** Benicia currently requires between 0.5 and 2 on-site parking spaces per dwelling unit (depending on unit size and type) and 1 space per 200 square feet of retail uses. Should parking requirements be different in the new mixed-use district?
- **Mixed-use Development.** How can mixed-use development be designed to minimize conflicts between residential and commercial uses located together on the same site?
- **Bicycle and Pedestrian Circulation.** How can the City make it easier and safer for pedestrians and bicyclists to get around within the study area?
- **Public Realm.** What types of improvements could make the study area more pedestrian-oriented and “neighborly”?