

City Of Benicia EASTERN GATEWAY STUDY



Stakeholder Meeting
August 19, 2020

Meeting Purpose

- Introduce the Eastern Gateway Study
- Receive feedback on the existing conditions maps and preliminary issues list



Project Origins and Goals

- City received SB2 Grant for planning to streamline housing approvals and accelerate housing production
- Benicia is using its SB2 funds for the Eastern Gateway Study, which focuses on approximately 13.5 acres near the intersection of Military East and East Fifth Street
- The Eastern Gateway Study will create a new mixed-use zone district to allow by-right housing when consistent with new objective zoning and design standards



- Primary Study Area
- ⋯⋯ Secondary Study Area



Study Area

Project Process

- Task 1: Project Initiation (September 2020)
- Task 2: Issues and Options (February 2021)
- Task 3: Draft Amendments (June 2021)
- Task 4: Environmental Review (July 2021)
- Task 5: Final Amendments (January 2022)

Community Engagement

- Community workshops (2)
- Stakeholder group meetings (3)
- Additional stakeholder meetings and discussions (as needed)
- Planning Commission and City Council study sessions (2)
- Planning Commission and City Council public hearings
- Benicia Town Hall on-line discussion forum

Stakeholder Group

Purpose

- Help ensure the project reflects community goals, needs, and priorities
- Receive feedback on materials before they are shared with the general public
- Bring together diverse perspectives, accommodate constructive dialogue, and build consensus
- Help generate community interest in project

Stakeholder Group

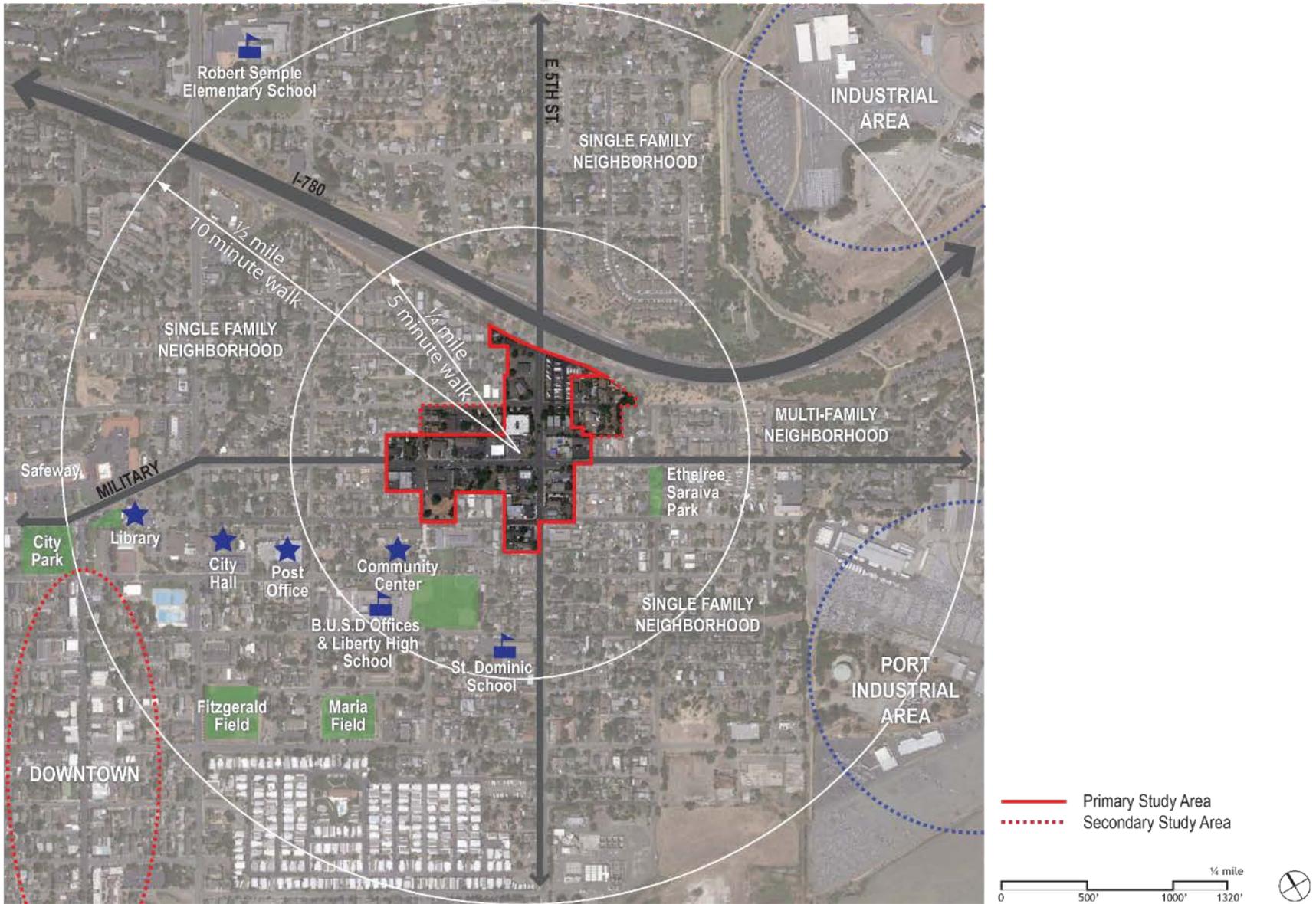
Meetings

- **Meeting 1 (August 2020):** Existing conditions maps and preliminary issues list
- **Meeting 2 (November 2020):** Issues and options
- **Meeting 3 (April 2021):** Draft General Plan and Zoning Code amendments.

Questions or comments about
project background?

Existing Conditions Maps

- Set of 10 maps to illustrate existing conditions within study area relevant to project goals
- Maps provide shared fact base and illuminate key issues and options



Context

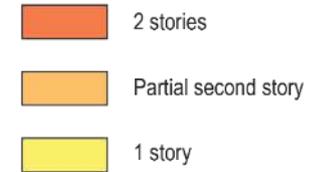
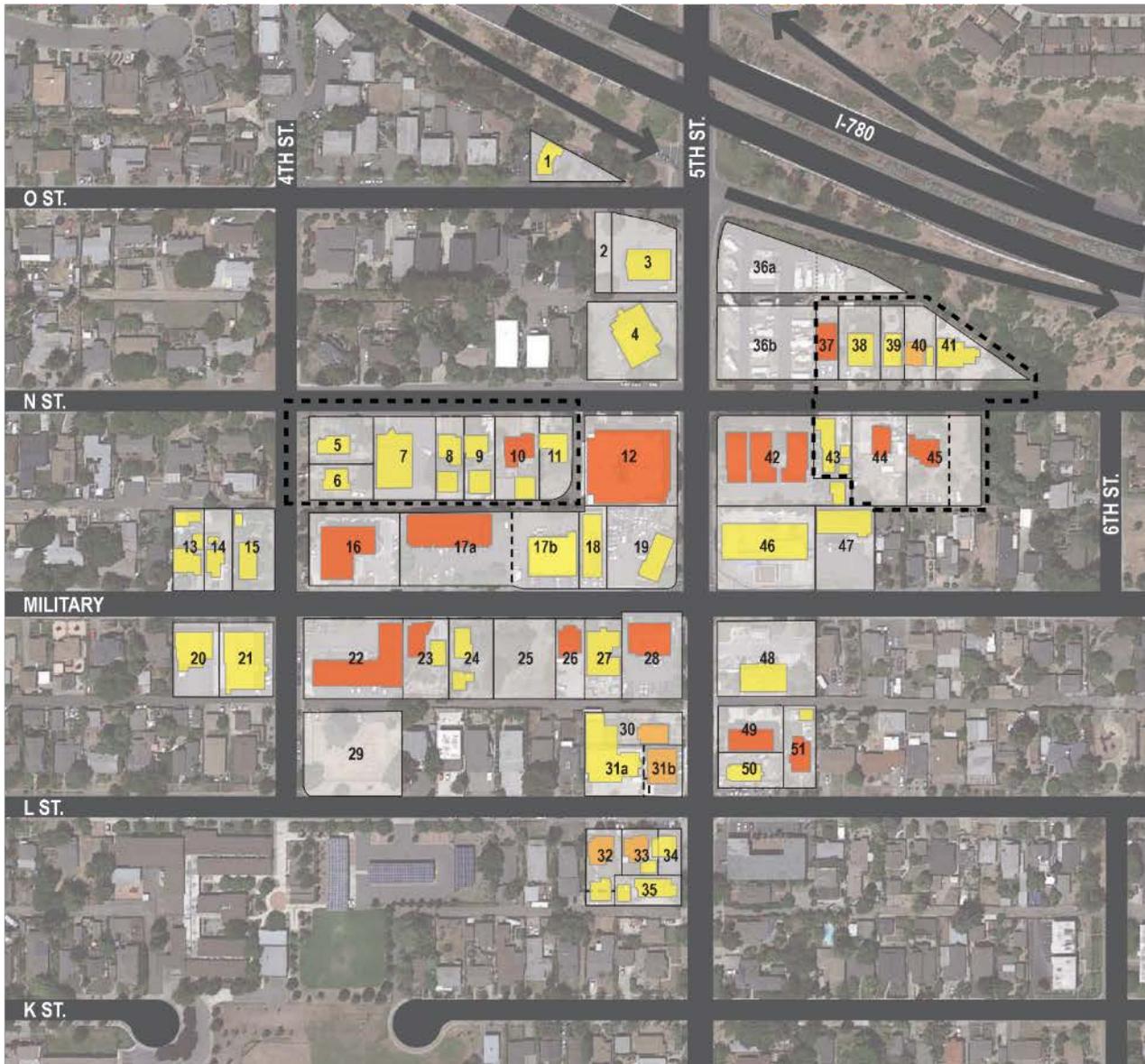


1. Seven Flags Self-Service Car Wash
2. Vacant lot
3. SP Automotive Supply
4. Vacant building
- 5-6. Single-family residential
7. Church of Christ
- 8-11. Single-family residential
12. Holiday Inn Express
13. Fred's Barber Shop
14. Mixed Use Residential/Office
15. Single-family residential
16. Big O Tires
- 17a. Harvey Plaza
- 17b. Liquor Warehouse
18. F&P Engraving & Awards
19. Preferred Smog & Benecia Auto Care
20. Multi-tenant commercial building
21. Multi-tenant commercial building
22. Sun Shine Plaza
- 23-24. Single-family residential
25. Vacant lot
26. Multifamily residential
27. Benecia Community Action Council
28. Bottom of the Fifth Sports Bar
29. Vacant lot
30. Multi-Family Residential
- 31a. Reed's Body & Fender
- 31b. Multifamily residential
32. Single-family residential
33. Single family residential
34. Southampton Pet Hospital & Sue's Scissors Hair Design
35. State Farm
36. RV and trailer park
37. Multifamily residential
- 38-41. Single-family residential
42. Multifamily residential
43. Multifamily residential
- 44-45. Single-family residential
46. 76 Station/Autopia (under construction)
47. Church of Christ
48. 7-Eleven
49. Medical offices
50. Featherer Pet Grooming
51. Single-family residential

- - - - - Secondary Study Area
 Parcels under same ownership

0 100' 200' 500'

Parcels



#	FAR*	#	FAR*
1.	N/A	27.	0.6
2.	0	28.	0.6
3.	0.3	29.	0
4.	0.3	30.	0.2
5.	0.3	31a.	0.6
6.	0.2	31b.	0.6
7.	0.5	32.	0.3
8.	0.3	33.	0.5
9.	0.2	34.	0.5
10.	0.3	35.	0.3
11.	0.2	36.	N/A
12.	1.7	37.	0.6
13.	0.3	38.	0.3
14.	0.1	39.	0.3
15.	0.3	40.	0.3
16.	0.4	41.	0.2
17a.	0.7	42.	0.6
17b.	0.3	43.	0.4
18.	0.5	44.	0.2
19.	0	45.	0.3
20.	0.3	46.	0.2
21.	0.6	47.	0.3
22.	0.7	48.	0.2
23.	0.3	49.	0.8
24.	0.1	50.	0.3
25.	0	51.	0.4
26.	0.5		

* Floor Area Ratio (FAR) is the total building floor area divided by the lot area

----- Secondary Study Area
 - - - - - Parcels under same ownership



Building Height and Floor-Area Ratio (FAR)

MILITARY EAST STREET



1. Fred's Barber Shop



2. Multi-tenant commercial - 1251 E 4th St.



3. Big O Tires



4. Sun Shine Plaza



5. Harvey Plaza



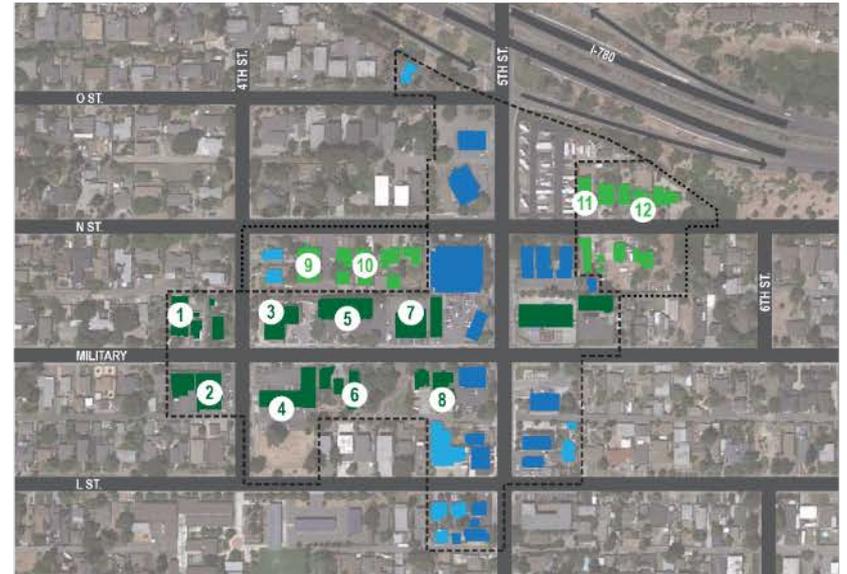
6. Single-family residential - 444 E Military



7. Liquor Warehouse



8. Benicia Community Action Council



N STREET



9. Church of Christ



10. Single-family residential - 470 E N St.



11. Multifamily residential - 521 E N St.



12. Single-family residential - 545 E N St.

Study Area Development (1)

EAST 5TH STREET



13. SP Automotive



14. Holiday Inn Express



15. Driftwood Apartments



16. Bottom of the Fifth



17. 7-Eleven



18. Medical Offices



19. Multifamily Housing - 1201 E 5th St.



20. Sue's Scissors Hair Design



EAST 4TH STREET, O STREET, AND L STREET



21. Jack Anthony's 7 Flags Car Wash



22. Single-family residential - 400 E N St.

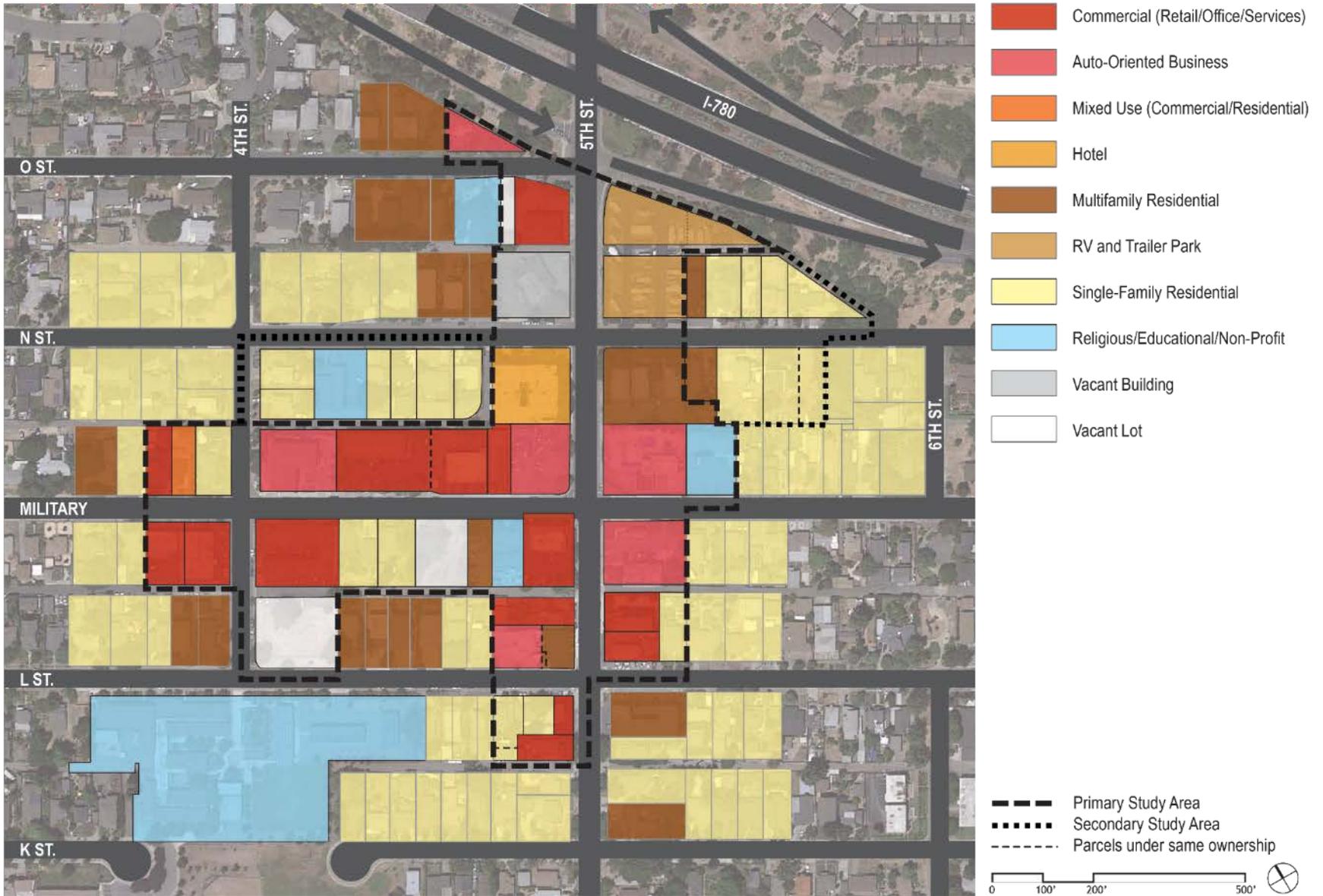


23. Multifamily residential - 482 E L St.

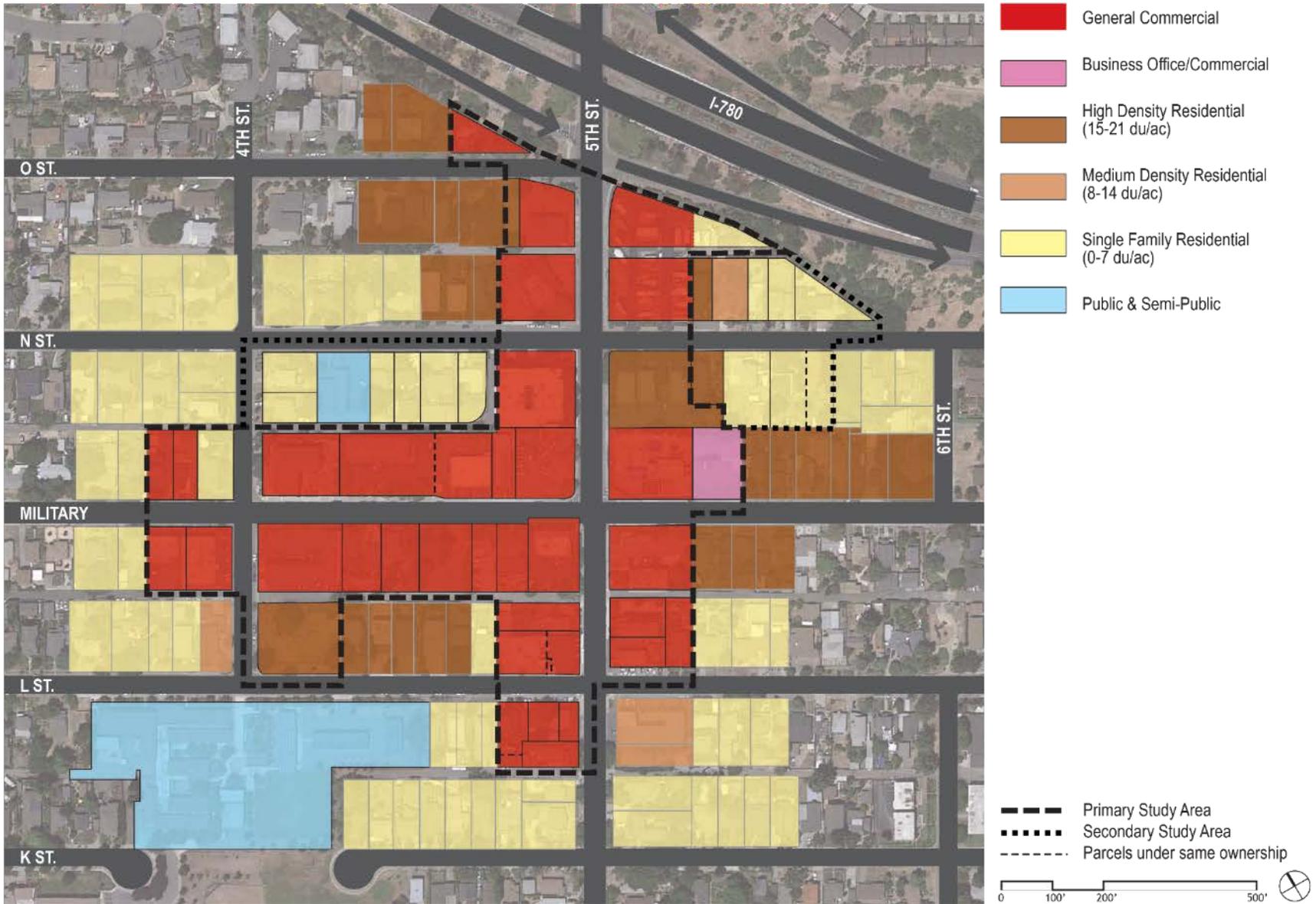


24. Single-family residential - 515 E L St.

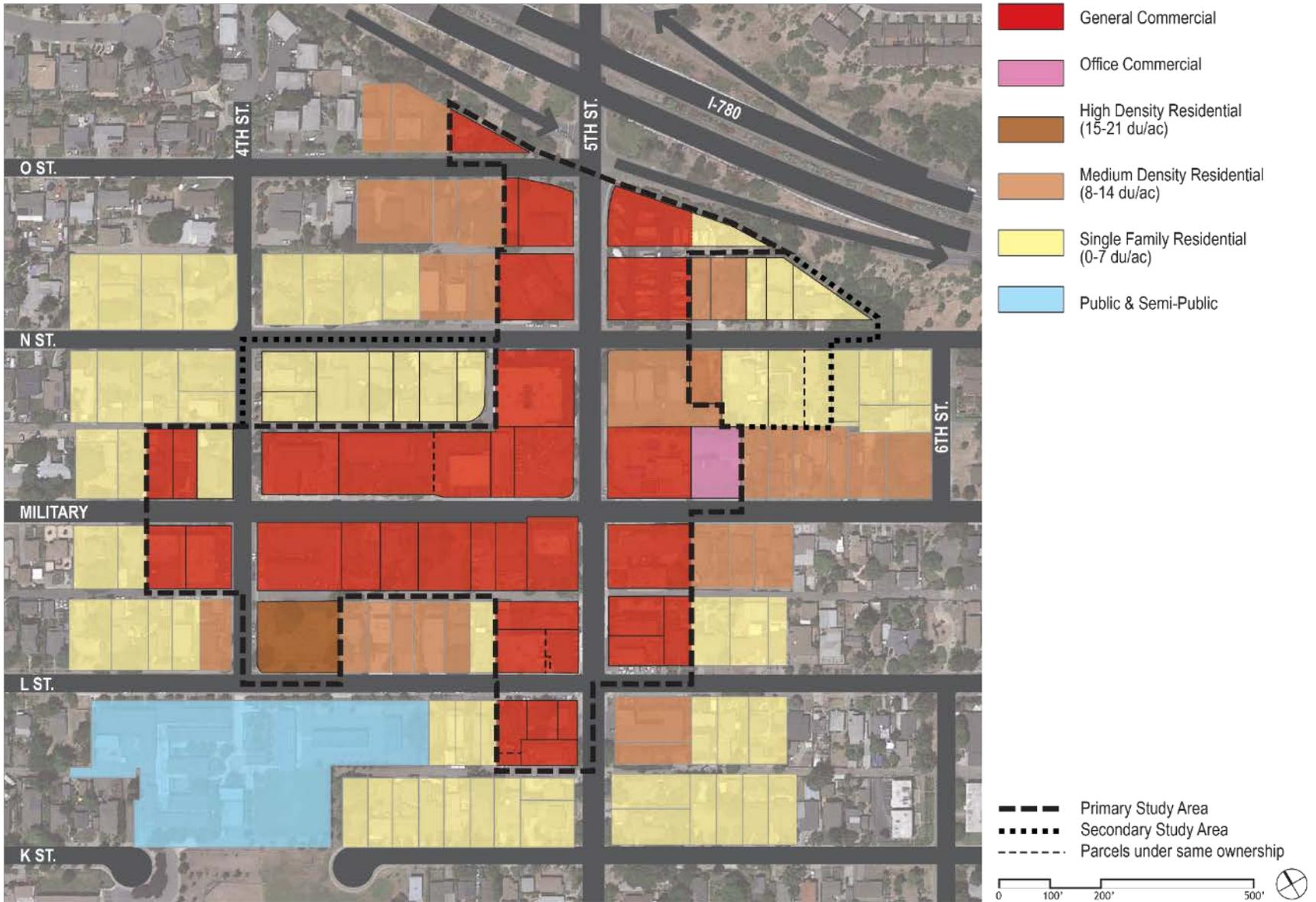
Study Area Development (2)



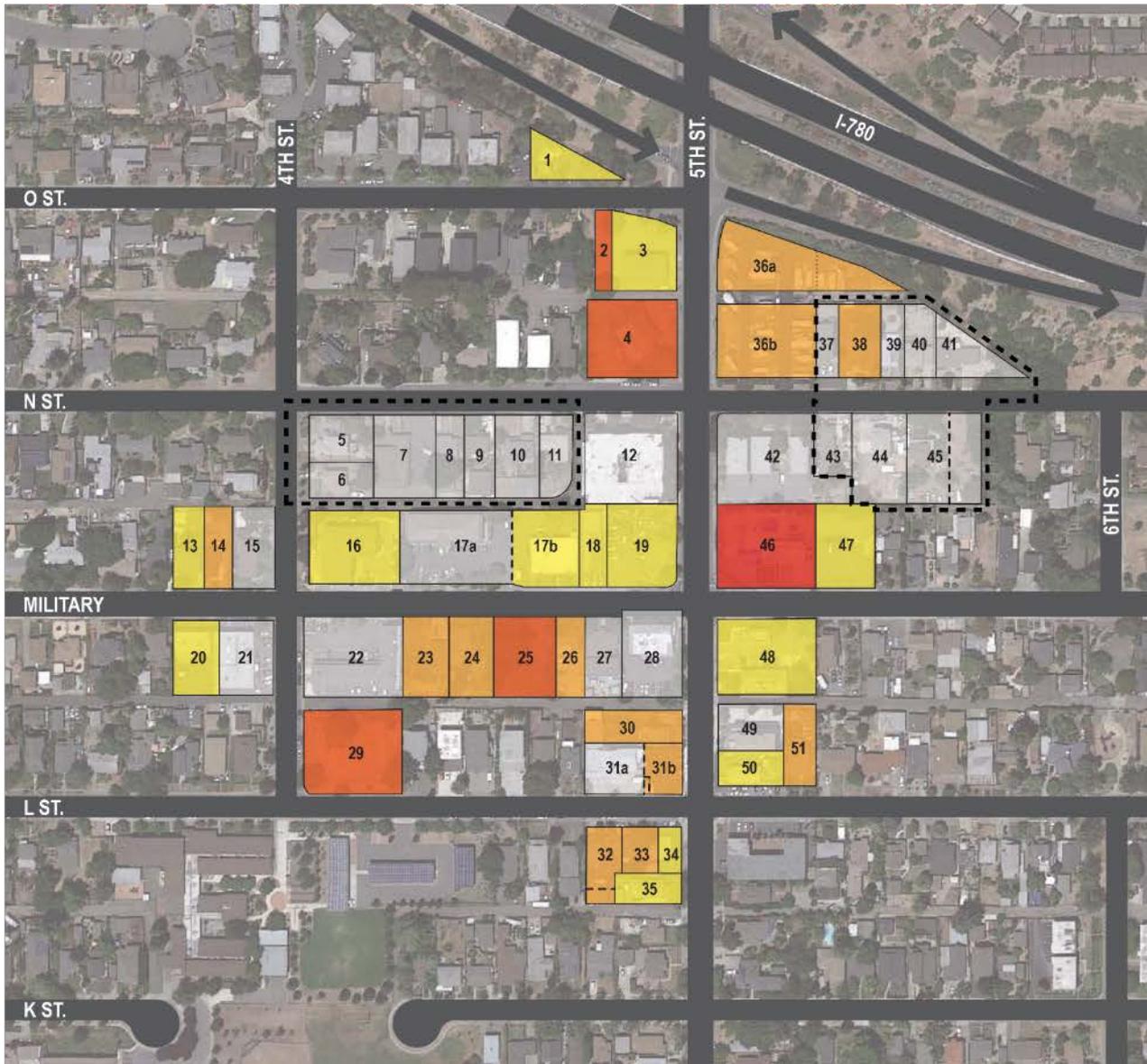
Existing Land Use



Existing General Plan Designations



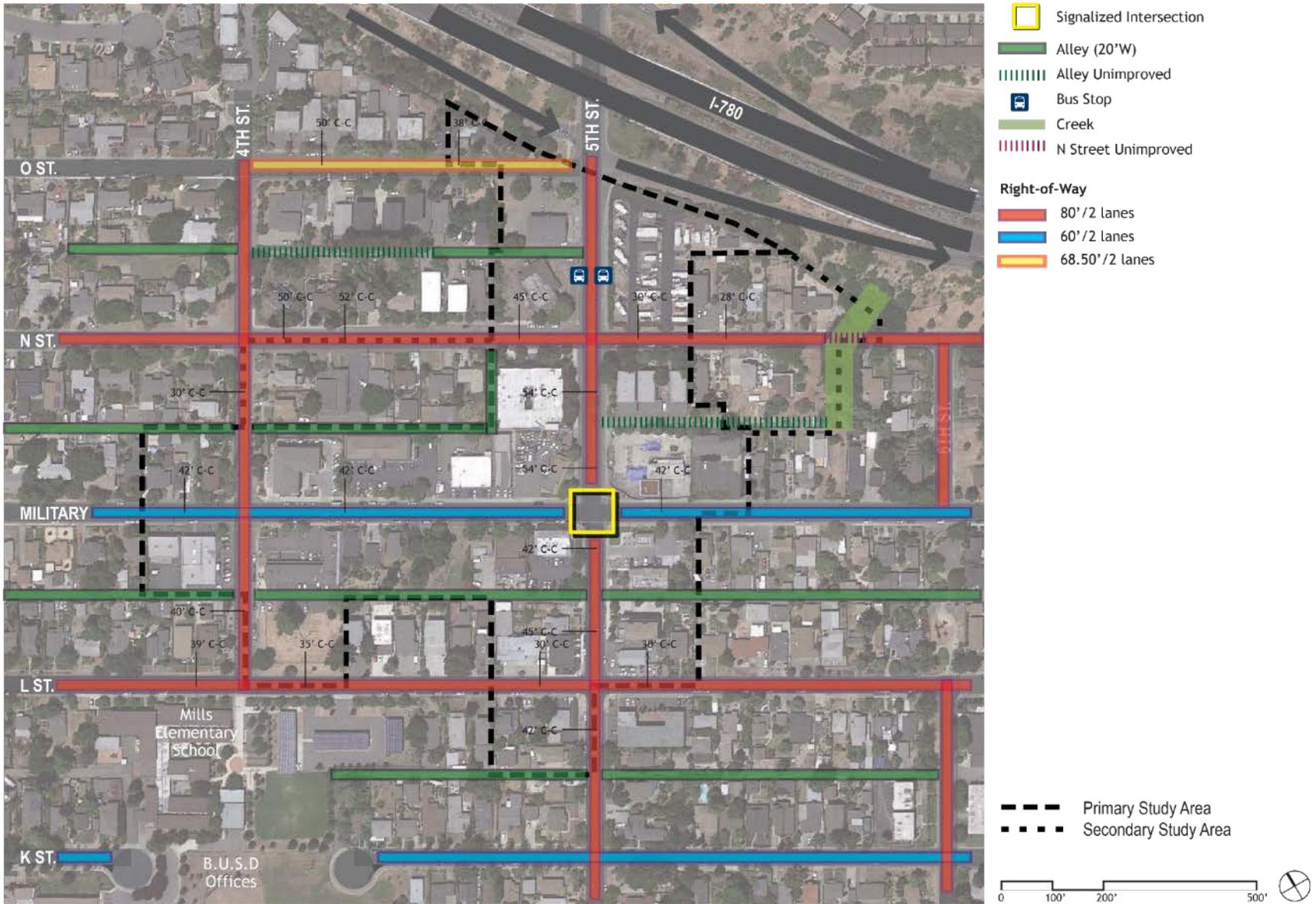
Existing Zoning



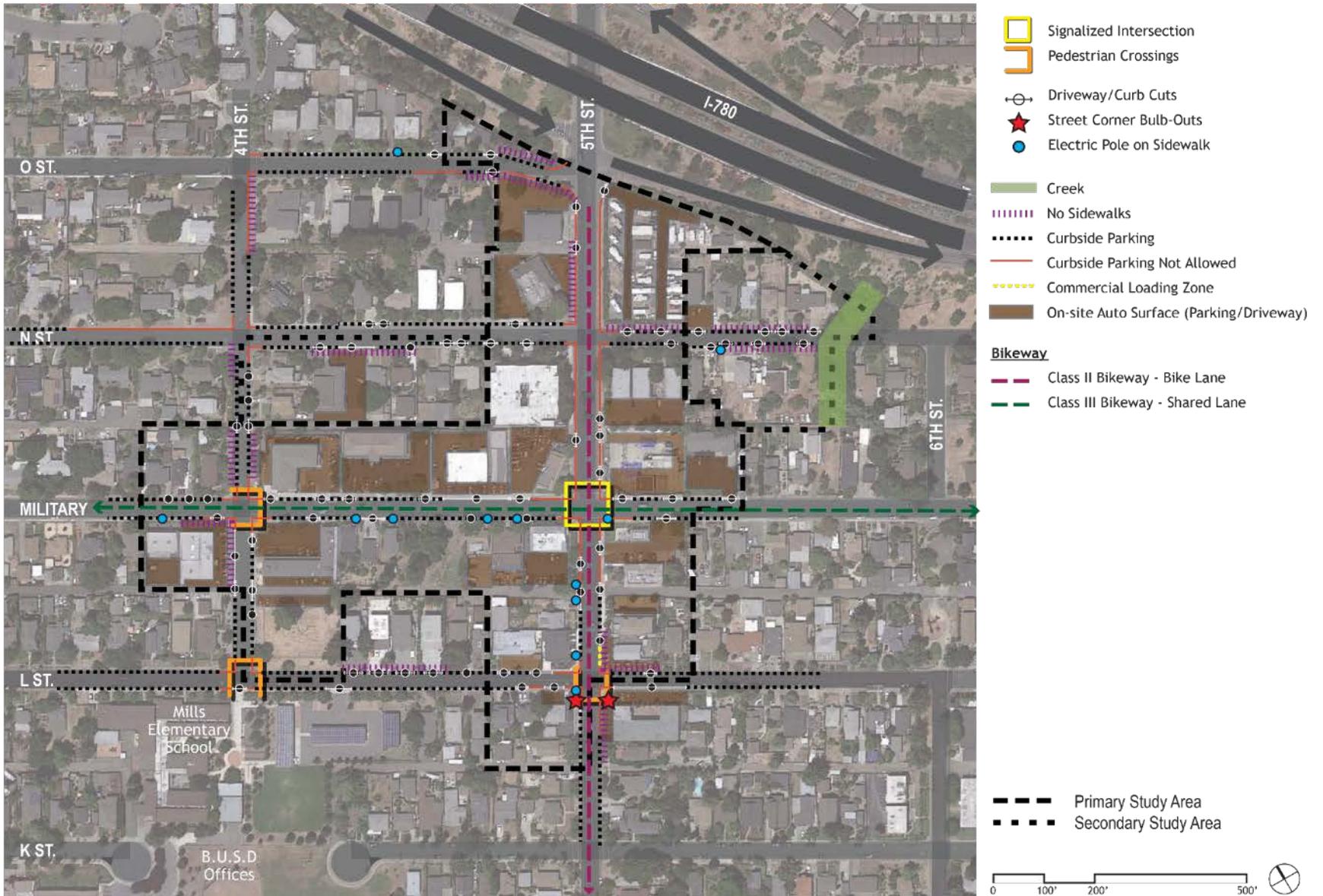
- Planned / undergoing redevelopment
- Vacant lot / building
- Zoned for denser use
- Commercial with FAR < 0.5

- Secondary Study Area
 - Parcels under same ownership
- 0 100' 200' 500'

Potential for Change



Street Conditions



Pedestrian and Bicycle Conditions

Existing Conditions Maps

Requested Input:

- Any important information missing?
- Any inaccuracies that need to be corrected?

Preliminary Issues List

- Key issues and questions to consider given project goals
- Will help guide preparation of policy options in subsequent project phases

Preliminary Issues List

1. Study Area Boundaries
2. Opportunity Sites
3. Promoting Affordable Housing
4. Allowed Land Uses
5. Scale of Development



Preliminary Issues List

1. Building Form and Character
2. Design Compatibility
3. Parking
4. Mixed-use Development
5. Bicycle and Pedestrian Circulation
6. Public Realm



Preliminary Issues List

Requested Input

- Are there additional issues that we should add to the list?
- Which issues are most important?
- Do you have any initial thoughts about the questions?

Next Steps

- Self-Guided Walking Tour: September 23
- On-line Engagement
- Next stakeholder group meeting to review policy options planned for January 2021

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