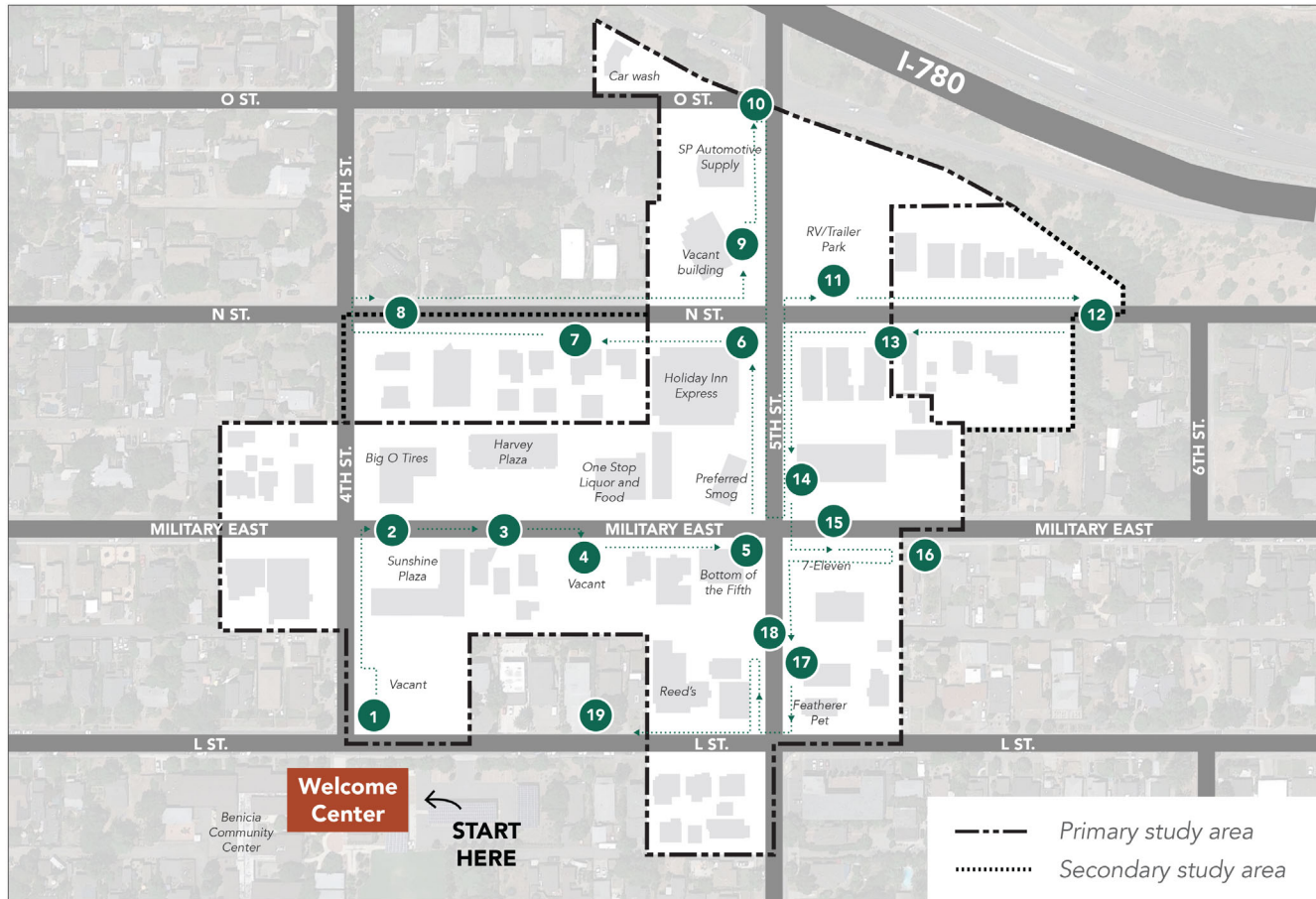


EASTERN GATEWAY STUDY WALKING TOUR

Welcome to the Eastern Gateway Study Walking Tour – we’re excited you can join us! Use the walking tour map below to explore the study area and consider the noted points of interest. You can record your thoughts on the following pages.



- Vacant Parcel.** Housing Opportunity Site in General Plan. What type of new housing could go here? How many stories?
- Building/Parking Location.** Note buildings at sidewalk (Big O Tires) and behind parking (Sun Shine Plaza). Should new buildings be built at the sidewalk? Where should parking be located on a site?
- Sidewalk Conditions.** Note existing sidewalk width, utility pole obstructions, driveways. How can sidewalk conditions be improved?
- Vacant Parcel.** Housing Opportunity Site in General Plan. Should ground-floor commercial be required with housing above?
- Bottom of the Fifth.** Note the building entrance location, building placement at sidewalk, architectural details. What do you like about this building?
- Holiday Inn Express.** Note the landscaped setbacks, building height, parking location. What do you like about this building?
- Single-Family Homes.** Single-family homes in secondary study area. Are more intensive residential uses appropriate here?
- Street Width.** Note the 80-foot wide right-of-way. How could this space be better used?
- Vacant Building.** Potential development opportunity site. Is new housing desirable here? Should ground-floor commercial be required with housing above?
- Pedestrian Safety.** No crosswalk at O Street. How can the study area become safer for pedestrians?
- RV/Trailer Park.** Potential development site if RV/Trailer Park relocates. If the site is redeveloped, what would you want to see here?
- Creek.** N Street stops at creek. Could the creek become a public amenity?
- Single-Family Homes.** Single-family homes in secondary study area. Are more intensive residential uses appropriate here?
- New Gas Station.** Under construction. How might new development best fit with the new gas station?
- Bikeway.** Shared bicycle lane with traffic. How can the study area become safer for bicyclists?
- Single-Family Home.** Adjacent to and opposite study area. How could new development on East Military minimize impacts on these homes?
- Medical Offices.** Note building frontage design, landscaping, parking location. What do you like about this building? Dislike?
- Alley.** Existing alleys provide access to properties fronting Military East and L streets. Should alleys be preserved or abandoned to facilitate redevelopment?
- Adjacent Residential.** Existing residential with rear property line abutting study area. How could new development on East Military minimize impacts on these homes?

TELL US WHAT YOU THINK!

What is your vision for the future of the Study Area? What would you like to see change? Are there things that should remain or stay the same?

Where are the best places for new housing in the Study Area? Are there any areas where you would not want to see new housing?

What should new housing look like? Are there specific design features you would like to see? How many stories should new housing be?

What are the best locations for mixed-use buildings with residences above ground floor commercial uses? Are there places where single-use multifamily housing is more appropriate?

You can drop off your comments at the Welcome Center before 8:00 pm, drop it off at the Planning Division Counter during regular business hours, or email your comments anytime to dcreider@ci.benicia.ca.us.

Are there multifamily and mixed-use housing examples on back page of this brochure that would be desirable in the Study Area? If so, what do you like about them?

How can the City make it easier and safer for pedestrians and bicyclists to get around within the Study Area?

Are there specific types of bicycle and pedestrian improvements shown on the back page of this brochure that you would like to see in the Study Area? If so, where?

Do you have any other comments about the Eastern Gateway Study?

MULTI-FAMILY + MIXED-USE RESIDENTIAL EXAMPLES

Multifamily and mixed-use housing comes in a wide range of types and intensities. Do any of the examples below appeal to you? Where in the Study Area could they be located?



Duplex



4-unit "sidecourt"



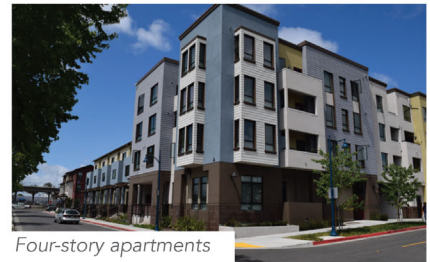
Townhomes



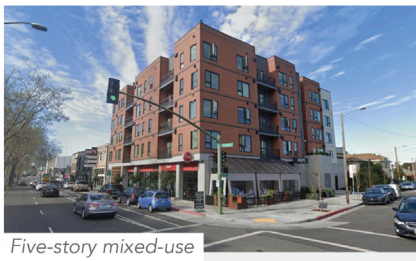
Two-story apartments



Three-story apartments



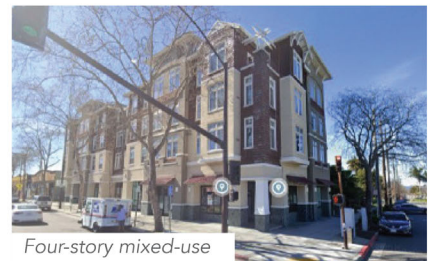
Four-story apartments



Five-story mixed-use



Three-story mixed-use



Four-story mixed-use



Three-story apartments



Four-story apartments



Four-story mixed-use

EXAMPLE PEDESTRIAN + BICYCLE IMPROVEMENTS

Improved pedestrian and bicycle safety are needed to support additional housing in the study area. Below are examples of potential improvements to consider. What type of improvements do you think are needed? Where are they needed most?



High visible painted crosswalk



Buffered bike lane



Bulbout with ADA ramp