

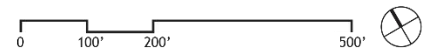
City Of Benicia EASTERN GATEWAY STUDY



Stakeholder Meeting
November 18, 2020



— Primary Study Area
- - - Secondary Study Area



Study Area

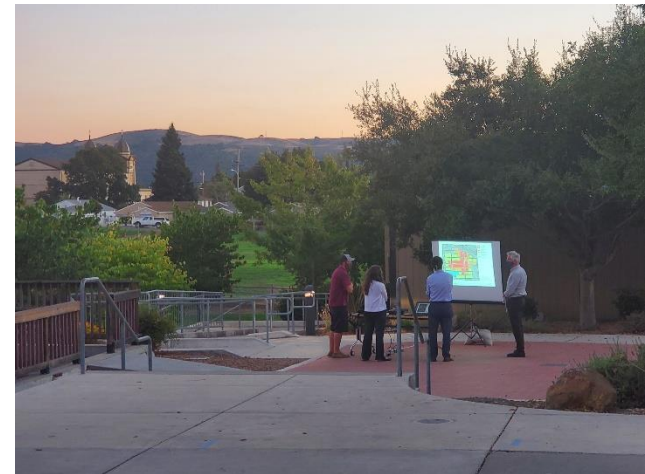
Meeting Purpose

- Review public input received to date
- Introduce infill prototypes
- Receive feedback on issues and options for workshop in January 2021



Public Input Received To Date

- First Stakeholder Group Meeting (August 19, 2020)
- Walking Tour (September 23, 2020)
 - Completed Walking Tour Brochures
 - Open Town Hall Comments
 - Emails to City Staff



Walking Tour

Public Input:

- General support for additional housing
- Different opinions on intensity
- Desire for neighborhood-serving commercial
- Preference for more traditional architectural styles
- Desire for outdoor seating and dining with landscaping; outdoor amenities

Walking Tour

Public Input:

- Some interest in increasing allowable densities in secondary study area
- Parking is a topic of considerable interest
- Concerns about existing parking shortage, amount of on-site parking for new development, and design of new on-site parking facilities
- Desire for bicycle, pedestrian, transit improvements

Issues and Options

For Stakeholder Meeting Discussion:

1. Residential Uses in Primary Study Area
2. Allowed Uses in Secondary Study Area
3. Building Height
4. Required Parking
5. Required Permits

Issues and Options

Potential Additional Issues for Workshop:

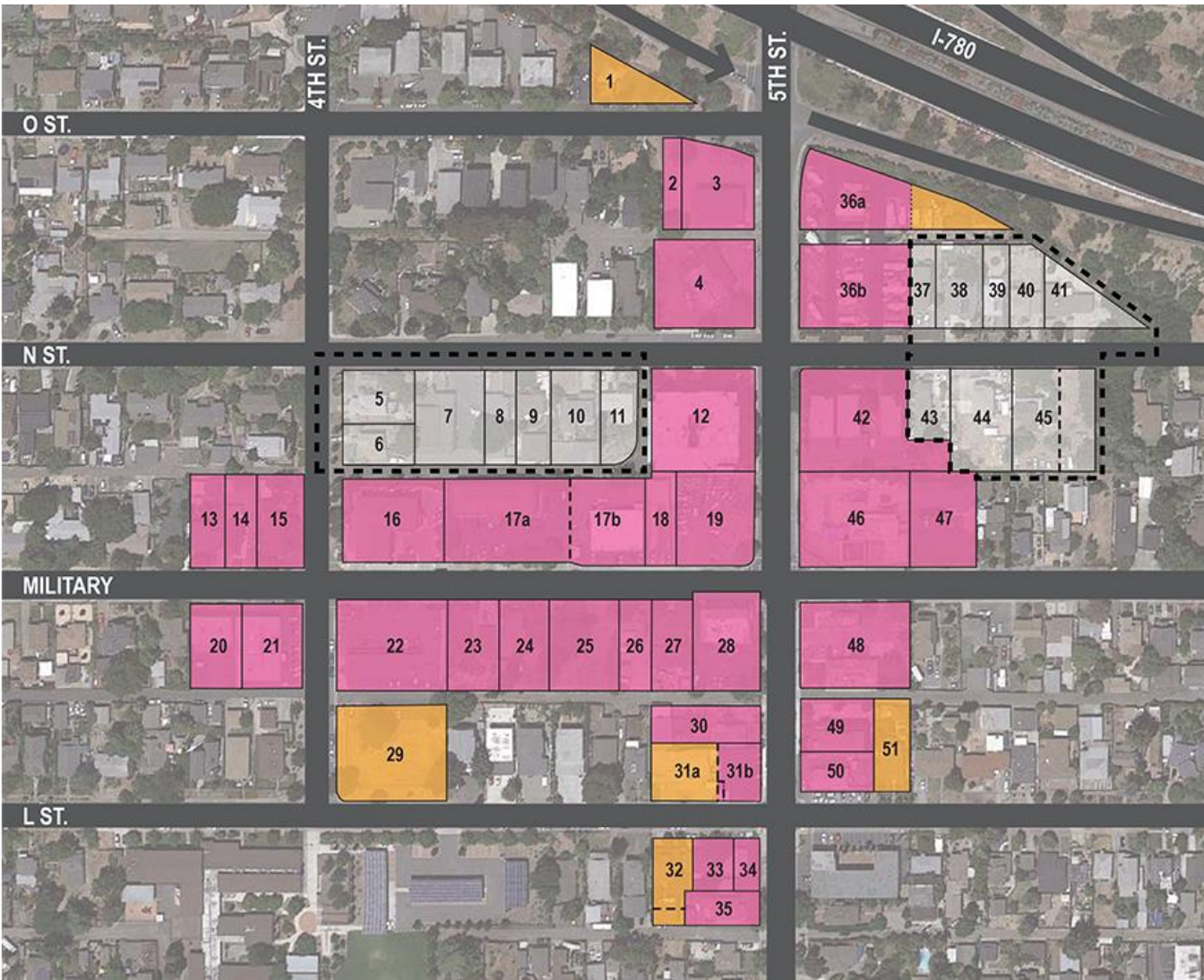
1. Maximum Density
2. Minimum Height/Intensity
3. Design Standards

Issues and Options



Requested Feedback

- Do any options have a “fatal flaw” that we are overlooking?
- Options to add, remove, or revise?
- Are we overlooking any critical issues?
- How best to present information to general public?

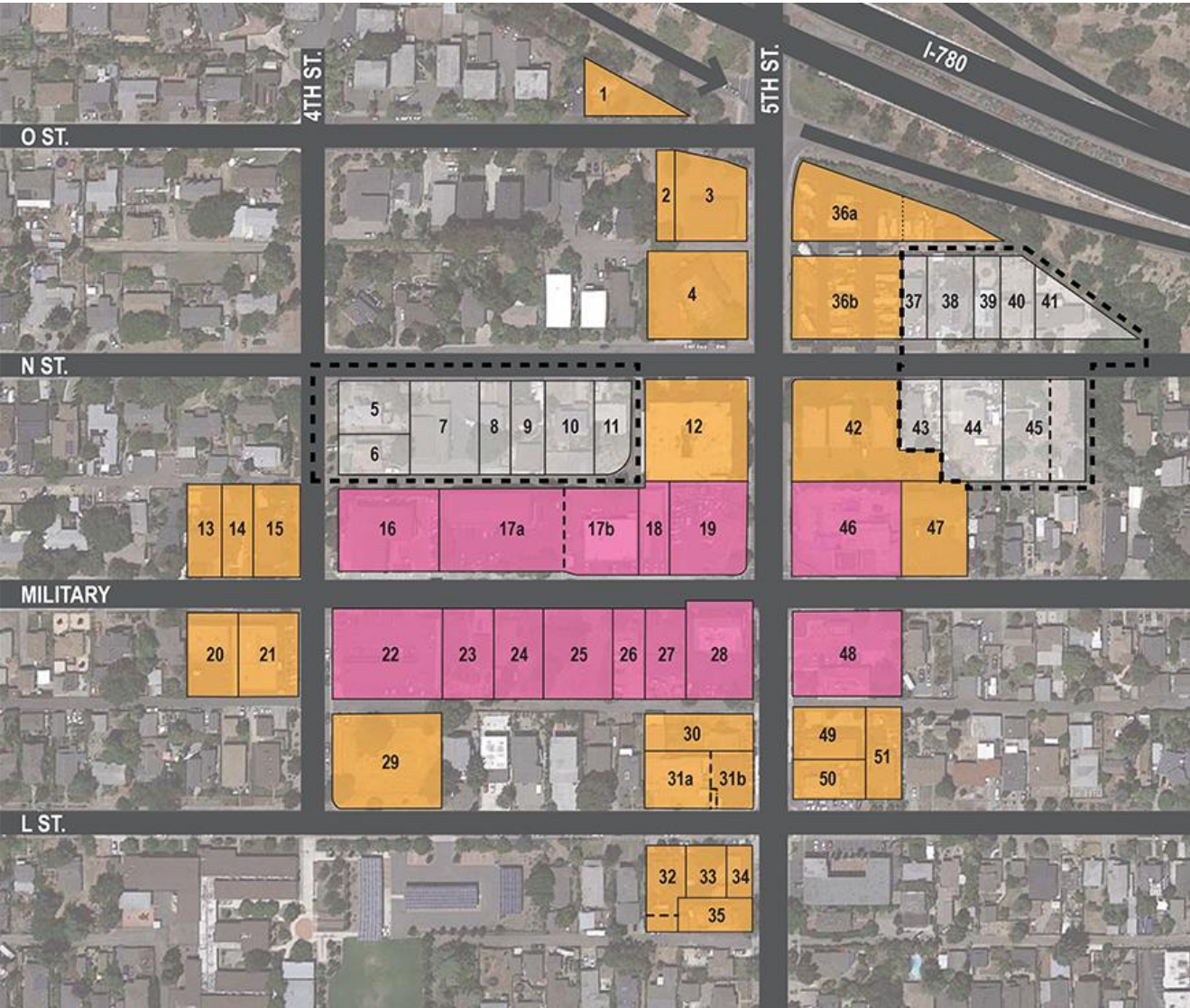
Option 1: Residential Above Ground Floor Commercial on Military East and Fifth Street



Allowed Multifamily Uses

-  Multifamily including ground floor (single use)
-  Multifamily over ground floor commercial (mixed use)

Option 2: Residential Above Ground Floor Commercial on Military East



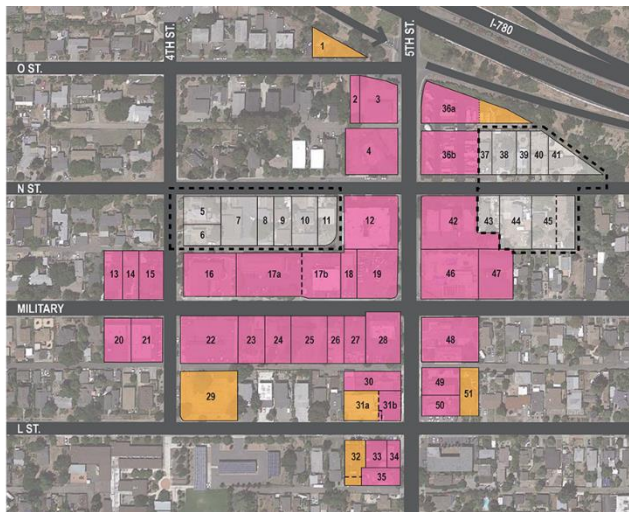
Allowed Multifamily Uses

- Multifamily including ground floor (single use)
- Multifamily over ground floor commercial (mixed use)

1. Residential Uses in Primary Study Area

Option	Land Use		
	Multifamily Only (No Commercial on Lot)	Mixed Use (Residential Above Commercial)	Commercial Only (No Residential on Lot)
1	Allowed on lots that do not front Military East or Fifth Street	Allowed on all lots except for Lot 29	Allowed on all lots except for Lot 29
2	Allowed on lots fronting Military East to the east of Fourth Street		

Option 1



Option 2

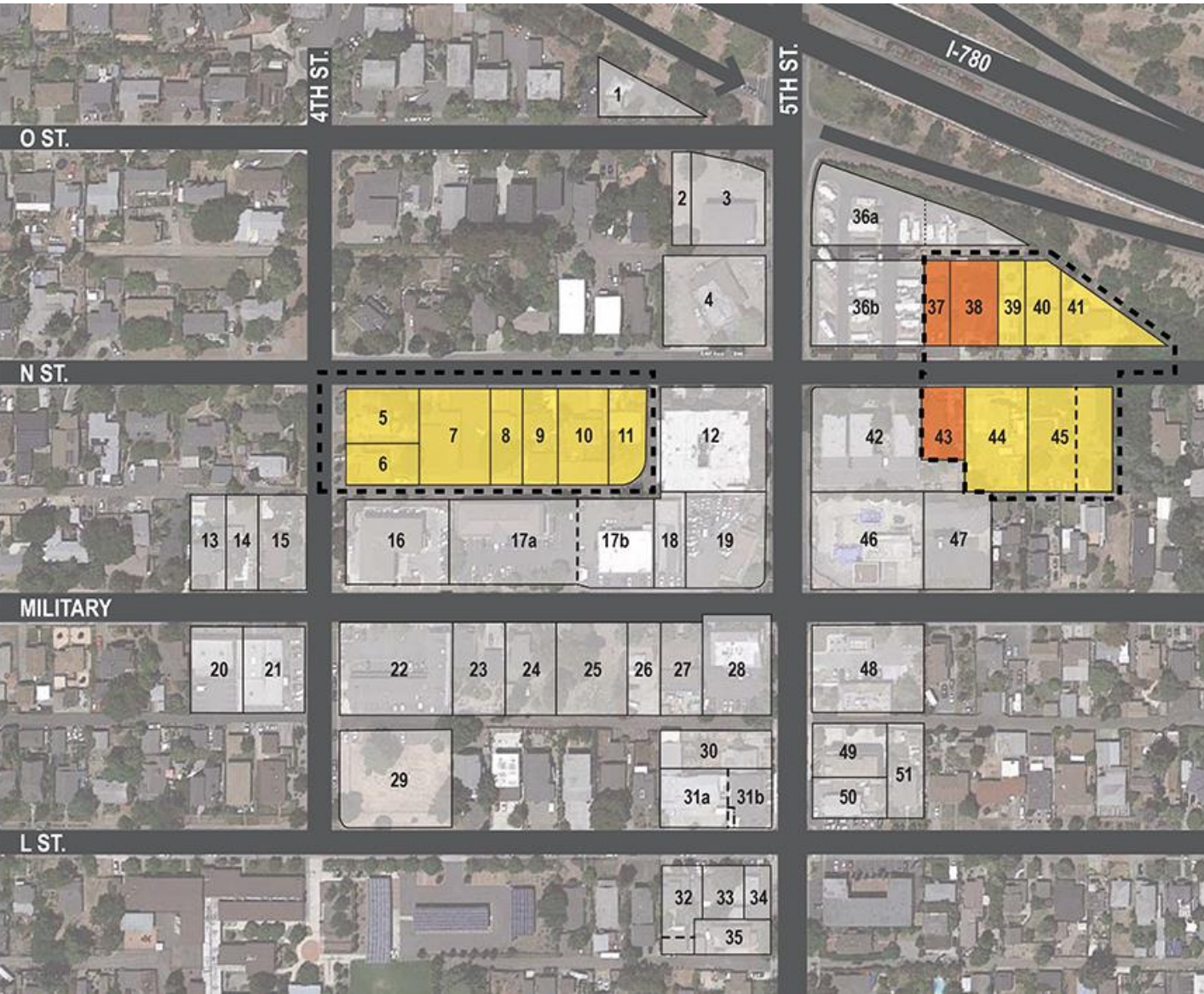


1. Residential Uses in Primary Study Area



Requested Feedback

- Do any options have a “fatal flaw” that we are overlooking?
- Options to add, remove, or revise?
- How best to present information to general public?

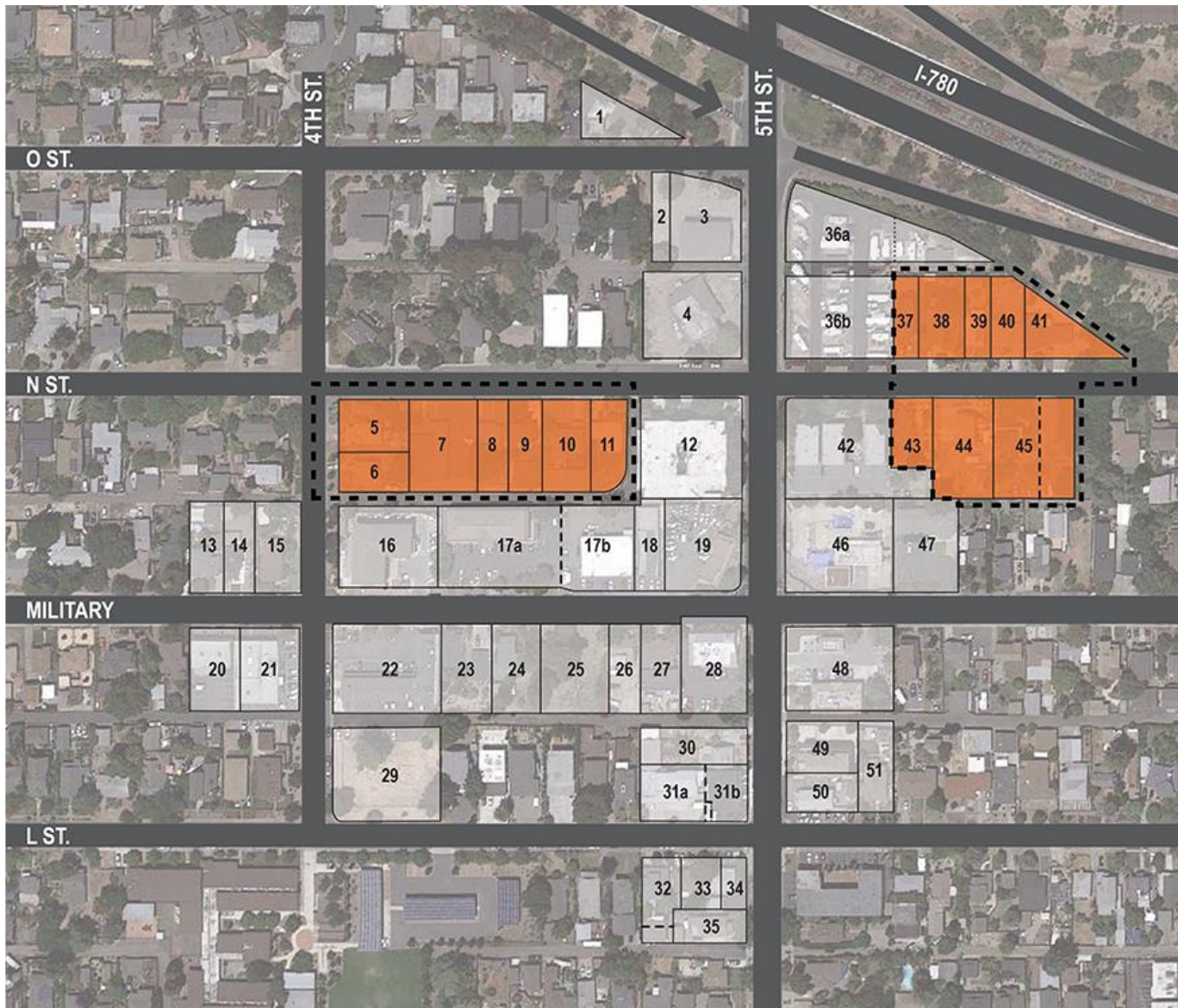
2. Allowed Uses in Secondary Study Area



Allowed Residential Uses

-  Single-Family Only
-  Single-Family and Multifamily

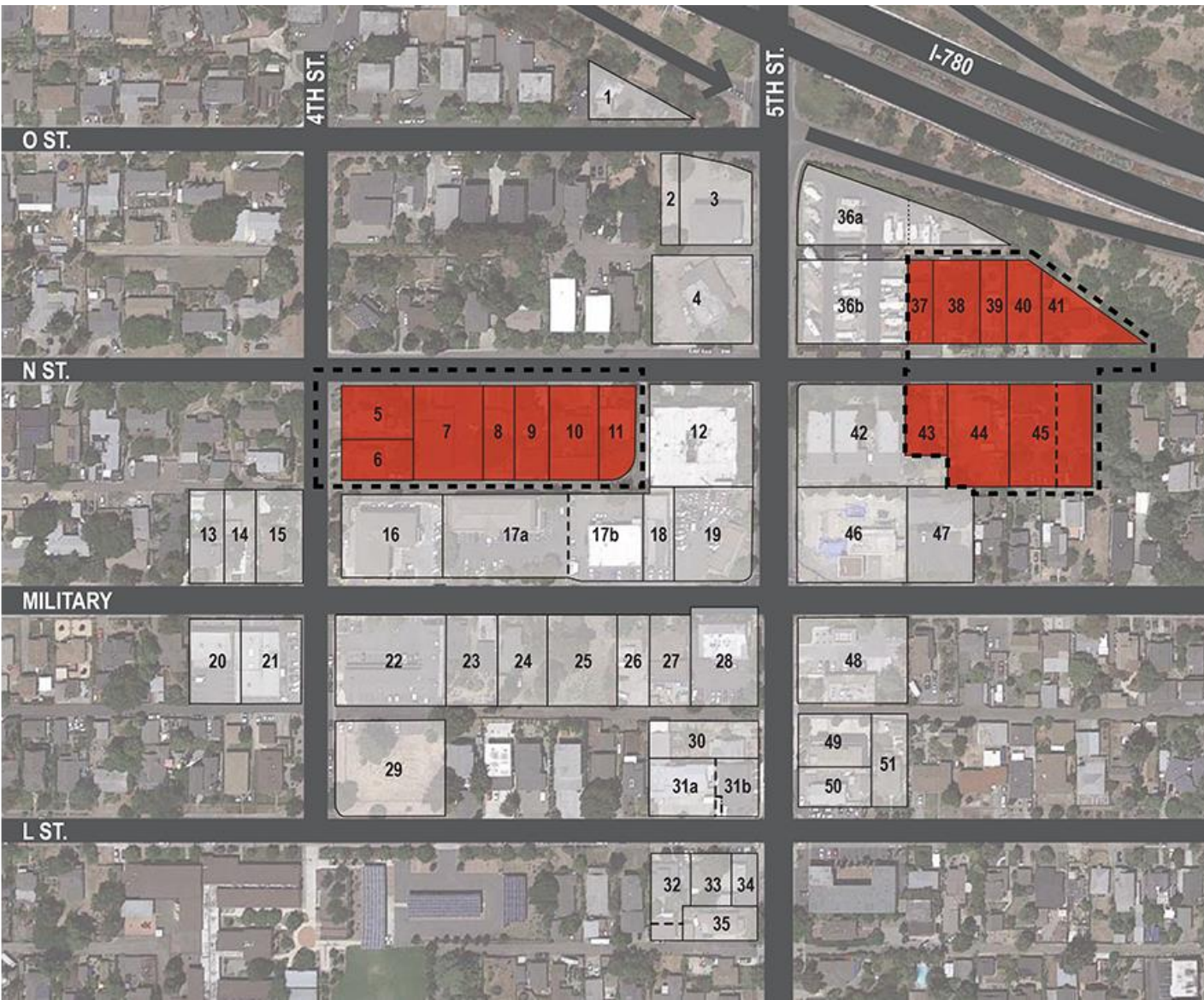
Option 1: Allow Multifamily and Single-family



Allowed Residential Uses

 Single-Family and Multifamily

Option 2: Allow Mixed Use, Multifamily, and Single-family



Allowed Residential Uses

- Single Family
- Multifamily
- Mixed Use

2. Allowed Uses in Secondary Study Area

Existing






Option 1



Option 2



Allowed Residential Uses

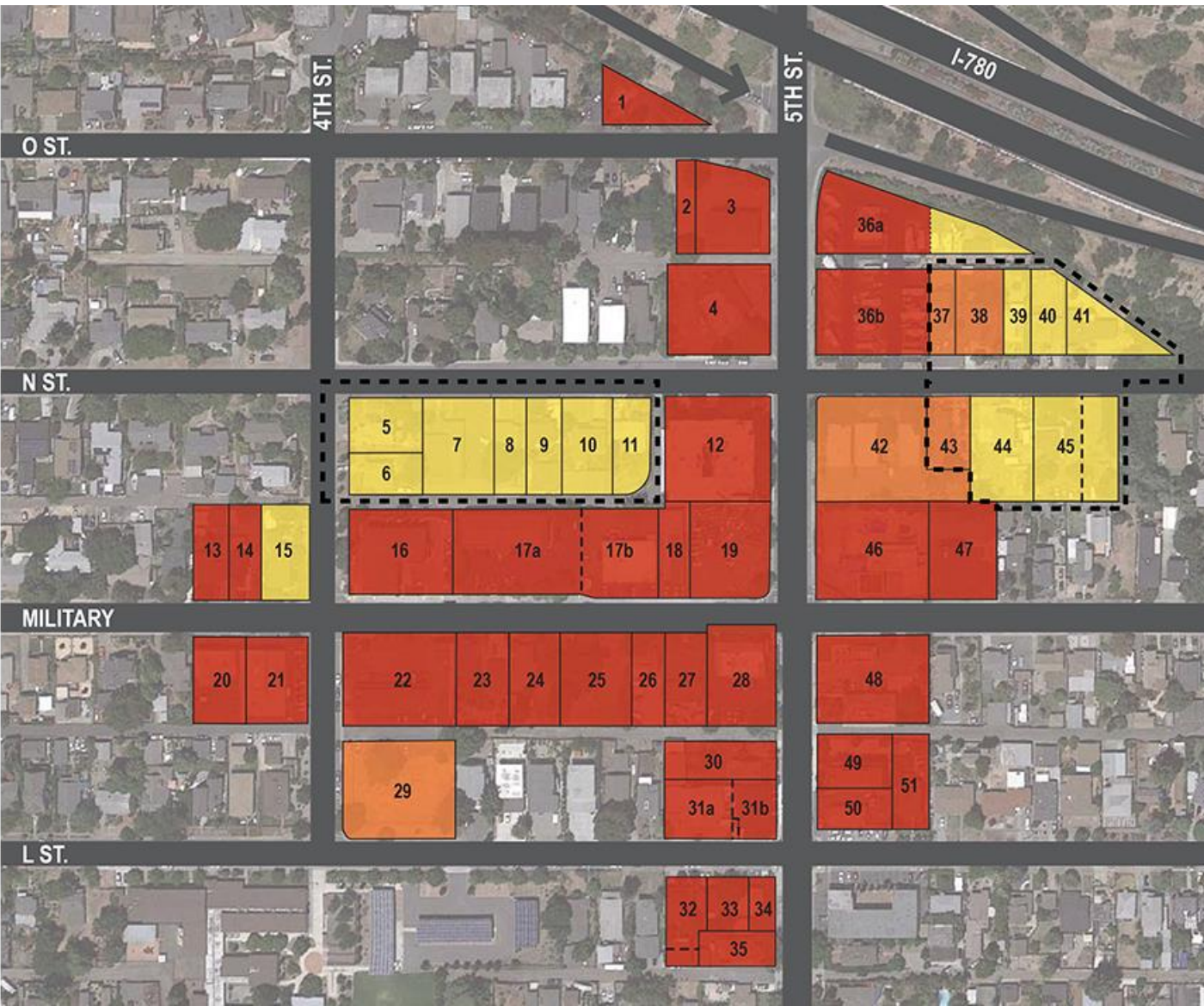
-  Single Family
-  Single Family
Multifamily
-  Single Family
Multifamily
Mixed Use

2. Allowed Uses in Secondary Study Area

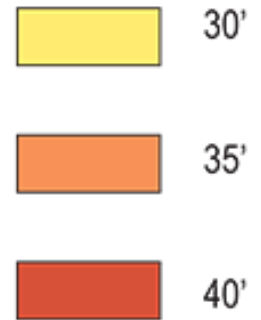
Requested Feedback

- Do any options have a “fatal flaw” that we are overlooking?
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3. Building Height



Existing Maximum Building Height



3. Building Height

Existing buildings for reference



Medical Office Building: Approx. 38-40 ft.



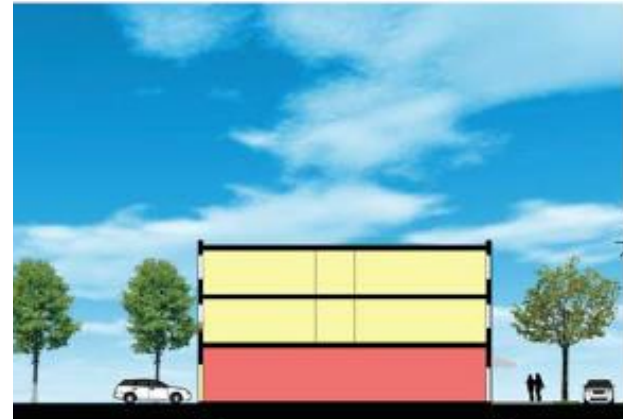
Holiday Inn: 39 ft. at corner element and 32 ft. adjacent building wall

3. Building Height

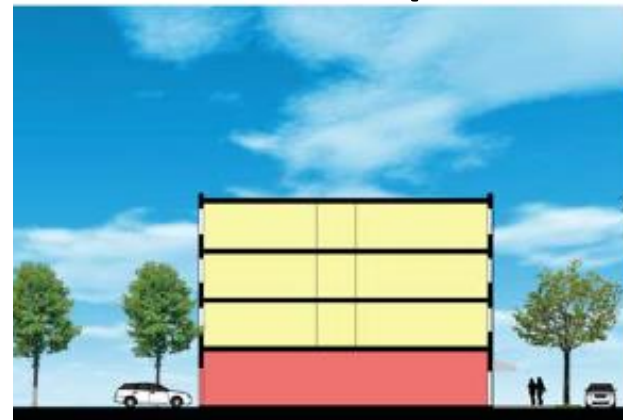
Options:

1. Maintain Existing Maximum Building Heights
2. Allow 45 Feet for Mixed Use Buildings

Option 1: 3 stories max.



Option 2: 4 stories max. (mixed use)



3. Building Height

Requested Feedback

- Do any options have a “fatal flaw” that we are overlooking?
- Options to add, remove, or revise?
- How best to present information to general public?

4. Parking

Existing Residential Parking Requirements

Use	Required Spaces
Multifamily Residential	
Studio	1.2 per unit
One or two bedrooms	1.5 per unit [1]
Three or more bedrooms	2.0 per unit [1]
Residential Care, Limited	1 per 3 beds
Single-Family Residential	2 including [1]
Senior Housing	0.5 per unit

[1] At least one space per unit must be covered

4. Parking

Existing Commercial Parking Requirements

	Required Spaces
Eating and Drinking Establishments	1 per 4 fixed seats, or 1 per 50 sq. ft. of seating area if there are no fixed seats
Offices, Business and Professional	1 per 300 sq. ft.
Offices, Medical and Dental	1 per 250 sq. ft.
Personal Services	1 per 250 sq. ft.
Retail Sales	1 per 200 sq. ft. for less than 5,000 sq. ft.; 1 per 250 sq. ft. over 5,000 sq. ft.

4. Parking

Downtown Mixes Use Master Plan Parking Requirements TC, TC-O Zones

Required Spaces

Ground Floor

Uses <3,000 sf	No off-street parking required
Uses >3,000 sf	1 space/500 sf

Upper Floors

Residential uses	1 space/unit; .5 space/studio
Other uses	1 space/1,000 sf

Parking may be provided off-site within 1,300' or as shared parking.

4. Parking

Prototypes show how unit count is dictated by required on-site parking

**10 Parking
Stalls**

2.0 spaces per du = 5 du
1.5 spaces per du = 7 du
1.0 spaces per du = 10 du

4. Parking

Mixed Use Prototype on 18,750 sq. ft. Lot

Parking Ratio	Units
1.0 per du; 3 per 1,000 sf commercial	9
1.5 per du	18
1.0 per du	27
0.75 per du	35

4. Parking

Mixed Use Prototype on 18,750 sq. ft. Lot



Development

9 units

6,250 sf commercial

Parking

9 residential spaces (1 per unit)

18 commercial spaces (3/1000 sf)

4. Parking

Mixed Use Prototype on 18,750 sq. ft. Lot



Development

18 units

6,250 sf commercial

Parking

27 residential spaces (1.5 per unit)

13 commercial spaces on-street

4. Parking

Mixed Use Prototype on 18,750 sq. ft. Lot



Development

27 units

6,250 sf commercial

Parking

27 residential spaces (1.0 per unit)

13 commercial spaces on-street

4. Parking

Mixed Use Prototype on 18,750 sq. ft. Lot



Development

35 units

6,250 sf commercial

Parking

27 residential spaces (0.75 per unit)

13 commercial spaces on-street

4. Parking

Questions:

- How much on-site parking should be required for multifamily and mixed-use development?
- What other measures can the City take to:
 - Expand available public parking;
 - Reduce parking demand; and
 - More efficiently utilize the area's existing supply of parking?

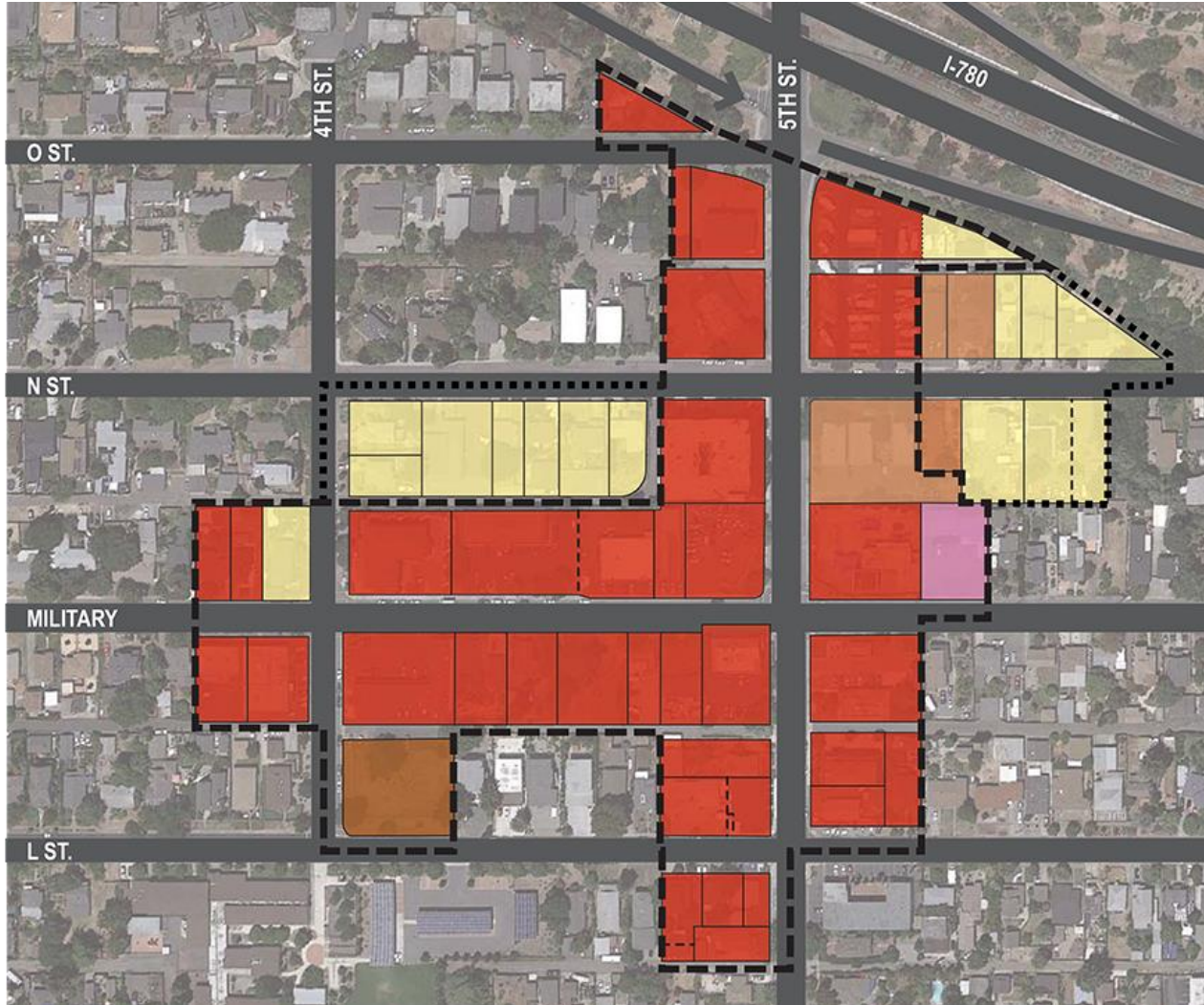
4. Parking

Requested Feedback

- Thoughts on options to present?
- How best to present information to general public?

5. Required Permits

Existing Permit Requirements



Design Review:

Required for all new construction except for single-family homes

Use Permits:

General Commercial
 Group Residential: UP
 Work/Live: P

Office Commercial
 Upper-story Residential: P

Residential Zones
 Group Residential: UP
 All Other Residential Uses: P

5. Required Permits

Questions:

- When should the approval process be streamlined?
- For which types of projects?
 - All multifamily and mixed-use residential projects that comply with objective standards
 - Only certain project types or projects that incorporate certain features

5. Required Permits

Potential Project Types/Features eligible for streamlined approval:

- Mixed-use project with neighborhood-serving commercial uses (e.g., retail, restaurant, office)
- Transit, bicycle, and pedestrian improvements beyond minimum requirements
- Any multifamily residential project
- Publicly-accessible outdoor space
- Green building features beyond minimum requirements
- Market-rate senior housing
- Affordable senior housing
- Affordable housing for all age groups
- Other?

5. Required Permits

Requested Feedback

- Thoughts on options to present?
- How best to present information to general public?

Next Steps

- Issues and Options Workbook: December 2020
- Public Workshop: January 2020
- On-line Engagement: January 2020
- Planning Commission and City Council Study Session: Early 2020

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