

OPPORTUNITY HILL MASTER PLAN AND DESIGN GUIDELINES

ADDENDUM #1

April 9, 2008

Introduction

This addendum provides the revisions to the *Opportunity Hill Master Plan and Design Guidelines* in response to comments received from the Planning Commission on March 18, 2008 and City Council and Redevelopment Agency on April 8, 2008. The following changes will be incorporated into the Plan:

1. Include a small specialty grocery use into the plan;
2. Examine the feasibility of a parking structure in conjunction with a parking master plan for the downtown area;
3. Add a map and incorporate the comments received from the Solano Transportation Authority discussing the connectivity of the project area to transit including the City Coach transfer station and Davis Street park-and-ride lot; and
4. Encourage the use of the Design Guidelines contained in the plan for existing and future projects and developments in the existing downtown areas.

The *Opportunity Hill Master Plan and Design Guidelines* was unanimously approved by the City Council and Redevelopment Agency on April 8, 2008, with the inclusion of the following revisions recommended by the Planning Commission and City Council/Redevelopment Agency:

Revisions

Based on the comments received during the Planning Commission and City Council and Redevelopment Agency, the following are revisions to the *Opportunity Hill Master Plan and Design Guidelines*. Additions to the original text in the document are underlined and deletions are indicated with a strike-through font.

Page number	Section Number	Addition or Revision
Grocery Use		
4-7	4.3 Primary Land Uses	4. Specialty Retail uses in the downtown area <u>including specialty retail and small specialty grocery uses</u> are distinct from “big box” retail chain stores in large commercial centers along the freeways or neighborhood grocery shopping in suburban centers. <u>Specialty retail activities including a grocery use are encouraged in the downtown to support downtown Vacaville’s role as a shopping destination experience.</u> The downtown area should continue to strengthen its position in the region as a destination for specialty shopping.
Parking Structure		
4-27	4.5 Supporting Strategies	D2. Improve Parking Downtown Vacaville is on the threshold of development intensity and parking demand that should be resolved with development of

		<p>districtwide parking structures. However, the costs of parking structures is still <u>may still be</u> financially infeasible. <u>The feasibility of providing a public parking structure in conjunction with a parking master plan for the downtown should be examined.</u> The strategic framework concept diagram (Figure 4.2) provides recommendations for parking structure locations when financing becomes more realistic in the future.</p> <p>The following goals for parking improvement may be considered by the City for the Opportunity Hill area and are consistent with ongoing downtown revitalization efforts:</p> <ul style="list-style-type: none"> • Complete a parking study <u>and parking master plan</u> for the development of a potential public parking structure(s) serving the downtown area that may include parking spaces designated for business employees and residents.
Transit Connections		
4-29	D5. Improve Linkages and Connections	<p><u>Transit Systems:</u> <u>The Opportunity Hill area is adjacent to existing transportation sites and City Coach bus transit routes that currently run adjacent to the Historic Downtown Main Street and Opportunity Hill area. The existing City Coach transit routes that serve the downtown area and currently run on Depot Street, Mason Street, Dobbins Avenue, Merchant Street, Monte Vista Avenue, and Cernon Street can also serve the Opportunity Hill area. The location of additional transit stops should be studied for the Opportunity Hill area. Figure 4.9, "Transportation Sites," shows the proximity of the project area to existing transportation sites including the bus transfer station at Monte Vista Avenue and Cernon Street and park and ride lots on Davis Street; and the adjacent City Coach transit routes 5, 6, and 8.</u></p>
Design Guidelines		
6-1	6 Design Guidelines	<p><u>These design guidelines have been created to compliment the existing downtown and to extend the hometown feel that it generates eastward through the Opportunity Hill area. In recognizing the importance of the complimentary quality and character desired, the City should encourage the use of these guidelines for existing and future projects and developments to follow in the existing downtown areas. In addition, the City may determine that extending these guidelines to apply throughout Downtown Vacaville may be beneficial.</u></p>