

# Benicia Priority Development Areas (PDAs)

Solano Transportation Authority Board

December 8, 2021

# PDAs as a Regional Growth Framework

- Backbone of **Plan Bay Area 2050**
- Emphasis on housing, transit service, and multi-modal transportation
- Benicia's PDAs facilitate a "connected community"
- VMT reduction policies: impact fee (adopted) and bike/ped safety plan.



**CONNECTED COMMUNITY**  
(TRANSIT SERVICE BY BUS)



**LOCAL POLICIES TO REDUCE**  
**VEHICLE MILES TRAVELED (VMT)**

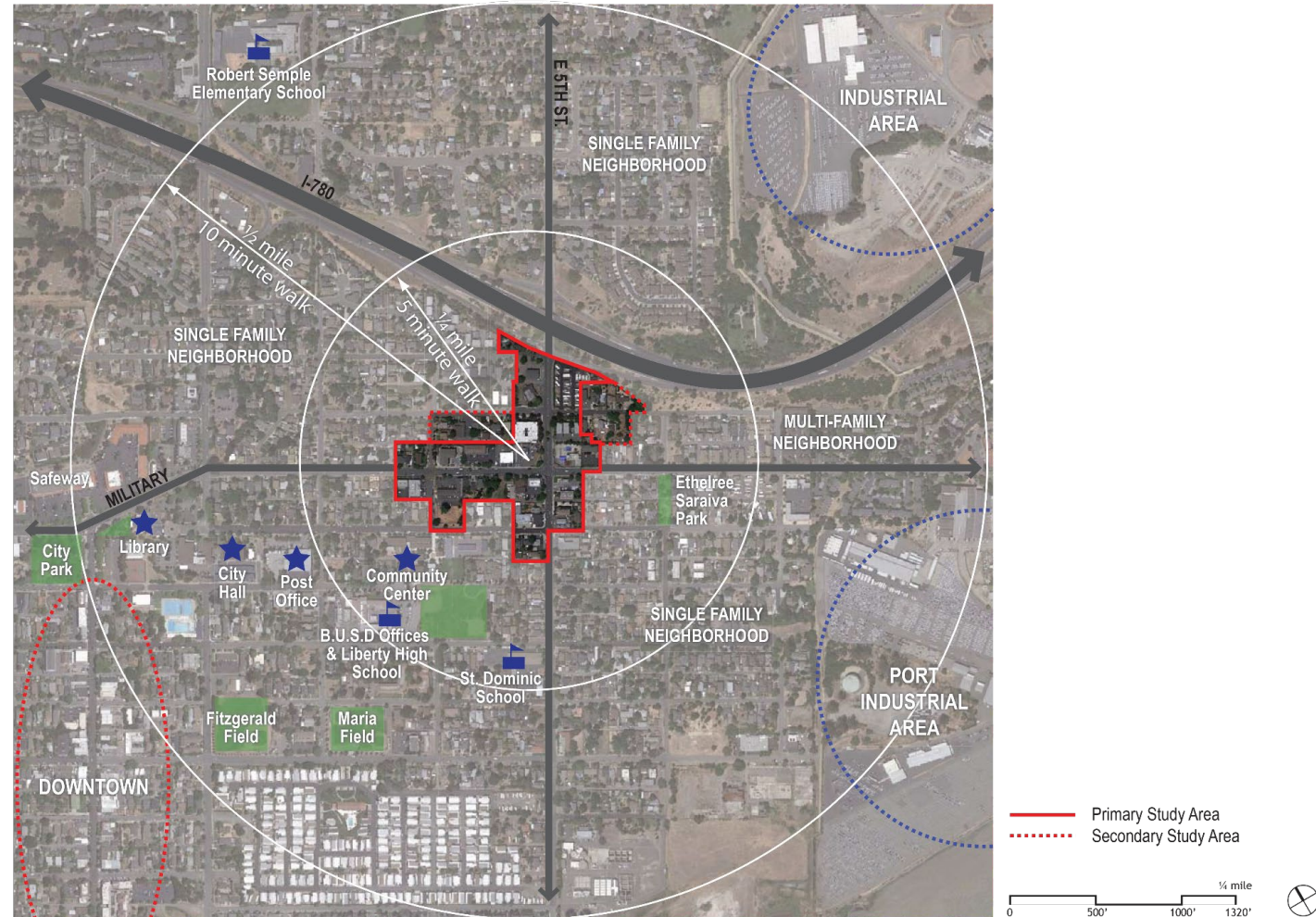


**Downtown  
PDA**

**East 5<sup>th</sup> Street  
PDA**

# About the Eastern Gateway

- ¼ mile (5 minute) walk to Civic Center
- ½ mile (10 minute) walk to Downtown and historic Arsenal
- Existing commercial corridor along arterial roadways
- Existing mix of single and multifamily housing

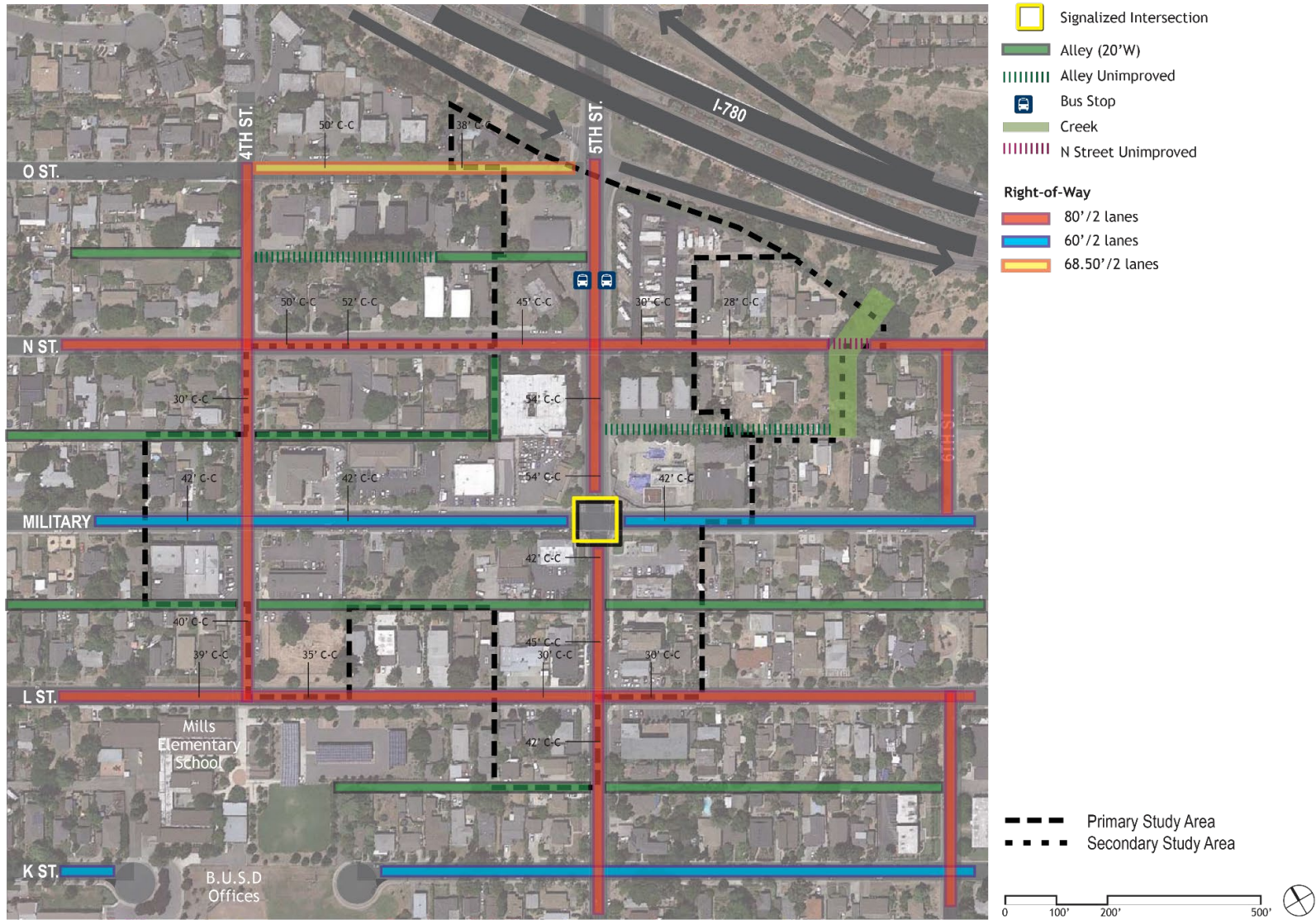


## Context

CITY OF BENICIA - EASTERN GATEWAY STUDY

7-14-2020

BOTTOMLEY ASSOCIATES  
URBAN DESIGN & CITY PLANNING



# Existing Roadway Infrastructure

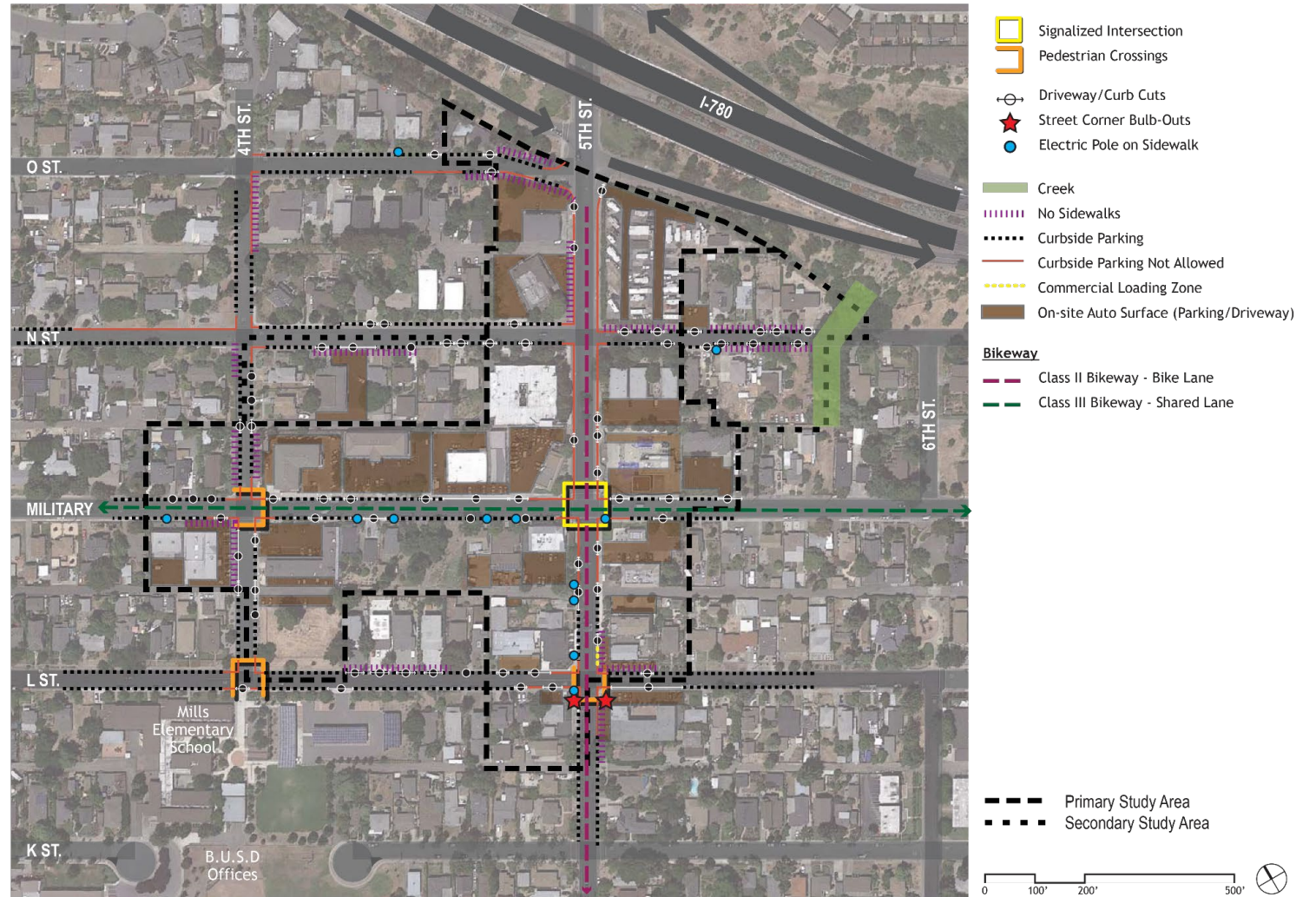
- Variable right-of-way widths; variable lane widths
- Alley gaps
- Lacking conditions for alley navigability
- Existing curb cuts & on-street parking along Military East
- Bus shelters on both sides of East 5<sup>th</sup> Street (SolTrans)

## Street Conditions



Existing Conditions

- Community requests for safer active transportation conditions.
- Overhead poles in sidewalk
- Sidewalk gaps
- Existing bikeways (Class II and III)
- Potential for alignment with Bay Trail (not shown)



# Bicycle and Pedestrian Conditions

# Eastern Gateway Study (SB 2 Grant)

- Mixed Use activity center with new multifamily housing affordable to a range of household types and incomes
- Infill-compatible, objective design standards
- Access to outdoor amenities and recreation opportunities
- Increased height & density for projects with “community benefits”
- Accommodate all modes of travel

## EASTERN GATEWAY STUDY MIXED USE INFILL (MU-I) DISTRICT

### MU-I District Purpose

1. Encourage mixed-use development to promote the efficient use of land, including a mix of residential, commercial, and public uses within the district.
2. Provide for a mixed-use area for the use and enjoyment of the district residents and surrounding neighborhood.
3. Create a lively, pedestrian-friendly street scene with active ground-floor uses facing the street.
4. Encourage development that provides community benefits such as public art, green space, public art, and other amenities and improvements.
5. Minimize negative impacts on neighboring residential uses, including impacts related to building height, scale, lighting, and parking.



Table 17-20 - 188116 - Eastern Gateway Study - Summary

Project Name	Address	Units	Year	Notes	Link
Project A	1234 Main St	10	2020	Community benefits	Link
Project B	5678 Main St	20	2021	Community benefits	Link
Project C	9012 Main St	30	2022	Community benefits	Link
Project D	3456 Main St	40	2023	Community benefits	Link
Project E	7890 Main St	50	2024	Community benefits	Link
Project F	1122 Main St	60	2025	Community benefits	Link
Project G	3344 Main St	70	2026	Community benefits	Link
Project H	5566 Main St	80	2027	Community benefits	Link
Project I	7788 Main St	90	2028	Community benefits	Link
Project J	9900 Main St	100	2029	Community benefits	Link

Notes: This table is for informational purposes only. It does not constitute an offer of any financial product or service. The information is subject to change without notice. For more information, please contact the Eastern Gateway Study team at [email address].



# Eastern Gateway Approach



Grant Scope, Council Direction, Existing Conditions inform initial approach.

Community/commissioners provide feedback on conceptual project materials released to the public. Community feedback informs vision & zoning approach.

Community/commissioners review draft vision & zoning approach. Community feedback is communicated to PC & CC. Comments from workshop & study sessions inform public review draft.

Further feedback (generally more specific/refined) incorporated into final work product.

# Beyond Land Use



## Infrastructure Needs

- Aboveground utilities impede sidewalks
- Complete streets - narrow travel lanes on Military East
- Pedestrian and bike safety on East 5th Street
- Alley conditions; feasibility for mid-block access in lieu of curb cuts on frontage
- Improved multimodal linkages
- Update street cross-sections and streetscape phasing

## Bicycle and Pedestrian Safety Plan

- Integrate with the STA Active Transportation Plan
- Advance goals of the PDA
- Connect to Downtown PDA (Military East corridor; potential others)
- Amendments to General Plan Circulation Element

# Grant Funding is Needed

- There is momentum for investment in this area.
- “By right” or streamlined permitting is impeded by on-the-ground infrastructure limitations.
- Planning funds are needed to design and build improvements:
  - To develop a realistic infrastructure plan for the area, which solves site-specific design and financial feasibility issues and facilitates streamlined development
  - To design/engineer safe bicycle & pedestrian facilities, given constraints of existing development
- Combining funds will be needed to achieve local match requirement and to efficiently achieve these goals.
- Construction funds are needed for transportation-related safety improvements.

For more information:  
[www.ci.benicia.ca.us/easterngateway](http://www.ci.benicia.ca.us/easterngateway)

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