



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**PASSED AND ADOPTED** at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 9<sup>th</sup> Day of June 2015, by the following vote:

**AYES:** Councilmembers: Day, Segala, Wilson  
**NOES:** Councilmembers: Hudson  
**ABSENT:** Councilmembers: Sanchez  
**ABSTAIN:** Councilmembers: None

**WITNESS** my hand and the seal of said City this 9<sup>th</sup> day of June 2015.

  
\_\_\_\_\_  
Donna Pock, CMC  
Deputy City Clerk

## EXHIBIT A

### Downtown Waterfront Specific Plan “Vision Statement”

1. Historic Downtown Waterfront Suisun City is a unique waterfront community with a marina; traditional Downtown commercial main street and historic residential neighborhoods within “Old Town,” and a South Waterfront district under development, west of the marina; and a civic center area and the Whispering Bay and Victorian Harbor residential neighborhoods, east of the marina.
2. Historic Downtown Waterfront Suisun City is pleasant to live in and at the same time serves as a local and regional destination, supporting shopping, entertainment, hospitality, tourism, and recreation. The changes in the region around Suisun City have created the opportunity for the Downtown to evolve and develop into a place that attracts new residents, jobs, businesses, and shoppers.
3. The entire Historic Downtown Waterfront needs to be focused on maximizing waterfront access on the Suisun Channel, which is its major and central feature and on improving public access to the train depot, another key asset in Historic Downtown Suisun City.
4. The Waterfront should maintain its extraordinary mix of natural wetlands and urban edge.
5. The historic Suisun City train depot and Amtrak station, on the north end of Main Street, should serve as a transit gateway into Historic Downtown Suisun City.
6. The circulation system should be enhanced to support safer and more convenient access between homes and destinations and between Historic Downtown Waterfront Suisun City and Downtown Fairfield – for pedestrians, cyclists, transit users, and motorists.
7. The Historic Downtown Waterfront needs a cohesive Open Space system that enhances the pedestrian experience and supports community access.
8. Gateways to the Historic Downtown Waterfront area, including from Highway 12 and from the Amtrak station should be enhanced to ensure a positive visual first impression.
9. Development adjacent to the historic residential area should be compatible in scale and architectural themes.
10. Where feasible and consistent with building codes, existing buildings should be repurposed with more economically viable uses that contribute to Downtown vibrancy.

## Attachment B

### Preferred Land Use Alternative Direction

<b>Planning District A</b>	
This area contains approximately 10 acres of land including the former Crystal Middle School site and vacant property south of Cordelia Street. The district is largely surrounded by the Historic Residential neighborhood and high-density housing South of Cordelia Street.	
<b>General Plan Designation</b>	Residential Medium; EIR Analyzed
<b>1999 Specific Plan</b>	Public Facility/Open Space
<b>Development Concepts</b>	<ol style="list-style-type: none"> <li>1. Gateway from Cordelia; Medium-Density single-family homes similar to Old Town &amp; Harbor Park; green-space.</li> </ol>

<b>Planning District B</b>	
This area contains approximately 6 acres of land including area west of Main Street that largely consists of tilt-up buildings and/or yard space and parking (commonly referred to as Benton Ct.	
<b>General Plan Designation</b>	Mixed-Use/High-Density Housing to support Housing Element
<b>1999 Specific Plan</b>	Commercial Service
<b>Development Concepts</b>	<ol style="list-style-type: none"> <li>1. Four to six stories, vertical Mixed-Use with housing above retail/service/artisan-crafters; public parking garage.</li> </ol>

<b>Planning District C - North</b>	
This area contains approximately 6 acres of land. The <i><u>northern portion</u></i> includes undeveloped property (commonly referred to as “Denverton Curve”). The southern portion includes the Park ‘n Ride property; currently owned by CalTrans, the development of this property would require maintaining the current parking spaces (here or elsewhere) to support the Train Depot.	
<b>General Plan Designation</b>	Mixed Use; EIR Analyzed
<b>1999 Specific Plan</b>	N/A; area added to updated Specific Plan
<b>Development Concepts</b>	<ol style="list-style-type: none"> <li>1. Three to four story condominiums/townhouses; public parking garage.</li> </ol>
<b>Planning District C - South</b>	
This area contains approximately 6 acres of land. The northern portion includes undeveloped	

## Attachment B

property (commonly referred to as “Denverton Curve”). The southern portion includes the Park ‘n Ride property; currently owned by CalTrans, the development of this property would require maintaining the current parking spaces (here or elsewhere) to support the Train Depot.

<b>General Plan Designation</b>	Mixed Use/High Density Housing to support Housing Element
<b>1999 Specific Plan</b>	Public Facility/Open Space
<b>Development Concepts</b>	<ol style="list-style-type: none"> <li>1. Three to four story Mixed Use Development above public parking including residential and a mix of other uses (i.e., visitor-serving lodging, retail, service and/or office uses.)</li> </ol>

### Planning District D

Identified as a potential at-grade connection between the downtowns of Fairfield and Suisun City (Union Avenue to Main Street.) Vehicular connection would improve development viability of vacant and underdeveloped parcels within the PDA.

<b>General Plan Designation</b>	N/A
<b>1999 Specific Plan</b>	N/A
<b>Development Concepts</b>	<ol style="list-style-type: none"> <li>1. At-grade vehicular, pedestrian and bicycle crossing.</li> <li>2. At-grade pedestrian and bicycle crossing.</li> <li>3. No change. Maintain pedestrian/bicycle overpass.</li> </ol>
<b><u>*Further Discussion Needed</u></b>	

### Planning District E

This area encompasses 30+/- acres. Owned by the City’s Housing Authority, this site is commonly referred to as “the thirty acre site.” A majority of the site is developable, with the exception of the far western portion. Future circulation includes the extension of Railroad Avenue from Marina Boulevard to Main Street.

<b>General Plan Designation</b>	Mixed Use Commercial; EIR analyzed 100% commercial
<b>1999 Specific Plan</b>	N/A; area added to update Specific Plan
<b>Development Concepts</b>	<ol style="list-style-type: none"> <li>1. Lifestyle Center;</li> <li>2. Priority uses – boutique grocery, restaurants, independent movie theater; or</li> <li>3. “Big Box” (sales tax focus).</li> </ol>

## Attachment B

<b>Planning District F</b>	
This area includes approximately 10 acres of land at the southwest corner of Highway 12 and Marina Boulevard; adjacent to the Marina Center and across from medium density residential.	
<b>General Plan</b>	Mixed Use/High Density Residential to support Housing Element
<b>1999 Specific Plan</b>	General Commercial
<b>Development Concepts</b>	<ol style="list-style-type: none"> <li>1. Two to three stories, Horizontal Mixed Use (i.e., High-Density Housing, with design transition consistent with look of houses south of Lotz Way, and retail/service.</li> </ol>

<b>Planning District G</b>	
This area includes approximately 6 acres of land east of Marina Boulevard and between Highway 12 and Driftwood Drive.	
<b>General Plan Designation</b>	Single-Family Residential; EIR Analyzed
<b>1999 Specific Plan</b>	Low-Density Residential
<b>Development Concepts</b>	<ol style="list-style-type: none"> <li>1. Single-Family Residential.</li> </ol>

<b>Planning District H - West</b>	
This area includes approximately 22 acres south of the terminus of Civic Center Boulevard, Whispering Bay Boulevard, and Marina Boulevard. Currently, there is a mix of undeveloped property ( <u><i>west-side</i></u> ) and underutilized (i.e. storage) on the eastern-side.	
<b>General Plan Designation</b>	Medium-Density Residential; EIR Analyzed
<b>1999 Specific Plan</b>	Low-Density Residential
<b>Development Concepts</b>	<ol style="list-style-type: none"> <li>1. Three-story Medium-Density Residential to maximize water views; extension of public promenade.</li> </ol>
<b>Planning District H - East</b>	
This area includes approximately 22 acres south of the terminus of Civic Center Boulevard, Whispering Bay Boulevard, and Marina Boulevard. Currently, there is a mix of undeveloped	

## Attachment B

property (west) and underutilized (i.e. storage) on <u>eastern edge</u> . Opportunity to support City's "Bay Area Water Trail" designation.	
<b>General Plan Designation</b>	Medium-Density Residential/Destination Tourism; EIR Analyzed
<b>1999 Specific Plan</b>	Low-Density Residential
<b>Development Concepts</b>	1. Three-story Medium-Density "higher end" Residential to maximize water views; extension of public promenade.

<b>Planning District I</b>	
This area includes 6 acres south of the Delta Cove Subdivision and west of the Suisun Slough. The land includes the boat launch parking lot. Opportunity to support "Bay Water Trail" designation.	
<b>General Plan Designation</b>	Destination Tourism; EIR Analyzed
<b>1999 Specific Plan</b>	Waterfront Commercial and Public Facilities/Open Space
<b>Development Concepts</b>	1. Mix of restaurants and services catering to those launching vessels; facilities to expand leisure enjoyment of the water (i.e., fishing docks, facilities for non-motorized boat uses, showers, etc.); and extension of public promenade. Lodging also works if destination draw.

<b>Planning District J – North (east of current hotel)</b>	
This area includes approximately 5 acres of land south of Lotz Way and west of Civic Center Boulevard. <u>North side</u> is east of Hampton Inn hotel and south side is directly adjacent to waterfront. The area also includes the north basin.	
<b>General Plan Designation</b>	Mixed Use; EIR Analyzed
<b>1999 Specific Plan</b>	Commercial/Office/Retail
<b>Development Concepts</b>	1. Full-Service Hotel with Conference/ Meeting Space. Commercial/Office/Retail if supporting above.

<b>Planning District J – South (east of water)</b>	
This area includes approximately 5 acres of land south of Lotz Way and west of Civic Center Boulevard. North side is east of Hampton Inn hotel and <u>south side</u> is directly adjacent to waterfront. The area also includes the north basin.	

## Attachment B

<b>General Plan Designation</b>	Mixed Use; EIR Analyzed
<b>1999 Specific Plan</b>	Commercial/Office/Retail
<b>Development Concepts</b>	1. Medium-Density residential.

<b>Planning District J – Water/North Basin</b>	
This area includes approximately 5 acres of land south of Lotz Way and west of Civic Center Boulevard. North side is east of Hampton Inn hotel and south side is directly adjacent to waterfront. The area also includes the north basin.	
<b>General Plan Designation</b>	N/A
<b>1999 Specific Plan</b>	Marina Berths
<b>Development Concepts</b>	1. Any of the following: Visitor dock to support non-motorized boating; expand leisure uses of the water, Expansion of Marina Berths, “Boat Lodging.”