1. Please provide any information regarding your interest(s) in the development of the former Crystal Middle School Site.
   • Prefer Site Plan C, but even better would be a central park as suggested by a meeting participant. These houses look too much alike – boring. They are also all rather large. How about at least some one-story ones like in Victorian Harbor? Smaller houses are in demand. More diversity of houses would match Old Town better.
   • Looking forward to another key piece of the Waterfront District developed.
   • Like the paseos fronting the houses the park location should be central and I think Line Street should be cut by a park to slow traffic. Also please re-consider alley parking in you plans.
   • Park Maintenance HOA-City
   • Housing development should, has to, reflect houses from 1880’s to 1940’s. Streets need to be wide enough for emergency vehicles (fire-medical-police). City needs to insure developer adheres to the plan. Last major development near old town off Marina Blvd. had no landscape trees on street – has no curb appeal. Lot size should be a min. 4,000 sq. ft. Set back should be 5’ from common fence line.
   • Suisun lacks newer single-story homes. Would like to see a handful within new development.
   • Prefer Option C
   • Prefer a central park option like Harbor Park. Not the current proposed parks. Really like the houses facing the street with limited parking. Similar them to houses just like Victorian Harbor or Harbor Park. Excellent themed neighborhood that maintains property value and adds to community.
   • Worried about overflow parking onto adjacent streets. Prefer Opt. A to improve “gate way” to Old Town. Traffic increase on Morgan dangerous. Mix up the architecture to avoid tickey-tackey.
   • I would like to see a small play structure for toddlers. Will you provide number of off-site parking spaces that will be available to residents, i.e. West, School & California Streets. How “green” are the units?
   • Glad to hear about it. May be a good idea to include recommendations from noise analysis into project design to avoid mitigation measures. The project puts the homes too close together. Need a one-story home for those people that only need a small house. People want a 1,000 sq. ft. house. Option C may work best.
   • Type of housing, type of geographic of potential homeowners looking to buy. Possible new businesses that can be contacted with new expanded population that will adapt to financial base Suisun offers.
   • Morgan Street access and extra cars coming down one way street. Limit parking to on-site only.
   • 5’ from house to side gate or fence. Hidden A/C’s. A mix of single and two-story houses. Space for plants. Eclectic mix of styles. Play area for children. Want quaint houses not housing tract.
   • Alleys, Park, Porches, Single level, Sound wall.
   • Option C for park plan. Secluded parks invite crime. Larger park better gathering place for the community. Owner & guest parking is important.
   • School site has a U.S.T. Has City looked into EPA Brownsfield Grants for both removal and investigation? I offered to help with this but never heard back.
   • Corner of School and Morgan. Cordelia Road to School to Morgan is speed way.
   • Parking, Landscaping, Density
   • I think the City needs sub firehouse on this side of town for all these two-story homes. No wood shake or wood shingle roofs. Filling in the vacant lots.
   • I liked Option A, however, I would like to see the rectangular area 180’d so that the tree/park area is off of the Cordelia Road side and placed on the Morgan Street side. Also would like to see some form of play structure for new/old families.
   • Lot C with bigger park is nice. Speed bumps.
   • Look at the reality of Morgan Street. Narrow and one way. All private homes. Very limited parking. School Street already only 2-way that area uses and very busy. The section by old school site good and wide. I think the project is too dense for the area. Nice houses but very close as most newer homes seem to be. Park is good but seems only those residents? That does not mean kids won’t try.
   • I’d love to see a park her. Option C looks great. I think it would be great for the kids in the area to have a safe place to play. I think it would be great to have a small parking lot attached to the park to help with guest taking up the neighborhood parking.
   • I believe that Plan C for the layout is the best, welcoming park. Houses looking over it, but a small parking lot would be nice. I think Plan 3 Elevation “C” is the most unique, the roof shape is a bit odd looking though.
   • Too many houses. Too many cars, not enough parking. Too much crowding on streets that are too small for those of us here now. We were here first.
   • ?? Lights for West/Cordelia or School/Cordelia.
   • Possible future resident.
• Park near railroad gives access to transients creating a possible situation that exist now at the waterfront—drugs, low life, alcohol, public defecation/urination. Should give more thought to better blend new house architecture more in line with Cultural Heritage District. Need fire truck(s) in Old Town. Need to make railroad offices hidden and attractive entrance from Cordelia Road.

• Single story homes, fewer homes – 60? Morgan Street houses facing it with a sidewalk and extra parking.

• Welcome to Suisun City monument signage. The street that circles the park and (perhaps Cordelia) can have “tuck in” parking similar to Victorian Harbor. On the house-side of the street (trees visual clutter next to park) and distributes cars (guest parking) evenly through neighborhood. No perpendicular parking. Strong clear central park (similar to Harbor Park). No residual “hidden” public spaces (i.e. “rape spaces”) Maximum homes facing Cordelia, Morgan, West & Central Park. Somewhat carries Old Town grid through the neighborhood – spirit of Old Town grid connected. This plan shows West Street NOT connected to Cordelia (Streets connected by extending Line Street & West Street). Some comments not typed as they directly relate to a diagram he drew.

2. Please provide any additional comments regarding the information presented by Main Street West Partners.
   • Will Morgan Street & School Street be widened adjacent to the project?
   • I like the different materials and porches. More variety in styles that match Suisun’s eclectic façade styles.
   • Variation in architecture. I’d like to see more cottage and/or Victorian design. I also realize cost is a factor.
   • Thank you for giving community opportunity to provide input outside of a commission/council meeting.
   • Use high quality paint for the houses. New Victorian Harbor and Harbor Park did not. Nice landscaping like Victorian Harbor or Harbor. New Victorian Harbor too limited in landscaping – impacts neighborhood today. Keep the parking limited just like you are planning. Hope you start building soon.
   • The architectural style needs improvement. Maybe Victorian, Craftsman, French country. Get rid of stucco on homes that have two materials on front elevation; maybe board/batten with lap siding. Pitch roof lines, add clipped gables. Park should be open to public, not HOA. How are we making this area walkable?
   • Thank you for your answers. Good coverage.
   • House details change but all look the same as layout. Please vary. Lower the overall density. Increase the parking, make them pay the Victorian Assessment District Harbor Ta. Put in the round about. Make sure parks are clearly visible from the streets. More variation in home type.
   • Site Option C is the plan I like
   • Thank you to the Main Street West Partners for listening to our concerns and fears.
   • I am glad for all you are doing to make this go well. Thank you.
   • Less park and more parking.
   • Trees on the street please.
   • Would have liked more info on back yards/garages. (got it thanks). I like the idea of homes of slightly different size. Not everyone wants or needs 4 bed/3 bath homes.
   • All 2-story houses seem to be a giant wall a la Game of Thrones. Morgan Street view of new houses. Prefer Site Plan C. Park at end of Morgan.
   • Park. A walking path/loop. Labyrinth.
thanks, for having the community be part of what our old town looks like ; wayne day

On Thursday, June 30, 2016 5:39 PM, Jason Garben <jgarben@suisun.com> wrote:

Thanks to all those who attended the Former Crystal Middle School Site workshop yesterday evening. We are assembling all the information you provided, and look forward to seeing and hearing from you in the future. We will continue to provide you with updates regarding upcoming meetings and keep you well informed as the project proposal moves forward.

If there is anything you’d like to add that you did not share last night, please don’t hesitate to contact me direct.

Regards,
Jason

Jason D. Garben
Development Services Director
City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585
707-421-7347 (Direct)
Ms. Ferrell - Thanks very much for your email.

Density is calculated by taking the total number of housing units and dividing by the acreage upon which the units sit; for instance 100 houses on 10 acres results in a density of 10 units per acre.

Thanks for your other comments and concerns. I will be certain these get added to the information we are assembling for consideration.

Let me know if I've adequately explained density. I will be back in the office on Tuesday, and I'd be happy to speak with you to make certain you have what you need.

Have a happy 4th of July.

Regards,
Jason
421-7347 (direct)

On Jun 30, 2016, at 9:59 PM, W Ferrell <wlighty@hotmail.com> wrote:

Hi Jason,
Thank you for this follow up email. Talking with folks at the wine on the square tonight, a couple of things came up.
1. How was the existing density calculated as “medium”? Size of lots, size of dwelling, number of current occupants, or potential occupants, and what area was used for the information gathering boundaries (Main, Common, West, Cordelia the area to be most affected)?
2. With the existing number of proposed dwellings, the potential for 200 more cars using Main Street, but mostly Cordelia several times a day, will cause congestion and alter the dynamic of the neighborhood.
3. The eclectic, historical, unique, character that Solano County residents call " Old Town" Suisun, will be altered by the new development, if it does not conform to the existing neighborhoods quirky style and variation in house styles and lot sizes.

That's all for now.
Wendy Ferrell
Thanks to all those who attended the Former Crystal Middle School Site workshop yesterday evening. We are assembling all the information you provided, and look forward to seeing and hearing from you in the future. We will continue to provide you with updates regarding upcoming meetings and keep you well informed as the project proposal moves forward.

If there is anything you’d like to add that you did not share last night, please don’t hesitate to contact me direct.

Regards,

Jason

Jason D. Garben
Development Services Director
City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585
707-421-7347 (Direct)
Hi Rob - Absolutely, it's always much more helpful to look at real world examples. Please send them at your convenience.

Have a happy 4th!

Regards,
Jason

On Jul 1, 2016, at 11:38 AM, rob thomas <hunterrobthomas@yahoo.com> wrote:

Hello Jason, Rob Thomas here. In Hayward where I work, there are new developments going up like corn. There is one specific development in Hayward that mirrors the one we are thinking about 'kinda', but close enough so that the citizenry can have a real life look at how the implementation of how the rough plans are going. I'm going to email myself then send them to you, if that's ok, it will help, I believe with questions that might be brought up. Let me know if this ok with you. Have a great weekend, be safe, Rob..
Got it. Thanks very much for taking the time to write. Will make certain your comments are considered.

Regards,
Jason

On Jul 1, 2016, at 1:10 PM, Raymond Klein <topgum@gmail.com> wrote:

Jason,

Here are a couple of strong points i want to make.

- The Cordelia Road appearance of this project is important. It's the gateway to the old town. Having a facade of look alike houses is unacceptable. The architecture of the models presented is cheap in appearance and does not complement Old Town. I'm reminded of the Malvina Reynolds' song Little Boxes:

  Little boxes on the hillside,
  Little boxes made of ticky tacky,
  Little boxes all the same.
  There's a green one and a pink one
  And a blue one and a yellow one,
  And they're all made out of ticky tacky
  And they all look just the same.

- The overall modern appearance of the project and the homes must be adjusted to fit the surrounding area. There MUST be variation of design and a Victorian flair. We need design elements to attract people to Old Town not create another bedroom community in Old Town.

- The project must be designed to make Cordelia Road the main access/exit to the project to prevent gridlock in Old Town. With 78 units and 4 people/3 cars per unit and 1.5 daily trips per car we are adding 351 trips per day just for residents. Visitors and deliveries will add to the anticipated congestion. That's too a high traffic volume for Morgan and West street to absorb.

- At three cars per unit and only two garage spaces per home. There is an anticipated parking shortfall in the project for residents and visitors. I know half of my two car garage is unavailable for parking. I suspect that some residents will do the same. I suggest that a parking survey done at 9 PM will find fewer parking spaces available for spillover than expected.

- Owner occupancy needs to be encouraged. Investors can turn a project like this into Section Eight City in a heartbeat.
• The projected sales price of these homes is the median sales price for Suisun. This is NOT adding value to our housing market.
• Other than a park the developer has not provided any amenities like a community center.

I am not against the project. I am committed to seeing a project that adds value to Suisun and complements Old Town. As presented the developer has failed to do this.

Raymond M. Klein
topgum@gmail.com
www.dr4gums.com

On Thu, Jun 30, 2016 at 5:39 PM, Jason Garben <jgarben@suisun.com> wrote:

Thanks to all those who attended the Former Crystal Middle School Site workshop yesterday evening. We are assembling all the information you provided, and look forward to seeing and hearing from you in the future. We will continue to provide you with updates regarding upcoming meetings and keep you well informed as the project proposal moves forward.

If there is anything you’d like to add that you did not share last night, please don’t hesitate to contact me direct.

Regards,

Jason

Jason D. Garben
Development Services Director
City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585
707-421-7347 (Direct)
Dear Mr. Garben,
I attended the meeting at the Harbor Theater a few weeks ago concerning the development at the Crystal School property site. I wasn't happy with the proposal then and am even less so now that I've had some time to really think about it. In my opinion the housing is too dense. I read in the Fairfield Republic last week an article about two new developments being built there. The first was a ten acre project with 63 houses and the second was seven and a half acres with 50 houses. If these projects will make money for their developers, something comparable should work for Mr. Rice, or perhaps someone else. A few of our old-town homes recently sold for $400,000. so this is not an unimaginable price for our area.
I also have some real issues with the architectural design. I don’t think putting Craftsman style columns with Italian style railings is anything other than thoughtless cookie-cutter junk. These homes are not quaint, nor do they have any personality. I would prefer they chose four really good designs (even a contemporary box, if it's a good plan) to offer future home owners, perhaps with color changes, than the same design repeated with plastic decorations. Privacy is a huge concern. These houses are only eight feet apart, or four feet to their side fence. One Italian cypress grows at least 3 & 1/2’ wide and that is the narrowest tall tree I know of. What will provide shade, privacy, clean the air, provide animal habitat and soften the harsh angles if there is nothing but a sea of concrete and dark homes with no natural light available?
I also think there should be a mix of single-story homes throughout, or this development will be completely closed to anyone retired and that’s ageism.
I appreciate your listening to my concerns.
Respectfully,

Marsha Pouget
400 Line Street
Suisun City
Sent from my iPad
John,

Thanks for the heads up on the Waterfront Plan. I intend to do a through reading and analysis before commenting formally. However there is a glaring deficiency in the parking analysis based on a false assumption.

We also did not focus on residential areas, assuming that parking is provided in garages, in driveways, and on the street in these areas.

1. many homes in old town do not have garages. This forces parking on the street.
2. some of the residential streets have no parking due to the width of the street or parking only on one side of the street
3. the problem is most noticeable on Morgan, Solano and California streets.
4. the impact of the proposed Crystal school housing project is not considered as an impact for the residential neighborhoods or this plan in general.

Do a parking count on the aforementioned streets after 7PM and see the issue. It is an head in the sand mentality to say we are not going to look at parking in residential areas and throw 189 more cars into the mix.

Cheers,

Ray

Raymond M. Klein
topgum@gmail.com
www.dr4gums.com

On Thu, Jul 14, 2016 at 9:22 PM, John Kearns <jkearns@suisun.com> wrote:

Good Evening,

I am pleased to announce the release of the Public Review Draft of the Waterfront District Specific Plan. The documents can be found at www.suisun.com/spu. The Planning Commission will hold a workshop at a special meeting on July 28 and the City Council will hold a workshop on August 16 to provide opportunities for public comment. The comment period will run through August 17.

Please direct any comments to my attention (contact information found below):
John Kearns
Associate Planner
City of Suisun City
(707) 421-7335
jkearns@suisun.com
August 15, 2016

Ms. Suzanne Bragdon  
City Manager  
701 Civic Center Blvd  
Suisun City CA 94585

Dear Ms. Bragdon:

We attended the meeting by Mike Rice and Associates regarding the proposed housing development on the Old Crystal School site in Old Town. It was both very informative and disturbing.

We are in favor of developing more housing on the Crystal School site, but we feel, as many of our neighbors do, that the proposed housing designs are not suitable for Old Town. We know that the City can do better than the proposal we were shown. The houses in Victorian Harbor and the Craftsman style housing project across the street from city hall are prime examples of a better design fit for Old Town. In our opinion, the proposed houses exterior elevations for Crystal School site look like tacky 1970's tract homes. The do not echo, mirror or suggest any design components of the original houses on the streets of Old Town. There are too many 2 story house in too small of a space. We believe the project should consists of approximately 50-60 houses at most and should include single story and 2 story mix. Cement slab foundations are really not the best choice for land so close to the marsh/waterways and on top of a water table barely 6 feet below the surface. The narrowness of Morgan Street did not seem to be fully thought out as to traffic, by home owners, visitors and delivery/service vehicles, parking etc.

We really do want to see the site developed, but we would like it to be mindful that Old Town is a Cultural Heritage site, so those guidelines established by the Cultural Heritage Commision should be at the very least, carefully considered, if not employed. (Disclosure: I, as Patricia A Reynolds, was Vice Chair of both the steering committee and the Cultural Heritage Commision).

The houses in Victorian Harbor have grown into a lovely neighborhood. And even through the real estate crisis of 2008 and beyond, those house kept their value. (Sadly, our 100+ Victorian did not). Housing values are now beginning to rise in Old Town, we do not see that the proposed houses will further that upswing.

The revitalization of the waterfront district is wonderful. The developer did a great job of enhancing what was already there, beautifying it, making it a destination site. We are very proud of what has been done on the waterfront, downtown, the work/live houses in the Kellogg Street area etc. The designs of the proposed Crystal Site do not meet those same standards. We also understand the financial problems the city has faced with the real estate crisis, the state grabbing the city's redevelopment funds, and the severe recession. We understand the delays. But, let us not be in such a hurry to catch up, that we make unwise design choices.
We ask that this letter be also shared with all City Council members, all City Planning commissioners, and all of the Main Street West partners. We regret that we are unable to attend the council meeting tonight, but respectfully ask that this letter be included in the public forum.

We have lived and raised a family of four boys in Old Town. We have been in our home since January 1971. We, as a family, have been active participants in the Volunteer Fire Department, City government and committees, and many, many other civic activities. We love our Old Town and want to see it prosper and thrive. Please help us do that by carefully considering the Crystal School site project.

Sincerely yours,

Frank M Welch
Patricia A Welch
227 California Street
Suisun City CA 94585
707 422 1311

Cc: All City council members
    All Planning Commission members
    Main Street West Partners
Revised: August 16, 2016

My overall impression of the plan is that it is well thought out. In some cases, there are inconsistences from figure to figure. Figure 1-3 Shows My 150-year-old house and Councilwoman Day’s house as NOT being part of the Historic Old Town. The boundaries are not drawn correctly as shown by figure 2-1.

I want to applaud the sensitivity to the architectural elements that make up the Historic Residential Zone in part D and Chapter 6.

_The architectural character of new residential neighborhood areas or development should reflect elements of historic residential styles in a modern context. Each neighborhood should include a variety of styles. 2. New buildings should be designed to respect the privacy of adjacent buildings by restricting views directly into adjoining buildings and private yards. 3. New development should maintain compatibility in building layout, height, scale, and massing with existing residential development._

I already know of one project well alone in the process that falls short of meeting these goals and that’s the Crystal school project. I can’t overemphasize enough the importance of having this area reflect a cohesive appearance to having a successful development. We can’t be seduced by the lure of development fees and parcel tax income and let this developer pull the wool over our eyes with a cookie cutter project that doesn’t fit the architectural image of old town and brings a potential calamity to parking and traffic flow. The size of the project will tax our parking and traffic infrastructure. The developers have stated that they need this many homes to generate a fair profit. Frankly, I care as much about their profit as they care about my neighborhood’s ambience.

I need to briefly discuss problems with this parking study. It excluded the residential area. This was NOT oversight it was by design. I’m stopping short of calling it malicious but it shows total lack of understanding about the problems of residential parking.

1. It’s not comprehensive. Residential areas were excluded.
   a. *This parking study focuses on the downtown commercial core of the City – the area where shared parking could make the most sense. We did not focus on the 30-acre property, assuming that this property would include surface parking to accommodate future demand on this site. We also did not focus on residential areas, assuming that parking is provided in garages, in driveways, and on the street in these areas.*
   b. The assumption that parking is provided in garages, in driveways, and on the street is false.
   c. Few houses have garages, sometimes driveways are too short to accommodate a vehicle and on-street parking is inadequate to meet demand. Many garages have been converted to other use and don’t provide parking.
   d. Sections of some streets (School St) are too narrow to accommodate any parking. Other streets are not wide enough for two-way traffic and parking. Morgan and Suisun streets are one-way and parking is only permitted on the right side.
   e. Solano Garbage trucks can only pick up on the right side of the truck. Trucks that pick up on the left or either side of the streets are available but I think the Garbage company doesn’t own any. From Sunday night until Monday residents must put their trash cans on the street. Three cans with 3 feet of separation are equivalent to the length of a car.
f. Count available spaces during garbage pickup time and you’ll get a different picture of available parking in the residential areas. Count available spaces at 8 PM and you’ll see perhaps one available space in three blocks. That’s what I found driving through my neighborhood last Thursday.

2. The colors assigned to the study area parking districts are different on page 6 vs. page 2, 12 and 14. This makes things confusing.

3. The vacant parcel map doesn’t include all vacant parcels.

4. The funeral parlor at 900 Main Street often draws many cars into to the area. How were this business’s needs calculated? Hotel? Theater?

5. The Crystal Housing project will add 70+ units of housing that’s about 189 cars into an area with a parking deficit that you didn’t bother to study. How is that going to look on garbage pickup day.

The residential areas of Old Town make a unique contribution to its ambience. To systematically exclude them and their parking needs is a head-in-the-sand attitude that will bite you in the butt.

I urge you to send this parking study back to city staff to address these shortfalls.

Dr. Raymond Klein
400 Morgan St
Suisun City

topgum@gmail.com
Your Name  
Kelly Lute  

Email  
kell12@sonic.net  

Subject  
Specific Plan Update Comment  

Your Message  
I am concerned about parking for the existing residents near this development and, in particular, the traffic on Morgan Street which is very narrow and holds the parking spots that we use every day. We do not have a driveway or a garage. The houses on each side of us do not have a driveway or a garage either. I understand that the primary entrance for this development is on Morgan and West street which would negatively impact those who live on this street. In the specific plan meetings, the participants showed the main entrance to the development on Cordelia street which is wider with traffic each way. It would be more direct for residents of the development to enter on Cordelia street. I am also concerned that letters to the city council, planning commission, city manager from residents have not been included in the packet for the meeting tonight. The residents of old town are very concerned about the impact of this development and have shown this concern in a variety of ways.
From: suisunweb@suisun.com
Sent: Thursday, August 18, 2016 12:51 PM
To: John Kearns; Scott Corey
Subject: Public Inquiry regarding Specific Plan Update Comment via Suisun.com

Your Name
Howard Lute

Email
hnlute@sonic.net

Subject
Specific Plan Update Comment

Your Message
My concerns remain the overall density of the project and the design of the exterior of the homes to be built. In the old town neighborhood there are few blocks that have more than 3 houses in a row, and given that each square block has between 6 and 8 homes. I want to see the density of the new development duplicate this overall pattern as much as possible given the complex layout currently planned. Having each home in “row house appearance, side to side with the a minimum setback yields a look of the old Heritage Park subdivision, not that of Old Town Suisun. Charge what you must for what I am asking for and with the value there; sales will be brisk.

The exteriors must be mixed in height, similar to what is seen throughout the old town district. Colors should conform with what is displayed house to house all along each street of old town. Decorative mouldings, posts and pillars should also be of like design to those already present in old town. Some trees should be near maturity to form a wind break and create an established neighborhood look.

To allow traffic to flow freely to and from the development an entrance should be placed on along Cordelia Road. This would ease the many congestion points that exist in the plan as presented. It also would allow fire and emergency vehicles to have rapid entrance and exit.

Thank you for your time and we wish for a successful new housing development for all.
Howard N. Lute
311 Morgan Street
Suisun City, CA 94585
From: Raymond Klein <topgum@gmail.com>
Sent: Friday, August 19, 2016 7:32 PM
To: Jason Garben; John Kearns
Subject: Re: Former Crystal Middle School Site Community Outreach - August 23, 2016 Meeting Announcement

Jason,

Is there any way to send me just the Developer’s proposal? It was scanned in Landscape mode and is truncated and hard to read

Thanks
Ray

Raymond M. Klein
topgum@gmail.com
www.dr4gums.com

On Fri, Aug 19, 2016 at 4:44 PM, Jason Garben <jgarben@suisun.com> wrote:

As promised, attached is a link to the Agenda Packet for next Tuesday’s meeting, which contains the developer’s proposed revisions to the concepts presented at the June 30 workshop regarding the former Crystal Middle School Site. The meeting will be next Tuesday, August 23rd, 2016 at 7PM at City Hall. If you have any trouble accessing the link below, please let me know.

https://www.dropbox.com/s/6fcowvn3i93nfau/Suisun%20City%20Council%20Agenda%20-%20August%2023%20-%202016.pdf?dl=0

Regards,

Jason

Jason D. Garben
Development Services Director
City of Suisun City
701 Civic Center Boulevard
I am writing to let you know that next Tuesday evening, August 23rd, 2016, a public meeting will take place at Suisun City Hall City Council Chambers to consider the proposed development concept of the former Crystal Middle School site. This meeting will not approve the project, but will provide an opportunity to provide input regarding the proposed concept. The developer has had an opportunity to review the comments provided at the June 30 workshop (held at the Harbor Theater), and has made changes to the proposed development concept.

I will email you an Agenda Packet for next Tuesday’s meeting by the end of this week, which will contain the developer’s proposed revisions to the concepts presented at the June 30 workshop. The Agenda Packet will also contain details regarding the meeting time.

If you have any questions in the meantime, please don’t hesitate to contact me.

Regards,

Jason

Jason D. Garben
Development Services Director
City of Suisun City
701 Civic Center Boulevard
Thanks to all those who attended the Former Crystal Middle School Site workshop yesterday evening. We are assembling all the information you provided, and look forward to seeing and hearing from you in the future. We will continue to provide you with updates regarding upcoming meetings and keep you well informed as the project proposal moves forward.

If there is anything you’d like to add that you did not share last night, please don’t hesitate to contact me direct.

Regards,

Jason

Jason D. Garben
Development Services Director
City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585

707-421-7347 (Direct)
Dear Mr. Learns,

Due to a bad cold, I will not be able to attend this evening's meeting, but I would like to contribute comment. I think that in general, the specific plan for the waterfront area looks good. I would still like to see work/rent structures on Main St. that retain the original facades as much as possible for historical content. The area that really concerns me is the Crystal School property plan. I think that the proposed density of homes with their lack of privacy and landscaping will have disastrous consequences for future residents in the Old Town area. Please consider fewer, more expensive houses (our old homes are selling regularly for more than $375,000.) with clean, elegant architecture, adequate parking and private outdoor entertainment areas. We've lived here since 1977 and are very familiar with all of the neighborhood disagreements that occur when living on top of each other. I am also worried that West & School streets will turn into raceways as has happened to Suisun Street. Inexpensive homes will rapidly become rentals which means shabby upkeep and repairs. I love our part of town & welcome new housing, but it should be of the same quality as our own. That requires style and landscapes that will be loved and cared for one hundred years from now.

Sincerely,
Marsha Pouget
400 Line St.
Suisun City, CA

Would you please circulate this letter among Council Members, thank you

Sent from my iPad

On Aug 19, 2016, at 5:00 PM, John Kearns <jkearns@suisun.com> wrote:

Good Evening.

Below please find a link to the City Council meeting agenda of Tuesday, August 23. One of the agenda items is a continued workshop on the draft Waterfront District Specific Plan Update from August 16. This is an opportunity for the public to provide comment on the draft plan. Please let me know if you have any problems opening the link.

https://www.dropbox.com/s/6fcowvn3i93nfau/Suisun%20City%20Council%20%20Agenda%20-%20August%2023%2C%202016.pdf?dl=0

Regards,

John Kearns
Associate Planner
City of Suisun City
(707) 421-7335
jkearns@suisun.com
John Kearns

From: Suzanne Bragdon
Sent: Thursday, September 01, 2016 10:59 AM
To: Marsha Pouget
Cc: Jason Garben
Subject: Re: Development at Crystal School property

Thanks, Marsha.

Sb

Sent from my phone

Suzanne Bragdon
City Manager, Suisun City
707-421-7303

> On Sep 1, 2016, at 9:40 AM, Pouget <pouget@sbcglobal.net> wrote:
>
> Dear Suzanne Bragdon,
>
> I have written to Jason Garben, John Kerns, & the Suisun website with my concerns about the over-crowded density, potential parking problems, access by emergency vehicles, lack of esthetics and inexpensive value presented by Mike Rice for the Crystal School property site. I would like to inquire about another concern -- trains.
>
> The long time Old Town residents have always dealt with the noise, dust & interruptions in our time schedules due to passenger trains every half hour and freight trains that are often over 200 cars long crossing Cordelia Road which is our most convenient exit from this area. We tell ourselves that the horns are romantic, the dust would blow off the hills anyway, and we should have timed our travel times more efficiently. It comes with living in a quirky, older neighborhood.
>
> The passing trains are on elevated rails that clack loudly and the trains' weights and speeds shake our houses with vibrations long before the trains reach Cordelia Road. The train rails must be maintained on a regular basis which causes more time delays waiting for these vehicles to exit the tracks. The freight trains switch rails at Cordelia Road, so we hear screeching metallic breaks, loud clangs from cars banging together, and often booming noises from mysterious causes that are never explained. We do not complain about noise pollution, we shrug and hope all is well.
>
> In recent years though, many of us have become very concerned about the Liquid Petroleum Gas tanks that are parked right on the other side of the Crystal property. It's not unusual to see over thirty tank cars parked for days at a time. You may have been given many assurances about their safety, but in my opinion, we only need one inspector too bored, tired, hungover, or high to do a proper job and we have the potential for disaster. These disasters have occurred in other areas and I don't think Suisun City has done enough to protect its residents.
>
> My question is this: Are you going to inform new residents about the problems associated with living by the trains. Our current relationship is grudgingly tolerant, but I think the city may be receiving many more complaints with new homes built at this site. I think it must be included as a real estate disclosure for all new sales.
>
> Sincerely,
John Kearns

To: Bethany Smith
Subject: RE: Crystal School Property Site

---------- Forwarded message ----------
From: Pouget <pouget@sbcglobal.net>
Date: Tue, Sep 6, 2016 at 10:23 AM
Subject: Fwd: Crystal School Property Site
To: batzsmith2003@gmail.com

Sent from my iPad

Begin forwarded message:

From: Pouget <pouget@sbcglobal.net>
Date: September 6, 2016 at 10:18:39 AM PDT
To: apal@suisun.com
Subject: Crystal School Property Site

Dear Planning Commissioners,

Even though I have written letters to Jason Garben, John Kerns, the Suisun website, and Suzanne Bragdon, I was told that none of my letters have reached your department. Your meeting times are not always convenient for my attendance, so I'm sending this to your individual e-mails.

My family has lived in the Old Town neighborhood of Suisun City since 1977, so have seen many changes. My husband served on the Planning Commission and I served on the Parks & Recreation Commission which was perfect as my career was in teaching horticulture and I had a business in landscape design. Besides our immediate history, my great grandfather owned a butcher shop (The Pioneer Meat Market) on Main that is scheduled for removal as finances allow.

We miss the Crystal School pool, but understand that fixing the mold problems was too costly. We truly welcome a housing development on this now empty, dusty, weedy location.

We were told the development would be medium density which sounds deliberate and reasonable. Unfortunately, we were not told the range of houses (20-40) encompassed by the title. Certainly, seventy-eight row houses were not on our radar. We were also told that the new construction would be designed to blend with our neighborhood which is very eclectic in design. The proposal I saw presented two story homes only, very little differences to their designs, no outside areas for gardens, entertaining, or pets, and no privacy with homes only eight feet apart.

When we were given maps showing our neighborhood next to the empty site, the sizes were very close. I counted fifty-five existing houses in Old Town and we are on top of each other. We do though have space to plant trees, grow vegetable gardens, create dog runs and barbecue. We have some buffer from the wind and trains, although we do worry about the liquid petroleum
tanks constantly parked just on the other side of the Crystal school site. We worry about houses that are so inexpensive that they will rapidly become rentals and then slide into slum conditions. We remember the conditions on Cherry and Almond Streets before those homes were torn down.

We love the idea of a park at the end of Line Street until we think about what has happened at the Plaza that has become a hangout for very low income people that either have no homes, or live in places with no outdoor space. Parents cannot allow their children to enjoy our plaza park without adult supervision.

We worry about parking and access for emergency services. West Street is wide enough for access to Cordelia Road, but I live next to Suisun Street which is narrow and at times, a speedway to Cordelia Road. The widest street access from Main Street is probably Sacramento, but the other four streets are very narrow. Trucks and busses often get stuck trying to navigate our corners and hydrants are knocked from the sidewalks at least once every other year. (An event the local kids love.)

Please consider building less houses with more property, at least four if not five different styles, include single story homes for older people, raise the prices to be in line with new homes in Fairfield, include traffic calming jogs in access streets, and consider a 12’ sound wall to mitigate the train noise. Our home has been used and loved since 1884. Please build homes that will last that long and someday be part of our history.

Sincerely,

Marsha Pouget
400 Line Street
Suisun City, CA. 94585

Sent from my iPad
John

thanks for the heads up please have the following statement included in the agenda package

The project is an ill-conceived nightmare.

1. The Parking study was done during the day when commuters were not home. Results are invalid for times when people are home. It drastically OVERESTIMATES the amount of street parking. There will be a deleterious parking impact on the surrounding neighborhood.
2. Parking in the surrounding neighborhood is already strained after 7-8 PM until morning.
3. Weak feeder streets will not be able to handle the traffic increase of a project this size. We are looking at potential gridlock and an increase in accidents. The intersection at Line and Main Streets is dangerous due to restricted visibility. Heavy traffic from Cordelia Street in the evenings makes access to main Street difficult.
4. Ingress/egress for the project area during commute hours may require the installation of traffic signals.
5. The narrowness of the many of the feeder streets makes it difficult for truck traffic to turn. My car was sideswiped when an RV with a trailer couldn’t make a turn.
6. The project Architecture is not consistent with an area zoned Historic Residential. It is Horrible.

   TOO MANY UGLY UNITS. They look “like little boxes of different colors all made out of ticky-tacky, and all look the same”. It will degrade property values of the historic homes in Old Town and create blight. The vacant storefronts are already an issue, let’s not add residential properties to Old towns problems.

7. Suisun residents were eager to approve Measure S. Their support was given to the lifestyle and townscape that is Suisun. They put their money where their mouth is. We don’t want you messing with that. The revenue from Measure S means we don’t have to rely on this developers fees to fill our coffers and can wait until a more appropriate and aesthetically pleasing proposal appears either from this developer or someone else.

Thanks,

Ray
On Thu, May 11, 2017 at 6:16 PM, John Kearns <jkearns@suisun.com> wrote:

Good Evening.

I am contacting you as you have expressed interest in the proposed development application for the former Crystal School property. A public hearing has been scheduled for May 23 with the Planning Commission. The meeting will begin at 7pm at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Once the agenda packet is completed I will send another email with a direct link to the packet. The packet will be completed by the end of next week.

Please let me know if you have any questions in the meanwhile.

Regards,

John Kearns
Associate Planner
City of Suisun City

(707) 421-7337

jkearns@suisun.com
Hi John & Jason,
Thank you for sending the notes / upcoming public hearing.
I looked over some of the notes and images. Many of the comments were spot-on. I agree that the the previously proposed site plan layout & elevations presented by Main Street West as well as front elevations for the old Crystal site were strange.
Also, the images that were sent about the Hayward development in one of the comments that were forwarded were cheap, tacky and honestly appalling.

I wanted to send you some images of a great new "in-fill" development in Hercules, CA that was done a few years ago. It is extremely well done. The yards are not large but well proportioned with a bit of breathing room between the sidewalks & the porches / front door. The architectural styles, sizes and colors adds variety. Many different floor plans (these are just a few images).
Landscaping is full, low-maintenance and well done. I really like ), the planting of trees in the right of way and the picket fences between the street and the front yard (really more like gardens as it mimics the feel of Old Town Suisun (and interestingly the original part of Victorian Harbor)

Interestingly, this development in Hercules created a town grid....unlike the Crystal Middle School proposals that seem to create a weird suburban/tract house paseo labyrinth scheme. Why not continue the use of a grid? Perhaps with a small park in the middle of one of the streets? (like along Josiah Circle in Victorian Harbor) The grid is very efficient and effectively disperses traffic evenly throughout the neighborhood. And the grid maintains the feel of Old Town.

Since this is such a critical area of Old Town, and so many people have a vested interest in Old Town, I highly encourage that you demand top quality development that will be a desirable neighborhood and amazing legacy left for Old Town Suisun City.

Please see attached images below.

Thank you for your efforts on this.
Regards,
Johannes
From: John Kearns <jkearns@suisun.com>
To: John Kearns <jkearns@suisun.com>
Cc: Jason Garben <jgarben@suisun.com>; Paul Junker <pjunker@mbakerintl.com>
Sent: Thursday, May 11, 2017 6:16 PM
Subject: May 23 Planning Commission Public Hearing - Parcel 14 (Former Crystal School) Project

Good Evening.

I am contacting you as you have expressed interest in the proposed development application for the former Crystal School property. A public hearing has been scheduled for May 23 with the Planning Commission. The meeting will begin at 7pm at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Once the agenda packet is completed I will send another email with a direct link to the packet. The packet will be completed by the end of next week.

Please let me know if you have any questions in the meanwhile.

Regards,

John Kearns
Associate Planner
City of Suisun City
(707) 421-7337
jkearns@suisun.com
Good morning Paul,

Since I'm the guy with the great(?) ideas I did a search last night and read up a bit on RR crossings. Seems like Union Pacific doesn't really like 'em (silent crossings) but has some standard signal and roadway configurations that allow establishment of what they call 'quiet zones'. I kindly warned John Kearns to watch for incoming ordinance/info about the procedure and that I'm the source of that matter. I see that you include him in our discussions by way of CC so I'll include UP's #, 888 870 8777; they do offer assistance to public authorities with these issues. I couldn't speak with anyone last night but did listen thru way toooo many options, maybe an attendant could help direct daytime call traffic. I've also emailed Cong. John Garamendi's office in DC requesting help to find if funding for track crossings along the Cap Corridor might be out there. If I spot a problem I like to help find the solution also...

Upon better review of the Crystal plan I do have a couple more questions, this time about the Morgan St. side of the project. BTW it would've been nice to have page numbers to refer to here. One of the new features mentioned is parking along the south (project) side of Morgan. Elsewhere it talks about Morgan's widening and undergrounding/daylighting of the power for the current north side homes. NO mention is made of the fact that the entire length of Morgan St. west of Main St is one way, west-bound, or if that will continue to be the case adjacent to this project. Even if that section of Morgan was doubled in width to allow an eastbound lane and the newly featured parking on the south side, that would place drivers unfamiliar with our many one way streets into the situation of coming up to the un-widened section of Morgan in front of The Day's home and facing into oncoming traffic. For the sake of public safety, clarification of the proposed plan needs to be established. Even if the entire length of Morgan remains one way this same situation will also exist at the end where it intersects with the new continuation of West St. Adequate signage and reduced lane width for a reasonable distance back down Morgan MIGHT keep wrong-way drivers out of a head-on meeting with lawful drivers. I'm sure Fire/PD wouldn't consent to installing a tire flattening device in the
roadway to prevent this occurrence. On the bright side, I do like that the lane behind the 2 oversize lots facing West St. is connected to the lanes on the north and south, it not being a deadend or cul-de-sac. One last point about the corner of Morgan and School Sts. The Precise Development Plan (sorry, no pg. #) shows a sight triangle at lot # 54 as if there will be traffic going eastbound on Morgan, again, not a good thing... and no one driving north on School St should need to be looking for wrong-way drivers on Morgan either.

I hope these points are clearly stated and will be shared in their entirety with our Commission members. Thanks, again. Mark Langdon 315 Line St.

Oh yeah, how tall will the old mosaic tile from the original school stand? It’ll probably face toward the park but I'd still like to have a clear view into the park from my front yard without having a tall blank wall on my side.

From: "Paul Junker" <PJunker@mbakerintl.com>
To: ovejita@comcast.net
Cc: "John Kearns" <jkearns@suisun.com>
Subject: RE: old Crystal school site

Hello Mark,

Glad you were able to review project materials. The mention of 79 dwellings in the notice was a holdover/error from a previous submittal. The project does have 78 dwellings with the 78th lot at Cordelia and School. Regarding noise, the City has adopted allowed noise standards and special accommodation was made in the Old Town/Waterfront District of Suisun City. Based on noise modeling, the proposed sound wall will lower exterior noise levels to the City standard. The noise study identified 14 homes that require special construction to ensure interior noise levels meet City standards – this requirement is addressed in Condition of Approval #89.

Regarding the silent crossing, I think it makes sense, but the project applicant does not have the ability to direct changes to rail facilities/operations. Your suggestion of noise disclosures also makes sense – we have not conditioned the project to require disclosures, but it is worth Commission/Council consideration.

Thanks, Paul

Paul Junker | Associate Vice President | Michael Baker International
pjunker@mbakerintl.com | www.mbakerintl.com
Hi Paul,

Thanks for the links to website info. I was able to obtain a packet of 8x10 pages while at City Hall this AM. Kinda small format but serves its purpose. The first thing that stands out is the discrepancy in the number of homes proposed. The mailed notice from the city states 79 dwellings, most of the drawings show 78 lots, while figure 2 on the agenda transmittal (for the meeting on May 23) shows the last lot at the corner of Cordelia/School Sts. as being number 77. By now I would hope that an actual number could be put forth, so that no further lots are squeezed in somewhere, throwing the project out of balance.

Having my handout with me this morning will allow me various opportunities to peruse it further, so I'll doubtless be back in touch later. But while I've got your attention I will share with you my greatest concern regarding this project. Let me first mention that I worked in construction and understand it's pros and cons. I've also lived here on Line St for 42 years and very much enjoy the smalltown setting in Suisun. I remember when the marching band from Crystal Middle school would practice their formations on our narrow city streets without ever having cars back up behind them. I guess I'm old school...

Perhaps the greatest disturbance to the serenity here is the sounding of the locomotive whistles at all hours (it is the main line) at the grade crossing on Cordelia St. immediately adjacent to this project. No sound wall could be tall enough, nor project far enough in either direction down-track, to prevent that incessant noise from our ears. What I propose is that a 'silent crossing' be constructed at that crossing so that no trains have to announce their presence by sounding their horns. I realize that there is an expense to add double crossing arms on both sides of the tracks but since such a high density of housing is being allowed for this project, and it will cause some degree of detrimental impact on the surrounding neighborhood, it should be a requirement that a silent crossing be installed as a prerequisite to granting final approval for this project. Disclosure laws require that all sorts of 'issues' be revealed prior to sale of real estate, so it could in fact be a 'plus' for the builder, and his
bottom line, by highlighting the silent crossing feature, quite an amenity, no? I would ask that our commissioners give consideration to the 'quality of life' this will provide ALL residents of Old Town.

Thanks for your time, Mark Langdon

PS A third train has just passed by while I've written this, but at least I'm not trying to sleep.

From: "Paul Junker" <PJunker@mbakerintl.com>
To: ovejita@comcast.net
Cc: "John Kearns" <jkearns@suisun.com>
Sent: Monday, May 22, 2017 8:25:19 AM
Subject: RE: old Crystal school site

Hello Mr. Langdon,

The files are available for review at City Hall or on the City website at:


Please do share any comments with me via e-mail if possible – this allows me to accurately convey your concerns to the Planning Commission.

Thanks, Paul

Paul Junker | Associate Vice President | Michael Baker International
pjunker@mbakerintl.com | www.mbakerintl.com
Good Morning Mr. Junker,

My name is Mark Langdon, a long time old town resident. I live within one (short) block of the proposed development and had planned to attend the planning meeting tomorrow night. I just learned yesterday of a time change for another meeting I regularly attend so will be unable to make it to your meeting. Since our water bill is due by the 25th I will stop by City Hall to pay it and also take a look at the application on file this morning. I do have a concern I had planned to raise about an off-site matter that this project (or the prospective future buyers) will be impacted by so I would like to ask at this time if I can submit that matter directly to you for consideration by the commission.

Since other questions may arise upon my viewing the file, I will hold off on presenting my primary concern until I hear back from you about the possibility of your relaying my issue to the planning comm. I'll be at City Hall shortly after opening so I hope to find your reply this morning.

Mark Langdon at ovejita@comcast.net
Hi again Paul,
A bit more about the parcel A park - will it be open ended for access from School St.? The Conceptual Neighborhood Park Landscape plan shows the school mosaic aligned north/south along School St. as well as a line of boulders(?, the blue circles) with a tree at each of the far ends. Concern here is ability to see activities occurring within the enclosed park. Yes, it's a new area but it won't take long for our thriving population of homeless and others to find and frequent the place. A clear view is imperative to preventing too much hanging out, and the more sets of eyes on target the better. I'm absolutely amazed that the old school mosaic was even saved, let alone stored somewhere this long. Kudos! Could I suggest that it be positioned in an east/west orientation along one side of the park so as to not block an outside view thru the park? Perhaps straddling a sideyard property line so that no one homeowner has a full view of its backside.

It seems there are 6 oversized lots incorporated in the plan. One overhead view showed homes which fairly covered those larger areas, as do all the homes on the 'regular' lots. But I do not find among the various floor plans any that seem to be especially wide so as to fill those larger parcels as drawn. I applaud the idea of giving expanse to the whole project by 'supersizing' a few corner lots but would like to know for certain that those homes will fit within the visual theme of the entire group, not be 'custom'. Is that page missing? What number is it? HA!

Hope you got some rest last night, ya might need it this evening. Just sayin'. Mark
Hi, my name is Nicole Smith. I live at 200 Solano St. Suisun City, Ca. 94585 I recently heard of the housing development that is under approval. This will greatly impact our community and safety of our neighborhood. I am against this project. As I feel it will bring more traffic and more crime to our once very small community.

If West St. is connected to Cordelia Road it will bring speeding cars down our quiet street. Going to work and also coming home traffic. Many of our streets our one way including mine. This will be a safety hazard to small children and pets who reside on our quiet streets.

Negligent drivers who do not pay attention to street directions. We already suffer from this on big occasions such as Fourth of July, Christmas, etc. This is unexceptionable. Unless you live here, near the area that will be affected. You should have no say. I am greatly upset at even this being considered.

A question for the developer.
Do they know the ground was toxic?
Do they even consider how they are going to affect residents?
Financially, do they realize how much noise and damage the trains do to your house shaking it when the trains go by, many times a day?
Please for the safety of our small community. This development should not happen.
Thank you, Nicole Smith

Sent from my iPhone
The project is an ill-conceived nightmare. May 23 2017

1. The Parking study was done during the day when commuters were not home. Results are invalid for times when people are home. It drastically OVERESTIMATES the amount of available street parking. There will be a deleterious parking impact on the surrounding neighborhood. Parking in the surrounding neighborhood is already strained after 7-8 PM until morning. Some streets too narrow to park on both sides. PHOTOS

2. School Street is not a through Street North of Morgan it is an ALLEY. Weak narrow feeder streets will not be able to handle the traffic increase of a project this size. We are looking at potential gridlock and an increase in accidents. The intersection at Line and Main Streets is dangerous due to restricted visibility. Heavy traffic from Cordelia Street in the evenings makes access to main Street difficult. PHOTOS

3. Multiple narrow one way streets are NOT clearly marked resulting in many wrong way drivers. The O/W streets are inadequately marked. Put 76 more houses in the area and you add about 500-900 extra trips. Ingress/egress for the project area during commute hours may require the installation of traffic signals and better O/W signage.

4. The narrowness of the many of the feeder streets makes it difficult for truck traffic to turn. My car was sideswiped when an RV with a trailer couldn’t make a turn. Danger to children playing by parked cars.

5. Using West Street for egress/ingress impracticable due to Morgan Street being O/W. MAP

6. The effect of all these cars on parking, traffic congestion and air quality will be deleterious to the quality of life in Old Town. WAS an EIR done. Did it include the facts I’ve presented. I’m sure it didn’t. We need to send this back until these issues are answered.

7. The project Architecture is not consistent with an area zoned Historic Residential. It is Horrible MANY UGLY UNITS. They look “like little boxes of different colors all made out of ticky-tacky, and all look the same”. It will degrade property values of the historic homes in Old Town and create blight. The vacant storefronts are already an issue, let’s not add residential properties to Old towns problems.

8. Suisun residents were eager to approve Measure S. Their support was given to the lifestyle and townscape that is Suisun. We put our money where our mouths are. We don’t want you messing with that. The revenue from Measure S means we don’t have to rely on this developers fees to fill our coffers and can wait until a more appropriate and aesthetically pleasing proposal appears either from this developer or someone else.

9. I’m not against development of this plot. I support a project to fill it I just don’t think that this project is a good fit for the neighborhood or Suisun. If we get this wrong we’re going to have to live with it for 50 years.

Raymond Klein
topgum@gmail.com
May 23, 2017

Chairperson Clemente
Vice-Chair Osborne
Commissioner Borja
Commissioner Holzwarth
Commissioner Pal
Commissioner Ramos
Commissioner Thomas

SUBJECT: CRYSTAL SCHOOL DEVELOPMENT
Planned Unit Development Permit, Precise Development Plan (PD16-7-001)
and Vesting Tentative Subdivision Map (SM16-7-001)
Assessor Parcel Number 0032-152-180.

Dear Mr. Chairperson and Suisun City Commissioners:

I’m writing to you as a Suisun City resident, a practicing Planner, and as an interested person in the future development of our City. I’ve had a chance to review the project noted in the subject line and I have a few concerns about the project. Generally, I agree that the vacant former Crystal middle school site deserves attention, and I’m excited to see this site developed. However, there are elements of this project that will produce issues and inconveniences for the future residents living in these homes. As representatives of our community, I’m sending you my comments with hope that you may be able to address these concerns through new information, modifications to the project, or perhaps through direction to revise the project for the purpose of developing another alternative. I humbly and respectfully submit my comments below into the public record:

1. LAND USE – According to the City’s General Plan, the site is located in the RMD district, which allows a density of 12.1-24 dwelling units per acre. As proposed, the project would provide a maximum density of 12.7 units per acre. While this density is consistent with that allowed by the General Plan, I believe the development type will produce issues for future residence, because:

   Issue A: COMPATIBILITY – As proposed, the project would introduce a continuous row of two-story homes along West Street, Morgan Street and School Street with minimum 8 ft. front yard setbacks. Existing homes located across these streets consist of single-store bungalow designs that provide a minimum 10 ft. setback from the street. Based on this comparison, I believe the proposed two-story homes would create an imposing wall of buildings that will negatively affect the existing residences across the street.

   RECOMMENDATION – Revise the development plan to provide smaller single-story homes along the periphery, adjoining existing development.
Issue B: AFFORDABILITY – According to the Suisun City Housing Element, the City has a surplus of vacant sites that could be used for moderate and above-moderate income housing, but still has an unaccommodated need of 108 affordable units for lower-income households (pg. 78). Furthermore, Table 37 shows that the City has a 204-unit shortfall for providing housing for low, very-low, and extremely-low income households. As proposed, the project will introduce single-family detached homes ranging from 1,735 sq. ft. to 2,080 sq. ft. range. According to Discovery Builders’ website for the Jubilee subdivision in Suisun City, a 2,074 sq. ft. single-family detached home has a minimum sales price of $453,500. According to Table 28 (Affordable Housing Costs) of the Housing Element, the maximum sales price for a low-income household is $131,250; assuming the buyer can afford a 10 percent down payment, 30-year fixed rate mortgage with an interest rate of 5.25 percent. Based on this observation, this project makes no effort to accommodate or provide affordable housing for low-income households. As proposed, the project will not comply with Policy 1.A from the City’s Housing Element, which requires the City to ensure that there are sites available to accommodate the City’s housing needs.

RECOMMENDATION – Revise the development plan to include a portion of smaller, more affordable homes that provide single-family housing for low, very-low, or extremely low income households. Single-family homes may be exchanged for multi-family development.

Issue C: TRANSIT ORIENTED DEVELOPMENT – According to the City’s General Plan (pg. 1-3), the City commits to further policies and programs intended to create new transit-oriented development opportunities around the train/intermodal depot. According to Google maps, the project site is located ½ mile away from the train/intermodal depot. However, the project makes no efforts to introduce features that achieve transit-oriented development, such as multi-family development.

RECOMMENDATION – Revise the project to include a component of multi-family development that could utilize the train/intermodal depot station.

2. PARKING & CIRCULATION – As proposed, the project will provide a minimum 20 ft. street width for internal private roads, and a minimum 28 ft. width for public streets extending from West Street. Based on the VTM design, it appears the public street configuration is consistent with the street layout in Victorian Harbor. Should this be the case, I have no concern with this layout because it provides a beautiful street scene for pedestrians. However, I am concerned that the narrow 20 ft. private streets parking and circulation issues, because:

Issue A: ON-SITE PARKING – According to the Suisun City Housing Element, the average household size was 3.11 and the average family size was 3.50 in 2011 (Table 10). Based on this value, it’s possible to interpret that each household could potentially have 3 vehicles. As proposed, this development will provide more living space (1,735 sq. ft. to 2,080 sq. ft.) than Victorian Harbor (1,013 sq. ft. to 1,859 sq. ft.). However, unlike Victorian Harbor, this development would not provide individual driveways for each home, nor would this development provide indentations for additional vehicle parking along the alleyways. As proposed, this project would produce more persons per household with less
parking than Victorian Harbor, thereby creating more parking issues for future residents.

RECOMMENDATION – Revise the project to provide additional parking consistent with Victorian Harbors.

Issue B: Garage Storage – It’s common knowledge that American vehicles are being built larger than before (e.g., SUVs vs sedans). It’s very difficult to fit two vehicles inside of a typical two-car garage (20 ft. x 18 ft.) while still providing enough storage space for basic possessions such as home decorations (e.g., Christmas) or gardening tools. It’s unrealistic to expect every homeowner within this neighborhood to maintain clearance for two vehicles. More than other neighborhoods, I believe this development will exhibit typical household behaviors where garages will be used for household storage simply because there isn’t enough open space area around each home to provide for a storage shed. As a result, this project will likely produce the following impacts:

i. Homeowners or visitors will double park illegally or block other garages.
ii. Homeowners or visitors will utilize parking in adjoining neighborhoods.

RECOMMENDATION – Revise the street and parking configuration to be consistent with that shown in Victorian Harbor. I understand this may result in less single-family homes thereby producing a base density less than that prescribed by the General Plan. However, this may be balanced by incorporating high density housing such attached housing (apartments) or condos.

3. SETBACKS & COVERAGE – As proposed, the project would introduce large homes on small lots. For instance, Lot 74 would provide a lot size of 2,800 sq. ft. with a building footprint of approximately 1,214 sq. ft. Based on this comparison, the total lot coverage for this lot would be 43%. According to the Waterfront District Development Standards for the RMD district, the total allowable lot coverage is 80%. I understand that the project complies with this standard. However, as noted in Comment 2.B above, the project would provide large single-family detached homes, which commonly require household storage for families. The design of these lots, paired with small setbacks, would produce no room for future homeowners that want to add aftermarket amenities like sheds or patio covers. As proposed, I believe this development would create issues for future homeowners.

RECOMMENDATION – Revise the development to provide larger lots for aftermarket additions, and balance the density requirement by provide multi-family development.

4. NEIGHBORHOOD PARK – According to the Suisun City Housing Element, the average household size was 3.11 and the average family size was 3.50 in 2011 (Table 10). Based on the unit count (78 units), the project would provide housing for approximately 242 people. According to the City’s Municipal Service Review/Comprehensive Annexation Plan (MSR/CAP) (pg. 50), development must provide 1.5 acres per 1000 residents, which means the minimum park size for this neighborhood must be approximately 16,000 sq. ft. As proposed the project would provide 19,521 sq. ft. However, the proposed design will introduce issues for future residents, because:
Issue A: ON-SITE SWALE – The proposed neighborhood park would not dedicate the total 19,521 sq. ft. for recreational activity because the site contains a swale for on-site water quality treatment. The on-site swale significantly reduces the total park area for future residents. As proposed, the project would not provide sufficient park area for future residents, as required by the City’s MSR/CAP.

Issue B: PARK SIZE – The project detracts from the much needed park area that should be dedicated solely for the enjoyment of outdoor recreational activity. As shown on the plan, the linear park does not provide enough room for larger activities commonly used for larger back yards, such as playing fetch, playing catch with a baseball/football, or playing Frisbee with friends. As proposed, the single-family lots would contain unusable front and rear yard areas, with small 13-15 ft. side yard that would be only large enough for patio furniture.

RECOMMENDATION – Revise the linear park to provide more useable area, because the proposed homes will not contain enough private yard area for these activities. I recommend redesigning the western property line to incorporate the required on-site treatment for stormwater runoff. Should this option prove impractical due to natural sloping, I recommend incorporating underground treatment features.

If the Chairperson, Commissioners or City Staff have any questions about the above-noted comments, please feel free to contact me by phone at (707) 718-5382 or by email at ajenault@yahoo.com.

Sincerely,

[Signature]

ALBERT ENAULT
Suisun City Resident
528 Wood Duck Drive
John Kearns

Subject: RE: Parcel 14 Comment E-Mail

From: Nicole Ladd [mailto:nladd70@icloud.com]
Sent: Wednesday, June 07, 2017 10:44 AM
To: pjunker@suisun.com
Subject: Suisun City Housing Project

6-7-2017

Hi, my name is Nicole Smith. I live at 200 Solano St. Suisun City, Ca. 94585. I recently heard of the housing development that is under approval. This will greatly impact our community and safety of our neighborhood. I am against this project. As I feel it will bring more traffic and more crime to our once very small community.

If West St. is connected to Cordelia Road it will bring speeding cars down our quiet street. Going to work and also coming home traffic. Many of our streets our one way including mine. This will be a safety hazard to small children and pets who reside on our quiet streets.

Negligent drivers who do not pay attention to street directions. We already suffer from this on big occasions such as Fourth of July, Christmas, etc. This is unexceptionable. Unless you live here, near the area that will be affected. You should have no say. I am greatly upset at even this being considered.

A question for the developer.
Do they know the ground was toxic?
Do they even consider how they are going to affect residents?
Financially, do they realize how much noise and damage the trains do to your house shaking it when the trains go by, many times a day?
Please for the safety of our small community. This development should not happen.
Thank you, Nicole Smith

Sent from my iPhone
I have a interest in the Crystal School project I am unable to attend the Meeting on June 13th and would like to offer these documents in lieu of my absence

Raymond M. Klein
707 386-0093
topgum@gmail.com
www.dr4gums.com
I don’t trust this developer. They solicited input from the residents and only paid lip service to the residents suggestions. They did not materially change the project. The master developer has indicated when/if the project is approved he will sell it and leave implementation to someone else. This sounds like he wants to take the money and run. That’s going to leave us holding the bag and working with a new developer that has no knowledge of community wishes or the corporate project history.

I think one deception introduced by the developer is to present the project in isolation from the neighborhood. This is an effort to hide the density of the project. Another deception is to diagram the project with sample homes instead of showing all the house in place. They only show 10% of the houses. This deception of empty lots make the project look less dense. (Figure 1)

Through the magic of Photoshop I can show you all the houses in place and superimpose the project on the vacant lot. When you see the project this way you can see the staggering effect on the neighborhood and understand the damaging effects this will have. (Figure 2)
Figure 2 (above)
If you superimpose the project’s 78 homes on a random area in Old Town you’ll see it covers about only 42-45 homes. This makes the project twice as dense as the surrounding neighborhood. (Figure 3)
**Inadequate parking**

**Onsite:**
The project provides 2.4 parking places per unit with two of those being garage spaces. That’s not appropriate in a world where people own boats, RV’s, multiple cars and often convert their garage to other uses. That hardly covers visitor and delivery parking.

**Offsite:**
Parking in the evenings in the surrounding area is scarce. Most blocks average 0-2 available spots after 8PM. When there is a festival in Old Town parking is nonexistent. In fact the vacant Crystal site has been used for overflow parking and visitors block residential driveways. Come visit on the 4th of July and view the congestion.

**Inadequate traffic capacity:** See attached PDF file of actual street width measurements. Pay close attention to the width of Morgan Street (between Main and School Streets) and School Street North of Morgan. The under size Morgan Street is the gateway to the project. The project relies on these streets to serve twice the traffic (based on housing density) as the rest of Old Town

- The narrowness of the many of the feeder streets makes it difficult for truck traffic to turn.
- Non conforming street setback restricts turning radius for long and towed vehicles
- Potential gridlock during commute times, Periods of total congestion during festivals
- Potential for increased vehicular accidents, Dangerous for children playing in the street
- Poor access for Emergency Vehicles
- Poor signage leading to wrong way drivers on one way streets as a daily occurrence

Ingress/egress for the project area during commute hours may require the installation of traffic signals.

**Density:**
This housing density is not supported due to the poor street infrastructure’s lack of parking and traffic circulation. The housing density overpowers the look of the neighborhood

**Architecture**

- Architecture clashes with the Victorian feel of Old Town.
- Architecture dilutes the unique look of old town and may decrease nearby property values.
- Architecture is not visually stimulating
- Architecture looks cheap it looks out of place
- Architecture repetitive

**Zoning**

The zoning for this parcel is flat out wrong. The above shows that the parking and traffic circulation infrastructure can’t accommodate a project of this size and density. A 40-45 unit project would be appropriate and one that the residents could and would support. The only way out of this mess is to adjust the zoning.

Suisun residents were eager to approve Measure S. Their support was given to the lifestyle and townscape that is Suisun. **This project is not Suisun.**
Curb to Curb Measurements

Field Measurements

Performed on June 7, 2017

Measurements

Performed by

Nick Lezama & Israel Cervantes