



# Downtown Waterfront Specific Plan Key Questions in Developing a Consensus Vision

January 20, 2015

## I. Introduction

The City has embarked on an update to the 1999 Downtown Waterfront Specific Plan to implement the new 2035 Citywide General Plan. In the General Plan, the City has provided the policy framework to encourage development in the Downtown, create new transit-oriented development opportunities around the train station, connect historic and newer sections of the community, and enhance public access to waterways and the Suisun Marsh.

## II. Guiding Principles

Guiding Principles were developed by the City Council and used to develop the General Plan. Several are relevant for the Downtown Waterfront Specific Plan and are listed below.

**How should the City apply these Guiding Principles in the Downtown Waterfront Area?  
Where, within the Downtown Waterfront Area, should these Principles be applied?**

### Community Character

- Preserve and restore historic resources and use design review to ensure compatibility with existing development.
- Focus higher-density and mixed-use projects in areas adjacent to the train station.

### Destination Tourism and Entertainment

- Promote a vibrant Downtown that provides both daytime and nighttime activities to attract visitors.
- Provide a variety of high-quality passive and active recreation and leisure activities.
- Promote arts and culture in the community, including theaters, galleries, museums, music venues, and other activities.

### Quality of Community Life

- Provide convenient linkages from the train station and other regional connectors to bring patrons to the Downtown.
- Provide transportation alternatives to the automobile, especially capitalizing on the location of the train station.

### Public Safety

- Ensure safe and efficient walking, biking, driving, and parking in the Downtown.

### Economic Vitality

- Strategically develop the Downtown Waterfront Area to provide convenient, attractive housing, shopping, services, and employment Downtown.
- Strategically develop vacant, underutilized, infill land... especially in the Downtown.

## III. Economic Development

Economic development depends on local assets and advantages. Two of the most important assets for Suisun City are the **waterfront setting** and **access to the Capital Corridor**.





**How can the Downtown Waterfront Area develop in a way that takes better advantage of these unique local assets?**

#### **IV. Promoting Reinvestment**

The City has had many successes in reinvestment and redevelopment. There are further opportunities for community revitalization, which could be promoted by actions by the City, collaborations with other public agencies, and public/private partnerships. Such coordinated efforts can help identify and remove constraints to development, invest in infrastructure and streetscape improvements, identify matching grants for property owners to make façade improvements or other on-site improvements, provide favorable fee structures for infill development, in addition to other strategies.

**How can the City partner with property owners, business owners, and developers to help local businesses expand, attract new businesses, and attract housing (and customer base) that will allow businesses to succeed in the Downtown Waterfront Area?**

#### **V. Imagine a More Vibrant Downtown Neighborhood**

Many of us have lived in, or visited downtowns or other special places with unique character, attractions and amenities, high quality public spaces, and other features.

**Please think about a place you love to visit or where you really enjoyed living. Are there things that were special about that place that could be developed in the Downtown Waterfront Area? What do the businesses look like? What about the housing?**

#### **VI. Other Downtown Waterfront Specific Plan Topics**

The 1999 Downtown Waterfront Specific Plan addressed a range of topics, including:

- Allowable land use
- Waterfront image
- Suisun Channel
- Transportation: roadways, rail, water, bicycle, pedestrian, Marina, and parking
- Community design standards and guidelines
- Project design review and approval process

**Are there specific topics within the list above that should receive special attention? Are there important topics that are left out of the list above we should consider?**

