

SEMO BENICIA BUSINESS PARK

January 7, 2009

Vision AND Principles



AGREEMENT

- ▶ HOW DO WE KNOW SCHOOL AGREEMENT WILL BE INCLUDED?
- ▶ WHY IS SCHOOL MEMBER NON-VOTING? ISSUE-SPECIFIC
- ▶ SEPARATE APPLICATION + PROJECT TERMINOLOGY - NEW PROJECT VS. EXISTING APPLICATN

ISSUES

- ▶ LOCAL JOBS = REDUCED GHG, TRAFFIC, LESS CLIMATE IMPACT, REDUCED COMMUTING - CLOSE TO HOME
- ▶ JOBS FOR BENICIA RESIDENTS
- ▶ EXISTING PARK IS 50 YEARS OLD - PLAN THIS ONE FOR NEXT 50!
- ▶ WILL SPECIFIC PLAN, NEW AGREEMENT, + SUBSECT AIR CHANGE BASIC CONCERNS?
- ▶ CAN LAND TRUST JUST BUY LAND?
- ▶ WHAT ABOUT NEW DEVELOPER?
- ▶ LEAVE LAND IDLE IF NO GOOD PLAN
- ▶ TRAINING FOR GREEN JOBS
- ▶ CREATE JOBS FOR FUTURE
- ▶ ZERO-CARBON FOOTPRINT
- ▶ POLLUT N IMPACT - ESP KIDS!
- ▶ PUT PROJECT IN NON-ECONOMY WILL BE BACK!
- ▶ HOW MUCH HABITAT RESTORATION WILL BE INVOLVED?

- ▶ AS TAX BASE ↑, CITY COSTS ↑
- ▶ WHAT'S MOST SUITABLE USE FOR LAND?
- ▶ CONSIDER NEARBY RESIDENTS + EXTEND SIMPLE BENEFITS TO RES.
- ▶ IS LAND SUITABLE FOR WORKERS IF IT'S NOT OKAY FOR RESIDENTS?
- ▶ IS THERE DEMAND?
- ▶ WHAT ABOUT WINDMILLS w/ SOLAR PANELS AND RANGE CATTLE?
- ▶ TRAFFIC ON EAST 2nd = ISSUE... WHAT ABOUT OTHER USES FOR MILLS?
- ▶ NATIVE PLANT PROTECT'N
- ▶ STRIVE TO HAVE CITY STAFF WHO CAN BE INVOLVED IN LONG RUN
- ▶ TRANSIT-ORIENTED DEVELOPMENT +
- ▶ NEED MASS TRANSIT SYSTEM
- ▶ THINK ABOUT SMALL RETAIL ON 1st!!
- ▶ CAPTURE LOCAL \$ w/ RETAIL, etc.
- ▶ DON'T GRADE HILLS - BUILD IN CLUSTERS BTWN HILLS
- ▶ VOLUNTARY PAY FOR/MITIGATE AIR QUALITY

PROCESS

- ▶ SPECIFIC PLAN = REQUIREMENT!!!! *paid for by developer*
- ▶ REQUIRE SUBST CMTY INVOLVEM + EARLY IN PROCESS - KEY TO SUCCESS!
- ▶ NEED NEW, NOT REVISED, PROJECT
- ▶ VISION OF A GREEN GATEWAY
- ▶ DEVELOPM + AGREEMENT = GOOD!
- ▶ OVERSIGHT COMMITTEE *reporting reg. clearly to community*
- ▶ SOMEONE FROM CITY ON SITE
- ▶ PROVIDE RESIDENTS w/ INFO, CONFIDENCE
- ▶ INCLUDE SCH DISTRICT AGREEMENT IN THIS PROCESS + CONSIDER ACTION WRT MILLS IF PROBLEMS EMERGE *wisely report to city*
- ▶ REQUIRE OUTSIDE MANAGER FOR PROJECT - PD BY DEVELOPER
- ▶ INCLUDE SIGNIFICANT PENALTIES OR PERFORMANCE BONDS FOR INFRACTIONS.
- ▶ COMPREHENSIVE ECON. ANALYSIS REQ +
- ▶ COMMUNITY-BASED PROCESS
- ▶ MAKE SURE PLA APPLIES TO EVERYTHING *tax + improvements in future, etc.*
- ▶ INCLUDE FORM-BASED CODE
- ▶ CITY ENFORCES RULES

INFORMATION NEEDED

- ▶ EXPLORE WHAT 'GREEN' MEANS (e.g. food processing, solar on warehouses)
- ▶ COMPLEX PROCESS - MAKE IT EASY FOR PEOPLE TO UNDERSTAND
- ▶ NEED MORE INFO ON HEALTH IMPACTS
- ▶ NEED FURTHER ECONOMIC STUDIES TO ID RIGHT LAND USE
- ▶ PUBLIC ECONOMIC ANALYSIS
- ▶ WHO WILL PAY FOR SPECIFIC PLAN? DEVELOPM + SHOULD PAY!!
- ▶ RESIDENTS HAVE DOUBTS
- ▶ 1st STREET ECON. STUDY - MAKE SURE IT'S NOT NEG. IMPACT
- ▶ WILL FREEWAY COMMERCIAL FILL?
- ▶ WHICH SUGGESTED CHGS MAKE IT INTO LETTER?
- ▶ COMPLETE BASELINE GHG INVENTORY - INCLUDE COMMUTE EMISSIONS
- ▶ MAKE MITIGATIONS CLEAR FOR ALL
- ▶ DOES MOTION TO RECONSIDER HAVE TO BE DECIDED ON FEB 3rd? *NO, CAN BE EXTENDED*

- ▶ WHAT DO YOU WANT? WHERE? HOW CAN IT HAPPEN?
- ▶ WHEN DOES A PROPOSED NEW AGREEMENT GET HAMMERED OUT FOR REVIEW?
- ▶ WHAT METHODOLOGY WILL GUIDE SP PLAN?
- ▶ DO WE WANT A PROJECT OR NOT? IF SO, DEFINE WHAT THIS IS
- ▶ CITY SHOULD TAKE THE LEAD!
- ▶ LAND USE MARKET STUDY! *Niche American objects*
- ▶ DID INITIAL AUGURING GO 15' DOWN TO TEST FOR SACRED SITES?
- ▶ HOW TO KNOW IF CITY IS OVER-CONSTRANING? LOTS OF COMPETITION!
- ▶ WHAT IS BENEFIT OF A SPECIFIC PLAN w/ SPECIFIC DEVELOPER - CAN YOU GET THIS FROM DEV. AGREEMENT?
- ▶ HOW SET IN STONE IS SPECIFIC PLAN?
- ▶ WHERE IS BALANCE BTWN BENEFIT FOR THE CITY + ECONOMIC BENEFIT FOR DEVELOPER
- ▶ WHAT'S ALREADY BEEN AGREED TO?
- ▶ CAN YOU WRITE AN ADAPTABLE SPECIFIC PLAN? YES!

PROCESS TIMELINE

- ▶ EXTEND TIMELINES - eg 6 months
- ▶ 12 MONTHS = AMBITIOUS - RUSHING PROCESS LEADS TO LOSS OF TRUST/CREDIBILITY
- ▶ PROJECT SHOULD TAKE TIME - NOT BE ON CITY REVENUE SCHEDULE
- ▶ WHAT IS THE NEXT STEP IF COUNCIL RECONSIDERS DECISION?
- ▶ CLARIFY VISION FOR SITE
- ▶ TIMING? DEPENDS ON EXISTING DOCUMENTS
- ▶ HOW LONG WOULD A DEVELOPMENT AGREEMENT TAKE?
- ▶ ARTICULATED TIMELINE