

TO: Honorable Mayor and City Council  
Attention: Laura C. Kuhn, City Manager

FROM: Barton Brierley, AICP, Community Development Director  
(Staff Contact: Barton Brierley, (707) 449-5361)

**SUBJECT: APPROVAL OF THE EAST MAIN DISTRICT SUPPLEMENTAL DESIGN GUIDELINES**

**DISCUSSION:**

At the December 8, 2015 City Council meeting, the Council reviewed the existing Opportunity Hill Master Plan and Design Guidelines in anticipation of moving forward with an Request For Qualifications (RFQ) for development of the City-owned properties. The adopted Design Guidelines are comprehensive and cover site design (building orientation, building setbacks, public and private open space), streetscape design (landscaping, streets, paths, street trees, plazas, parks, outdoor gathering spaces, pedestrian street furniture, parking, signage, graphics, lighting, service areas and utilities), and building design (building height, massing, scale, materials, finishes, textures, color, facades, roofs, windows, bays, storefronts, doorways, entrances, canopies and awnings). The Council generally reaffirmed that the vision presented in the design guidelines represented the desire for development style in the East Main District. The discussion did present a few design concepts that could be embellished to match the Council's current desires for the district. These include:

1. **Pedestrian Paths.** The current design guidelines have a heavy emphasis on making downtown a pedestrian-friendly location. Two additional pedestrian guidelines are proposed:
  - Pedestrian paths are encouraged to be curved or meandering and to create a sense of adventure and discovery along the path.
  - East Main Street is encouraged to be pedestrian dominated, with features that allow the street to be closed to vehicle traffic for special events. Pavement and sidewalk materials should provide texture and color to identify the area as pedestrian dominated.
  
2. **Creekside Treatment.** The design guidelines emphasize the relation to Andrews Park and the Creek Walk, but do not specifically address the interface between the East Main District and Ulatis Creek. The following supplemental design guideline is proposed:
  - The north side of East Main Street abuts Ulatis Creek and Andrews Park. This frontage provides a unique opportunity to provide kiosks, push carts, outdoor dining, public art, and other activities to attract pedestrians. Design should provide space to accommodate both permanent and temporary features.
  
3. **Building Design.** Building styles in historic downtown areas are often various turn-of-the-century Victorian, Spanish Colonial and Tudor styles. The design guidelines encourage architectural styles that complement the existing community. Council discussion welcomed designs with Old World charm that are not necessarily currently downtown. The following supplemental design guideline is proposed:

- Building architectural styles that capture old world charm are encouraged. Architectural styles found in older European cities may be introduced and need not duplicate styles already found in downtown, provided the styles complement the community setting.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

By simple motion, approve the East Main District Supplemental Design Guidelines shown in Attachment 1.

**ATTACHMENTS:**

Attachment 1: Vacaville East Main District Supplemental Design Guidelines

# VACAVILLE EAST MAIN DISTRICT

## SUPPLEMENTAL DESIGN GUIDELINES

January 2016

### **PURPOSE**

In April 2008, the Vacaville City Council adopted the “Opportunity Hill Master Plan and Design Guidelines.” These set the framework for future development of the area now known as the East Main District. The City Council continues to support the master plan and design guidelines. In addition, the City Council desires that certain additional features be included when the East Main District is developed. Therefore, the Council adopts the following to supplement the design guidelines in the adopted master plan.

### **EXISTING GUIDELINES – STREETS AND PATHS**

Streets and paths should be designed to provide efficient circulation through the downtown. Bicycle and pedestrian facilities are encouraged to promote walking, bicycling, and bus transit.

The guidelines for streets and paths are as follows:

- The street widths of new streets shall be minimized to maintain the pedestrian character in the downtown area. Sidewalks shall conform to the City Standard Downtown Commercial width of 10’ for Main and School Streets. Additional concrete patio areas, behind the City rights-of-way, are recommended for outdoor dining opportunities.
- Sidewalks shall be a minimum of five feet on residential streets and eight feet for main pedestrian sidewalks in the downtown area.
- Pedestrian amenities including benches, trash cans, street furniture, and signage shall be placed at regular intervals along sidewalks and paths, where appropriate, without obstructing the minimum required sidewalk widths for handicap accessibility.
- Alleyway connections or paths are encouraged between developments or commercial and high density residential blocks.
- Pedestrian paths and access connections shall be clearly visible in the day and well lit at night.

### **SUPPLEMENTAL GUIDELINES – STREETS AND PATHS**

- Pedestrian paths are encouraged to be curved or meandering and to create a sense of adventure and discovery along the path.



Pedestrian paths should create a sense of adventure and discovery

- East Main Street is encouraged to be pedestrian dominated, with features that allow the street to be closed to vehicle traffic for special events. Pavement and sidewalk materials should provide decorative texture and color to identify the area as pedestrian dominated.

### **EXISTING GUIDELINES – PEDESTRIAN STREET FURNITURE**

Street furniture—pedestrian kiosks, benches, transit shelters, newspaper racks, trash cans, and café tables—should be selected and installed to encourage strolling, window shopping, and casual social interaction. Well-designed street furniture enhances the appeal and vitality of the downtown area.



Pedestrian dominated street design

### **Guidelines**

The guidelines for pedestrian street furniture are as follows:

- Street furniture shall be attractive, functional, easy to maintain, high quality, and vandal resistant.
- Street furniture shall not obstruct sidewalks or access to parking.
- Seating is highly encouraged. A variety of seating alternatives is possible including benches, seat walls, and café tables.
- Street furniture shall be compatible with the quality of selections currently used in the downtown area.
- Flowering pots, landscaping, and colorful banners on lampposts in the historic downtown shall be extended into the Opportunity Hill area to create a festive, downtown commercial atmosphere.
- Public art is encouraged to be incorporated into site and building designs. Public art may include monuments, sculpture, or building design elements attached to building façades. Refer to the City of Vacaville’s public art policy.

### **SUPPLEMENTAL GUIDELINES – PEDESTRIAN STREET FURNITURE**

- The north side of East Main Street abuts Ulatis Creek and Andrews Park. This frontage provides a unique opportunity to provide kiosks, push carts, outdoor dining, public art, and other activities to attract pedestrians. Design should provide space to accommodate both permanent and temporary features.

## **EXISTING GUIDELINES – BUILDING DESIGN**

The guidelines for building design address the exterior of buildings and their relationship to the surrounding built context. Building styles in historic downtown areas are often various turn-of-the-century Victorian, Spanish Colonial, and Tudor styles. However, no matter what the building style may resemble, buildings should complement the community setting and should contribute to historic character and public realm of the downtown area. Figures 6-2 and 6-3 are examples that apply the building design guidelines that follow in this section. These figures illustrate various design features to help describe the intent of the guidelines in ensuring new building designs in the Opportunity Hill area complement the historic architecture in downtown Vacaville.

## **SUPPLEMENTAL GUIDELINES – BUILDING DESIGN**

- Building architectural styles that capture old world charm are encouraged. Architectural styles found in older European cities may be introduced and need not duplicate styles already found in downtown, provided the styles complement the community setting.
- Building designs should include rounded building corners or prominent rounded architecture features, such as archways and rounded windows.
- Second-level dining patios overlooking the street and creek are encouraged.



Architecture with Old World charm



Rounded archways



Rounded building corners and windows