

Development Proposal

East Main District Project

April 22, 2016



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Development Concept

Summary

Downtown Vacaville is beguiling. It has character and charm. The historic buildings, Andrews Park, and the people make a place where it is enjoyable to spend time.

From this excellent starting point, we are proposing a new development that will enhance the downtown. We have proposed a plan for each of the three sites. Each site will have a somewhat different character:

Site	Name	Development Title
Site 1	East Main Street Site	The Village
Site 2	Mason Street Site	The Hub
Site 3	Depot Street Site	The Orchard

The differences in character reflect each site's location relative to downtown, its topography, adjacent streets, and Ulatis Creek. The Village, for example, is the closest to downtown and is oriented to E Main Street. The Hub is designed with the contrasting character of Catherine Street and Mason Street in mind. And The Orchard takes advantage of Ulatis Creek and the mature trees that line it.

Each of them fulfills the purposes expressed in the RFP, the RFQ, and the Opportunity Hill Master Plan and Design Guidelines.



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EAST MAIN STREET PROJECT Vacaville, California



VICINITY MAP
April 22, 2016

A0.1

The Village

The Village site is closest to the center of downtown. It is designed to have a more urban character and somewhat higher density than the other sites. A north/south paseo provides access through the middle of the site, allowing residents to access the retail spaces and East Main Street easily. We plan to preserve the existing oak trees in the center of the site.

The multifamily building at the north side of the site provides a continuation of the street edge along the south side of East Main. The existing topography steps down at this location which facilitates the creation of parking behind the retail under the podium. This building has presence to anchor the east end of the retail uses along East Main.

We have recruited a very desirable retail tenant to occupy the corner at East Main and Wilson, which will draw pedestrian traffic along East Main, benefitting other retail uses in the neighborhood.

Please reference the Project Parameters matrix for a summary of floor areas on this site. Dimensions of retail areas are provided on Sheet A0.2.



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SITE 1: THE VILLAGE
1.34 ARCRES
Vacaville, California



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A0.2



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SITE 1: THE VILLAGE
1.34 ARCRES
Vacaville, California



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A0.3



CORNER of EAST MAIN & WILSON



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SITE 1: THE VILLAGE
1.34 ACRES
Vacaville, California



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A0.4

The Hub

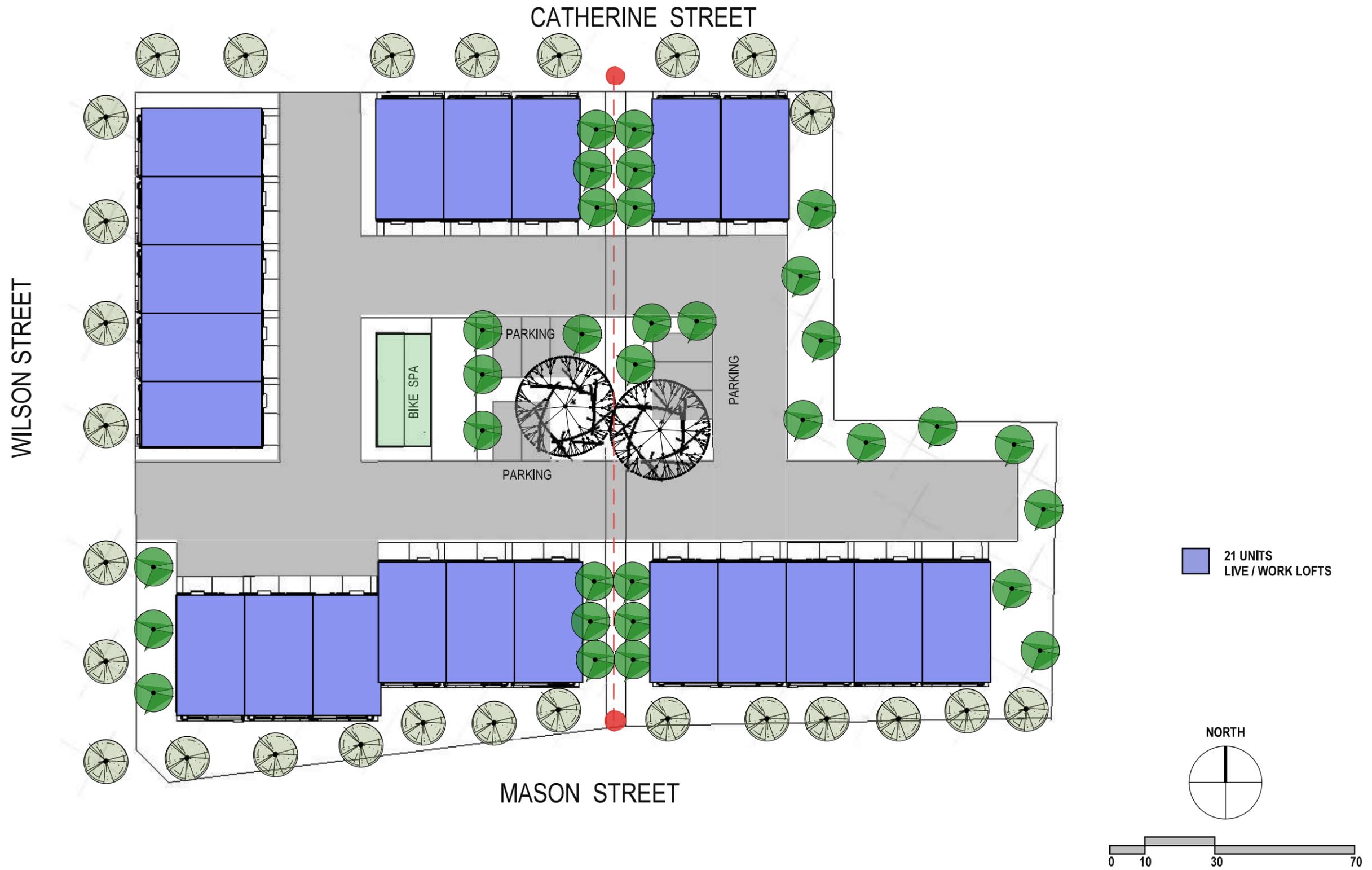
The Hub site fronts on Mason Street, an important traffic corridor, and on Wilson Street and Catherine Street, quieter streets with a residential character. The site is close to the downtown but does not have frontage on East Main, the primary retail corridor nearby.

We propose to develop this site with live/work lofts. The units along Mason have excellent exposure to the automobile traffic traveling along that street. All of the units at this site have front doors that face the sidewalk, inviting pedestrian traffic and activating the streetscape.

Businesses in these units therefore benefit from a central location and excellent transportation connections. The residential portions of the units are raised above street level, providing privacy and insulating them from the commercial space below.

A north/south paseo on this site links with the paseo on The Village site, providing a protected route from East Main to Mason and creating a new link for the neighborhood.

Please reference the Project Parameters matrix for a summary of floor areas on this site.



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SITE 2: THE HUB
0.97 ACRES
Vacaville, California



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A0.5



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SITE 2: THE HUB
0.97 ACRES
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A0.6



MASON STREET VIEW



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SITE 2: THE HUB
0.97 ACRES
Vacaville, California



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A0.7

The Orchard

The largest of the sites, The Orchard is oriented toward Ulatis Creek. The microclimate of the creek is cooler due to the shade, the moisture from the watershed, and the cooler, heavier air that accumulates in and travels down the creek. We have therefore set aside this area as open space within the development.

At the terminus of School Street, we have created a small retail area that faces toward downtown and will serve the residential and commercial uses in the neighborhood. Also at the western edge of the site, we have included live/work lofts that face the street to enliven the pedestrian environment.

In the center of this site, townhomes are proposed. This residential use takes advantage of the Ulatis Creek amenity, the easy walking distance to downtown, and the excellent location within Vacaville and the region.

Please reference the Project Parameters matrix for a summary of floor areas on this site. The retail space is thirty feet deep.



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SITE 3: THE ORCHARD
3.2 ACRES
Vacaville, California



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A0.9



VIEW ALONG MCCLELLAN STREET



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SITE 3: THE ORCHARD
3.2 ACRES
Vacaville, California



April 22, 2016
40.10

Journey Coffee Co.

We have worked closely with Journey Coffee Co. to develop a very exciting store for them. Journey Café will be an extension of Journey Coffee, a popular local coffee shop currently located in Alamo Plaza. Building on the core concept behind Journey Coffee of providing organic, sustainably sourced coffee to its community, Journey Café will be a restaurant and coffee roaster that aims to bring locally-grown food and drink to the City of Vacaville.

In keeping with its commitment to serve sustainably sourced, Fair-Trade coffee, Journey Café plans to roast beans in-house, increasing accountability of their products and ensuring a high quality coffee experience. The roasting area will be visible from within the shop space through a glass wall that separates the spaces.

Journey will occupy 3,500 square feet at the corner of East Main and Wilson, drawing customers from downtown, from the proposed new residences in the project, and from Vacaville and the region.

Remaining Retail Space

We propose to fill the retail space with locally-based small businesses. This approach is consistent with the current inviting character of Vacaville's downtown. Our method to attract these small businesses is to personally connect with the local business community. This personal connection, along with high-quality marketing materials to describe the development, allows us to attract entrepreneurs who wish to invest in their community and grow their business.



Project Quality

We focus on project quality because:

- High-quality projects are more competitive in the marketplace.
- Quality construction and design creates longer-lasting value for our investor partners.
- We are motivated by pride in our work. Real estate is a highly visible business and we desire the respect of our families, colleagues, and competitors.

High quality is a result of this focus, which begins from the inception of design and is sustained through to the final details.

The Principal of BAU, Stuart Rickard, was trained as an architect and has worked in the architecture field in the US and the UK; all project drawings are reviewed closely by him to ensure that high quality is maintained throughout the process of design. Once design is complete, the emphasis on quality is enforced throughout construction by diligent management of the general contractor to ensure good craftsmanship on site.

We require from buildings ... two kinds of goodness: first, the doing their practical duty well: then that they be graceful and pleasing in doing it; which last is itself another form of duty.

- John Ruskin, author, art critic, and social reformer (1819-1900)



Greenpoint and Bay-Friendly Landscaping Ratings

GreenPoint Rated is the most trusted independent green home certification program in California and provides proof that a home is healthy, comfortable, durable and resource efficient.

Because it is a third-party certification program, it provides assurance to public agencies and building occupants that buildings are healthy and resource-efficient.

Additionally, Build It Green, the administrator of the GreenPoint Rated program, provides excellent technical assistance to all parties to the development process to ensure sustainable design is included from the start of the project.

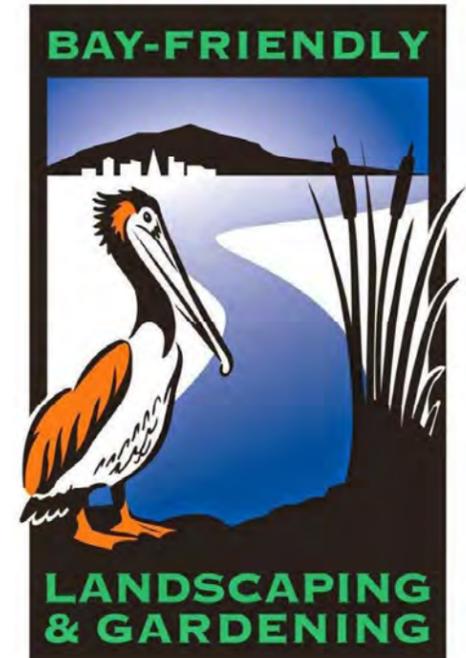
GreenPoint Rated has certified more than 31,000 homes, more homes than any other residential certification system in California. This project would seek to be certified by the GreenPoint Rated New Home Multifamily (NHMF) certification standards. Some common NHMF measures include: recycling construction waste, survey and correction for building envelope, foundation and plumbing, combustion safety and carbon monoxide test, energy efficiency, and low-emissions products.

Bay-Friendly Landscaping is a similar program that focuses on the sitework and landscaping to ensure that the areas outside the buildings are healthy and environmentally-friendly. For example, Bay-Friendly assures that no invasive plant species are included in the project.

Water conservation in the landscaping is equally or more critical than within buildings. It is estimated that two-third of potable water in California is used for landscaping.



- **Energy Efficiency**
less energy consumption, lower utility bills
- **Water Conservation**
efficient bathroom and kitchen fixtures, low-flow drip irrigation
- **Indoor Air Quality**
less toxic finishes, better ventilation systems
- **Resource Conservation**
more durable materials, less maintenance
- **Community**
walkable neighborhoods, better quality of life



Downtown Vacaville Business Improvement District

We are dedicated to the enhancement and preservation of Downtown Vacaville and we are committed to participate as a member of the current Downtown Vacaville Business Improvement District. We want to work with other members of the district to continue to build a strong local economy and healthy community in the City of Vacaville. When a future assessment district is proposed, we will support its formation.

Below Market Rate Housing

We support inclusionary housing and would suggest that fifteen percent of the housing units be reserved as below market rate.