



Vacaville Downtown Specific Plan

# Preferred Land Use Concept

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February 2020

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# PREFERRED LAND USE CONCEPT

## 1.0 Introduction

The City of Vacaville is engaged in a planning process to prepare a Downtown Connectivity and Streetscape Design Plan (Streetscape Plan) and Downtown Vacaville Priority Development Area Specific Plan (Specific Plan). The City received two grants to prepare these plans: one from the California Department of Transportation (Caltrans) which was awarded in April 2017 to fund the Streetscape Plan; and a second awarded in April 2018 to fund the Specific Plan and associated environmental documentation from Bay Area Metro (BAM), consisting of the Metropolitan Transportation Commission and the Association of Bay Area Governments. Securing these grants, among other funding sources, have allowed the City to take the next steps towards unlocking Downtown Vacaville's full potential as a vibrant destination.

The Streetscape Plan and Specific Plan provide the City with an opportunity to build upon Downtown's unique character and develop a framework that realizes the vision of a lively and economically vibrant Downtown - a Downtown which provides a diversity of retail and entertainment options, quality housing choices, mobility alternatives, and community amenities to support a greater mix of people and activities.

This document establishes the preferred land use framework for the project. The outcome of this product has been an iterative process, informed by conversations and work sessions between City staff and the project team over the course of several months in 2019. A robust public process that included meetings with a Citizen Advisory Committee and Technical Advisory Committee and outreach events with the community, focus groups and Vacaville High School also provided critical information to shape the plan.

Land use scenarios were explored and ultimately, a hybrid concept was developed, which took the best and most implementable ideas forward to form the basis of the preferred land use concept.

This document includes the following sections:

- Vision, Goals and Policies;
- Preferred Land Use Concept; and
- Opportunity Sites.

## 2.0 Vision, Goals and Policies

This section provides a statement of the project vision and summarizes the goals and targets that reflect what the project team have heard throughout the planning process to date. Nine goals have been identified which focus on improving connectivity, integrating the Downtown Core, and contributing to the success of the greater Downtown area. These goals are integral to the strategy behind the development of the preferred land use concept.

The vision, goals and policies for Downtown Vacaville draw upon the ideas, aspirations, and values of the city's residents, business owners, staff, elected and appointed officials, and other community stakeholders. The vision conveys the overarching intent for Downtown's continued growth and evolution. The accompanying goals and policies guide the priorities for implementing that vision. The aim is to unlock Downtown's full potential as a vibrant and walkable mixed use destination, where people live, work, shop and play - a Downtown with a great history and a great future.

## Vision

*Establish Downtown as Vacaville's premier urban destination by leveraging its unique setting and brand to attract a greater mix of people, uses, activities, and investments.*

### 2.1 An Active Downtown

It is the community's intent to reestablish Downtown as the heart of the city, a lively place that offers residents and visitors an urban experience that is authentically Vacaville. This experience will build upon those elements that differentiate Downtown from other areas of the city including its historic charm, proximity of Ulatis Creek and Andrews Park, human-scaled Main Street environment, number of locally owned businesses, and quaint residential neighborhoods. Strategic improvements to streetscapes, pedestrian and bicycle connectivity, public gathering spaces, lighting, wayfinding and other placemaking elements will enhance character and help to attract an economically vibrant mix of uses that promote street level activity and invite people to rediscover Downtown.

Initial efforts will focus on strengthening the Downtown Core as an active hub of retail, entertainment, cultural, civic, dining, and office uses generating momentum to further catalyze the remainder of the Plan Area. The Downtown Core is generally bounded by East Monte Vista Avenue to the north, Depot Street to the east, Mason Street to the south, and Cernon Street to the west and also includes the old CVS site north of East Monte Vista Avenue and the Davis Street corridor south to I-80. The Downtown Core will be centered on an expanded Town Center along with an extended Creekwalk, transformed Davis Street gateway corridor, upgraded street furnishings and public art, and other improvements. New residential and mixed use development will be integrated to expand the local resident base, support businesses, reactivate upper floors, and extend the hours of activity.

The districts outside of the Downtown Core vary from historic residential to contemporary commercial. The individual character of these districts will be enhanced where appropriate, with a focus on improving connectivity, integrating with the Downtown Core, and contributing to the success of the greater Downtown area.

## 2.2 Goals and Policies

**Goal 1** Attract active retail and related uses unique to Downtown.

### Policies

- 1.A **Active Uses.** Target retail and other “active” uses that promote street level engagement, increase foot traffic, and draw people to Downtown.
- 1.B **Resident Oriented.** Focus on providing goods and services that meet the everyday needs of local residents, augmented by demand from visitors.
- 1.C **Local Tenant Mix.** Cultivate a diverse tenant mix that emphasizes unique, locally owned businesses.
- 1.D **Retail Nodes.** Cluster new retail activity, placemaking, and connectivity improvements in highly visible and accessible nodes to create critical masses of activity.
- 1.E **Ground Floor Interaction.** Provide for continuous and concentrated ground floor activity to support pedestrian interactions and flow.
- 1.F **Public Realm Activity.** Promote the use of sidewalks, streets, alleys and plazas for retail and ancillary activities such as sidewalk cafes, merchandise displays and outdoor sales.

**Goal 2** Reinforce Downtown as a lively entertainment, cultural, civic and dining destination.

### Policies

- 2.A **Entertainment Uses.** Target a wider variety of Downtown entertainment, dining, cultural and related uses that serve all ages and offer “18-hour” activity throughout the day and into the evening.
- 2.B **Improved Public Spaces.** Invest in the creation of new and improved public spaces that can be used for daily activities as well as to host special events and gatherings.
- 2.C **Town Center.** Expand the Town Square to create a prominent Town Center and better connect it to the adjacent Solano County Library, the McBride Senior Center, and Andrews Park to provide improved visibility and usability as the center of Downtown.
- 2.D **Andrews Park.** Integrate new civic uses in or near Andrews Park to serve residents and visitors of all ages and abilities.
- 2.E **Art Related Activities.** Support recurring events that increase Downtown’s reputation as an active arts and cultural venue, including establishment of a Main Street Art Walk and Downtown Murals Program.

- 2.F **Theaters and Hotels.** Enhance pedestrian interaction and visual connectivity between the Downtown Core and the nearby movie theaters, hotels and related uses along Davis and Mason Streets.

### Goal 3 Provide a broad range of quality housing choices in Downtown.

#### Policies

- 3.A **Additional Housing.** Facilitate additional Downtown housing to support local businesses, expand activity, and allow more people to get to services and work by walking and biking.
- 3.B **Diverse Housing Types.** Provide for a variety of quality purchase and rental housing types to support a mixed income population base.
- 3.C **High Density Housing.** Incentivize high density and mixed use housing, including the use of publicly owned land for such housing.
- 3.D **Second Floor Reinvestment.** Support reinvestment in the second floors of existing buildings for renewed residential use.
- 3.E **Established Neighborhoods.** Maintain the identity and livability of established neighborhoods while allowing for varied housing types and increased densities when compatible in scale and character with existing housing.

### Goal 4 Expand Downtown employment opportunities.

#### Policies

- 4.A **New Office Development.** Target new office uses to expand the assortment of higher wage employment opportunities and businesses that can benefit from a central urban location.
- 4.B **Strategic Locations.** Integrate office and other “non-active” uses on second floors, particularly along Main Street, and other strategic locations that do not interrupt “active” retail frontages.
- 4.C **Maker Use and Sales.** Allow makers, artisans and custom manufacturing uses to make and sell products in the same space.

## Goal 5 Improve connectivity in and around Downtown to offer desirable choices for all travel modes.

### Policies

- 5.A **Pedestrian Preference.** Incorporate design standards and public improvements within the Downtown Core and along key corridors that give priority to the pedestrian and bicycle over the automobile.
- 5.B **Gap Improvements.** Fill gaps in the existing pedestrian and bicycle network, both within and connecting to Downtown, including gaps at crossing points on major streets, such as on East Monte Vista Avenue and Depot Street, and completion of the Class I path along Ulatis Creek, connecting Downtown to the Vacaville Transportation Center located on Allison Drive.
- 5.C **Complete Streets.** Apply Complete Streets principles in the planning, design, operation and maintenance of roadways to enable safe access for all users.
- 5.D **Creekwalk.** Extend Creekwalk along the western edge of Andrews Park adjacent to the creek to enhance its connectivity and integrate additional amenities to make it a more desirable location to walk, jog and cycle.

- 5.E **Intersection Improvements.** Improve traffic flows and pedestrian/bicycle accessibility at key intersections, in particular along East Monte Vista Avenue and Mason Street.
- 5.F **Transit Use.** Expand transit use and connectivity to the Downtown Transit Center to enhance accessibility for residents of all ages and abilities.
- 5.G **Emerging Mobility Options.** Provide for emerging mobility options such as ride for hire services, bike and scooter share, e-mobility hubs, zero emissions vehicles and autonomous vehicles.

## Goal 6 Manage parking resources in Downtown to promote a “park-once-and-walk” environment.

### Policies

- 6.A **Park Once.** Encourage an environment where employees and customers can park in one location and visit multiple Downtown destinations via high-quality pedestrian pathways, including well lighted routes from public parking lots to major commercial streets and locations within the Downtown.



- 6.B **Parking Management and Distribution.** Provide thoughtfully distributed parking supply based upon quantified need that includes both on-street and off-street options, both publicly and privately owned.
- 6.C **Curbside Management.** Balance on-street parking with other curbside mobility and business service needs.

**Goal 7** Create a vibrant and attractive built environment to reinforce Downtown's unique brand.

**Policies**

- 7.A **Public Realm.** Install new and improved amenities such as benches, street trees, greenery, lighting, gateways, parklets and green infrastructure to enhance Downtown's walkable character and aesthetics.
- 7.B **Wayfinding.** Prioritize wayfinding to and within Downtown to improve visibility, consumer awareness, and sense of arrival.
- 7.C **Active Facades.** Ensure that buildings have active ground floor facades incorporating high levels of transparency, signage, and lighting.
- 7.D **Historic Preservation.** Preserve and enhance architecturally, historically, and culturally significant buildings and resources as connections to Vacaville's identity.

- 7.E **Public Art.** Promote public art at prominent locations that contribute to Downtown's brand such as gateways, plazas, Town Center, and Creekwalk.
- 7.F **Ulatis Creek.** Better leverage Ulatis Creek as a scenic amenity to further activate adjacent uses and outdoor spaces.
- 7.G **Davis Street Entry.** Activate the Davis Street corridor as a "grand" entry to the Downtown Core.
- 7.H **East Monte Vista.** Better integrate the East Monte Vista Avenue corridor as a part of the Downtown Core.

**Goal 8** Increase the perception of personal safety in Downtown to support activity and investment.

**Policies**

- 8.A **Uniform Lighting and Enhanced Lighting.** Provide higher levels of uniform lighting and natural surveillance to increase safety and nighttime activity.
- 8.B **Homelessness.** Work with the City’s Community Response Unit Team, Solano County Health and Human Services Department, and other agencies and community partners to proactively address homelessness and illegal camping.
- 8.C **Code Enforcement and Maintenance.** Deliver consistent code enforcement and regular maintenance of public spaces.

**Goal 9** Prioritize planning, improvements and actions that advance the liveliness and vitality of Downtown.

**Policies**

- 9.A **Downtown Core.** Concentrate initial planning efforts, improvements and investments on the Downtown Core as a catalyst for the remainder of Downtown.
- 9.B **Prioritize Improvements.** Prioritize City capital improvements that provide the greatest return on investment towards achieving an active and vibrant Downtown.
- 9.C **Streamline.** Streamline the approval of projects that are consistent with and implement this Specific Plan.
- 9.D **Funding.** Secure adequate funding sources to implement Downtown improvements, programs and maintenance.
- 9.E **Downtown Brand.** Collaborate with local businesses, property owners, the Downtown Vacaville BID and other champions to comprehensively promote the Downtown Vacaville brand.

### 3.0 Preferred Land Use Concept

This section includes a description of the key land use changes, as well as a summary of select land use considerations explored. Refer to **Figure 3-1** and **Table 3-1**, which provide information on the preferred land use. All other land uses within the Plan Area will remain as is where this section is silent. As a point of reference, the General Plan land use and the associated table are provided in comparison in **Figure 3-1** and **Table 3-2**.

#### 3.1 Key Land Use Changes

##### Mixed Use

The General Plan designates a limited amount of Mixed Use (MU) in Downtown. This designation requires mixed use development, which consists of a combination of residential uses with commercial, public, entertainment, and/or office uses.

Mixed Use will remain on the E. Monte Vista Shopping Center site (former CVS site) located north of E. Monte Vista Avenue between Dobbins Street and Cernon Street given its proximity to the Transit Plaza at the southeast corner of E. Monte Vista Avenue and Cernon Street. This is a key opportunity site for Downtown. Refer to Section 4.0 of this document for information on opportunity sites.

##### Downtown Mixed Use

The General Plan designates the majority of the Downtown area as Commercial General (CG). This designation allows for a wide variety of retail uses, specialty items, entertainment and eating-and-drinking establishments.

Much of the Commercial General land use applied within the Downtown boundary will be converted to a new Downtown Mixed Use (DMU) designation, including parcels within the East Main Project generally located along Main Street and McClellan Street. Downtown Mixed Use will allow the uses provided by Commercial General but will also permit (and not require) high density residential and medium density residential, by right, and encourage, rather than require, mixed use development.

This will distinguish the Downtown Mixed Use land use from CG and recognize this unique Downtown designation from other commercial areas in the City. The remaining CG areas within Downtown largely remain along the edges of the Plan Area.

The Commercial General land use designation at the City-owned park and ride lot at the Vacaville Regional Transportation Center, bound by Hickory Lane to the north, Davis Street to the east, I-80 to the south, and Boyd Street to the west, will be converted to DMU. Supporting the notion of Davis Street as a gateway corridor, this park and ride lot, which serves as the southern anchor from the heart of Downtown, could be re-envisioned as a marque mixed used, office with commercial project given its prime location and high visibility from the highway.

### Residential High Density and Residential Medium Density

Residential Medium Density (RM) and Residential High Density (RH) land uses are currently designated along the edges of the Plan Area. RM allows for medium density residential uses such as duplexes, duets, and townhouses, as well as single family detached housing. RH allows for high density residential uses such as attached townhouses, condominiums, and apartments.

Adjacent to the new Downtown Mixed Use, RM will remain along the east side of West Street, generally between Buck Avenue and Luzena Avenue. Consistent with this designation, the west block face of West Street will convert from RH to RM. A “Downtown Residential” overlay will be created based on use, rather than by density, to permit both single family and multi-family uses within this neighborhood.

### Commercial Office

Commercial Office (CO) allows a wide variety of professional, medical and dental offices. The blocks west of Davis Street between Mason Street and Hickory Lane are currently designated as CO. Davis Street has the opportunity to serve as a Downtown gateway corridor to and from the highway and neighborhoods to the south. In order to encourage activation of Davis Street, the preferred land use plan suggests converting these parcels from CO to Downtown Mixed Use, which would still permit office uses while allowing for a wider suite of uses, including mixed use and residential, thus eliminating the CO designation completely from the Plan Area.

### Other Land Uses Considerations

- **East Monte Vista Avenue.** Alternative land use options were explored for the blocks north of E. Monte Vista Avenue, generally between Dobbins Street and McClellan Street. Considerations included converting the Residential High Density parcels to either Mixed Use or Commercial General. However, upon further discussions with City staff, retaining its current land use designation was concluded based on these primary reasons:

- Part of the Downtown activation strategy is to concentrate retail and commercial uses in the Downtown Core, specifically along Main Street and the immediate streets that spur from this spine, rather than throughout the Plan Area. Furthermore, a retail assessment determined that this location of E. Monte Vista Avenue was not a preferable location for retail uses. As such, allowing additional commercial along E. Monte Vista Avenue could detract from and compete with the activities in the core.
- E. Monte Vista Avenue is a main east-west roadway in the Plan Area. There are also tentative plans to increase the capacity of students attending the high school situated at E. Monte Vista Avenue and McClellan Street. For these reasons, the project is primarily focusing on streetscape improvements for this corridor to ensure the efficient and safe movement of users, rather than intensifying the uses along this already heavily utilized roadway.

No land use changes have been proposed for the blocks northeast of E. Monte Vista Avenue and Dobbins Street.

- **Kairos Public School Vacaville Academy neighborhood.** The neighborhood surrounding Kairos Public School, located on Elm Street, is well-established and characterized predominantly by single family homes. The current land use designation will remain as Residential Low Density. No land use changes have been proposed for this neighborhood.

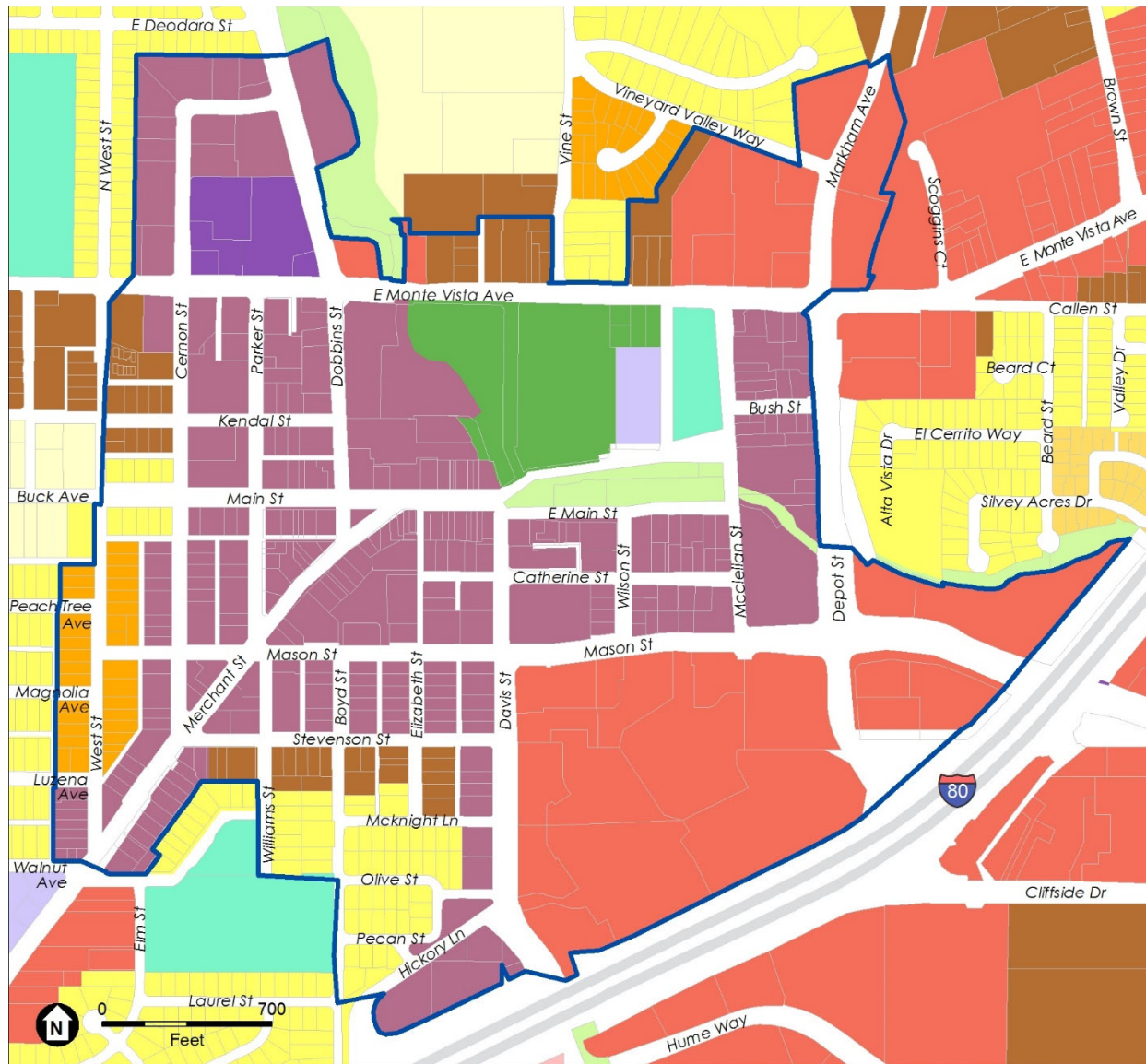
### 3.2 Next Steps

#### Zoning Changes

A formal Zoning Code Update is currently underway with an expected completion date in Spring 2020, and anticipated adoption target in Summer 2020. Given this timeline, the details of the zoning updates for the Plan Area will be informed by that process and will be embedded in the Downtown Vacaville Priority Development Area Specific Plan, rather than in the Zoning Code Update. Coordination will occur between the two workstreams to ensure consistency in the standards outlined.

#### Additional Land Use Details

As part of the planning process, the team will continue to work through the land use details, including but not limited to, the review and refinement of permitted uses, prohibited uses, development standards, yield studies and buildout calculations, land use square footage estimates, and districts plan.

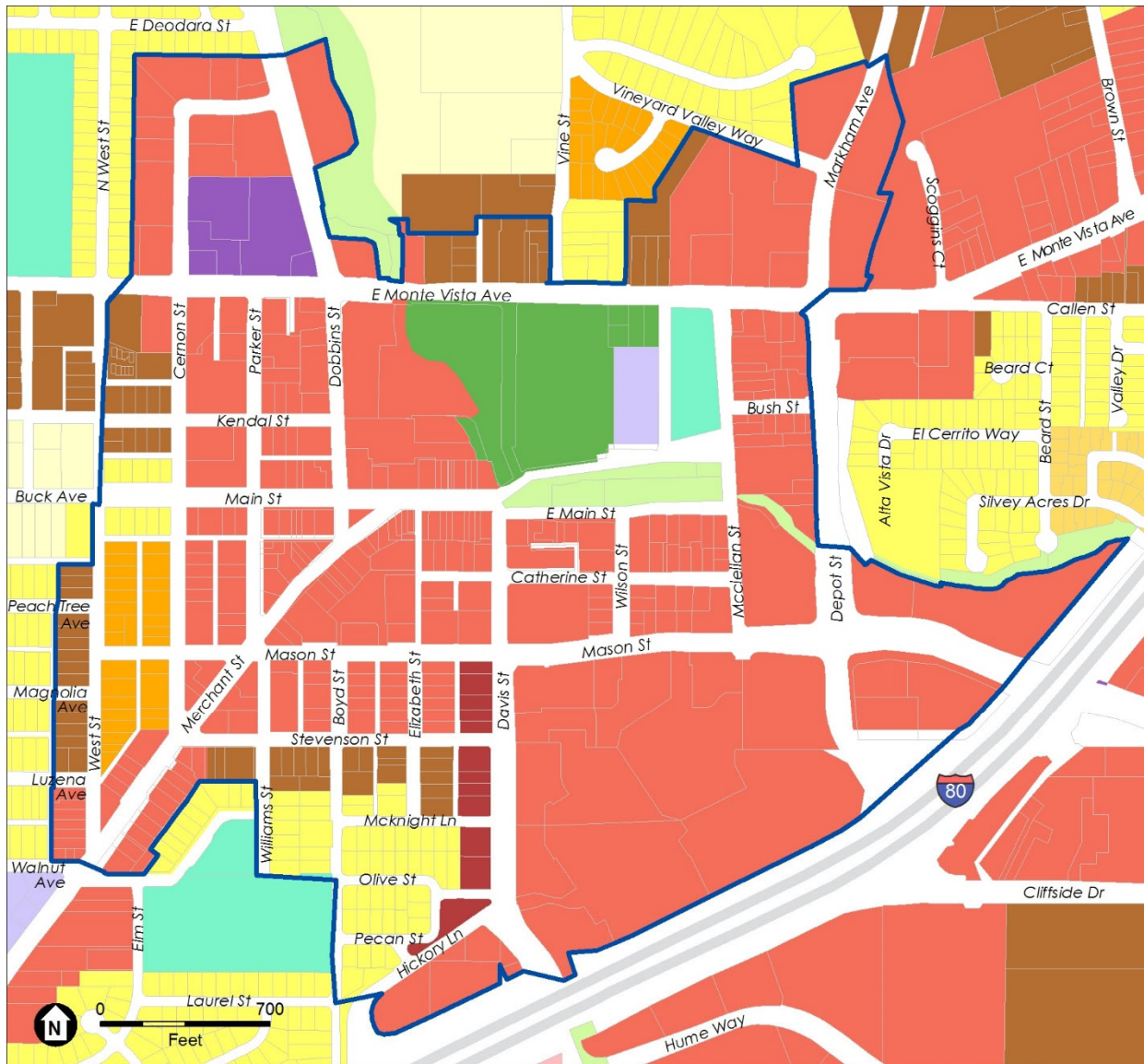


**Figure 3-1 Proposed Specific Plan Land Uses**

**Legend**

- Downtown Boundary
- Proposed Specific Plan Land Use**
- Residential Estate (RE)
- Residential Low Density (RL)
- Residential Low Medium Density (RLM)
- Residential Medium Density (RM)
- Residential High Density (RH)
- Commercial General (CG)
- Commercial Service (CS)
- Downtown Mixed Use (DMU)
- Mixed Use (MU)
- Public Park (PK)
- Public Open Space (OS)
- Public/Institutional (P)
- School (E, JH, HS)

Figure 3-2 General Plan Land Uses



**Legend**

- Downtown Boundary
- General Plan Land Use**
- Residential Estate (RE)
- Residential Low Density (RL)
- Residential Low Medium Density (RLM)
- Residential Medium Density (RM)
- Residential High Density (RH)
- Commercial General (CG)
- Commercial Office (CO)
- Commercial Service (CS)
- Mixed Use (MU)
- Public Park (PK)
- Public Open Space (OS)
- Public/Institutional (P)
- School (E, JH, HS)

**Table 3-1. Preferred Land Uses within the Vacaville Plan Area (updates are highlighted in yellow)**

General Plan Land Uses		Development Standards					
		Allowed Uses	Density (du/acre)	Maximum Intensity (FAR)	Maximum Building Height (feet)	Acreage within DTSP	Percent of Plan Area
Residential Low Density	RL	Single-family residential uses	3.1 to 5	N/A	Not Specified	8.93	3.8
Residential Medium Density	RM	Multiple residential uses, including duplexes, duets, attached or detached townhouses, and multi-dwelling structures with landscaped open space	8.1 to 14	N/A	Not Specified	4.99	2.1
Residential High Density	RH	High density multiple residential uses, including attached townhouses, condominiums, and apartments	20.1 to 24	N/A	Not Specified	11.26	4.8
Mixed Use	MU	Combined residential uses with commercial, public, entertainment, and/or office uses	10 to 40	1.0	Not Specified	4.55	1.9
Commercial General	CG	Retail stores, food and drug stores, auto sales, home furnishing sales, apparel, durable goods, specialty items, entertainment and eating-and-drinking establishments	N/A	0.3	30	54.16	22.9
Downtown Mixed Use	DC	Same as Commercial General, Commercial Office, Residential Medium Density (allowed by right), Residential High Density, and Mixed Use	MU Project: Up to 36.0; up to 65.0 in Opportunity Hill & Depot St. areas Residential-only Project: 20.1 to 36.0, up to 65.0 in Opportunity	3.0	40	73.65	31.1



			Hill & Depot St. areas				
Commercial Office	CO	Professional/Admin offices, medical/dental offices	N/A	0.3	30	1.30	0.5
Public/Institutional	P	Civic/Cultural Center, medical facilities, other public facilities, large institutions, and utilities	N/A	0.3	Not Specified	1.70	0.7
School	School (E, JH HS)	Existing/Proposed private/public elementary, junior, and high schools	N/A	N/A	Not Specified	2.33	1.0
Public Park	PK	Existing/Proposed public park sites	N/A	N/A	N/A	11.57	4.9

Notes: sq. ft. = square feet; du/acre = dwelling units per acre; FAR = floor area ratio

**Table 3-2. Existing General Plan Land Uses within the Vacaville Plan Area**

General Plan Land Uses		Development Standards					
		Allowed Uses	Density (du/acre)	Maximum Intensity (FAR)	Maximum Building Height (feet)	Acreage within DTSP	Percent of Plan Area
Residential Low Density	RL	Single-family residential uses	3.1 to 5	N/A	Not Specified	8.93	3.8
Residential Medium Density	RM	Multiple residential uses, including duplexes, duets, attached or detached townhouses, and multi-dwelling structures with landscaped open space	8.1 to 14	N/A	Not Specified	2.62	1.1
Residential High Density	RH	High density multiple residential uses, including attached townhouses, condominiums, and apartments	20.1 to 24	N/A	Not Specified	13.62	5.8
Mixed Use	MU	Combined residential uses with commercial, public, entertainment, and/or office uses	10 to 40	1.0	Not Specified	4.55	1.9
Commercial General	CG	Retail stores, food and drug stores, auto sales, home furnishing sales, apparel, durable goods, specialty items, entertainment and eating-and-drinking establishments	N/A	0.3	30	71.95	30.4
Commercial Office	CO	Professional/Admin offices, medical/dental offices	N/A	0.3	30	1.30	0.5
Public/Institutional	P	Civic/Cultural Center, medical facilities, other public facilities, large institutions, and utilities	N/A	0.3	Not Specified	1.70	0.7
School	School (E, JH, HS)	Existing/Proposed private/public elementary, junior, and high schools	N/A	N/A	Not Specified	2.33	1.0
Public Park	PK	Existing/Proposed public park sites	N/A	N/A	N/A	11.57	4.9

Notes: sq. ft. = square feet; du/acre = dwelling units per acre; FAR = floor area ratio

## 4.0 Opportunity Sites

The purpose for identifying opportunity sites is to focus planning efforts on specific locations within the Downtown that already have characteristics conducive to future development, or sites that include public spaces that could be further activated. Characteristics of ideal sites include those locations along corridors leading into the Downtown, or those community hubs that may be influential in generating public interest and activity. Ideally, these opportunity site locations would be catalysts in leading the charge for development and growth in the Downtown.

A number of locations that could be available for development opportunities were identified in the Priority Development Area Profile (PDA) document submitted to the City in September 2019. These are generally sites that are vacant or underutilized in the Plan Area. In addition, opportunity sites were identified based on community member input and the evaluation of existing conditions in the Downtown area, economic conditions for retail, and land use and/or infrastructure constraints for development at the sites. With this input, and through much deliberation, the City was able to make determinations on locations for physical and economic development in the future.

With an initial list of opportunity sites identified, priorities were assigned based on the specific drivers, and goals for development that the planning team established during the planning process. In a general, locations considered high priority sites are those that exhibit the best potential to serve development within and/or activate the Downtown area, and that can help initiate additional desired development within the area.

Since the PDA Profile was submitted, several other individual parcels and sets of parcels have been called out as areas of interest for activation/development consideration. The newly identified parcels and site areas augment those originally presented in the PDA Profile. Refer to **Figure 4-1** for the comprehensive list of opportunity sites.

At this point, no sites have been eliminated until further discussions are conducted with City staff. Next steps include validation that this figure is a proper representation of the opportunity sites, which may warrant refinements, as necessary. Once confirmed, four Shovel Ready sites will be selected from the list through a screening assessment and prioritization process. The Shovel Ready sites are those that represent the highest priority in exhibiting potential to serve development within the Downtown area, which can catalyze additional desired development within the area, and are most ready for development to occur in a timely manner.

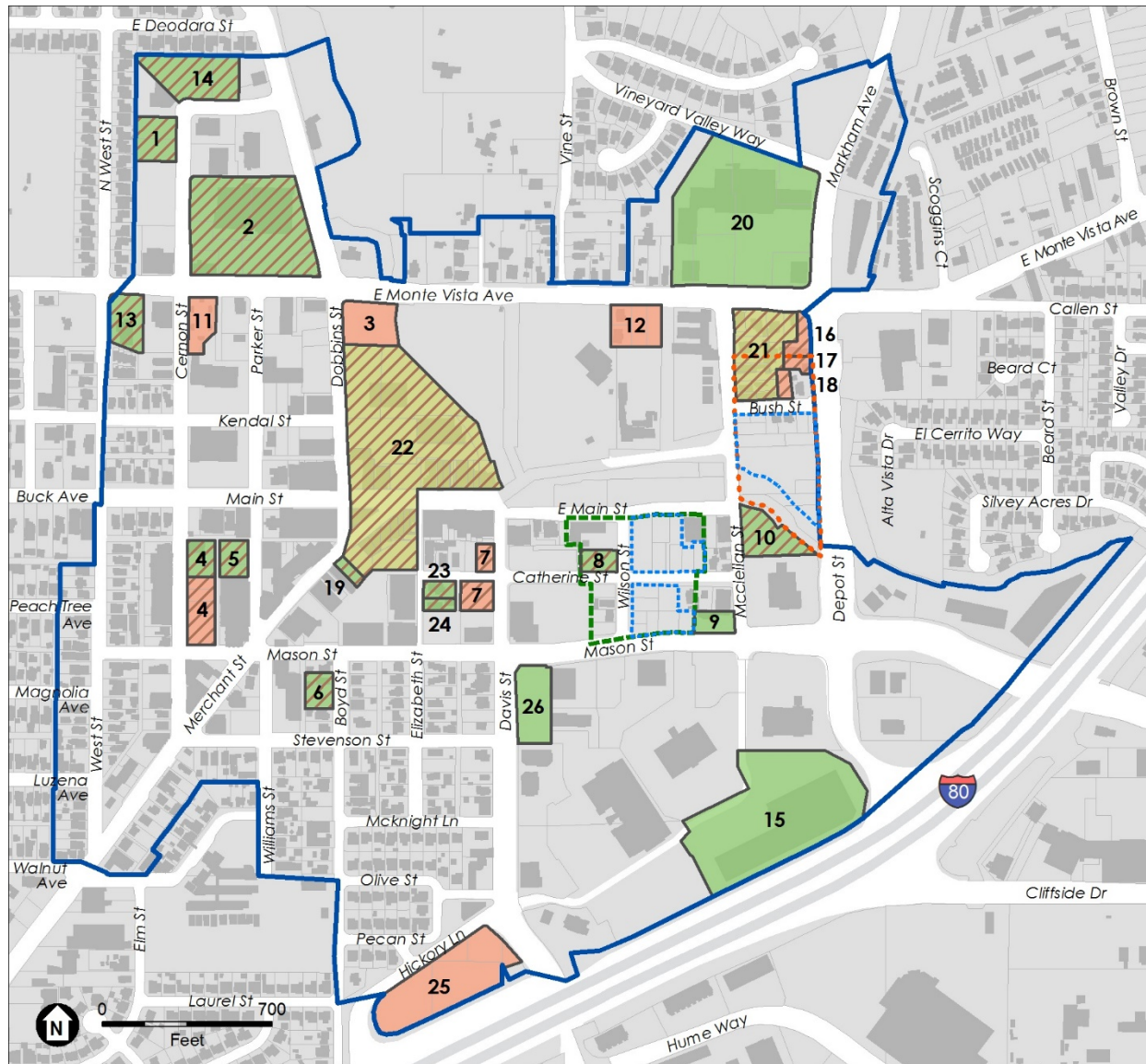


Figure 4-1 Opportunity Sites

**Legend**

- Downtown Boundary
- East Main Project
- Opportunity Hill Project Site
- Depot Street Project Site

**Catalyst Sites**

- City-owned
- Private
- Mixed (City-owned and private parcels)
- Potential Housing Overlay

1. Vacant lots on the Cernon behind Post Office (Private)
2. Former CVS/Shocks Site (Private)
3. Dobbins/EMV (City)
4. Cernon Parking Lot (Mixed)
5. Vacant Parker St Lot (Private)
6. Vacant Boyd St Lot (Private, for sale now)
7. Parking Lots at Davis/Catherine (City)
8. Vacant Lot at Catherine and Wilson (Private)
9. Napa Auto Parts site (Private)
10. Vacant Les Schwab area (Private)
11. Transit Center (City)
12. Art Gallery (City, public use only)
13. St. Pauls Church (Private)
14. Cernon Vacant Sites (Private)
15. Ice Skate Site (Private)
16. Vacant Lot at Depot and E Monte Vista (City)
17. Vacant Lot at Depot and Bush (City)
18. Vacant Lot at Bush and Depot (City)
19. Vacant Lot at Merchant and Main (Private)
20. E. Monte Vista and McClellan North (Private)
21. E. Monte Vista and McClellan South (Private)
22. Conceptual Town Center (Mixed)
23. 331 Elizabeth Street (Private)
24. 337 Elizabeth Street (Private)
25. Existing Park and Ride Lot (City)
26. Davis and Mason Streets (Private)