



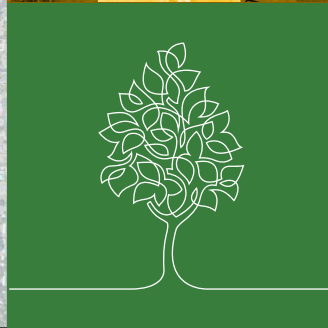
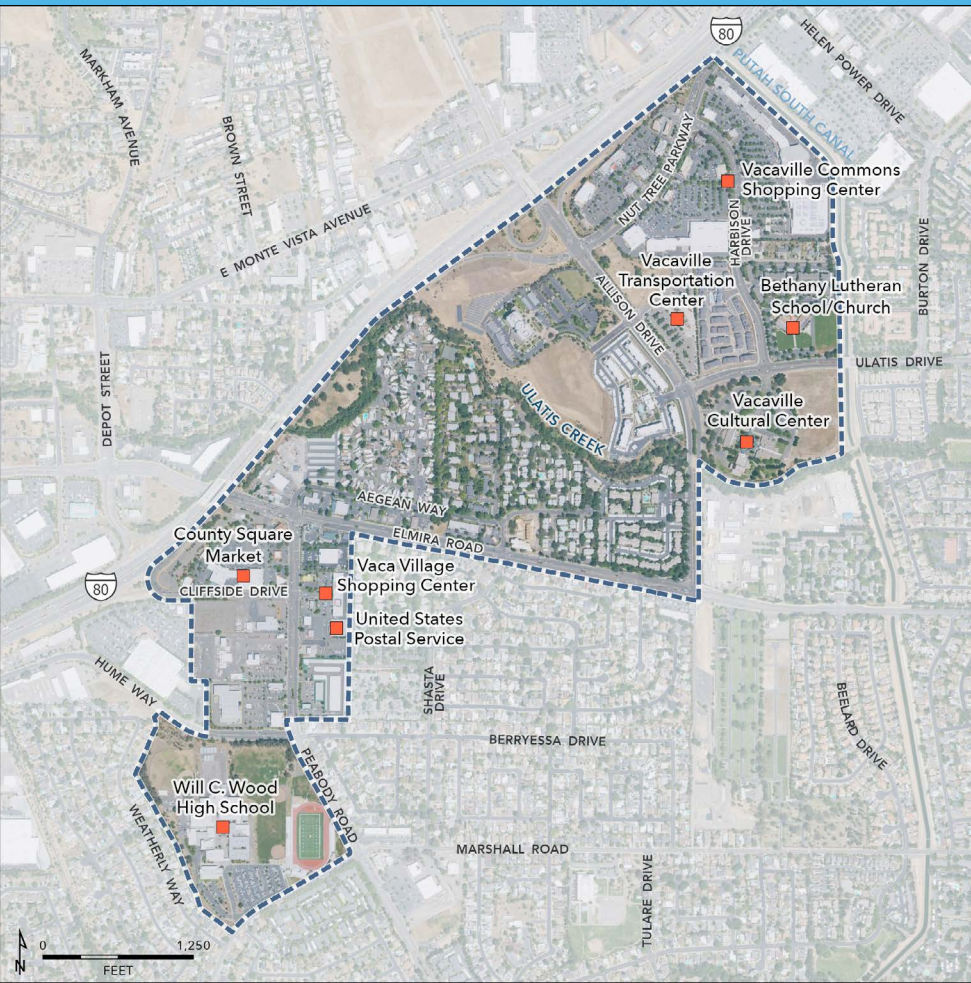
# Peabody-Allison Specific Plan

## Share your ideas and help shape our city's vision for future investment and development in the area.

This is an opportunity to voice your ideas and help shape our city's vision for future investment and development in the area. Together, we'll explore topics such as housing, transit, jobs, entertainment, and green spaces, as well as ways to enhance walkability and accessibility to create a more inclusive, connected, and vibrant Peabody-Allison Plan Area. Don't miss this opportunity to help build a brighter, more equitable future for everyone!



To learn more about the Peabody-Allison Specific Plan or to join the mailing list, visit: [cityofvacaville.com/PeabodyAllison](http://cityofvacaville.com/PeabodyAllison)



# Frequently Asked Questions

## WHY IS THIS PROJECT IMPORTANT?

The Peabody-Allison Specific Plan encompasses approximately 397 acres located south of Interstate 80 and east of Downtown Vacaville. The City is embarking on a comprehensive planning process to enhance the Plan Area (“Plan Area”) which includes County Square Market, the Vaca Village shopping center, Will C. Wood High School, neighborhoods along Aegean Way, the Vacaville Transportation and Cultural centers, and the Vacaville Commons shopping center. This project aims to create a well-connected, mixed-use area that enhances housing, transit, services, pedestrian and cyclist connections, jobs, and entertainment/recreational opportunities, while defining new paths for growth that respect existing residents and businesses. This project will also drive investment in underserved areas, provide the Plan Area with a clearer sense of identity, and foster community cohesion.

## WHAT IS A SPECIFIC PLAN?

A Specific Plan is a detailed guide for developing a certain area of the city. It includes rules and guidelines to make sure new buildings and projects fit well with a community’s overall vision for the area. This plan helps create a cohesive, attractive, and functional neighborhood for everyone.

## WHAT IS A PRIORITY DEVELOPMENT AREA?

Priority Development Areas (PDAs) are designated locations within existing communities, approved by local cities and assigned by Plan Bay Area—a long-range regional plan adopted by the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG)—aimed at fostering efficient growth that meets greenhouse gas reduction targets while providing diverse housing options, enhancing connectivity and multi-modal transportation, and increasing economic and cultural opportunities.

## WHY SHOULD I PARTICIPATE IN THIS PROCESS?

Participating in this process ensures your voice is heard and your needs are addressed, allowing you to contribute to the vision for new development in your community. You can help shape opportunities for green spaces and improve community connectivity, walkability, and accessibility, ultimately fostering a more inclusive and equitable environment.

## HOW CAN I PARTICIPATE IN THIS PROCESS AND STAY INFORMED?

There will be multiple opportunities for community involvement in this process. Community members are invited to participate in focused outreach through various in-person and virtual events, where you can share your suggestions, thoughts, and ideas for the project. Visit the project webpage to learn more about future outreach events and sign up for the project mailing list.

## HOW WILL MY FEEDBACK BE USED?

Your priorities, experiences, and concerns will be communicated to City staff, who will consider input from residents, business owners, and community partners when making decisions about the development of the Peabody-Allison area. The results of our engagement will be made available online at the project website.

## WHAT IS THE SCHEDULE FOR THIS PROJECT?

The graphic below shows the four main project phases for the Peabody-Allison Specific Plan project, which must be completed by 2026. Each phase will be supported by a variety of community engagement activities. Activities will vary from broad to targeted to solicit a wide range of feedback and meet the needs of different audiences. Each activity is timed to complement the others within its phase of project work.

## ONGOING COMMUNITY ENGAGEMENT

**1** Active Listening & Data Gathering

**2** Assessment & Alternatives Generation

**3** Preferred Plan and Strategy Development

**4** Specific Plan and Environmental Analysis

 We are here!



To learn more about the Peabody-Allison Specific Plan or join the mailing list, visit:  
[cityofvacaville.com/PeabodyAllison](http://cityofvacaville.com/PeabodyAllison)



Peabody-Allison Specific Plan