

## **NOTICE OF AVAILABILITY**

**DATE:** June 23, 2005

**TO**: Agencies, Neighboring Property Owners, And Interested Persons

**FROM:** City of Vallejo Development Services Department – Planning Division

SUBJECT: MARE ISLAND AMENDED AND RESTATED SPECIFIC PLAN

The City of Vallejo (City) and Lennar Mare Island, LLC (Master Developer of Mare Island) have released the Mare Island Amended and Restated Specific Plan for public review. This document is proposed to replace the current Mare Island Specific Plan adopted in 1999. The Amended and Restated Specific Plan provides the vision for Mare Island, a former Naval base, as a vibrant civilian employment center and balanced new neighborhood for the City. The document maintains consistency with the goals and policies of both the 1994 Mare Island Reuse Plan and the 1999 Specific Plan, with emphasis on job-creation and the integration of new uses into the historic fabric of the area. The vision for increased civilian use of Mare Island continues to be the creation of a place that will provide regional employment, recreation and housing opportunities, while maintaining the waterfront related industrial activities associated with its past and present.

The Mare Island Specific Plan is being amended and restated for the following reasons:

- State Lands Commission jurisdiction over one of the Reuse Areas (10A) requires modifying the land use designation of that area.
- More detailed information on the location of environmental contamination results in the need to relocate residential uses to more suitable areas.
- Updated studies on land use programming, marketing, economic feasibility, employment, housing demand, education and other topics have resulted in a revised land use plan for some of the Reuse Areas.
- ❖ More detailed information on, and criteria for, the design of transportation and infrastructure is provided.
- Additional analyses of historic resources have been completed and guidelines for the preservation and reuse of historic structures, as well as design guidelines for renovation and new construction in the historic district have been prepared.

The Land Use Program for the Amended and Restated Specific Plan includes the following:

Office/Research & Development
Light Industrial
Retail
Warehouse
Heavy Industrial
Educational
1.6 million square feet
2.2 million square feet
1.4 million square feet
2.1 million square feet
2.1 million square feet
2.2 million square feet
2.3 million square feet
2.4 million square feet
2.5 million square feet
2.6 million square feet
2.7 million square feet
3.8 million square feet
4 million square feet
5 million square feet
6 million square feet
7 million square feet
8 million square feet
9 million square feet
1.2 million square feet

Residential 1,400 Units (Single- and Multi-family)

The non-residential land uses total approximately 9.0 million square feet, which is 2.7 million square feet more than what is allowed under the 1999 Specific Plan. The majority of the increase is the result of additional retention of historic resources. The total number of residential units is the same, with the exception that 300 units from Roosevelt Terrace have been eliminated from the program.

Copies of the Mare Island Amended and Restated Specific Plan are available at the City of Vallejo Planning Division, 555 Santa Clara Street, Vallejo, and at the JFK Library, 505 Santa Clara Street, Vallejo. The document includes seven separate appendices including the Mare Island Master Utility Plans, Historic Project Guidelines, Revised Predictive Archaeological Model and Treatment Plan, Historic Resources Catalogue, Sign Program, Street Cross-Sections, and Preliminary Master Development Plan.

A Planning Commission Study Session is scheduled for **Wednesday**, **July 6**, **7:00 p.m**., City of Vallejo, City Council Chambers, 555 Santa Clara Street, Vallejo, CA

For further information, please contact Michelle Hightower, Senior Planner, City of Vallejo, Development Services Department, Planning Division, 555 Santa Clara Street - P.O. Box 3068, Vallejo, CA 94590; (707) 648-4506; <a href="mailto:mhightower@ci.vallejo.ca.us">mhightower@ci.vallejo.ca.us</a>.