

# CITY OF RIO VISTA GENERAL PLAN UPDATE

GPWG MEETING #12 // FEBRUARY 2, 2023



# MEETING AGENDA

- ➔ January 26<sup>th</sup> Community Workshops Recap
- ➔ Draft Land Use Map Revisions
- ➔ Next Steps



# JANUARY COMMUNITY WORKSHOPS



# Community Workshops Recap

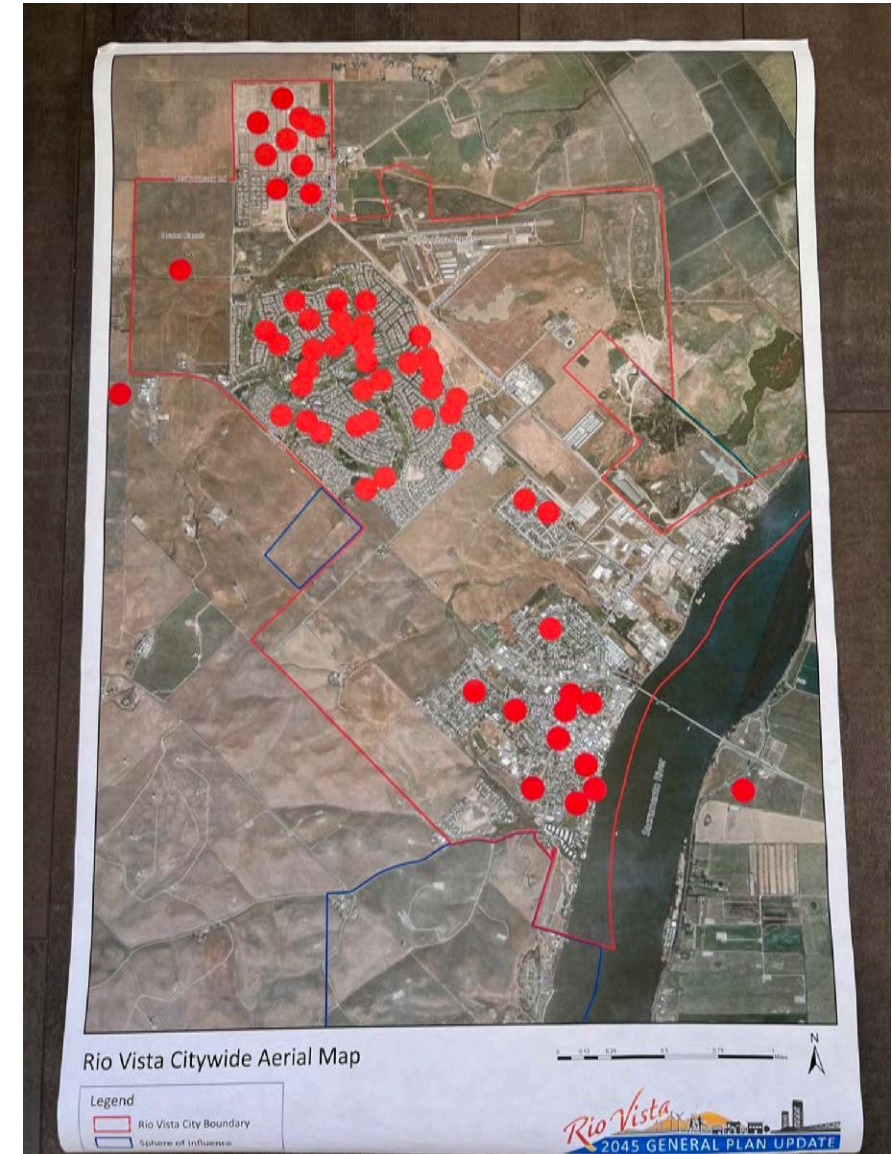
- ➔ Approximately 100 people total attending both meetings
- ➔ Input received on land use, transportation, and economic development
- ➔ Heard similar comments and themes as in previous workshops and surveys





# Where Attendees Live Map

- ➔ Asked attendees to place a dot where they live



# Land Use Discussion

- ➔ What makes Rio Vista special and unique? What is Rio Vista's identity and character?
- ➔ Is there anything about the community that you would like to see changed?
- ➔ What uses or areas would you like to see maintained or enhanced?



# Main Land Use Themes We Heard

- ➔ What do you like about Rio Vista and what makes it unique/special?
  - ➔ The river
  - ➔ Proximity to open space/nature
  - ➔ Small town, quaint, charming
  - ➔ Safe and quiet
  - ➔ Central location (close to Oakland and Sacramento)
  - ➔ Friendly residents
  - ➔ Low cost of living
  - ➔ History



# Main Land Use Themes We Heard

- ➔ What is needed or what could be improved?
  - ➔ More shopping/entertainment/restaurants
  - ➔ Fill in vacant storefronts
  - ➔ Improve waterfront
  - ➔ Hotel/motel
  - ➔ Community center
  - ➔ Youth center/activities for children
  - ➔ Medical offices/clinics/urgent care
  - ➔ Wedding venue/banquet space
  - ➔ Repair roadways and highway (road surface)

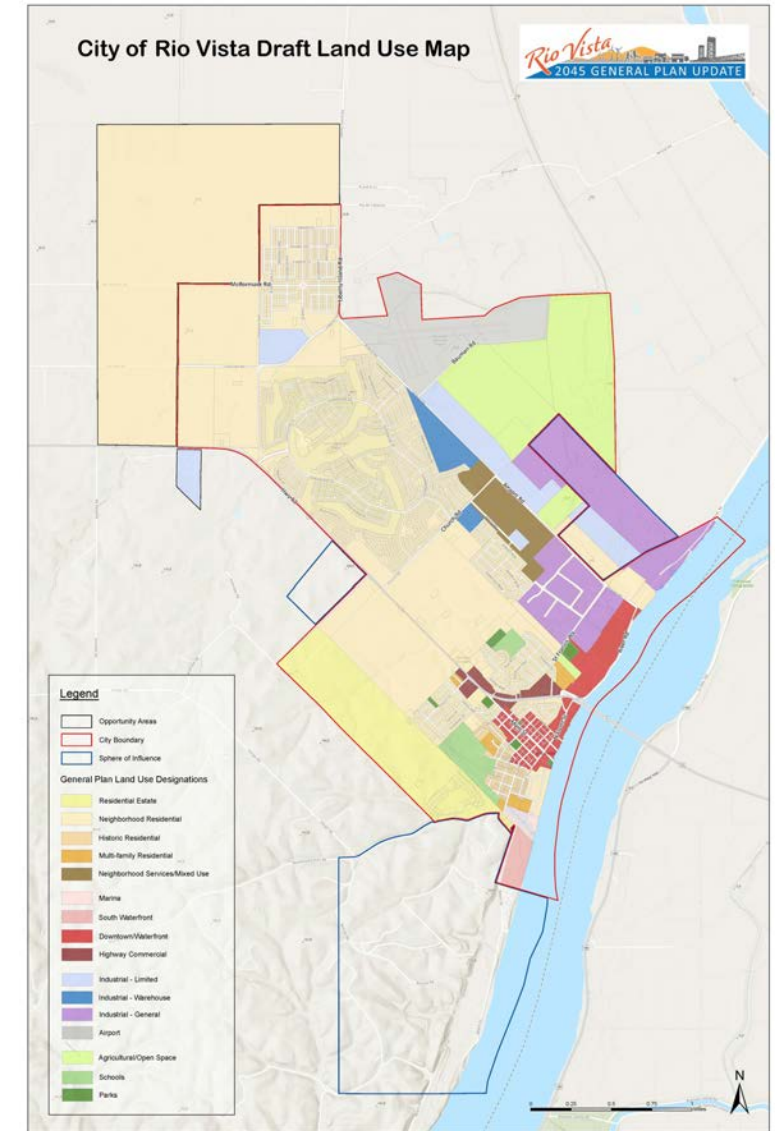


# Main Land Use Themes We Heard

- ➔ What should be protected?
  - ➔ Historic buildings
  - ➔ Fishing pier
  - ➔ Boat ramp
  - ➔ Swimming pool
  - ➔ Cinema building
  - ➔ Waterfront as a public space
  - ➔ Existing parks/open space
  - ➔ Army base buildings

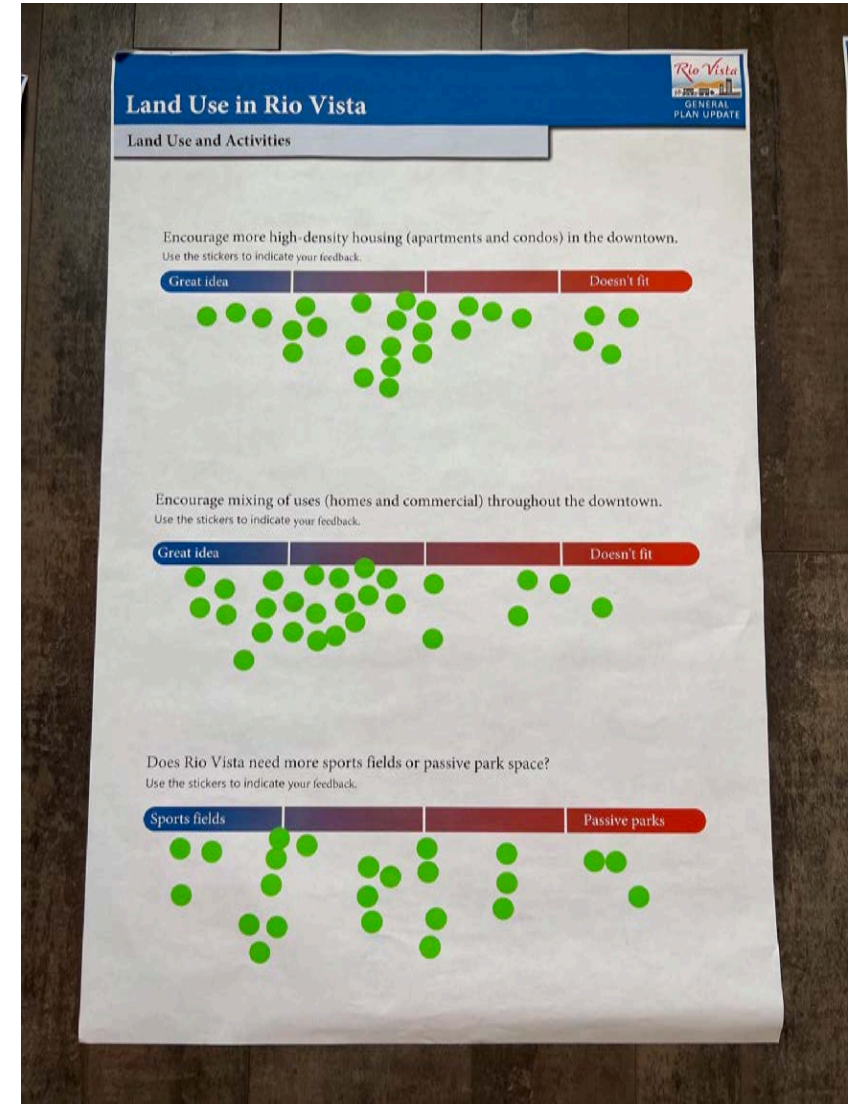
# Land Use Discussion

- ➔ Presented Draft Land Use Map at the workshops
- ➔ Broad concurrence we were going in the right direction with the proposed land use map changes



# Sliding Scale Survey Board

- ➔ Asked for feedback on three statements for people to show their preferences on housing in downtown, mixing of uses in downtown, and recreation and parks citywide



# Sliding Scale Survey Board

- ➔ Encourage more high-density housing (apartments and housing) in downtown
- ➔ 64% were highly favorable or agreed with this statement

Board #	Great Idea (+2)	Somewhat Agree (+1)	Neutral (+0)	Somewhat Disagree (-1)	Doesn't fit (-2)
1	7	0	1	2	3
2	5	10	3	4	4
3	5	6	0	2	2
4	0	4	0	0	0
Total	17	20	4	8	9



# Sliding Scale Survey Board

- ➔ Encourage mixing of uses (homes and commercial) in downtown
- ➔ 70% thought this was a great idea or agreed with this statement

Board #	Great Idea (+2)	Somewhat Agree (+1)	Neutral (+0)	Somewhat Disagree (-1)	Doesn't fit (-2)
1	9	0	1	3	0
2	8	13	2	3	1
3	5	3	2	1	5
4	1	3	0	0	0
Total	23	19	5	7	6

# Sliding Scale Survey Board

➔ Does Rio Vista need sports fields or passive park space?

➔ 48% want to see more sports fields

➔ 42% wanted to see more passive parks

Board #	Definitely Sports Fields (+2)	Leaning Toward Sports Fields (+1)	Neutral (+0)	Leaning Toward Passive Parks (-1)	Definitely Passive Parks (-2)
1	2	5	0	3	5
2	9	5	4	3	3
3	6	0	2	4	6
4	2	0	0	0	1
<b>Total</b>	19	10	6	10	15

# Economic Development

- ➔ General Plan Update and Economic Development Strategy teams worked together
- ➔ Continued “messaging” that both General Plan Update and Economic Development Strategy documents are “living documents.” Continuous and consistent community engagement makes these documents “alive” and “evolving.”



# Economic Development

- ➔ Great demographic representation at both meetings, especially the evening session. Minors were present, participated actively, and offered their feedback along with the adults.
- ➔ Common threads of feedback from one-on-one interviews, previous community and stakeholder meetings, and January 26th meeting.



# Economic Development Survey

- ➔ Question 1: Besides increasing the tax base, what would successful economic development “look like” for Rio Vista?
  - ➔ All areas of City are aesthetically pleasing and attractive
  - ➔ More visitors and activity / events
  - ➔ Busy Downtown
  - ➔ No vacant store fronts / no blight
  - ➔ All businesses especially in Downtown are busy / profitable
  - ➔ Much greater variety of places to go, dine, and recreate

# Economic Development Survey

- ➔ Question 2: What do you like best about Rio Vista? Why do you live here? If you were not raised here, what brought you here?
- ➔ Quiet community with nice, friendly people
- ➔ Away from the hustle and bustle of urban cities
- ➔ Home ownership is more affordable
- ➔ Low crime
- ➔ Family-oriented

# Economic Development Survey

- ➔ Question 3: Living in a small town can have its challenges. What is your biggest daily challenge here in Rio Vista?
  - ➔ Highway 12 and the bridge
  - ➔ Bad (weak) broadband / internet services
  - ➔ You mostly must go out of the City to buy things you need
  - ➔ Less selection of places to go, dine, and recreate
  - ➔ High rent for retail spaces, yet challenging to maintain consistent flow of customers for businesses to “break even”
  - ➔ No local lodging for those visiting family who reside in the City

# Economic Development Survey

- ➔ Question 4: What would you most like to see come to Rio Vista? What do you miss most, that other towns offer?
- ➔ More restaurants / food and beverage establishments
- ➔ More entertainment (bowling, movie theater, etc.)
- ➔ Stores and establishments that would complement the businesses that are currently here, giving the community more choices



# Transportation Discussion

- ➔ Transportation Concerns and Recommended Improvements
- ➔ Future of Highway 12
- ➔ Experience of travelling in Rio Vista
- ➔ Locations where residents enjoy biking/walking
- ➔ Locations residents avoid biking walking



# Transportation Discussion and Survey

- ➔ Mode Travel Questions
  - ➔ How safe do you feel traveling in Rio Vista?
    - ➔ Walking - Most people feel very safe/safe
    - ➔ Biking – Most people feel neutral or very unsafe (although some do feel safe biking)
    - ➔ Transit – Most people feel very safe/safe
    - ➔ Driving – Most people feel very safe/safe

# Transportation Discussion and Survey

## ➔ Mode Travel Questions

➔ How efficient is travelling in Rio Vista?

➔ Walking and driving - Pretty evenly split between efficient and very inefficient.

➔ Biking – Majority felt inefficient/very inefficient

➔ Transit – Almost all felt inefficient/very inefficient

# Transportation Discussion and Survey

## ➔ Mode Travel Questions

- ➔ If travel was safer and more efficient, what would your preferred travel mode be?
  - ➔ Walking, biking, and driving (pretty evenly noted as the favorite travel mode)
  - ➔ Transit was clearly the least favorite travel mode

# Transportation Discussion and Survey

## ➔ Highway 12 Questions

➔ How supportive are you of a Hwy 12 bypass?

➔ 55% very supportive/supportive

➔ 18% neutral

➔ 27% were unsupportive/very unsupportive

➔ Multiple people indicated verbally they want a truck bypass for SR 12



# Transportation Discussion and Survey

## ➔ Highway 12 Questions

➔ How supportive of a new toll bridge are you?

➔ 40% very supportive/supportive

➔ 9% neutral

➔ 51% unsupportive/very unsupportive

➔ Some wanted to only toll commuters/non-locals

# Transportation Discussion and Survey

## ➔ Highway 12 Questions

➔ How supportive are you of consolidated access points on SR 12?

➔ 43% very supportive/supportive

➔ 22% neutral

➔ 35% unsupportive/very unsupportive

# Transportation Discussion and Survey

- ➔ Consistent Favorite Places to Walk or Bike:
  - ➔ Airport Rd. between Liberty Island and Church
  - ➔ Summerset Dr in Trilogy
  - ➔ Major roads around Summit – some expressed concern about it being gated and losing access to these facilities
  - ➔ Along River Road (some noted they enjoy this strictly for the view, but it needs better bike/ped facilities)
  - ➔ The Promenade

# Transportation Discussion and Survey

- ➔ Consistent Least Favorites to Walk or Bike:
  - ➔ Highway 12
  - ➔ St Francis Way
  - ➔ River Road (due to poor pedestrian facilities)
  - ➔ Airport Road between Church and River Road
  - ➔ Church Road

# Transportation Discussion and Survey

## ➔ Additional Consistent Comments:

- ➔ Church St/Hwy 12 is super dangerous and needs a left turn lane
- ➔ Truck traffic on 12 is particularly bad. Some wanted a bypass for trucks, some wanted trucks to pay a toll.
- ➔ Some don't want trucks allowed on Airport Rd. or local streets
- ➔ Want more bicycle/pedestrian crossings on Hwy 12
- ➔ Bridge breaks down often and is unreliable. Concerns about access during emergencies



# Transportation Discussion and Survey

- ➔ Additional Consistent Comments:
  - ➔ Many didn't know Delta Breeze exists. Those that did weren't happy with the connections. It doesn't connect to Bart which makes it difficult to travel and parking can be an issue.
  - ➔ Many residents avoid Hwy 12 entirely. If going to downtown from Trilogy/Summit, they take Airport Road
  - ➔ Many feel unsafe driving at nighttime. It's difficult to see and felt there is not enough lighting on streets.

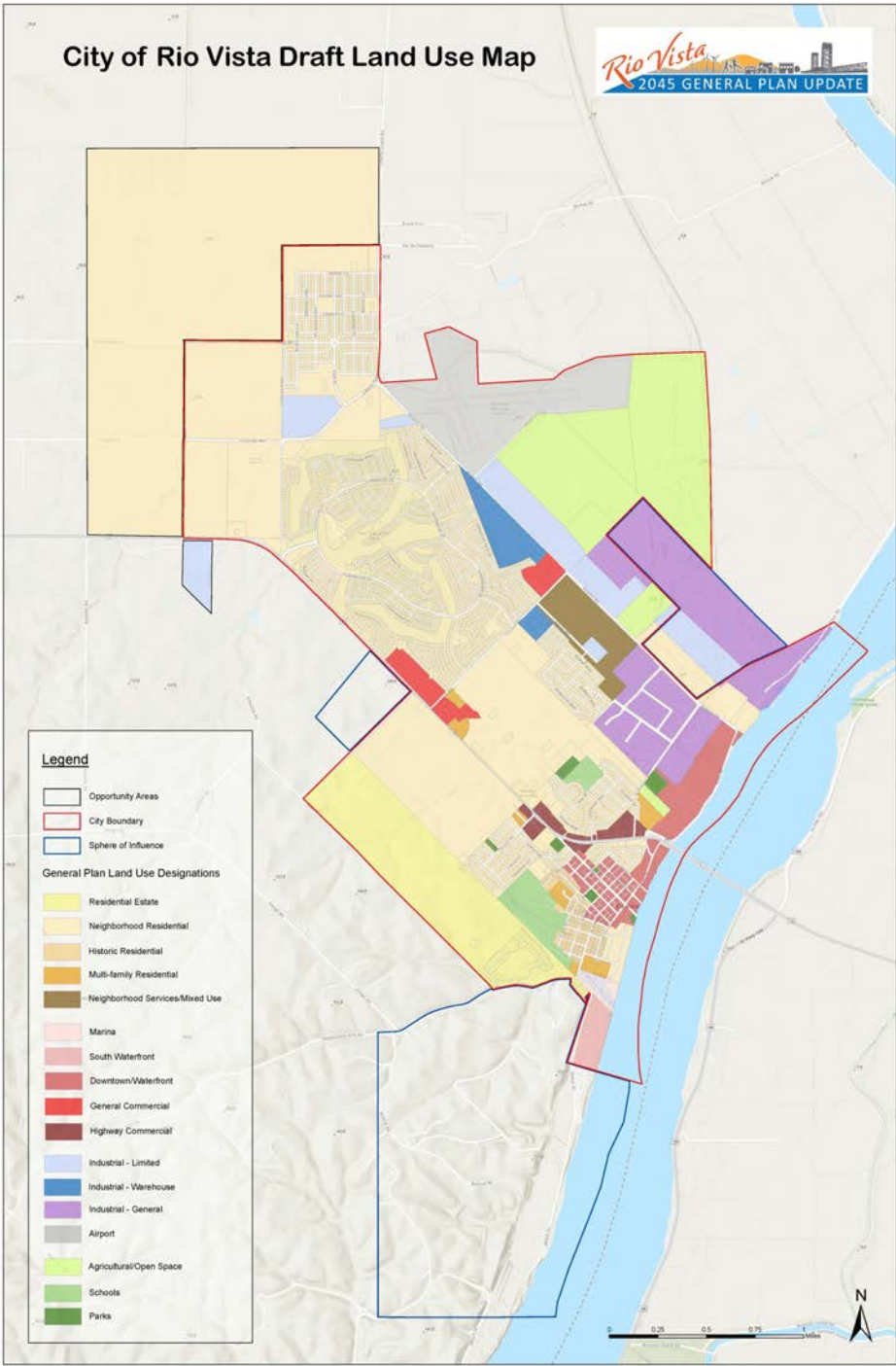
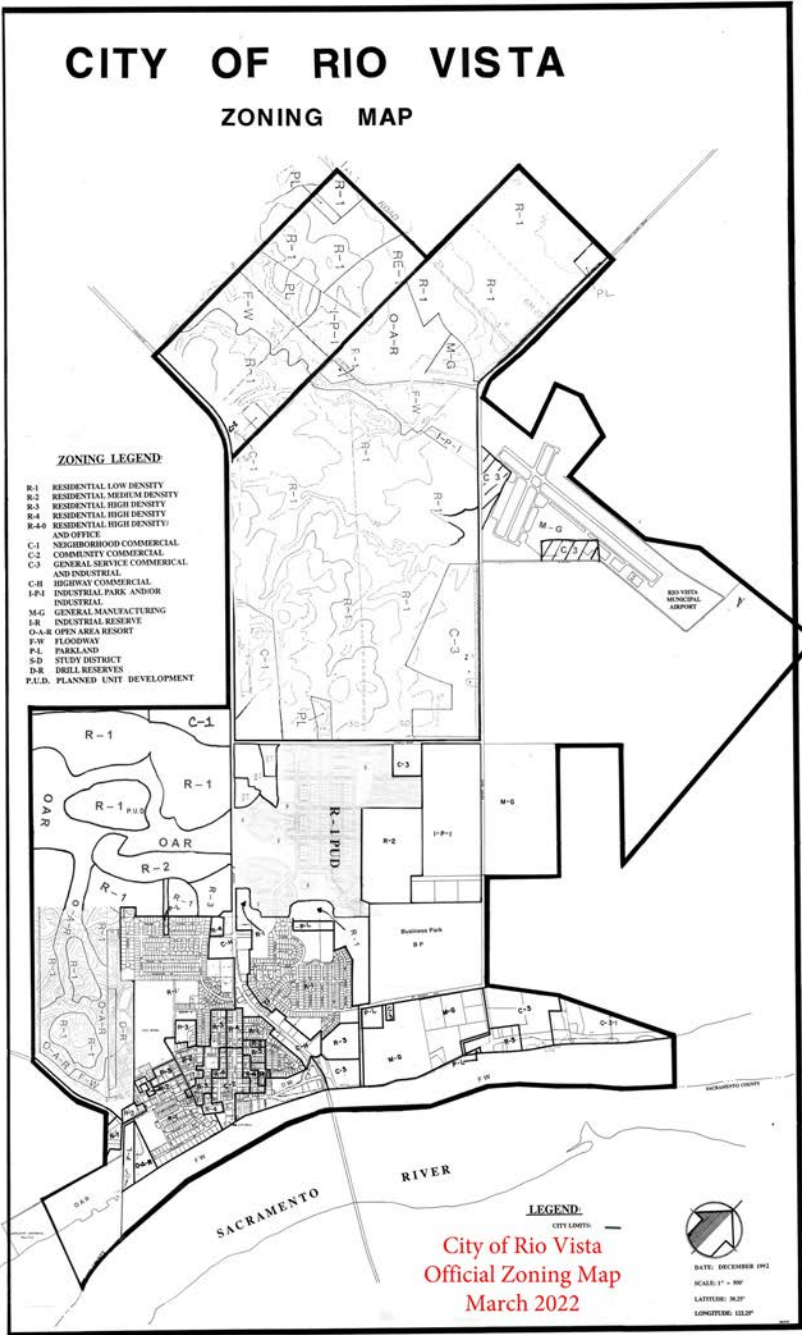
# UPDATED LAND USE MAP/DESIGNATIONS



# Draft Land Use Map

- ➔ Revised additional areas of Draft Land Use map to be consistent with Zoning Map
- ➔ Some research and follow-up still needs to occur for some areas





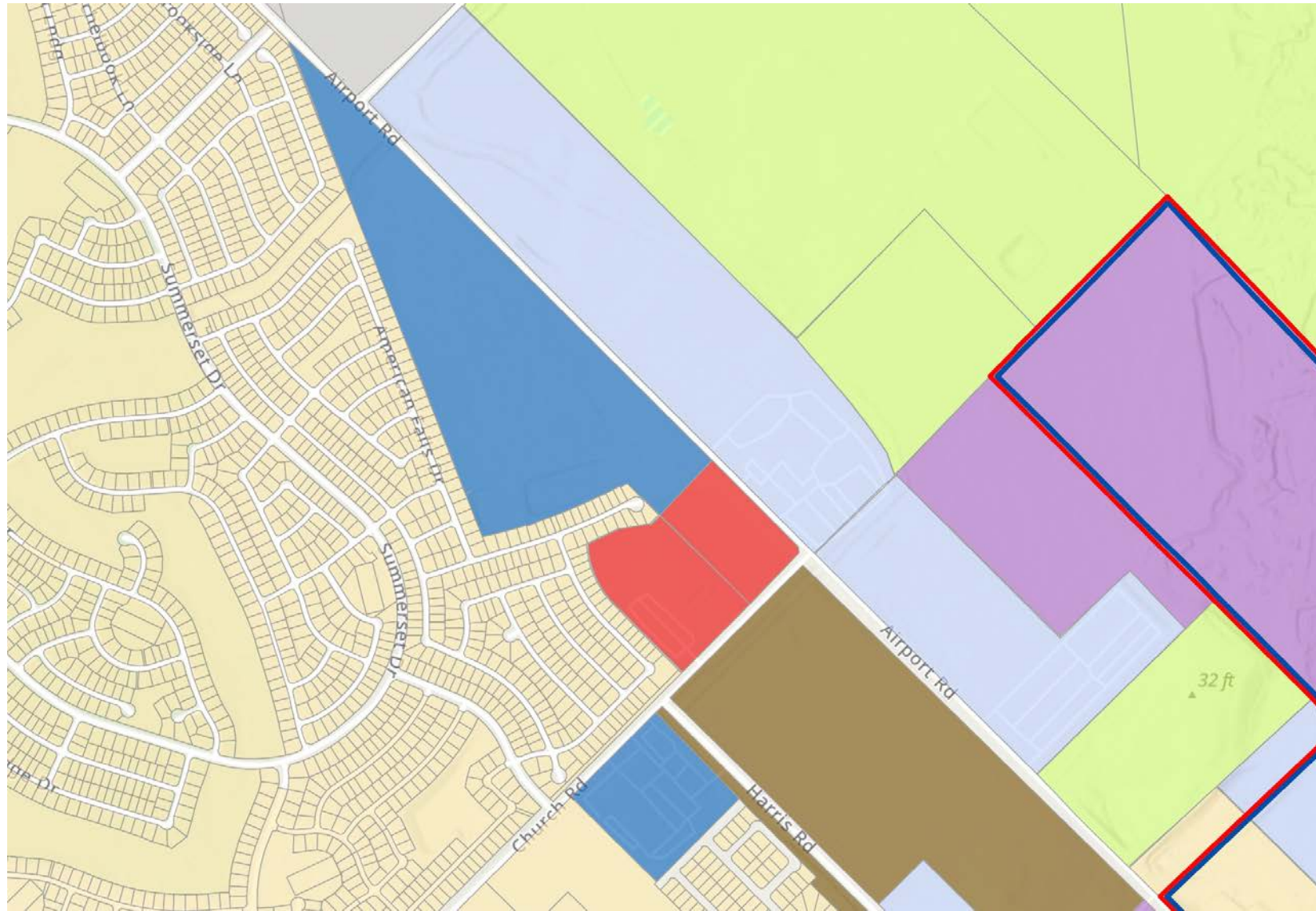


# Draft Land Use Map Revisions

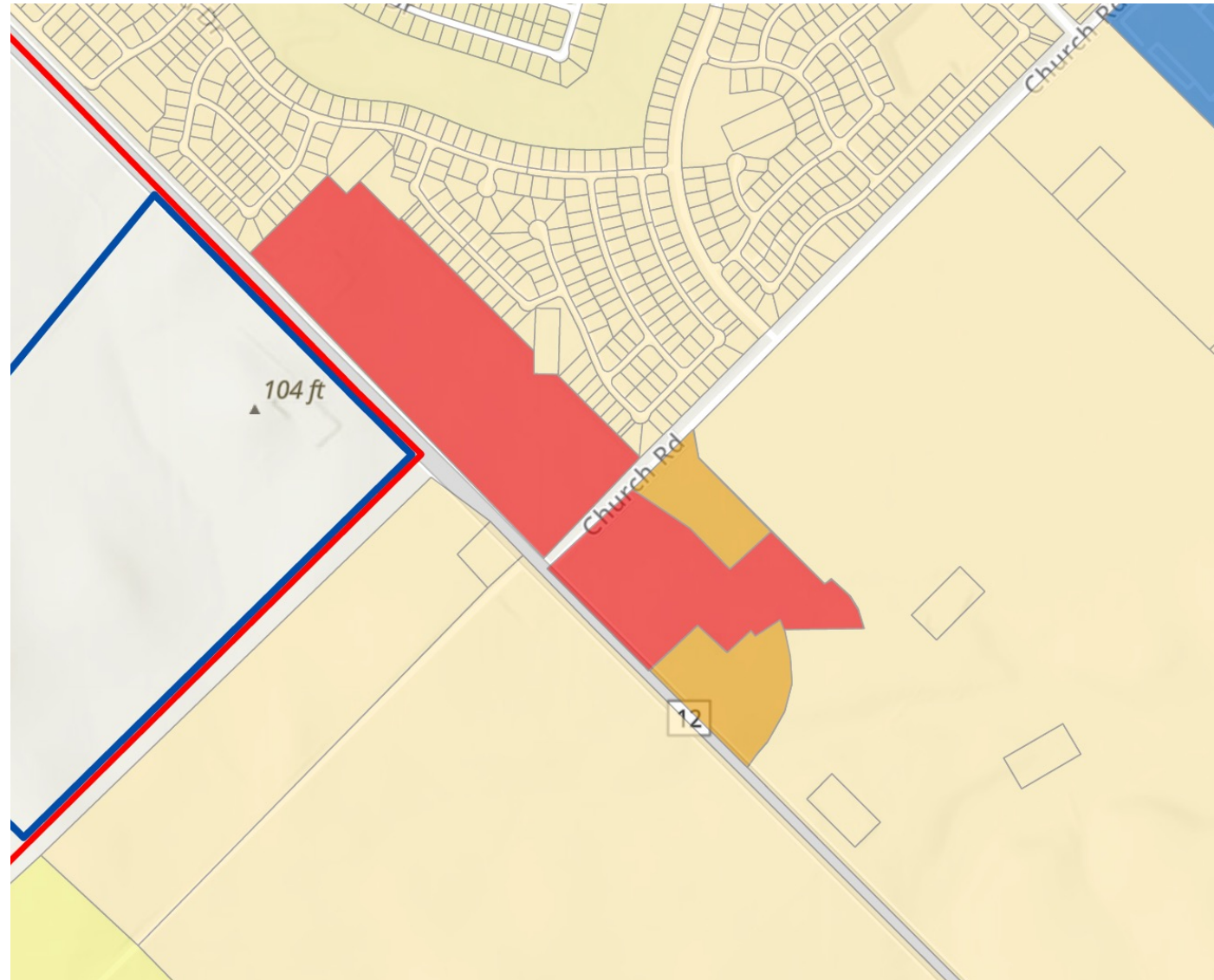




# Draft Land Use Map Revisions



# Draft Land Use Map Revisions



# NEXT STEPS

- ➔ Tabulation of Travel Surveys from Community Workshops
- ➔ Writing of Draft General Plan Elements
- ➔ Next GPWG meeting – March 2, 2023
  
- ➔ Housing Element
  - ➔ Targeting





# THANK YOU!

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