

RioVision
Project
Objective:
Revitalization

May 30, 2013

RIOVISION Committee

116 Main St. • Rio Vista, CA 94571

May 26, 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, D.C. 20006-5292

Dear AIA Review Team,

On behalf of the RIO VISION steering committee we respectfully submit this application to the (AIA) American Institute of Architects for approval of a R/UDAT program. We need your help to address the compelling needs of our community for a multidisciplinary vision of the City of Rio Vista's future.

Our citizens committee worked diligently for the last eight months to meet the AIA requirements of a R/UDAT program application. We successfully engaged the broader community to support a grass roots approach for a better future. Simultaneously we received support of community leaders, businesses, neighborhood groups, churches, institutions, the Mayor, and public agencies.

RIO VISION continues to grow, attract volunteers, and evolve. June 3, 2013 we will formally organize the subcommittees to carry out the next phases of R/UDAT for 2013 and 2014.

Respectfully,



Dave Falk
Chairperson RIOVISION

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Rio Vista ??

A nationwide ad for AT&T cellular service recently featured Rio Vista. A runner starts in San Francisco and ends up in green rolling hills and windmills...nothing around except sheep. He checks his cell phone to get his location and a map shows Rio Vista. *Rio Vista??*

Rio Vista sits on the west bank of the Sacramento River, surrounded to the south and west by the low rolling Montezuma Hills used for sheep and cattle grazing, and dry farming of wheat, safflower, and alfalfa. This bucolic scene is now dotted with over 700 huge silent windmills, built over the past 8 years in what is considered one of the "premier wind corridors" of the U.S. Situated between the San Francisco Bay and the interior San Joaquin Valley, the climate here is arid and sometimes harsh as strong winds sweep from the San Francisco Bay into the warm updrafts of the central valley.

The town is centrally isolated, connected to urban areas 25 miles away by two-lane Hwy. 12 which bisects the town. Rio Vista is considered the Gateway to the Delta as it is one of the primary approaches and the largest town in the delta region. The Rio Vista Bridge crossing the Sacramento River is one of the most identifiable landmarks associated with the town. As huge tankers creep past on their way to the Port of Sacramento, the vertical lift bridge opens and traffic on Hwy. 12 comes to a stop.

Community Background and Culture

Rio Vista has an early history as a major shipping port for salmon and as a hub for ferry services and shipping activities between San Francisco and Sacramento. The surrounding Sacramento River Delta region, recently nominated as a National Heritage Site, is a vast puzzle of levees built in the late 1800s to protect the rich farmlands of the delta. Rio Vista was the base for unique and complex dredging activities and home to a large community of Chinese laborers and Portuguese farmers. It was also a hub for packers and canners of delta grown produce like pears, asparagus, strawberries and nuts. Two small but exceptional museums document these early activities in the region.

The river provides unparalleled recreational activities. With strong winds from the San Francisco Bay, this is a world-class windsurfing area. Recreational boating, waterskiing, hunting and camping all add to the economy of the area. At some point, these visitors come into town for groceries, gas, supplies, bait, or a cold beer.

In 1936 the largest field of natural gas in the Western U.S. was discovered under the city and surrounding hills. The City of Rio Vista and many landowners benefited greatly from the royalties, which peaked in the mid-50s. The natural gas field gave rise to a large industry of drilling, services and support equipment. Rio Vista retains a blue-collar culture of hard work and respect for the inherent dangers in being a "rough neck". These strong traditions of work extend to the ranchers and farmers who raise sheep, cattle and goats in the surrounding hills.

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The former Rio Vista Army Base was established in 1911 for use as a maintenance complex for dredging and flood control activities. The base was vacated in the 1969 and the 28-acre site is now owned by the city, designated as a Redevelopment Area. The State Department of Water Resources is planning to construct a large research center here within the next five years, providing a projected 150 jobs.

The U.S. Coast Guard has a base adjacent to the Redevelopment Area. They patrol the waterways throughout the delta, providing safety and rescue activities.

Current Status of Rio Vista

Rio Vista currently has 8000 residents. The population doubled during the past 15 years due to the build out of several housing tracts. The largest, Trilogy at Rio Vista, is a gated community developed in the 1990's with 3200 dwellings and permits for 800 more to be completed by 2015. It is located 2 ½ miles from downtown but within the city boundary. This large new development doubled Rio Vista's population and increased the average age to 55 years. Four other large developments are in various states of approval.

Rio Vista High School and Riverview Middle School serve students from a neighboring town and ranches across the river. RVHS graduates about 60 students each year, with a surprising number accepted into top schools. RVHS students operate Radio Rio, FM 91.5 with daily broadcasting of light rock and public service announcements.

Over the last 20 years, the City has built a general aviation airport with two runways and one helipad, converted an old airport into buildable parcels in an industrial park, built a new highly efficient wastewater treatment plant, and completed downtown streetscape improvements.

Though natural gas prices and production have declined over the years, gas well drilling, specialized equipment and labor needed to support that industry is still a major source of employment in the city. Dredging activities have always been a part of Rio Vista's industry, extending into sand and gravel operations. Rio Vista is home to California Endive Farms, the only grower of endive in the country. Other industries include small manufacturing and freeway barriers. A unique working ranch for breeding and training of Percheron horses is located along River Rd. The City's major source of sales tax revenue is from two auto dealerships, farm equipment sales, and natural gas.

The rise of large shopping centers in surrounding cities has resulted in a decline of successful retail business in Rio Vista. One family-owned market, a pharmacy, Ace Hardware, Napa Auto, and a small Radio Shack serve the community. Other retail includes several family restaurants, three classic and well known bars that are often a draw for visitors, many beauty salons, barber shops, and a small group of retailers, including two bait shops.

A TOWN WORKING TOGETHER

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Our new competition level swimming pool completed in 2011 is a shining example of community effort. Residents formed the Rio Vista Foundation, a 501c3, then raised and collected funds for ten years. They planned and built the pool to municipal specifications then gifted the pool to the city. It is located in Bruning Park, just a block off Main St.

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The existing Senior Center was repaired and renovated during the past 10 months through the leadership of one of our council members and help from several labor unions and local volunteers.

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RioVision OPPORTUNITY

Dominating the downtown area is the Rio Vista Hotel, built in 1914 and vacant for the past eight years. Another large residential hotel, boarded up for the past six years, is planned as an assisted living facility. Both properties have been purchased but remain in a holding pattern at this time as plans and permits are in progress. In the next block, Foster's Bighorn is a landmark restaurant/bar dating from the 1930's, a draw for motorcycle and car groups that include Rio Vista on their itinerary.

The Sacramento River and surrounding delta waterways (over 1000 miles) are prime fishing areas for bass, sturgeon and salmon. Rio Vista's annual Bass Derby and Festival is in its 66th year, draws over 600 fishermen from Northern Calif. for a 3-day tournament, the oldest bass derby in the Western U.S. The annual Bass Derby is a city-wide event drawing over 8000 visitors each October.

City Government

Rio Vista has a council-manager form of government with five council members elected at-large. The current council, seated last December, is comprised primarily of retired professionals, mostly from the Trilogy area. The City has had several City Managers and interim-managers over the past ten years. City Hall and the Council are frequently the target of raspy political cartoons in one of the local papers.

Decline of local business has greatly affected city finances. Lack of strong management in the Finance Department and reluctance of City Councils to raise water rates over many years resulted in near insolvency. Water rates were finally raised in 2009 and water meters will be coming soon. Residents of Rio Vista also passed a referendum last year after months of highly charged debate. Measure O was passed, increasing the city tax rate by .0075 which took affect April 2013. Both of these measures will help Rio Vista regain solvency.

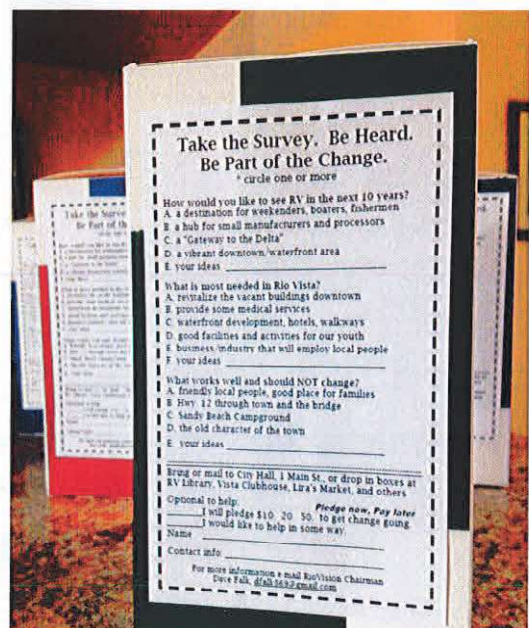


Rio Vista Hotel, purchased May 2013, renovation is beginning.

Significant Needs

In 2012, a Comprehensive Corridor Economic Analysis was completed to study the impact of Hwy.12 changes in the area. In addition, a survey of the general population is ongoing, as part of this application process. Survey forms appeared in the newspaper for a month and were collected from 10 locations in town. To date the concerns most voiced have been:

- Development of the waterfront area as recreational destination for locals and visitors.
- Commercial revitalization of the downtown area including the Hwy. 12 corridor.
- Economic development and local jobs. Development of the business park.
- Medical Services and Urgent Care. There is one doctor in Rio Vista. No services are available after hours or on the weekend. 90% of the calls to RVFD are for medical assist. The closest hospital is 25 miles away.
- Resolve City Hall problems around water rates, financial solvency, sound business practices and open communication with the public.
- Improved facilities and recreational areas for youth. There are three small parks plus a ball park and a very old youth center, open occasionally. A skate board park and a game room are desired.
- A central gathering place for community services. Currently, social services are in not linked and those who are served have difficulty reaching these facilities.
- Of note from Survey responses:
20 statements: " I'd like to help in some way"



Proposed Study Area:

The study area will focus on three areas of the town:

- 1 The Downtown Commercial Core of Rio Vista is bordered by Montezuma St. the Hwy. 12 corridor from Druin Dr. to the Rio Vista Bridge and Front St. with the adjoining waterfront area.
2. The routes connecting core Rio Vista to its outlying areas: the marina and Sandy Beach Park; Airport Rd. and the proposed Business Park; and our existing housing developments.
3. The undeveloped Business Park and adjoining Airport Rd. business area.



Problem Statement

Rio Vista is at the geographical center of a rapidly growing region. In recent years, nearby cities have experienced significant residential and commercial growth, pulling market share away from Rio Vista businesses. Today residents are drawn to the new shopping centers with national retailers. Many of the key components that once fortified the historic downtown have left.

Rio Vista has not kept pace with other mid-size towns in terms of marketing or branding itself. Few people from the greater Bay Area and Sacramento know where Rio Vista is... thus the AT&T ad which was somewhat comical but highly accurate.

The town has been accepting of status quo, which has kept it in a 1950's holding pattern as nearby cities developed along freeway routes. Few noticeable changes have been made, other than a streetscape project on Main St. in 2002. The city has operated without a concept or an overall vision, and has been largely project driven.

Now, CalTrans is planning to build a new high-rise bridge to accommodate increased tanker traffic on the river and increased vehicle traffic on Hwy. 12. Though the actual construction will be years off, Rio Vista has been asked for input – to indicate a preferred route with the least impact to the City. Business and property owners along the existing route through town are concerned that the loss of traffic and exposure will be devastating. The prospect of this major change has prompted action among residents.

Additionally, the Waterfront Area is greatly in need of development and the commercial core is in need of revitalization. Changes to these closely connected areas of the City will have a residual affect throughout town.

The town has many other needs, summarized on a previous page, but starting to unify and beautify our city will be a catalyst for changes in other areas.

It is a beginning – and we need help.



Problem Areas to Address

Highway 12 Corridor through town:

- Planning for Hwy. 12 now and in the future.

Within the next two years, CalTrans will determine the realignment of Hwy. 12 with a new high-rise bridge to accommodate tankers on the river without impeding traffic flow. Several routes have been proposed and economic impact studies have been done. The loss of Hwy.12 traffic through town is potentially devastating, especially to businesses on the existing route. Though actual construction may be 12 - 15 years out, the City must determine a preferred route and make a recommendation to CalTrans within the next 15 months.

- We need help determining a preferred route through or around town with the least negative impact to the city.

In the 2002 General Plan update, Airport Rd. was designated as the route for a future Hwy.12. Business owners and stakeholders reconsidered the route as it interfered with established businesses and the proposed Business Park. It was also in conflict with Rio Vista Municipal Airport flight paths. In 2012, the City Council amended the General Plan, to remove the Airport Rd. choice. A new Hwy.12 route is currently unspecified, though a wetland area west of Airport Rd. has been considered. This area was not previously studied or evaluated and would require a transverse path through a proposed residential development (Riverwalk). A drainage area may present environmental challenges.

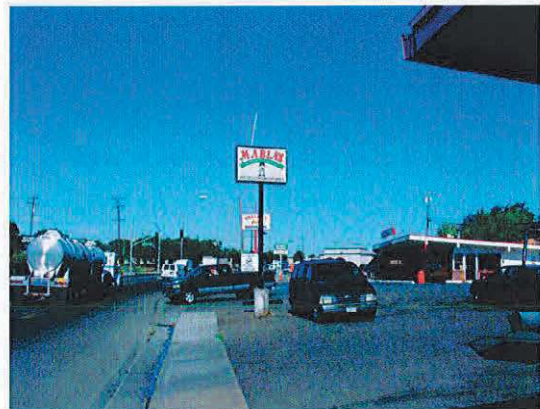
- The current Hwy 12 corridor is the entrance to and the face of Rio Vista for most people passing through Rio Vista. It has a standard assortment of fast food, gas stations, motels, and a market, but no appealing ingress to other parts of the town. Currently, the highway is unsafe to cross and is not pedestrian friendly. Children and teens cross this roadway to attend schools.

- How can the current roadway be modified even now, to be safer and more attractive to travelers and residents?

- Improved ingress and egress directing traffic into town.

A current study of the Hwy.12 corridor shows that less than 4% of the 23,000 vehicles passing through daily actually stop in Rio Vista for any reason. Most travelers are not aware of a downtown, marina, restaurants, waterfront area. It is estimated that Hwy.12 traffic will increase to 35,000 per day within 8 years. Most vehicles move with some urgency through this area, hoping to avoid a raised bridge.

- What changes are needed to make Rio Vista a more appealing stop or destination?



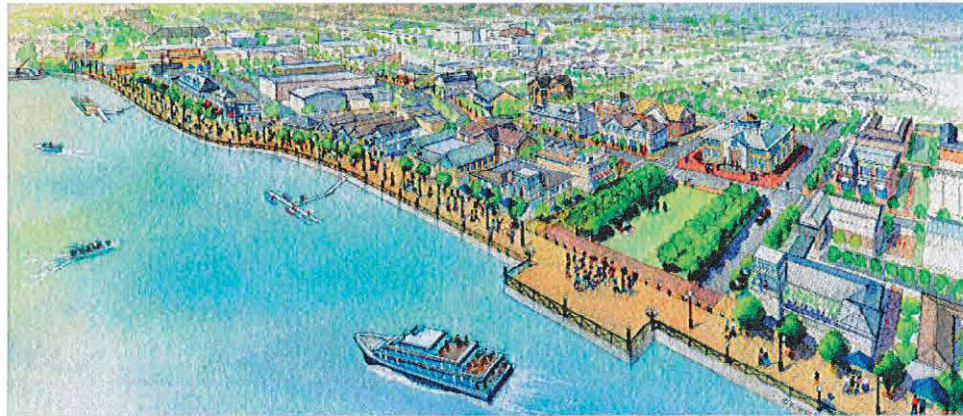
Waterfront Area Development:

Rio Vista's waterfront area is the victim of declining industry at a time when the river was used only for transit with no thought of natural beauty. This undeveloped area is our greatest untapped asset. New development here will strengthen the city as a vital economic center and create a destination for local residents as well as visitors.

There is concern about eventual relocation of long established businesses: an auto dealership and a tractor dealership, both with large areas of outdoor vehicle storage. Much of the area North of Logan St. is open land with a mix of metal warehouses. South of Logan St. there is a mix of buildings containing light manufacturing, ground floor offices, retail and the Rio Vista Museum.

In 2010, a grant related to transportation, funded construction of a small park near the bridge. Community donations were made with purchases of pavers used in the promenade. Funding was recently approved for continuation of the promenade along a portion (about half) of the riverbank, a first step toward making the waterfront area more suitable for developers. A source of funds to continue the floodwall down to Main St. will be an ongoing project for the City.

A Waterfront Specific Plan was adopted in 2007 and initial engineering designs for a floodwall have been completed. Multiple property owners complicate the process but seem willing to cooperate. Developers have not yet approached the City with specific plans nor have current property owners been approached with the new Priority Development Area (PDA) planning grant.



Concept image from Waterfront Specific Plan, 2007

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Downtown Commercial Core

Retail business slowed as jobs left the area, further affected by the rise of big box stores in nearby urban areas. While traffic on Hwy.12 continues to increase (about 23,000 vehicles per day), traffic on Main St. has dwindled. Today, most families leave town for their shopping needs and most travelers on Hwy. 12 have never seen Main St. nor do they have any reason to make a stop in Rio Vista.

The downtown has a 1950s undisturbed look and feel about it. Various studies have been done and pigeon-holed as good ideas..., nice to have, but dependent on the cooperation of absentee landlords for building improvements. Many buildings have facades that obscure the charming brickwork of years past and some buildings were victims of 1960s "upgrades" that now look dated. Storefronts have little curb appeal.

Many stores on Main St. are leased as office space or service businesses, which do not offer a shopping experience. Parking is considered a problem and there is limited off-street parking. Though mature trees offer shade and an inviting appearance, the bulky curbs surrounding the planters are cumbersome and awkward.

••• What steps can we take to start the revitalization of this core area? How can we assure that future development and upgrades retain the old character of the town?



The Rio Vista Business Park and Airport Rd.

Airport Rd. is the site of industrial business with fairly easy access to Hwy. 12 via Church Rd. or River Rd. When the Business Park was initially outlined, enterprising business people started developing in the area bordering Airport Rd. The city provided reasonable long-term leasing in exchange for development. Metal warehouse buildings were constructed and space leased to local trades. Future expansion was hindered by additional city requirements and there was a reluctance to proceed.

Much of the designated Business Park is on the site of the former airport. The city recently received title to this portion, complicated by over 20 years of unclear title from a Reclamation District. The city can now move ahead with selling space.

A study done in 2003 outlined an action plan and marketing strategy to make Rio Vista a competitive location for new business. The targeted industries for this area were niche food processing, wood products, transportation equipment, among others. This information is supported and confirmed in the Hwy. 12 Comprehensive Corridor Economic Analysis study done in 2012.

At the time of the 2003 study, property title was still unclear, city management was not assertive and Rio Vista was without a strong Community Development Director for several years. Within the last year, changes at City Hall and the long awaited title clearance has generated new enthusiasm for moving ahead. A new Economic Development team started meeting in Feb. 2013, chaired by a businessman with many years experience in finance, corporate leasing, and collaborative action. Their goal is to approach businesses that will benefit from Rio Vista's proximity to major interstate freeways, a local airport, and local agriculture. Rio Vista needs employment and business development overall.



California Endive Company in the Rio Vista Industrial Park added a 60,000 sq. ft. cold storage facility in June 2012/ www.endive.com

Sense of Unity and Connection

New housing developments, the largest being Trilogy Senior Housing, are separated from the town by a considerable distance of highway and farmland. Four large housing developments are in various stages of planning or acceptance. Liberty Island was already started with miles of streets, curbing, lighting and model homes nearly completed when the housing bubble burst. As these developments are completed we need pedestrian and/or bike routes connecting to the city core.

On the southwest side of the city, along the river is a private marina with 800 ft. of guest docking and former restaurant site with stunning river views. Beyond this, along Beach Drive is a 28 acre Redevelopment Area, (former Rio Vista Army Base), a current U.S. Coast Guard Base, a 50 yr. old wastewater treatment plant with foul odors, and a much used Solano County Regional Park (Sandy Beach) with a big boat launch, ample parking, and 42 clean grassy camp sites.

Though less than a mile from downtown, these areas are difficult to find and seem “off the beaten path”. The city recently installed way-finding signs pointing to these visitor areas, still the only route goes through downtown, then a residential street. From Hwy. 12, the traveler is easily lost.

••• How can we diminish the perceived distance between these large new housing developments and our older slower-style town? How can we route traffic through and to the interesting parts of the town?



R/UDAT Objectives

Rio Vista needs a Vision, a Master Plan for Sustainability

Currently, the city is project driven instead of having a coordinated vision. We need a master plan that is sustainable – that will maintain the viability of the community through the relocation of the highway, business and waterfront development. The overall vision of the city needs to be articulated in a way we can all understand and future managers, council members and commissioners will use as a basis for making decisions.

Our General Plan will be revised within the next three to four years, and a vision for our city will keep us on point.

The objective of a R/UDAT project is to devise practical and well-designed solutions for Rio Vista's future:

- a plan for vitality after changes are made to Hwy. 12
- an action plan for building a viable business community
- steps to revitalize a charming but lackluster core city and waterfront, and
- a plan to incorporate and connect outlying areas

“The secret of getting ahead is getting started” – Mark Twain



Status of Current Projects and Grants in Progress for Rio Vista as of May 2013

prepared by City of Rio Vista Community Development Dept.

1. The Army Base redevelopment project is in the process of selecting a consultant to complete the E.I.S./E.I.R. for the Delta Research Facility. A planned fish hatchery and interpretive center for the Delta region is projected to bring in 150+ jobs in 3 -5 years. There is \$4 million earmarked by State of California, Department of Water Resources and Congress to do the initial work, and \$16 million to start building facilities.
2. The Boat Dock replacement project will bring in new boating users to dock and visit Main Street businesses with a projected cost of \$300,000 to build within F/Y 2013-14. The City will collect funds from pledges that people committed to as part of the grant application.
3. The \$1.3 million Boat Launch Ramp rehab project behind City Hall has been identified in the Governor's budget for F/Y 2013-14, and we are just waiting for confirmation that this project has remained in the State's budget, before starting the design work later this year and construction in 2014.
4. The \$3 million Flood Wall Project design work is complete for the Downtown Waterfront Area, and waiting for funding from FEMA and/or the Central Valley Flood Control Agency. We are in contact with the various agencies seeking a funding source to go forward with this project for the 2007 Downtown Specific Plan area.
5. The extension of the Downtown Waterfront Promenade Project has been submitted to Association of Bay Area Governments (ABAG) for \$450,000 plus a \$61,000 local match. We received approval from the Solano Transportation Authority (STA) Board and it has been forwarded to ABAG for this funding request. The design and construction will occur in F/Y 2013-14.
6. The \$161,000 Priority Development Area (PDA) Planning grant application was approved by the STA Board and forwarded to ABAG for funding. The use of these funds will help plan for the 100 acres within the PDA and help with an economic study for development within the PDA, which includes the Downtown Waterfront Area.
8. The City submitted a \$58,000 grant application to the Yolo-Solano Air Quality District (YSAQMD) for the design of the extension of the Promenade Phase II Project. We were not approved and will use other funding to do the design once we are on board for the grant mentioned in #5 above.

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Timetable for Team Visit

The City of Rio Vista will be prepared for and proposes a visit in either November 2013 or February 2014 or any time thereafter. To date, our progress has been as follows:

Mid-October 2012

Business leaders in Rio Vista met with Solano Transportation Authority (STA) and Solano Economic Development Corporation (SDA) to hear results of a study: Hwy. 12 Comprehensive Corridor Economic Analysis, prompting further discussion. A Steering Committee was formed to study the R/UDAT program and determine if it is appropriate for this community.

November 2012

Steering Committee members traveled to Healdsburg and Santa Rosa to talk with city residents and business people who were involved with their respective R/UDAT projects.

January - March 2013

Continued meetings, formulation of ideas, needs, community survey questions, and sub-committees to study the process.

April 2013

Articles in local paper introduced the R/UDAT process. Survey forms placed at many locations, collected and tabulated. At this time, results are still being collected and processed. Outline and writing of application information begins, with oversight and input from sub-committee members. A brief Power Point presentation was completed. Committee members started meetings with community groups and non-profit organizations, presenting the R/UDAT concept and request in-kind services and pledges.

Late May 2013

Application is completed and submitted last week of May. Community meetings have begun, reaching out to primary stakeholders. Additional community meetings are in planning stage.

June - September 2013

Follow-up with university contacts. Continue with community meetings and pledges of help, including CalTrans officials. Application acceptance process. Committees detail plans and preparation for workshops: gathering equipment, materials, planning for visit, meetings. Media plans are developed.

October 2013 - February 2014

Annual Rio Vista Bass Derby & Festival occupies October. Committee meetings to finalize and implement details of visit. Possible revision of visit date to a later time.

Post Visit Plans February - August 2014

Implementation of R/UDAT recommendations, recommendations to City staff, meeting with stakeholders. Follow-up with R/UDAT team.

Budget and Funding

The community of Rio Vista is committed to provide lodging, meals, office space, transportation as well as a fly-over to view the city, the Delta region and Montezuma Hills. A large office space on Main St. is available 24/7 for 4 days with access to good copy machines at RV Chamber of Commerce and City Hall. Cooperating restaurants are within walking distance of office space and lodging. Rio Vista is confident we can provide services, space and equipment to meet team needs.

Our budget outlines anticipated needs and fulfillment through pledges of cash and in-kind services. The committee is actively pursuing pledges and commitments from local businesses. We do not anticipate any difficulty in achieving our revenue needs.

Phase I	
evaluation visit	\$3,000.00
Phase II	
visit by team leader	\$2,000.00
Phase III	
team member travel	\$7,000.00
lodging	\$9,000.00
meals	\$5,000.00
local travel	\$2,000.00
flight costs	\$1,000.00
photo discs	\$1,000.00
type/word process	\$2,000.00
printing	\$7,000.00
Phase IV	
team member travel	\$3,000.00
lodging	\$1,500.00
meals	\$500.00
local travel	\$500.00
type/word process	\$250.00
printing	\$1,000.00
drawing supplies	\$200.00
social events	\$600.00
equipment rental	\$500.00
copying supplies	\$200.00
press kits	\$200.00
team identity items	\$300.00
sub-total	\$47,750.00
contingency funds	\$5,000.00
Total	\$52,750.00

Cash Pledges received 6/1/13

Residents (pledges+cash)	\$2905.
Solano County Agencies	<u>\$5000.</u>
Total received:	\$7905.

Cash Pledges expected

City of Rio Vista	\$14,000.
Resident Pledge Drive	3,000.
Corporate/Business Sponsors	<u>5,000.</u>
Total expected:	\$23,000.

IN-KIND Pledges received

Lodging Phase I visit
Lodging Phase II, 4 team x 4 days
Meals Phase II, 4 team
Office Space w/ printer 4 days
Copy/Printing - 3 agencies

In-Kind Pledges expected

More Meals @ 9 local restaurants
Social events - beverage, food, location
Rental Car - 4 days
Arial Overview flight
Typist/word Processor
Printing & Binding
Community Meeting location

Educational Partners

We have made initial contact with the following colleges and universities. The school year is coming to an end as this application is being written and we have had difficulty in obtaining commitments from department heads.

We have primary contact names and information for all of these departments. We intend to pursue these contacts during the summer months and will keep AIA informed of our progress.

University of California at Davis
Landscape Architecture Department
Committee Leader:

University of California at Berkeley
College of Environmental Design – Urban Design Program
Committee Leader: Sidney Sweeney, John Bento

Cal Poly University at San Luis Obispo
Department of Architecture and Environmental Design
Committee Leader:

Diablo Valley College
Department of Architecture and Engineering

San Joaquin Delta College
Applied Science, Business & Technology

Communications and Media Outreach

Rio Vista is fortunate to have two weekly newspapers plus a local FM radio station that broadcasts public service announcements. All three media are widely read in town.

The River News-Herald and Isleton Journal

21 S. Front St., Rio Vista

e-mail: rvads@citlink.net

web: rivernews herald.org

A weekly publication for area residents, reporting on civic matters and local sports, tracking City Hall progress, and monitoring regional Delta issues. The River News-Herald will track and report on all steps of the R/UDAT progress, meetings.

The Beacon

P.O. Box 726

Brentwood, CA 94513

e-mail: riovistabeacon@gmail.com

web: riovistabeacon.com

A weekly advertiser and local news publication mailed free to every household. The Beacon is a strong supporter of local projects and has already published articles and survey forms during the month of April without charge.

The Daily Republic

1250 Texas St.

Fairfield, CA

contact: Heather Ah-San 707-427-6977

e-mail: hahasan@dailyrepublic.net

A daily newspaper with wide distribution throughout Solano County. A reporter is assigned to Rio Vista to cover City Council agenda and other notable events. Appendix includes most recent article of 5.21.13 on R/UDAT presentation to City Council.

Letters of Recommendation

City of Rio Vista, Mayor

Solano Economic Development Corporation

Soroptimist International of Rio Vista

City of Fairfield

Rotary International of Rio Vista

AIA East Bay

E.C. Upham

Rio Vista Chamber of Commerce

Supervisor Thomson, District 5

Assemblyman Frazier, 11th District

City of Benicia

Senator Lois Wolk

Supervisor Seifert, District 2

Windborn Church, Rio Vista

City of Dixon

Rio Vista Lions Club

Rio Vista CARE, Inc.

Foster's Bighorn Restaurant/Bar

Rio Vista Community Services

Solano County Agency

Rio Vista Service Club

Neighboring City

Rio Vista Service Club

Professional Organization

Resident/Primary Stakeholder

City Agency

Solano County Agency

California State Legislature

Solano County Municipality

California State Legislature

Solano County Agency

Rio Vista Church

Neighboring City

Rio Vista Service Club

Social Service Agency

Resident/Primary Stakeholder

Social Service Agency



CITY OF RIO VISTA

One Main Street, Rio Vista, California 94571
Phone: (707) 374-6451 Fax: (707) 374-6763

May 28, 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 200006-5292

RE: RioVision application for R/UDAT Team Visit in Rio Vista

Dear Program Coordinator:

On behalf of the City of Rio Vista, I am very pleased to support the application by RioVision for a team visit to Rio Vista.

The concept of R/UDAT was first introduced to the Rio Vista community last year during the Highway 12 Comprehensive Corridor Economic Analysis. A group of citizens in the community called RioVision have taken it upon themselves to move forward and make an application for R/UDAT. The City cannot be more pleased.

Rio Vista is a rural city situated on the Sacramento River, and it has State Route 12 bisecting the City. State Route 12 is being studied for a new alignment and a new river crossing. This is an opportunity for the City to find a desired new alignment and create a vision for our future.

Rio Vista is the eastern entry point into Solano County and is a vital transportation link. Yet the City has an underutilized water front and a downtown which the City has designated a Priority Development Area, and the vision plan will help the City with that process.

Please consider the RioVision application a boon to plan for the continued development of Rio Vista.

Sincerely,


Norman M. Richardson
Mayor of Rio Vista



May 1, 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

RE: RioVision application for R/UDAT Team Visit in Rio Vista

Dear Program Coordinator:

Rio Vista's proposal for the Regional/Urban Design Assistance Team has the total support of Solano EDC! It represents a visionary approach and a tremendous opportunity for the community to work collaboratively and look at areas of challenge and opportunities in a systematic, in-depth way.

The mission of the Solano Economic Development Corporation is to attract, grow, and retain business and industry in Solano County that will enhance the economic vitality and quality of life in our communities. Founded in 1983, the Solano EDC represents a collaboration of private and public stakeholders that provide a leadership role for economic development efforts in Solano County and its seven cities: Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville and Vallejo.

In today's environment, it is essential we strive to enhance resources for the expansion of existing business and industry as well as developing opportunities for the growth industries of the 21st century. Solano EDC is committed to strengthening partnerships and developing new opportunities that will increase economic activity and job generation.

Economic vitality is comprised of many factors and understanding how we all play a role in achieving success is critical to optimize our opportunities for achievements and strong communities. Economic regions are not simply defined by political boundaries, but by connectivity in industry clusters, labor markets, and supporting infrastructure.

R/UDAT was first introduced to the Rio Vista community last year during the Solano EDC Highway 12 Comprehensive Corridor Economic Analysis. Since that first meeting, the community has taken it upon itself to move forward and develop the proposal which is before you now. It truly is a community-driven proposal and we enthusiastically support effort so the work of "RioVisioning" can begin!

Thank you for your consideration on this important opportunity!

Sincerely,

Sandy Person
President

Sandy Person
President
sandy@solanoedc.org

Patricia Uhrich
Office Manager
pat@solanoedc.org

Address:
360 Campus Lane, Suite 102
Fairfield, CA 94534

Phone:
707.864.1855

Fax:
707.864.6621

Toll Free:
888.864.1855

Website:
www.solanoedc.org



*Soroptimist
International
of Rio Vista
P.O. Box 152
Rio Vista,
CA 94571*

April 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

RE: RioVision application for R/UDAT Team Visit in Rio Vista

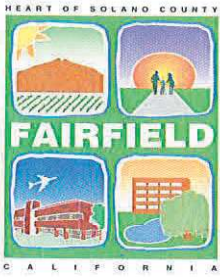
We fully support the RioVision application for a R/UDAT team visit in Rio Vista, CA. As a service group in this small community, our membership includes city officials, business owners, health professionals, realtors, parents, teachers, and senior citizens. Many of our members have families that have been here for generations.

Rio Vista is an isolated town greatly in need of revitalization. A highway bisects the town. A retirement community comprising over half our population, and our youth have very few facilities. Our downtown business area struggles. A well-designed workable plan will encourage and facilitate development. The benefit to the community would be considerable.

Our membership has pledged substantial funds as well as many services and in-kind donations toward the anticipated expenses incurred by a team visit. We appreciate the opportunity this brings to Rio Vista.

Sincerely,

Stacia Olson
President, 2012



Mayor Harry T. Price

COUNCIL

Mayor
Harry T. Price
707.428.7395

Vice-Mayor
Rick Vaccaro
707.429.6298

Councilmembers
707.429.6298

Pam Bertani

Catherine Moy

John Mraz

•••

City Manager
Sean P. Quinn
707.428.7400

•••

City Attorney
Gregory W. Stepanich
707.428.7419

•••

City Clerk
Jeanette Bellinder
707.428.7384

•••

City Treasurer
Oscar G. Reyes, Jr.
707.428.7496

DEPARTMENTS

Administrative Services
707.428.7394

•••

Community Development
707.428.7461

•••

Community Resources
707.428.7465

•••

Fire
707.428.7375

•••

Police
707.428.7362

•••

Public Works
707.428.7485

May 6, 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

Re: RioVision Application for R/UDAT Team Visit in Rio Vista

Dear Program Coordinator:

On behalf of the City of Fairfield, we are in very strong support of the City of Rio Vista's application knowing the improvements that will certainly benefit Fairfield, as well as the other 6 cities in Solano County.

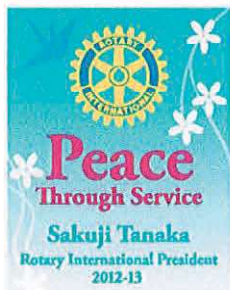
Rio Vista is the entry point into Solano County from the San Joaquin Valley and State Route 12, a very vital link to Travis Air Force Base and the burgeoning industrial development occurring in the City of Fairfield. Furthermore, the continuing expansion of viticulture in Suisun Valley, coupled with the very successful wine industry in both Napa and Sonoma Counties, makes State Route 12 even more important for Northern California.

Please consider the Rio Vista application for R/UDAT a boon to continued development in this key part of Northern California. If you wish to discuss their application further, please contact me at (707) 428-7395.

Very truly yours,

Harry T. Price
Mayor

HTP/cma



Rio Vista Rotary
P.O. Box 513
Rio Vista, CA 94571
Phone: 707-374-2534
www.RioVistaRotary.org

May 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

Gentlemen and Ladies:

The Rotary Club of Rio Vista supports the application to AIA for a R/UDAT team visit to our City. Our club's membership includes many businessmen with strong interest in the City's future. They realize fully of the implications of the changes our future holds. Our membership also includes the present mayor, two city councilmen, a former mayor, a former city councilman and a former city manager, which keeps us in close touch current and past political and financial issues.

Our city has struggled through most of the past decade with financial problems. While our fortunes are improving somewhat, we need the kind of expertise a R/UDAT process can bring.

Rio Vista is somewhat isolated, located in the center of four urban centers, all 20 to 25 miles away. The R/UDAT concept has already sparked some regional interest through outreach in the application process.

The interest generated by a R/UDAT presentation at the club level has enlisted our financial and emotional support. We look forward with anticipation of good thing to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gene Resler'. The signature is fluid and cursive, written over a horizontal line.

Gene Resler, President

The Rotary Club of Rio Vista

AIA East Bay

A Chapter of The American Institute of Architects



May 2, 2012

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

RE: RioVision application for R/UDAT Team Visit in Rio Vista

The American Institute of Architects, East Bay supports the RioVision application for a R/UDAT team visit in Rio Vista, California, which is in the AIA East Bay Chapter region.

This isolated, historic, river delta town recognizes a profound need of revitalization; and could become a thriving small town and destination. The issues it is facing are like many small towns. Jobs have declined (natural gas production was a large source of employment for much of the last century); a senior community comprises more than half their population; youth have few facilities and fewer job prospects. The town is bordered by a river on two sides and bisected by a highway. A new, proposed bridge has the potential of diverting traffic completely from the community.

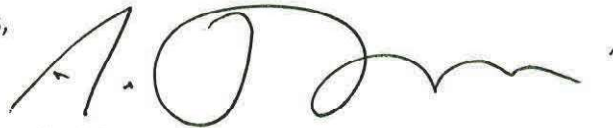
In addition to economic and transportation stressors, the community itself is disparate. Residents of Trilogy, the retirement community, are a large portion of the population, however their involvement in the Rio Vista community is limited. In addition to the inherent separation of a gated community, Trilogy is further separated from the historic boundary of the town by a large undeveloped parcel. With few businesses and facilities for them, senior residents tend to travel drive 20+ miles to nearby towns for their needs. An all inclusive sense of community appears to be an important issue for study for RioVision.

Several years ago, a close-in, small general aviation airport, immediately adjacent to the downtown, was moved a few miles out of town to separate aviation impacts from residents and businesses. However, in recent years, new residential development has

occurred adjacent to the new airport, recreating the same conflict of uses.

AIA East Bay will assist the RioVision team via community and sponsor outreach, educational coordination, and professional assistance in the months leading up to a R/UDAT. You can reach me at 510/464-3600 should you wish to discuss this further.

Best regards,

A handwritten signature in black ink, appearing to read 'A. Ptaszynski', with a small superscript '1' at the end of the signature.

Andre Ptaszynski, AIA
2013 AIA East Bay President

**E. C. Upham
113 Main Street
Rio Vista, California 94571**

Phone 707-374-2703

707-374-2277 FAX

May 14, 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

RE: RioVision application for R/UDAT Team Vista in Rio Vista

Dear Sir/Madame:

As a lifelong resident, former Planning Commissioner, and commercial stake holder in the City of Rio Vista, I fully support the RioVision application for a R/UDAT team visit in Rio Vista, CA.

Rio Vista is an isolated town greatly in need of revitalization. A highway bisects the town, and our downtown business area has declined. We have a retirement community which comprises over half our population, and our youth have very few facilities. A well-designed workable plan will encourage and facilitate development. The benefit to our community would be considerable.

I will support and contribute toward making a team visit a reality. I appreciate the opportunity this would bring to Rio Vista.

Sincerely,



E. C. Upham



6 N. Front Street
Rio Vista, CA 94571
Tel: (707) 374-2700
Fax: (707) 374-2424

May 8, 2013

Board of Directors

Executive Directors

President
Gene Resler (2015)
Resler Realty

Treasurer
Hale Conklin (2014)
Books Rio V

Directors

David Greiner (2016)
Bank of Rio Vista

David Adler (2014)
Rio Vista Sanitation

Mandy Elder (2015)
Bank of Stockton

Karen Dozier (2015)
Rio Vista Community Services

Executive Director
Karen James Smith

www.riovista.org
www.bassfestival.org



**Lindsay Transportation
Services**

**Woodward Drilling
Company, Inc.**

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

RE: Rio Vision application for R/UDAT Team Visit in Rio Vista

The Rio Vista Chamber of Commerce fully supports the Rio Vision application for a R/UDAT team visit in Rio Vista, CA. As a business trade organization in this small community, our membership includes business owners big and small, from windmill farms and gas mining to "Mom and Pop" enterprises. Many of our members have families that have been here for generations.

While Rio Vista sits upon the highway 12 corridor, it is an isolated town, greatly in need of revitalization. Much of our commercial real estate is owned by individuals and companies that are not local. The incentive to rent, sell, or even restore the property is slim.

Start-up businesses struggle for funding and support, and once opened, struggle again for commerce. Jobs are so scarce, that we cannot support even one "job service provider", although our population is approaching 8000.

Without jobs and a dynamic infrastructure, Rio Vista cannot attract new businesses, or fully support the ones that we have. Our youth have few programs or activities and typically move to other, more vibrant and job-rich communities, leaving Rio Vista without the talent and creativity young people bring to the table.

The Rio Vista Chamber of Commerce is committed to working with our community local organizations and businesses to support the R/UDAT team. We also pledge support toward the anticipated expenses incurred by a team visit. We recognize and appreciate the opportunity this brings to Rio Vista.

Sincerely,

Gene Resler

Gene Resler, President

Karen James Smith

Karen James Smith, Executive Director
Rio Vista Chamber of Commerce

Skip Thomson
Board of Supervisors, District 5
675 Texas Street, Suite 6500
Fairfield, CA 94533-6342
(707) 784-6130
sthomson@solanocounty.com



Boris Chumak
Board Aide, District 5
675 Texas Street, Suite 6500
Fairfield, CA 94533-6342
(707) 784-6131
bkchumak@solanocounty.com

May 07, 2013

Mayor Norman Richardson
One Main Street
Rio Vista, CA 94571

Dear Mayor Richardson,

I am Solano County Supervisor Skip Thomson writing to express my strong support for RioVista's application for the Region/Urban Design Assistance Team.

Through its program, the American Institute of Architects has revitalized San Francisco's Embarcadero area, Portland's Pearl District and Santa Rosa's downtown. As a growing rural city, Rio Vista would highly benefit from the Institute's expertise and would be better able to revitalize its own downtown and waterfront areas while developing a more robust transportation infrastructure plan.

As Supervisor of District 5 which includes the City of Rio Vista, I am optimistic that the City's application to the American Institute of Architects will result in a stronger, more robust and better planned development model that will benefit the City's residents and our community for years to come.

Thank you for your consideration of these views.

Sincerely,

Supervisor Skip Thomson
Solano County Supervisor, District 5

COMMITTEES
CHAIR: ACCOUNTABILITY AND
ADMINISTRATIVE REVIEW
INSURANCE
TRANSPORTATION
WATER, PARKS AND WILDLIFE

Assembly
California Legislature



JIM FRAZIER
ASSEMBLYMEMBER, ELEVENTH DISTRICT

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0011
(916) 319-2011
FAX (916) 319-2111

DISTRICT OFFICES
1261 TRAVIS BOULEVARD, SUITE 110
FAIRFIELD, CA 94533
(707) 399-3011
FAX (707) 399-3030

ANTIOCH COMMUNITY CENTER
4703 LONE TREE WAY
ANTIOCH, CA 94531
(925) 778-5790
FAX (925) 778-5446

WEBSITE

www.assembly.ca.gov/frazier

May 7, 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

RE: RioVision application for R/UDAT Team Visit in the City of Rio Vista, California

Dear Program Coordinator:

I write in strong support of the City of Rio Vista's proposal for the Region/Urban Design Assistance Team (R/UDAT). This proposal represents a visionary approach and tremendous opportunity for the community to work collaboratively while looking at areas of challenge and opportunities in a systematic, in-depth way.

Rio Vista is a rural city situated in Solano County, California. R/UDAT was first introduced to the Rio Vista community last year during the Solano Economic Development Corporation Highway 12 Comprehensive Corridor Economic Analysis. The California Department of Transportation is studying a realignment of California State Highway 12, which bisects the City of Rio Vista. The comprehensive study provides the City of Rio Vista with an opportunity to plan for the realignment, and also plan for its future. A well-designed workable plan will encourage and facilitate development. The benefit to the community will be considerable.

Supporting innovation in urban design practices is of particular concern to my constituents in the 11th Assembly District and the State of California. Thank you for your full consideration of the City of Rio Vista's application. Please feel free to call me with any questions you may have at 916-319-2011.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Frazier".

JIM FRAZIER
Assemblymember, 11th District



Office of the Mayor
ELIZABETH PATTERSON

May 8, 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

RE: RioVision application for R/UDAT Team Visit in Rio Vista

Dear Program Coordinator:

RioVista's proposal for the Region/Urban Design Assistance Team has the total support of the City of Benicia! It represents a visionary approach and a tremendous opportunity for the community to work collaboratively and look at areas of challenge and opportunities in a systematic, in-depth way.

Rio Vista is a rural city situated in Solano County. R/UDAT was first introduced to the Rio Vista community last year during the Solano Economic Development Corporation Highway 12 Comprehensive Corridor Economic Analysis. Highway 12 bisects Rio Vista, and CALTRANS is studying a realignment of the highway. This provides Rio Vista with an opportunity to plan for the realignment, and also plan for its future. A well-designed workable plan will encourage and facilitate development. The benefit to the community will be considerable.

Sincerely,



Elizabeth Patterson
Mayor

California State Senate

SENATOR
LOIS WOLK
THIRD SENATE DISTRICT



May 13, 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

RE: Rio Vision application for R/UDAT Team Visit in Rio Vista

Dear Program Coordinator:

I am writing to express my support for the Regional/Urban Assistance Team (R/UDAT), a component of the American Institute of Architects (AIA) for the City of Rio Vista. With the financial support from AIA for design and planning development, Rio Vista has the opportunity to work collaboratively to plan for their city's future.

Rio Vista is a rural city situated in Solano County. R/UDAT was first introduced to the Rio Vista community last year during the Solano Economic Development Corporation Highway 12 Comprehensive Corridor Economic Analysis. Highway 12 bisects Rio Vista and CALTRANS is studying a realignment of the highway. This provides Rio Vista with an opportunity to plan for the realignment and also plan for its future. A well-designed workable plan will encourage and facilitate development. The benefit to the community will be considerable.

Also, in compliance with the AIA requirements, Rio Vista has actively sought the input from the community to determine what they would like to see for the city in terms of infrastructure, Highway 12, and business growth. The project has been termed by the residents of Rio Vista as "Rio Vision."

I respectfully urge your favorable consideration of this grant application. If you have any questions, please do not hesitate to contact my office at (707) 454-3808.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lois Wolk".

LOIS WOLK
Senator, 3rd District

LW: lc

BOARD OF SUPERVISORS

Linda J. Seifert
Solano County Board of Supervisors
District 2
675 Texas Street, Suite 6500
Fairfield, CA 94533

Phone (707) 784-3031
Fax (707) 784-6665
ljseifert@solanocounty.com



District Representatives
Belinda T. Smith
(707) 784-2974
btsmith@solanocounty.com

Cathy Ritch
(707) 784-2974
cmritch@solanocounty.com

May 14, 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

RE: RioVision application for R/UDAT Team Visit in Rio Vista

Dear Program Coordinator:

As the Chair of the Solano County Board of Supervisors I am pleased to provide my support for Rio Vista's proposal for the Region/Urban Design Assistance Team. The expertise of the Region/Urban Design Assistance team would be invaluable to Rio Vista in sustaining its unique character and identity while planning for highway realignment and the City's future. It is also a tremendous opportunity for the community to work collaboratively and look at areas of challenge and opportunities in a systematic, in-depth way.

Rio Vista is a rural city situated in Solano County. R/UDAT was first introduced to the Rio Vista community last year during the Solano Economic Development Corporation Highway 12 Comprehensive Corridor Economic Analysis. Highway 12 bisects Rio Vista, and CALTRANS is studying a realignment of the highway. A well-designed workable plan can result in multiple benefits to the community, through new development, business attraction, and community pride.

I urge your favorable consideration of this application for the City of Rio Vista.

Sincerely,

Linda J. Seifert, Chair
Solano County Board of Supervisors



WINDBORN
CHURCH

Pointing People to Jesus

May 28, 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

Dear Program Coordinator,

Rio Vista has many needs, one of which is how the infrastructure of our town is broken. There are too many open storefronts, too many boarded up buildings, and too few safe connections for our children. These tangible blights interplay against a backdrop of difficult economic realities. While our current need is great; conversely, factors outside of our control might impact us with even more devastation, such as a possible new Highway 12 route. I am concerned by the effects of both our current physical needs and possible future governmental decisions. A toll has already been taken on many of the families, and a new vision is needed for the betterment of our community.

I believe that what we do with the spaces in which we live determine how well community can happen. Highway 12 already creates a dividing line in our town; as a result, extra resources and planning must be given to create spaces which better enable community. Attention to the details of walking paths to get to businesses and parks will aide the mixed use of space we already have in our town. For these reasons I enthusiastically support the RioVision Committee's application for the Regional/Urban Design Assistance Team (R/UDAT) Program. It is easy to see the blessing of supporting this process of recasting a vision for Rio Vista and I look forward to how I can be of help.

At Windborn Church we look for opportunities to be a blessing in our community and to do so in Jesus' name. As needs are presented to us we desire for stability to replace that which created the need in the first place. With Jesus as our wisdom we have learned that sometimes those needs might be caused by social factors or economic realities or broken political systems or deep seated spiritual need (and that theses sources of need are often interrelated); regardless we simply want to be a blessing, we do not need to have others agree with us or our approach, before we seek the betterment of individuals and our community.

God Bless,

Pastor Dustin Butler

Dustin Butler, Pastor
300 Main St., PO Box # 422, Rio Vista, CA 94571
707.374.4910
office@windbornchurch.org
www.windbornchurch.org

MAYOR JACK BATCHELOR
VICE MAYOR DANE BESNEATTE
COUNCILMEMBER STEVEN BIRD



COUNCILMEMBER THOM BOGUE
COUNCILMEMBER JERRY CASTAÑON, SR.
CITY TREASURER SCOTT PEDERSON

May 14, 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

RE: RioVision Application for R/UDAT Team Visit in Rio Vista

Dear Program Coordinator:

RioVista's proposal for the Region/Urban Design Assistance Team has the total support of the Dixon City Council. It represents a visionary approach and a tremendous opportunity for the community to work collaboratively and look at areas of challenge and opportunities in a systematic, in-depth way.

Rio Vista is a rural city situated in Solano County. R/UDAT was first introduced to the Rio Vista community last year during the Solano Economic Development Corporation Highway 12 Comprehensive Corridor Economic Analysis. Highway 12 bisects Rio Vista, and CALTRANS is studying a realignment of the highway. This provides Rio Vista with an opportunity to plan for the realignment, and also plan for its future. A well-designed workable plan will encourage and facilitate development. The benefit to the community will be considerable.

Sincerely,

Jack Batchelor
Mayor
City of Dixon

City of Dixon

600 East A Street • Dixon, California • 95620-3697
(707) 678-7000 • FAX (707) 678-0960 • TTY (707) 678-1489



RIO VISTA LIONS CLUB
DISTRICT 4C-2
PO BOX 362
RIO VISTA, CA. 94571

MAY 21ST, 2013

RE: RU/DAT APPLICATION
CITY OF RIO VISTA

MR DAVID FALK:

A PRESENTATION WAS MADE TODAY TO THE RIO VISTA LIONS CLUB REGARDING THE RU/DAT APPLICATION THAT YOU AND YOUR TEAM ARE WORKING ON FOR THE CITY OF RIO VISTA. THE INFORMATION WAS WELL RECEIVED AND THE CLUB IS MOST APPRECIATIVE OF AND IMPRESSED BY YOUR EFFORTS IN WHAT IS A MOST IMPORTANT YET ALSO CHALLENGING ENDEAVOR. YOU HAVE OUR COMPLETE SUPPORT IN THIS MATTER. AS WE NEAR JUNE AND THEREFORE THE END OF OUR FISCAL YEAR, ALL OF OUR MONIES ARE ALREADY EARMARKED; HOWEVER, SHOULD YOU NEED FINANCIAL SUPPORT PLEASE CONTACT US AFTER JULY WHEREAS WE MAY BE IN A BETTER POSITION TO ASSIST YOU FURTHER.

SINCERELY.

A handwritten signature in dark ink, appearing to read 'John Bento', with a long horizontal flourish extending to the right.

JOHN BENTO
PRESIDENT



125 Sacramento Street
P.O. Box 576
Rio Vista, CA 94571
Phone: 707-374-5243
Fax 707-374-5381
www.riovistacare.org
Email: admin@rvcare.org
Tax ID # 68-0063763

May 28, 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

RE: RioVision application for R/UDAT Team Visit in Rio Vista

We fully support the RioVision application for a R/UDAT team visit in Rio Vista, CA. As a non-profit social and mental health services organization in this small community, we are focused on addressing our clients' needs and improving the quality of life for these individuals. We provide services for families and individuals from early childhood to the elderly.

Rio Vista is an isolated town greatly in need of AIA's help. Many of the families that we serve have extremely limited resources and they, and the entire Rio Vista community, would benefit greatly from the professional and objective assessment that an AIA R/UDAT could provide. R/UDAT could assist us in identifying issues that confront all our residents, including poor and needy families.

The AIA's help in developing a vision for a better Rio Vista future together with a strategy to produce results would be of lasting impact. Presently we are in need of a one-stop family services center. Our youth have very few facilities. A well-designed workable plan will encourage and facilitate development of a sense of community cohesion and connection that is missing for some members of our community. The benefit to the community will be considerable.

Rio Vista CARE stands ready to support resident participation in the R/UDAT process. We will assist in ensuring that there is grassroots participation in the R/UDAT assessment. We appreciate the opportunity this brings to Rio Vista.

Sincerely,

Adriana C. Bejarano
Executive Director



May 28, 2013

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

Re: RioVision application for R/UDAT Team Visit

Gentlemen:

I have been in business in Rio Vista for over 30 years and am a fifth generation resident of the town. Foster's Bighorn on Main St. is a landmark restaurant/bar dating from 1936, a draw for visitors, hunters and families - and one of the strongholds in the downtown area.

Over the years Rio Vista has changed from a town with many markets and thriving retail businesses to a Main St. with little traffic. Highway traffic has increased and Trilogy has reshaped our town in many ways. We need to revitalize and take advantage of the river and other natural assets - and though many studies have been done, little progress has been made.

Rio Vista has great potential but needs a push in the right direction so the town will make good decisions and changes. I have seen the growth and changes in other communities where R/UDAT has had an influence (Santa Rosa, Healdsburg) and I fully support all aspects of a team visit to our city. We have and will continue to donate services to support this endeavor.

Sincerely,

Howard Lamothe
Foster's Bighorn

May 28, 2013

Rio Vista Community Services



For a brighter tomorrow

1105 -A Airport Road
Rio Vista, CA 94571
Phone: 707-374-5706
Fax: 707-374-5662

Email:

riovistaministry@frontiernet.net
501 (C) (3): 20-4315642

EXECUTIVE OFFICERS

Derek Jones

Shirley Sudduth

FOUNDER

Norma Simmer

Design Assistance Team Program Coordinator
Center for Communities by Design
The American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006-5292

Re: Rio Vision application for R/UDAT Team Visit in Rio Vista

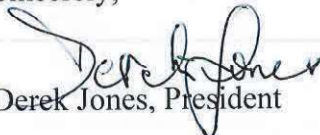
Rio Vista Community Services supports the Rio Vision application for an R/UDAT team visit in Rio Vista, CA. We are a 501(c)3 comprised of dedicated volunteers whose mission is to assist and maintain the dignity of low income individuals, families, and the homeless by providing food and other services to them to help them move toward self-sufficiency. Our efforts are funded by Federal grants and contributions from individuals, community groups and organizations, churches, and businesses in Rio Vista and surrounding areas. As a result of our work we have first-hand knowledge of the needs and issues confronting our community's residents.

The AIA would be an invaluable assistance to the isolated town of Rio Vista. The families we serve have limited resources and they, and the entire Rio Vista Community, would benefit from the professional and objective assessment that an AIA, R/UDAT could provide. An R/UDAT could assist us in identifying issues that confront all our residents, including the poor and needy. The AIA's help in developing a vision for a better Rio Vista future, together with a clear strategy to produce results would be of lasting impact.

Our organization is contemplating developing a one-stop Family Resource and Health Center. This would provide a centralized provision of both current services and additional services (in particular a health center) many families need, especially those with young children. Presently it is very difficult for those in need to get to the locations where they can access services. A well-designed workable plan will encourage and facilitate development of a sense of community cohesion and connection that is missing for some members of our community, and the benefits from such a plan would be immeasurable.

Rio Vista Community Services stands ready to support Rio Vision in its efforts quest for a healthy and vibrant community.

Sincerely,


Derek Jones, President

Appendix

Map of Rio Vista and Vicinity

Rio Vista Downtown Marketing and Design Study, (2000, summary)

Rio Vista Industrial Development Marketing Strategy and Implementation Plan (7/03, summary)

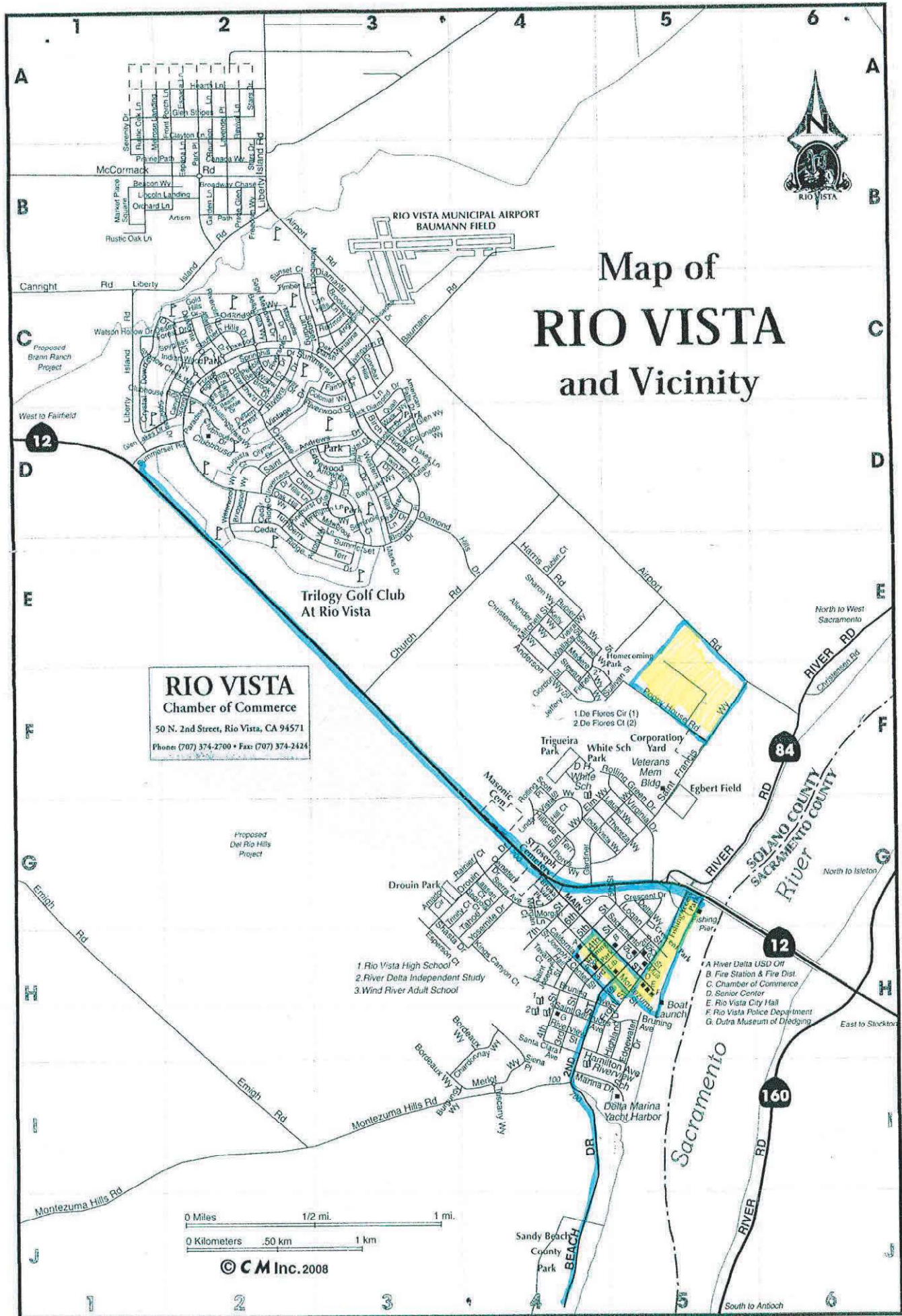
Rio Vista Waterfront Specific Plan, (2008, cover pg. only)

Summary Review of Economic Development Plans (1998 – 2010)

Highway 12 Comprehensive Corridor Economic Analysis, Community Outreach
(complete summary at <https://docs.google.com/file/d/0Bz0KtN0Uw9zcQktUS0xlbzZLZkU/edit>)

The Daily Republic: RioVision to present to Rio Vista Council, May 25, 2013

City of Rio Vista Urban Boundary Adjustment, 2013

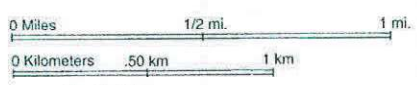


Map of RIO VISTA and Vicinity

RIO VISTA
Chamber of Commerce
50 N. 2nd Street, Rio Vista, CA 94571
Phone: (707) 374-2700 • Fax: (707) 374-2424

- 1. Rio Vista High School
- 2. River Delta Independent Study
- 3. Wind River Adult School

- A. River Delta USD Off
- B. Fire Station & Fire Dist.
- C. Chamber of Commerce
- D. Senior Center
- E. Rio Vista City Hall
- F. Rio Vista Police Department
- G. Delta Museum of Dredging



© CM Inc. 2008

Rio Vista Downtown Marketing and Design Study, 2000

by Jeffrey Eichenfield & Assoc., consultant to RV for Community Design
related to the General Plan

This report is over 10 yrs. old and some of the material is outdate. The report addresses 5 areas with key recommendations as follows:

1. Marketing and Promotion

- a. create a downtown revitalization group - merchants and/or chamber group
- b. use a consistent logo with on-going merchant ads as a downtown group
- c. produce an updated restaurant guide, listing all eateries by area: Hwy. 12, etc.
- d. address the needs of those 55+ (largest demographic)
- e. Improve directional signage with visitor-friendly logo on all signs
- f. promote high-quality restrooms, courtesy docks, fishing piers, fish cleaning area and shoreline access

2. Business Retention

- a. recommend 2-3 hr. parking zones on Main St. to discourage employee parking
- b. waive or reduce fees for business owners to encourage property improvement
- c. involve absentee property owners in downtown activities, mailings

3. Business Recruitment

- a. Types of businesses to target, based on 1999 study in RV:
 - a. restaurants on the water (#1 request), antiques, products for 55+,
- b. Where to recruit:
 - a. encourage local residents who may be interested in opening a business, home businesses who want to expand.
 - b. identify business owners in RV and nearby towns who may be ready to expand
- c. prepare packet of information for new business prospects,
- d. maintain a list of all vacant properties for lease or for sale on a web site and/or brochures

4. Storefront and Building Design

The study shows a "demonstration block" on Main St. with suggestions for low cost improvements. Those buildings most in need of upgrade per 1999 study:

- a. RV Hotel, Braid's; RV Bakery, Hap's Parking Lot, City Hall relocation
- b. preserve historic and iconic neon signage. Encourage maintenance/repair through matching grants.
- c. identify historic buildings and help to get historic designation for more flexible rehabilitation requirements.
- d. use historic structures as basis for design and improvements downtown
- e. set up a matching CBG grant program (Dixon, Davis, Fairfield), fee waivers, tax credits to encourage improvements to privately owned downtown property

5. Streetscape Design

Since the study was completed improvements to downtown have been made: trees, flower beds, benches, light poles and new trash containers.

RIO VISTA INDUSTRIAL DEVELOPMENT MARKETING STRATEGY AND IMPLEMENTATION PLAN (July 2003)

Prepared by Chabin Concepts, Stockton, CA Allison Larsen allison@chabinconcepts.com

This study is an action plan with marketing strategy, local business development and steps for getting RV ready, developing leads and prospects for new business. Offers recommendations for working with existing businesses as well as new. Study reviews transportation, infrastructure, workforce and business climate

GOALS: to make RV a competitive location for new business location
to locate and develop two industrial parks
to create new investment and jobs in RV

TARGET INDUSTRIES FOR RV:

1. Niche food processing (proximity to Delta and Central Valley, UC Davis)
2. Wood products – fits with RV workforce, proximity to major ports
3. Industrial Machinery- good match with labor availability, can utilize airport
4. Transportation Equip - truck trailers, boat repair, aircraft parts, gas drilling equip to service end users. Good match with existing business base, heavy equip. operations, welders, production workers
5. Stone, Clay & Glass products – good sand supply, well drilling by products, mud and suitable work force in area
6. Metal fabrication – good skilled workers here, good match with existing business base, OEM connection to SF and Silicon Valley mfg.

TARGET COMPANY CHARACTERISTICS:

1. sole proprietor; owner/operator who desires small town setting, proximity to mkts.
2. employment – 20 – 30 employees (not over 50)
3. jobs - precision production, material handlers, heavy equipment laborers, assembly
4. annual sales: 1 – 10 mil

MARKETING ASSESSMENT OF RV:

1. RV has no collateral marketing materials available or organized resources to attract business.
2. Greatest challenge: RV is not “on the radar screen” of businesses and real estate brokers outside of RV. Lack of awareness for RV in the marketplace.
3. At time of study, RV website was difficult to find, and had lack of business information specific to current real estate listings, graphics, minimal links to other city resources and agencies.

MARKETING STRATEGY:

Action Items:

1. Make a portfolio of diverse location opportunities, outline a “virtual” building program to facilitate location of industrial/ mfg. business in 90 days

or less. Other local communities have “spec” buildings, vacant facilities that businesses can occupy immediately. Cities with existing buildings have 50% better chance of attracting new businesses.

2. Companies who prefer to construct a facility want to purchase land – not lease. RV has 160 acres of undeveloped property bisected by Airport Rd. Current design standards are generic and do not provide a clear explanation of RV vision for aesthetics.

3. Adopt a standard lease agreement for businesses interested in developing.: cost, duration, benefits. Must be addressed in upfront discussions with prospects.

4. Create a Development Flow Chart and Timeline outlining all steps required, all permits, all fees – everything on one spreadsheet.

5. Work with local banks to determine criteria for making loans to developers on leased land (if that is all that is available). Prepare financing options to include in marketing materials.

LOCAL BUSINESS DEVELOPMENT:

1. Ensure business climate in RV is happy, city meeting needs of local entrepreneurs. Local employers must be satisfied so they can be advocates for the City or RV. City staff needs to be accessible and easy to work with.

2. Develop a local business outreach program to take the pulse of satisfaction. A routine business visitation program fosters strong relationships with top sales tax generators. Hold quarterly Mayor’s Eggs & Issues sessions to strengthen the reputation of “city hall” as “open for business”.

3. Quarterly business newsletter to all local businesses to advise them of what is happening at city hall... keep them in the loop. Initiate a business recognition program to honor local businesses.

PREPARATION, LEAD GENERATION AND PROSPECTING FOR NEW BUSINESS

1. Use Solano EDC as resource, take advantage of their regional marketing efforts

2. Target industries for business recruitment identified in this project.

3. **Action Items:** create a marketing package that represents RV position and image.

- select 3 key message points
- business testimonials – why they are doing business in RV
- prepare master design sheets and postcard templates to send out
- prepare a folder to include all materials and CD for mailing to prospects
- a CD brochure was developed as part of this project... primary marketing piece (where is this?)
- provide maps to new businesses, visual overview of RV and region.
- ***review Implementation Guide provided with the study
- funnel business inquiries to a one point-of-contact within the city

who serves as a “Project Ombudsman” Ensure that everyone on staff knows the lead handling process, where to find resource materials and protocol for dealing with businesses.

4. Establish a “Rio Vista Business Partnership Team” to support city’s efforts in local development. City Staff, key departments, utilities, workforce agencies, bankers, a council member.

5. Develop Marketing Campaign to generate leads focused on target industries and third party intermediaries (bankers, RE brokers)
 - send letter introducing RV industrial parks, building program, CD to all media and 3rd party intermediaries
 - send quarterly newsletter to media, etc.
 - follow up on target list of 100 company contacts provided in study project

6. Organize a routine prospecting schedule to support marketing campaign. Persistent organized marketing and prospecting should convert one in 35 leads into serious consideration of a location. See Implementation Guide
 - regular real estate broker/developer call program
 - schedule follow-up calls/visits within 2 wks of mailing.
 - "Close the deal" with customized proposal delivered to prospect
7. Creative marketing: prepare paper placements with RV images, website address, messages for use at local restaurants on RV's three busiest tourist weekends.

ACTIONS TO INITIATE IMPLEMENTATION:

1. Council Work Session and Budget for additional software, collateral marketing materials, additional staff, etc. Three-year outline included in study. Approx. \$30,000. one-time set up cost, plus \$30,000. first year

2. IMPLEMENTATION GUIDES are in 3 separate binders w/workbooks (in City Hall office?)
 - Detailed Action Step Worksheets for each strategic initiative.
 - Sample materials and templates
 - Target Industries are listed in Report 2

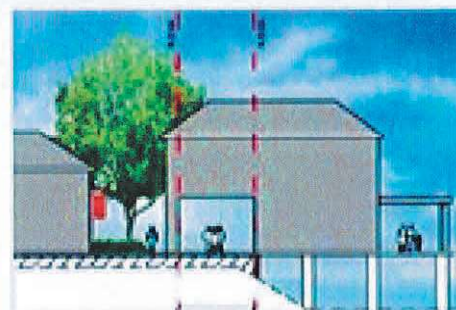
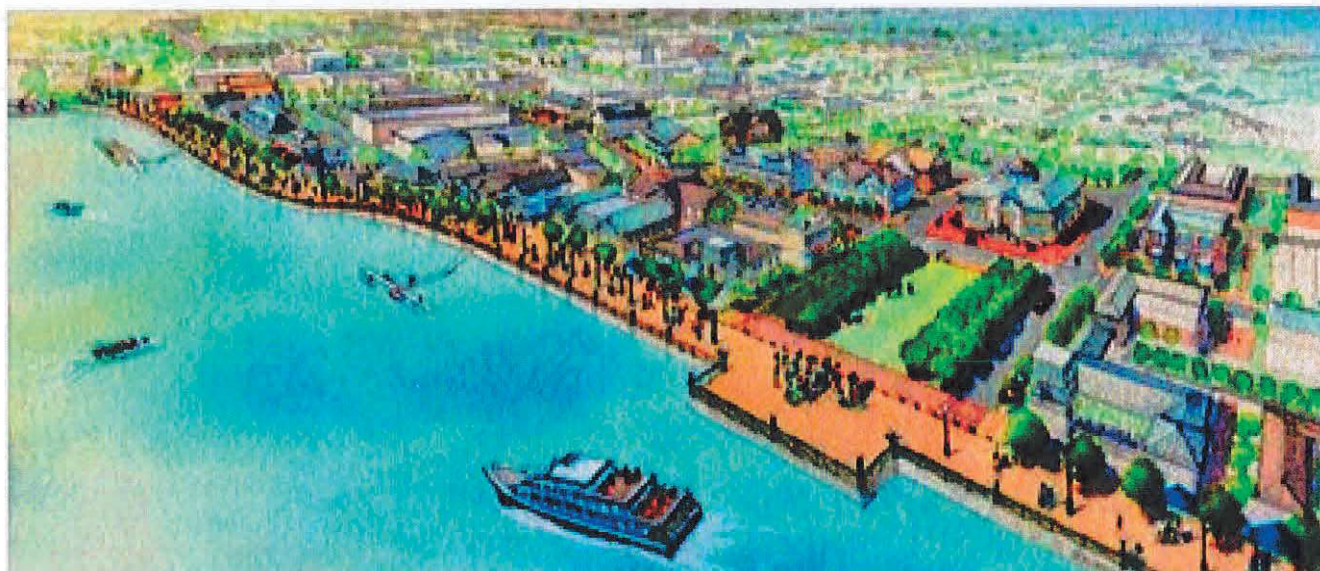
Waterfront Specific Plan

Rio Vista, California



URBAN DESIGN STRATEGIES + WATERFRONT REVITALIZATION + COMMUNITY VISIONING

Earned Solano County Transportation Authority Project of the Year Honors: "Planning for Livable Communities"



The Rio Vista community had a vision for a comprehensive redevelopment of their under-utilized waterfront. City Design Collective partnered with staff, residents, and local business owners to prepare a feasible masterplan calling for a wide range of new residential, live-work, workplace, and commercial development. Form-based regulations require the development of a walkable network of streets and blocks anchored by a 'waterfront green' and 'public promenade' along the Sacramento River.

PROJECT FEATURES

- Stakeholder meetings and public workshops to build the community's vision.
- Form-based standards and guidelines for site development. Enhanced land use flexibility to attract uses complementary to existing Downtown businesses.
- Revitalization strategies and financing strategies for capital improvement.

PRIMARY CLIENT

City of Rio Vista

STATUS

Adopted by City Council, 2008

ROLE

Urban Design Consultant, Form-Based Code, Masterplans, Community Vision

RESPONSIBILITIES

Zoning Code Review, Community Visioning Process, Economic and Urban Design Development Strategies

REFERENCE

Emi Theriault, Planning Manager
City of Rio Vista, CA

en vision • enable • realize

www.citydesigncollective.com | 363 17th Street, Oakland CA 94612 | 415 378-2181

The following are key elements identified in 10 separate studies and plans previously approved by the Planning Commission and Council over the last 10 years. **We recommend particular attention to listings market in bold** ● which would boost overall development in the city. The Commission asks that this summary information be considered and given priority when developing a work plan for the upcoming fiscal period. We further recommend that these studies be used as framework and focus for future development in Rio Vista.

1. Capital Improvement Plan (2005 - 2010)

Goals and Focus:

- Transportation
 - Hwy 12 Corridor improvements
 - Downtown Parking Issues:
 - Research Land Cost for Parking Lots
 - Analyze benefit of New or Temporary Parking Lots
- Airport
 - **Provide New Hangars**
Provide Jet Fuel delivery system, Rehab Taxiway, Ramp

2. Redevelopment Plan, Historic Rio Vista (Area A) (date ____)

Goals and Focus:

- **Implement first steps in Waterfront Specific Plan**
- **Implement Bridge to Beach "Path with a View"**
- Enforce Blight Removal where it occurs - economic and physical
- Encourage Landowner Participation through increased communication, proposals, joint efforts.
- Provide Infrastructure and Public Facilities

3. Industrial Development Marketing Strategy and Implementation Plan (July 2003)

Goals and focus:

- **Business Park - land acquisition, complete physical infrastructure**
- **Adopt Lease Agreement Template for Business Park for review by potential investors:**
include rates, terms, designs, fees, cost, terms, benefits
- **Prepare marketing collateral materials to attract new business for the Business Park,**
- **Target prospective companies per criteria outlined in study**
 - Ensure that existing businesses are happy (survey?)
 - Develop marketing Schedule to Promote Rio Vista (partner w/COC?)
 - Identify turn-key businesses within 50 mi. radius that may be primed to relocate or expand.

4. Parks Master Plan (Aug. 2006)

- **Repair /replace City Dock. Revisit grants and local volunteer help to spearhead project**
- Implement Dog Park and Skate Park
- Provide Improved River Access
- Provide river access for public and private projects at Army Base
- Improve city launch ramp and fee collection system

5. Zoning Ordinance (updated 2009)

Goals and Focus:

- Consider permit fee credits/waivers for new businesses that provide local employment opportunities

6. City of Rio Vista General Plan (pertaining to economic development)

- **Hire an Economic Development Director with goal of**
 - **Attracting new job producing businesses**
 - **Actively pursue Grant Writing**
 - **Actively encourage business related to Research or Industrial activities**

7. Waterfront Specific Plan (Nov. 2007)

Implementation measures- first steps:

- **Resolve land ownership issues relative to the location selected, so the property owners will know their relationship to future planned Green Streets and Waterfront Green (p.3:2)**
- **Identify and pursue Federal and State grants to contribute to the financing of key waterfront improvements, especially flood control wall and promenade engineering to make these projects "shovel ready"**
- Coordinate underground utilities needed for development
- Obtain an accurate topographic and property boundary survey
- Seek financial partnership from landowners
- Identify locations for additional boat docks and look for opportunities to build
- Perform permitting analysis with Army Corp of Engineers
- Conduct Phase II Hazmat Assessment
- Consider private/public partnership to finance docks: Pay for Use
- Hire Geotechnical Engineer to perform Wetland/Environmental Review

8. City of Rio Vista Downtown Marketing and Design Study (1999/2000)

Goals and Focus:

- Encourage retail businesses to attract weekend traffic
- **Consider re-use/rehab options of Rio Vista Hotel**
- **Look at matching grants for façade improvements**
- Provide façade design drawings (Demonstration Block) from study for landowner review
- **Seek grants and low interest redevelopment loans for financial assistance to landowners.**
- Consider awards/recognition to business owners with best façade rehab
- Develop and fund directional signage for key attractions
- Maintain list of vacant buildings, sq. ft., contact for easy access by interested parties
- Waive fees for new business development in downtown area
- Sell City Hall so it can be used for visitor related business with access to river
- Preserve historic businesses and buildings existing on Main St.

9. Army Base Supplemental Economic Analysis (Dec. 1998)

- Conveyance regulations require some of the property to be used for community recreation uses
- Recommended development is Marine Research Center and small lodging/retreat facility plus recreation uses for the city.
- Explores 3 options for re-use of Army Base, using extensive data to support findings
- Existing buildings cost more to repair than cost of new construction. Demolish and salvage large timbers for re-use in lodging.
- **Prepare and adopt design guidelines for Army Base development**
- On-site existing utilities have little if any value. Only the sump and existing well may be useable
- Study contains detailed analysis of why other options are not viable - RV is a "remote" area.
Note: The reference to economic conditions is 12 yrs. out of date.

10. Supplemental Rio Vista Army Reserve Center Reuse Plan (July 2001)

Focus: the study attempted to update the financial information, but it is still very out of date.

- Develop revenue and job generating uses of property: lodge and retail
- Estimate a lodge will likely generate about \$58,000. for the city when completed
- It is unlikely a lodge will generate enough revenue to fund it's development and infrastructure costs as they have increased significantly since 1998 (and 2001) It is unlikely the city will have a developer.
- The Research Center is more economically feasible.

Highway 12 Comprehensive Corridor Economic Analysis

Task #5

ArchiLOGIX
October 10, 2012

Prepared for the **Solano Transportation Authority**



By the **Solano Economic Development Corporation**



Sandy Person, President, Solano EDC, Project Director
Dale Pfeiffer, Project Manager

Project Consultants

Peter Stanley and Mitch Conner, ARCHI|LOGIX

Dr. Robert Fountain



"A year from now you will wish you had started today."

- Karen Lamb

Successful community planning is an iterative process that requires and benefits from an engaged and informed public to provide a feedback loop that is reality-based. Dr. Fountain's economic analysis has been instrumental in establishing a baseline understanding of what is and what could be for communities along the Highway 12 corridor in light of possible improvements to the route.

ArchiLOGIX working with Metro-Quest designed and implemented outreach events, questionnaires and online surveys for data collection and analysis to gain insight into preferences related to the potential Highway 12 improvements. Additionally, the team participated in several presentations and workshops over time both to solicit input and to discuss the findings of the research. The following three steps summarize our work.

1. DATA COLLECTION METHODOLOGY

ArchiLOGIX reviewed various General Plans of cities along the Highway 12 corridor to establish a working knowledge of the vision, priorities and regulations of the communities vis-a-vis their relationship to Highway 12.

In addition to the jurisdictional perspective, individual input was highly desired. To reach as many Highway 12 corridor residents and users as possible, ArchiLOGIX used tools provided by Metroquest to establish and launch an online survey site in February of 2012. This site allowed participants to provide valuable feedback to the project team.

In order to encourage as much participation in the survey as possible, the team engaged in an outreach effort and presentations to organizations and stakeholder representatives along the corridor, such as: the Solano Transportation Authority, the Highway 12 Association, Solano EDC Advisory Committee, Travis Air Force Base, Rio Vista Chamber of Commerce, Rio Vista Business Alliance, and a number of interested individuals along the corridor.

Over the seven month period that the survey was active online there were over 500 visits to the site. Although these participants all provided a certain level of information it was important that we were able to use data that clearly could be benchmarked to corridor users, businesses or residents. In order to qualify this information, the team focused on those participants that provided residency or business location data. This analysis provided 176 reliable survey results and a high degree of relevant information that could be used in understanding the communities concerns and priorities.

The first area of the survey was a listing of 12 Community Priorities and allowed users to rank these priorities from highest to lowest value. This gave the project team a good sense of how participants viewed these important elements of community development and livability. The results of those rankings in order of priority are:

- 1 Town-oriented activities
- 2 Farm-to-market agriculture
- 3 New Delta hub
- 4 Highway serving activities

- 5 Manufacturing
- 6 Water-based recreation
- 7 Residential development
- 8 Military support
- 9 Energy production
- 10 Lodging
- 11 New farming techniques
- 12 Environmental studies

The second area of the survey was an attempt to get feedback from the participants on how they viewed the current condition of the Highway 12 corridor. The results of this question allowed the team to assess the satisfaction of the regular users of the highway. The survey results for this question are listed below:

Adequate	34 (19%)
Excellent	5 (3%)
Somewhat Above Adequate	8 (5%)
Somewhat Inadequate	80 (45%)
Very Inadequate	49 (28%)

A clear majority of over **70%** of respondents felt that the current condition of the highway was either somewhat or very inadequate. **65%** of these respondents are frequent users of the corridor making multiple trips on either a daily or weekly basis and therefore are very familiar with the conditions.

Multiple Trips Daily	41 (23%)
Several Trips per Week	73 (42%)
Occasional	27 (15%)
Several Trips per Month	35 (20%)

2. INSIGHTS FROM RESPONSES TO QUESTIONNAIRE:

In addition to understanding the regional issues, the STA embarked on a case study examination of impacts and potential benefits to a local community along the corridor. Specifically, Rio Vista (which may experience re-routing of Highway 12 from its downtown) expressed an interest in further consideration to address their concerns about impacts to their economic stability.

The consultant team developed a three-item questionnaire, distributed broadly by the Solano Economic Development Corporation and others, to which fifteen (15) citizens responded. The questions were:

1. What are your top priorities for the development of the corridor and Rio Vista?
2. If the economy expands, what improvements / amenities / investments do you think Rio Vista and/or the State should consider first?
3. Other comments or observations?

All responses were constructive, and 80% indicated their interest in being notified of future community meetings or workshops. Citizens shared love for their community, a willingness to embrace change, an eagerness to maximize existing elements that have inherent value, a desire to develop in ways that support job growth, and an interest in creating ways to use this changed condition (rerouting of Highway 12) to their community's benefit.

Recommendations from the community included:

1. Relocation of Highway 12 to causeway with a new bridge;
2. Repurposing of existing Highway 12 corridor as city street with slower traffic, widened street, landscaping, lighting, and effective signage directing traffic to downtown;
3. Creation of an industrial park;
4. Creation of a business park;
5. Adoption of clear policy and permitting practices by the city to facilitate business location and job creation;
6. Relocation of industrial business from waterfront to industrial park;
7. Improvement of ingress / egress to service transports of large loads and improve safety;
8. Development of waterfront as recreational destination for locals, families, visitors - with hotels, restaurants, attractive retail, recreation;
9. Attitude of appreciation for investors, including developers and business owners, independent or chain (retail, restaurants, movie theaters);
10. Development of medical services, including medical center, nursing care, assisted living facilities.

The growing interest to articulate and ultimately realize a new vision for their community launched further discussion about how to collaborate and activate in order to make meaningful change. The conversation evolved into enthusiastic discussion about effective community engagement, planning and development.

3. COMMUNITY ENGAGEMENT IS ESSENTIAL TO EFFECTIVE COMMUNITY DEVELOPMENT. USEFUL TOPICS FOR DISCUSSION INCLUDE THE FOLLOWING:

The goal of a structured community engagement process is to build consensus among stakeholders and decision-makers at each milestone, generating buy-in to a shared vision and serious interest in public improvements to connectivity, mobility, livability and sustainability, and stimulating private and public development projects that support the city's economy and quality of life.

The overall scope of work involves data collection, inventory and assessment of existing conditions, development of alternative plans, policy analysis and modification - with community input and feedback looping throughout.

Visioning, community planning and the eventual implementation work best when the stakeholders - individuals, businesses, nonprofits, property owners, trade organizations and the like - and the governing agencies and officials embrace a team approach to respectful and productive dialogue that builds understanding and unveils opportunity. Many successful communities find that a point of consensus - when folks generally all agree - is too high a goal. Instead, a point of "informed consent" at which time individuals agree not to obstruct progress, is a worthy decision point. Regardless, there is agreement that, to move forward, compromise will be required of all.

VISIONING

A community's vision for itself matters. Otherwise, as the Cheshire cat opined in Alice in Wonderland: if it doesn't matter where you want to go, then it doesn't matter how you get there. People DO care. Identification of Strengths, Weaknesses, Opportunities and Threats (SWOT) is an example of a useful starting-gate exercise to flesh out everyone's issues and begin to lay out helpful tools and building blocks. Interestingly, elements that are a double-edged sword can be used to best advantage, for example, and what seems overwhelming might be revealed to be the best rallying point for a town.

Valuable professional resources exist to serve communities with their visioning. One example is the **American Institute of Architect's Regional / Urban Design Assistance Team (R/UDAT)** program which has helped more than 140 communities since 1967. R/UDATS have addressed a wide variety of community issues, including urban growth and land use, inner-city neighborhoods, downtowns, environmental issues, waterfront development, and commercial revitalization. More than 500 professionals representing over 40 disciplines have donated more than \$3.5 million in services as members of R/UDAT teams. Each team is tailored to suit the needs and interests of a community, and members volunteer their time and expertise for the 4 day intensive, dynamic, high-level dialogue with a broad base of stakeholders to produce community visions, action plans and recommendations. Ultimately what makes them special is their multi-disciplinary expertise, their enhanced objectivity and the public participation.

PLANNING

Useful planning is contextual, is anticipatory and flexible, reveals opportunity, celebrates what works, introduces complimentary elements and uses, prioritizes incremental change, and is reality-based. Community planning is comprehensive and often includes a full menu of considerations including, but not limited to, the following.

1. "Bone structure"
 - Vehicular, bicycle and pedestrian circulation
 - Street grid hierarchy
 - Pedestrian realm
 - Utilities / infrastructure capacity
2. Community Development
 - Existing and proposed land uses (repurpose and intensification)
 - Catalytic sites / linkages
 - Natural features and recreational amenities
3. Economic impacts
 - Future investment (public and private)
 - Jobs and reinvestment
 - Market conditions
 - Funding sources
 - Brand development
4. Social value "a full service community"
 - Meeting and balancing the needs of all stakeholders

The outcome of a community planning process is a guiding document reinforced by governing policy that maps out the expected and desired outcomes for future development and change around which the community will rally and investors will invest.

IMPLEMENTATION

Implementation requires discipline and determined leadership and management . . . Balancing competing priorities, managing short-term and long-term projects, maximizing market conditions, working with what “is”, prioritizing a work plan, aligning resources, maintaining local character, keeping everyone informed.

If most effective, the previous process of engagement has built understanding, respect, caring, and trust and has moved people past a limiting attitude of entitlement to a freeing sense of empowerment. A pitfall of many is poor management of expectations. It is critical to have a clear understanding of the capacity of individual stakeholders - be they persons, business or organizations - to problem-solve and to contribute resources. Misplaced expectations often result in poor performance, unrealized plans and breakdowns in trust and partnerships.

Ideally the community embraces a shared sense of opportunity and responsibility in which all members including citizens, private business and property owners, nonprofit organizations and public agencies all recognize their role in implementing the vision. Public / private partnerships are not a trend; they are the foundation for our future. They require and magnify the best of everyone, and are the key to getting things done

*“The secret of getting ahead is getting started. The secret of getting started is breaking your complex overwhelming tasks into small manageable tasks, and then starting on the first one.”
- Mark Twain*

RioVision to present to Rio Vista council

By Heather Ah San

From page A7 | May 21, 2013 | 1 Comment

RIO VISTA — The RioVision Steering Committee will present an update Tuesday to the City Council on its Rural Urban Design Assistance Team application.

RioVision is finalizing an application to the American Institute of Architects for the Rural/Urban Design Assistance Team program. The no-charge program addresses a variety of issues in communities, such as growth and land use, and sends a group of professional architects and planners to the town for on-site evaluation and citizen input.

RioVision will present to City Council at 6 p.m. at One Main St.

The group is also asking for feedback after the meeting and for ideas on how to distribute information to residents who do not attend community meetings.

Several subcommittees will be formed over the next few weeks if the Rural/Urban Design Assistance Team is approved. Examples of subcommittees include a communication committee; hospitality and lodging; office and meeting facilities; logistics; transportation; and media coordination.

For more information, contact Dave Falk at dfalk869@gmail.com.

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Heather Ah San

Heather Ah San covers Rio Vista, features and general news for the Daily Republic. She received her bachelors of art degree from the University of Oregon.

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Rio Vision discusses R/UDAT application draft

JARROD R. KOHLS
Staff Writer

“Rio Vista has not kept pace with other mid-size towns in terms of marketing or branding itself. Few people from the greater Bay Area and Sacramento know where Rio Vista is... thus the AT&T ad which was somewhat comical but highly accurate,” read the intro to the Rio Vision draft application which will eventually be submitted to the American Institute of Architects for consideration by the organizations Rural/Urban Design Assistance Team (R/UDAT).

The Problem Statement continued to read: “The town has been accepting the status quo, which has kept it in a 1950’s holding pattern as nearby cities developed along freeway routes. Few noticeable changes have been made, other than a streetscape project on Main St. in 2002. The city has operated without a concept or an overall vision, and has been largely project driven.”

Monday marked the most recent gathering of a group of Rio Vista residents and business owners known as Rio Vision, who have been focused for the past eight months on gathering data, perspectives and ideas from locals

highways and farm land.

An example that is consistently referred to, where R/UDAT has successfully turned around the vitality of a city, is that of Healdsburg, Ca. Facing a similar situation, where a major roadway was diverted away from the core of town, the AIA laid the ground work for the turn-around of a town that was facing the loss of revenue from traffic diversion.

Falk explained that the

pertaining to the direction they feel that the community should grow.

“The very nature of the Rural/Urban Design Team is that it is community driven. Each time we meet we have some new faces and a few more people and we have a lot more things that are being done,” said Rio Vision Chairman Dan Falk. “It has been an interesting process but now we have some pretty good momentum. By the end of this month we will be submitting the application to the AIA.”

Falk explained that the application, should it be accepted, would result in a grant of donated services by a plethora of AIA designers, architects and specialists from across the United States worth in excess of \$350,000.

Over the recent weeks, surveys have been circulating throughout the community asking for citizen input regarding the desired future of the City, which is requirement for consideration from R/UDAT. Along with the outpour of community support, Rio Vision has recently received letters of support from various area cities, politicians and entities such as the Rio Vista Chamber of Commerce, County Supervisor Skip Thomson, Fairfield Mayor Harry Price, the City of Benicia and the Rio Vista Soroptimist Club amongst many others.

R/UDAT design performed for Healdsburg, though over 20 years old, is still referred to today, due to its thorough nature.

While Rio Vision is projecting submittal of the final draft of the application in mid-June, they are still actively collecting survey forms and letters of support to be included with the application.

A PowerPoint presentation, designed by former Rio Vista Vice Mayor and current Rio Vision

As mentioned in the problem statement of the document draft, Rio Vista has historically been a project driven community where issues are explored on a case-by-case basis. Many times, despite at the time, work and research is done and certain projects end up shelved before they can come to fruition.

Due to factors such as lack of financial backing or lack of continuity amongst projects, a decent scope of City projects don’t see the light of day and Falk explained that the AIA assistance would produce a game plan that would put the collective citywide development on the right track.

“We need the expertise of some national experts that can come together, multidisciplinary wise, and bring it all together synergistically in one plan that is citizen driven and therefore has the momentum for achievement. That is what is next,” said Falk.

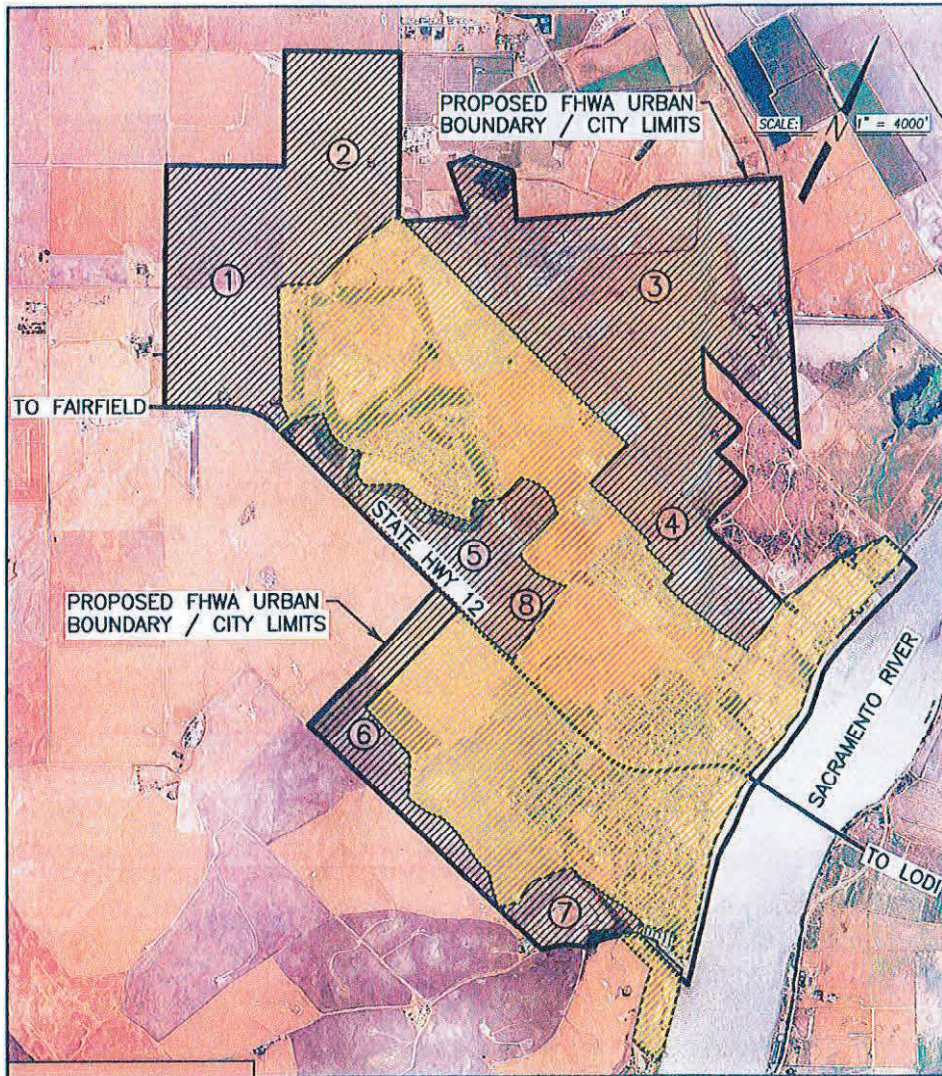
Amongst the many bullet points that were addressed in the application draft, they pertained to issues with Highway 12, development of Rio Vista’s waterfront area, revitalization of the downtown core commercial area, utilization of the Rio Vista Business Park and Airport Road as well as establishing a sense of unity and connection between the multitude of neighborhoods within the City limits that are separated by

Board Member Jack Krebs, regarding R/UDAT and Rio Vision is beginning to be circulated through the community and survey forms are still being collected at locations throughout the community including City Hall, the Rio Vista Library and various local businesses.

For more information regarding R/UDAT and the AIA please visit www.aia.org.

CITY OF RIO VISTA
PROPOSED URBAN BOUNDARY ADJUSTMENT

2013



LEGEND

- ① BRANN RANCH SUBDIVISION (FUTURE).
- ② LIBERTY SUBDIVISION (EXISTING).
- ③ AIRPORT AND SURROUNDING AREAS (EXISTING).
- ④ BUSINESS / INDUSTRIAL PARK (EXISTING).
- ⑤ TRILOGY SUBDIVISION (EXISTING).
- ⑥ DEL RIO HILLS SUBDIVISION (FUTURE).
- ⑦ VINEYARD BLUFFS SUBDIVISION (EXISTING).
- ⑧ RIVERWALK SUBDIVISION (FUTURE).

 EXISTING FHWA URBAN BOUNDARY

 PROPOSED FHWA URBAN BOUNDARY