

COMMUNITY MEETING AGENDA

- WELCOME
- PRESENTATION
- QUESTIONS AND COMMENTS
- WRAP-UP AND ADJOURN



March 18, 2009

SOLANO 360 TEAM

- SOLANO 360 COMMITTEE
- BROOKS STREET
- SWA GROUP
- ERA
- ARUP
- MACKAY & SOMPS



March 18, 2009

RECENT BACKGROUND

Sept '08

County enters into agreement with Brooks Street to develop a shared vision for the Fairgrounds

Nov-Mar'09

Team background studies

Feb-Mar '09

County and Vallejo approve a Memorandum of Understanding for the purpose of a partnership to pursue the redevelopment of the Fairgrounds

Feb-Mar '09

County and Vallejo adopt Guiding Principles

Mar '09

Community Workshops begin



GUIDING PRINCIPLES

SITE OPPORTUNITIES

SCALE COMPARISONS

SITE ELEMENTS

CONCEPTS

March 18, 2009



March 18, 2009

GUIDING PRINCIPLES

- **Generate revenues** for Solano County and the City of Vallejo, create jobs and ensure long-term economic sustainability
- Establish a **unique place** with an unmistakable identity that serves as a destination for visitors as well as a pedestrian-friendly, community gathering place.
- Explore a **mix of complementary land uses**, including retail, commercial, hospitality, recreational, residential, family and youth oriented, educational and civic uses that seamlessly integrate with the “Fair of the Future”.

GUIDING PRINCIPLES CONT'D



- Explore increased physical **connectivity and synergy** with Six Flags Discovery Kingdom, downtown Vallejo, the waterfront and other existing commercial operations.
- Provide pedestrian, bicycle, vehicular and transit facilities that **foster access** to, from and within the site.
- Incorporate **sustainable and green principles** in all aspects of the development.

An aerial photograph of a city area, showing a mix of residential and commercial buildings, streets, and green spaces. A large, semi-transparent 'DRAFT' watermark is overlaid diagonally across the center of the image. The text is in a bold, sans-serif font.

GUIDING PRINCIPLES

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March 18, 2009

VIEWS OF SITE



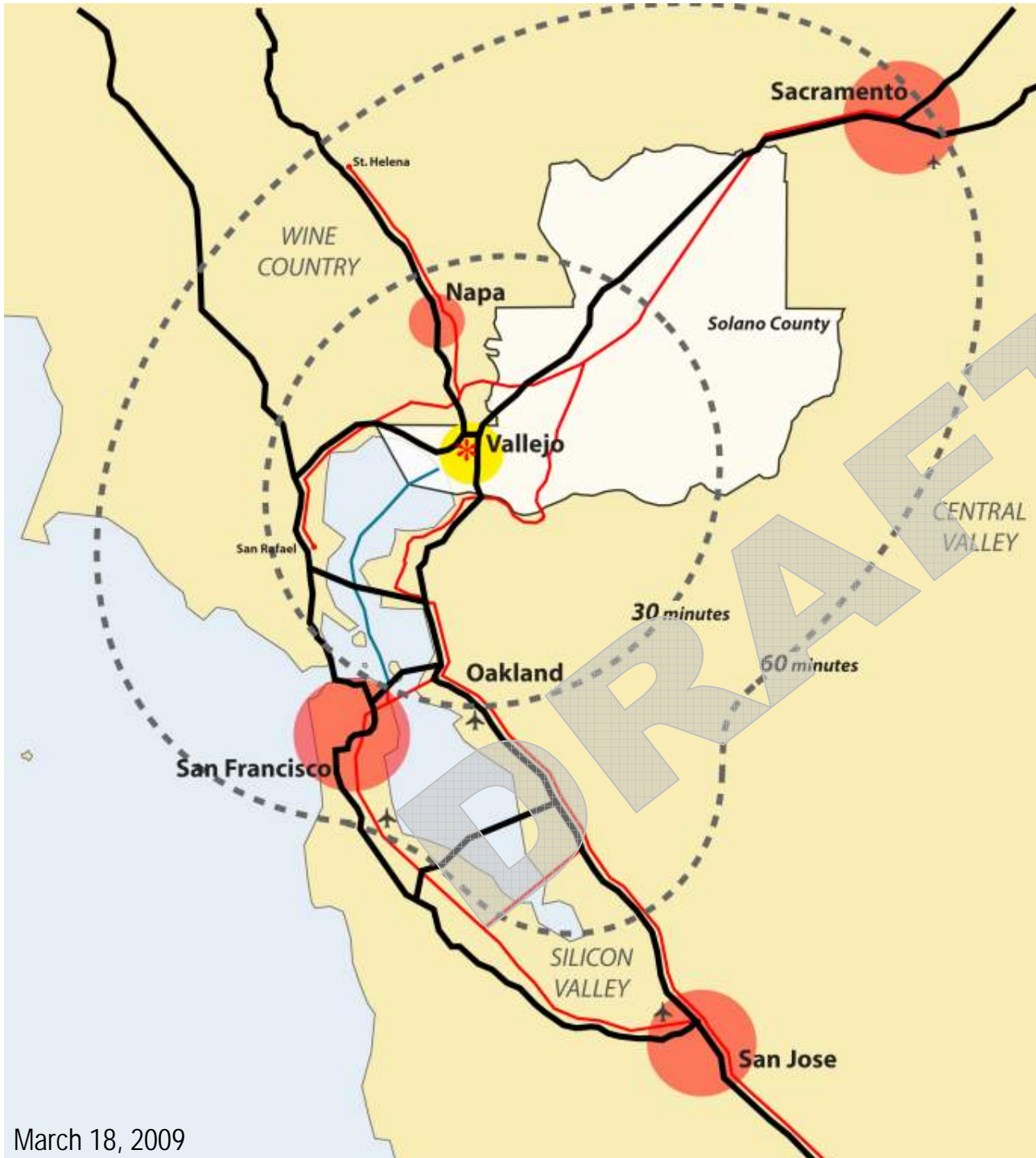
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SOLANO COUNTY FAIRGROUNDS



- 60-year anniversary in 2009
- 5-day County Fair July 22-26th
- Traditional fair program – entertainment, midway, livestock showing, crafts
- Aging facilities
- Year round satellite wagering and facilities rental
- Horse racing to end in 2010
- 9-hole golf course

March 18, 2009



OPPORTUNITIES
BAY AREA ACCESS

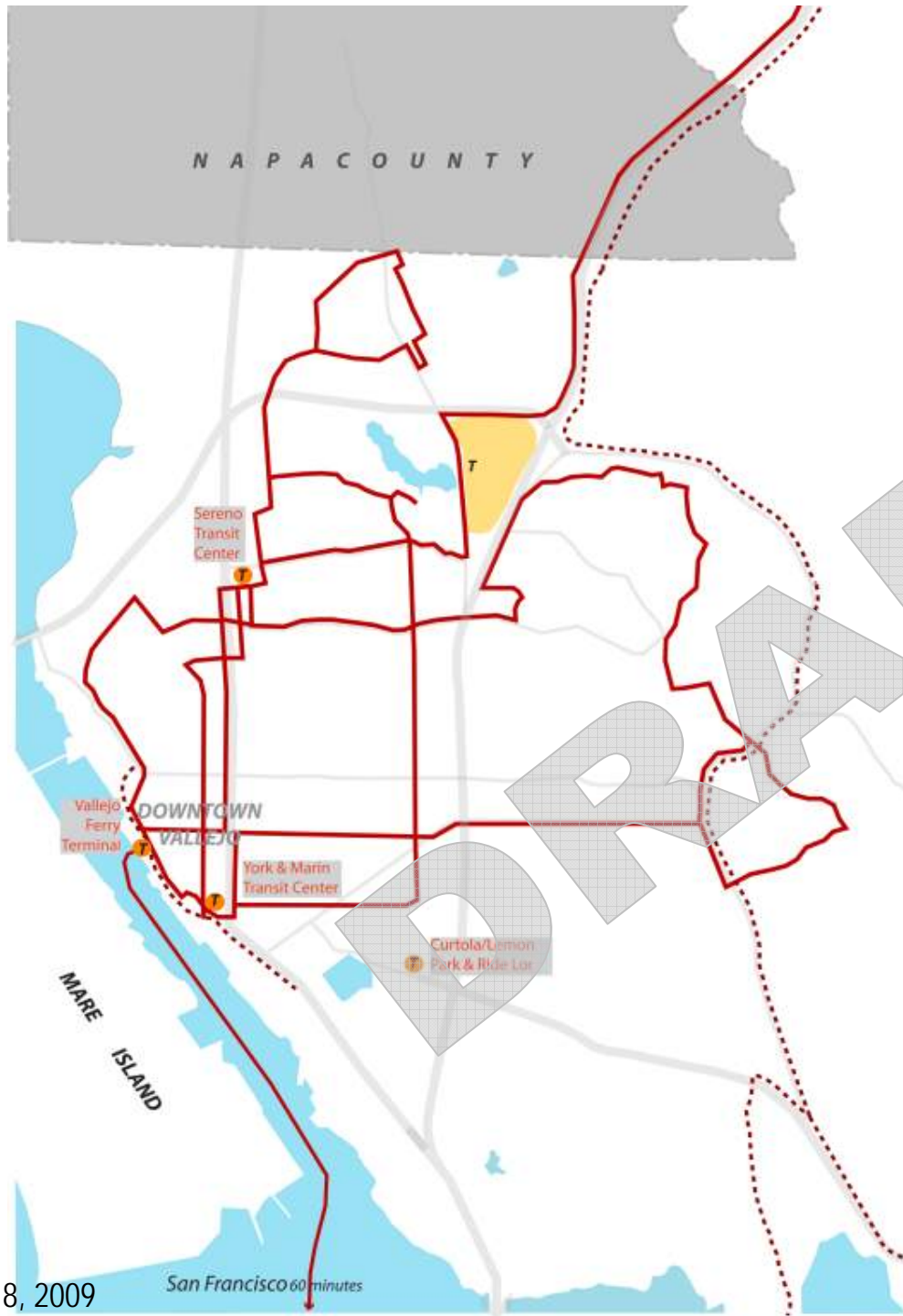
CENTRALIZED
CONNECTED

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OPPORTUNITIES
REGIONAL ACCESS

BIKE PATHS

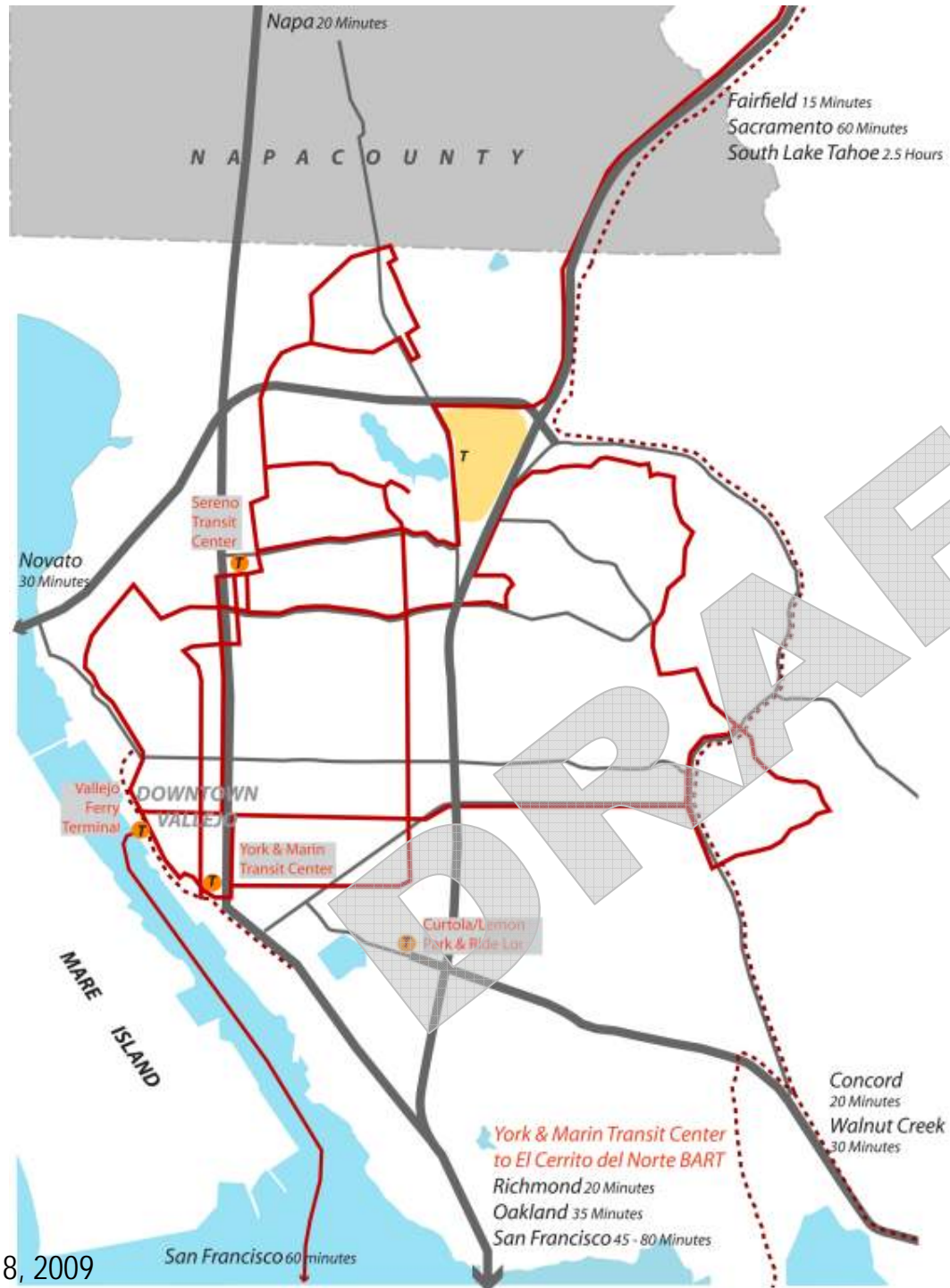


OPPORTUNITIES
REGIONAL ACCESS

BIKE PATHS
BUS ROUTES

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San Francisco 60 minutes



OPPORTUNITIES REGIONAL ACCESS

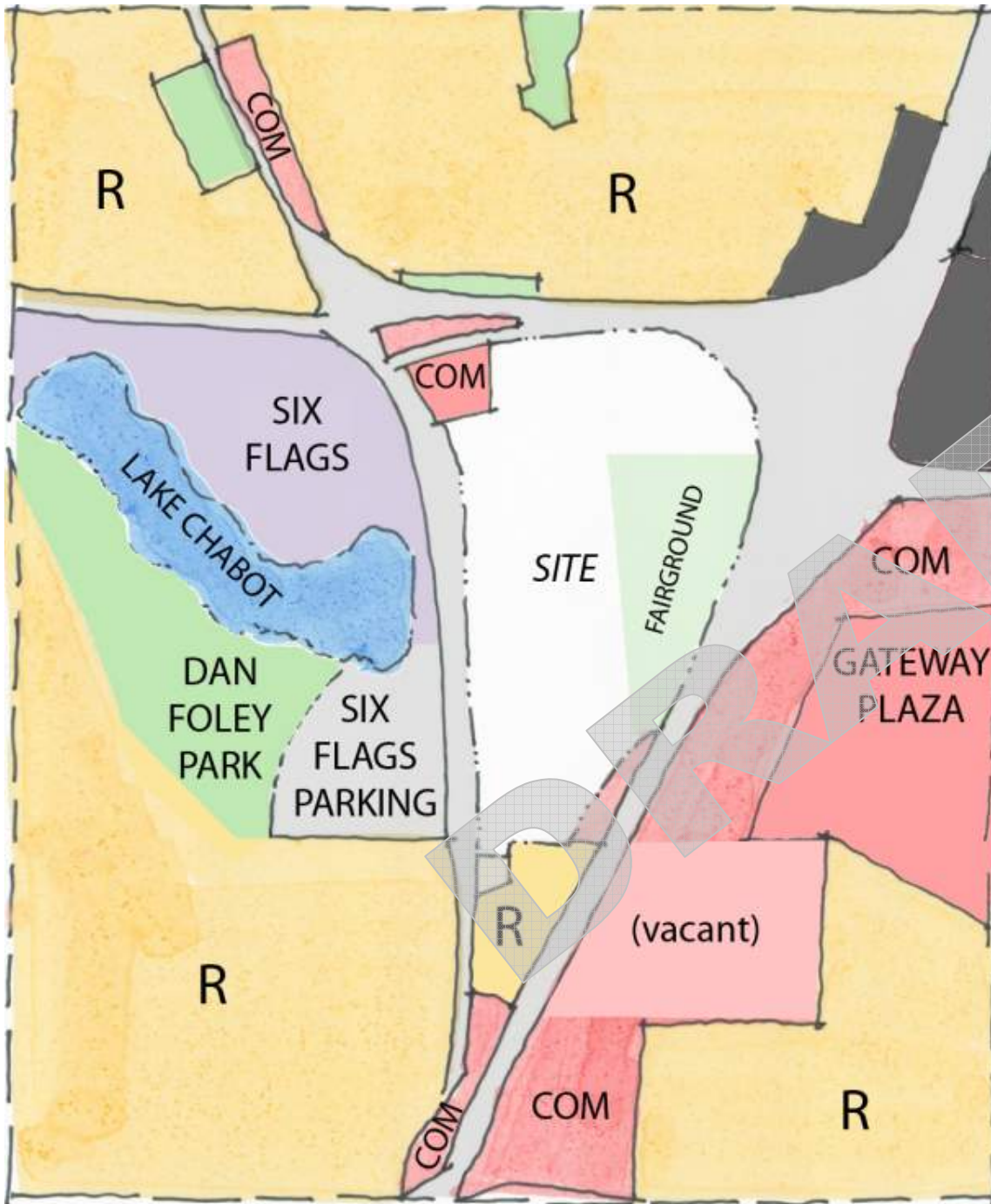
BIKE PATHS

BUS ROUTES

MAJOR ROADS

- Convenient Interstate Access
- Prime Multimodal Location
- Public Transit Options
- Tenuous Bike Connection

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OPPORTUNITIES LAND USES

SIX FLAGS

- 1,300,000 visitors per year

GATEWAY PLAZA

- Local shopping

NEIGHBORHOODS

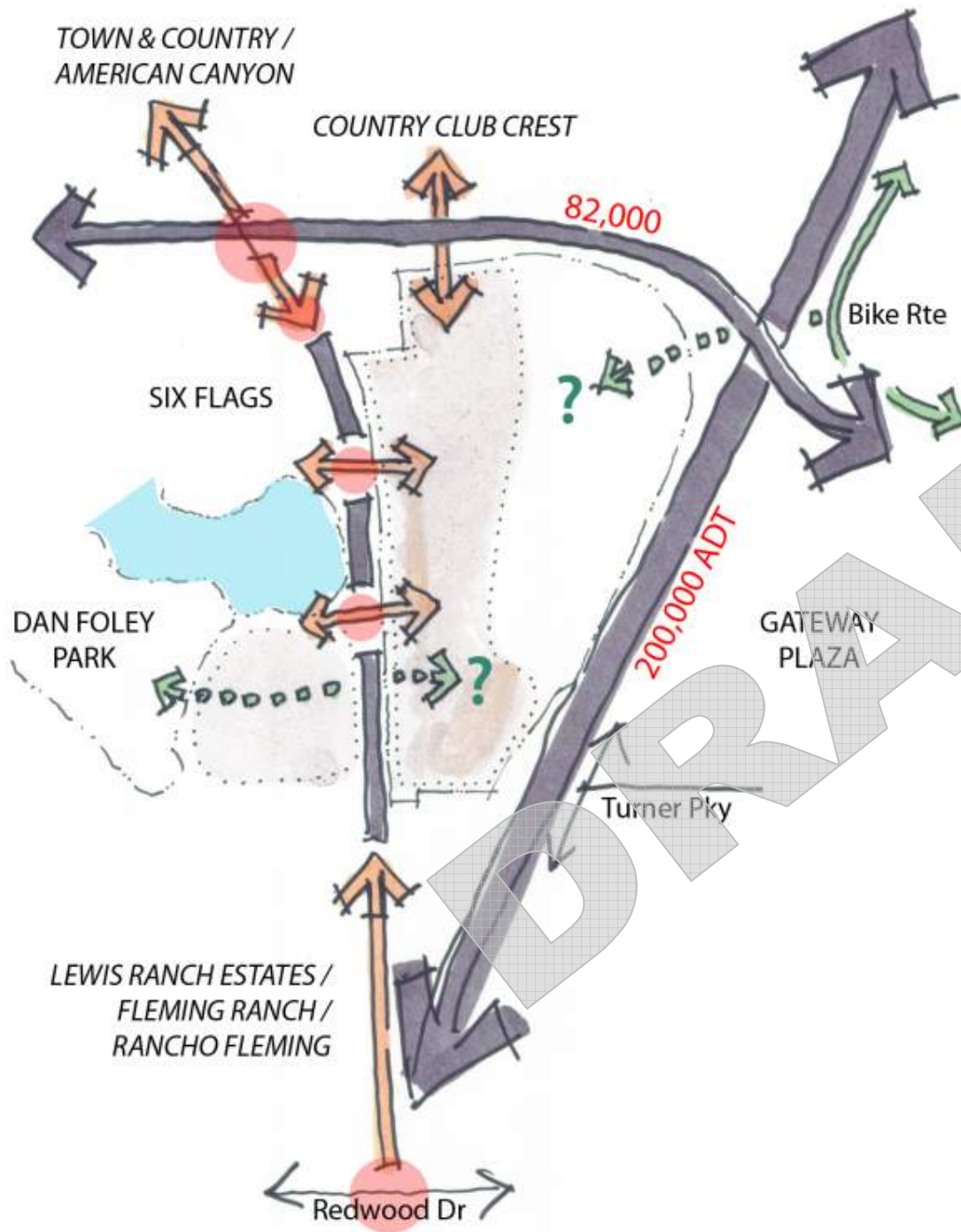
- Local population density

DAN FOLEY PARK

- Possible trail connection

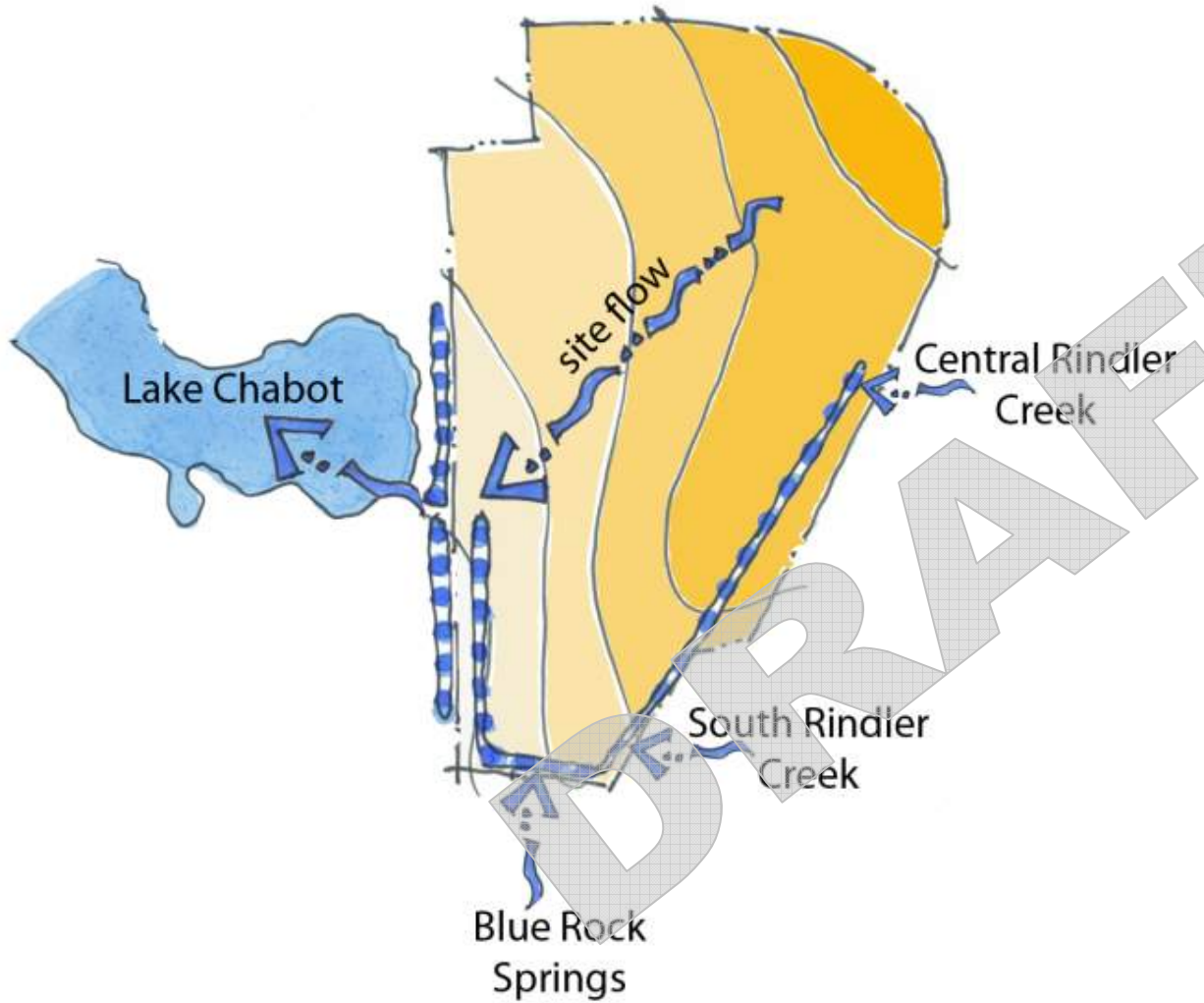
OPPORTUNITIES

SITE ACCESS



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OPPORTUNITIES HYDROLOGY





GUIDING PRINCIPLES
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March 18, 2009

SCALE COMPARISONS



NATIONAL MALL, WASHINGTON D.C.



FAIRFIELD MALL FAIRFIELD, CA

SCALE COMPARISONS



GOLDEN GATE PARK
SAN FRANCISCO



PARADE GROUNDS, PRESIDIO
SAN FRANCISCO

March 18, 2009

SCALE COMPARISONS



CAL EXPO SACRAMENTO, CA



DISNEYLAND ANAHEIM, CA

SCALE COMPARISONS



SAN MATEO FAIRGROUNDS, CA



PAC BELL PARK SAN FRANCISCO



GUIDING PRINCIPLES
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March 18, 2009

PROGRAM OPPORTUNITIES PUBLIC ATTRACTORS



EXPO HALL



ICONIC ARENA



WATER PARK HOTEL

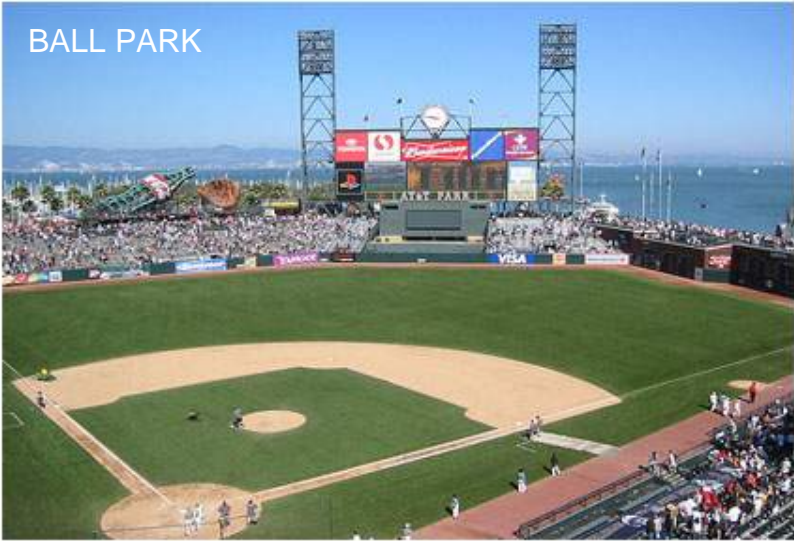


ENTERTAINMENT RETAIL



FAIRGROUNDS

PROGRAM OPPORTUNITIES PUBLIC ATTRACTORS



PROGRAM OPPORTUNITIES SUPPORTING USES



OFFICE + RESIDENTIAL- LONG TERM



MAIN ST. RETAIL



RESTAURANT



RESIDENTIAL- LONG TERM



PROGRAM OPPORTUNITIES SUPPORTING USES



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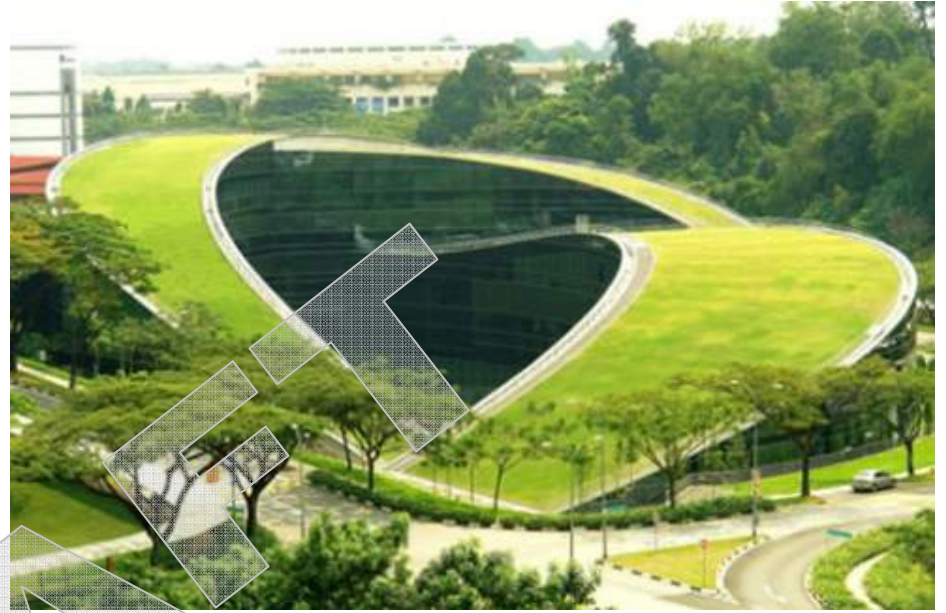
PROGRAM OPPORTUNITIES PARKING



March 18, 2009

PROGRAM OPPORTUNITIES ELEMENTS





March 18, 2009



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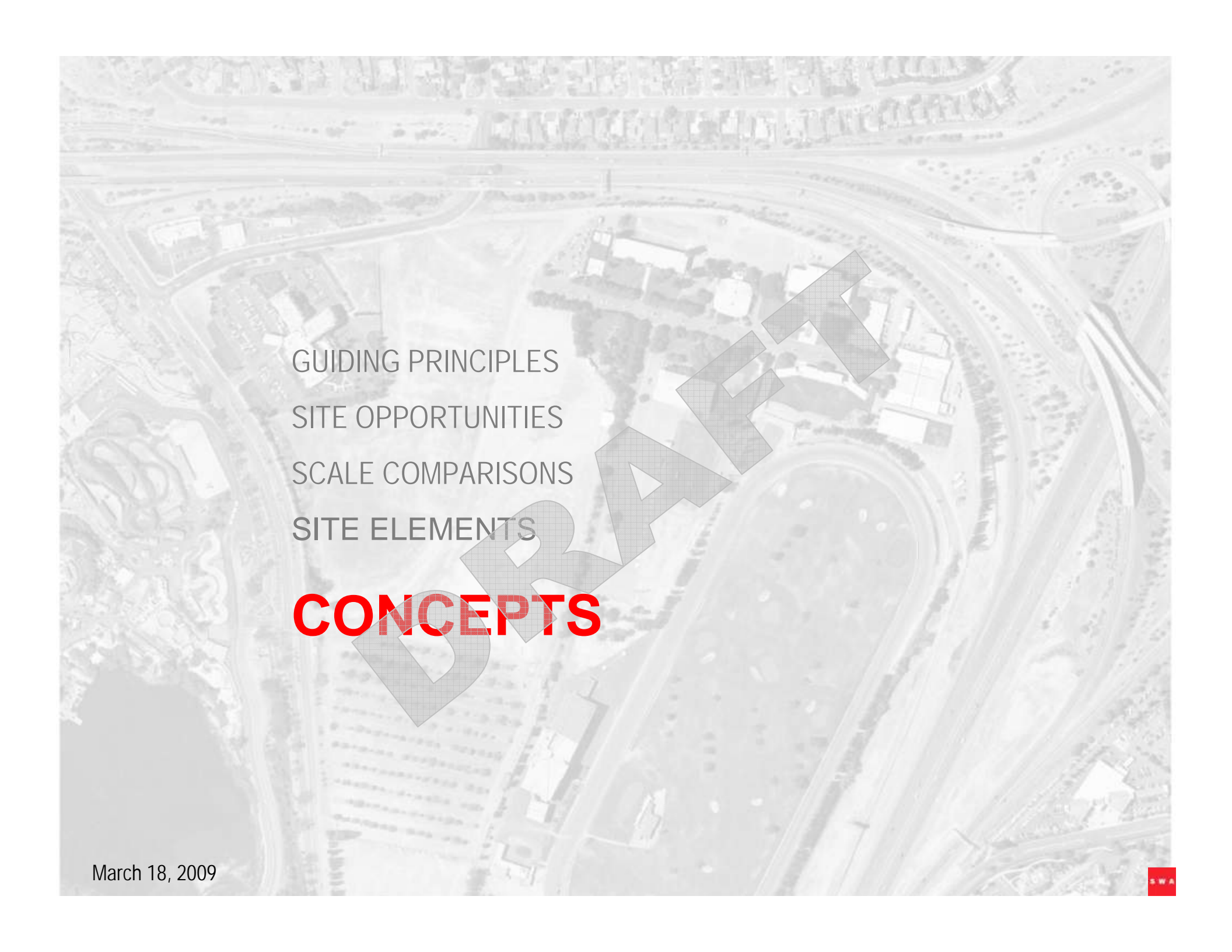
March 18, 2009

March 18, 2009



March 18, 2009





GUIDING PRINCIPLES
SITE OPPORTUNITIES
SCALE COMPARISONS
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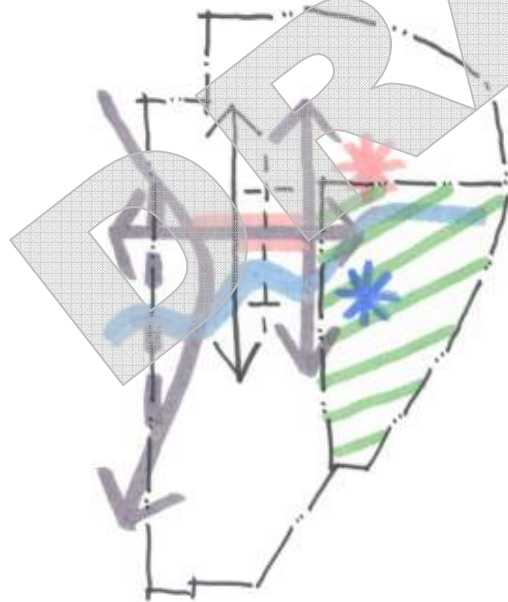
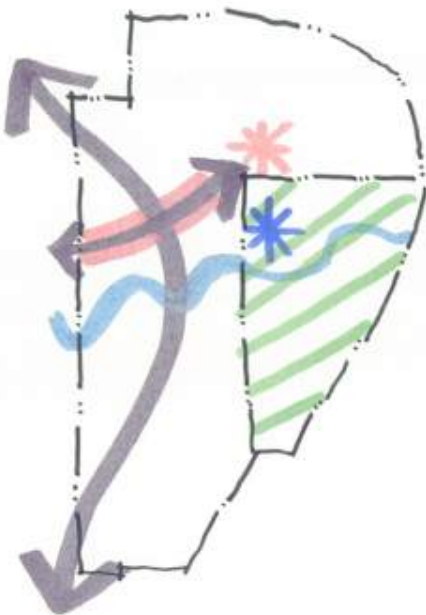
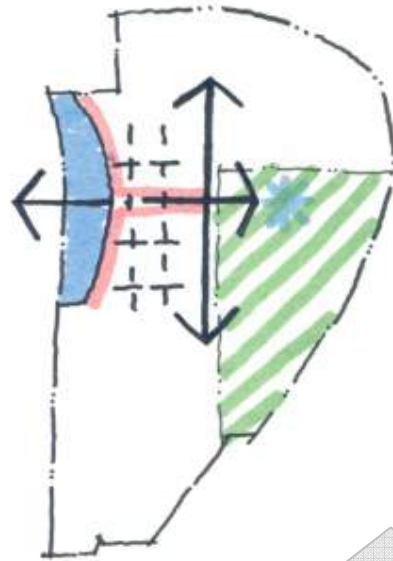
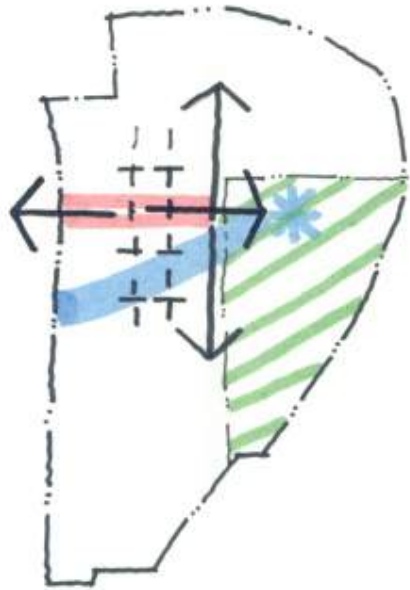
CONCEPTS

March 18, 2009

CONCEPT EXPLORATIONS

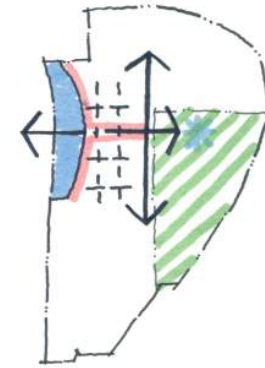
KEY GOALS

- Program of public attractors & supporting uses
- Connect to Six Flags: bridge, pedestrian paths, transit + auto
- Connect to City: transit center, existing roads, trails
- Create Public Amenity: open space, pedestrian environment, shopping/eating
- Pedestrian Focus: bridges, pedestrian paths, public spaces, scaled streets
- Expandable Armature: future uses + phasing





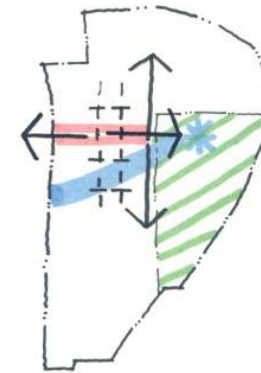
CONCEPT A



The information contained in this artist's drawing is conceptual and should not be relied upon. The concept is for discussion only and does not represent final land plans.

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CONCEPT B

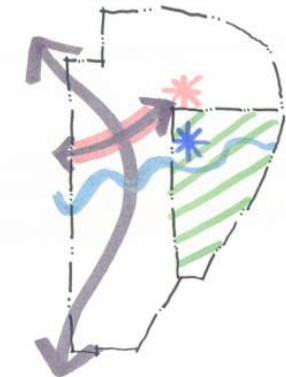


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CONCEPT C

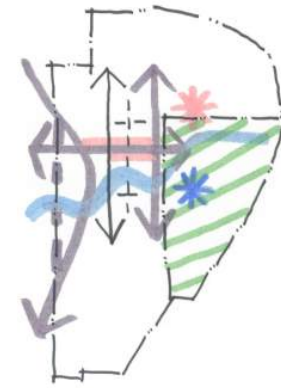


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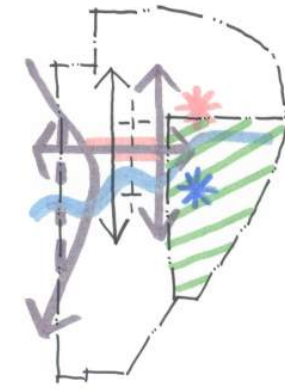
CONCEPT D



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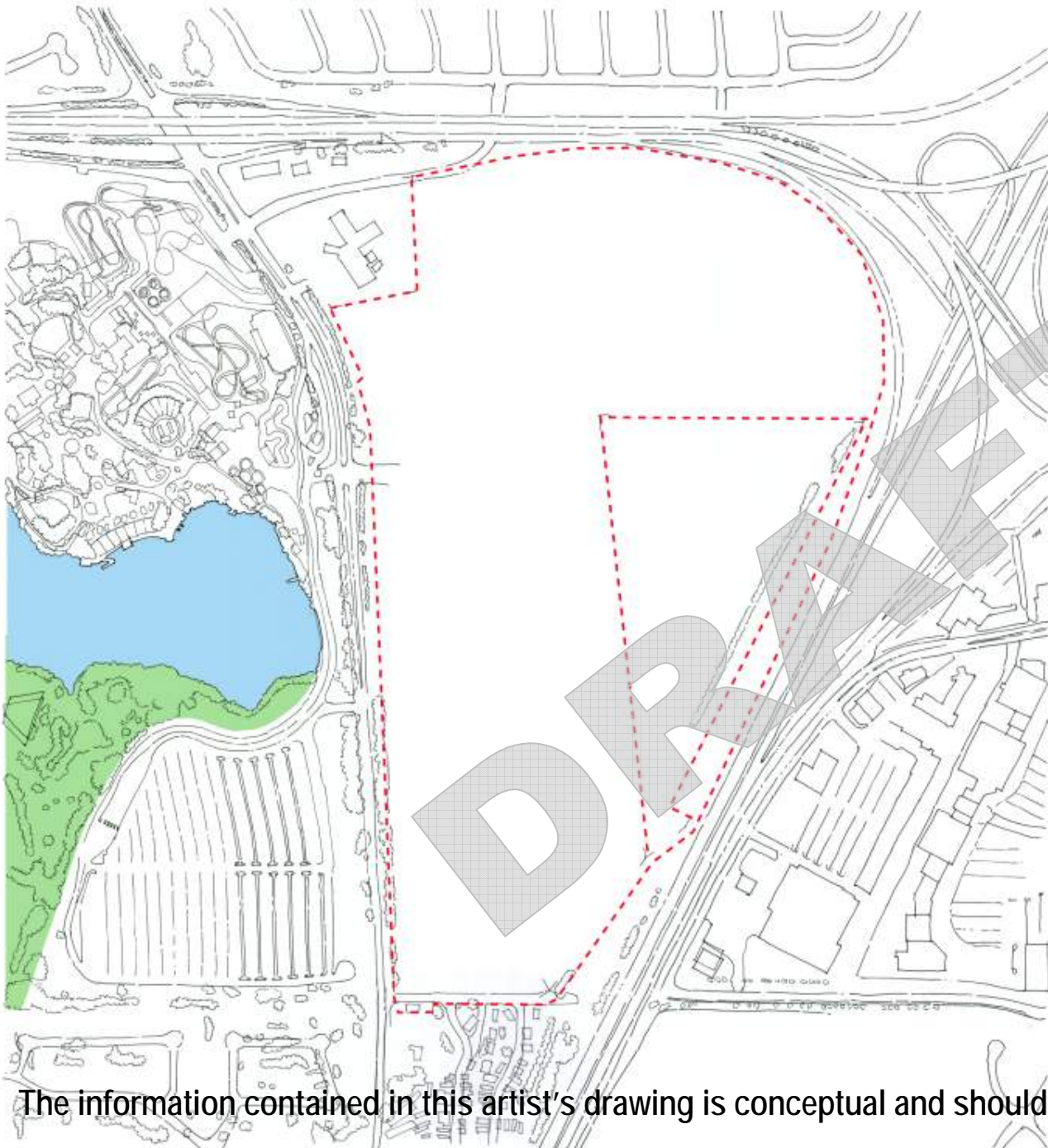
CONCEPT E



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CONCEPT X



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