

COMMUNITY WORKSHOP AGENDA

- WELCOME
- PRESENTATIONS
- Q&A
- BREAK / LUNCH
- TABLE DISCUSSIONS
- REPORTS & FINAL COMMENTS
- ADJOURN

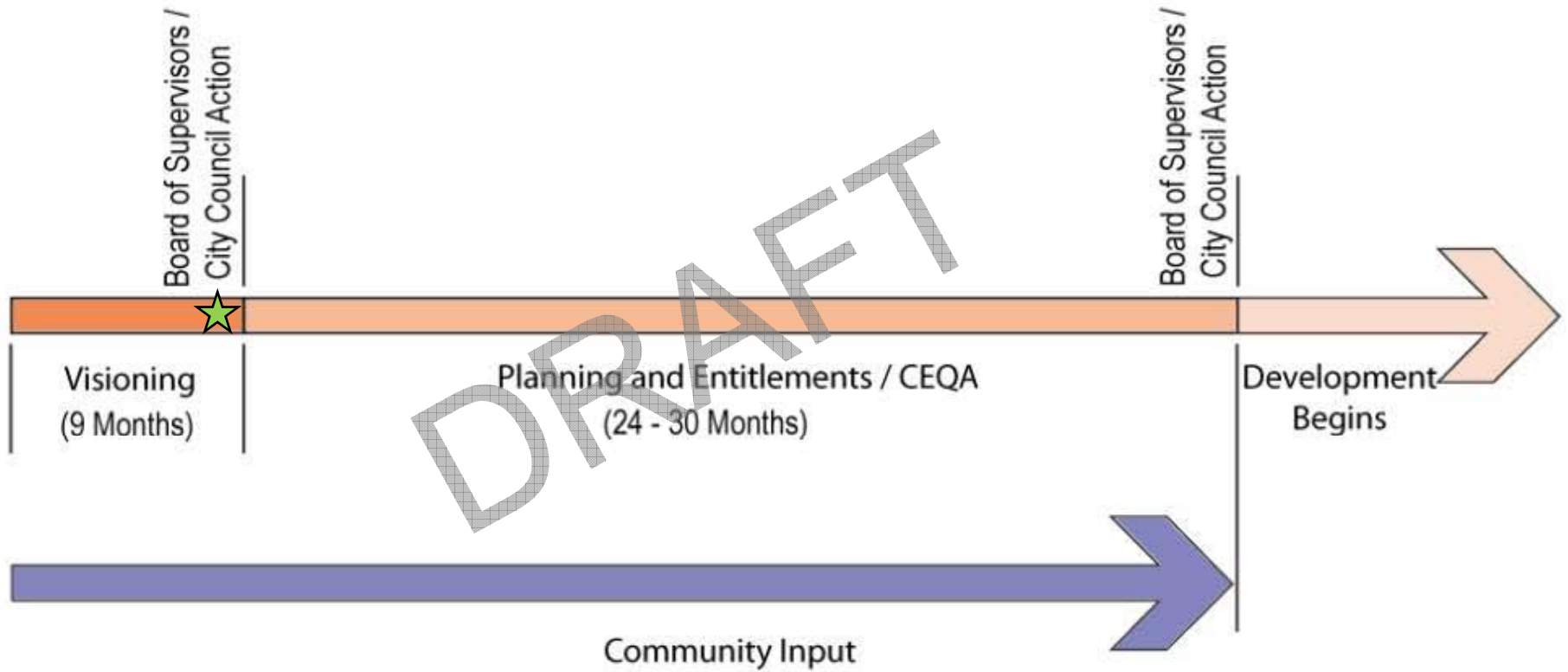


SOLANO 360 TEAM

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



OVERALL TIMELINE



RECENT BACKGROUND (Visioning)

- 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 -Apr'09** Community Workshops

WEBSITE UPDATE



WWW.SOLANO360.ORG

- Website includes: background info, guiding principles, calendar of events, past presentations, online survey, news and updates
- Since launching the website on March 13th:
 - approx. 700 people have visited the site
 - 175 people have filled out the online survey
 - approx. 46 people have registered for more information

- Majority of respondents:
 - live in Vallejo (71%)
 - commute to work by car (71%)
 - drive past the Fairgrounds at least once a week (72%)
 - have attended the Fair (78%)
 - rarely use the satellite wagering facility (4.8%) or golf course (17%)
 - General desire for outdoor, mixed-used, pedestrian-friendly land plan
- Favored uses include:
 - **Public** (community center, exhibition hall, parks, etc.)
 - **Recreational and Youth-Oriented** facilities
 - **Educational**
 - **Retail** (restaurants, coffee shops, book stores, etc.)
 - **Transit Center**

WWW.SOLANO360.ORG

COMMUNITY OUTREACH



- Formal and informal meetings and presentations
- Community Outreach Office
Every Monday 9 am - noon
- Community Workshops
- Solano360.org
- On-line community survey

FREQUENTLY ASKED QUESTIONS

Who owns the Fairgrounds?

The Fairgrounds property is owned by Solano County.

Are the Fairgrounds located within a Redevelopment District?

Yes, the Fairgrounds are located within the City of Vallejo Florsden Redevelopment Project Area.

Who is paying for the visioning process?

Solano County is funding the visioning process.

Are the County/City working together on this project?

Yes, the County and City are partners in the development of the project vision.

Who is overseeing this process?

The process is being overseen by the Solano 360 Committee comprised of 3 members of the Vallejo City Council and 2 members of the Board of Supervisors.

FREQUENTLY ASKED QUESTIONS CONT'D

Who will pay for the future development?

Funding for any future development will be determined by the City and County, and will be driven, in part, by the land uses that are ultimately selected.

How will potential revenues be shared?

The Memorandum of Understanding (MOU) between the City and County provides for future agreements to address revenue sharing.

Will the annual County Fair continue to be held at the site?

Yes. It is the intent of the County to continue operating the Fair at the site.

Does the County have plans to sell the Fairgrounds property?

No, the County has consistently stated that it does not intend to sell the property.

What is the next step?

The project team will present the results of the visioning process and a conceptual vision to the Solano 360 Committee, the Vallejo City Council and the Solano County Board of Supervisors within the next few weeks.



GUIDING PRINCIPLES

SITE OPPORTUNITIES

CONCEPTS & EXPLORATIONS

INPUT & FEEDBACK

IDEAS

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



- 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.



GUIDING PRINCIPLES

SITE OPPORTUNITIES

CONCEPTS & EXPLORATIONS

INPUT & FEEDBACK

IDEAS

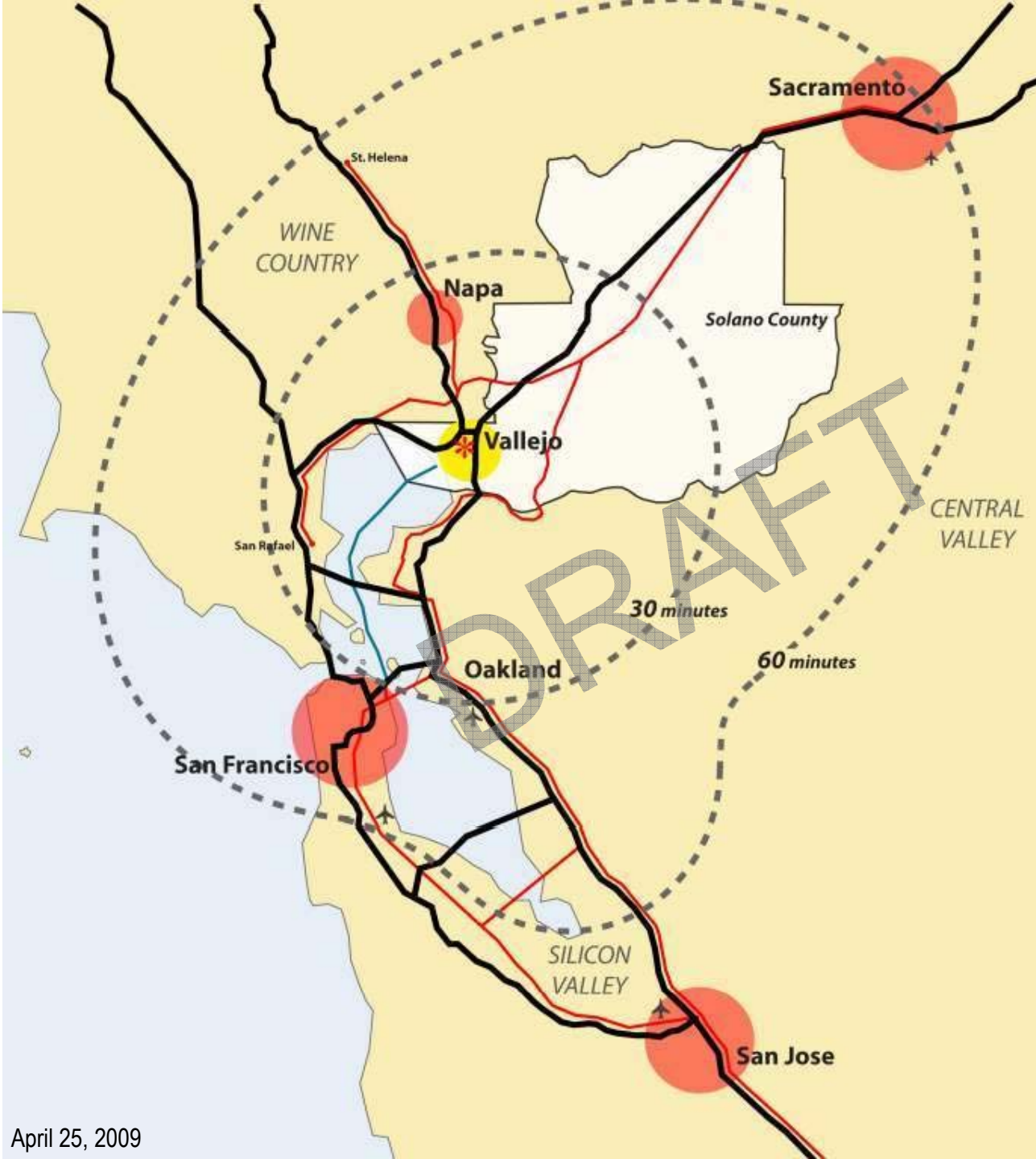
SOLANO COUNTY FAIRGROUNDS



- 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

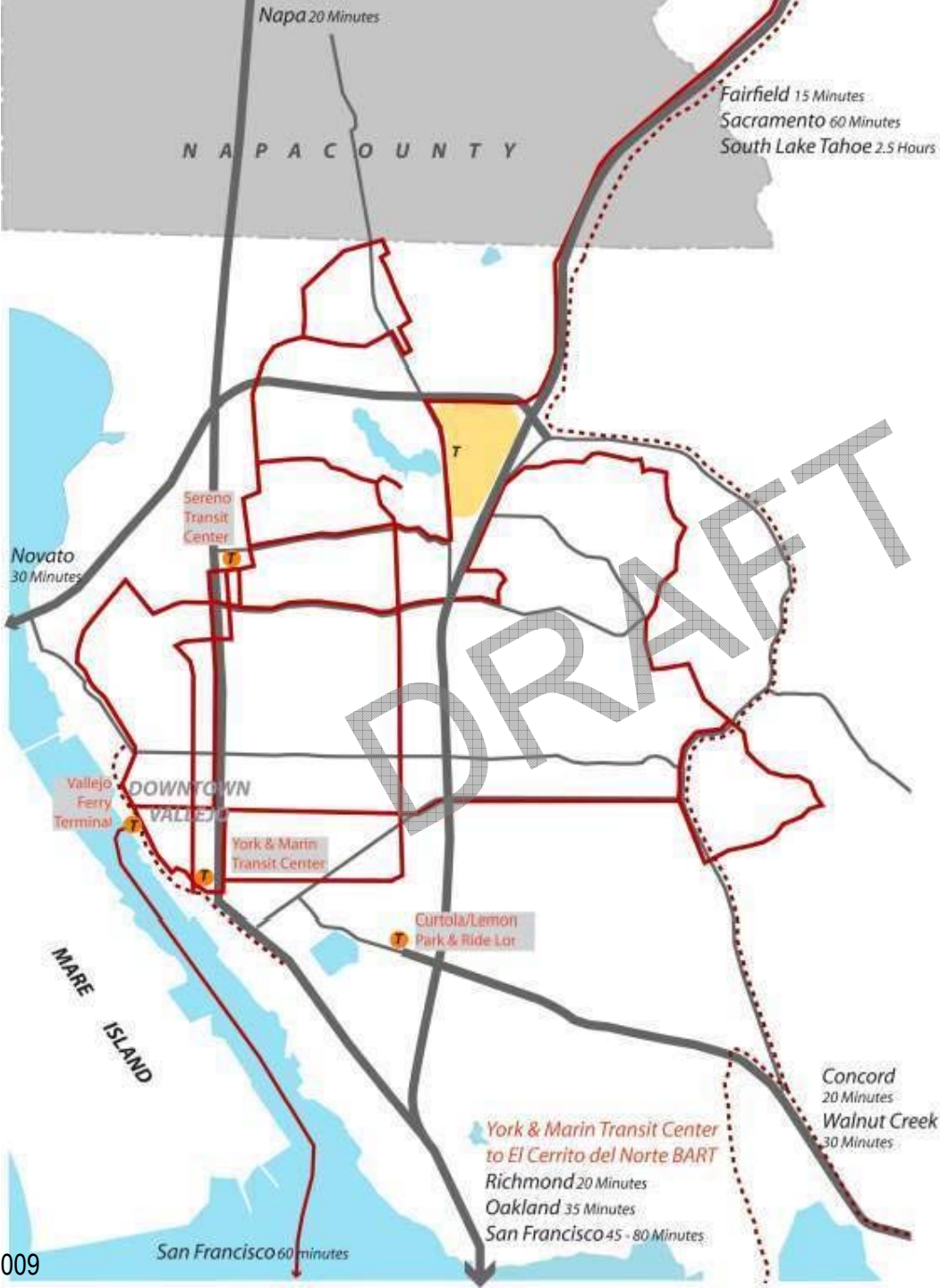
OPPORTUNITIES BAY AREA ACCESS

Centralized & Connected

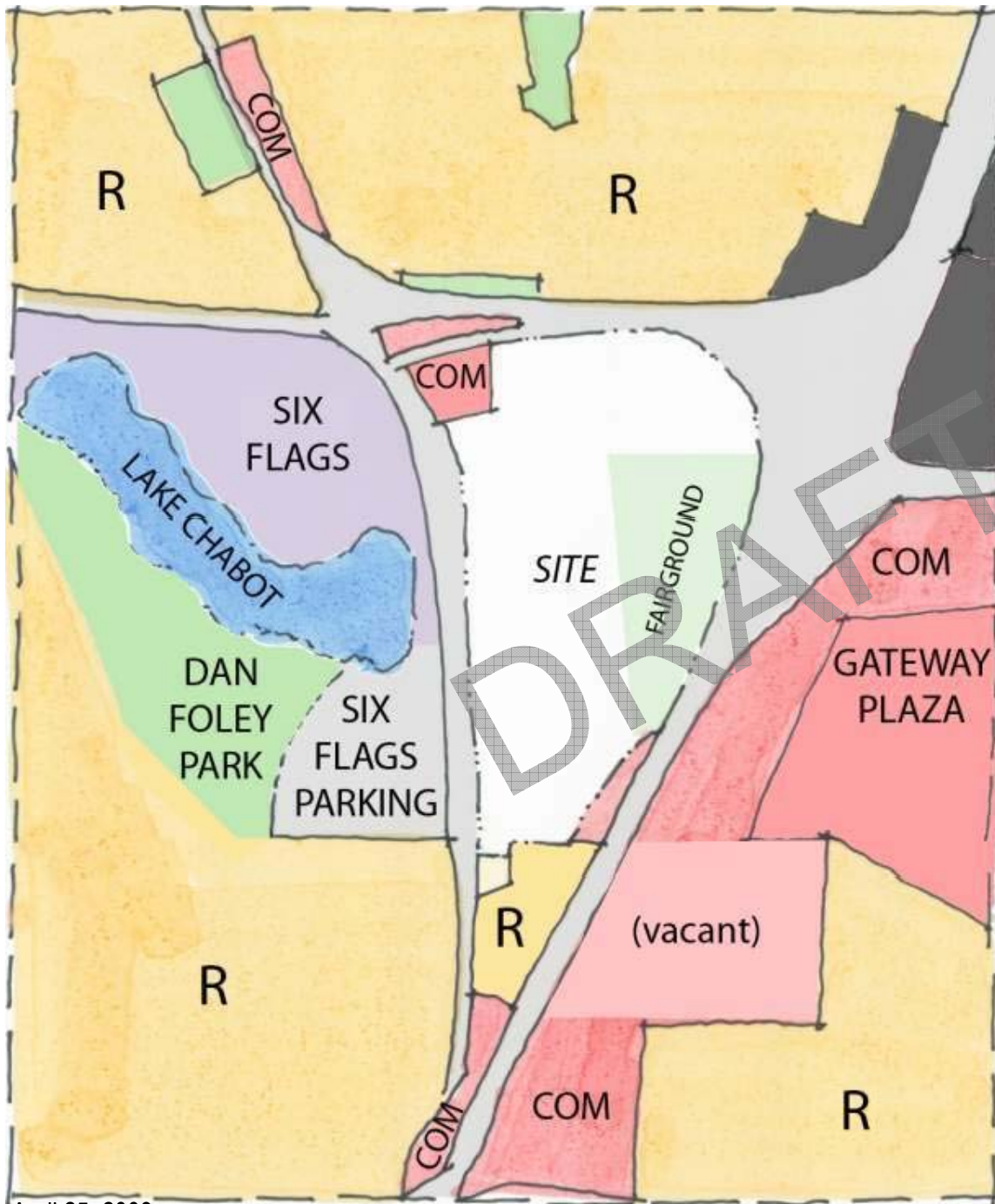


OPPORTUNITIES

REGIONAL ACCESS



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



OPPORTUNITIES

LAND USES

SIX FLAGS

- 1,300,000 visitors per year

GATEWAY PLAZA

- Local shopping

NEIGHBORHOODS

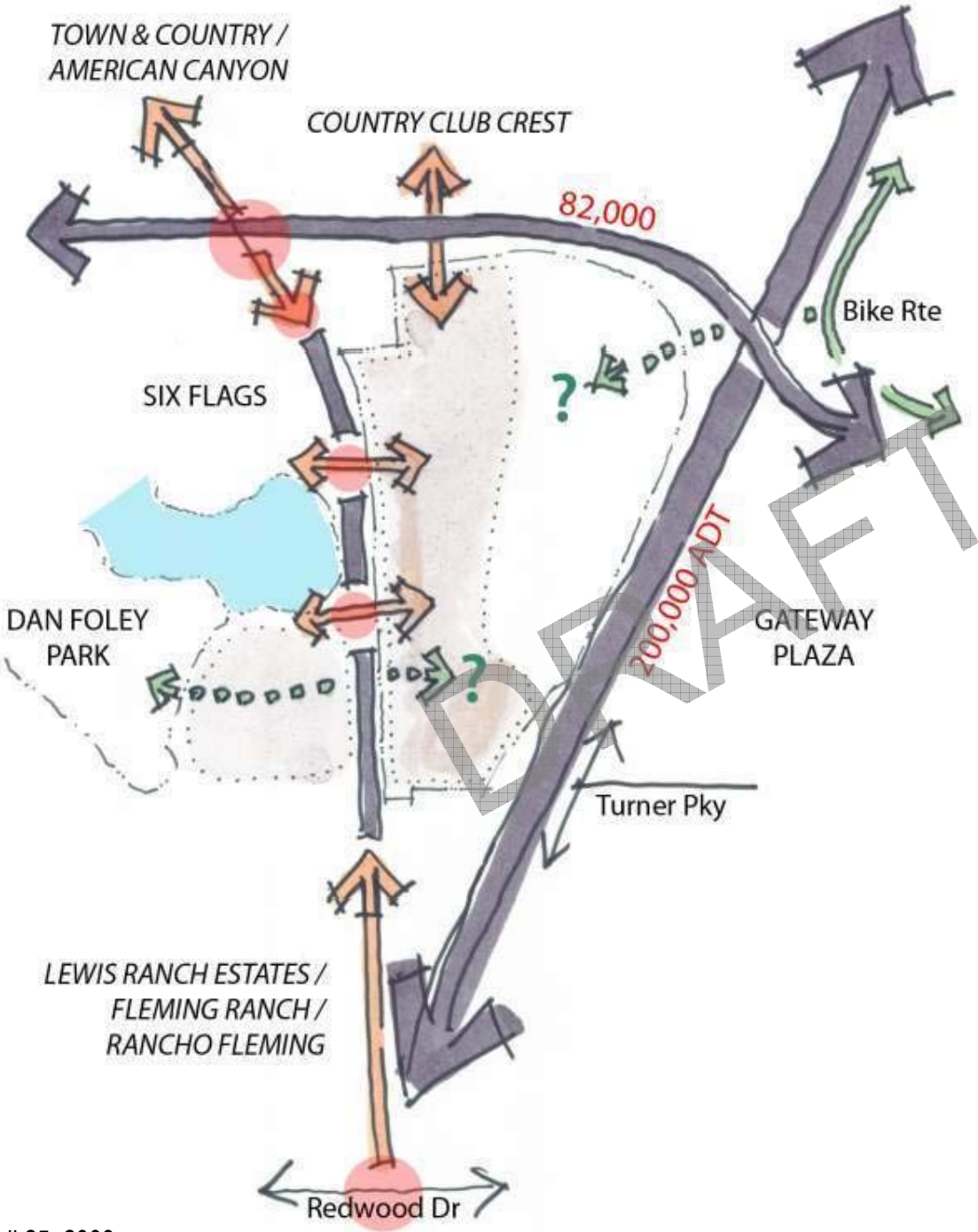
- Local population density

DAN FOLEY PARK

- Possible trail connection

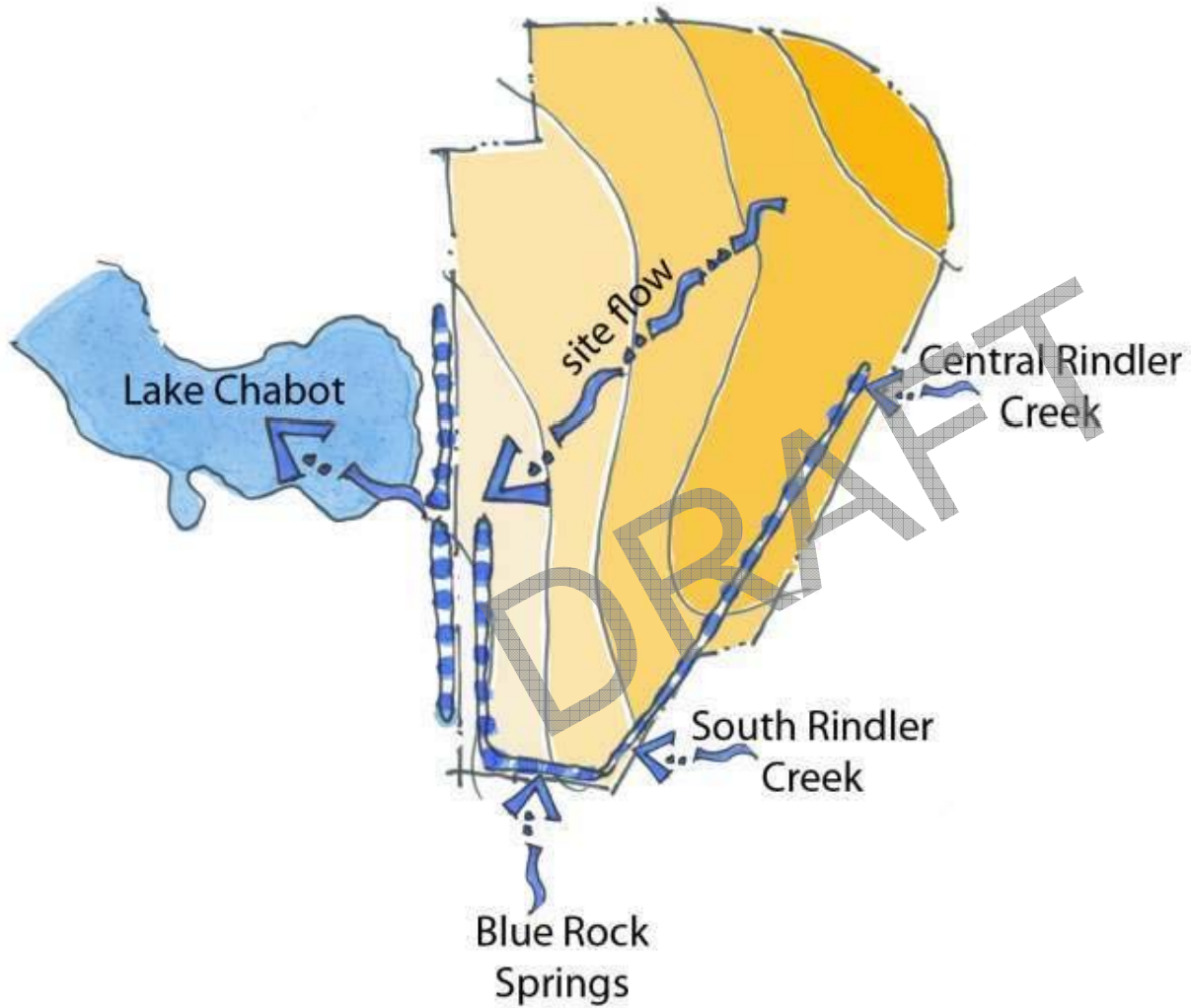
OPPORTUNITIES

SITE ACCESS



OPPORTUNITIES

HYDROLOGY



An aerial photograph of a campus with various buildings, parking lots, and roads. A large, semi-transparent 'DRAFT' watermark is overlaid diagonally across the center of the image.

GUIDING PRINCIPLES

SITE OPPORTUNITIES

**CONCEPTS &
EXPLORATIONS**

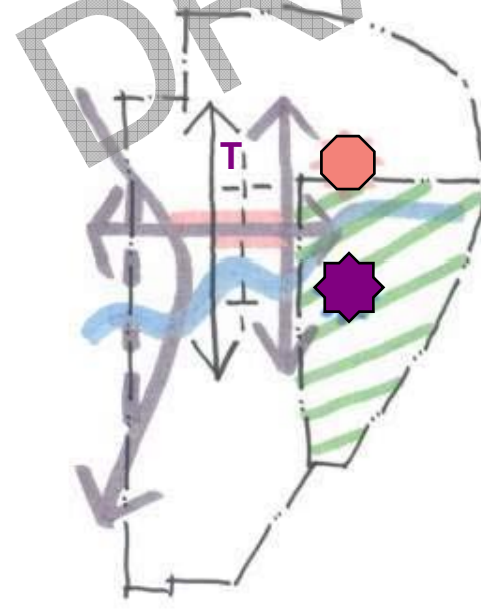
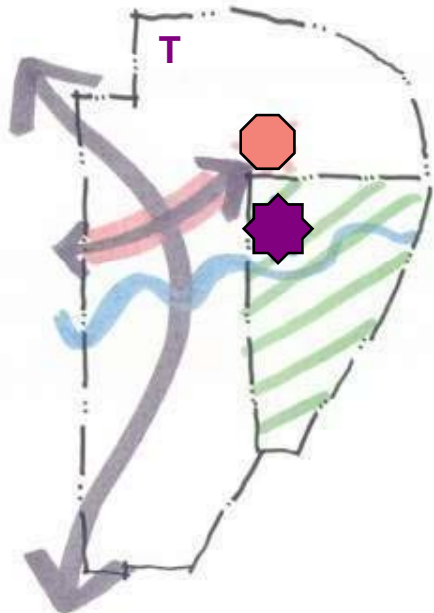
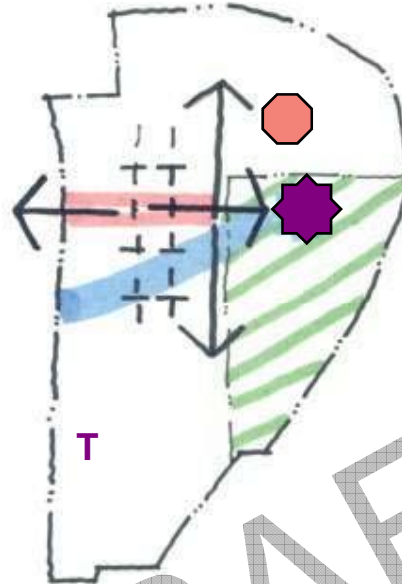
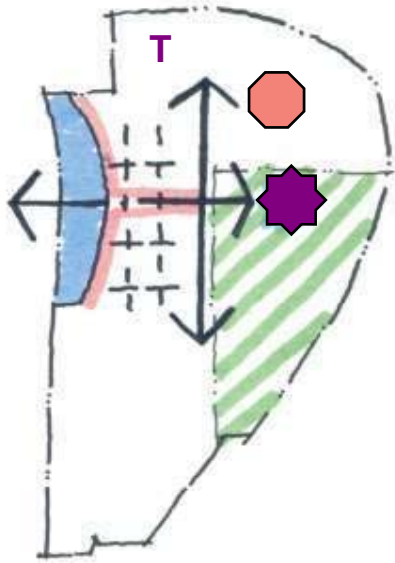
INPUT & FEEDBACK

IDEAS

CONCEPTS / EXPLORATIONS

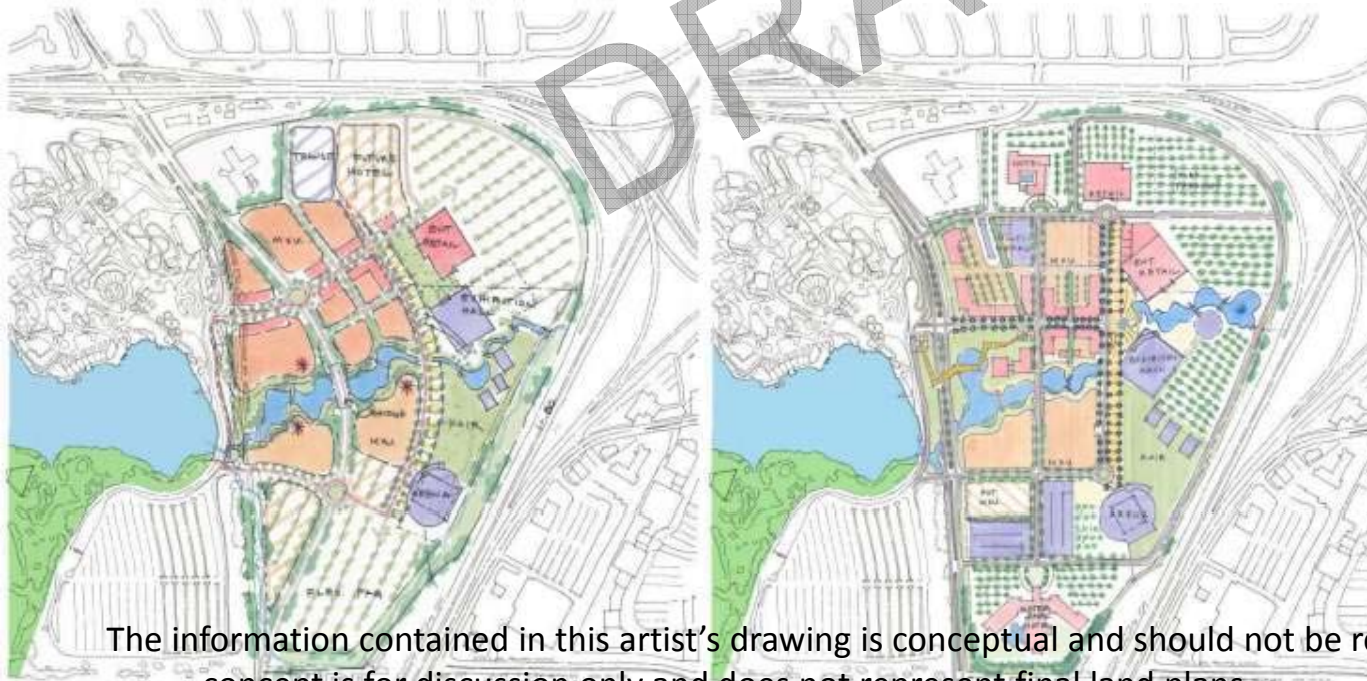
KEY GOALS

- 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
- Deed-restricted parcel limited to public/fair uses



DRAFT

EARLY CONCEPTS



DRAFT

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GUIDING PRINCIPLES

SITE OPPORTUNITIES

CONCEPTS & EXPLORATIONS

INPUT & FEEDBACK

IDEAS

COMMUNITY INPUT

Favored uses identified by Survey:

- **Public** (community center, exhibition hall, parks, etc.)
- **Recreational and Youth-Oriented** facilities
- **Educational**
- **Retail** (restaurants, coffee shops, book stores, etc.)
- **Transit Center**

Community Workshops –

Summary of Ideas and Input:

- Sports complex and activities for youth
- Flexible entertainment facility / exhibition hall
- Pedestrian-oriented
- Sustainable / green design
- Integrated with surrounding uses
- Agricultural heritage

- Concerns re. “big box” retail
- Concerns re. Lake Chabot
- Concerns re. traffic impacts



FAIR BOARD PRIORITIES



1. Main Exhibition Hall – 100,000 SF
2. Satellite Wagering Facilities - 25,000 SF
3. Event Building – 25,000 SF
4. Outdoor Multipurpose Area – 7 acres
5. Admin/Conference Bldg.
6. Maintenance Office, Shops and Warehouses – 25,000 SF
Total
7. Food and Beverage Facilities
8. RV Park

Other Facilities: Exhibit Space, Equestrian and Live Horse Racing Facilities

SYNTHESIS

PUBLIC USES

- Upgraded “Fair of the Future”
- Exhibition Hall (adaptable for fair & non-fair events)
- Flexible multi-purpose outdoor areas



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SYNTHESIS

PUBLIC USES

YOUTH-ORIENTED

- Sports field complex
- Multi-use building facilities



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SYNTHESIS

PUBLIC USES

YOUTH-ORIENTED

PEDESTRIAN-FRIENDLY

- Pedestrian promenades and network
- Walkable street grid
- Connections to Six Flags



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SYNTHESIS



PUBLIC USES

YOUTH-ORIENTED

PEDESTRIAN-FRIENDLY

SUSTAINABLE 'GREEN'

- Creek Park
- Shared Parking/Solar Collection

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SYNTHESIS

PUBLIC USES

YOUTH-ORIENTED

PEDESTRIAN- FRIENDLY

SUSTAINABLE 'GREEN'

AGRICULTURAL HERITAGE

- Organic Demonstration Farm



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SYNTHESIS



- PUBLIC USES
- YOUTH-ORIENTED
- PEDESTRIAN- FRIENDLY
- SUSTAINABLE 'GREEN'
- AGRICULTURAL HERITAGE
- ENTERTAINMENT,
HOSPITALITY,
RESTAURANTS, SHOPPING**
- Mixed Use with flexible street grid for long-term phasing

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SYNTHESIS



PUBLIC USES
YOUTH-ORIENTED
PEDESTRIAN- FRIENDLY
SUSTAINABLE 'GREEN'
AGRICULTURAL HERITAGE
ENTERTAINMENT,
HOSPITALITY,
RESTAURANTS, SHOPPING

HIGHER WAGE JOBS

- Office / business campus

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FAIR TRANSITION



- NEW EXHIBITION HALL
- TEMPORARY USE OF EXISTING FAIR FACILITIES
- YOUTH SPORTS FIELDS
- DEMONSTRATION FARM
- CREEK PARK (PORTION)
- LIMITED ROADWAY NETWORK
- AVAILABLE SITES FOR MIXED USE

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SYNTHESIS

PUBLIC USES
YOUTH-ORIENTED
PEDESTRIAN-FRIENDLY
SUSTAINABLE 'GREEN'
AGRICULTURAL HERITAGE
ENTERTAINMENT,
HOSPITALITY,
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HIGHER WAGE JOBS



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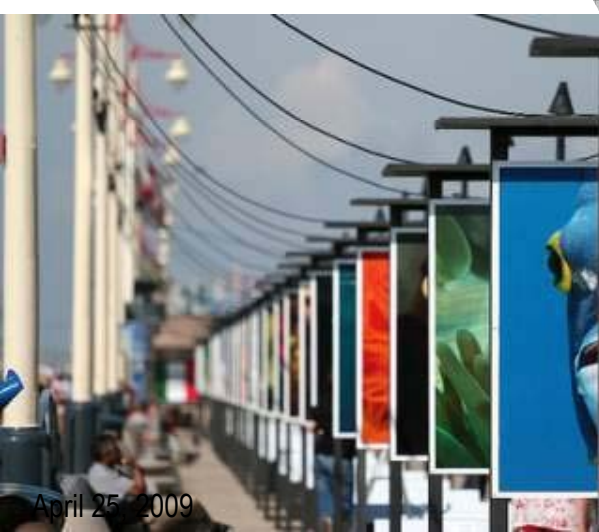
GUIDING PRINCIPLES
SITE OPPORTUNITIES
CONCEPTS & EXPLORATIONS
INPUT & FEEDBACK

IDEAS

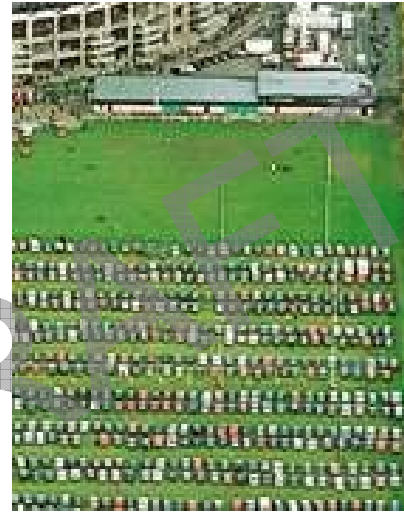
PROGRAM ELEMENTS FAIR OF THE FUTURE



PROGRAM ELEMENTS EXHIBITION PROMENADE



PROGRAM ELEMENTS PARKING / PLAY FIELDS



April 25, 2009

PROGRAM ELEMENTS PARK / WATER CORRIDOR



PROGRAM ELEMENTS AGRICULTURE / GARDENS



PROGRAM ELEMENTS MIXED USE



PROGRAM ELEMENTS OFFICE CAMPUS



PROGRAM ELEMENTS ENTERTAINMENT/ HOSPITALITY



PROGRAM ELEMENTS CONNECTIONS



PROGRAM OPPORTUNITIES ELEMENTS



GUIDING PRINCIPLES

Sustainability



- **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”.
- 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.**

SUSTAINABILITY APPROACH

Definition:

“Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs”

Brundtland Commission, 1987

Achieving the triple bottom line of sustainability:

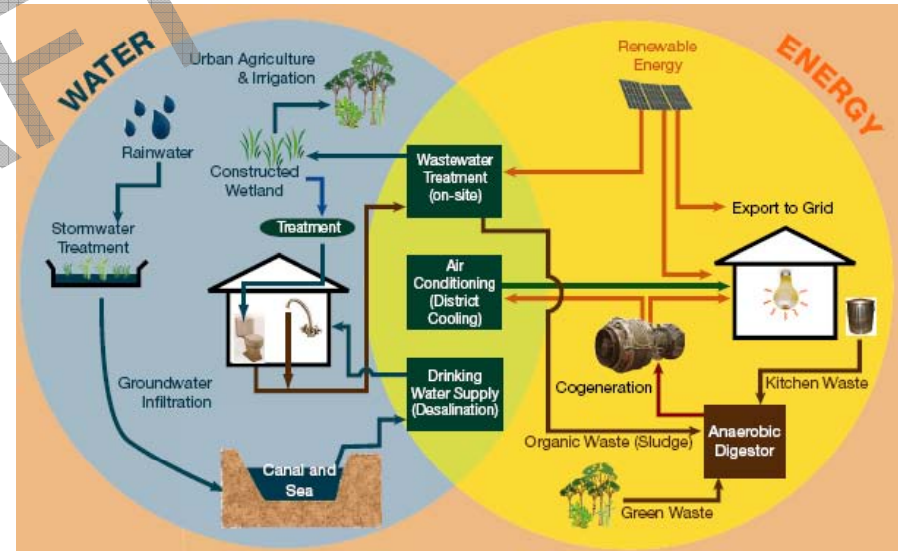
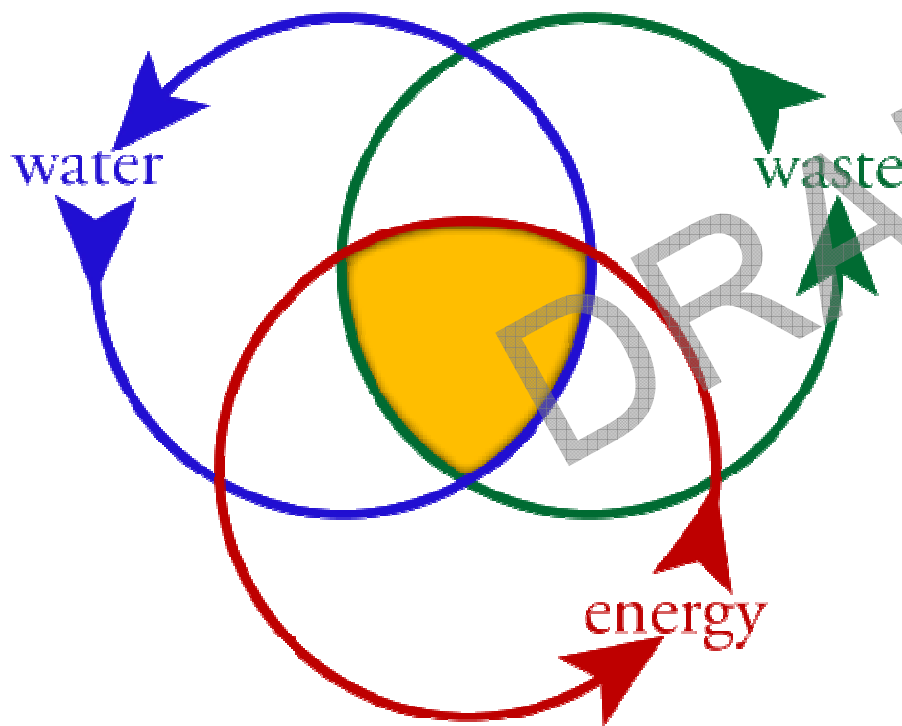
- Environmental stewardship
- Social benefits
- Economic vitality



SUSTAINABILITY APPROACH

Whole systems thinking

- Doing more with less



SUSTAINABILITY FOCUS AREAS



Energy



Water



Materials



Site and
Landscape



Waste



Food



Biodiversity



Community



Transportation



Education &
Art



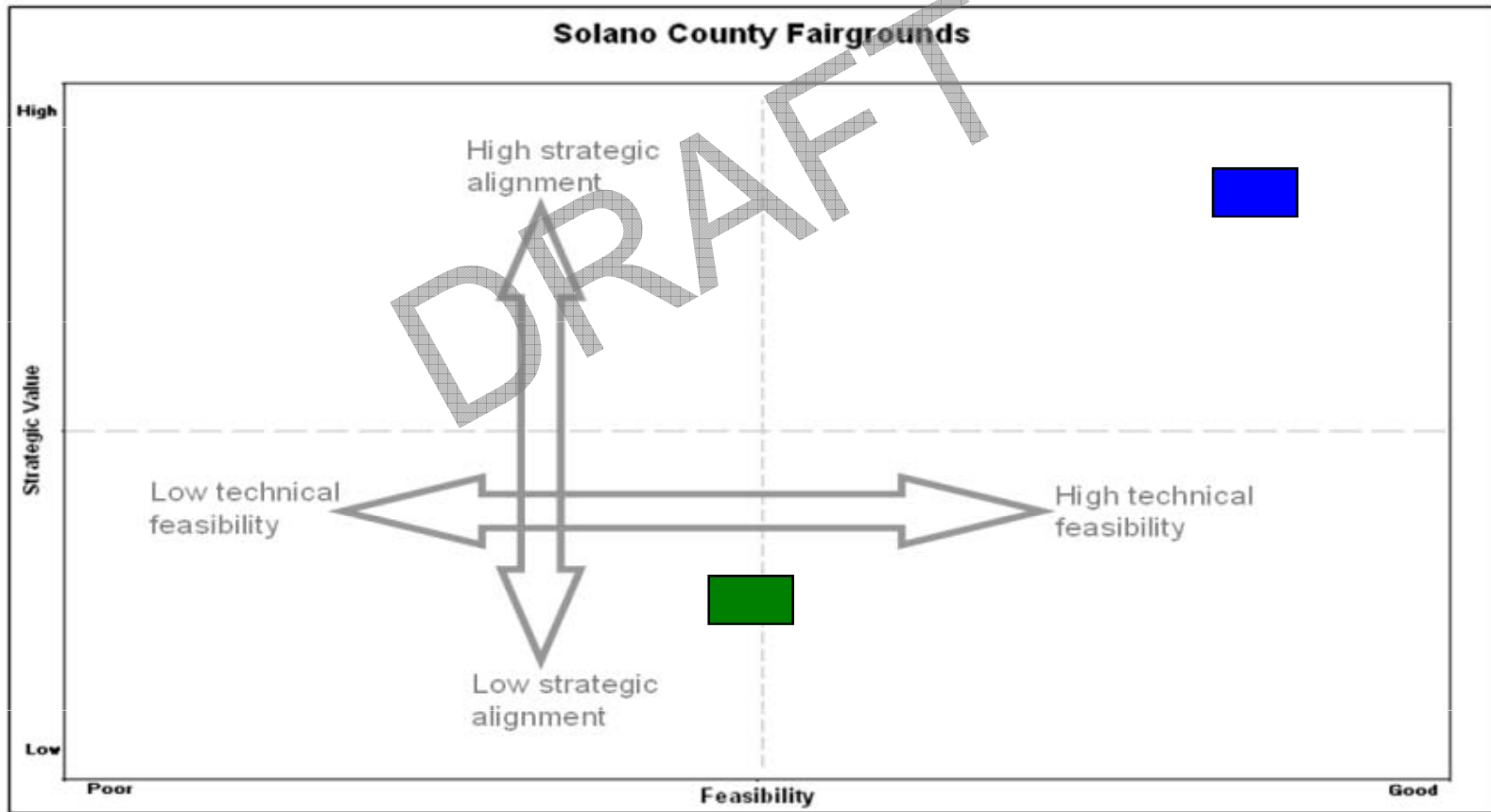
Economy



Achievement

DRAFT

SUSTAINABILITY STRATEGY DEVELOPMENT



Strategies for further consideration – preliminary findings

Water

- Create new water feature, including restored wetlands, for water quality improvement, habitat creation and amenity value
- On-site stormwater treatment, e.g. biofiltration planters, swales
- Minimize potable water demand, e.g. water-wise landscaping, high efficiency fixtures and irrigation



Strategies for further consideration – preliminary findings

Energy

- Integrate PV systems, e.g. on buildings and in parking lots
- District energy system, e.g. cogeneration
- Orient buildings to maximize energy efficiency
- Demonstration wind turbine



Strategies for further consideration – preliminary findings

Materials / Waste

- Re-use existing Fairgrounds buildings where feasible
- Re-use demolition materials, e.g. concrete, steel, asphalt, road base, topsoil
- Utilize organic waste from Fairgrounds / Six Flags for composting and/or energy generation



Strategies for further consideration – preliminary findings



Transportation

- Create pedestrian / bicycle friendly streets
- Connect on-site bicycle routes to regional facilities
- Integrate a transit facility into the development, with proximity to Six Flags
- Share parking between compatible land uses, e.g. entertainment-office-transit

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Strategies for further consideration – preliminary findings



Neighborhood Design

- Create walkable, interconnected streets
- Provide dual-use streets
- Provide land uses that will create jobs
- Create a destination that celebrates the local community, e.g. agricultural education, ethnic festivals
- Allocate significant areas to parks, gardens and open space

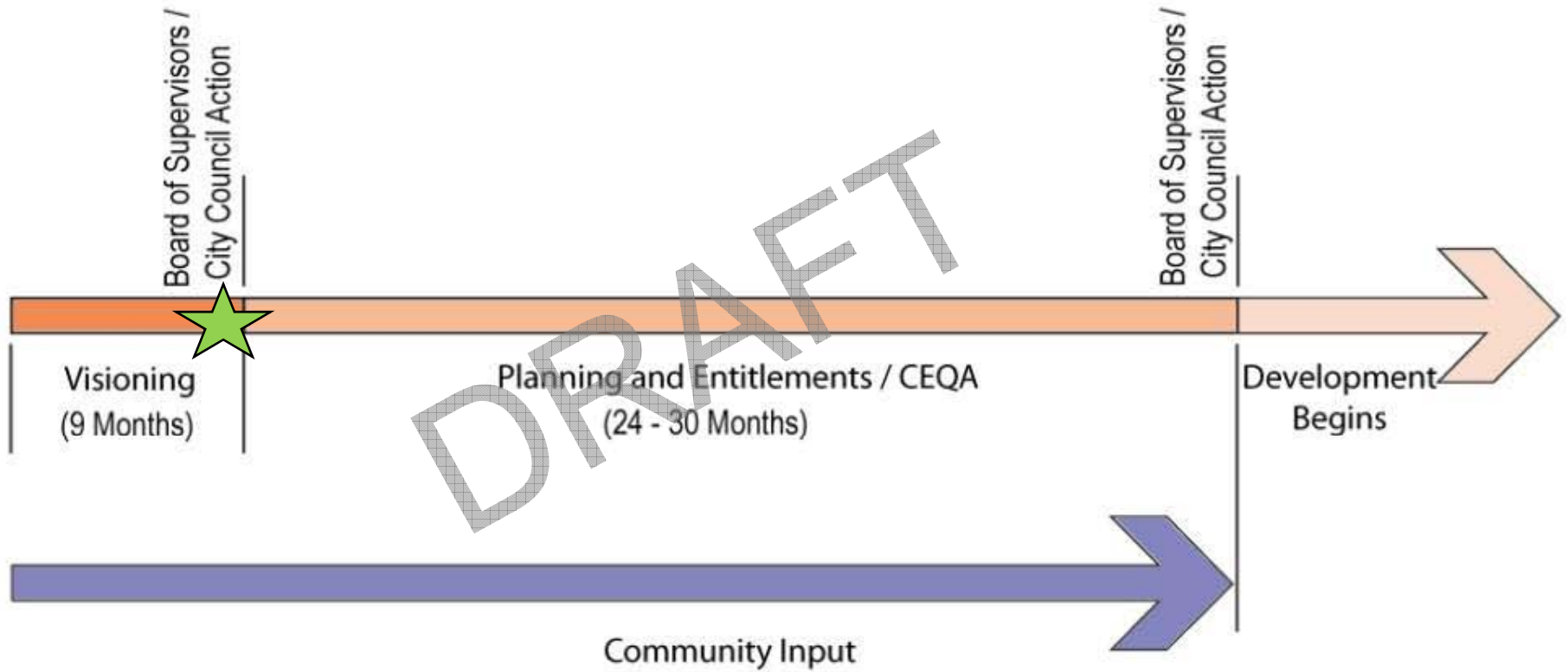
Strategies for further consideration – preliminary findings

Site and Landscape

- Protect existing habitat
- Provide a weekly farmers market and on-site urban agriculture opportunities at the Fairgrounds
- Provide shady streets and open spaces
- Utilize sports-fields as overflow parking during large fair events



OVERALL TIMELINE



DRAFT



Solano360
listen, inspire & make it real