



Solano360

SOLANO 360 COMMITTEE MEETING AGENDA

This meeting will be held at 675 Texas Street, Multipurpose Rooms 1610 & 1620, Fairfield, CA
Thursday, March 17, 2011 – 4:00 to 6:00 PM

ITEM	COMMITTEE/STAFF PERSON
I. CALL TO ORDER	Supervisor Spering
II. INTRODUCTIONS	Supervisor Spering
III. REGULAR CALENDAR	
1. Introduction of proposed Project Manager, Municipal Resource Group, LLC. <i>(Discussion only)</i>	Ron Grassi
2. Introduction of selected architect, BAR Architects, as sub-consultant to SWA. <i>(Discussion only)</i>	Ron Grassi
3. Receive update on Project Status and discussion of respective roles and responsibilities between City/County/Fair <i>(Discussion Only)</i>	Birgitta Corsello Craig Whittom Mike Paluszak
4. Discussion and confirmation of Project schedule, meeting times and location <i>(Action item)</i>	Elizabeth Shreeve Randy Chafin
5. Discussion of future items/next steps: a. Public Information/Communication Plan. b. Financial/Economic Feasibility <i>(Discussion with possible Action)</i>	Birgitta Corsello Craig Whittom Mike Paluszak

IV. ITEMS FROM THE PUBLIC and COMMITTEE MEMBER COMMENTS.

This is your opportunity to address the Solano 360 Committee within the subject matter jurisdiction of the Solano 360 Committee. Please limit your comments to five minutes.

V. ADJOURN

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and will require assistance in order to participate, please call the County Administrator's Office at 707-784-6100 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting. Non-confidential materials related to an item on this Agenda submitted to the Committee after distribution of the agenda packet are available for public inspection at the Solano County Government Center, 6th Floor Receptionist's Desk, 675 Texas Street, Fairfield, during normal business hours.



PRELIMINARY TIMELINE FOR CONCURRENT SPECIFIC PLAN & EIR PROCESS

Months	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	2011												2012							
WORK PLAN SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	Aug
MEETINGS (dates to be determined)																				
Solano360 Committee - every 2 months Dates to be determined																				
Project Team - monthly Dates to be determined																				
Workshops Dates to be determined Topic																				
Informational reports to County BOS/City Council Jan 25-BOS																				
SPECIFIC PLAN																				
Project Startup AND FAIRGROUNDS PROCESS	FAIR FACILITIES MASTER PLAN																			
Preferred Plan and Program Options																				
Admin Draft Specific Plan																				
Draft Specific Plan																				
Public Review																				
Final Specific Plan - Design Guidelines																				
Public Hearings (PC & CC/BOS)																				
Specific Plan Appeal Period (10 days)																				
EIR (Note: meeting schedule to be determined)																				
Consultant Selection																				
Startup, Background and Project Setting																				
Project Description	Preliminary (Vision Plan)	FAIR FACILITIES	FAIR FACILITIES																	
Project Alternatives and Scoping																				
Agency Coordination																				
ADEIR																				
Lead Agency Review																				
DEIR																				
Public Review (45 days)																				
Final EIR/Response to Comments																				
Mitigation Monitoring Plan																				
Noticing (21 days for City PC + 10 days for CC)																				
Public Hearings (PC & CC/BOS)																				
Project Approval/EIR Certification/File Notice of Determination																				
EIR Appeal Period (30 days)																				
GENERAL PLAN AMENDMENT																				
ZONING AMENDMENT																				

BAR ARCHITECTS

Firm Profile

Devoted to the success of our clients, our goal is to create meaningful and engaging environments that enhance their context, function well for users and are cost-effective. As a 75-person architectural, interior design and planning firm, we approach each project as an opportunity to develop a compelling solution that exceeds our clients' expectations while maintaining the highest standards of design excellence.

BAR Architects brings demonstrated expertise in the design and planning of mixed-use, multifamily, hospitality and commercial developments. Many of our projects successfully and seamlessly integrates a variety of commercial components (retail, entertainment, office, hotels) with highly desirable yet cost efficient multifamily housing. We have worked with numerous developers such as DMB, The Irvine Company, Caruso Affiliated, Prado Group Inc., Hines, Maguire Properties, General Growth and Forest City on the planning and design of communities ranging in size from 6 acres up to 3,600 acres. Our award winning design of four city blocks at San Jose's Santana Row, an active, mixed-use district, includes 230,000-gsf of retail, 30,000-gsf of office space, 219 dwelling units and a central plant for the entire development.

Our residential work ranges from affordable to luxury and includes apartments, townhouses, lofts, condominiums and senior housing. The firm has designed over 40,000 units of multifamily housing in California alone and completed successful projects throughout the United States and internationally. Housing types range from low and mid-rise to high-rise, high density and include affordable, market-rate and luxury units. In addition to our expert design and planning services, BAR provides sophisticated programming, strategic planning for long-term space needs and approvals strategies — in short, the comprehensive services crucial to successful project development. Each of our projects successfully and seamlessly integrates a variety of client-specific components, creating cost-effective and highly desirable multifamily housing.

Specific to retail, BAR has been responsible for the development and implementation of large-scale retail and lifestyle centers, neighborhood-serving retail, prototypes, flagship stores and specialty boutique environments. BAR completed designs for over 700,000-gsf of the Spectrum Center retail and entertainment facilities in Irvine, CA and additional experience includes the development of flagship stores for Ralph Lauren, Polo Sport, Pottery Barn, American Eagle Outfitters, Jamba Juice and Il Fornaio restaurants. We have also worked on the design of retail facilities for Williams-Sonoma, Panettia Bakeries, Robert Mondavi, Disney Imagineering, Mumm and the Sundance Institute.

BAR's work in mixed-use and multifamily residential is kept fresh and active by the breadth of work we do in other sectors including clubhouses and recreational centers, entertainment facilities, hospitality, institutional and office/commercial projects of all types. We have produced unique buildings for clients such as Apple, Sun Microsystems, Lucasfilm, Ltd. and Robert Redford's Sundance Institute that are technically sophisticated yet blend beautifully with their surroundings.

A proud member of the U.S. Green Building Council, over 85 percent of our technical staff are LEED accredited professionals and sustainable design practices and ideology are an integral part our design process. We have designed buildings to meet LEED Gold and Silver criteria and are currently working on the design of two facilities targeted to meet LEED Platinum and several others for LEED Gold. Our architects and designers have the knowledge, experience and resources to proactively and collaboratively guide clients toward effective sustainable design solutions.

A unique cornerstone of our practice is significant principal involvement. Each of the principals is actively involved in and responsible for all phases of our projects from design to construction. BAR's projects have been featured in several Urban Land Institute publications as case studies representing innovative, cost-efficient and successful best practices. In addition to being the recipient of 170 design awards, BAR Architects has been recognized by the American Institute of Architects California Council as the Firm of the Year, one of the highest industry honors.



Guy Chambers, AIA, LEED AP

PRINCIPAL

EDUCATION

Bachelor of Architecture, Cum Laude
University of California, Berkeley, 1972



LICENSES AND ACCREDITATIONS

Architect, California, 1976
LEED Accredited Professional

PROFESSIONAL ORGANIZATIONS

American Institute of Architects

PROFILE

Guy Chambers, AIA, LEED AP has been involved in the design of a variety of film and entertainment facilities for over 30 years. He brings extensive experience with projects requiring a high level of technical expertise including many that combine technical workspace while accommodating visitors and public tours. Guy has created specialized and complex projects for North Carolina School of the Arts School of Filmmaking; Lucasfilm, including the Technical Sound Production and Ancillary Buildings at Skywalker Ranch in Nicasio, CA; Sun Microsystems' headquarters in Menlo Park, CA; and Walt Disney Imagineering in Florida, France and Japan.

Guy has also been responsible for the masterplanning and design of numerous visitor and hospitality centers that include a variety of components such as art galleries, retail operations, conference facilities and reception areas. His design expertise also includes renovation and remodeling of historic buildings from the Robert Mondavi Winery to retail and commercial office buildings such as 140 Geary Street and 201 Post Street.

SELECTED RELEVANT EXPERIENCE

North Carolina School of the Arts School of Filmmaking – Winston-Salem, NC 74,000 sf film school with 4 theaters, classrooms and seminar rooms, sound recording/mixing space, computer and photo labs and faculty and production offices

Skywalker Ranch, Tech Bldg., Lucasfilm, Ltd. – Nicasio, CA 140,000 sf headquarter and production building including 300-seat theater, editing suites, projection rooms, mixing facilities and offices.

DisneySeas, Tokyo, Walt Disney Imagineering/ Tokyo, Japan 1,500-seat performing arts theater with fly tower, proscenium stage, orchestra pit, restaurants and retail shops.

MGM Studio Tour, Walt Disney Imagineering – Orlando, FL Audio/Video complex including a working production stage with 1000-seat theater, 16,000 sf soundstage and post-production complex.

MGM Studio Tour, Paris, Walt Disney Imagineering – Paris, France Design of four film/video production stages, support facilities, central commissary, corporate and client operational offices.

Disney Burbank Sound Stages, Disney Pictures & Television – Burbank, CA Master plan for studio lot, including six sound stages, production support facilities, operations center, rehearsal hall, cafeteria and parking structure.

Samuel Goldwyn Theatre, Academy of Motion Pictures Arts & Sciences – Los Angeles, CA 1,100-seat theater remodel and 68-seat screening room.

Disney Main Theater, Disney Pictures & Television – Burbank, CA Upgrade and major acoustical redesign of an existing 500-seat theater.

Chris Haegglund, AIA, LEED AP

PRINCIPAL

PROFILE

Chris Haegglund, AIA, brings over 25 years of experience master planning and designing award-winning mixed-use, multifamily residential, retail and resort facilities. He has worked closely on successful mixed-use, multifamily residential and hospitality projects with national developers including The Irvine Company, DMB, Opus West, Caruso Affiliated, Federal Realty Investment Trust, Hines, Prado Group and Maguire Properties. .

Chris has designed projects throughout California, Nevada, Arizona, Missouri and internationally to create successful livable communities. He worked with Federal Realty on the design of four parcels of the award-winning Santana Row; a mixed-use development which includes residential, retail and offices in San Jose, CA. Chris has also developed a master plan incorporating sustainable design for the Sage Hills Community, a large-scale mixed-use development in British Columbia; and has been working on several infill mixed-use housing projects in San Francisco.

Chris has served as a speaker for many professional industry organizations including the Urban Land Institute, Multi-Housing World Annual Conference and ICSC's Centerbuild Conference.

EDUCATION

Graduate Diploma, Architectural Assoc., London, 1989
Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, 1984

LICENSE AND ACCREDITATION

Architect, California
LEED Accredited Professional

PROFESSIONAL ORGANIZATIONS

American Institute of Architects
Urban Land Institute



SELECTED RELEVANT EXPERIENCE

Santana Row – San Jose, CA Four block mixed-use development with 219 residential units including lofts and luxury townhouses, 500,000 sf of retail and restaurants and 30,000 sf of office and club facilities.

2001 Market – San Francisco, CA Mixed-use infill development designed to achieve LEED Gold.

Upper Lake Merritt, Pacific Properties – Oakland, CA 22-story development of 281 units, 10,500 sf of retail, and 5,000 sf of amenities.

Park Place – Irvine, CA Mixed-use with retail, entertainment, residential, office, hotel.

Vanke Ban Xue Gang, Vanke Real Estate – Shenzhen, China High-rise development including 3,350 residential units, 250,000 gsf of retail, community clubhouses, kindergartens and a primary school.

Hainan Island Resort and Residences, Joyon Real Estate Company, Ltd. – Hainan, China Six 18-story tower mixed-use residential community including hotel, restaurant, pool, spa and fitness center.

Cambridge Forest Town Center and Hotel – Pudong, China 29-story hotel, food court and retail complex including an aqua center.

One Scottsdale – Scottsdale, AZ 120-acre mixed-use complex with retail, housing, office and parking.

North Park, The Oaks, The Irvine Company – San Jose, CA 127-unit residential community with 7,000 sf of retail space, 5,000 sf leasing center and parking.

HCMC Mixed Use Tower – Ho Chi Minh City, Vietnam 16-story mixed-use tower including retail, movie theatres, hotel and office.

Chris Haegglund, AIA, LEED AP

PRINCIPAL

48 Tehama Street – San Francisco, CA 19-story mixed-use project including residential, hotel, office and parking.

Hunters Point, Blocks 50, 51 and 53, Lennar Urban – San Francisco, CA 445,500 gsf 268-unit mixed-use community including retail and parking.

Golden Gate Fields – Albany, CA 8-acre mixed-use waterfront development inspired by European beach resort towns which would include over 400,000-gsf of retail and over 150,000-gsf of residential.

Loch Lomond – San Rafael, CA Master plan for 25-acre community that would include 88 residences, 12,000 gsf of retail and 8,000 gsf of office.

Villa Torino – San Jose, CA 335,200 gsf transit-oriented apartment community including community building, pool, and landscaped courtyards.

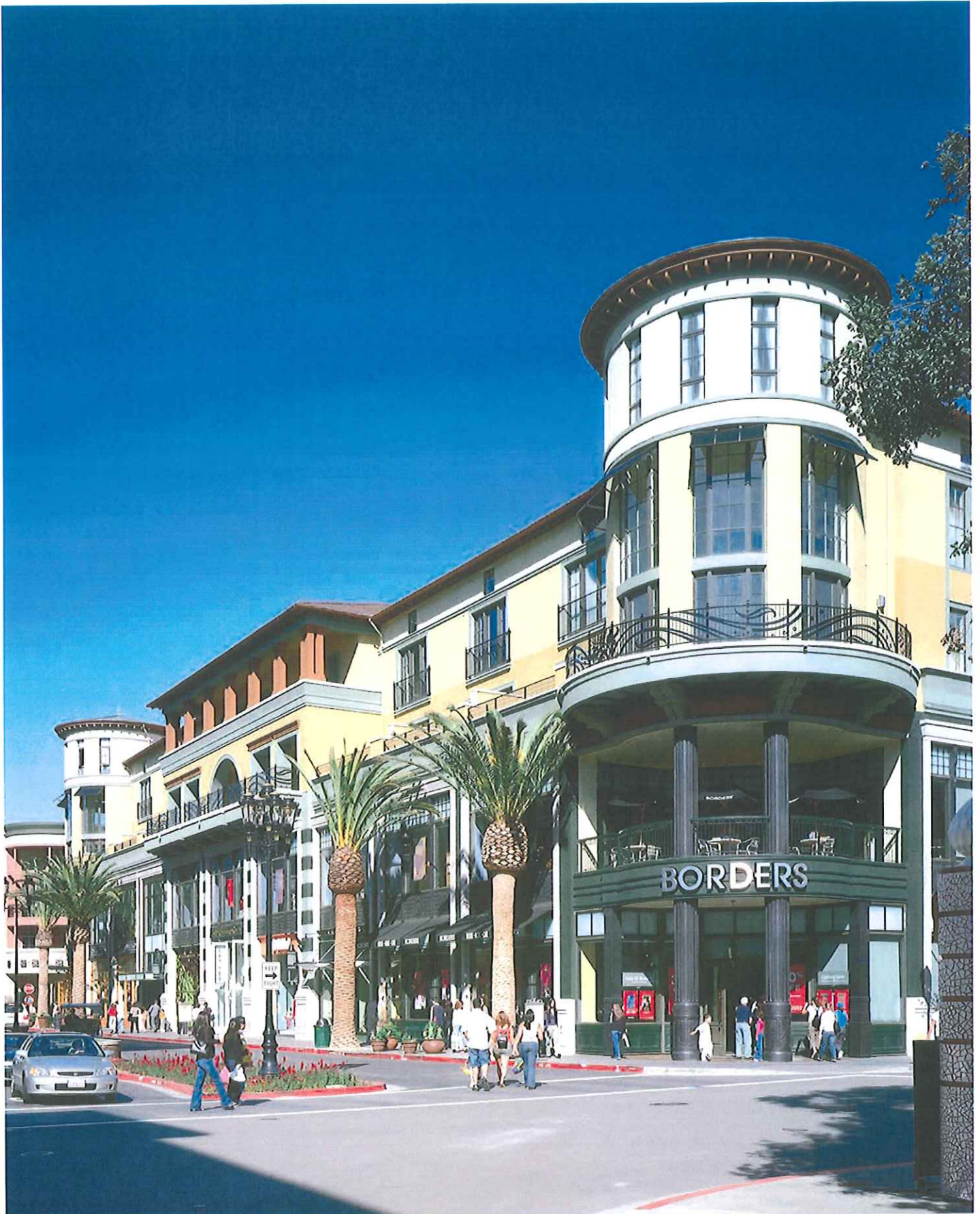
Seven Restaurant – San Jose, CA 3,500 gsf 108-seat downtown restaurant includes bar/lounge and exhibition kitchen.

UCSF Mission Bay Bldg 20 – San Francisco, CA Preliminary design for 375 units of student housing and support facilities.

USF Lone Mountain Faculty Housing - San Francisco, CA Schematic design for 124 units of faculty housing.

Buchanan Field Masterplan - Contra Costa County, CA Masterplan for a 490-acre community, with over 1 million sf of retail and over 6,000 residential units.

Woodbury Recreation Center - Irvine, CA Planning and design with landscape architect for 8,000-gsf recreation center and entry monuments.



SANTANA ROW SAN JOSE, CA

SANTANA ROW SAN JOSE, CA

When Phase One of Santana Row opened in the fall of 2002, it quickly became San Jose's mixed-use crown jewel. BAR Architects designed four blocks of the 8-block Phase One plan. At full build-out, the master plan encompasses 16 blocks on 46 acres.

The first two buildings, The DeForest and The Margo, are arcaded loft and retail buildings that face each other on Santana Row and are modeled on turn-of-the-century industrial structures. Their block-long facades are broken into sections to create an urban pedestrian scale. The arcaded ground floors of both structures recall historic shopping venues. Above the stores and restaurants are 198 loft units, most with 20-foot ceilings and large windows facing Santana Row or with views to the mountains.

A third building, The Villa Cornet, symmetrically addresses the street with corner tower elements. Above two levels of retail are 21 luxury townhouses that range in size from 2,100 to approximately 3,900 gsf. The fourth building, The Park Valencia, accommodates a variety of uses including restaurants and retail on the ground level with anticipated office and retail uses for the upper floors. It also houses the central mechanical plant for the entire Santana Row development.

PROJECT STATISTICS

CLIENT Federal Realty Investment Trust

LOCATION San Jose, CA

MASTER PLANNING StreetWorks, Inc.

ARCHITECT BAR Architects (parcels 3, 4, 6 and 13)

LANDSCAPE ARCHITECTS

SWA Group (parcels 3, 4 and 6)

April Philips Design Works (parcel 13)

CONTRACTOR Bovis Lend Lease

SITE AREA

Masterplan Consists of 46 Acres

BAR's Four Parcels comprise 6.2 Acres:

The DeForest and The Margo (Parcels 3 and 4):

198 Loft Units over Retail and Restaurants

Villa Cornet (Parcel 6):

21 Townhouses over Retail

Park Valencia (Parcel 13):

Retail, Restaurants, Commercial and the Central Mechanical Plant

PARKING RATIO 1.7:1 (Spaces: Dwelling Unit)

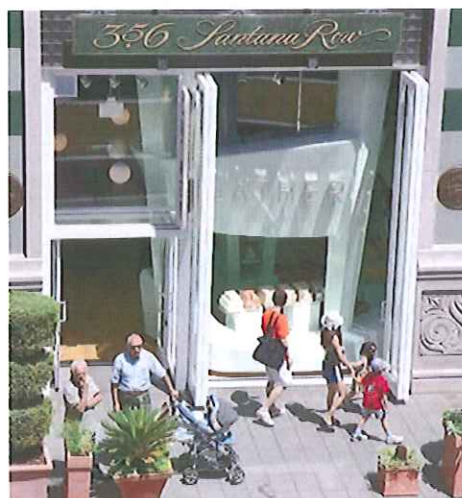
PROJECT COMPONENTS (BAR Architects)

219 Living Units (299,000 gsf Total)

230,000 gsf of Retail

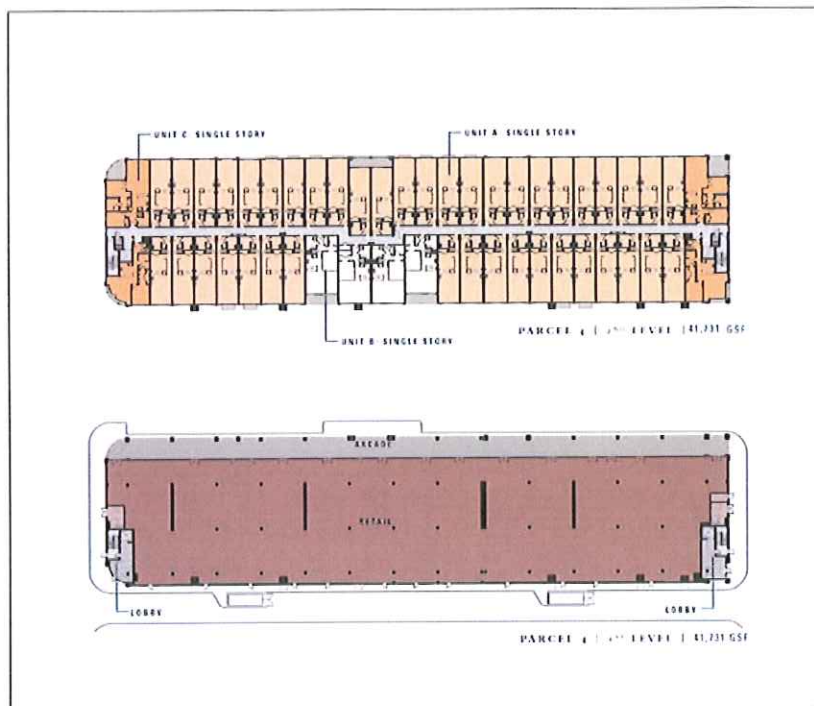
30,000 gsf of Office/Commercial Space

20,000 gsf Mechanical Plant (Serves Entire Development)



CORNER OF VILLA CORNET (COVER) SITE PLAN (TOP) RETAIL AT VILLA CORNET (MIDDLE LEFT) EATERIES AT THE PARK VANENCIA PLAZA (MIDDLE RIGHT) SIDEWALK CAFE AT THE MARGO (BOTTOM)

SANTANA ROW SAN JOSE, CA



THE MARGO LOFTS OVER ARCADED RETAIL AND RESTAURANTS (TOP) THE MARGO FLOOR PLANS (BOTTOM LEFT) THE MARGO KITCHEN INTERIOR (BOTTOM RIGHT)

DISNEY MGM STUDIOS – MASTERPLANNING ORLANDO, FL

BAR has worked on a variety of projects with Walt Disney Imagineering from 1985 to 2001. One of the many projects BAR designed is a third-gate attraction for Disney World, Florida. Consisting of a typical Disney entertainment complex, as well as an independently functioning film and video production facility, BAR designed over 250,000 gsf of space including an animation museum, production offices, two public restaurants, employee commissary, film and video production and post-production facilities and employee and site maintenance facilities. The main Studio Tour is designed to allow 3,000 visitors per hour to observe the actual film and video production process.

Audio/Video Complex

A major television production stage with 1,000-seat guest viewing capacity and separate audio stage and radio broadcast facility.

Animation Building

Two theaters, an Animation Museum including extensive viewing corridor into actual working animation facility, art galleries, central courtyard production offices and restaurant.

Soundstage Buildings

Soundstage Complex consisting of 12,000 sf stage and two 8,000 sf stages which can combine into a single 16,000 sf stage.



PROJECT STATISTICS

CLIENT Walt Disney Imagineering

LOCATION Orlando, FL

DESIGN ARCHITECT

BAR Architects

LANDSCAPE ARCHITECT

Walt Disney Imagineering

CONSTRUCTION MANAGER

Bechtel International Corp.

SITE AREA 100 Acres

TOTAL BUILT AREA 250,000 gsf

PROJECT COMPONENTS

1,000-Seat Video Theater

200-Seat Audio Theater

Animation Museum

Production Offices

Two Restaurants

Film/Video Production Facilities

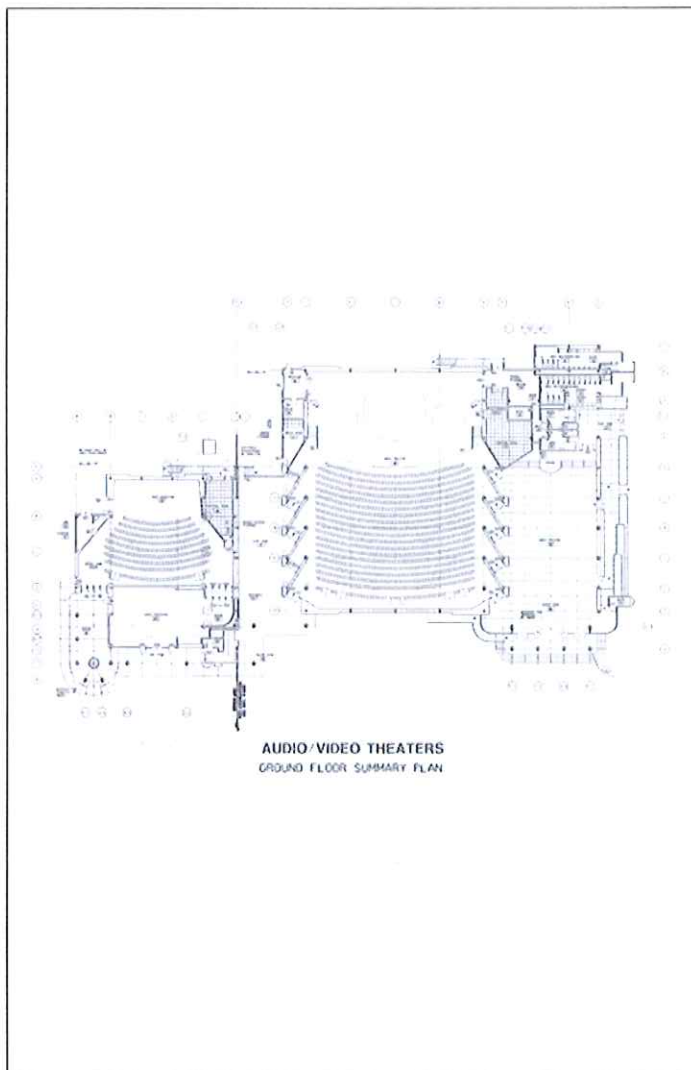
Employee Commissary

Employee and Site Maintenance Facility



MGM STUDIOS GATE (COVER) VIEW OF DISNEY MAIN STREET (TOP) EXTERIOR AERIAL VIEW (BOTTOM)

DISNEY MGM STUDIOS – AUDIO/VIDEO THEATER ORLANDO, FL



AUDIO/VIDEO THEATER FLOOR PLAN (TOP LEFT) AUDIO/VIDEO THEATER EXTERIOR (TOP RIGHT) AND INTERIOR (BOTTOM)



DISNEY MGM STUDIOS - EUROPE PARIS, FRANCE

BARARCHITECTS