

# Solano360

## Implementation Committee Meeting

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- Approval of Minutes from the October 22, 2020 Solano360 Implementation Committee Meeting
- Receive a Presentation by the IRG/JLL Team on Proposed Uses for the Solano360 Project at the Solano County Fairgrounds
- Committee to provide input and affirm IRG/JLL proposed uses consistent with the Adopted Specific Plan – **ACTION ITEM**
- Committee to direct staff to continue coordination with IRG/JLL Team on refining/developing a proposed land plan – **ACTION ITEM**

Presented to Solano360 Implementation Committee  
On April 08, 2021

# SOLANO<sup>360</sup>

## DEVELOPER DRAFT PLAN 1

Presented for Discussion - April 8, 2021  
To the Solano360 Implementation Committee



**IRG**

Industrial Realty Group, LLC

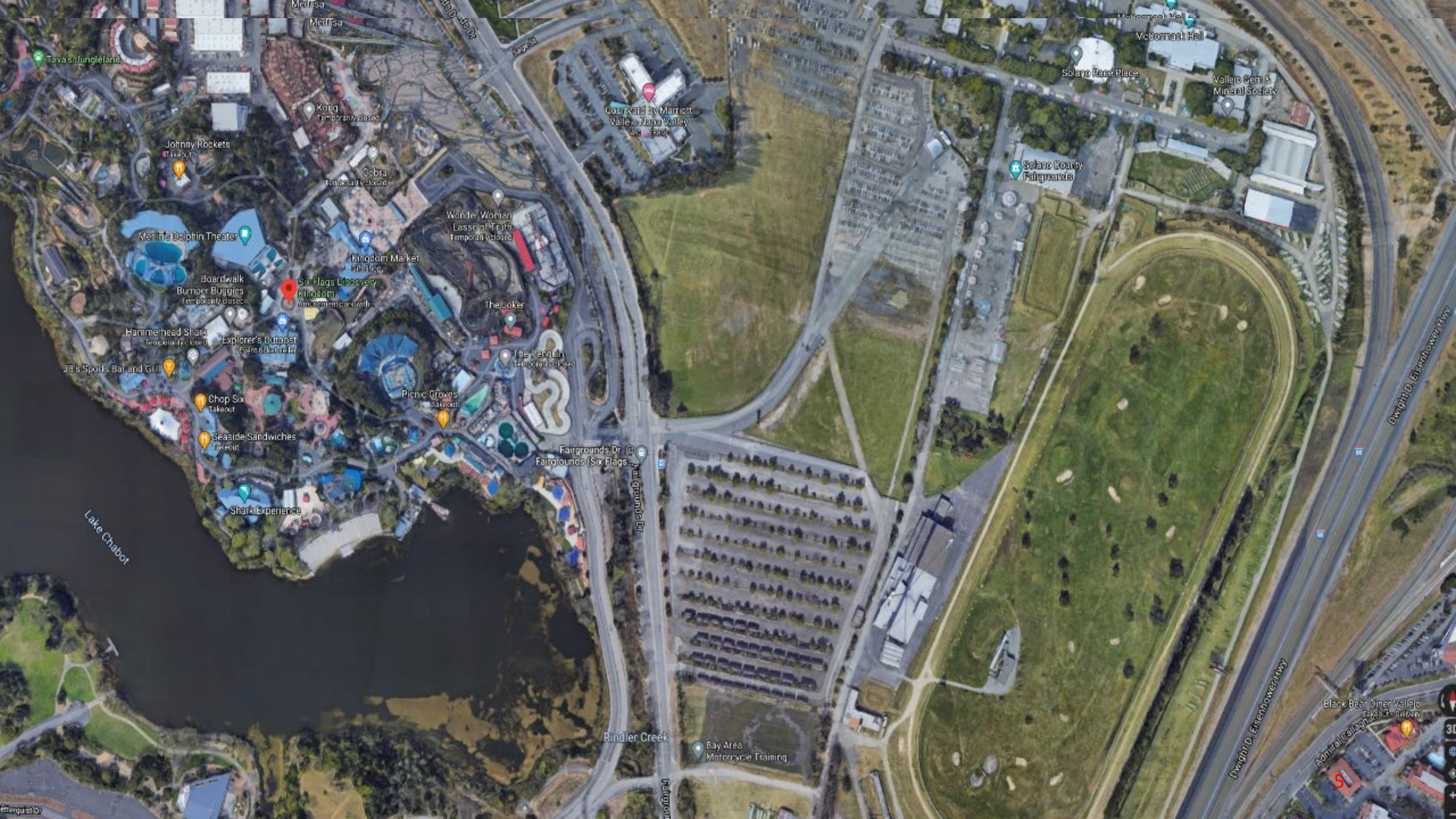
**D**raft Plan 1 will outline what we believe to be the optimal mix of product types as can currently be justified financially, while still adhering to the ‘Guiding Principles’ of the Specific Plan.

Today, we will discuss what we believe to be a feasible strategy to ensure success of the project site through a careful, thoughtful and strategic implementation of in-demand product when the time is right, to ensure optimal financial performance to the benefit of the County of Solano, the City of Vallejo and IRG.



## **WORKING DRAFT PLAN**

Concept Layout for Discussion  
Purpose



Tava's Jungleland

Johnny Rockets  
Takeout

Merlin's Dolphin Theater

Boardwalk  
Burner Buggies  
Temporarily closed

Hammerhead Shark  
Temporarily closed

JE's Sports Bar and Grill

Chop Six  
Takeout

Seaside Sandwiches  
Takeout

Shark Experience

Kona  
Temporarily closed

Cobra  
Temporarily closed

Wonder Woman  
Lasso of Truth  
Temporarily closed

Kingdom Market  
Gift Shop

Six Flags Discovery  
Kingdom  
Amusement park with

The Joker

The Penguin  
Temporarily closed

Picnic Groves  
Takeout

Fairgrounds Dr @  
Fairgrounds (Six Flags)

Rindler Creek

Bay Area  
Motorcycle Training

Courtyard by Marriott  
Vallejo Napa Valley  
40 East

Solano Race Place

Solano County  
Fairgrounds

Vallejo Armory  
Hall

Vallejo Gem &  
Mineral Society

Black Bear Diner Vallejo  
Takeout

Admiral Callaghan

5

Dwight D. Eisenhower Hwy

Dwight D. Eisenhower Hwy

Strangetown Dr



Courtyard by Marriott  
Walle & Napa Valley  
400 East

Tava's Jungleland

Johnny Rockets  
Takeout

Kong  
Temporarily closed

Cobra  
Temporarily closed

Mermaid's Delphin Theater

Boardwalk  
Burner Buggies  
Temporarily closed

Kingdom Market  
Gift Shop

Wonder Woman  
Lasso of Truth  
Temporarily closed

Six Flags Discovery  
Kingdom  
Amusement park with

The Joker

Hammerhead Shark  
Temporarily closed

Explorer's Outpost  
Event rehearsal

The Penguin  
Temporarily closed

JR's Sports Bar and Grill

Chop Six  
Takeout

Picnic Groves  
Takeout

Seaside Sandwiches  
Takeout

Fairgrounds Dr @  
Fairgrounds (Six Flags)

Shark Experience

Lake Chabot

Rindler Creek

Fairgrounds

Dwight D. Eisenhower Hwy

Dwight D. Eisenhower Hwy

Black Bear Diner Vallejo  
Takeout

Admiral Callaghan



# CHALLENGES

Every project has its challenges, and this Project is no different. We are convinced however, that with patience and strategic financial commitment these challenges can be overcome in time. Here is a brief summary of the three most difficult challenges identified to date. This Draft Plan 1 will begin to lay the foundation to effectively address these three primary challenges:

- 1. Cost to Develop versus Current Market Rental Income**
- 2. Up Front Cost of Infrastructure**
- 3. Access To and From the Site**

## **NEXT STEPS**

Draft Plan 1 will outline the evolution of our thoughts through weeks of research and discovery. Draft Plan1 will serve to elicit comments, feedback and input from the various stakeholders and provide a meaningful starting point for vetting by critical consultants. Draft Plan 2 will incorporate consultant findings and stakeholder input and will more specifically define the site density and layout.



# SPECIFIC PLAN GUIDING PRINCIPLES

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1. Generate revenues for Solano County and the City of Vallejo, create jobs and ensure long-term economic sustainability. – ***Jobs and Economic Sustainability***
  2. Establish a unique place with an unmistakable identity that serves as a destination for visitors as well as a pedestrian-friendly, community gathering place. – ***Sense of Place***
  3. 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. – ***Diverse Balance of Uses***
  4. Explore increased physical connectivity and synergy with Six Flags Discovery Kingdom, downtown Vallejo, the waterfront and other existing commercial operations. – ***Synergy with Community***
  5. Provide pedestrian, bicycle, vehicular and transit facilities that foster access to, from and within the site. – ***Pedestrian Friendly***
  6. Incorporate sustainable and green principles in all aspects of the development. – ***Environmental Sustainability***
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## **WORKING DRAFT PLAN**

Concept Layout for Discussion  
Purpose



Existing Hotel – Courtyard by Marriott



Existing Hotel – Courtyard by Marriott  
Transit Center



Existing Hotel – Courtyard by Marriott  
Transit Center  
Film Studios and possible ‘Back-Lot’



Existing Hotel – Courtyard by Marriott  
Transit Center  
Film Studios and possible ‘Back-Lot’  
Commercial (Office)



Existing Hotel – Courtyard by Marriott

Transit Center

Film Studios and possible ‘Back-Lot’

Commercial (Office)

Neighborhood Commercial w/Residential, (Library)



Existing Hotel – Courtyard by Marriott

Transit Center

Film Studios and possible ‘Back-Lot’

Commercial (Office)

Neighborhood Commercial w/Residential, (Library)

Maker Space





Existing Hotel – Courtyard by Marriott

Transit Center

Film Studios and possible ‘Back-Lot’

Commercial (Office)

Neighborhood Commercial w/Residential, (Library)

Maker Space

Entertainment Retail



Existing Hotel – Courtyard by Marriott

Transit Center

Film Studios and possible ‘Back-Lot’

Commercial (Office)

Neighborhood Commercial w/Residential, (Library)

Maker Space

Entertainment Retail

Central Water Feature



Existing Hotel – Courtyard by Marriott

Transit Center

Film Studios and possible ‘Back-Lot’

Commercial (Office)

Neighborhood Commercial w/Residential, (Library)

Maker Space

Entertainment Retail

Central Water Feature

Hotel



Existing Hotel – Courtyard by Marriott

Transit Center

Film Studios and possible ‘Back-Lot’

Commercial (Office)

Neighborhood Commercial w/Residential, (Library)

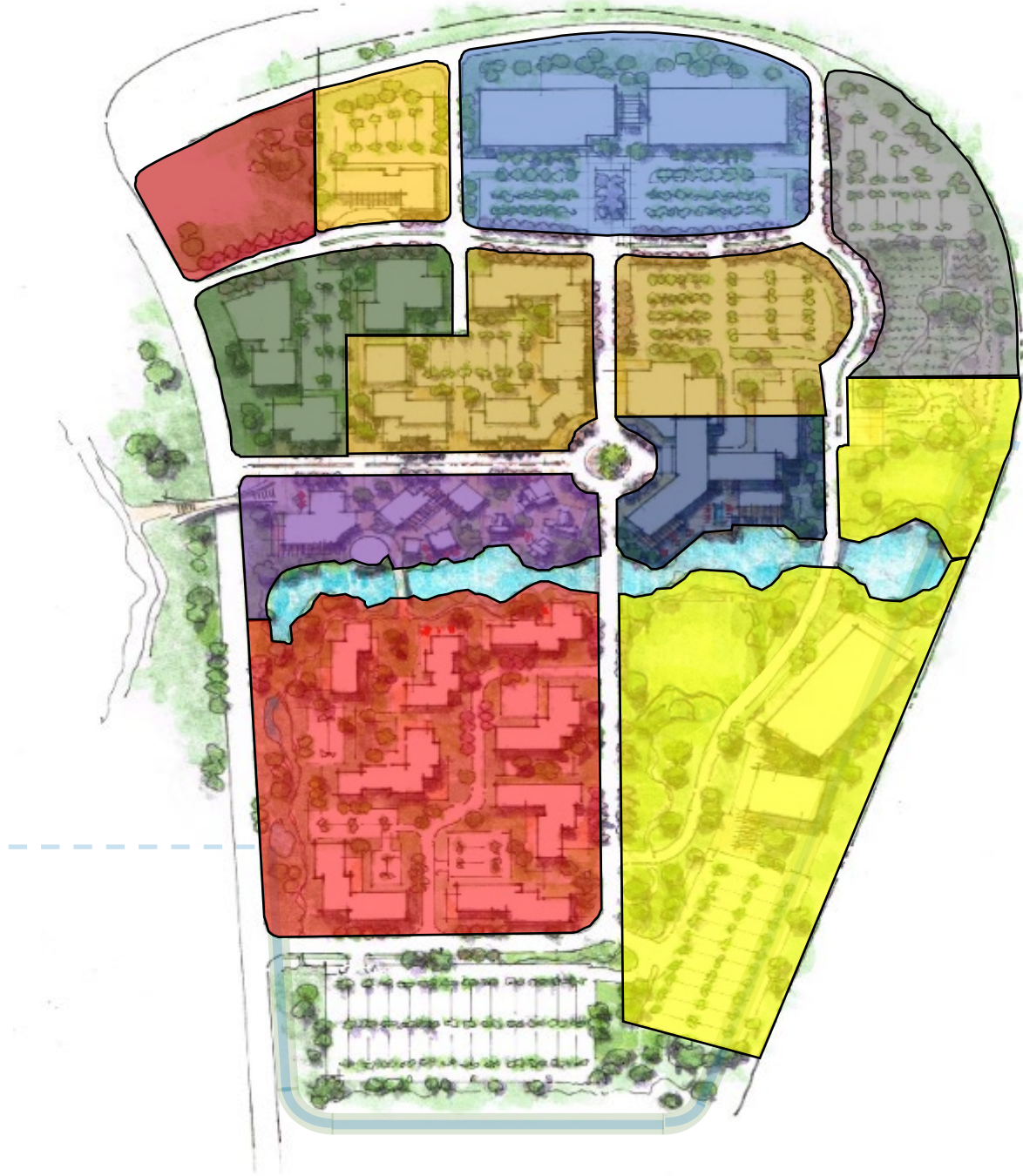
Maker Space

Entertainment Retail

Central Water Feature

Hotel

Field House/Expo and Fair Facilities



Existing Hotel – Courtyard by Marriott

Transit Center

Film Studios and possible ‘Back-Lot’

Commercial (Office)

Neighborhood Commercial w/Residential, (Library)

Maker Space

Entertainment Retail

Central Water Feature

Hotel

Field House/Expo and Fair Facilities

Multi-Family Residential



- Existing Hotel – Courtyard by Marriott
- Transit Center
- Film Studios and possible ‘Back-Lot’
- Commercial (Office)
- Neighborhood Commercial w/Residential, (Library)
- Maker Space
- Entertainment Retail
- Central Water Feature
- Hotel
- Field House/Expo and Fair Facilities
- Multi-Family Residential
- (Future Mixed Use)



**I**t is our belief that the site needs ‘site activators’. Product use types that will jump-start the site, bringing focus, recognition and interest – and as a result economic viability - to energize further development on the site. This strategy, if implemented correctly, we believe will expedite subsequent phases of development towards a well-balanced, much needed, popular live-work-play environment that will define the site for generations to come.



# FILM STUDIOS

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Site Activator



# FILM STUDIOS

**Commercial entertainment venue for production of film content within a controlled environment.**

*Specific Plan Category*

**Entertainment-Mixed Use  
and Commercial**

*Specific Plan Value*

- 1. Jobs and Economic Sustainability**
- 3. Diverse Balance of Uses**
- 4. Synergy with Community**



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# MAKER SPACE

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Site Activator

# MAKER SPACE

**Boutique, industrial-esque space, for makers, distributors, and retail promoters of bespoke goods and services.**

*Specific Plan Category*

**Entertainment-Mixed Use  
and Commercial**

*Specific Plan Value*

- 1. Jobs and Economic Sustainability**
- 2. Sense of Place**
- 3. Diverse Balance of Uses**
- 4. Synergy with Community**
- 5. Pedestrian Friendly**
- 6. Environmentally Sustainable**



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# NEIGHBORHOOD COMMERCIAL

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Site Activator



# NEIGHBORHOOD COMMERCIAL

Grocery stores, pharmacy, and other daily staple needs that are 'retail' oriented.

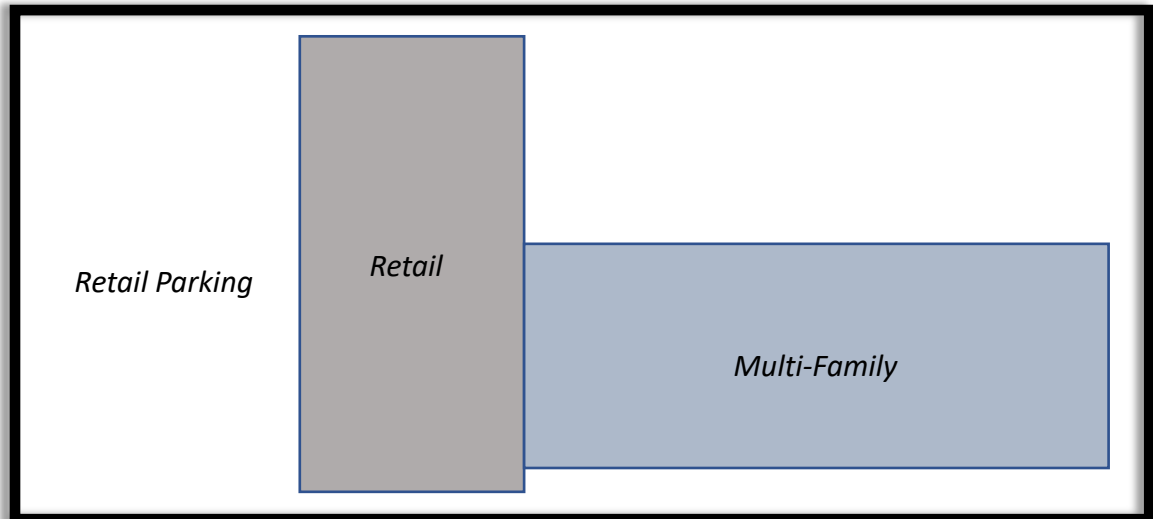
*Specific Plan Category*

**Entertainment-Mixed Use and Commercial**

*Specific Plan Value*

1. Jobs and Economic Sustainability
2. Sense of Place
3. Diverse Balance of Uses
4. Synergy with Community
5. Pedestrian Friendly





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# INFRASTRUCTURE, OPEN-SPACE & CENTRAL WATER FEATURE

Site Activator

# INFRASTRUCTURE, OPEN-SPACE & CENTRAL WATER FEATURE

**Necessary functional elements  
providing utilities, transportation,  
outdoor connection to nature.**

*Specific Plan Category*

**Fair Use.**

**Entertainment-Mixed Use  
and Commercial.**

*Specific Plan Value*

- 1. Jobs and Economic Sustainability**
- 2. Sense of Place**
- 3. Diverse Balance of Uses**
- 4. Synergy with Community**
- 5. Pedestrian Friendly**
- 6. Environmental Sustainability**





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## ENTERTAINMENT RETAIL

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# ENTERTAINMENT RETAIL

**Retail/entertainment venues. Food and beverage, active entertainment, and other ‘destination’ retail.**

*Specific Plan Category*

**Entertainment-Mixed Use  
and Commercial**

*Specific Plan Value*

1. **Jobs and Economic Sustainability**
2. **Sense of Place**
3. **Diverse Balance of Uses**
4. **Synergy with Community**
5. **Pedestrian Friendly**



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# HOTEL

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# HOTEL

**Likely select service hotel with conference space to compliment Fair facilities.**

*Specific Plan Category*

**Entertainment-Mixed Use  
and Commercial**

*Specific Plan Value*

- 1. Jobs and Economic Sustainability**
- 2. Sense of Place**
- 3. Diverse Balance of Uses**
- 4. Synergy with Community**
- 5. Pedestrian Friendly**



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## FEATURE ATTRACTION

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# FEATURE ATTRACTION

**Active and interactive entertainment venue.**

*Specific Plan Category*

**Entertainment-Mixed Use  
and Commercial**

*Specific Plan Value*

- 1. Jobs and Economic Sustainability**
- 2. Sense of Place**
- 3. Diverse Balance of Uses**
- 4. Connection to Six Flags**
- 5. Pedestrian Friendly**



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## COMMERCIAL OFFICE

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# COMMERCIAL OFFICE

**Multi-tenant and/or single tenant office space.**

*Specific Plan Category*

**Entertainment-Mixed Use and Commercial**

*Specific Plan Value*

- 1. Jobs and Economic Sustainability**
- 2. Sense of Place**
- 3. Diverse Balance of Uses**
- 4. Synergy with Community**
- 5. Pedestrian Friendly**
- 6. Environmentally Sustainable**





# FIELD HOUSE EXPO

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# FIELD HOUSE EXPO

**Multi-use entertainment and event venue for concerts, sporting events, shows, and Fair functions.**

*Specific Plan Category*

**Fair Use.**

*Specific Plan Value*

- 1. Jobs and Economic Sustainability**
- 2. Sense of Place**
- 3. Diverse Balance of Uses**
- 4. Synergy with Community**
- 5. Pedestrian Friendly**





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# MULTI-FAMILY RESIDENTIAL

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# MULTI-FAMILY RESIDENTIAL

**Market Rate apartment and townhouses. Work-Live dwellings.**

*Specific Plan Category*

**Entertainment-Mixed Use  
and Commercial**

*Specific Plan Value*

- 2. Sense of Place**
- 3. Diverse Balance of Uses**
- 4. Synergy with Community**
- 5. Pedestrian Friendly**





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**INTERACTIVE,  
ENTERTAINMENT,  
COHESIVE SENSE OF  
PLACE**

**S**tatement in closing.

We see ourselves as custodians of this very fine site that will require a stable hand with solid financial capability and deep experience capable of making the right decisions on behalf of the various stakeholders over the next several years.

We remain grateful that the Solano360 Implementation Committee has selected our team to see through development of this exciting project.

We look forward to a successful collaboration ahead.

## **SOLANO COUNTY FAIRGOUNDS DRAFT PLAN 1 DEVELOPMENT STUDY**

On behalf of IRG:

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(310) 200-0461

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## ■ Solano360 Implementation Committee Action Items

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1. Committee to provide input and affirm IRG/JLL proposed uses consistent with the Adopted Specific Plan – **ACTION ITEM**
2. Committee to direct staff to continue coordination with IRG/JLL Team on refining/developing a proposed land plan – **ACTION ITEM**



# Questions & Answers

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