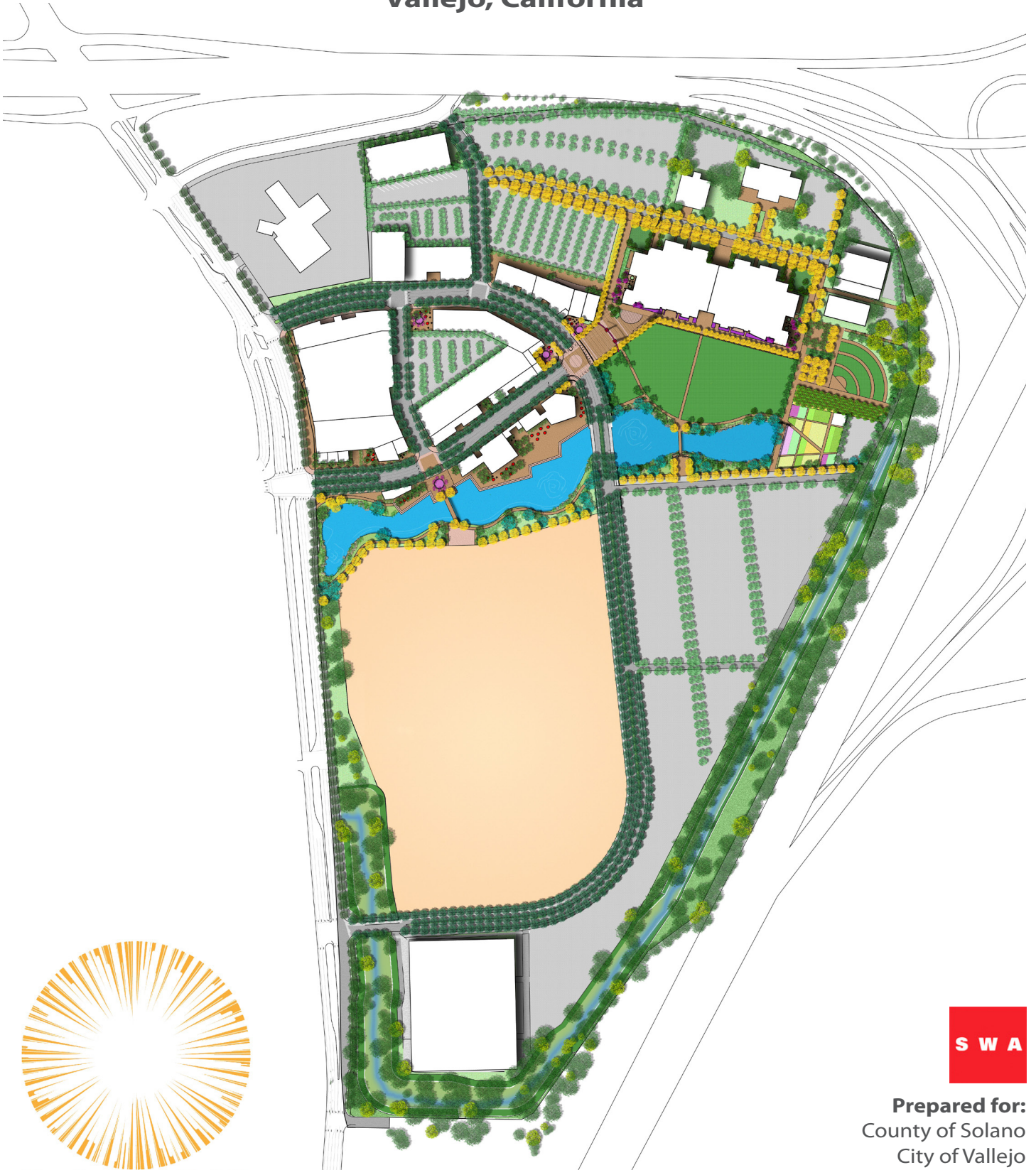


Solano 360

Public Draft Specific Plan

Vallejo, California



Prepared for:
County of Solano
City of Vallejo
Solano County Fair Association
November 9, 2012

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Public Draft Specific Plan

Vallejo, California



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Prepared for:

County of Solano
City of Vallejo
Solano County Fair Association

November 9, 2012



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EXECUTIVE SUMMARY

Purpose and Scope

This Solano360 Specific Plan (the “Plan”) is a product of a joint effort by the County of Solano (“County”), City of Vallejo (“City”), and the Solano County Fair Association (“Fair Association”) to develop a flexible, long-term framework for redevelopment of the Solano County Fairgrounds, a 149-acre County-owned property located at the crossroads of Interstate 80 (I-80) and State Route 37 (SR-37) within the City of Vallejo.

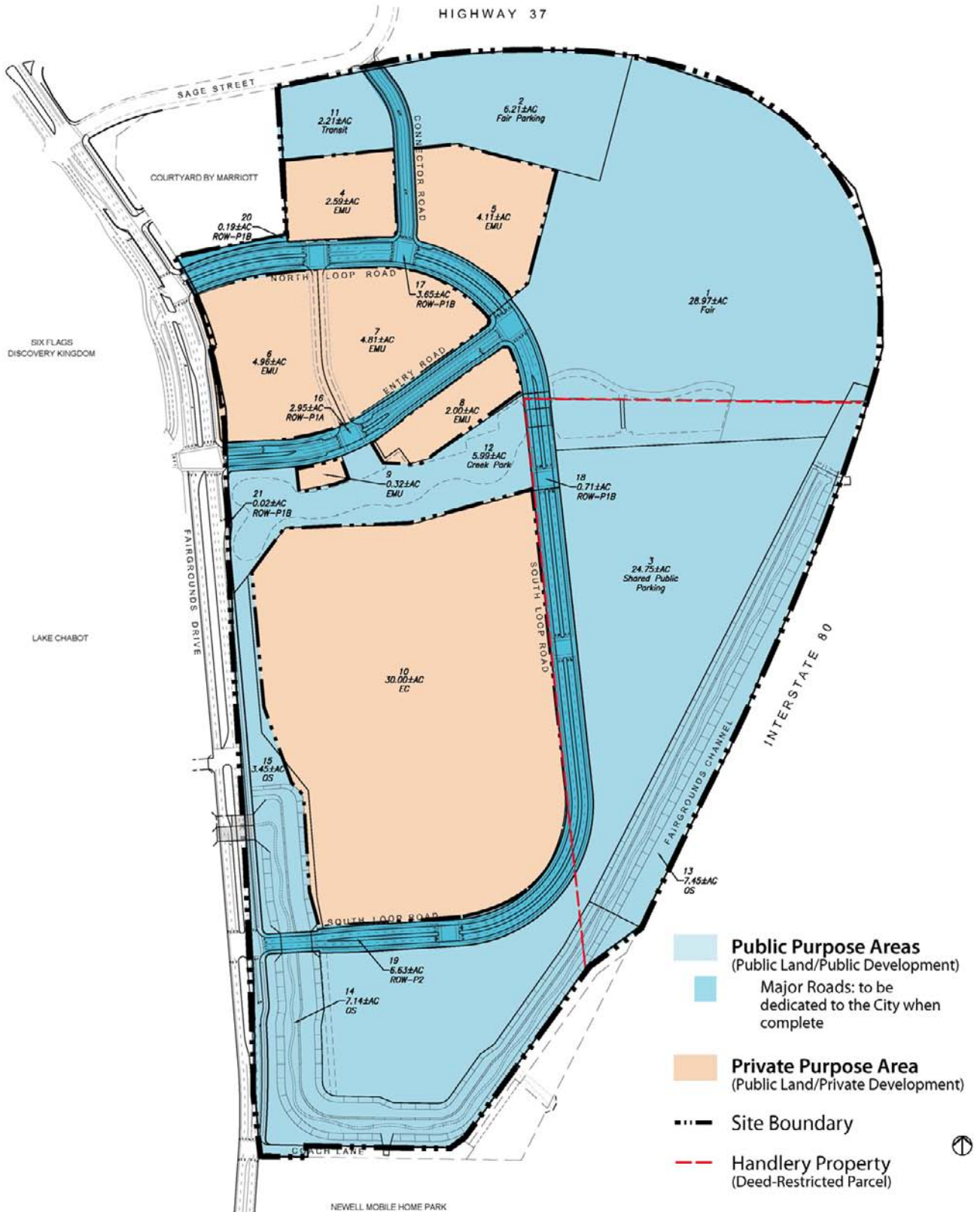
The Plan provides a flexible guide for land use and infrastructure improvements, public and private investments, and long-term, phased revitalization over the next 25 years. In addition, the Plan ensures consistency with the City of Vallejo General Plan, provides the basis for environmental review and subsequent entitlements, and supports County and City future actions as follows:

- **County of Solano** - this document serves as a master plan for development of Public Purpose Areas consisting of a new “Fair of the Future,” an iconic, landmark destination that renews the 63-year heritage of the Solano County Fair, along with associated open space, parking, transit, and roadways. The Public Purpose Areas are proposed for primarily public purposes associated with the Solano County Fair and will be exempt from the City’s land use authority.
- **City of Vallejo** – this document serves as a Specific Plan and Master Plan that satisfies requirements under the Vallejo Municipal Code (VMC), Title 16. It will provide flexible planning and design provisions for proposed mixed-use development to be undertaken for private, revenue-generating purposes, subject to the City’s land use authority. The Private Purpose Areas of the Specific Plan are proposed for private development and will require a General Plan Amendment and Zoning Map Amendment, processed concurrently with this Plan.

The Solano360 Committee, a joint County-City-Fair Association group comprised of representatives from Solano County Board of Supervisors, City of Vallejo City Council, and Solano County Fair Association Board, provided direction for community outreach, planning and design principles, and implementation. Preparation of the Plan included a market study, a Public Facilities Financing Plan, a Fiscal Impact Analysis, a City of Vallejo General Plan Amendment, and technical evaluation of the proposed water feature.

Since 1949, the Solano County Fair Association has operated the annual County Fair on the property. Year-round activities include satellite wagering and a robust and diverse calendar of public and private events. Parking utilizes significant portions of the overall site, and drainage corridors form the eastern, southern and western boundaries. The 27-acre “Handlery Parcel” is limited by deed restriction to use for Fair and public purposes. Fairgrounds Drive provides primary access. Neighboring uses include Lake Chabot, the Six Flags Discovery Kingdom theme park, the Newell Mobile Home Park, and the I-80 and SR-37 corridors.

In conformance with CEQA, the Solano360 Environmental Impact Report (EIR) evaluated impacts associated with the project. The Plan and EIR were prepared concurrently so that project design could address and mitigate environmental conditions and constraints.



Public & Private Purpose Areas



Solano360 Vision

The proposed Solano360 project aims to redevelop the Plan Area by integrating a revitalized County Fairgrounds—the “Fair of the Future”, an iconic, region-serving public entertainment destination—with private mixed-use development. A public Visioning Process, conducted in 2008-2009, established the following Guiding Principles, which were jointly adopted by the Board of Supervisors, the City Council and the Fair Association Board to govern the development of the Solano360 project:

- 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 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.

Land Use and Phasing

The Plan proposes a mix of region-serving entertainment and amusement attractions, along with complementary restaurant, retail and hospitality uses, that builds on the presence of the existing Six Flags Discovery Kingdom facility and Solano County Fairgrounds. The intent is to create a seamless integration of public and private areas, including Fairgrounds facilities and private mixed use development.

The land use mix allows a range of entertainment options and supporting commercial and residential uses that support the heritage of the Solano County Fair and facilitates logical and cost-effective implementation. The Plan targets opportunities for revenue generation and job creation; project amenities that establish an appealing visitor destination; a circulation system that manages parking demand and encourages pedestrian connections; and sustainable principles for landscape, infrastructure and building systems.

The Plan designates land use areas, as follows:

- **Fair:** 35 acres for the revitalized Solano County Fairgrounds area, or Fair of the Future, including built and open space venues and parking. In Phase 1, the new Exposition Hall provides approximately 50,000 net square feet of exposition space (approximately 72,000 gross square feet) to replace the existing Exposition Hall building. Phase 3 expansion would double the size of that facility. Site improvements include a new water feature, demonstration farm, arrival plaza and midway/event lawn. Parking facilities expand on a phased basis to serve events and activities at the Fair.
- **Transit/North Parking Center:** 2.2 acres for a transit and parking facility in the northwest area of site, with surface parking in Phase 1 and a parking structure constructed as part of Phases 2.
- **Parking and Roads:** 24.7 acres for major roadways and shared public parking to support the continuing viability of entertainment uses within and near the Plan Area. Phase 1 makes use of existing surface parking areas. Phase 2 improves surface parking lots to serve approximately 2,600 cars. In Phase 3, a multi-level parking structure replaces the southern portion of the shared public surface parking to support higher intensity development.



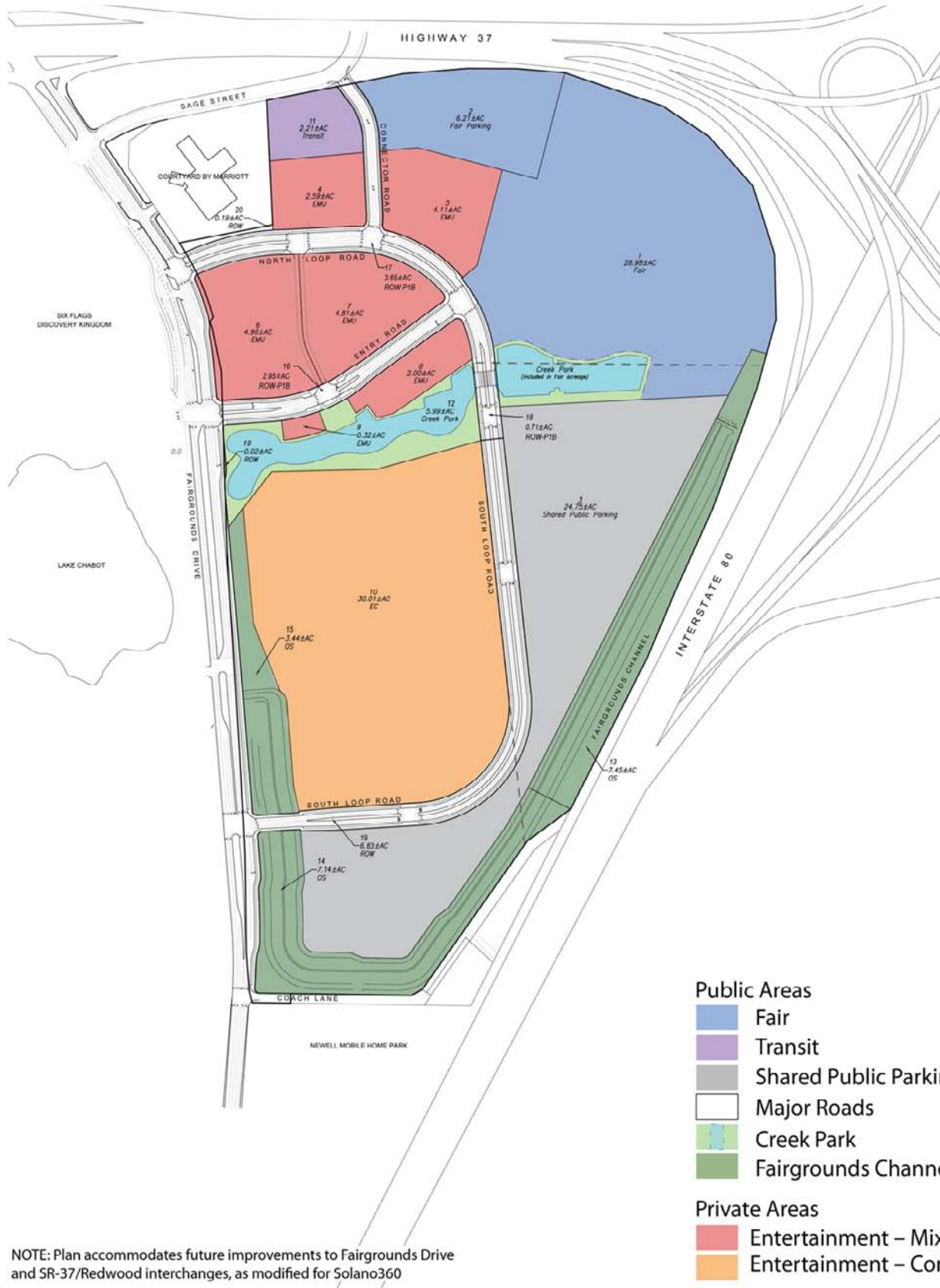
- **Open Space:** Six acres for the Creek Park and its water feature that form the spine of the “Public Entertainment Core” connecting the Fair of the Future with mixed use development areas, Entry Road, and Fairgrounds Drive. The water feature provides a visual amenity and water quality feature for onsite stormwater. In addition, the 17.9-acre Fairgrounds Channel alleviates existing flooding problems within the Plan Area and provides opportunities for riparian/wetland habitat and trails.
- **Entertainment-Mixed Use (EMU):** 18.8 acres for entertainment-oriented commercial uses, such as “Family Entertainment Centers”, and associated restaurant and retail activities. EMU parcels are clustered in the northern portion of the site near the Creek Park water feature and Entry Road. Buildings are expected to consist primarily of ground-floor commercial (retail, restaurant, or entertainment) uses with possible incidental office and/or residential space occupying upper stories. Parking is provided within the EMU areas and on major roads. In Phase 3, a parking structure allows intensification of EMU uses from 0.2 to 0.4 FAR.
- **Entertainment Commercial (EC):** 30.0 acres for a major entertainment use that requires a large undivided site. The Plan locates this parcel on the west side of the site, with primary vehicular access from the South Loop Road/Fairgrounds Drive intersection. Entertainment Commercial structures, outdoor rides, and other entertainment attractions are expected to be concentrated in the northern portion of the parcel in order to increase visibility and make best use of the Creek Park amenity. In Phase 2, parking is expected to be located within the southern portion of the parcel. In Phase 3, the EC venues could expand by making use of the shared public parking structure.

Land Use Program

LAND USES	Acres	Building Square Feet	Housing Units	Parking Stalls
Public Development Areas				
Fairgrounds	35.2	149,500		775
Transit/North Parking Center Bus Docking	1.1			
Transit/North Parking Center Parking Structure	1.1	121,600		380
Shared Public Parking Structure	5.0	800,000		2,500
Shared Public Surface Parking	19.7			1,980
Creek Park (w/water feature)	6.0			
Fairgrounds Channel (peripheral drainage)	17.9			
Major Roads	14.3			73
<i>SUBTOTAL FOR PUBLIC DEVELOPMENT AREAS</i>	100.3	1,071,100		5,708
Entertainment Mixed Use (EMU)	18.8	327,571		804
EMU Parking Structure (included in EMU area)		320,000		1,000
Residential (included in EMU area) ¹			50	
Entertainment Commercial (EC) ²	30.0	n/a		750
<i>SUBTOTAL FOR PRIVATE DEVELOPMENT AREAS</i>	48.8	647,571	50	2,554
TOTALS	149.1	1,718,671.2	50	8,262.0

Table Notes:

1. Housing is allowed within EC or EMU as a Conditional Use Permit from the City of Vallejo (see land use policies).
2. Square foot totals do not include Entertainment Commercial uses, which may include both outdoor venues and buildings. EC parking assumes 750 onsite surface spaces and 1,250 Shared Public Parking spaces at build-out (see parking program).
3. Shared Public Parking serves the Fair and other entertainment venues; includes 19.7 acres of surface parking and a 5-acre (2,500 car) parking structure (see parking program).
4. Square footages include parking structures as noted.



Land Use Plan

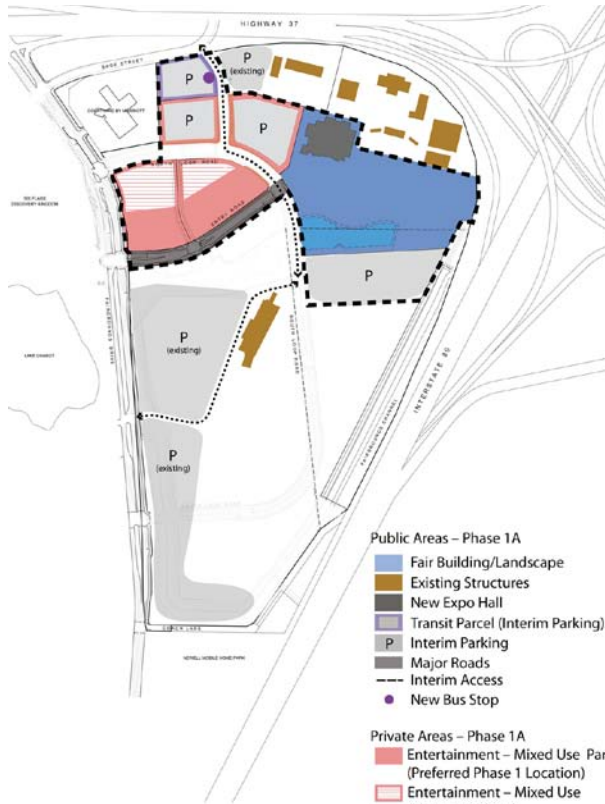


Within the private development areas (EMU and EC parcels), the Plan allows up to 220,000 square feet of office space as a permitted use and up to 50 housing units as a conditionally permitted use. These uses would substitute for other private development uses on a square foot basis.

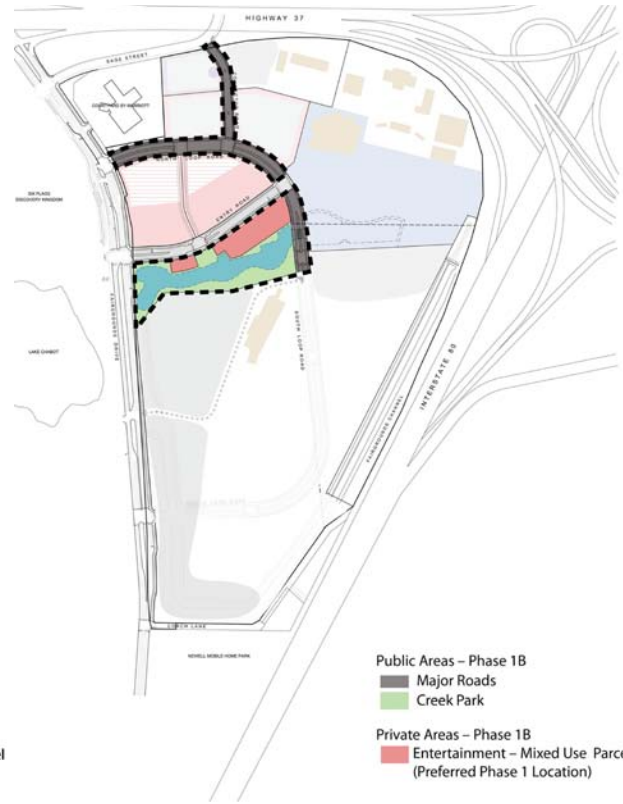
Project phasing is designed to be flexible while establishing a strong initial character for the project, providing logical and cost-effective infrastructure investments, supporting development of the Fair of the Future and enhancing marketability. Phase 1 projects establish a strong and appealing sense of place through construction of the Creek Park, Entry Road, and Exposition Hall with outdoor venues. Project phasing coordinates levels of development intensity with required infrastructure including improvements to the SR-37/Fairgrounds Drive interchange.

The proposed phasing of major uses may be summarized as follows:

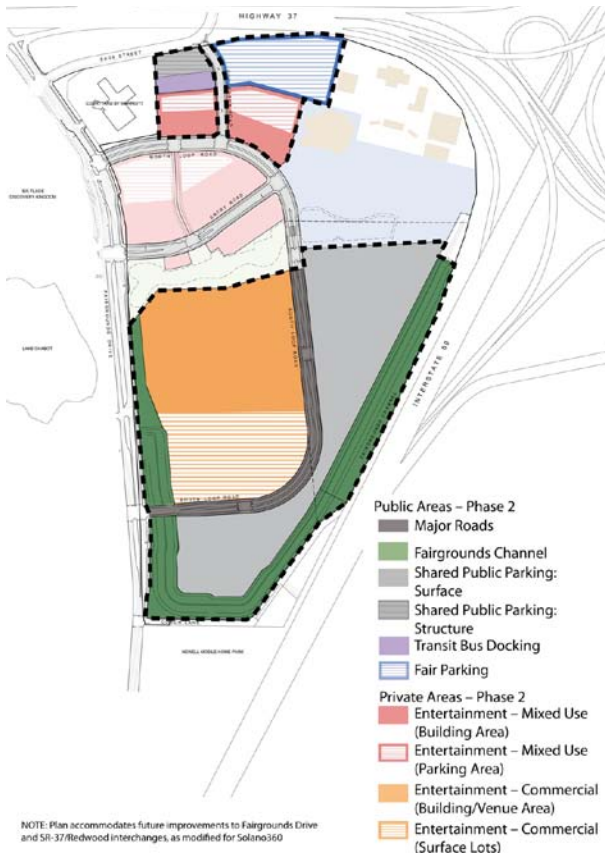
- **Phases 1a and 1b (years 1-5):** Upgrading and expansion of the Fairgrounds including the new Exposition Hall, outdoor venues, and public amenities in the Entertainment Core; creation of Entertainment-Mixed Use venues and facilities that may be feasible in the near term.
- **Phase 2 (years 6-15):** Creation of a larger parcel for a major Entertainment-Commercial user and additional Entertainment-Mixed Use development; build-out of the Plan Area at a density supported by surface parking.
- **Phase 3 (years 16-25):** Further intensification of Fairgrounds venues and Entertainment-Mixed Use and Entertainment-Commercial development along with expanded structured parking facilities.



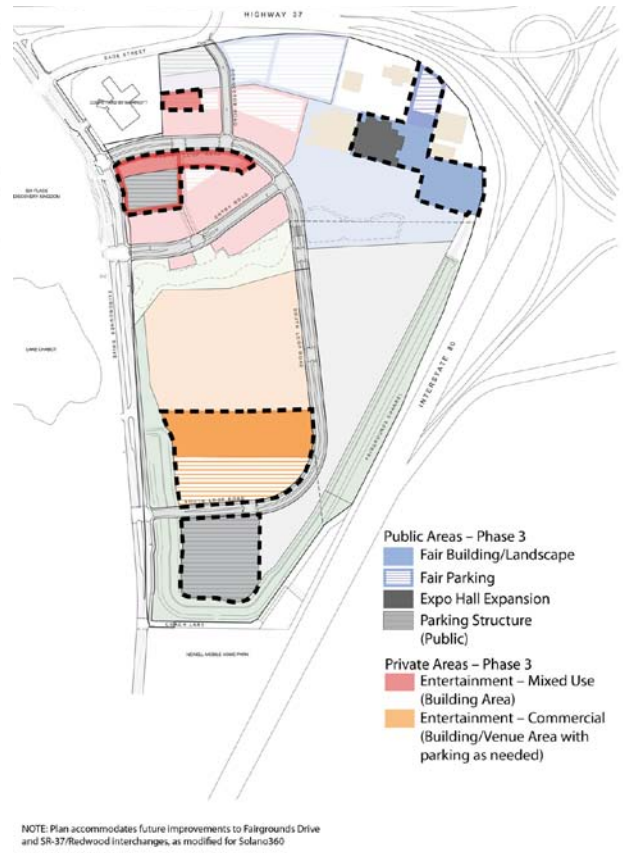
Phase 1A Projects



Phase 1B Projects



Phase 2 Projects



Phase 3 Projects



Design Character

The Plan sets forth urban design concepts and guidelines to shape and facilitate redevelopment of the Plan Area, consistent with the Guiding Principles and land use provisions described above.

Key to overall character is the Public Entertainment Core, envisioned as a lively, mixed use entertainment corridor. The Core includes the Creek Park with its water feature, promenades, plazas and pedestrian bridges; the thematic “Main Street” or Entry Road aligned with Creek Park; and the Fair of the Future with arrival plaza and midway/event lawn with terraced seating.

The Plan proposes tree-shaded sidewalks and streets to reinforce a pedestrian-friendly character and complement a system of trails within the Creek Park, along Fairgrounds Channel, and within the Fair. The Creek Park forms a new open space corridor with waterfront promenades, picnic areas, lawn terraces, water view plazas, wetlands, and bridges. Consistent treatment of landscape, street character including plazas and paving, site drainage, parking, signage and lighting, walls and fencing, and loading/service areas reinforce a strong and appealing environment for both public and private uses.

The Fair of the Future is a focus for design, due to the impact of Phase 1 facilities on the image of Solano360 as a whole. The Plan replaces the existing Expo Hall with a new Exposition Hall offering approximately 50,000 net square feet of exhibition space in a highly marketable venue integrated with the existing fair concourse and other facilities. This flexible space can be subdivided to accommodate a range of events including conventions, consumer shows, festivals, large parties, and other special events.



Fair Illustrative Plan - Phase 1
Building areas depicted here are conceptual only.



Illustrative Plan
Building areas depicted here are conceptual only.



Route 37


SIX FLAGS
DISCOVERY
KINGDOM

EXPOSITION
HALL

Fairgrounds Drive

I-80

 Public Entertainment Core

 "Fair of the Future"

 Major Destination



Public Entertainment Core

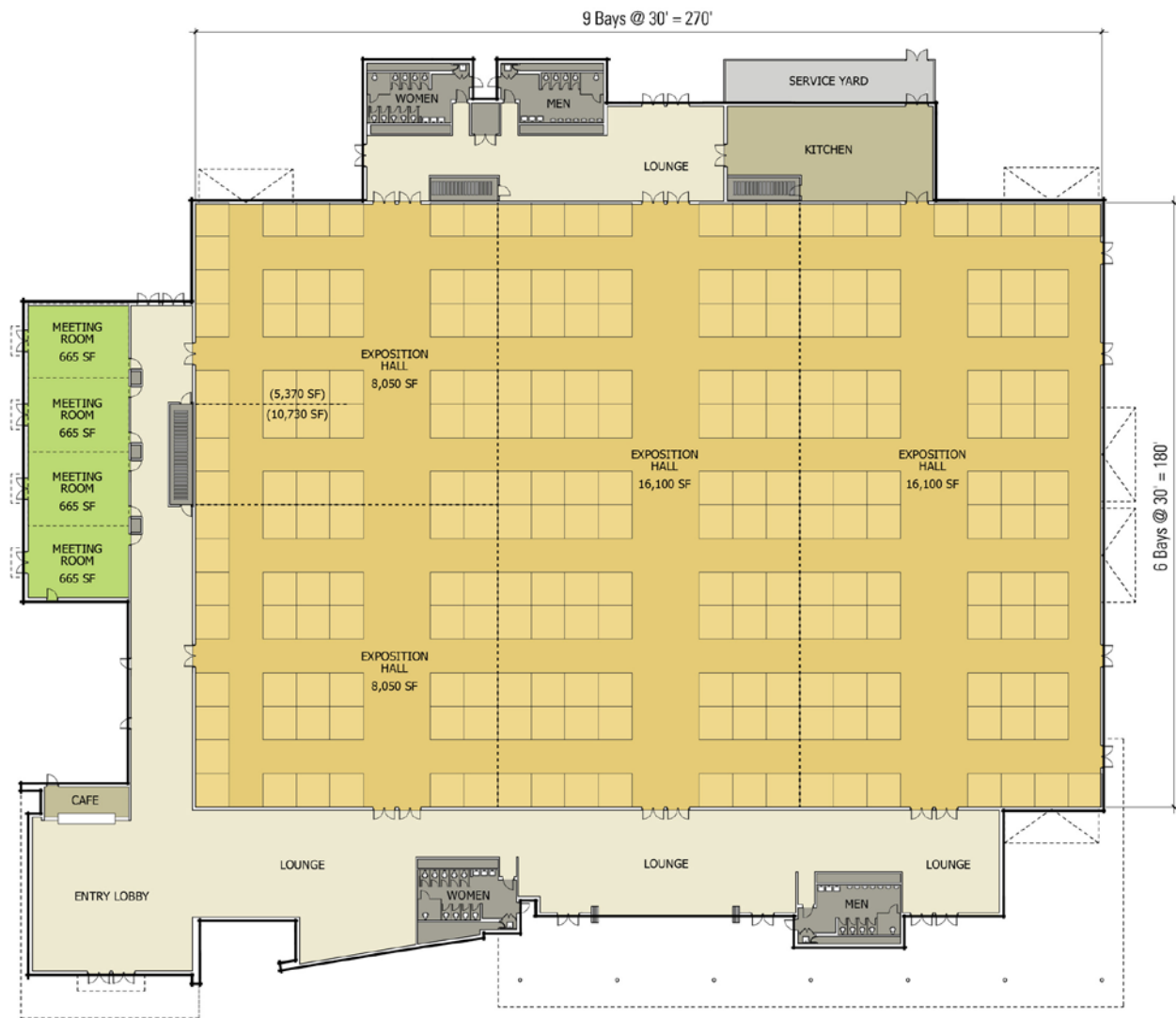
Building areas depicted here are conceptual only.



The Exposition Hall also provides lobbies, circulation, meeting rooms, kitchen, storage of movable wall panels, and restrooms for a total of 72,000 square feet. The building's conceptual design represents a functional, economical building design that provides an architecturally distinct and compelling landmark facility.

New outdoor spaces reinforce the Fair as an event and recreational destination. These include an arrival plaza at the eastern terminus of the Entry Road, with portable ticket booths and a major gateway feature; rain gardens and plazas around the Exposition Hall; a four-acre midway/event lawn between the hall and the water feature; and a demonstration farm at the eastern end of the waterway. With expansion of the Exposition Hall in Phase 3, a new amphitheater replaces the existing outdoor concert hall.

The Plan describes fencing and gates to secure the Fairground perimeter during events while maintaining an open, park-like appearance. It provides guidelines for private purpose areas to ensure a high quality, unified character between the "Fair of the Future" and thefor Entertainment Mixed Use and Entertainment Commercial development, with sustainable measures for site and building design, health, water quality, transportation, and energy.



Exposition Hall –Schematic Floor Plan



Arrival Plaza Perspective



South Elevation



East Elevation

**South Lobby Perspective**

Transportation and Infrastructure

The Plan Area gains access from adjacent freeways (I-80 and SR-37) via Fairgrounds Drive. To minimize traffic impacts, project phasing is tied to Solano Transportation Authority (STA) plans for Redwood Parkway/Fairgrounds Drive Improvement Project. As a result, the Phase 1 level of development is configured to avoid the need for off-site transportation improvements; subsequent phases are also linked to the capacity of off-site facilities.

Three intersections on Fairgrounds Drive and one on Sage Street provide access into the Plan Area. The Entry Road connects from the existing signalized intersection, located on Fairgrounds Drive opposite the entrance to Six Flags Discovery Kingdom, to the Fair's new arrival plaza. This establishes the Entry Road as a thematic "main street" with wide sidewalks and retail frontages. The Loop Road provides primary site circulation, connecting to Fairgrounds Drive at two locations. The Sage-Loop Connector Road serves service and transit vehicles.

A system of traffic calming, pedestrian, and bicycle features encourages non-vehicular circulation. Parking includes Phase 1 surface lots and interim parking; Phase 2 construction of the Transit/North Parking Center structure and paved surface lots within Shared Public Parking, the Fairgrounds, and private development areas; and Phase 3 construction of parking structures within both the Shared Parking and EMU areas. A Parking Operations Management Plan will be developed by the County to address parking facilities, joint-use, and scheduling. Travel Demand Management measures and a Fairgrounds Events Management Program will define strategies to avoid traffic congestion on peak event days.

In addition to transportation, the Plan proposes cost-effective infrastructure improvements for storm drainage (including grading), potable and non-potable water, wastewater, electricity, natural gas, telecommunications, wireless communications, and waste management. Existing utilities within the fair concourse area will remain in-place, but will be connected to new infrastructure along the Sage-Loop Connector Road.

Proposed drainage improvements will remove the Plan Area from the flood plain and address high off-site flows from the east and south by placing fill material in the northern end of the Plan Area and



enlarging the existing Fairgrounds Channel. These measures will also alleviate flooding at the Newell Mobile Home Park.

Sustainable infrastructure measures include harvesting runoff for onsite irrigation, installation of a non-potable water system within backbone roadways, and possible installation of wastewater facilities under surface parking areas.

Implementation and Administration

The Plan includes strategies and actions to be undertaken by the County and City to achieve high quality Private Purpose Area and Public Purpose Area development. These measures include definition of Public Purpose Areas, which are owned by the County and utilized for a public purpose, and are exempt from City land use authority.

The Solano360 development strategy assumes that the County will have the following Property Owner responsibilities in addition to any set forth in the Conditions of Approval.

- The County and City will enter into a Development Agreement/Implementation MOU.
- The County may issue an RFP for a single Developer or multiple Developers for the site. Such agreement(s) may include a ground lease of land.
- The County, or its Developer(s), will have responsibility for constructing all “horizontal development” (including grading, roads, and utilities) necessary to serve the Plan Area. Major roads will be built by the County and dedicated to the City of Vallejo once constructed to City standards.
- The County, or its Developer(s), will have responsibility for the preparation of finished pads for the EMU and EC parcels.
- The County, or its Developer(s), may seek others to develop the vertical buildings on the EMU and/or EC parcels, or may “build to suit” (develop, maintain and manage).
- The County, or its Developer(s), will sub-lease the EC and EMU parcels.
- EC and EMU end-users will build vertical improvements, or the County, on its own or through its Developer(s), will build-to-suit.

The County/Fair Association and the City will enter into agreements necessary for successful implementation, including the Implementation Memorandum of Understanding (MOU), Development Agreement, and Cost and Revenue Sharing Agreement.

The Plan is consistent with the land use policies and objectives contained in the City of Vallejo’s General Plan, as amended to incorporate the Land Use Map and specifications. The Plan converts the property to the City of Vallejo Zoning Designation of Mixed-Use Planned Development (MUPD). Development within Private Purpose Areas will be subject to the City’s regulatory and review process including preparation of Unit Plans, Subdivision Maps, and additional actions. Implementation of Public Purpose Area projects will be the primary responsibility of the County and will require full compliance with applicable building codes, ordinances and other regulatory authorities.

The Solano360 Specific Plan EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) and provides environmental clearance on County and City approvals. Proposed private and / or public development may require additional environmental review and documentation in accordance with CEQA depending on the extent of consistency of the specific proposed development to the type and extent of development analyzed in the Specific Plan EIR.