

# SOLANO<sup>360</sup>

## Plan 2

PRESENTATION TO THE SOLANO<sup>360</sup> IMPLEMENTATION COMMITTEE  
SEPTEMBER 10, 2021



# SPECIFIC PLAN - GUIDING PRINCIPLES

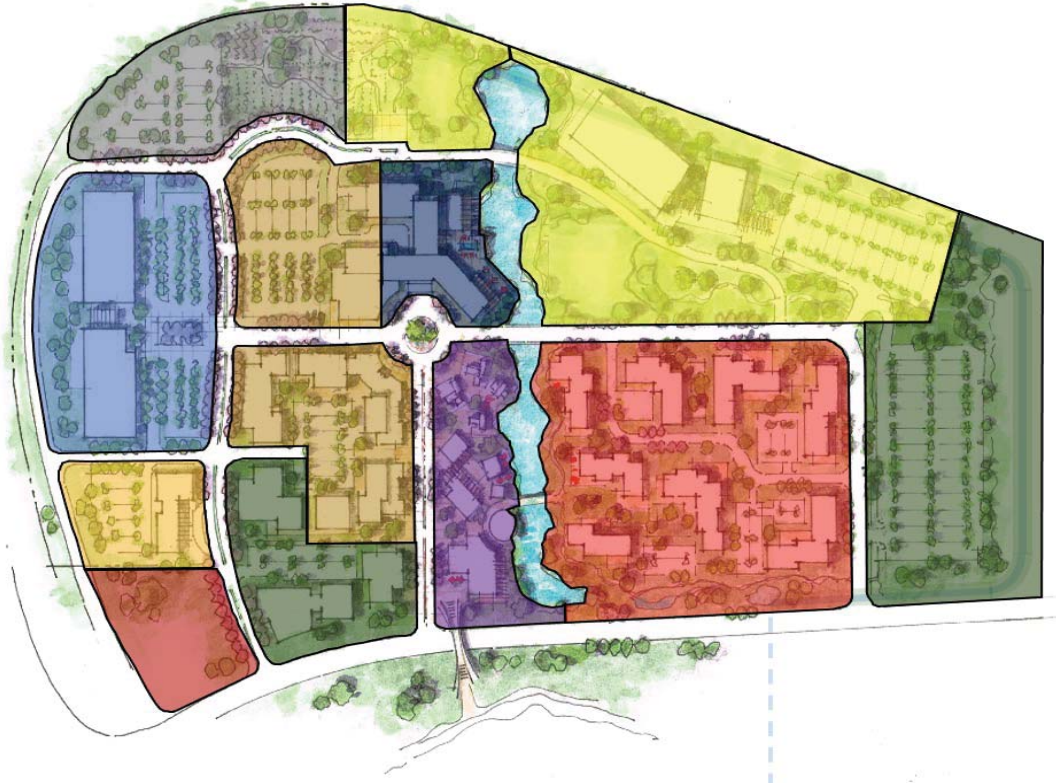
1. Generate revenues for Solano County and the City of Vallejo, create jobs and ensure long-term economic sustainability. – **Jobs and Economic Sustainability**
2. Establish a unique place with an unmistakable identity that serves as a destination for visitors as well as a pedestrian-friendly, community 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**



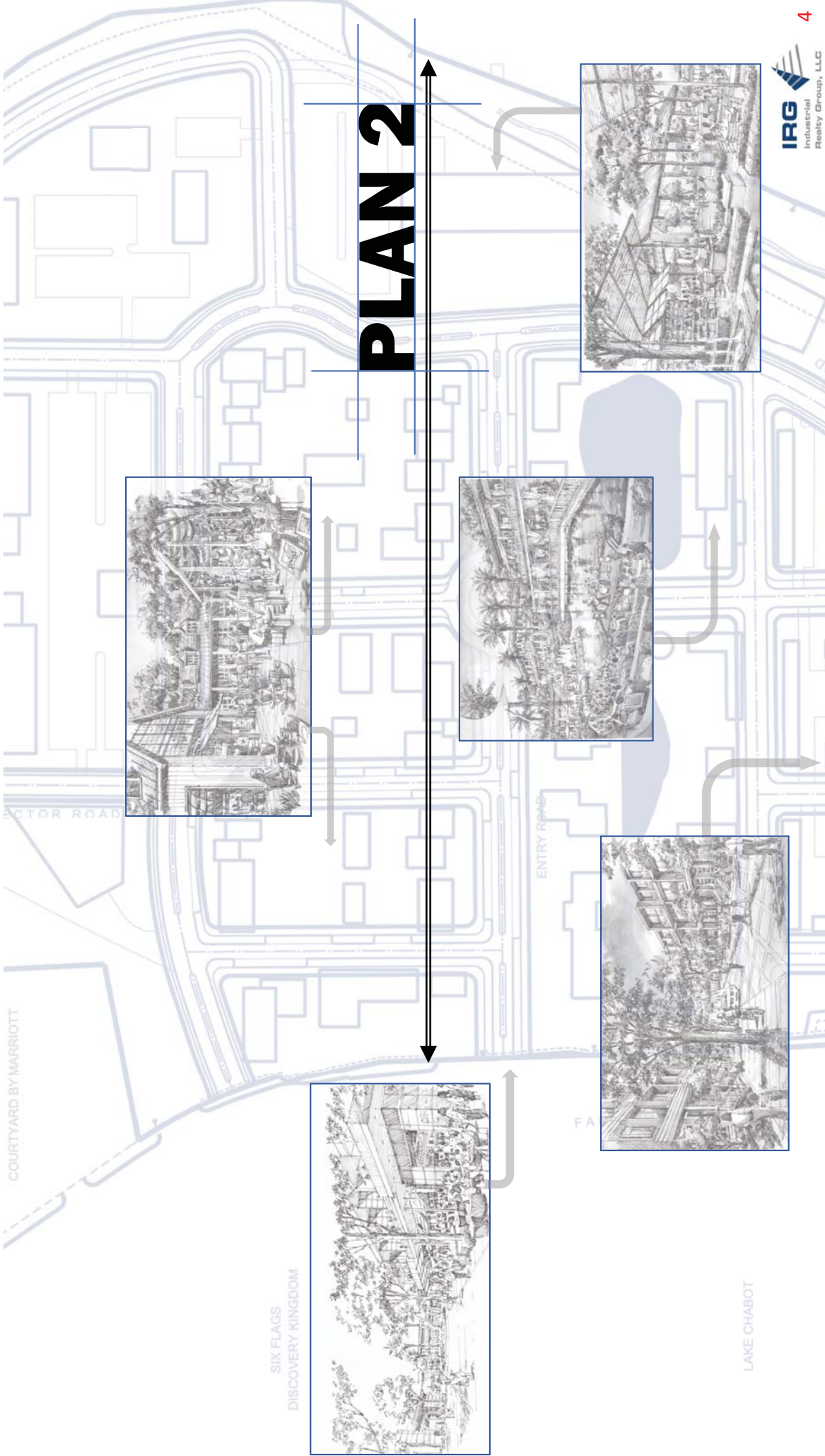
# PLAN 1

Site "Activators"

- Neighborhood Commercial w/Residential, (Library)
- Maker Space
- Film Studios and possible 'Back-Lot'



- Existing Hotel – Courtyard by Marriott
- Transit Center
- Commercial (Office)
- Entertainment Retail
- Central Water Feature
- Hotel
- Field House/Expo and Fair Facilities
- Multi-Family Residential
- (Future Mixed Use)



# PLAN 2



COURTYARD BY MARRIOTT

SECTOR ROAD

ENTRY ROAD

SIX FLAGS  
DISCOVERY KINGDOM

LAKE CHABOT

FA











Ex. Hotel

Transit

Library/Discovery Center

Maker "Village"

Future Pedestrian Bridge To Six Flags

Entertainment Retail

Neighborhood Retail

Multi-Family

Future Development

Sound Stages

Commercial Office

Park

Open Air Annex

Fieldhouse

Future Hotel

Townhomes

Neighborhood Retail

Main Street





**Site**



**Water  
& Nature**



**Pedestrian  
Connection**

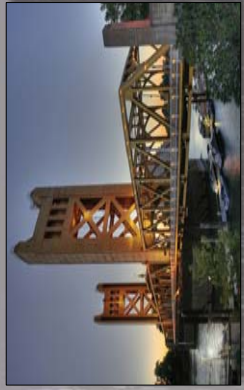
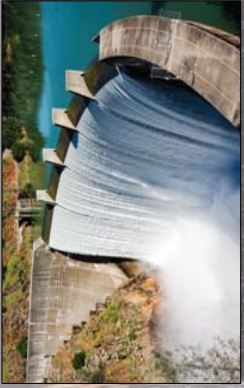




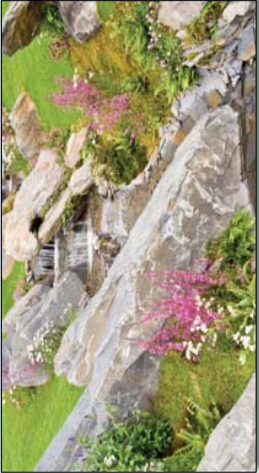
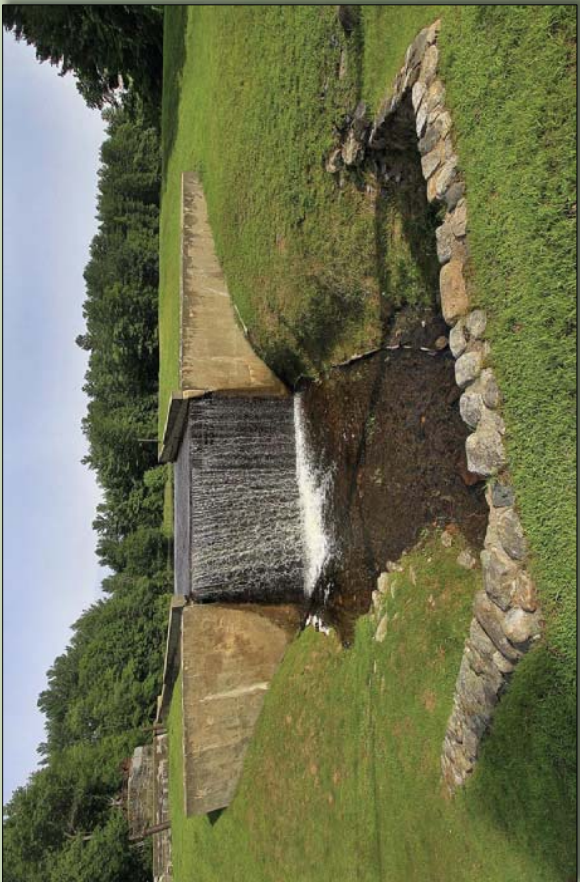
# Water & Nature

SITE NARRATIVE

# CALIFORNIA WATER SEQUENCE











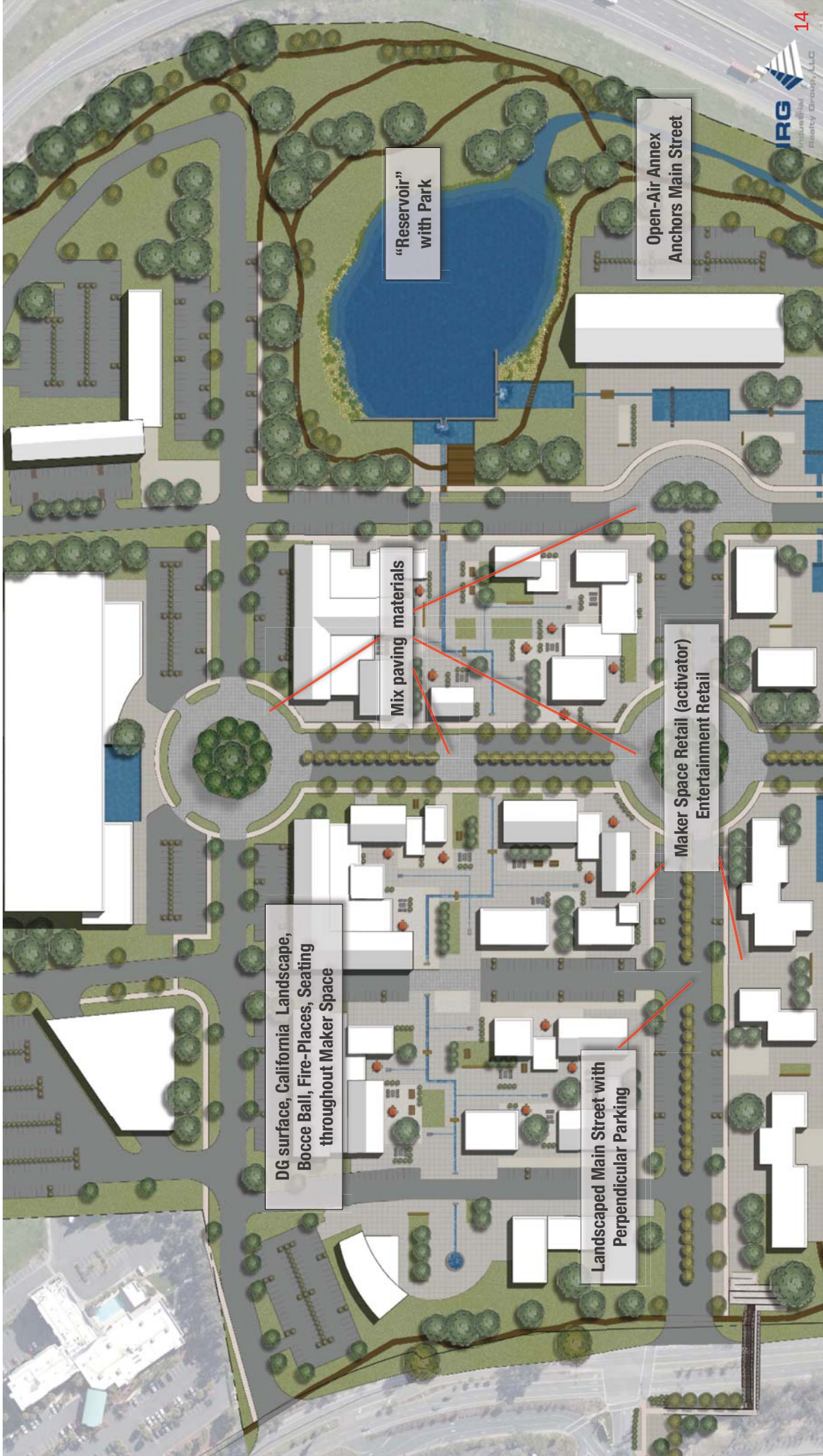
# Pedestrian Connection











“Reservoir”  
with Park

Open-Air Annex  
Anchors Main Street

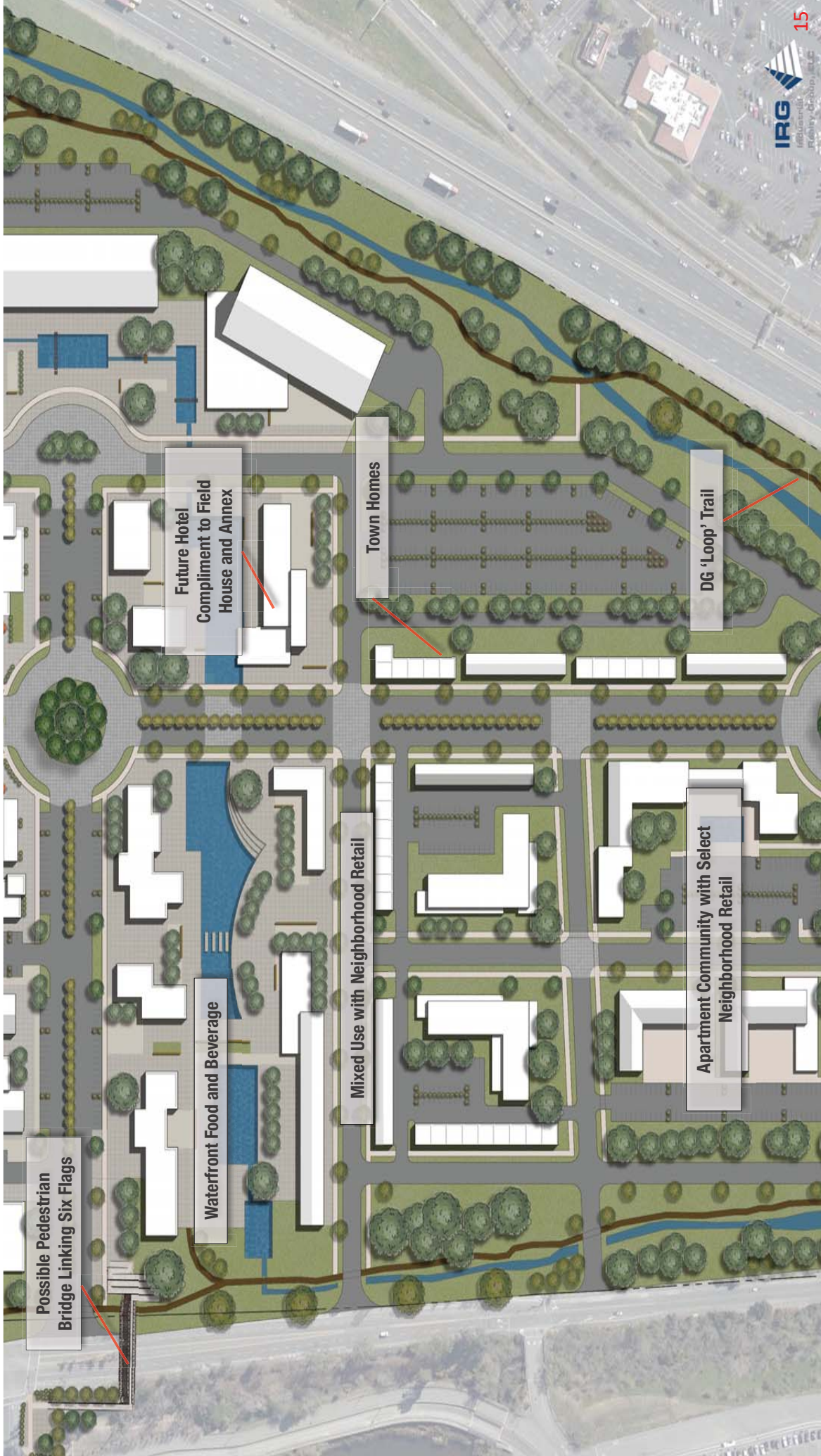
Mix paving materials

Maker Space Retail (activator)  
Entertainment Retail

DG surface, California Landscape,  
Bocce Ball, Fire-Places, Seating  
throughout Maker Space

Landscaped Main Street with  
Perpendicular Parking





Possible Pedestrian Bridge Linking Six Flags

Waterfront Food and Beverage

Future Hotel  
Compliment to Field House and Annex

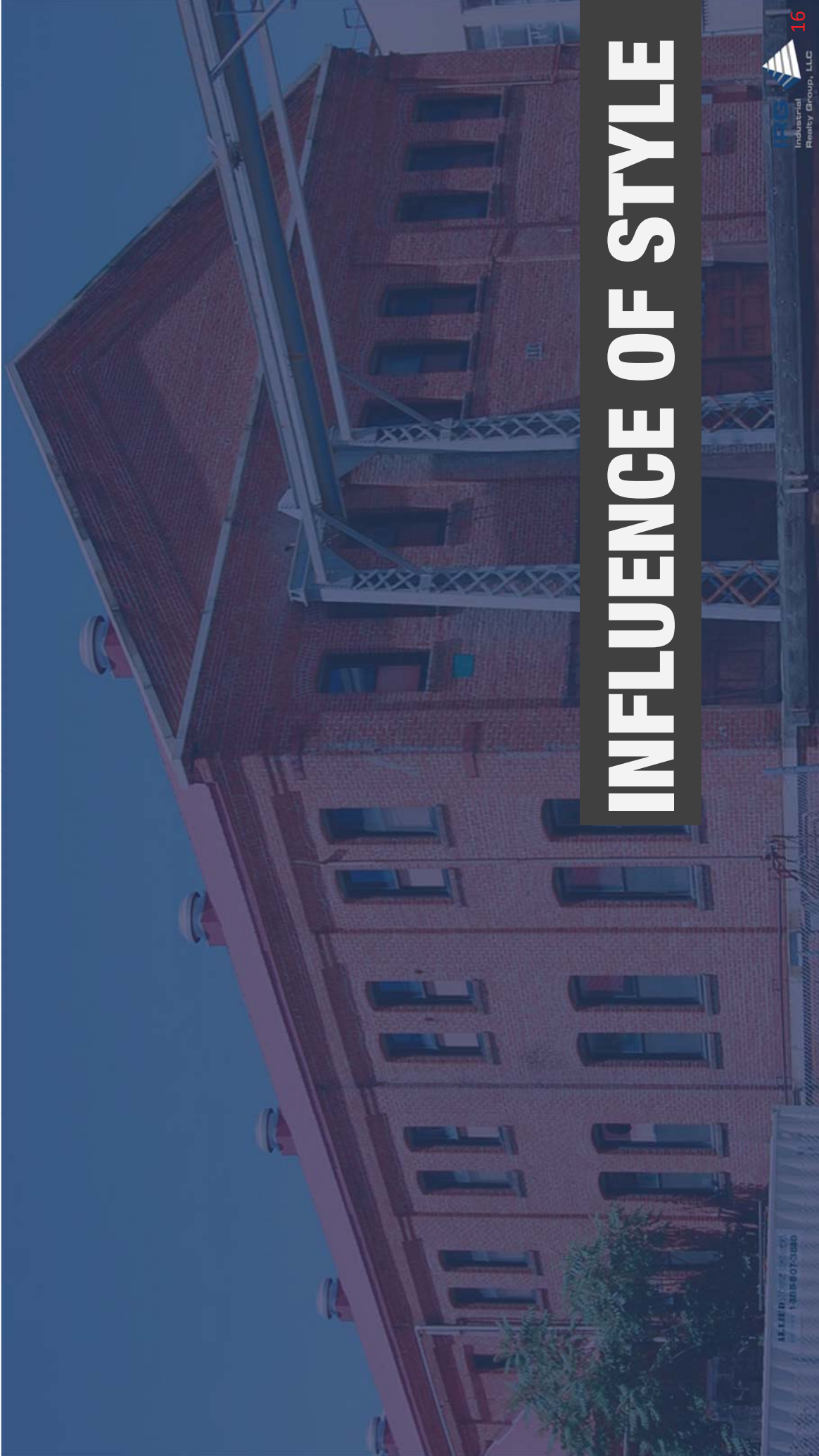
Mixed Use with Neighborhood Retail

Town Homes

Apartment Community with Select Neighborhood Retail

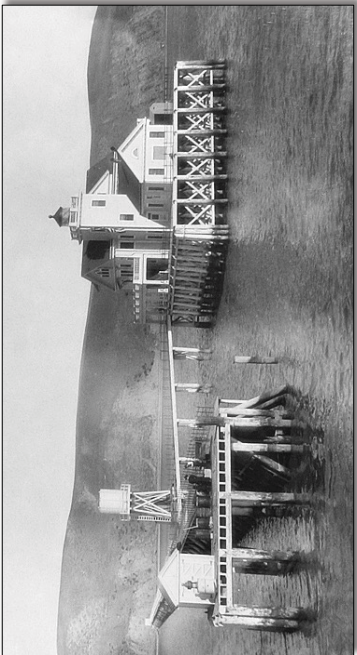
DG 'Loop' Trail





# INFLUENCE OF STYLE

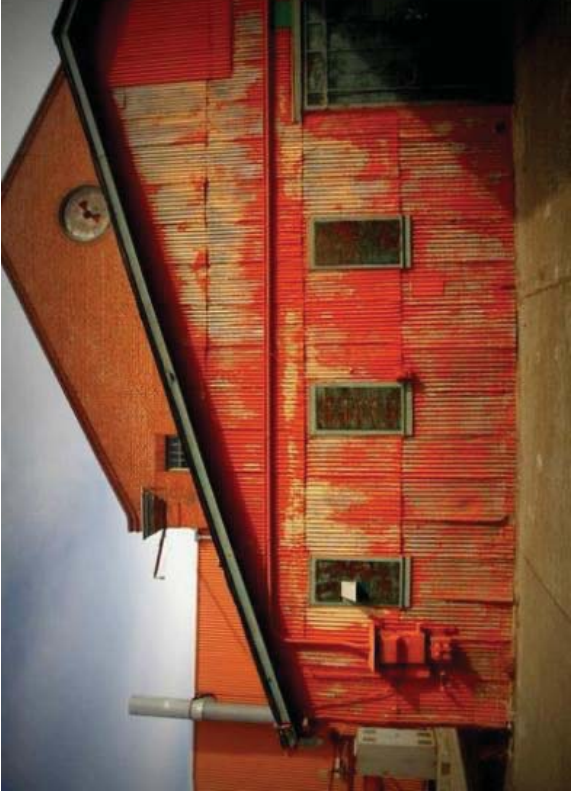




Realty Group, LLC











Renderings indicate artist's interpretation of style only.





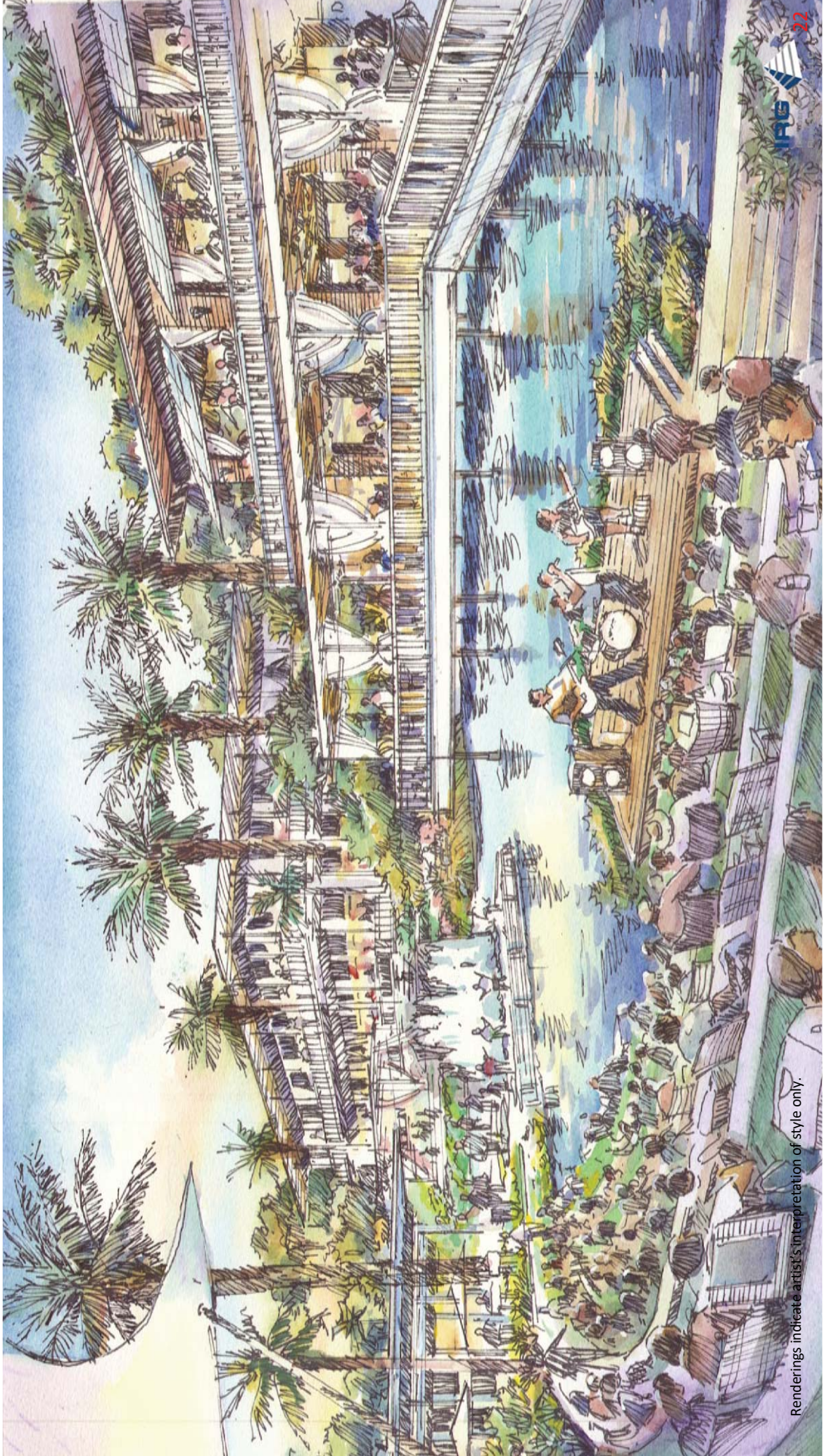
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# FILM STUDIOS

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

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

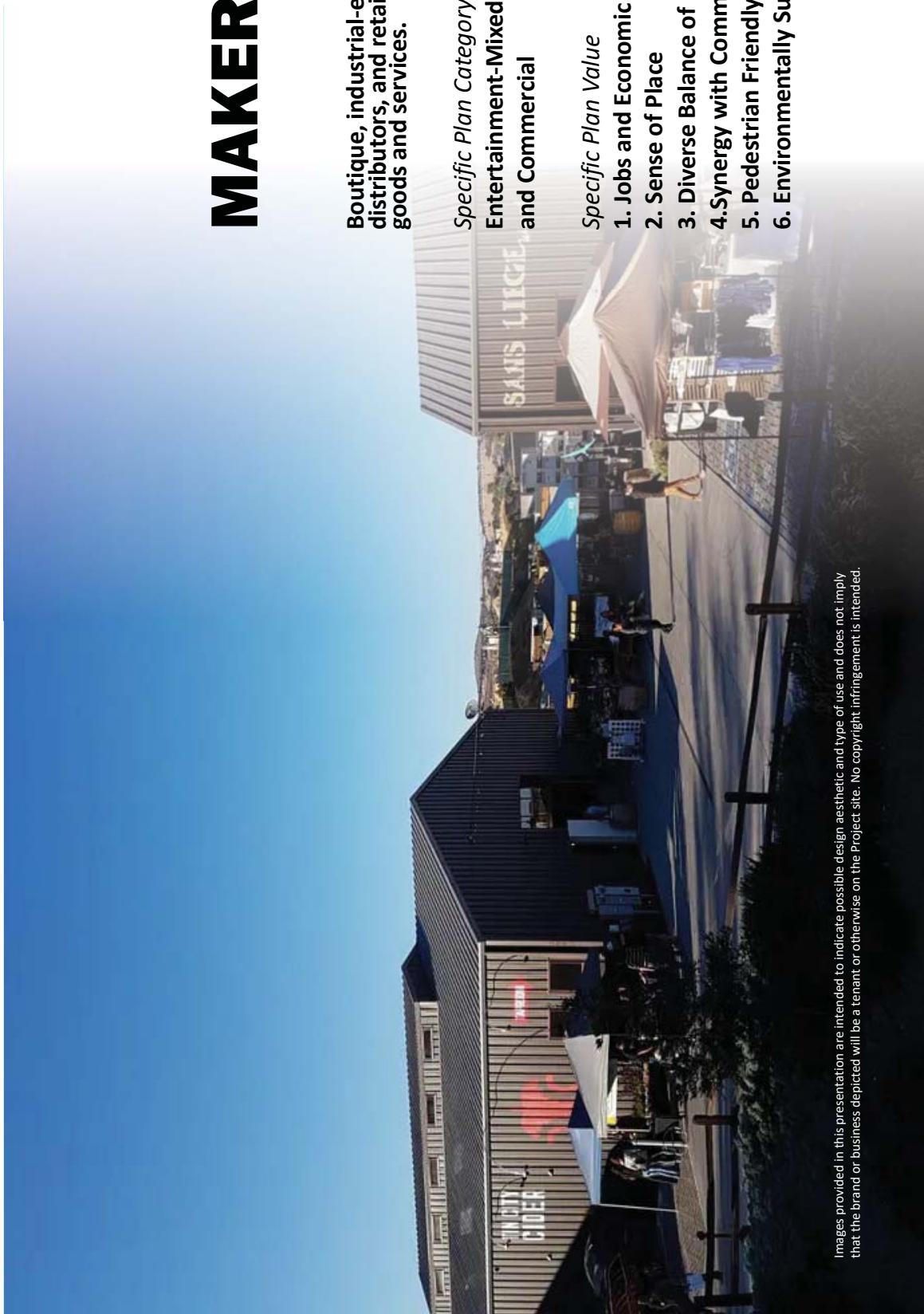
## *Specific Plan Category*

**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

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**
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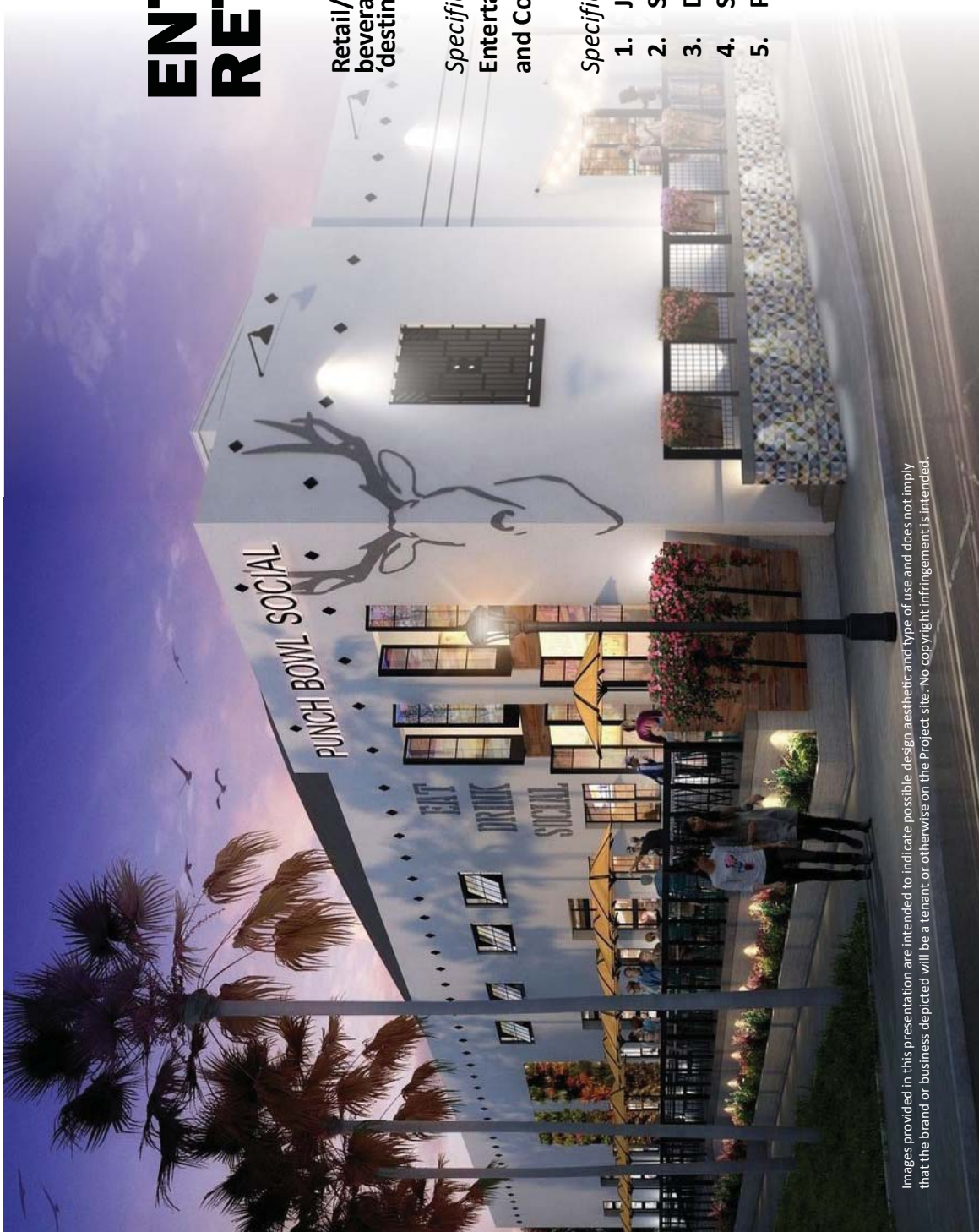
# ENTERTAINMENT RETAIL

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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# 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**
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# FIELD HOUSE & OPEN-AIR ANNEX

Multi-use entertainment and event venue for concerts, sporting events, shows, and other large functions.

*Specific Plan Category*  
Functions and Events.

*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

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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# 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



# 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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## BUILDING TYPE & PROPOSED DENSITY

TYPE	MAX DENSITY	PHASE
<b>Maker Space</b>		
Front Facing Retail	30%	240,000
Back Facing Light Industrial	70%	560,000
<b>Studio Sound Stages</b>		1+
<b>Entertainment Retail</b>		2+
<b>Neighborhood Retail</b>		1+
<b>Office</b>		3+
<b>Hotel</b>		3+
<b>Multi-Family</b>		2+
<b>Feature Attraction</b>		3+
<b>Fieldhouse and Annex</b>		2+
<b>Transit Center</b>		1
<b>Library</b>		TBD
	2,180,000	sf

\* Phasing subject to market conditions



**OFFICIAL MAP  
OF THE  
COUNTY OF SOLANO**

**CALIFORNIA**

MEXICAN GRANTS UNITED STATES GOVERNMENT / SHARPLAND SURVEYS



**IRG**

**Industrial**

**Realty Group, LLC**

**SOLANO COUNTY FAIRGOUNDS - PLAN 2 PRESENTATION**  
**SOLANO-360 IMPLEMENTATION COMMITTEE**  
**SEPTEMBER 10, 2021**

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