



Request for Qualifications for the development of Solano360

Pre-Submittal Conferences

January 20, 2015

February 4, 2015

OVERVIEW

- PROJECT BACKGROUND AND HISTORY – Nancy Huston
- SOLANO360 AND PROJECT GOALS – Nancy Huston
- OPPORTUNITIES AND CONSTRAINTS – Nancy Huston
- SPECIFIC PLAN - LAND USES – Nancy Huston
- INFRASTRUCTURE SUMMARY – James Bezek and Chris Ragan
- EIR AND MITIGATIONS – Jason Brandman and Bernadette Curry
- DEVELOPMENT AGREEMENT – Bernadette Curry
- PROJECT IMPROVEMENTS - FINANCING – Tom Sinclair
- PROPOSALS AND SCHEDULE – Nancy Huston
- QUESTIONS – Nancy Huston
- SITE TOUR – Stephen Pierce



Solano360



INTRODUCTIONS

- Solano County staff
- Solano County Fair Association staff
- City of Vallejo staff
- Consultants:
 - First Carbon (formerly Michael Brandon Associates)
 - MacKay & Somps
 - Municipal Resource Group

- Additional Specific Plan consultants not present at Pre-Submittal Conferences:
 - SWA Group, Fehr & Peers, Goodwin Consulting Group, A. Plescia Co., RCH Group, Gruen Gruen + Associates, Engeo

BACKGROUND AND HISTORY



- 2003 Solano County, the City of Vallejo and Solano County Fair Association (SCFA) began to develop a common Vision for the Fairgrounds
- 2003 SCFA issued RFP - Mills project proposed –residential village, retail, parkland, fairgrounds improvements – Mills project was not realized
- 2009 Partnership established - County, City and SCFA - the Fairgrounds Vision process was initiated
- 2009 County and City accepted the Vision Report and began a land planning process
- 2013 County approved the Specific Plan and Development Agreement and certified the EIR; City approved the Specific Plan, Development Agreement, General Plan Amendments, Zoning Code Amendments and Tentative Map
- 2014 County began environmental surveys and wetland delineations, geotechnical analysis and preliminary engineering. County issued the Request for Qualifications for development of Solano360

WHAT IS SOLANO360?

- A vision, a public process and a master plan for the redevelopment of the Solano County Fairgrounds and the Public Purpose Areas
- A Specific Plan and land use entitlements for the development of the Private Purpose Areas

SOLAN0360 VISION

To integrate the revitalized County Fairgrounds - the “Fair of the Future”, an iconic, region serving public entertainment destination – with private mixed use development, which will:

- 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

WHAT ARE THE PROJECT GOALS?

- To enter into a partnership with a qualified developer who will lease, invest in, develop and manage the Private Purpose Areas
- The County may consider a proposal to serve as the project manager for the redevelopment of the Fairgrounds and Public Purpose Areas
- To generate lease revenue, property taxes and other County and City taxes from the Private Purpose Areas' development, which will be dedicated to the redevelopment of the Fairgrounds and Public Purpose Areas

SITE OPPORTUNITIES

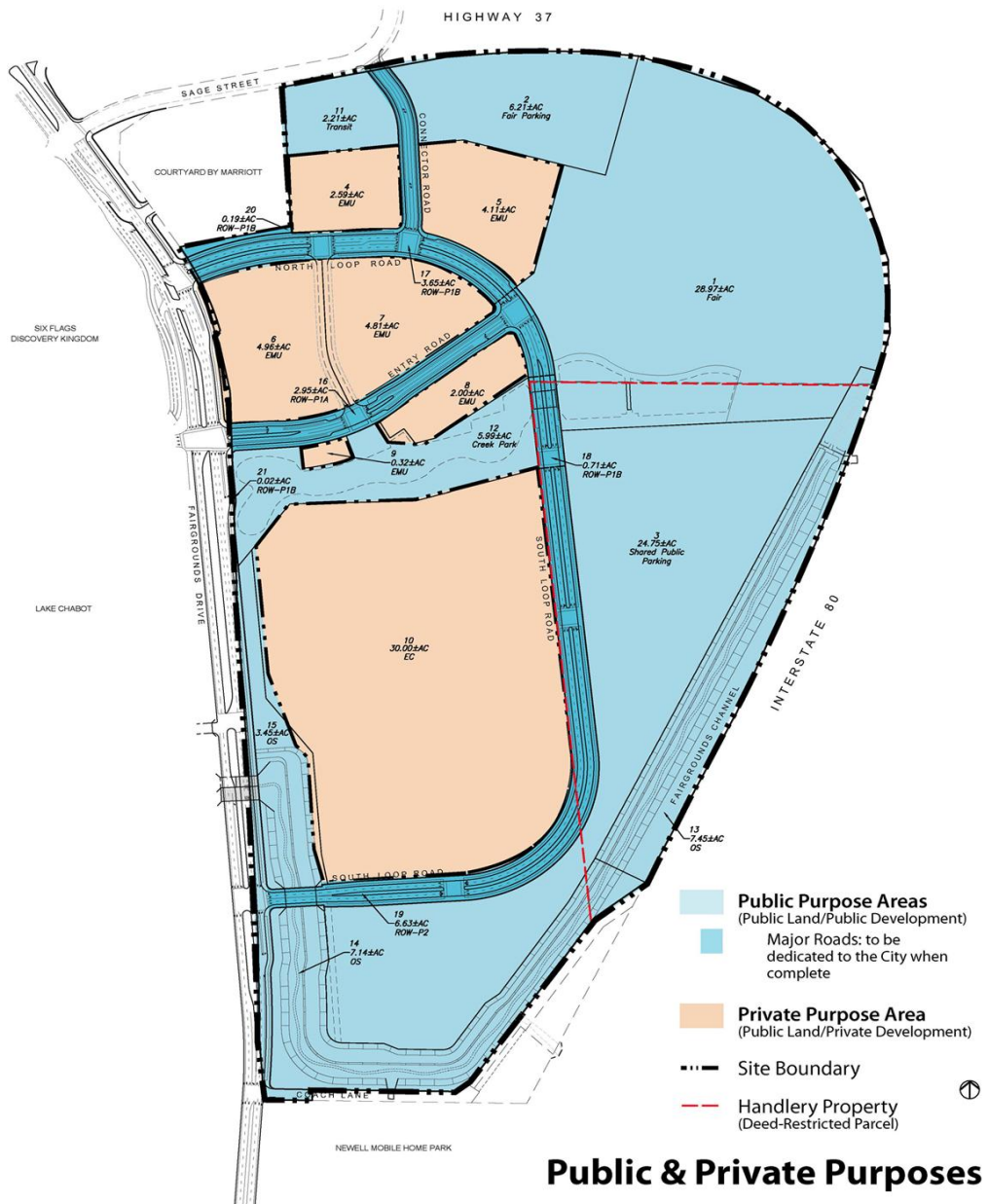
- Prime, regionally significant 149 acre property in northern California's major metropolitan area
- Access and visibility from Interstate 80 and State Route 37; 265,000 cars pass by every day
- Solano Transportation Authority is developing plans for transportation system improvements in the immediate area
- Existing entertainment focus in the area – County Fair and events, hotel and Six Flags Discovery Kingdom
- The Private Purpose Areas are entitled for uses consistent with the Specific Plan
- Environmental review has been completed and EIR has been certified for uses consistent with the Specific Plan
- A 50-year Development Agreement between the County and the City vests the rights of development consistent with the Specific Plan

CONSTRAINTS & CHALLENGES

- Existing Fair facilities are aging and many will require demolition
- Handlery property is deed restricted – for public purpose only – designated as shared public parking in the Specific Plan
- Private Purpose Areas’ and Public Purpose Areas’ phasing will necessarily be coordinated with off-site infrastructure improvements and EIR mitigations
- Parking requirements for the Fair and parking agreement with Six Flags Discovery Kingdom
- The County’s intention is to enter into a long-term ground lease for the Private Purpose Area land, but the County is willing to entertain proposals that include the use of the leasehold interest as security for financing the construction of the Project

Solano360 at Build-out





Public & Private Purposes



- Public Areas**
- Fair
 - Transit
 - Shared Public Parking
 - Major Roads
 - Creek Park
 - Fairgrounds Channel
- Private Areas**
- Entertainment – Mixed Use
 - Entertainment – Commercial

NOTE: Plan accommodates future improvements to Fairgrounds Drive and SR-37/Redwood interchanges, as modified for Solano360

LAND USE	Acres at Buildout	Subtotals
Public Areas		
Fairgrounds (Facilities, Waterway, Parking)	35.2	
Creek Park	6.0	
Open Space/Channel	17.9	
Transit/North Parking Center	2.2	
Shared Public Parking	24.7	
Major Roads	14.3	
<i>Subtotal Public Areas</i>		100.3
Private Development Areas		
Entertainment-Mixed Use (EMU)	18.8	
Entertainment-Commercial (EC)	30.0	
<i>Subtotal Private Areas</i>		48.8
TOTAL	149.1	149.1

LAND USE PROGRAM	Acres	Building and Parking Structure 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	50	8,262

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).



ZONING – MIXED USE PLANNED DEVELOPMENT

EXAMPLES OF PRIVATE PURPOSE AREAS' PERMITTED USES:

- Specialty Retail
- Outlet Retail Stores
- Specialty Entertainment
- Restaurants and Bars
- Commercial Office
- Family Entertainment Centers
- Entertainment uses including theaters, amusement centers, indoor and outdoor participant sports facilities
- Up to 50 Residential Units (EMU)

- Smaller Family Entertainment Centers (EMU)
- Larger Destination Amusement or Theme Park (EC)



PARKING - PROPOSED
 SOLANO
 360 PHASE 1
 PROJECT AREA
 OVER THE NEXT 2 - 5
 YEARS - 400 SPACES
 IMPACTED
 50' BUFFER
 APPROX. 850
 SPACES REMAINING
 APPROX. 400
 SPACES EXPANSION
 LOT OVERFLOW

INFRASTRUCTURE SUMMARY

- Backbone infrastructure improvements include:
 - Demolition (site improvements and select buildings)
 - Rough grading and remedial grading
 - Roadways including bridges/culverts and traffic signals
 - Wet & dry utilities (sewer, storm drain, potable & non-potable water, gas, electric, phone & CATV)
 - Stormwater quality improvements
 - Utility relocations (PG&E 12” gas main and VSFCD sewer and storm drain pipes)
 - Onsite water feature
 - Fairgrounds channel improvements

INFRASTRUCTURE SUMMARY (CONTINUED)

- Key infrastructure phasing elements include:
 - Offsite transportation improvements
 - Removal of site from flood plain (portions of the site are within the 100-year floodplain)
 - Phase 1 (Northern Plan Area): Requires fill to raise site above the base flood elevation (FEMA application in process)
 - Phase 2 (Southern Plan Area): Requires major channel improvements
 - Resource agency permitting (potential wetland/habitat impacts and mitigation)
 - PG&E gas main relocation
 - Demo and grading

INFRASTRUCTURE SUMMARY (CONTINUED)

- Preliminary design work in progress includes:
 - FEMA CLOMR-F application for Phase 1
 - Onsite storm drain and sewer master plan
 - Preliminary design for Phase 1A onsite backbone improvements

EIR AND MITIGATIONS



□ EIR found that:

- ▶ The project is consistent with all applicable provisions of the City of Vallejo General Plan and Municipal Code, as now amended
- ▶ The project is compatible with surrounding land uses
- ▶ Nearby sensitive receptors would not be exposed to unhealthful levels of air pollution from project
- ▶ Adequate public services and utilities exist to serve project
- ▶ The project would result in significant and unavoidable air quality and traffic related impacts; Project contributes its proportional share of the cost of traffic improvements

EIR AND MITIGATIONS - Continued

All impacts can be mitigated to a level of less than significant, with the exception of the following:

- ▶ Air Quality Plan Consistency
- ▶ Freeway Traffic and Cumulative Freeway Traffic
- ▶ Intersection Operations and Cumulative Intersection Operations

Statement of overriding considerations was required

KEY MITIGATION MEASURES

- Air emissions reduction measures
 - Exceed Title 24 energy requirements by at least 15%
 - Air pollution control measures during construction
- Wetland protection measures related to Rindler Creek restoration efforts
- Greenhouse gas emissions reduction measures
- Water pollution prevention measures
- Noise exposure reduction measures
- Crime prevention measures
- Traffic impact fees for improvements
- Funding contribution toward I-80 Express Lanes project

KEY MITIGATION MEASURES (CONTINUED)

- ▶ Phase 1 (Option a): Proportional share funding contribution for widening of westbound leg of Redwood Street at Fairgrounds or (Option b): allocate funds equivalent to Option (a) toward ultimate improvements at Fairgrounds/Redwood Parkway interchange

Adoption of an Event management plan to address summer weekend late morning peak hour trips at site

- ▶ Phase 2: Contribute funds toward construction of Redwood Parkway/Fairgrounds Drive improvement project at the two interchanges proportional to project's share of total future traffic in 2035

- ▶ Phase 3: Adjust signal timing of intersection of Fairgrounds Drive/Whitney Lane

Traffic impact fees for improvements

SUBSEQUENT REPORTS PREPARED/IN PROGRESS

- Wetland Delineation Report submitted to USACE on July 29, 2014; awaiting verification and field site visit with USACE.
- CA Red-legged Frogs Protocol Survey Report was submitted to USFWS on October 2, 2014; Survey Report will be a part of the Biological Assessment which will be submitted to the USFWS as part of the permitting process.
- Pond Turtle Survey was submitted to County on October 16, 2014. Pre-construction surveys will be required prior to construction within and adjacent to creeks/stream/drainages.
- Endangered Species Compliance for Phase 1 FEMA CLOMR submitted to USFWS on April 25, 2014. USFWS responded on April 2014 with a No Affect Letter to file.

SUBSEQUENT REPORTS PREPARED/IN PROGRESS

Reports/Deliverables to be prepared by FirstCarbon Solutions:

- Regulatory Strategy Memorandum outlining each anticipated resource agency's role and permitting requirements governing the construction and implementation of the Project (including a breakdown between Phase 1 and Phase 2) which will include permitting triggers, compliance requirements and procedures, timelines and associated fees.
- Anticipated to be complete 1 week after USACE wetland verification.

SUBSEQUENT REPORTS PREPARED/IN PROGRESS

Future Steps/Deliverables - 2015

- Pre-Application meeting with regulatory agencies (USACE, RWQCB, and CDFW)
- Section 404 Clean Water Act Nationwide Permit application to the USACE
- Biological Assessment to support Section 7 Consultation
- Alternatives Analysis to accompany the Section 404/401 permit application
- Conceptual Mitigation Plan discussing how the project will mitigate impacts
- Section 401 Clean Water Act Certification application to RWQCB
- Lake and Streambed Alteration Agreement application to CDFW
- National Historic Preservation Act 106 Compliance Report to be submitted with the Section 404 Clean Water Act permit application

DEVELOPMENT AGREEMENT (City/County)



- Provides assurance that the project may proceed in accordance with existing City policies, rules and regulations, subject to certain conditions of approval
- Vests the County's rights to the project described in the Specific Plan; clarifies that Public Purpose Areas are exempt from City land use authority
- Obligates the County to develop the Project during the 50 year term of the Agreement
- Establishes a schedule for infrastructure improvements.
- Establishes a revenue sharing agreement between the County and City to pay for Public Purpose Area improvements
- Obligates City to process development applications and charge fees in accordance with the Specific Plan
- Reserves the City's right to modify and apply certain construction standards

PROJECT IMPROVEMENTS - FINANCING

- Goodwin Consulting Group prepared a Public Facilities Financing Plan identifying potential Fair demolition and Fair redevelopment costs, as well as project on-site and off-site infrastructure costs
- Private Purpose Area's fair share of project roads, utilities and other infrastructure is proposed to be primarily funded through a community facilities district, with debt service payable by future tenants
- Private development will pay impact fees to the City and other agencies for area-wide improvements and facilities
- Private development will pay for private improvements on Private Purpose Area parcels
- Public Purpose Area's share of financing for project roads, utilities, other infrastructure and Fair facilities will be funded through County issuance of Capital Appreciation Bonds and Certificates of Participation

PROJECT IMPROVEMENTS - FINANCING SUMMARY

(Infrastructure and Improvement costs in 2012 dollars)

	Total Cost	CFD Financing	County COPs/ CABs	Other Public Funding	Total Primary Financing
Project-Specific On-site Infrastructure	\$36.6	\$25.9	\$10.4	\$0.3	\$36.6
Fair Improvements					
<i>Fair Buildings</i>	\$49.4	\$0.0	\$49.4	\$0.0	\$49.4
<i>Fair Demo</i>	\$4.5	\$0.0	\$4.5	\$0.0	\$4.5
Fair Subtotal	\$53.9	\$0.0	\$53.9	\$0.0	\$53.9
Offsite Regional Mitigation Costs	\$3.0	\$2.7	\$0.3	\$0.0	\$3.0
Total	\$93.5	\$28.6	\$64.6	\$0.3	\$93.5

SUBMITTALS AND SCHEDULE

- Register on Solano360 RFQ website
- Submittals should follow the requirements in the RFQ distributed December 23, 2014
- Submittal deadline is March 13, 2015 at 3:00 p.m.
- Deliver submittals to Clerk of the Board, 675 Texas Street Suite 6500, Fairfield CA
- Submit ten hard copies (one copy of a sealed financial submittal) and one electronic version on USB flash drive
- County will review submittals based on the Evaluation Criteria in the RFQ
- County may follow up with questions to individual respondents
- Finalists will make presentations to Board of Supervisors and Solano360 Committee in April 2015
- County staff will seek Board of Supervisors authorization to negotiate a Term Sheet and an Exclusive Right to Negotiate with the most qualified respondent(s)/developer(s)



QUESTIONS?

SITE AND BUILDING TOUR