

COMMUNITY WORKSHOP AGENDA

- WELCOME
- PRESENTATION
- IDEA WORKSHOP AND REPORT
- NEXT STEPS AND ADJOURN



SOLANO 360 TEAM

- SOLANO 360 COMMITTEE
- BROOKS STREET
- SWA GROUP
- ERA
- ARUP
- MACKAY & SOMPS



RECENT BACKGROUND

Sept '08

County enters into agreement with Brooks Street to develop a shared vision for the Fairgrounds

Nov-Mar'09

Team background studies

Feb-Mar '09

County and Vallejo approve a Memorandum of Understanding for the purpose of a partnership to pursue the redevelopment of the Fairgrounds

Feb-Mar '09

County and Vallejo adopt Guiding Principles

Mar '09

Community Workshops begin



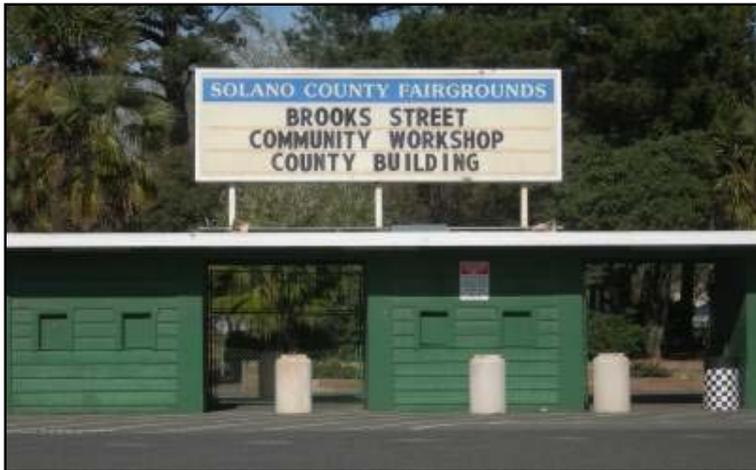
WWW.SOLANO360.ORG

- Website includes: background info, guiding principles, calendar of events, past presentations, online survey, news and updates
- Since launching the website on March 13th:
 - approx. 500 people have visited the site
 - 160 people have filled out the online survey
 - approx. 45 people have registered for more information

- Majority of respondents:
 - live in Vallejo (74%)
 - commute to work by car (71%)
 - drive past the Fairgrounds at least once a week (72%)
 - have attended the Fair (78%)
 - rarely use the satellite wagering facility (3.8%) or golf course (17%)
 - General desire for outdoor, mixed-used, pedestrian-friendly land plan
- Favored uses include:
 - **Public** (community center, exhibition hall, parks, etc.)
 - **Recreational and Youth-Oriented** facilities
 - **Educational**
 - **Retail** (restaurants, coffee shops, book stores, etc.)
 - **Transit Center**

WWW.SOLANO360.ORG

Community Outreach



- Formal and informal meetings and presentations
- Community Outreach Office
Every Monday 9 am - noon
- March 18th Community Workshop
- Summary of Ideas and Input:
 - Sports complex and activities for youth
 - Flexible entertainment facility / exhibition hall
 - Pedestrian-oriented
 - Sustainable / green design
 - Integrated with surrounding uses
 - Concerns re: “big box” retail
 - Concerns re: Lake Chabot
 - Concerns about traffic impacts

An aerial photograph of a city, likely Los Angeles, showing a large stadium (SoFi Stadium) in the center, surrounded by roads, parking lots, and other buildings. The image is in grayscale, with the text overlaid in red and white.

GUIDING PRINCIPLES

SITE OPPORTUNITIES

CONCEPTS & EXPLORATIONS

INPUT & FEEDBACK

IDEAS

GUIDING PRINCIPLES

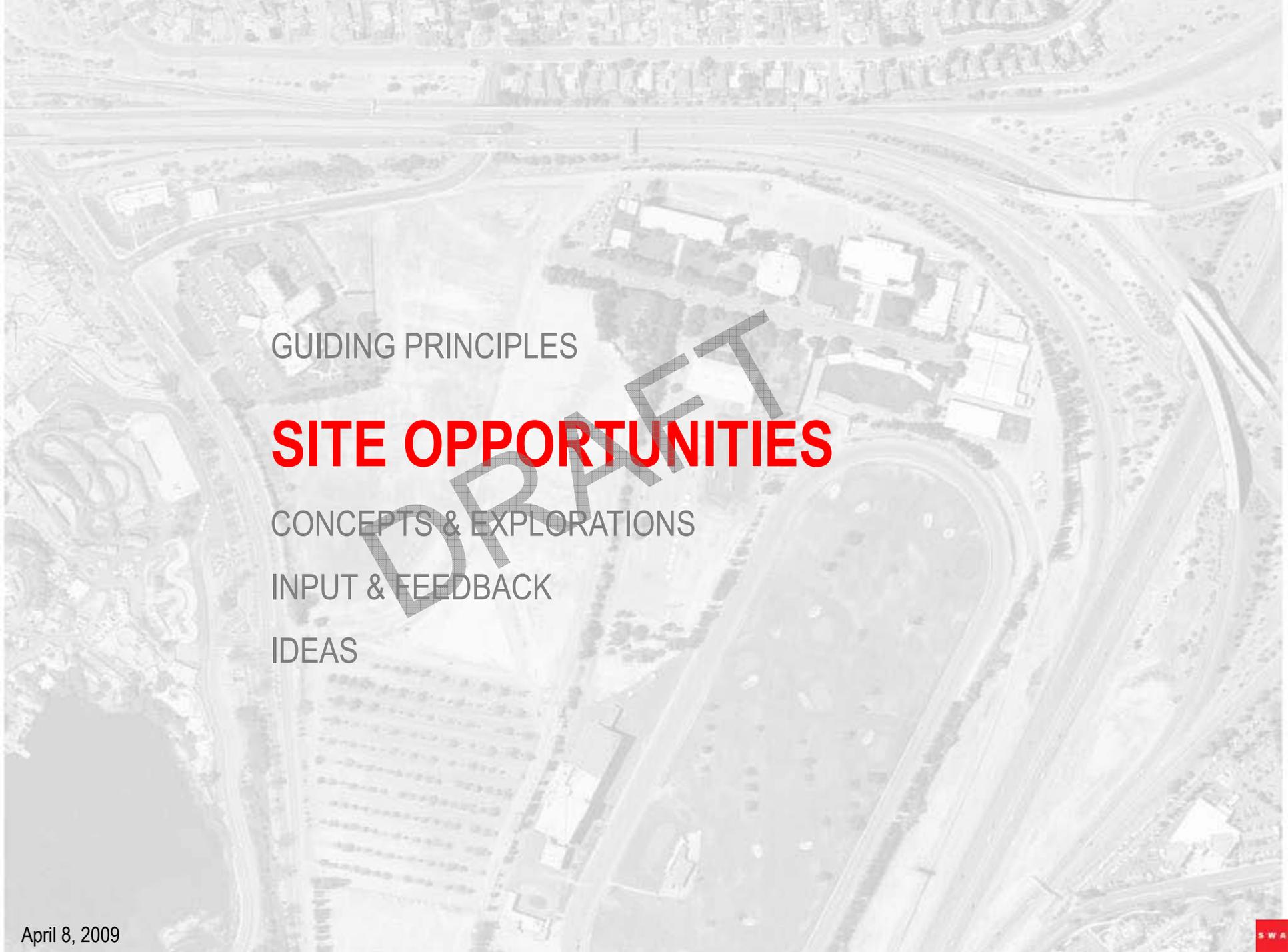


- **Generate revenues** for Solano County and the City of Vallejo, create jobs and ensure long-term economic sustainability
- Establish a **unique place** with an unmistakable identity that serves as a destination for visitors as well as a pedestrian-friendly, community gathering place.
- Explore a **mix 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”.

GUIDING PRINCIPLES CONT'D



- 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.

An aerial photograph of a city, likely Los Angeles, showing a large stadium (Dolby Theatre) in the center, surrounded by roads, parking lots, and other buildings. The image is in grayscale, with the text overlaid in white and red.

GUIDING PRINCIPLES

SITE OPPORTUNITIES

CONCEPTS & EXPLORATIONS

INPUT & FEEDBACK

IDEAS

SOLANO COUNTY FAIRGROUNDS



- 60-year anniversary in 2009
- 5-day County Fair July 22-26th
- Traditional fair program – entertainment, midway, livestock showing, crafts
- Aging facilities
- Year round satellite wagering and facilities rental
- Horse racing to end in 2010
- 9-hole golf course



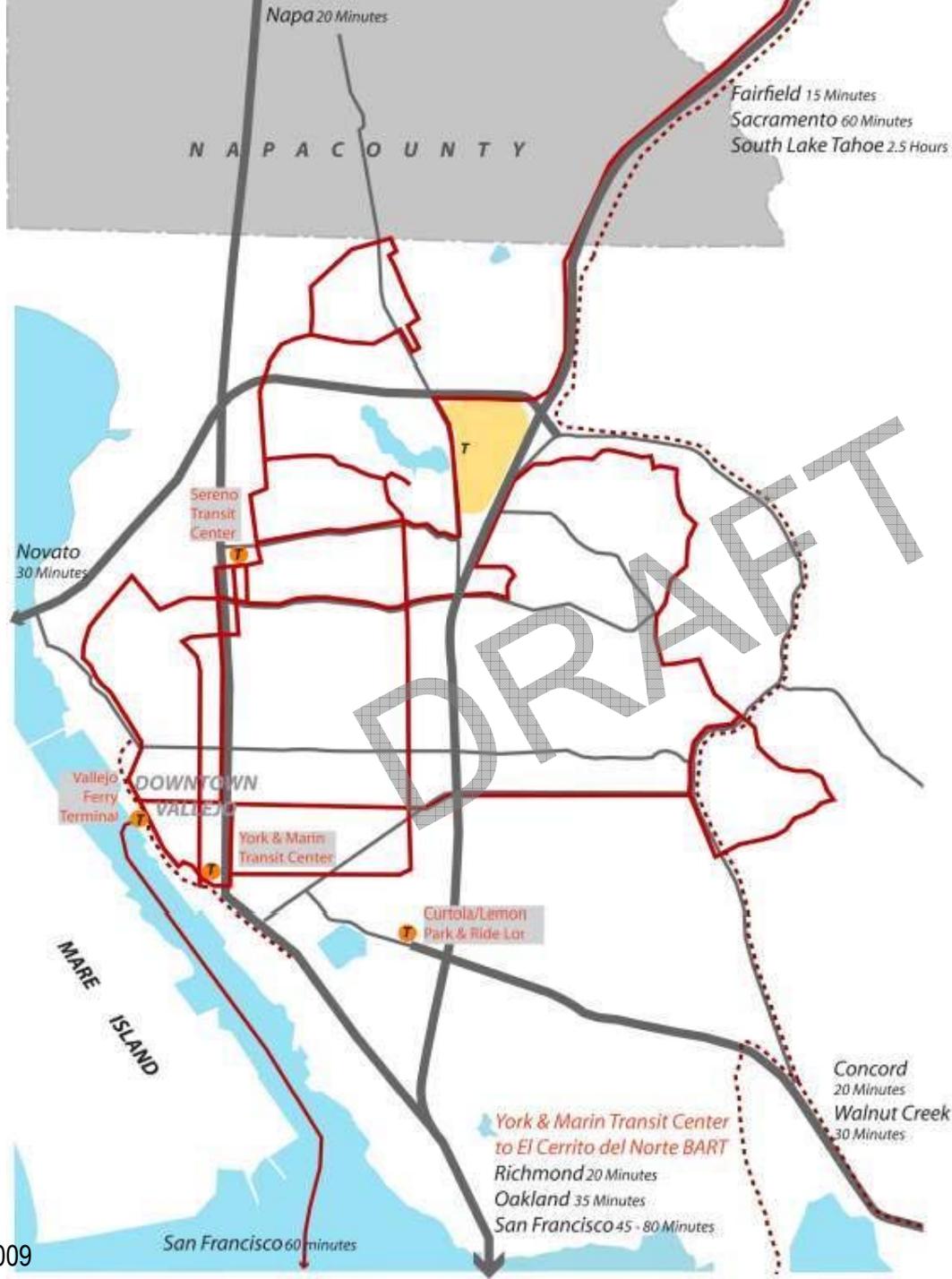
OPPORTUNITIES BAY AREA ACCESS



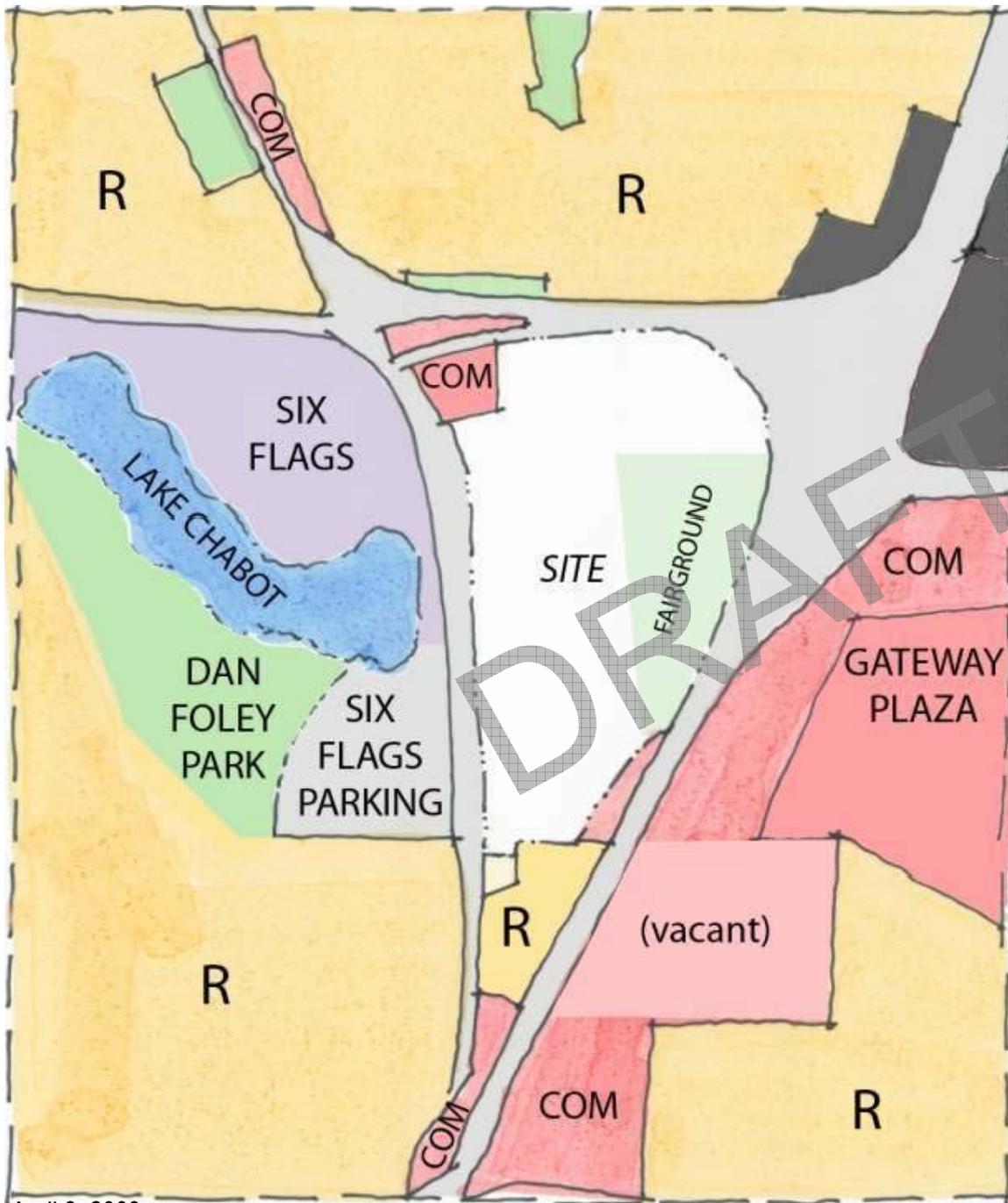
Centralized &
Connected

OPPORTUNITIES

REGIONAL ACCESS



- Convenient Interstate Access
- Prime Multimodal Location
- Public Transit Options
- Tenuous Bike Connections



OPPORTUNITIES

LAND USES

SIX FLAGS

- 1,300,000 visitors per year

GATEWAY PLAZA

- Local shopping

NEIGHBORHOODS

- Local population density

DAN FOLEY PARK

- Possible trail connection

TOWN & COUNTRY /
AMERICAN CANYON

COUNTRY CLUB CREST

82,000

Bike Rte

SIX FLAGS

DAN FOLEY
PARK

GATEWAY
PLAZA

200,000 ADT

Turner Pky

LEWIS RANCH ESTATES /
FLEMING RANCH /
RANCHO FLEMING

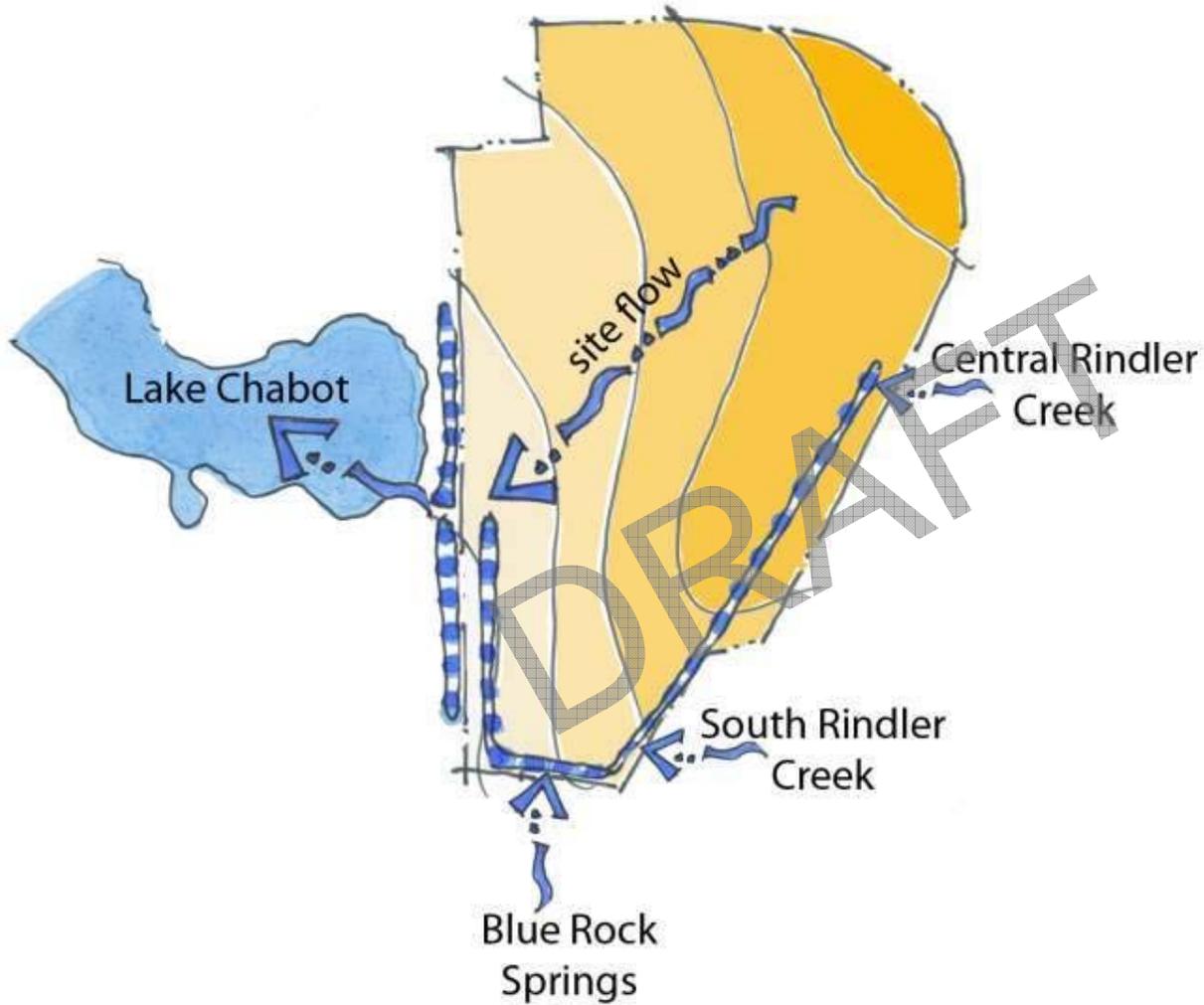
Redwood Dr

OPPORTUNITIES

SITE ACCESS



OPPORTUNITIES HYDROLOGY



SCALE COMPARISONS



GOLDEN GATE PARK
SAN FRANCISCO



DISNEYLAND ANAHEIM, CA

DRAFT

An aerial photograph of a campus with a large 'DRAFT' watermark. The text is centered on the page.

GUIDING PRINCIPLES

SITE OPPORTUNITIES

**CONCEPTS &
EXPLORATIONS**

INPUT & FEEDBACK

IDEAS

PROGRAM OPPORTUNITIES PUBLIC ATTRACTORS



EXPO HALL



ICONIC ARENA



WATER PARK HOTEL



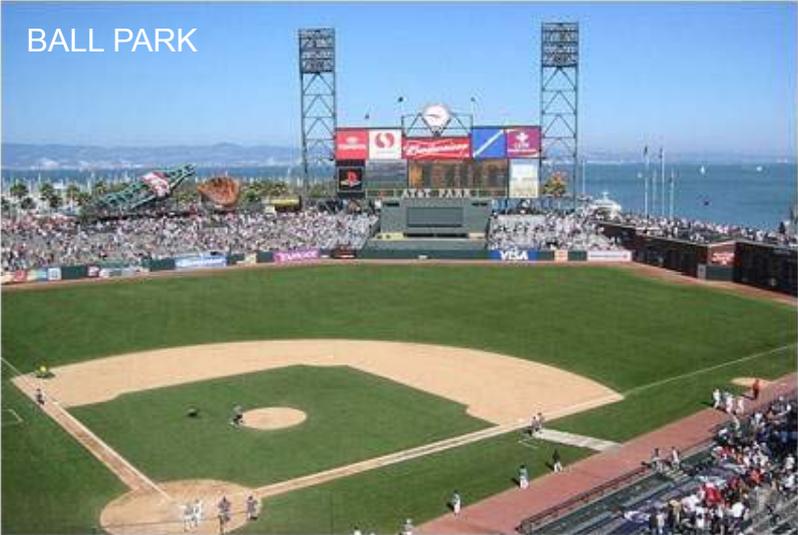
ENTERTAINMENT RETAIL



FAIRGROUNDS

PROGRAM OPPORTUNITIES PUBLIC ATTRACTORS

BALL PARK

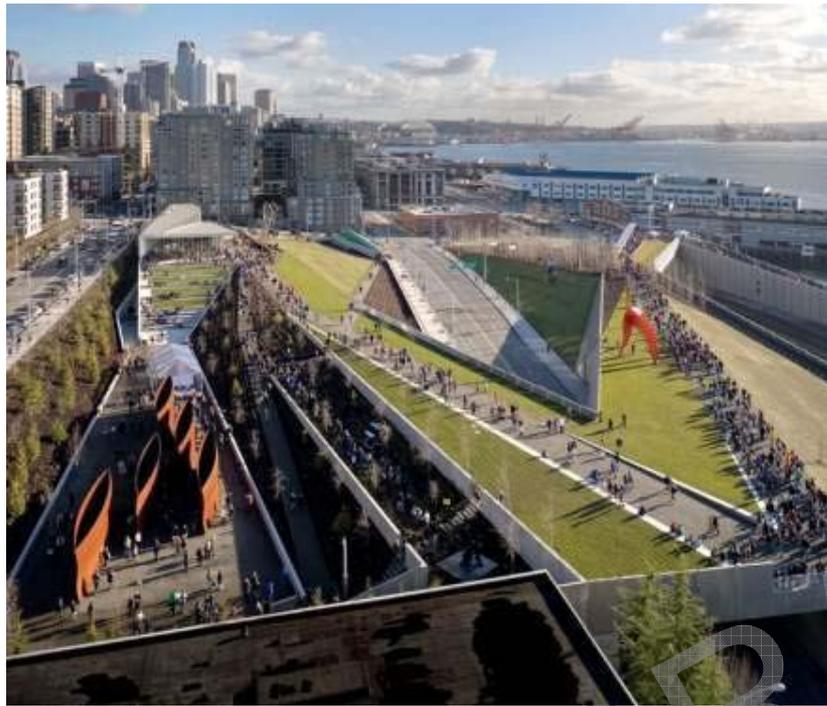


WATER PARK / 2nd GATE AMUSEMENT

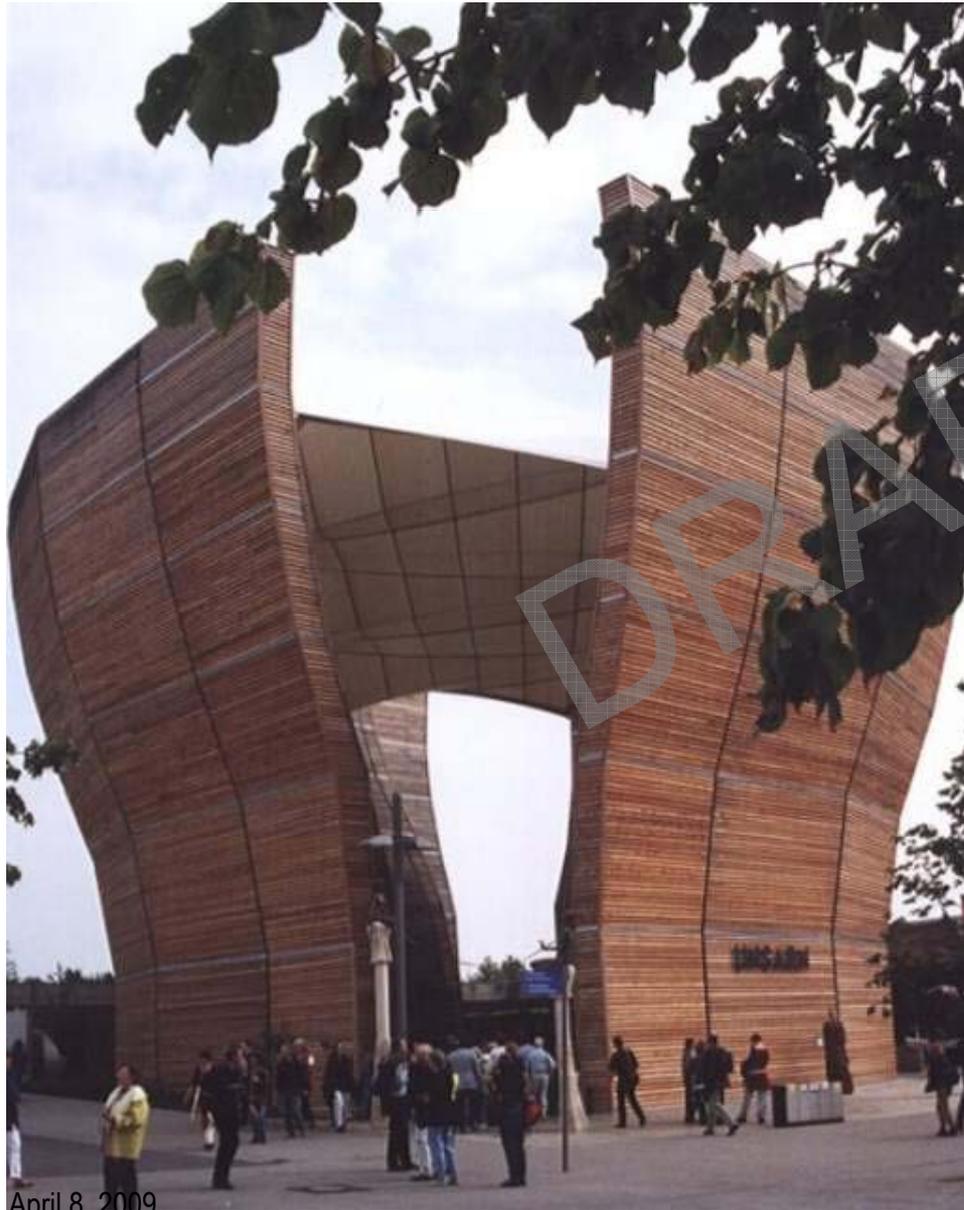


CINEMA









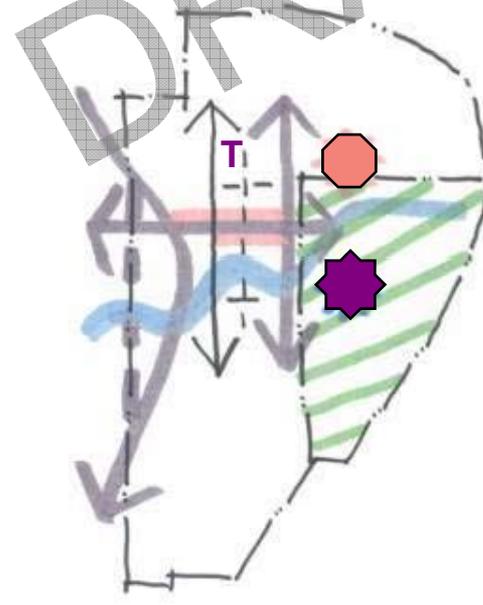
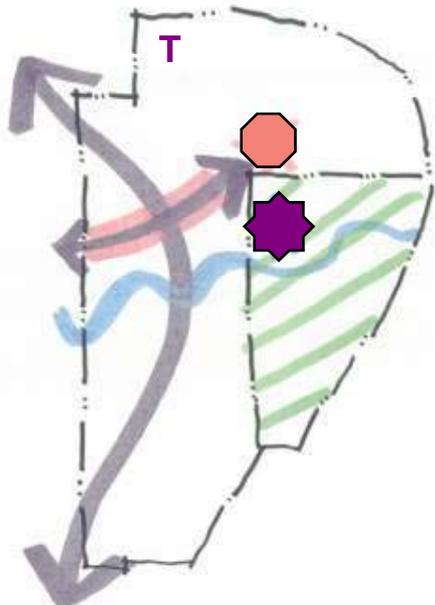
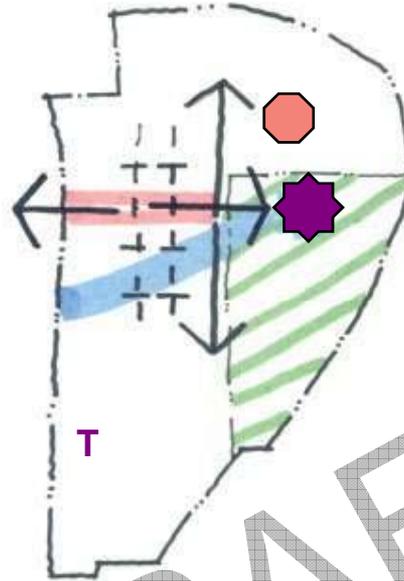
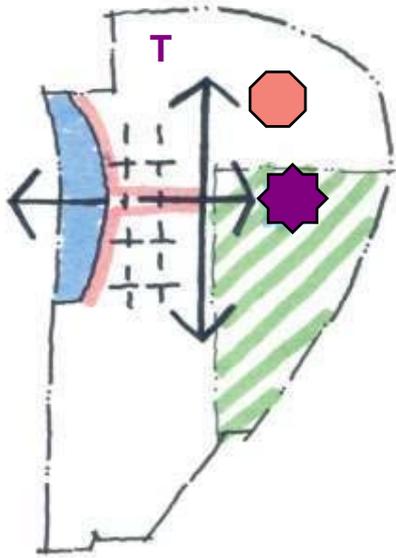
April 8, 2009



CONCEPTS / EXPLORATIONS

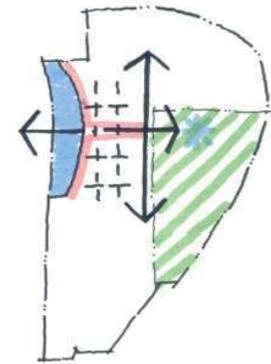
KEY GOALS

- Program of public attractors & supporting uses
- Connect to Six Flags: bridge, pedestrian paths, transit + auto
- Connect to City: transit center, existing roads, trails
- Create Public Amenity: open space, pedestrian environment, shopping/eating
- Pedestrian Focus: bridges, pedestrian paths, public spaces, scaled streets
- Expandable Armature: future uses + phasing



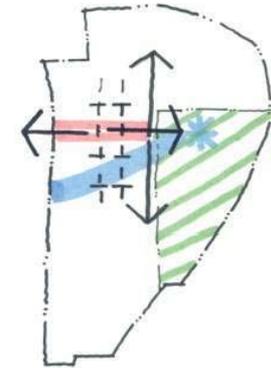
DRAFT

CONCEPT A



The information contained in this artist's drawing is conceptual and should not be relied upon. The concept is for discussion only and does not represent final land plans.

CONCEPT B



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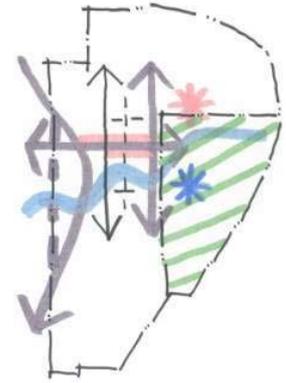
CONCEPT C



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April 8, 2009

CONCEPT E



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GUIDING PRINCIPLES

SITE OPPORTUNITIES

CONCEPTS & EXPLORATIONS

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IDEAS

Favored uses identified by Survey:

- **Public** (community center, exhibition hall, parks, etc.)
- **Recreational and Youth-Oriented** facilities
- **Educational**
- **Retail** (restaurants, coffee shops, book stores, etc.)
- **Transit Center**



March 18th Community Workshop

Summary of Ideas and Input:

- Sports complex and activities for youth
- Flexible entertainment facility / exhibition hall
- Pedestrian-oriented
- Sustainable / green design
- Integrated with surrounding uses
- Agricultural heritage

- Concerns re. “big box” retail
- Concerns re. Lake Chabot
- Concerns re. traffic impacts

CONCEPT F

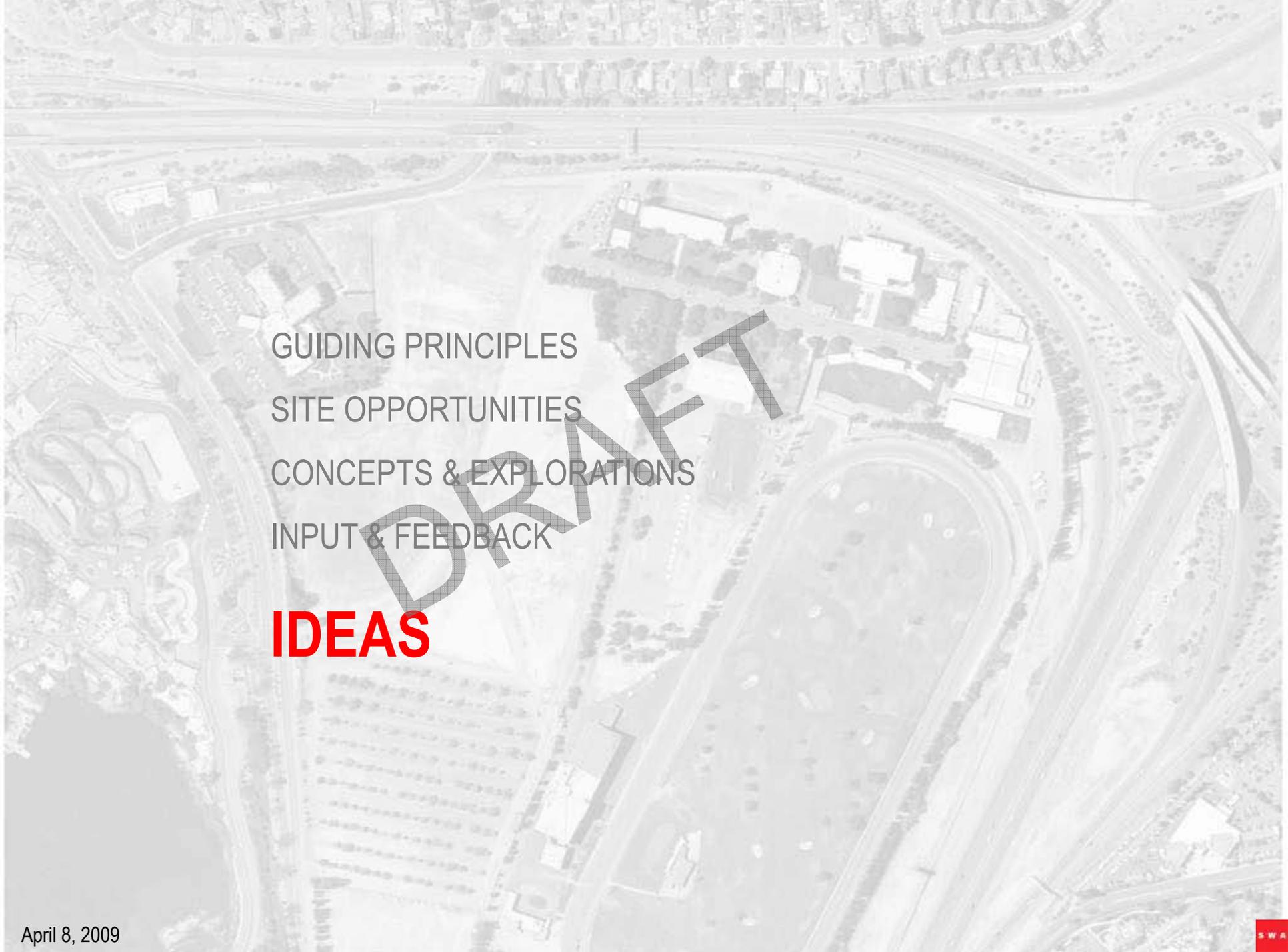
PROGRAM ELEMENTS

- Exhibition Hall (adaptable for fair & non-fair events)
- Fair buildings (community events, satellite wagering, multi-purpose arena)
- Multi-purpose Outdoor Area (youth sports/midway/gatherings/exhibits)
- Organic Demonstration Farm
- Pedestrian promenade and network
- Parking (short & long term)
- Temporary RV Park
- Flexible street grid for potential mixed use, entertainment, hospitality, and business campus uses
- Connections to Six Flags
- Creek Park



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GUIDING PRINCIPLES
SITE OPPORTUNITIES
CONCEPTS & EXPLORATIONS
INPUT & FEEDBACK

IDEAS

CONCEPT X



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April 8, 2009

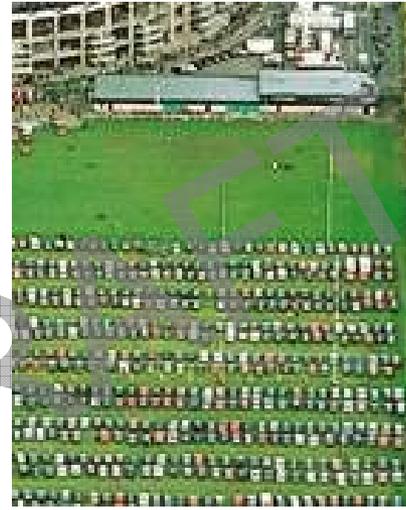
PROGRAM ELEMENTS FAIR OF THE FUTURE



PROGRAM ELEMENTS EXHIBITION PROMENADE



PROGRAM ELEMENTS PARKING / PLAY FIELDS



April 8, 2009

PROGRAM ELEMENTS PARK / WATER CORRIDOR



PROGRAM ELEMENTS AGRICULTURE / GARDENS

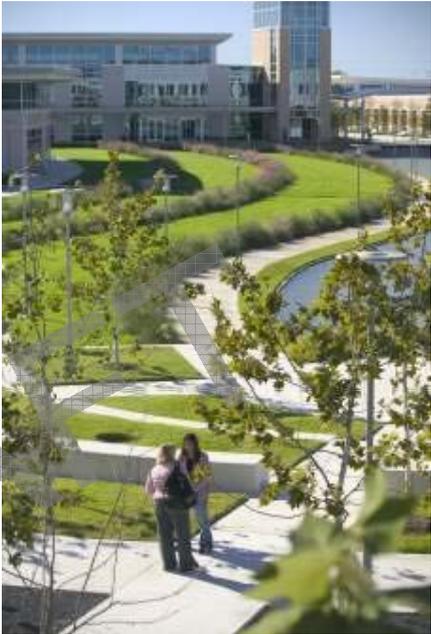


PROGRAM ELEMENTS **MIXED USE**



April 8, 2009

PROGRAM ELEMENTS OFFICE CAMPUS



PROGRAM ELEMENTS ENTERTAINMENT/ HOSPITALITY



PROGRAM ELEMENTS CONNECTIONS



A PLACE FOR YOUR IDEAS...

CONSIDERATIONS

- Maintain the flexible street grid
- Deed-restricted parcel limited to Fair/public uses
- Maintain water flow through and around the site
- No building in the drainage and wetland setback



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A PLACE FOR YOUR IDEAS...

CONCEPT X

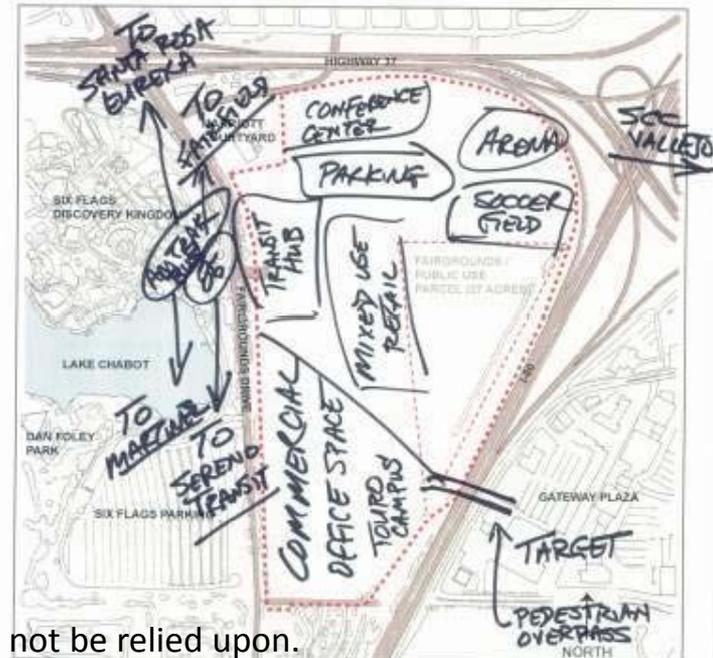
- Write lists
- Scribble
- Draw an image
- Use arrows, circles, squares
- Brainstorm!



SOLANO COUNTY FAIRGROUNDS FACTS

- Total site: 152 Acres
- Home to the annual Solano County Fair
- Located at the intersection of Interstate 80 and Highway 37
- Adjacent to the Marriott Courtyard and The Gateway Plaza
- Near the Six Flags Discovery Kingdom and surrounding residential neighborhoods
- Visible from the freeway (with approximately 200,000 people driving by each day)

EXAMPLE
DURNELL



A PLACE FOR YOUR IDEAS...

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April 8, 2009

PROGRAM OPPORTUNITIES ELEMENTS

