

APPROVED

JUN 09 2009



BY *Maria Chisela* deputy
CLERK OF THE BOARD

AGENDA SUBMITTAL TO SOLANO COUNTY BOARD OF SUPERVISORS

ITEM TITLE Receive the Solano 360 Vision Report and consider accepting the conceptual project vision for the Solano360 Fairgrounds Project; Consider directing staff to work on the entitlement and funding strategy with the Solano 360 Committee members and City of Vallejo and bring back recommendations at Budget Hearings	BOARD MEETING DATE June 9, 2009	AGENDA NUMBER 25
Dept: County Administrator's Office Contact: Michael D. Johnson Extension: X6100	Supervisorial District Number All	
Published Notice Required? Public Hearing Required?	Yes _____ Yes _____	No <u>X</u> _____ No <u>X</u> _____

DEPARTMENTAL RECOMMENDATION:

It is recommended that the Board:

1. Receive the Solano360 Vision Report; and
2. Accept the conceptual project vision for the Redevelopment of the Solano County Fairgrounds; and
3. Direct staff to work on the entitlement and funding strategy with the Solano 360 Committee members and City of Vallejo and bring back recommendations at Budget Hearings.

SUMMARY:

Staff is recommending that the Board consider and accept the current concept for the redevelopment of the Solano County Fairgrounds, described in the attached Solano360 Vision Report, which is the culmination of a nine month process that included intensive community outreach, planning and analysis. Once the site vision is accepted by this Board and the Vallejo City Council, the next steps, as outlined in the Vision Report, will include undertaking a financial feasibility analysis of this concept Project Vision, including developing an "entitlement" strategy which will include the development of a Specific Plan including Design Guidelines, a City of Vallejo General Plan Amendment, the execution of a Development Agreement, all of which will be evaluated in accordance with CEQA and continuing community outreach throughout the process.

FINANCING:

An initial Project budget of \$2 million was established to begin the Visioning Process. Since that time, approximately \$1.4 million has been spent. Once the vision concept has been accepted, staff will begin the financial analysis of the proposed Project. The next steps would include both a financial analysis of the entitlement process (Specific plan development, design criteria, CEQA, and contractual agreements) as well as projections for the actual phased build out of the site. County staff will report back at County Budget Hearings as to a potential schedule of the costs with recommendations on funding.

DISCUSSION:

On September 30, 2008, this Board approved an Agreement with Brooks Street to develop a vision for the redevelopment of the Solano County Fairgrounds. On February 24, 2009, the Board adopted Guiding Principles for the Project and approved a Memorandum of Understanding (MOU) between the City of Vallejo and County of Solano. To assist with the visioning process, this Board and the Vallejo City Council formed the Solano360 Committee, a joint County-City committee comprised of two members from the Board of Supervisors and three members from the City Council, to undertake a Visioning Process. Since that time, the Solano360 Committee has met to oversee and provide comment on the work of the consultant team and review the input from the Solano County Fair Board and the public process used to develop the vision detailed in the Vision Report.

The Adopted Guiding Principles for this Project are:

Economic Generator

Generate revenues for Solano County and the City of Vallejo, create jobs and ensure long-term economic sustainability.

Sense of Place

Establish a unique place with an unmistakable identity that serves as a destination for visitors as well as a pedestrian-friendly community gathering place.

Mixed-Use

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."

Seamless Integration

Explore increased physical connectivity and synergy with Six Flags Discovery Kingdom, downtown Vallejo, the waterfront and other existing commercial operations.

Pedestrian and Transit Oriented

Provide pedestrian, bicycle, vehicular and transit facilities that foster easy access to, from, and within the site.

Sustainable Design

Incorporate sustainable and green principles in all aspects of the development.

The Visioning Process integrated nine months of intensive community outreach, design and planning concepts, and site analysis. Input from community was gathered via a web site, informal meetings with interested parties, and three public workshops. In addition, input was received from the Solano County Fair Board Association regarding needs and desires for inclusion into a "Fair of the Future" concept plan. Public outreach activities included extensive noticing and publicizing in newspapers and on the county web site information about the project

under way. The three community workshops included presentations and breakout group discussions. The consultant team conducted numerous meetings with stakeholder groups to solicit and receive input and ideas and met with adjacent property owners to discuss concerns and ideas they had regarding the site. In addition, a website (www.solano360.org) was established to facilitate public submittal of comments and responses to an online survey. The website received approximately 800 visitors; nearly 200 people completed the online survey; more than 106 people took the time to provide written comments through the website.

Several common themes and shared ideas emerged from the public input process during the course of the Visioning Process. These common themes included expressed preferences for the following:

- Youth sports facilities
- Flexible entertainment / exhibition hall
- Pedestrian-friendly
- Sustainable / green design
- Integrated with surrounding uses
- Support for water element/feature
- Ongoing link to agricultural heritage
- Tourist destination
- Compatibility with Six Flags Discovery Kingdom
- Employment center and revenue generator
- Preservation of the annual fair

As well as expressed concerns regarding potential for increased traffic impacts, concerns regarding water quality (specifically, existing quality of Lake Chabot) and the viability of "big box" retail and/or residential development were voiced.

Public input and comments from the Solano360 Committee have been incorporated into the Solano360 Vision Report. The process has resulted in a conceptual project vision that offers flexible, sustainable options for a diverse and future-oriented program of uses to be developed over time.

The defining features of this Vision which respond to the Guiding Principles and input from the community are a Public Entertainment Zone and a Fair of the Future Zone that are seamlessly integrated. The Public Entertainment Zone provides an active gathering place which would be home to a waterside pedestrian trail, restaurants, public art, shops, terraced seating, and water-related activities. The Fair Zone continues the 60-year tradition of the annual Solano County Fair on the site and includes areas for a world-class Exhibition Hall, organic demonstration farm, exploration island, and multi-use sports fields. These distinct zones would be anchored by a 100,000 square foot Exhibition Hall that could be the site of consumer shows, conventions and indoor sporting events; to the north of the site would be entertainment retail that would act as a public attractor and revenue generator; Six Flags to the west enjoys over 1.5 million visitors a year; and there is an area for a potential Arena to the south for special events and concerts. Sports fields and a mix of hospitality, office and retail make up the balance of the project vision.

The project vision will be further refined as it is analyzed further both for environmental impacts and financial feasibility. Acceptance of the concept will allow staff to define the project for what will be analyzed in the next steps.

NEXT STEPS:

Subject to the acceptance of this concept for the project vision, the next step will be for County and City staff to begin working on the entitlement and funding strategy for the Project which will include undertaking a financial feasibility analysis of this concept of the project vision, developing an "entitlement" strategy which will include the development of a Specific Plan including Design Guidelines, a City of Vallejo General Plan Amendment, the execution of a Development Agreement, all of which will be evaluated in accordance with CEQA and continuing community outreach throughout the process. The project vision will continue to be refined throughout this process. As it does, staff will report back to this Board for further direction.

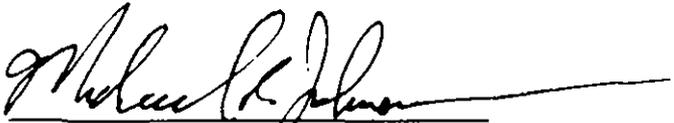
ALTERNATIVES:

The Board could elect not to accept the Solano360 Vision Report as presented, however, this is not recommended since this vision represents the culmination of several community meetings and extensive public outreach coupled with the concepts that support the guiding principles all combined to develop a compatible project with adjoining stakeholders.

OTHER AGENCY INVOLVEMENT:

The Solano360 Committee, Resource Management, County Counsel and staff from the City of Vallejo have assisted in the development of the Visioning Report.

DEPARTMENT HEAD SIGNATURE:

A handwritten signature in black ink, appearing to read "Michael D. Johnson", written over a horizontal line.

Michael D. Johnson
County Administrator

Attachment A: Solano360 Vision Report (on file with the Clerk of the Board)