



# Solano 360

## Project Update

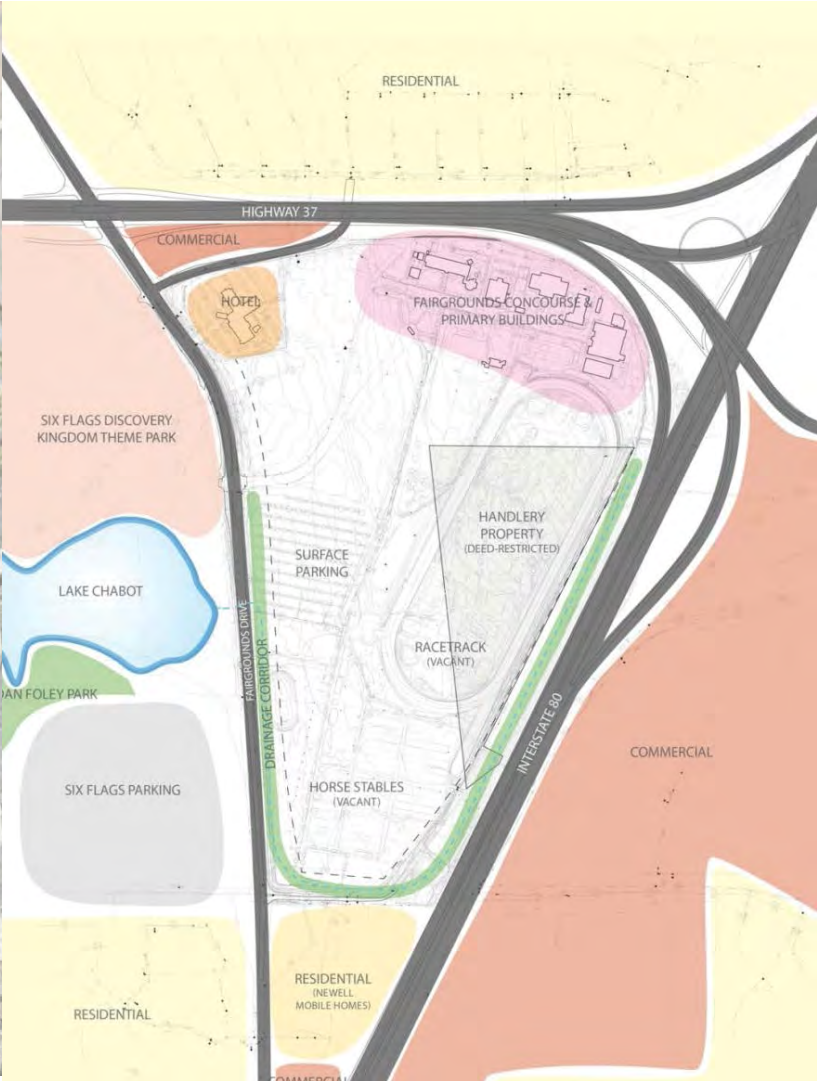
Solano360 Committee  
August 23, 2012



# VISION RECAP

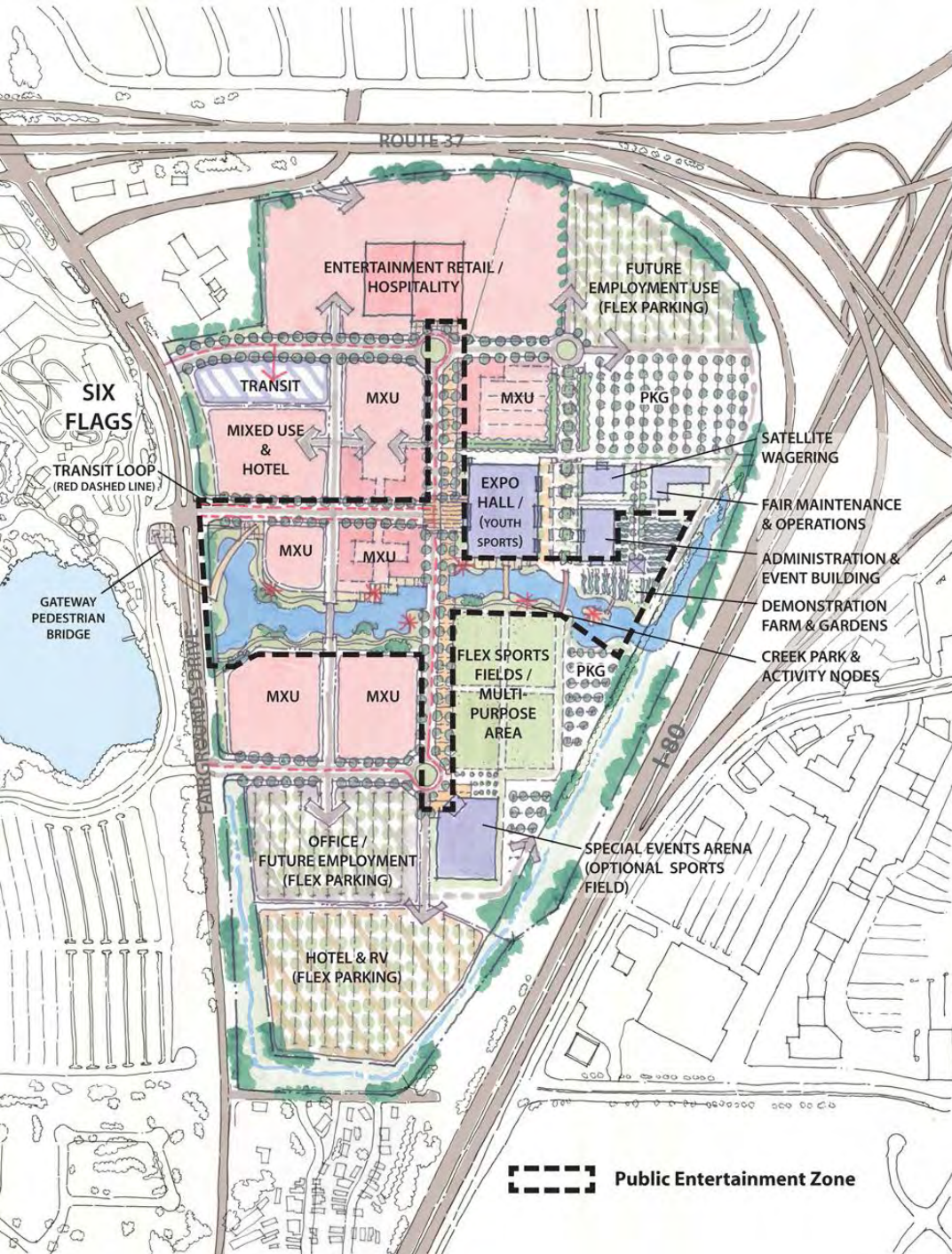


**Solano360**



# Solano360 Vision

(approved 2009)



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**, from and within the site.

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

 Public Entertainment Zone



# LAND USE AND PHASING



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

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

**Public Areas**

- Fair
- Transit
- Other Parking
- Major Roads
- Creek Park
- Fairgrounds Channel

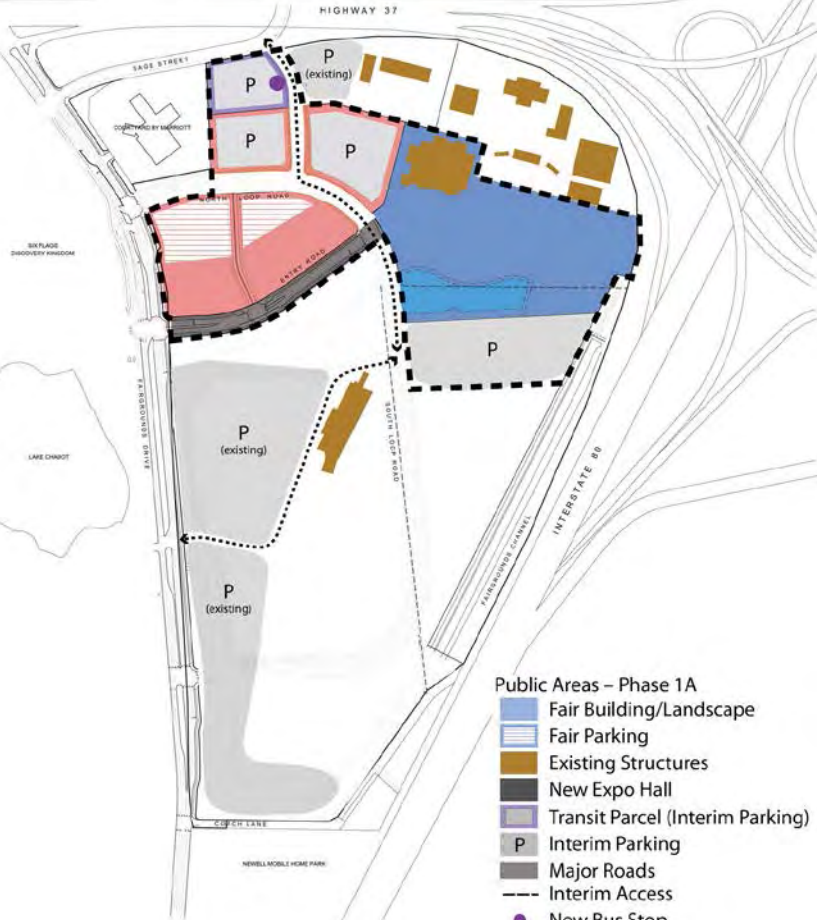
**Private Areas**

- Entertainment – Mixed Use
- Entertainment – Commercial



Illustrative Plan  
 Phase 3/Buildout  
 August 22, 2012

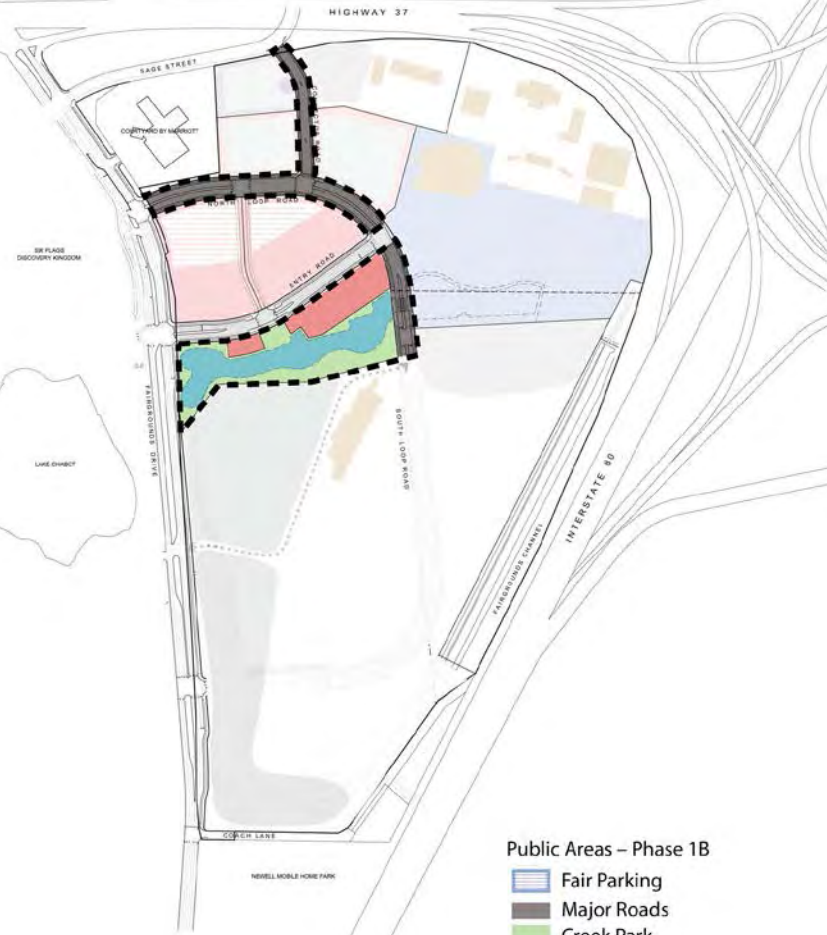
### Phase 1A Land Use Plan



- Public Areas – Phase 1A**
- Fair Building/Landscape
  - Fair Parking
  - Existing Structures
  - New Expo Hall
  - Transit Parcel (Interim Parking)
  - P (existing)
  - Major Roads
  - Interim Access
  - New Bus Stop

- Private Areas – Phase 1A**
- Entertainment – Mixed Use Parcel (Preferred Phase 1 Location)
  - Entertainment – Mixed Use (Phase 1 Parking)
  - Entertainment – Mixed Use (Interim Parking)

### Phase 1B Land Use Plan



- Public Areas – Phase 1B**
- Fair Parking
  - Major Roads
  - Creek Park

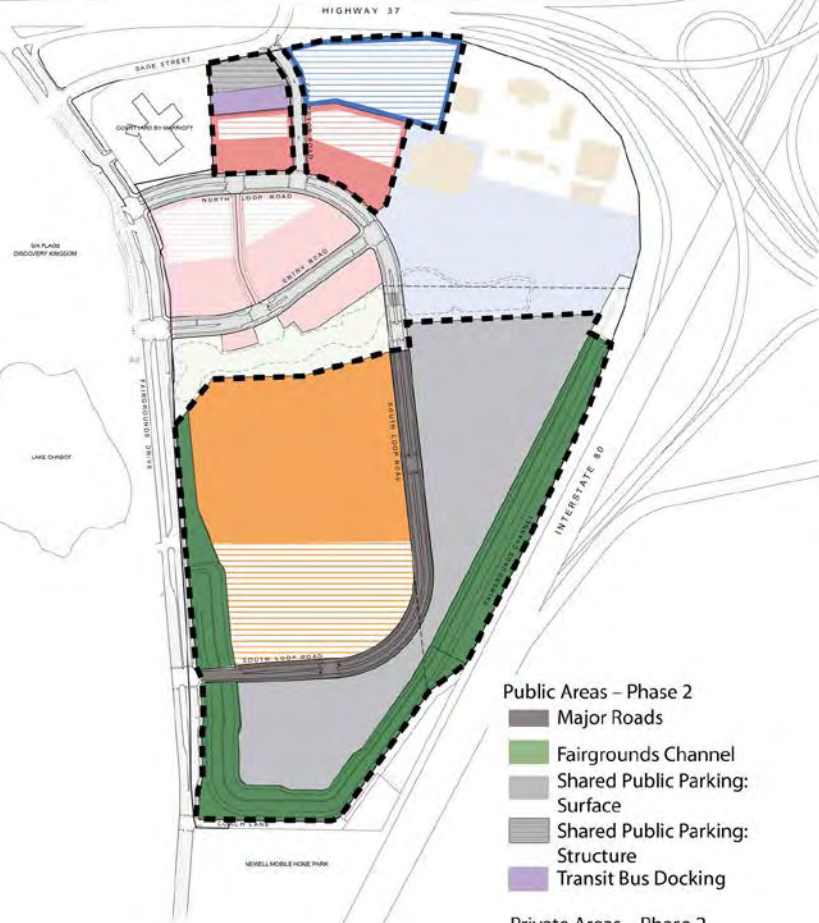
- Private Areas – Phase 1B**
- Entertainment – Mixed Use Parcel (Preferred Phase 1 Location)

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

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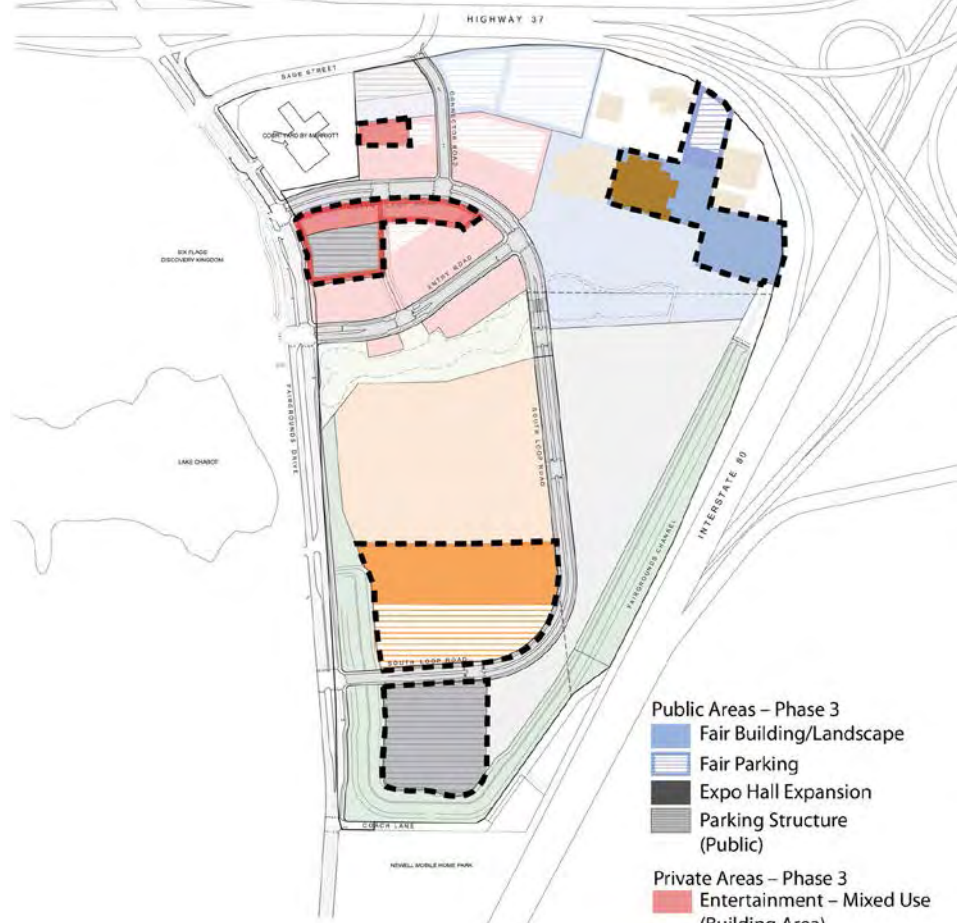
### Phase 2 Land Use Plan



- Public Areas – Phase 2**
  - Major Roads
  - Fairgrounds Channel
  - Shared Public Parking: Surface
  - Shared Public Parking: Structure
  - Transit Bus Docking
- Private Areas – Phase 2**
  - Entertainment – Mixed Use (Building Area)
  - Entertainment – Mixed Use (Parking Area)
  - Entertainment – Commercial (Building/Venue Area)
  - Entertainment – Commercial (Surface Lots)

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

### Phase 3 Land Use Plan



- Public Areas – Phase 3**
  - Fair Building/Landscape
  - Fair Parking
  - Expo Hall Expansion
  - Parking Structure (Public)
- Private Areas – Phase 3**
  - Entertainment – Mixed Use (Building Area)
  - Entertainment – Commercial (Building/Venue Area with parking as needed)

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



# FAIRGROUNDS SITE PLAN



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## Goals

- Attract new visitors
- Space for new, large events
- Program 7 days per week throughout the year

## Criteria

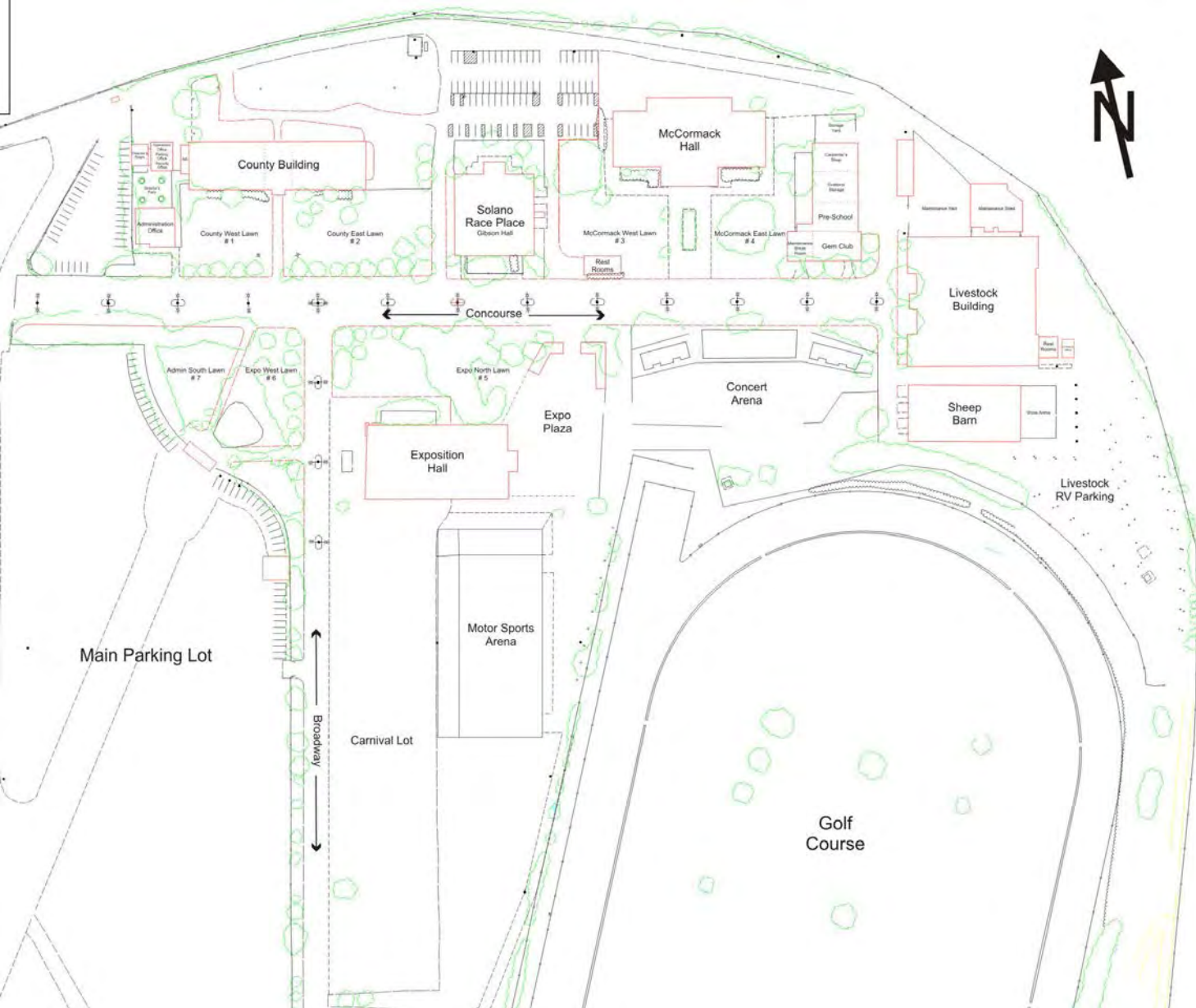
- Visibility from highways
- Sufficient parking
- Flexible/expandable event space
- Easy way-finding
- Security without 'barriers'

## Issues

- Exhibition Hall integration
- Circulation
- Parking proximity
- Temporary Fencing



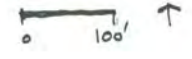






Fairgrounds Sketch

SWA  
8/9/12



STATE ROUTE 37

TRANSIT CENTER & PARKING GARAGE

SAGE ST

HOTEL

NORTH FAIR PARKING

FAIR

MAINTENANCE AREA

ENTERTAINMENT MIXED USE

NORTH GATE

EXPO

HALL

LOOP ROAD

MAIN GATE

AMPHITHEATER

EMU PARKING GARAGE

MIDWAY/  
EVENT LAWN

ENTERTAINMENT MIXED USE

ENTRY ROAD

DEMONSTRATION FARM

CREEK PARK

CREEK PARK

FARM GATE

SOUTH GATE

SHARED PUBLIC PARKING  
POSSIBLE SOLAR FIELD

FAIRGROUNDS DR















# EXPOSITION HALL



**Solano360**

## Goals

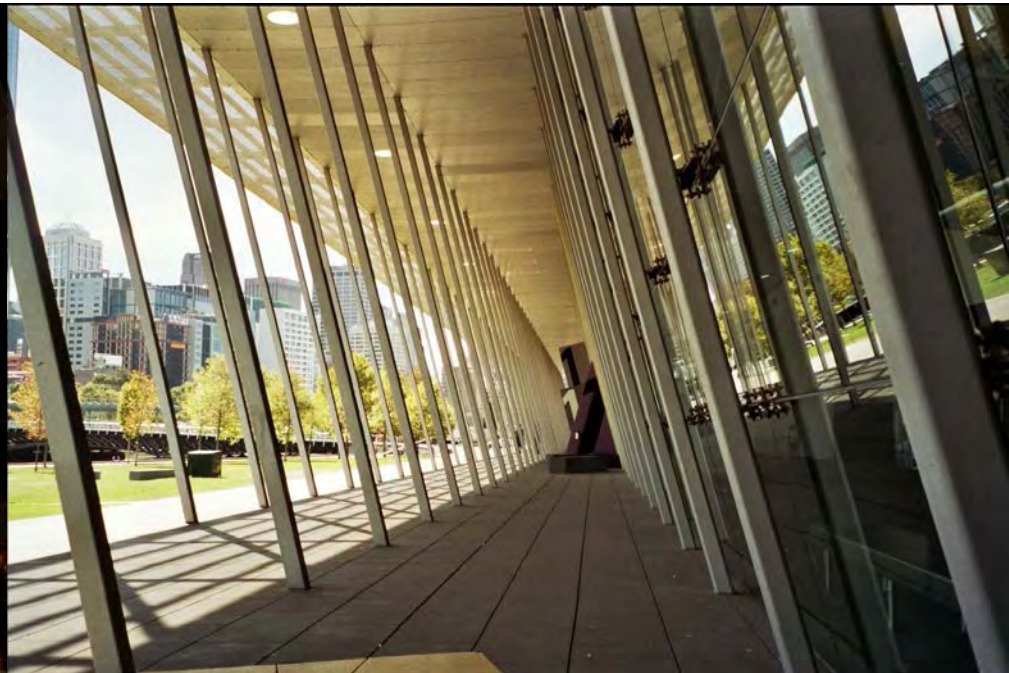
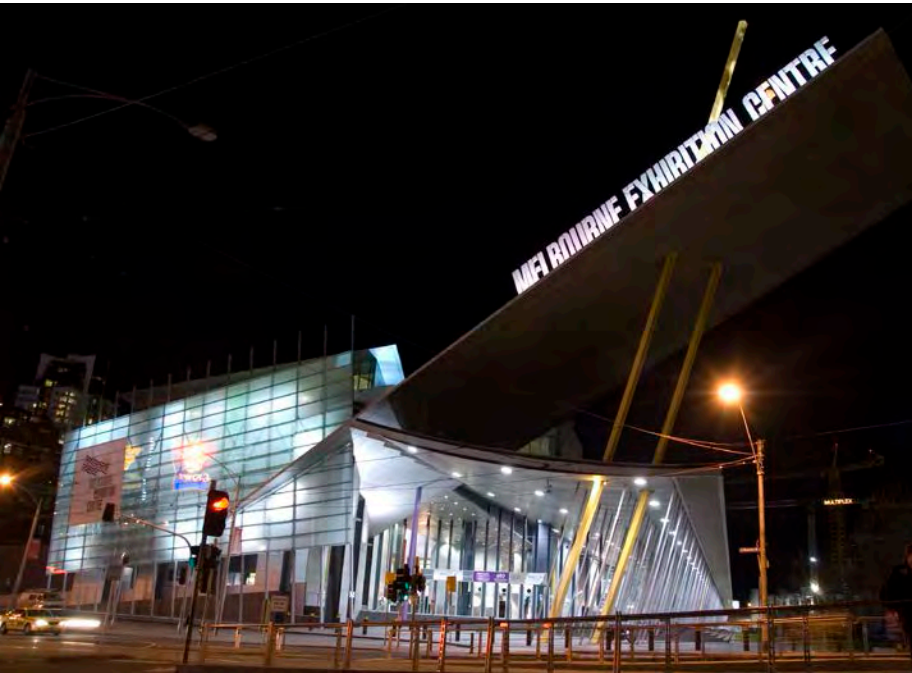
- Large, flexible, space
- Easy pedestrian flow to outdoor space
- High visibility from highway

## Criteria

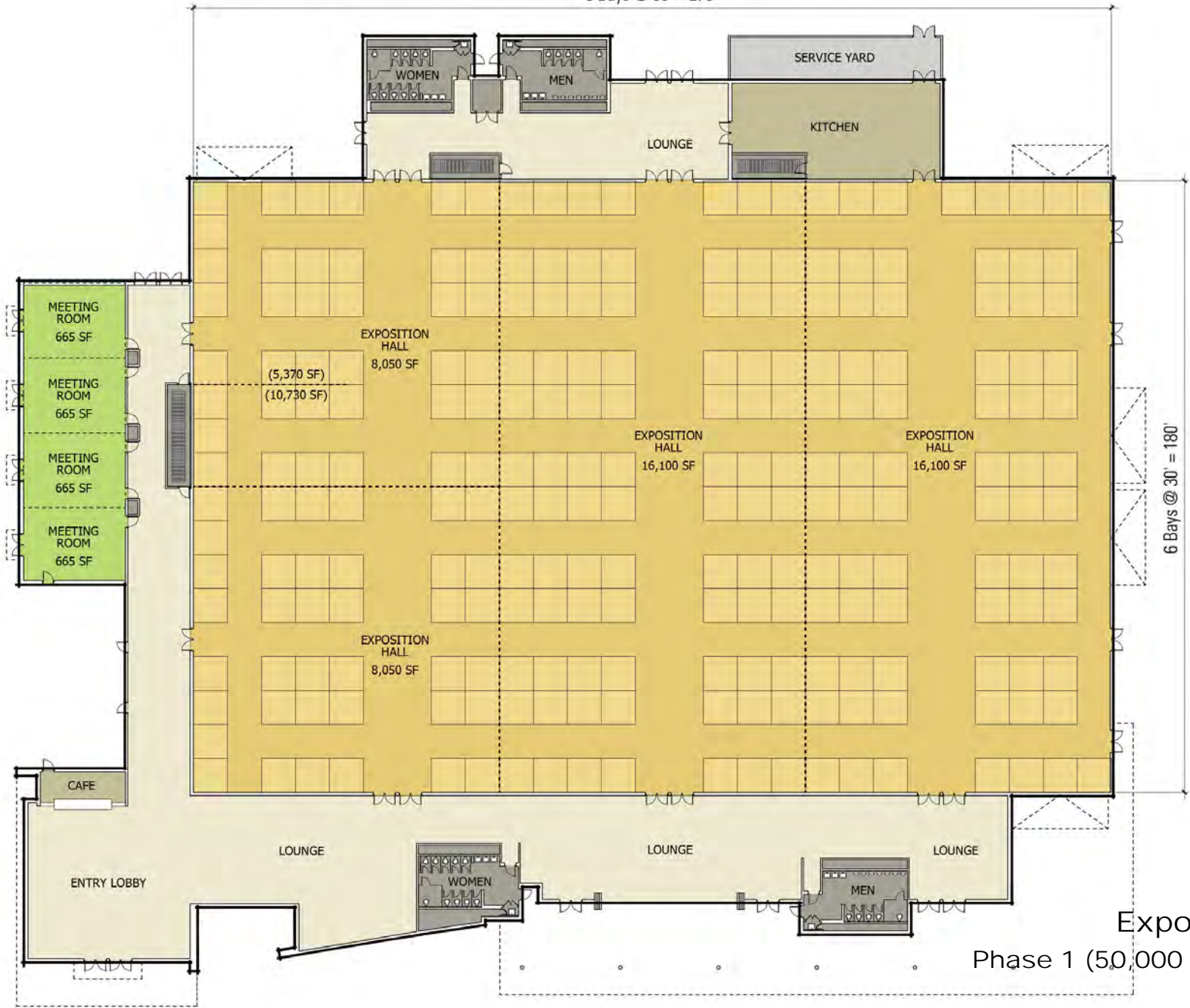
- 50,000 net sf of exposition space, expandable to 100,000 sf
- Single span structure
- High ceilings
- Standard booth layouts
- Easy loading
- Flexible utility layout

## Issues

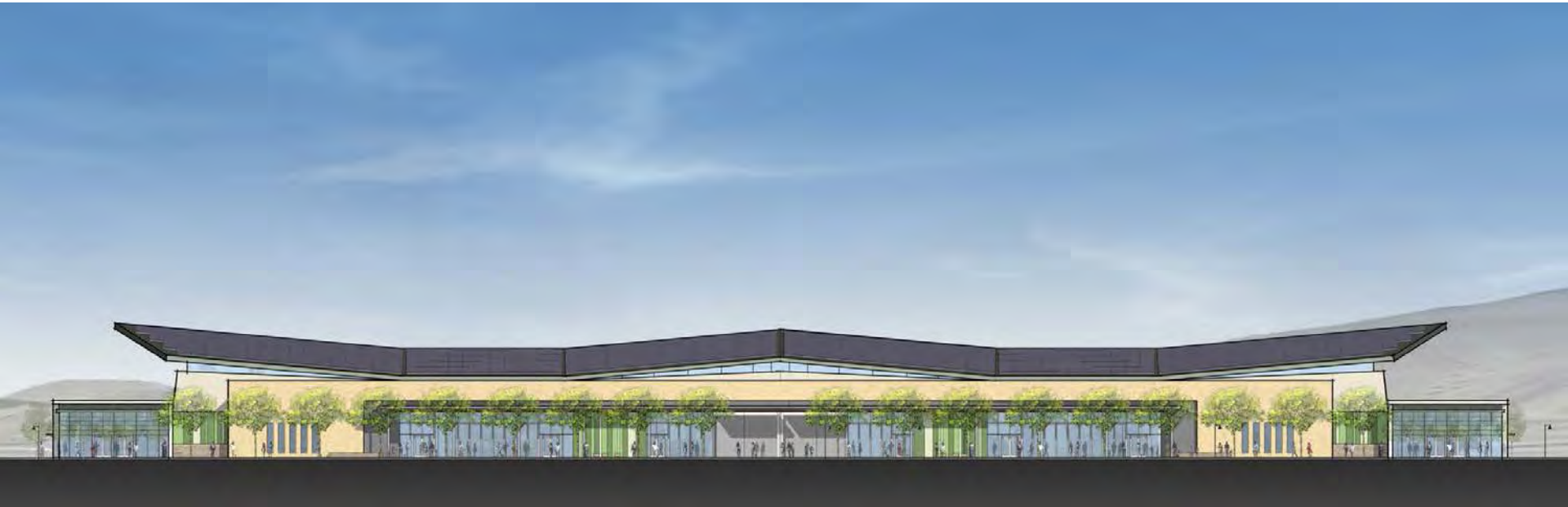
- Access
- Loading
- Maintenance



9 Bays @ 30' = 270'



Exposition Hall  
Phase 1 (50,000 net sf expo)  
August 22, 2012



Expo Hall - South Elevation (toward New Concourse, Midway/Arrival Plaza)



Expo Hall - North Elevation (toward existing Concourse/SR 37)



Expo Hall - West Elevation (toward Entertainment Mixed Use)



Expo Hall - East Elevation (toward Amphitheater)



# SOLANO COUNTY FAIR



View at Main Gate/Arrival Plaza



View at Midway/South Edge



Recommendation: Confirm land plan as the basis for preparing the Solano360 Draft Specific Plan



**Solano360**