

# Solano 360

## Project Update

December 11, 2012



# Solano 360

## Project Update

### **SPECIFIC PLAN**

Joint Board of Supervisors/Fair Board Meeting

December 11, 2012



# VISION RECAP



**Solano360**

# Solano360 Vision

(Adopted 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** to, from and within the site.

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



# PLAN AND PHASING



**Solano360**

# Solano 360

## Public Draft Specific Plan

Vallejo, California



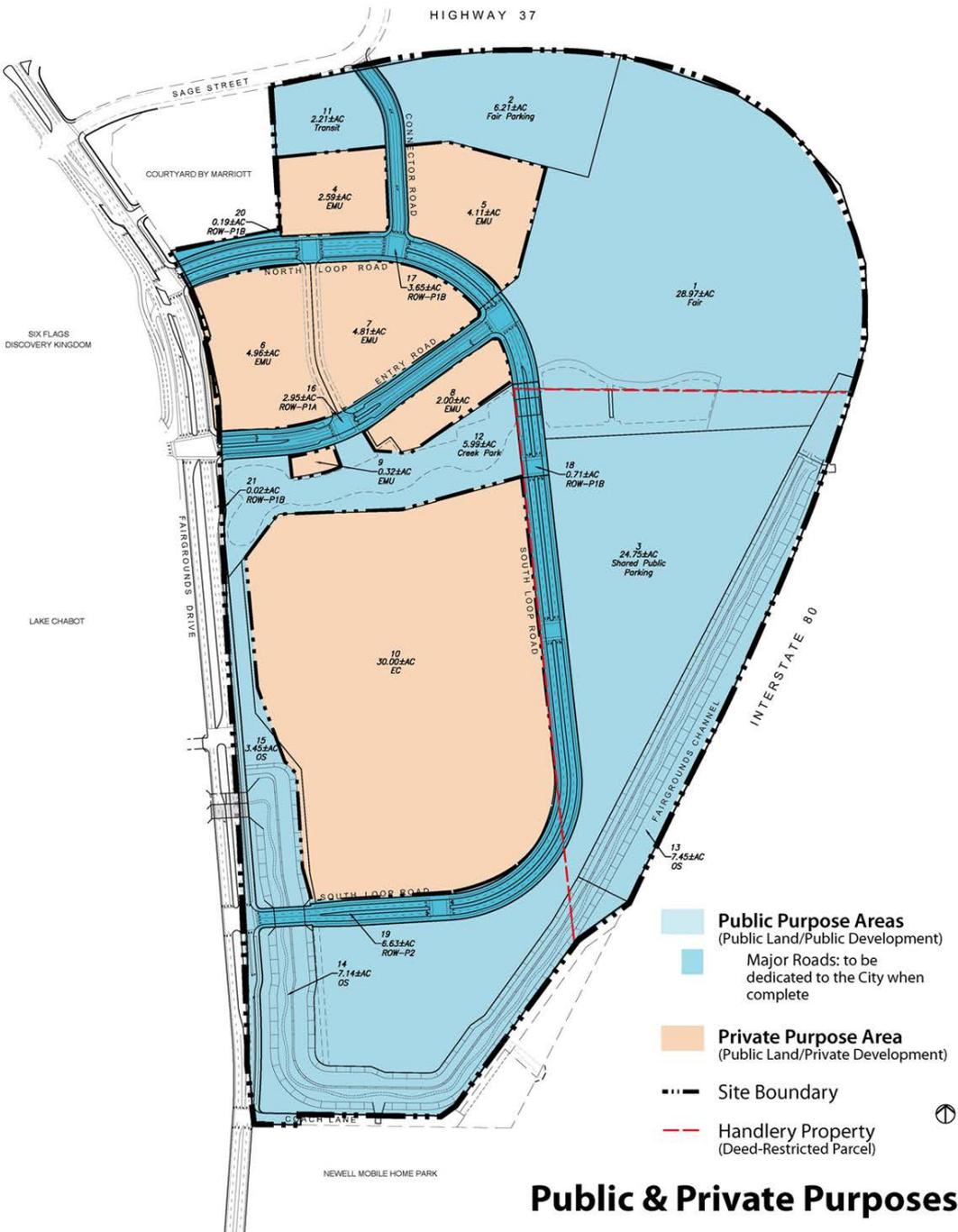
Prepared for:  
County of Solano  
City of Vallejo  
Solano County Fair Association  
November 9, 2012

### The Plan:

- Serves as a flexible guide for land use and infrastructure improvements, public and private investments, and long-term phasing, based on Vision principles
- Ensures consistency with the City of Vallejo General Plan.
- Provides the basis for environmental review and subsequent entitlements.

### Contents:

- Executive Summary
- Introduction
- Site and Context
- Land Use & Phasing
- Urban Design & Guidelines
- Transportation
- Public Infrastructure & Services
- Implementation & Administration
- Appendices for Technical Studies

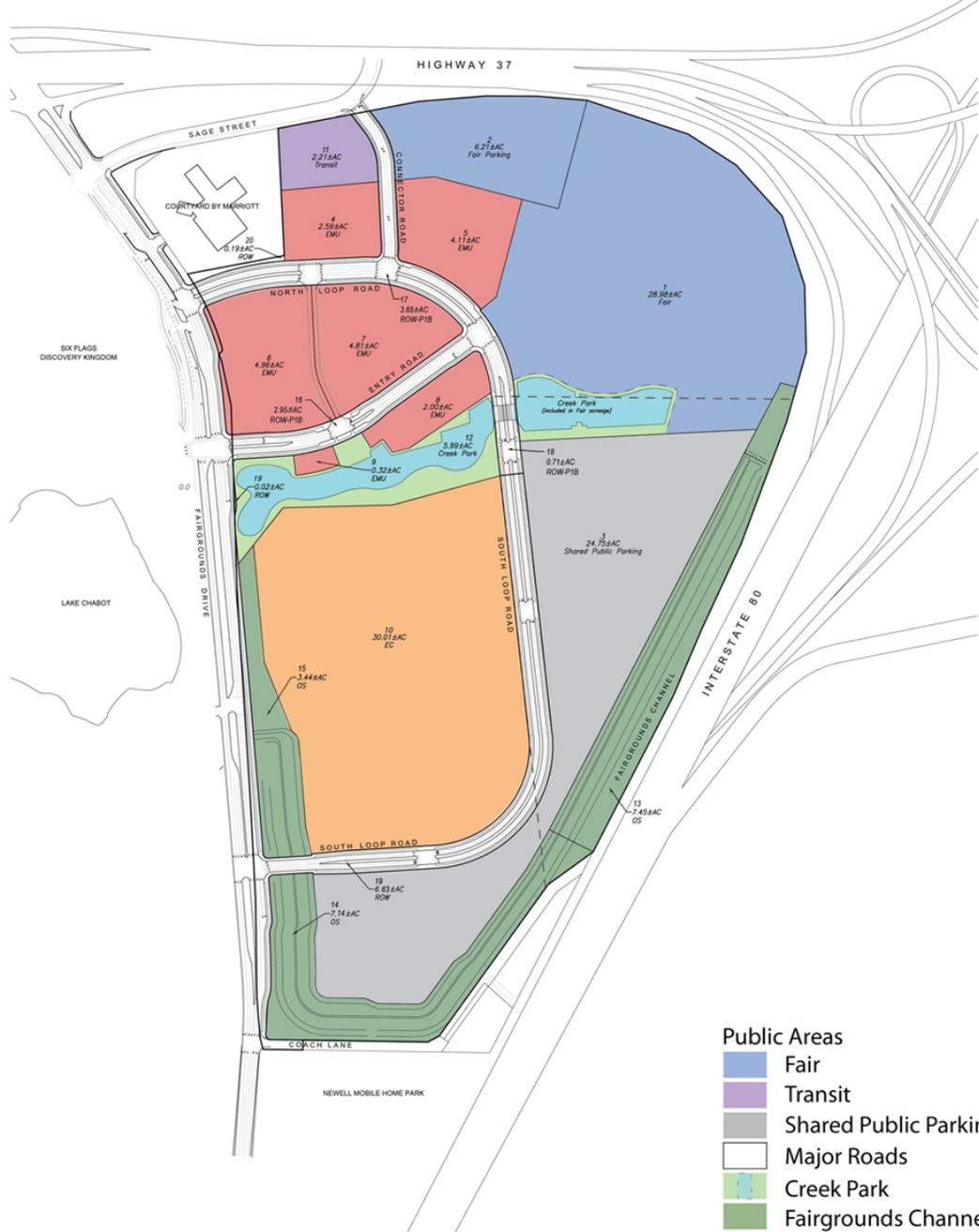


**Public & Private Purposes**

The Plan supports future actions by the County and City as follows:

- County of Solano** - serves as a master plan for development of Public Purpose Areas consisting of the "Fair of the Future" and associated open space, parking, transit, and roadways. Public Purpose Areas will be exempt from the City's land use authority.

- City of Vallejo** - serves as a Specific Plan and Master Plan under the Vallejo Municipal Code (VMC), Title 16. It provides planning and design provisions for private, revenue-generating mixed-use development, subject to the City's land use authority. Private Purpose Areas require General Plan Amendment and Zoning Map Amendment, processed concurrently with the Plan.



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/North Parking Center	2.2	
Shared Public Parking	24.7	
Major Roads	14.3	
	<i>Subtotal</i>	
	<i>Public</i>	
	<i>Areas</i>	100.3
<b>Private Development Areas</b>		
Entertainment-Mixed Use (EMU)	18.8	
Entertainment-Commercial (EC)	30.0	
	<i>Subtotal</i>	
	<i>Private</i>	
	<i>Areas</i>	48.8
<b>TOTAL</b>	<b>149.1</b>	<b>149.1</b>

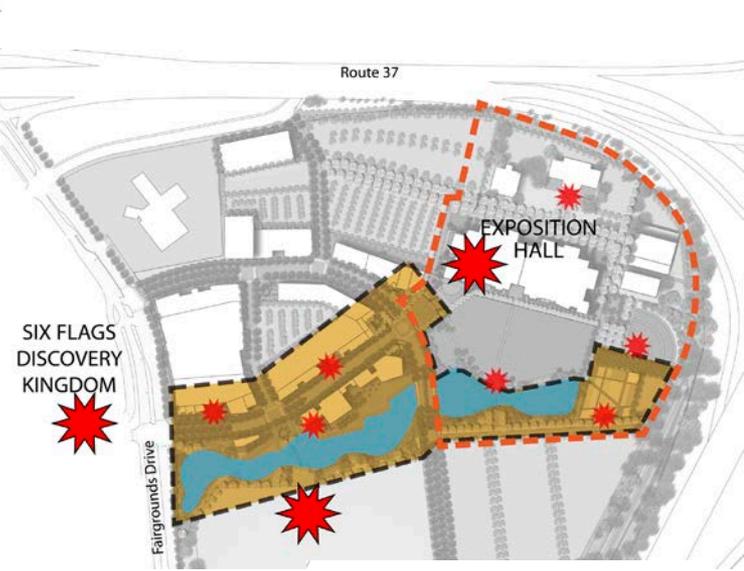
- Public Areas**
- Fair
  - Transit
  - Shared Public Parking
  - Major Roads
  - Creek Park
  - Fairgrounds Channel
- Private Areas**
- Entertainment – Mixed Use
  - Entertainment – Commercial

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

<b>LAND USE PROGRAM</b>	<b>Acres</b>	<b>Building and Parking Structure Square Feet</b>	<b>Housing Units</b>	<b>Parking Stalls</b>
<b>Public Development Areas</b>				
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
<b><i>SUBTOTAL FOR PUBLIC DEVELOPMENT AREAS</i></b>	<b>100.3</b>	<b>1,071,100</b>		<b>5,708</b>
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) <sup>1</sup>			50	
Entertainment Commercial (EC) <sup>2</sup>	30.0	n/a		750
<b><i>SUBTOTAL FOR PRIVATE DEVELOPMENT AREAS</i></b>	<b>48.8</b>	<b>647,571</b>	<b>50</b>	<b>2,554</b>
<b>TOTALS</b>	<b>149.1</b>	<b>1,718,671.2</b>	<b>50</b>	<b>8,262.0</b>

**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).



-  Public Entertainment Core
-  "Fair of the Future"
-  Major Destination

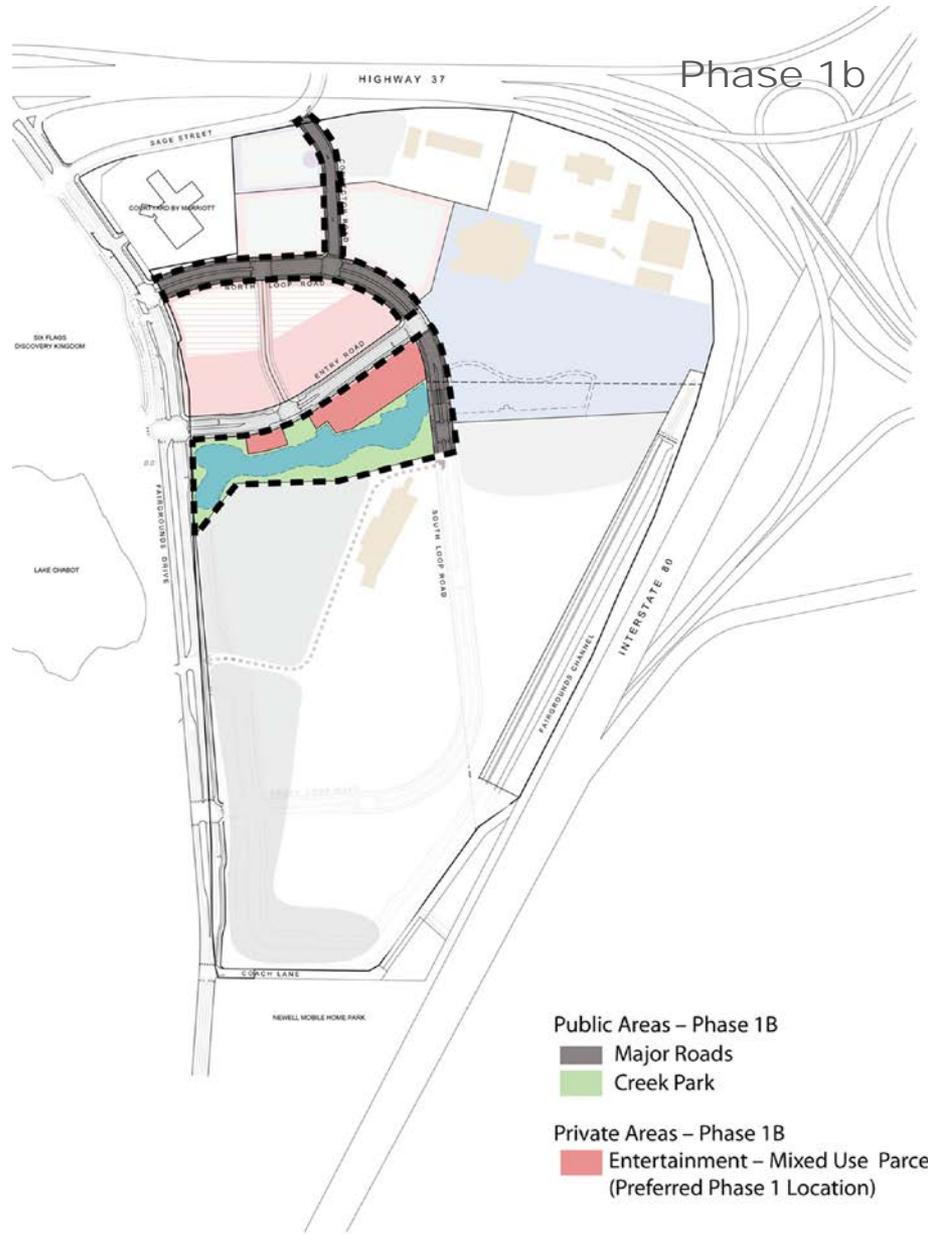
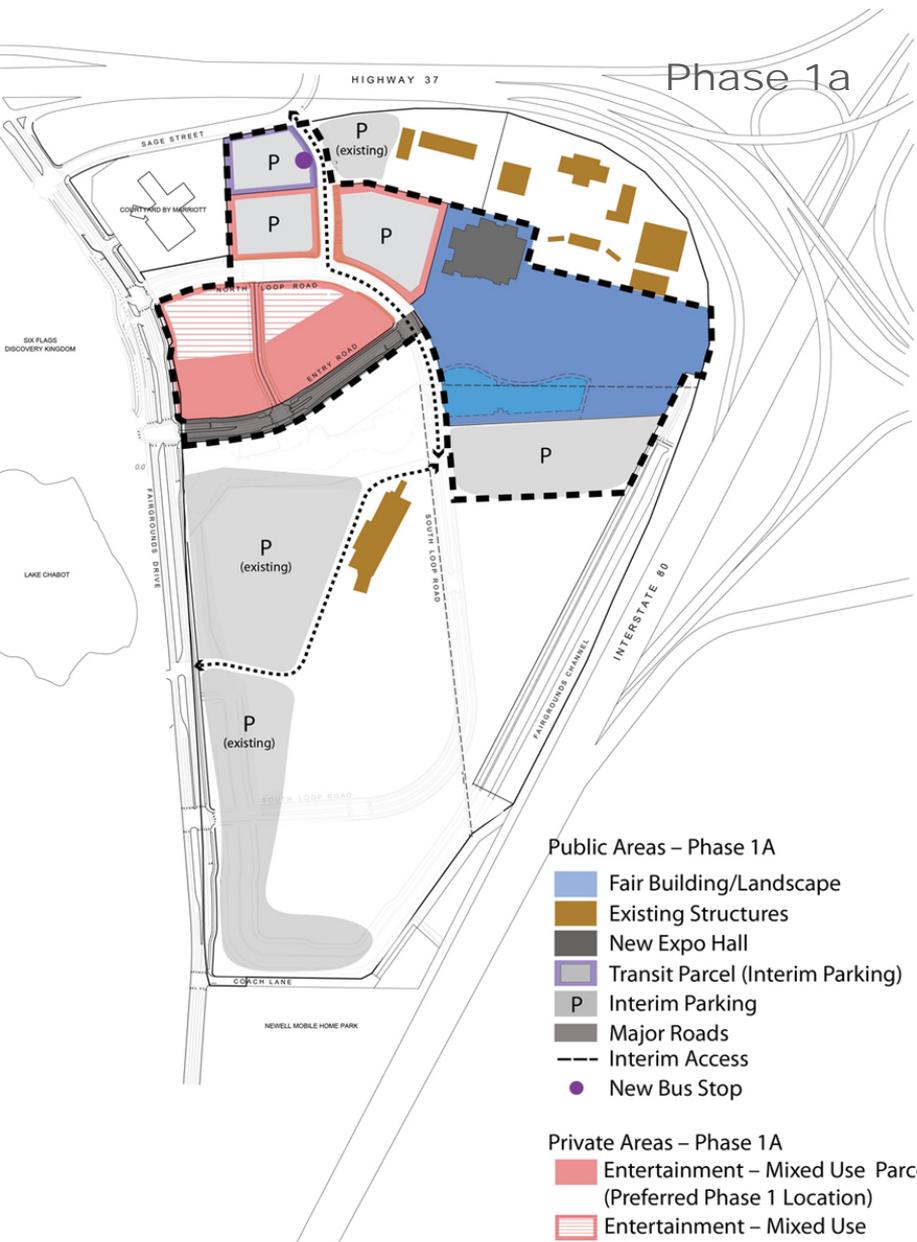


# PHASING

	Expo Hall; midway, water feature, farm & grounds at Fair; EMU development along Entry Rd			More EMU and EMU parcel improvements; Creek Park at EMU; additional roads		Exposition Hall (50,000 net sf of expo space) and outdoor venues at Fair; partial EMU development		Buildout of EC and EMU parcels with surface parking			Expansion of Exposition Hall to 100,000 net sf of expo space; intensification of EMU and EC uses; South Parking Garage and EMU parking garage							
	PHASE 1a			PHASE 1b		PHASE 1 Total (years 1-5)		PHASE 2 (years 6-15)			PHASE 3 (years 16-25)							
	New Program			New Program		Cumulative Program (includes prior phases)		New Program		Cumulative Program (includes prior phases)			New Program			Cumulative Program (includes prior phases)		
LAND USES	New Acres	New Square Feet (net)	New Square Feet (gross)	New Acres	New Square Feet	Cumulative Acres	Cumulative Square Feet	New Acres	New Square Feet	Cumulative Acres	Cumulative Square Feet <sup>2</sup>	Housing Units	New Acres	New Square Feet (net)	New Square Feet (gross)	Cumulative Acres	Cumulative Square Feet <sup>2</sup>	Cumulative Housing Units
<b>Public Development Areas</b>																		
New Exposition Hall	1.6	50,000	72,000			1.6	72,000			1.6	72,000		1.6	50,000	72,000	3.2	144,000	
New Outdoor Arena/Outdoor Venues/Landscape	12.4					12.4				12.4			3.6		5,500	16.0	5,500	
New Fair Parking/Roads				2.2		2.2		4.0		6.2						6.2		
Existing Fair Facilities						14.5		-4.0		10.5			-5.2			5.3		
Existing Fair Parking/Roads	4.5					4.5				4.5						4.5		
<i>Subtotal - Fair</i>	<b>18.5</b>	<b>72,000</b>		<b>2.2</b>		<b>35.2</b>	<b>72,000</b>	<b>0.0</b>		<b>35.2</b>	<b>72,000</b>		<b>0.0</b>		<b>77,500</b>	<b>35.2</b>	<b>149,500</b>	
Transit Center-Bus Docking								1.1		1.1						1.1		
Transit Center-Surface Parking/Bus Stop				2.2				-2.2		0.0								
Transit Center - Parking Structure								1.1	121,600	1.1	121,600					1.1	121,600	
Shared Public Parking - Surface <sup>3</sup>								24.7		24.7			-5.0			19.7		
Shared Public Parking - Structured <sup>3</sup>							0				0		5.0		800,000	5.0	800,000	
Temporary South Fair Parking	7.0					7.0		-7.0		0.0								
Major Roads	2.5			4.0		6.5		7.8		14.3						14.3		
<i>Subtotal Roads &amp; Public Parking</i>	<b>9.5</b>			<b>6.2</b>		<b>13.5</b>	<b>0</b>	<b>25.5</b>	<b>121,600</b>	<b>41.2</b>	<b>121,600</b>		<b>0.0</b>		<b>800,000</b>	<b>41.2</b>	<b>921,600</b>	
Creek Park (w/new water feature)				6.0		6.0				6.0						6.0		
Fairgrounds Channel (peripheral drainage)						0.0		17.9		17.9						17.9		
<i>Subtotal Open Space &amp; Waterways</i>	<b>0.0</b>			<b>6.0</b>		<b>6.0</b>	<b>0</b>	<b>17.9</b>		<b>23.9</b>						<b>23.9</b>		
<b>SUBTOTAL FOR PUBLIC DEVELOPMENT AREAS</b>	<b>28.0</b>	<b>50,000</b>	<b>72,000</b>	<b>14.4</b>	<b>0</b>	<b>54.7</b>	<b>72,000</b>	<b>43.4</b>	<b>121,600</b>	<b>76.4</b>	<b>193,600</b>		<b>0.0</b>	<b>50,000</b>	<b>877,500</b>	<b>100.3</b>	<b>1,071,100</b>	
<b>Private Development Areas<sup>1,2</sup></b>																		
Entertainment Mixed Use (0.2 FAR)	9.8		85,378			9.8	85,378	7.0	60,984	16.8	146,362		-16.8					
Entertainment Mixed Use (0.4 FAR)			0	2.0	34,848	2.0	34,848			2.0	34,848		16.8		146,362	18.8	327,571	
EMU Parking Structure															320,000		320,000	
Housing Units in EMU												50						50
Entertainment Commercial - venue area						0		18.0	N/A	18.0			6.0			24.0	N/A	
Entertainment Commercial - parking area						0		12.0		12.0	N/A		-6.0		N/A	6.0		
<b>SUBTOTAL FOR PRIVATE DEVELOPMENT AREAS</b>	<b>9.8</b>		<b>85,378</b>	<b>2.0</b>		<b>11.8</b>	<b>120,226</b>	<b>37.0</b>	<b>60,984</b>	<b>48.8</b>	<b>181,210</b>		<b>0.0</b>		<b>466,362</b>	<b>48.8</b>	<b>647,571</b>	
<i>Subtotal Public and Private</i>	<b>37.8</b>			<b>16.4</b>		<b>66.5</b>		<b>80.4</b>		<b>149.1</b>			<b>0.0</b>			<b>149.1</b>		
Undeveloped Site & Overflow Parking						82.6				0.0						0.0		
<b>TOTALS</b>			<b>157,378</b>		<b>34,848</b>	<b>149.1</b>	<b>192,226</b>		<b>182,584</b>	<b>149.1</b>	<b>253,210</b>	<b>50</b>			<b>1,343,862</b>	<b>149.1</b>	<b>1,718,671</b>	<b>50</b>

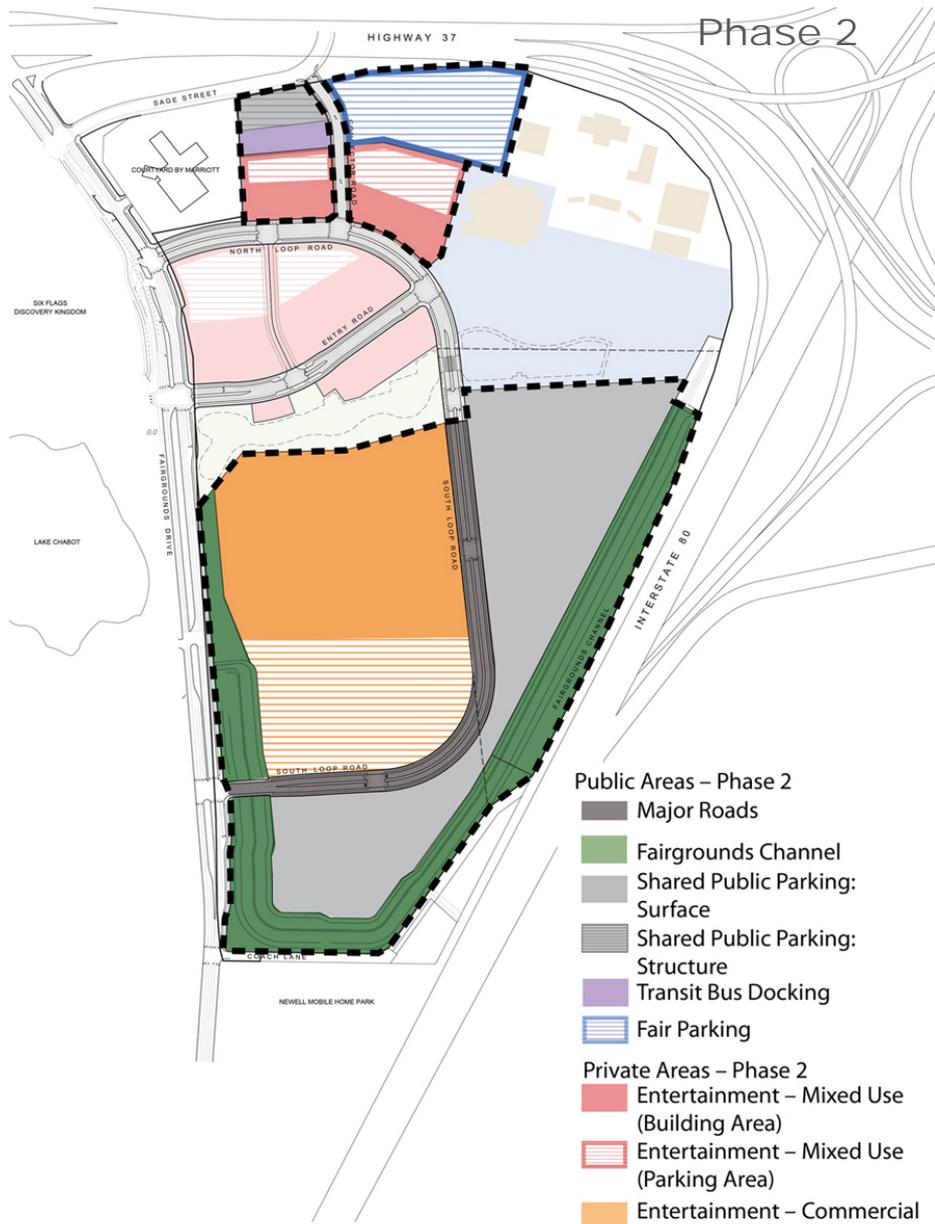
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- Square footages include parking structures as noted.

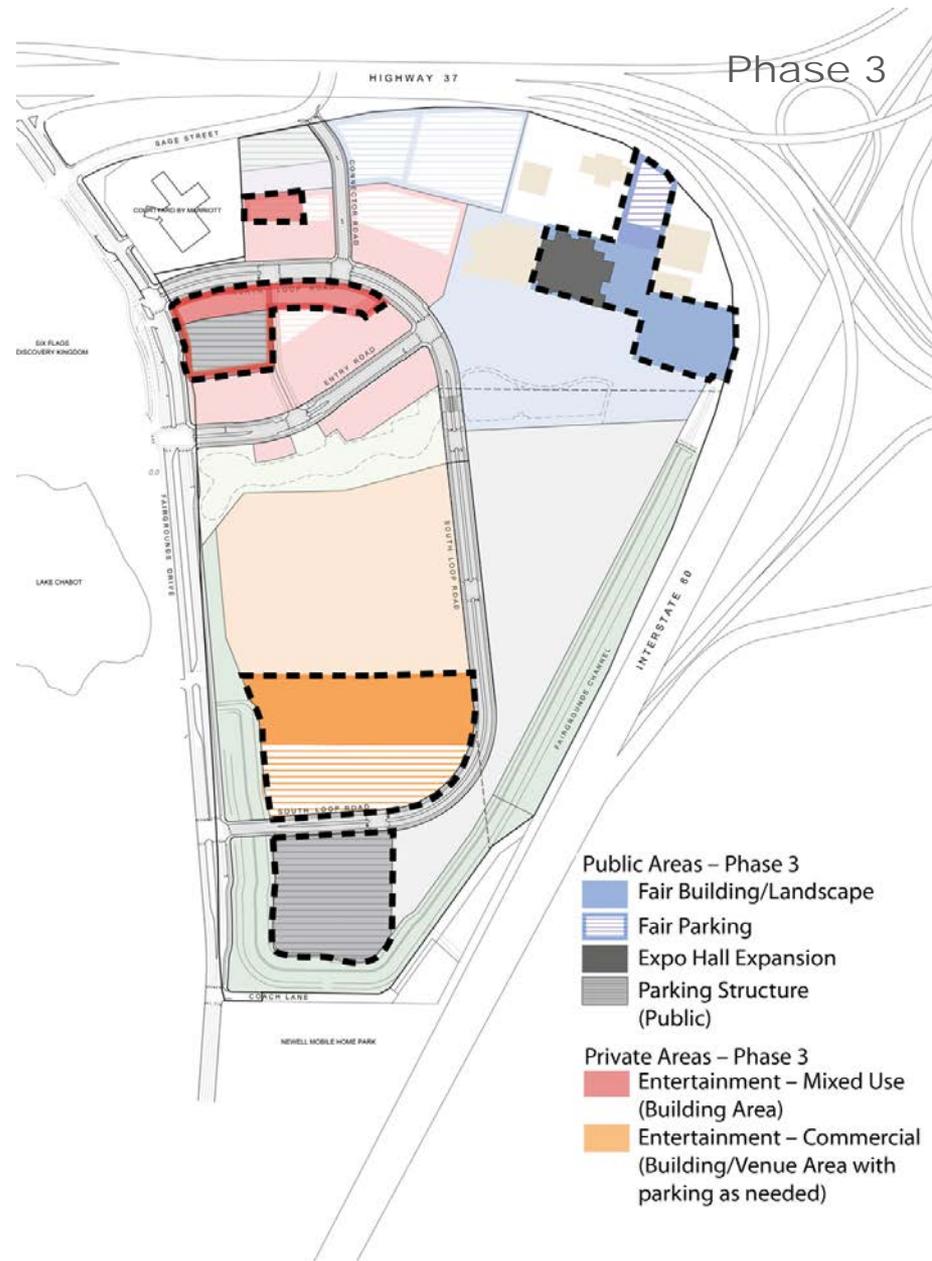


NOTE: Plan accommodates future improvements to Fairgrounds Drive and SR-37/Redwood interchanges, as modified for Solano360

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# FAIRGROUNDS



**Solano360**

## Goals

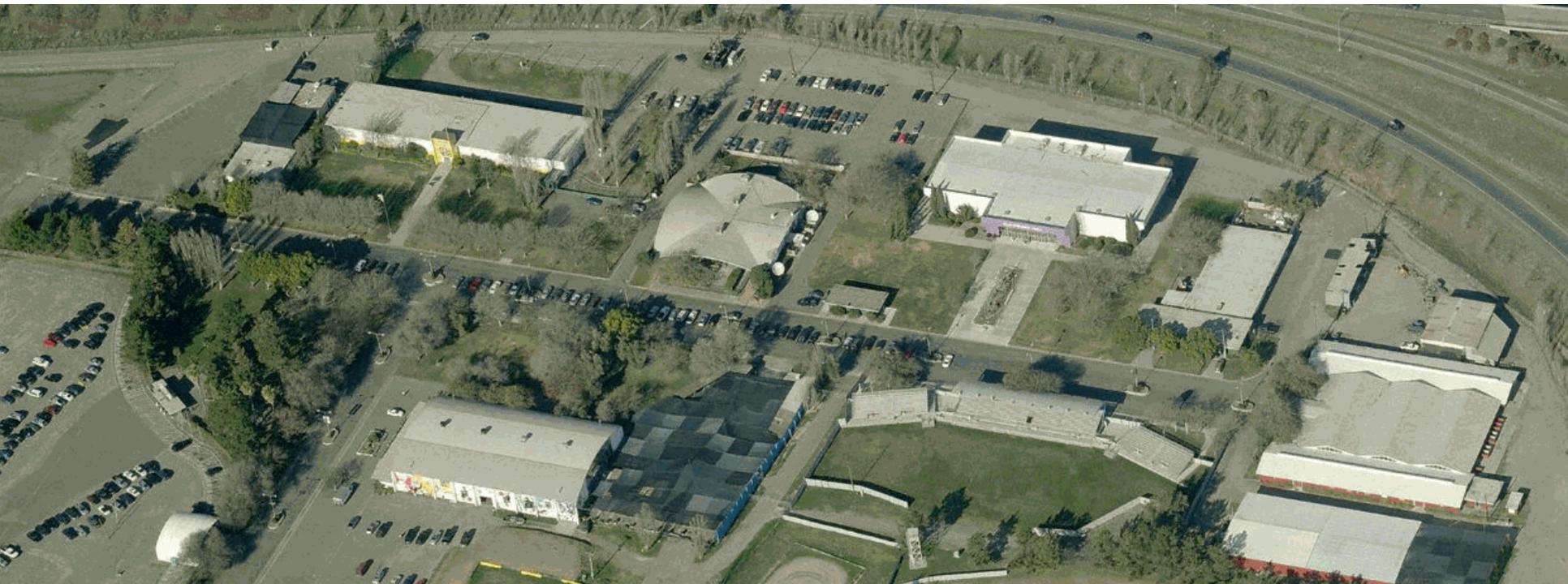
- Attract new visitors
- Space for new, large events
- Program 7 days per week throughout the year

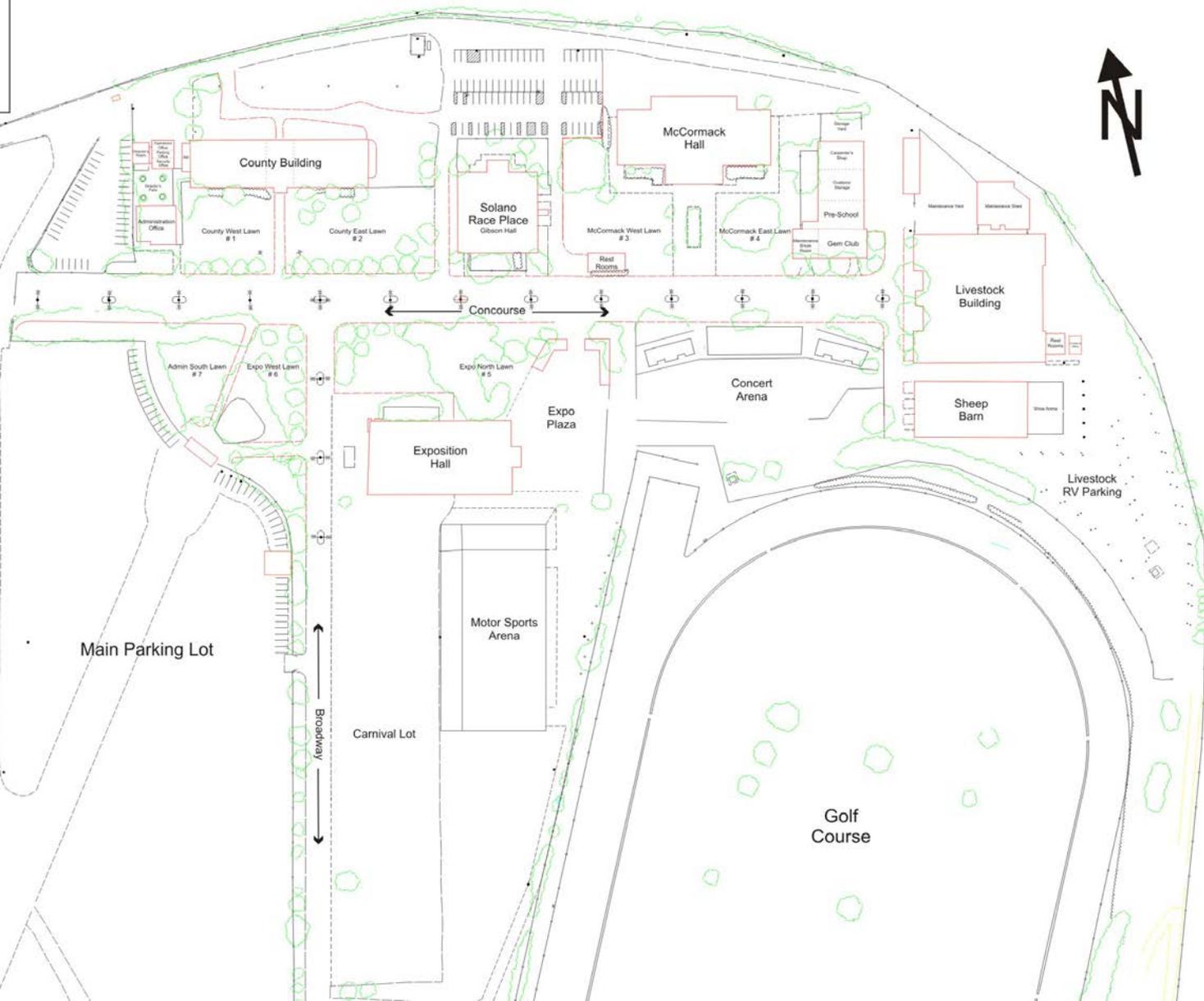
## Criteria

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

## Issues

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





# Fair Building Program & Phasing

- Facilities to be demolished and/or replaced by buildout
- Facilities to Remain

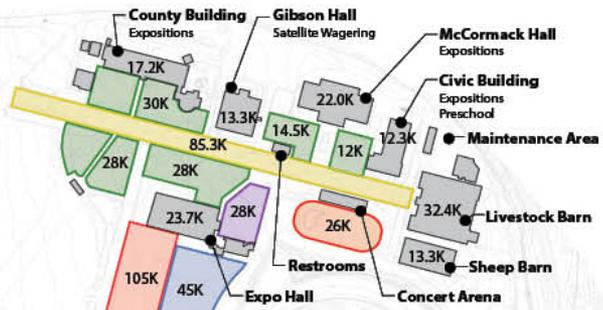
EXISTING BUILDINGS AT CONCOURSE (Note: does not include facilities for horse racing or golf course)	EXISTING QUANTITY (sq. ft.)	PHASE 1 (sq. ft.)	PHASE 2 (sq. ft.) <sup>1</sup>	PHASE 3 (sq. ft.) <sup>1</sup>
Admin/Directors Trailer/Security Office	5,110			
County Bldg	17,170	17,170		
Gibson Hall	13,325	13,325	13,325	13,325
Concourse Restroom	1,650			
McCormack Hall	22,000	22,000	22,000	22,000
Civic Bldg	12,325	12,325	12,325	
Trash Shed	2,000	2,000	2,000	2,000
Maintenance Shed	4,550	4,550	4,550	4,550
Livestock Bldg	32,400	32,400	32,400	32,400
Sheep Barn	13,285	13,285	13,285	13,285
Concert Arena/Grandstand Cover	5,200	5,200	5,200	
Twilight Patio Office/Concessions/Storage	1,800			
Existing Exposition Hall	23,730			
Guard Shack (adjacent to director's trailer)	1			
<b>TOTAL Existing</b>	<b>154,545</b>	<b>122,255</b>	<b>105,085</b>	<b>87,560</b>

NEW BUILDINGS (based on project description)	PHASE 1	PHASE 2 <sup>1</sup>	PHASE 3 <sup>1</sup>
New Exposition Hall <sup>2</sup>	72,000	72,000	144,000
Temporary Administrative Offices (Phase 2)		5,000	
<u>New Concert Arena/Grandstand Cover</u>			<u>5,500</u>
<b>TOTAL New</b>	<b>72,000</b>	<b>77,000</b>	<b>149,500</b>
<b>TOTAL Existing and New</b>	<b>154,545</b>	<b>194,255</b>	<b>237,060</b>

## Notes

1. Totals are cumulative and include prior phases

2. The Exposition Hall replaces existing Expo Hall and concourse restrooms; also adds lobby, circulation, kitchen, admin offices and meeting rooms. In Phase 2, existing Admin offices would be demolished to provide North Fair parking; if not provided in Phase 1 Expo Hall, the Admin Offices would be housed in portables until Phase 3 Expo Hall expansion provides permanent admin space.



### Existing Facilities

BUILDING AREA.....	134,200
SHADED PLAZA AREA.....	28,000
PAVED VENUE AREA.....	45,000
LAWN VENUE AREA.....	110,300
OTHER OPEN SPACE (ARENA)....	26,000
CARNIVAL / MIDWAY AREA.....	105,000
CONCOURSE.....	83,300



### Proposed Facilities

At Buildout/Phase 3



Building Area	233,060
New Hardscape Venue Area	59,102
Lawn Venue Area	60,000
Concert Amphitheater	60,700
Midway/Multi-Purpose	164,621
Concourse (Existing)	55,000
Demonstration Farm	90,770
Gardens/Courtyards	48,768

STATE ROUTE 37

Phase 1

BUS STOP

SAGE ST

TRANSIT / NORTH  
PARKING CENTER

NORTH FAIR  
PARKING

NORTH  
INTERIM  
PARKING

FAIR

HOTEL

NORTH  
GATE

EXPO HALL

EXISTING  
AMPHITHEATER

LOOP ROAD

ARRIVAL  
PLAZA

MAIN  
GATE

MIDWAY/  
EVENT LAWN

FLEX SPACE

ENTERTAINMENT  
MIXED USE

ENTRY ROAD

CREEK PARK

FARM  
GATE

DEMONSTRATION  
FARM

CREEK PARK

SOUTH  
GATE

SOUTH FAIR  
INTERIM PARKING

INTERSTATE 80

INTERIM SHARED  
PARKING

FAIRGROUNDS D



STATE ROUTE 37

Phase 2

PARKING STRUCTURE

SAGE ST

TRANSIT / NORTH  
PARKING CENTER

NORTH FAIR  
PARKING

HOTEL

ENTERTAINMENT  
MIXED USE

LOOP ROAD

FAIR

ADMINISTRATION  
PORTABLE

EXPO HALL

EXISTING  
AMPHITHEATER

ARRIVAL  
PLAZA

MAIN  
GATE

FLEX SPACE

MIDWAY/  
EVENT LAWN

ENTERTAINMENT  
MIXED USE

ENTRY ROAD

FARM  
GATE

DEMONSTRATION  
FARM

CREEK PARK

CREEK PARK

SOUTH  
GATE

ENTERTAINMENT  
COMMERCIAL

SHARED PUBLIC  
PARKING  
POSSIBLE SOLAR FIELD

INTERSTATE 80

FAIRGROUNDS D



PARKING STRUCTURE

SAGE ST

TRANSIT / NORTH  
PARKING CENTER

NORTH FAIR  
PARKING

HOTEL

ENTERTAINMENT  
MIXED USE

FAIR

MAINTENANCE  
AREA

NORTH  
GATE

EXPO

HALL

LOOP ROAD

ARRIVAL  
PLAZA

MAIN  
GATE

EMU  
PARKING  
GARAGE

MIDWAY/  
EVENT LAWN

AMPHITHEATER

ENTERTAINMENT  
MIXED USE

ENTRY ROAD

CREEK PARK

FARM  
GATE

DEMONSTRATION  
FARM

CREEK PARK

SOUTH  
GATE

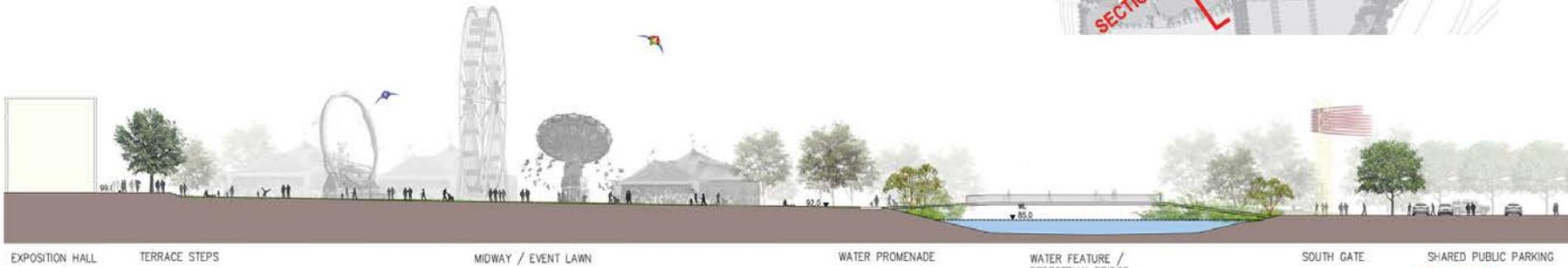
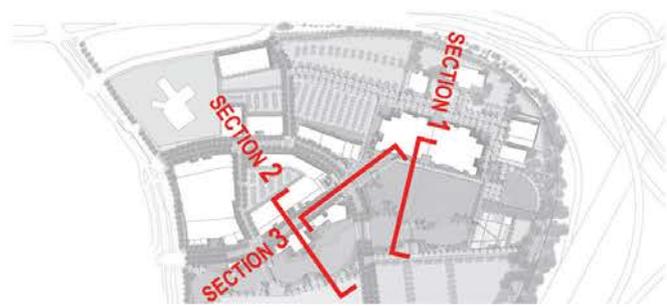
SHARED PUBLIC  
PARKING  
POSSIBLE SOLAR FIELD

FAIRGROUNDS DR



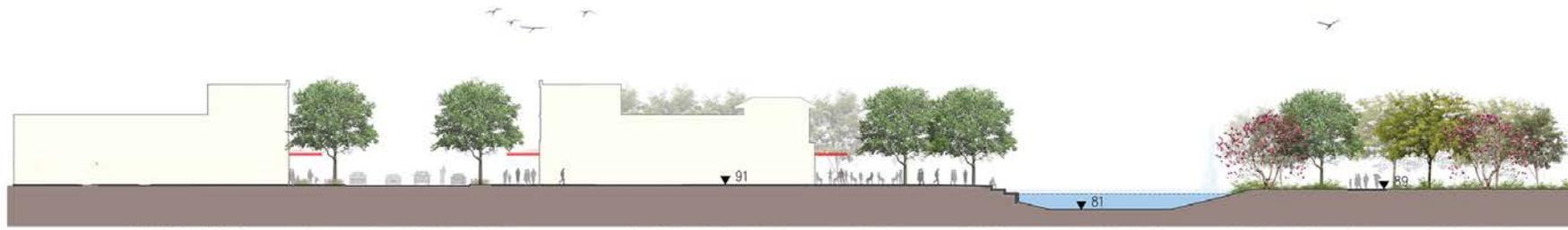






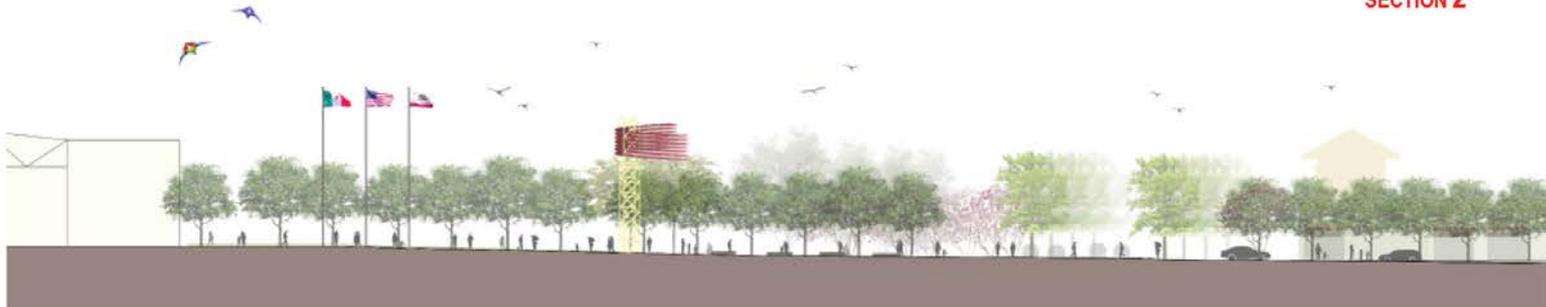
EXPOSITION HALL    TERRACE STEPS    MIDWAY / EVENT LAWN    WATER PROMENADE    WATER FEATURE / PEDESTRIAN BRIDGE    SOUTH GATE    SHARED PUBLIC PARKING

**SECTION 1**



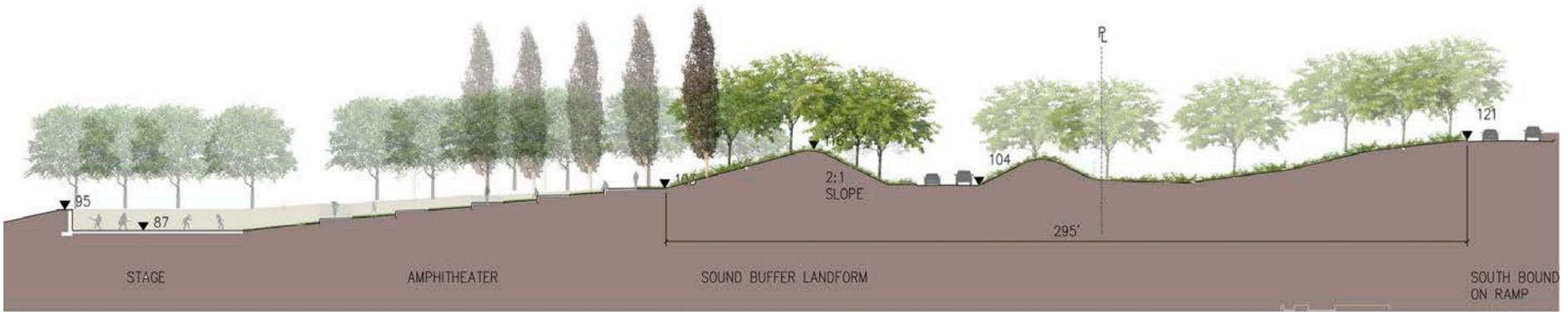
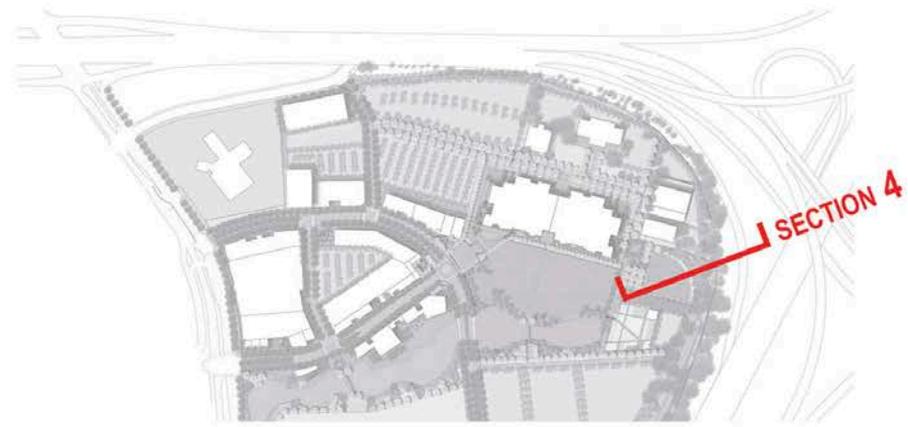
ENTERTAINMENT / MIXED USE    URBAN SIDEWALK    ENTRY ROAD    SIDEWALK    ENTERTAINMENT MIXED USE    WATER VIEW PLAZA    STEPPED SEAT WALL    WATER FEATURE    VEGETATED EDGE    PATH    ENTERTAINMENT COMMERCIAL PARCEL

**SECTION 2**

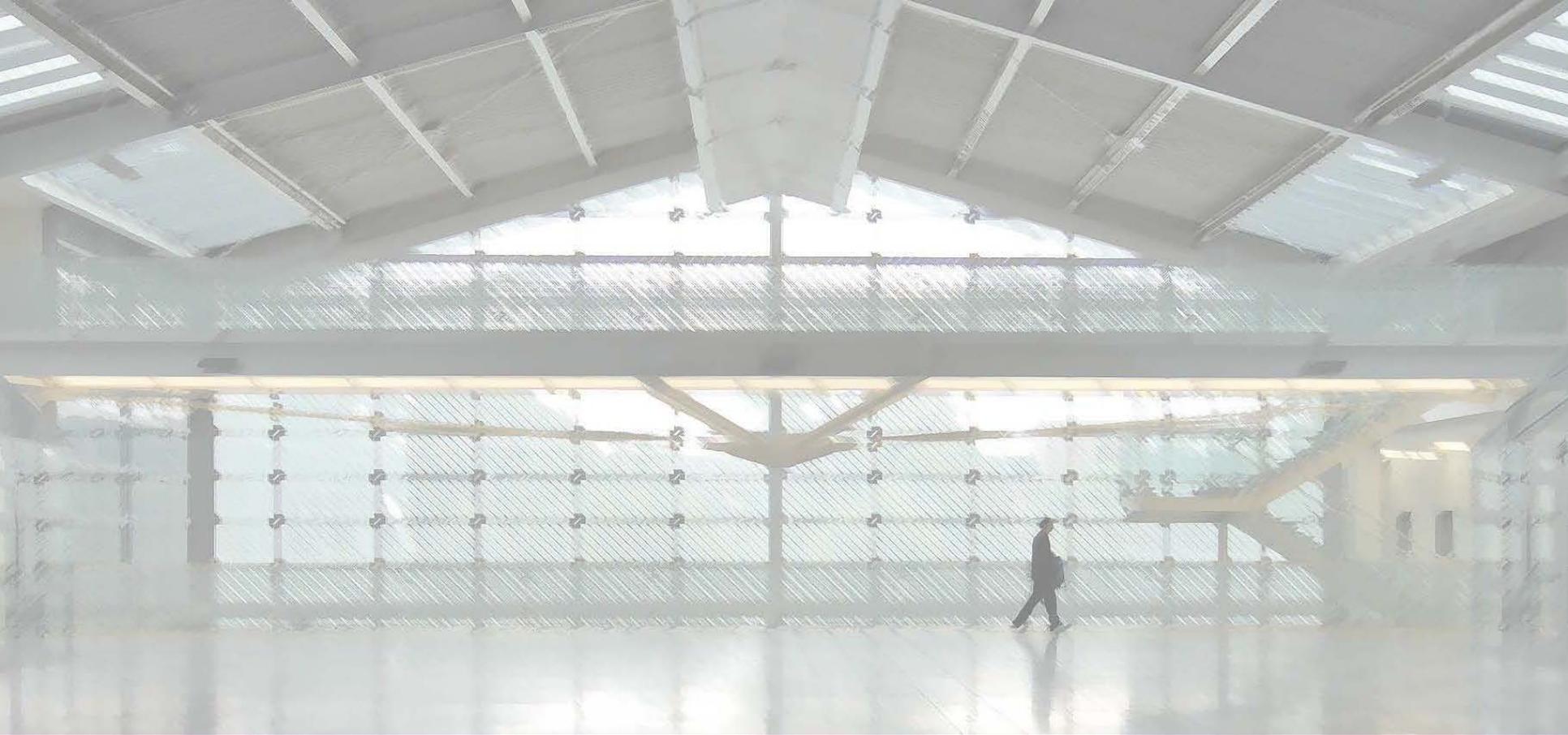


EXPOSITION HALL    ARRIVAL PLAZA    LOOP ROAD    ENTERTAINMENT MIXED USE

**SECTION 3**



**SECTION 4**



# EXPOSITION HALL



**Solano360**

## Goals

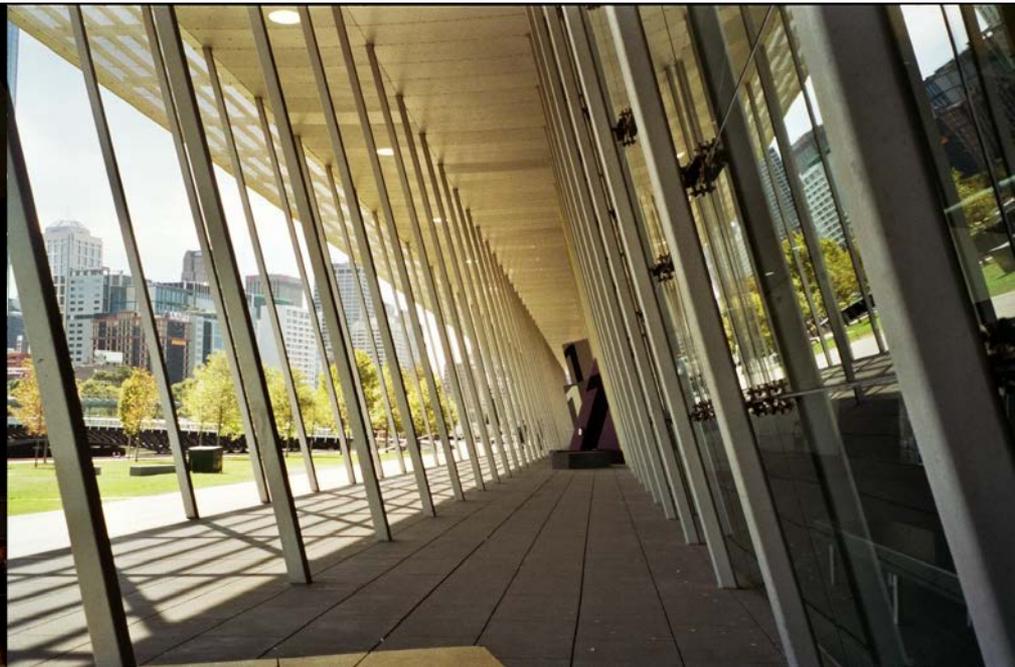
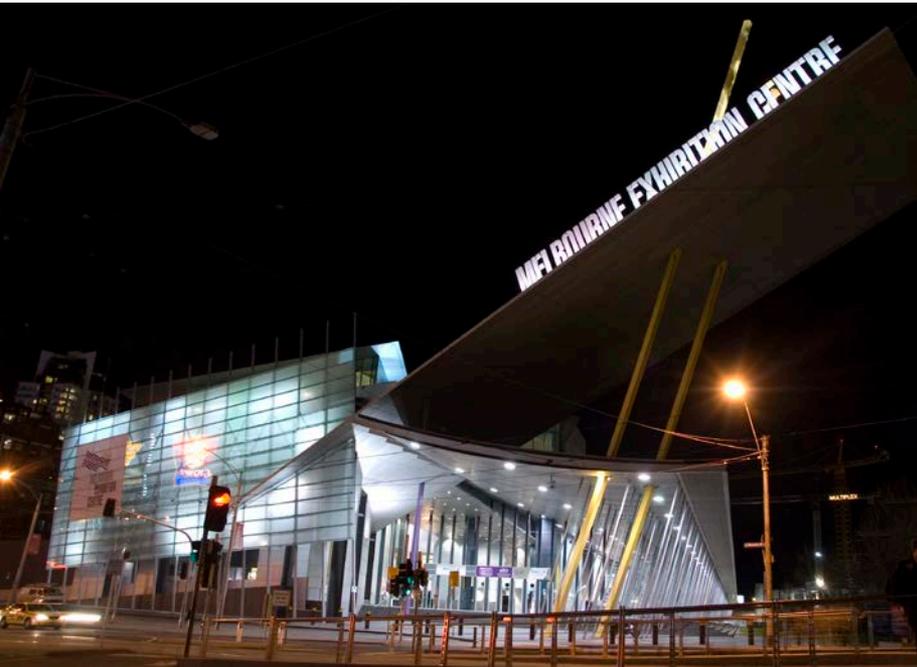
- Large, flexible, space
- Easy pedestrian flow to outdoor space
- High visibility from highway

## Criteria

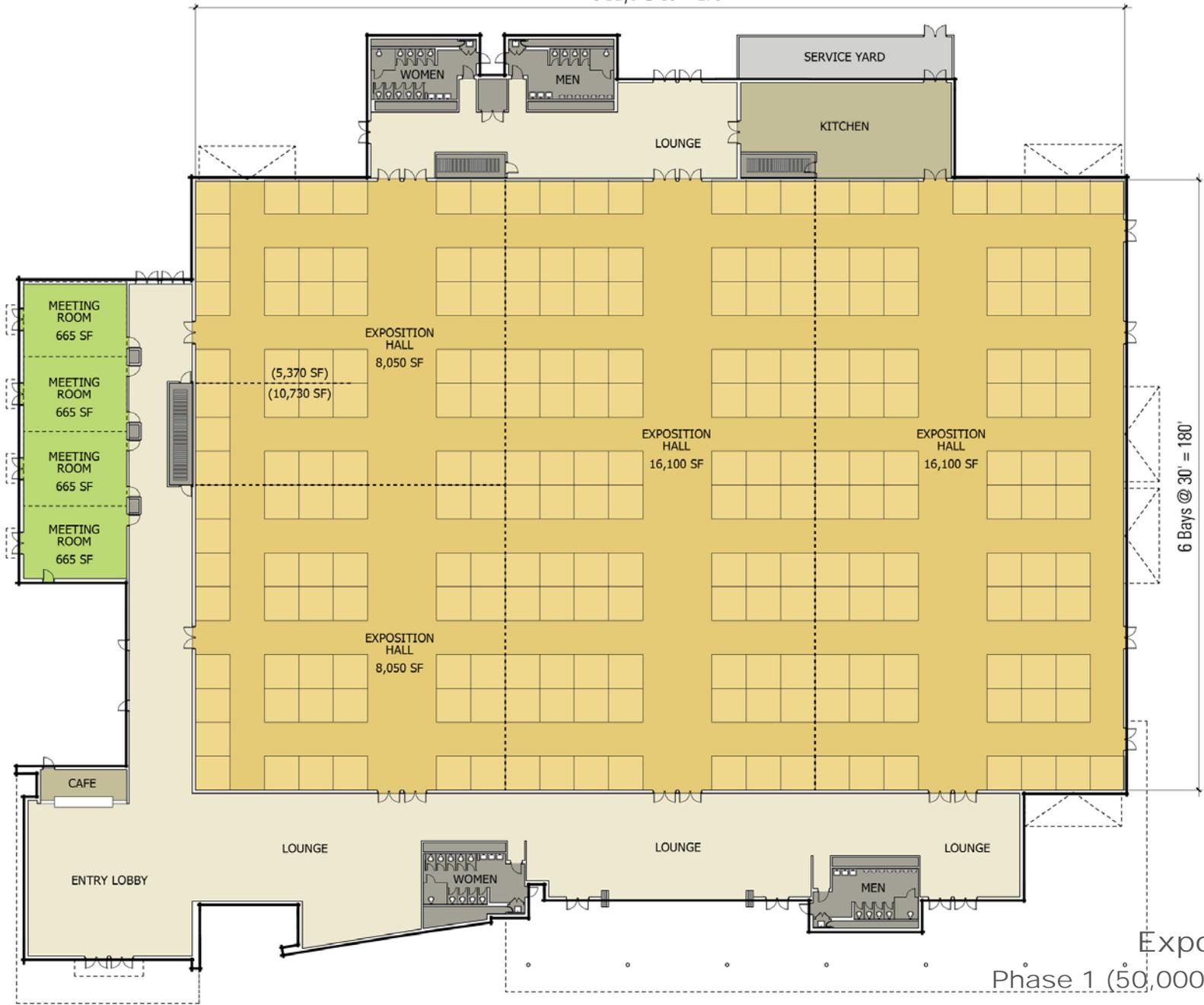
- 50,000 net sf of exposition space, expandable to 100,000 net sf
- Single span structure
- High ceilings
- Standard booth layouts
- Easy loading
- Flexible utility layout

## Issues

- Access
- Loading
- Maintenance



9 Bays @ 30' = 270'



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





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



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



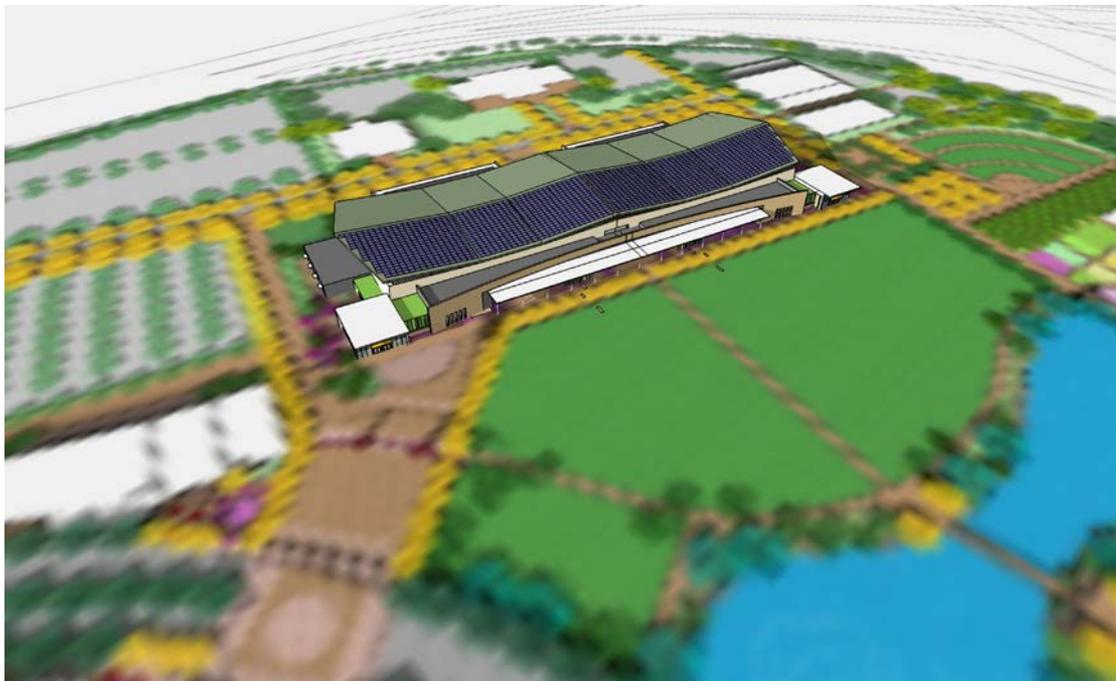
Expo Hall - West Elevation (toward Entertainment Mixed Use)



Expo Hall - East Elevation (toward Amphitheater)



View at Phase 1



View at Phase 3/  
Buildout



View at Main Gate/  
Arrival Plaza



View at Midway/  
South Edge

# Implementation



- The County and City will enter into a Development Agreement/Implementation MOU.
- The County may issue an RFP for a single Developer or multiple Developers for the site. Such agreement(s) may include a ground lease of land.
- The County, or its Developer(s), will have responsibility for constructing all “horizontal development” (including grading, roads, and utilities) necessary to serve the Plan Area. Major roads will be built by the County and dedicated to the City of Vallejo once constructed to City standards.
- The County, or its Developer(s), will have responsibility for the preparation of finished pads for the EMU and EC parcels.
- The County, or its Developer(s), may seek others to develop the vertical buildings on the EMU and/or EC parcels, or may “build to suit” (develop, maintain and manage).
- The County, or its Developer(s), will sub-lease the EC and EMU parcels.
- EC and EMU end-users will build vertical improvements, or the County, on its own or through its Developer(s), will build-to-suit.

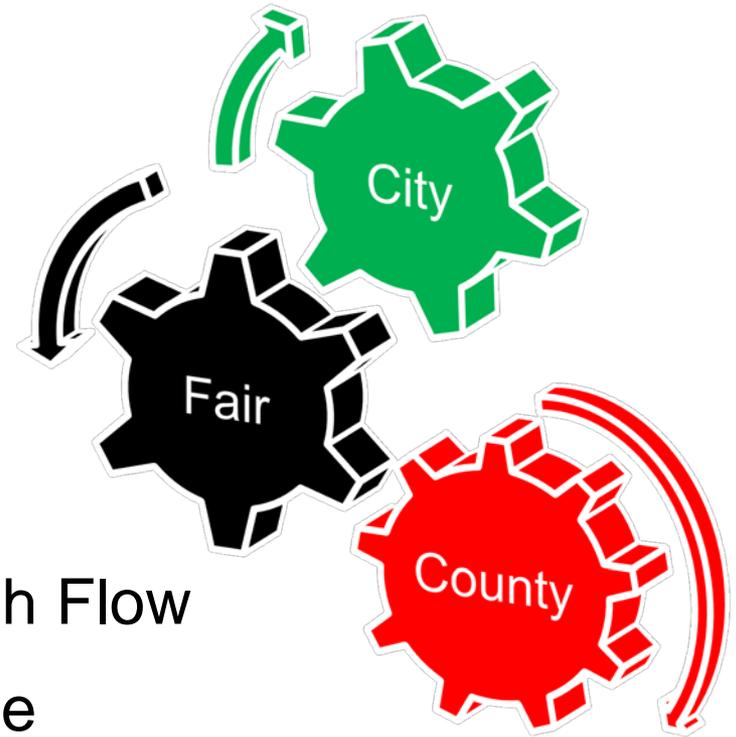


# Public Facilities Financing Plan Fiscal Impact Analysis

December 11, 2012

# Agenda

- ◆ Financing Overview
- ◆ Land Uses and Phasing
- ◆ Infrastructure Costs & Total Burdens
- ◆ Financing Strategy
- ◆ Fiscal Overview
- ◆ Key Assumptions
- ◆ Revenues & Expenses
- ◆ Net Fiscal Impacts
- ◆ Ground Lease & Project Cash Flow
- ◆ Project Next Steps / Schedule



# Financing Overview

Land Uses



Financing Strategy



Infrastructure Costs

# Land Uses and Phasing

## Land Uses and Assumed Values

	Acres	Bldg SF, Stalls, or DUs	Assessed Value
EMU - Retail	12.2	212,921	\$325/SF
EMU - Restaurant	6.6	114,650	\$325/SF
EC	30.0	n/a	\$2,800,000/Ac
Private Non-Residential	48.8	327,571	
Residential	<i>Incl in EMU</i>	50	\$180,000/DU
Fairgrounds/Expo Hall	35.2	144,000	n/a
Transit Center Structure	1.1	380	n/a
Shared Public Surface	19.7	1,980	\$2,170/Stall
Shared Public Structure	5.0	2,500	\$18,440/Stall
EMU Structure	<i>Incl in EMU</i>	1,000	\$18,000/Stall
Total Parking *	25.8	5,860	

\* Excludes approximately 2,400 parking stalls in other areas.

# Land Uses and Phasing

## *Estimated Absorption by Phase*

	<u>Phase 1a</u>		<u>Phase 1b</u>		<u>Phase 2</u>		<u>Phase 3</u>	
	Acres	Bldg SF, Stalls, or DUs	Acres	Bldg SF, Stalls, or DUs	Acres	Bldg SF, Stalls, or DUs	Acres	Bldg SF, Stalls, or DUs
EMU - Retail	6.4	55,495	1.3	22,651	4.5	39,640	--	95,135
EMU - Restaurant	3.4	29,882	0.7	12,197	2.5	21,344	--	51,227
EC	--	--	--	--	24.0	--	6.0	--
Private Non-Res	9.8	85,378	2.0	34,848	31.0	60,984	6.0	146,362
Residential	--	--	--	--	<i>Incl in EMU</i>	50	--	--
Fairgrounds/Expo Hall	35.2	72,000	--	--	--	--	--	72,000
Transit Center Structure	--	--	--	--	1.1	380	--	--
Shared Public Surface	--	--	--	--	24.7	2,605	(5.0)	(625)
Shared Public Structure	--	--	--	--	--	--	5.0	2,500
EMU Structure	--	--	--	--	--	--	<i>Incl in EMU</i>	1,000
Total Parking *	--	--	--	--	25.8	2,985	--	2,875

\* Excludes approximately 2,400 parking stalls in other areas.

# Infrastructure Costs & Total Burdens

## Cost Summary by Phase (\$M)

	Phase 1a	Phase 1b	Phase 2	Phase 3	Total
Project-Specific On-site Infrastructure	\$8.8	\$9.4	\$17.6	\$0.8	<b>\$36.6</b>
Fair Improvements					
<i>Fair Buildings</i>	\$21.0	\$0.3	\$12.4	\$15.7	<b>\$49.4</b>
<i>Fair Demo</i>	\$0.5	\$0.0	\$3.7	\$0.2	<b>\$4.5</b>
Fair Subtotal	\$21.5	\$0.3	\$16.2	\$16.0	<b>\$53.9</b>
Offsite Regional Mitigation Costs	\$0.1	\$0.0	\$2.8	\$0.2	<b>\$3.0</b>
<b>Total</b>	<b>\$30.3</b>	<b>\$9.7</b>	<b>\$36.6</b>	<b>\$16.9</b>	<b>\$93.5</b>

# Infrastructure Costs & Total Burdens

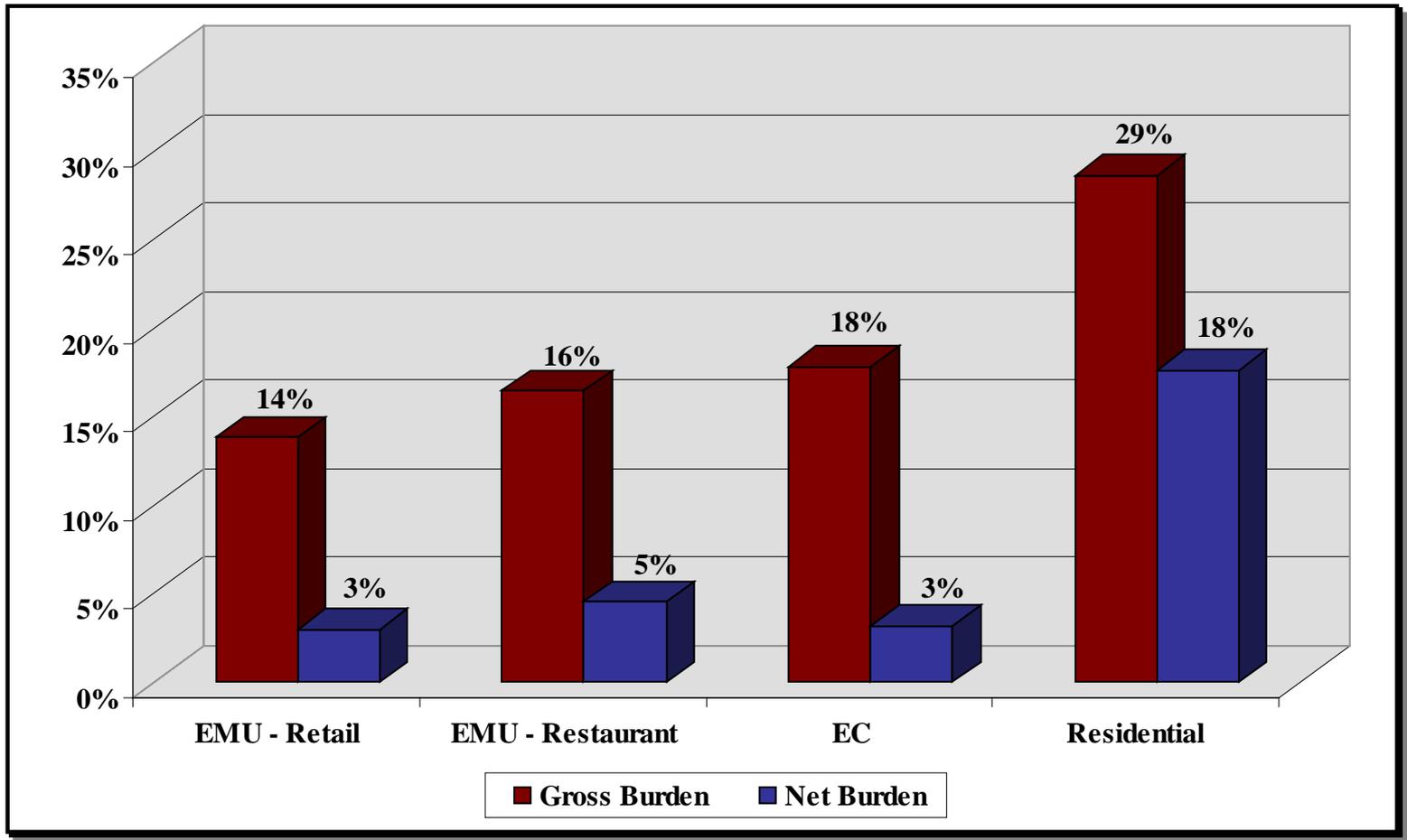
## Total One-Time Burdens

	Project-Specific & Regional Burden	Existing Impact Fees	Total Gross Burden	Financing Sources	Total Net Burden
EMU - Retail (per BSF)	\$35.33	\$9.58	\$44.92	(\$35.33)	\$9.58
EMU - Restaurant (per BSF)	\$38.74	\$14.70	\$53.44	(\$38.74)	\$14.70
EC (per Acre)	\$409,072	\$89,241	\$498,313	(\$409,072)	\$89,241
Residential (per DU)	\$19,714	\$31,724	\$51,437	(\$19,714)	\$31,724
Fairgrounds/Expo Hall (per BSF)	\$448.87	\$17.04	\$465.91	(\$448.87)	\$17.04
Transit Center Structure (per Stall)	\$732	\$45	\$778	(\$732)	\$45
Shared Public Surface (per Stall)	\$716	\$44	\$760	(\$716)	\$44
Shared Public Structure (per Stall)	\$506	\$31	\$537	(\$506)	\$31
EMU Structure (per Stall)	\$708	\$44	\$752	(\$708)	\$44
<b>Total *</b>	<b>\$93.5M</b>	<b>\$10.7M</b>	<b>\$104.2M</b>	<b>(\$93.5M)</b>	<b>\$10.7M</b>

\* Totals equal amounts per land use multiplied by land use quantities.

# Infrastructure Costs & Total Burdens

## Gross vs. Net One-Time Burden as % of Value



# Financing Strategy

## *Financing Matrix (\$M)*

	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
<b>Total</b>	<b>\$93.5</b>	<b>\$28.6</b>	<b>\$64.6</b>	<b>\$0.3</b>	<b>\$93.5</b>

# Financing Strategy

## *Project Cash Flow by Phase (\$M)*

	Phase 1a	Phase 1b	Phase 2	Phase 3	Total
<b>Phased Costs</b>					
Fair & Onsite/Offsite Infrastructure	\$30.3	\$9.7	\$36.6	\$16.9	<b>\$93.5</b>
CABs Interest Carry	\$0.0	\$0.0	\$8.4	\$4.3	<b>\$12.7</b>
<b>Total</b>	<b>\$30.3</b>	<b>\$9.7</b>	<b>\$45.0</b>	<b>\$21.2</b>	<b>\$106.2</b>
<b>Revenues</b>					
CFD Bond Proceeds/Special Taxes	\$0.1	\$0.4	\$13.4	\$14.8	<b>\$28.6</b>
County COPs	\$27.1	\$0.0	\$37.4	\$12.8	<b>\$77.3</b>
County CABs	\$3.2	\$9.4	(\$6.2)	(\$6.4)	<b>\$0.0</b>
Other Public Funding	\$0.0	\$0.0	\$0.3	\$0.0	<b>\$0.3</b>
<b>Total</b>	<b>\$30.4</b>	<b>\$9.8</b>	<b>\$44.8</b>	<b>\$21.2</b>	<b>\$106.2</b>

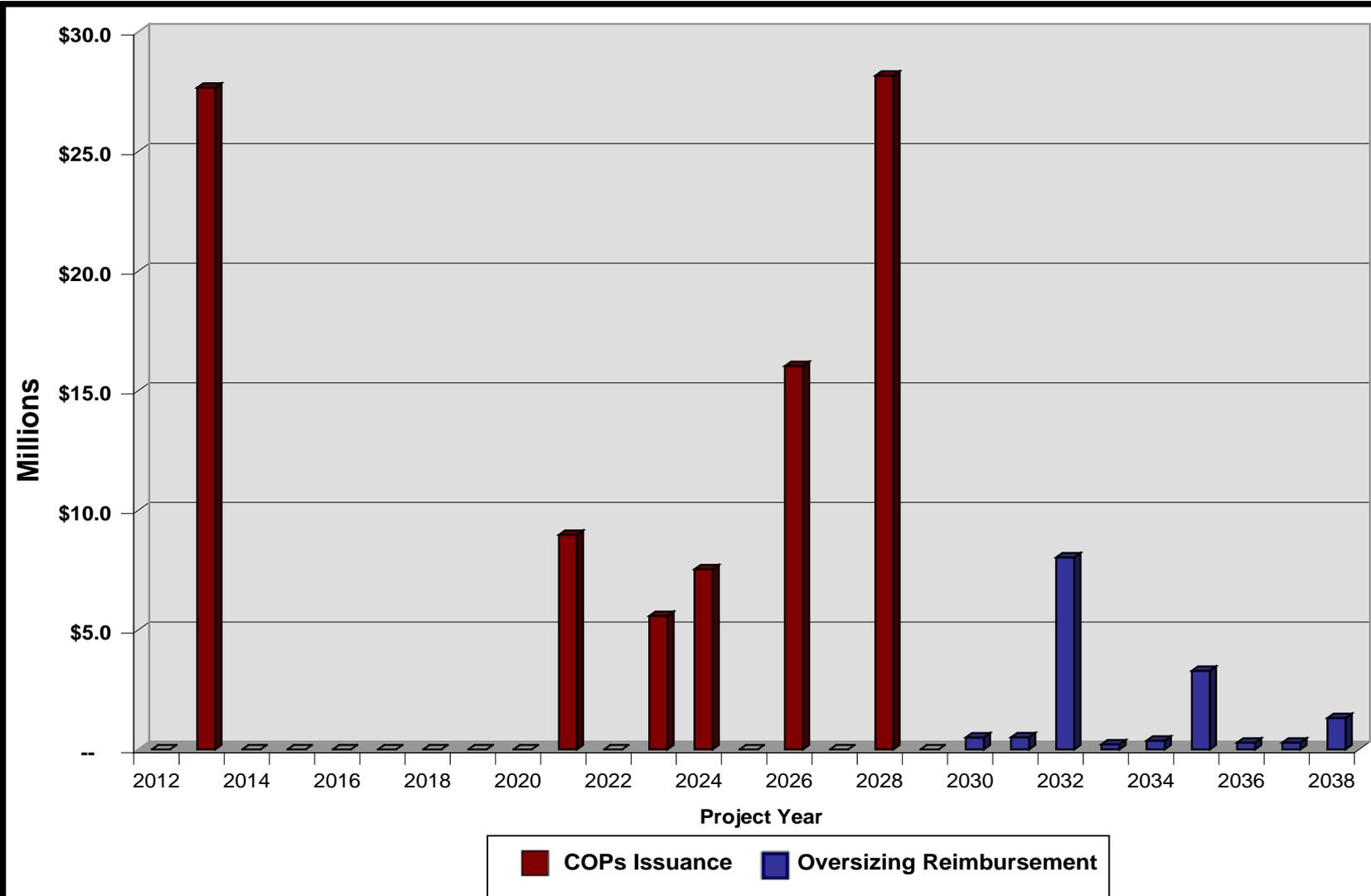
# Financing Strategy

## County Cash Flow by Phase (\$M)

	Phase 1a	Phase 1b	Phase 2	Phase 3	Total
Total Fair Cost and Infra Obligation	\$26.8	\$0.3	\$16.2	\$21.3	<b>\$64.6</b>
<b>County Financing</b>					
County Financing (COPs)	\$27.1	\$0.0	\$37.4	\$12.8	<b>\$77.3</b>
County Financing (CABs)	\$3.2	\$9.4	(\$6.2)	(\$6.4)	<b>\$0.0</b>
CABs Interest Carry	\$0.0	\$0.0	(\$8.4)	(\$4.3)	<b>(\$12.7)</b>
Total County Financing	\$30.3	\$9.4	\$22.7	\$2.1	<b>\$64.6</b>
County Oversizing	\$3.5	\$9.2	\$6.5	(\$19.2)	<b>\$0.0</b>
<b>Cumulative County Oversizing</b>	<b>\$3.5</b>	<b>\$12.7</b>	<b>\$19.2</b>	<b>\$0.0</b>	

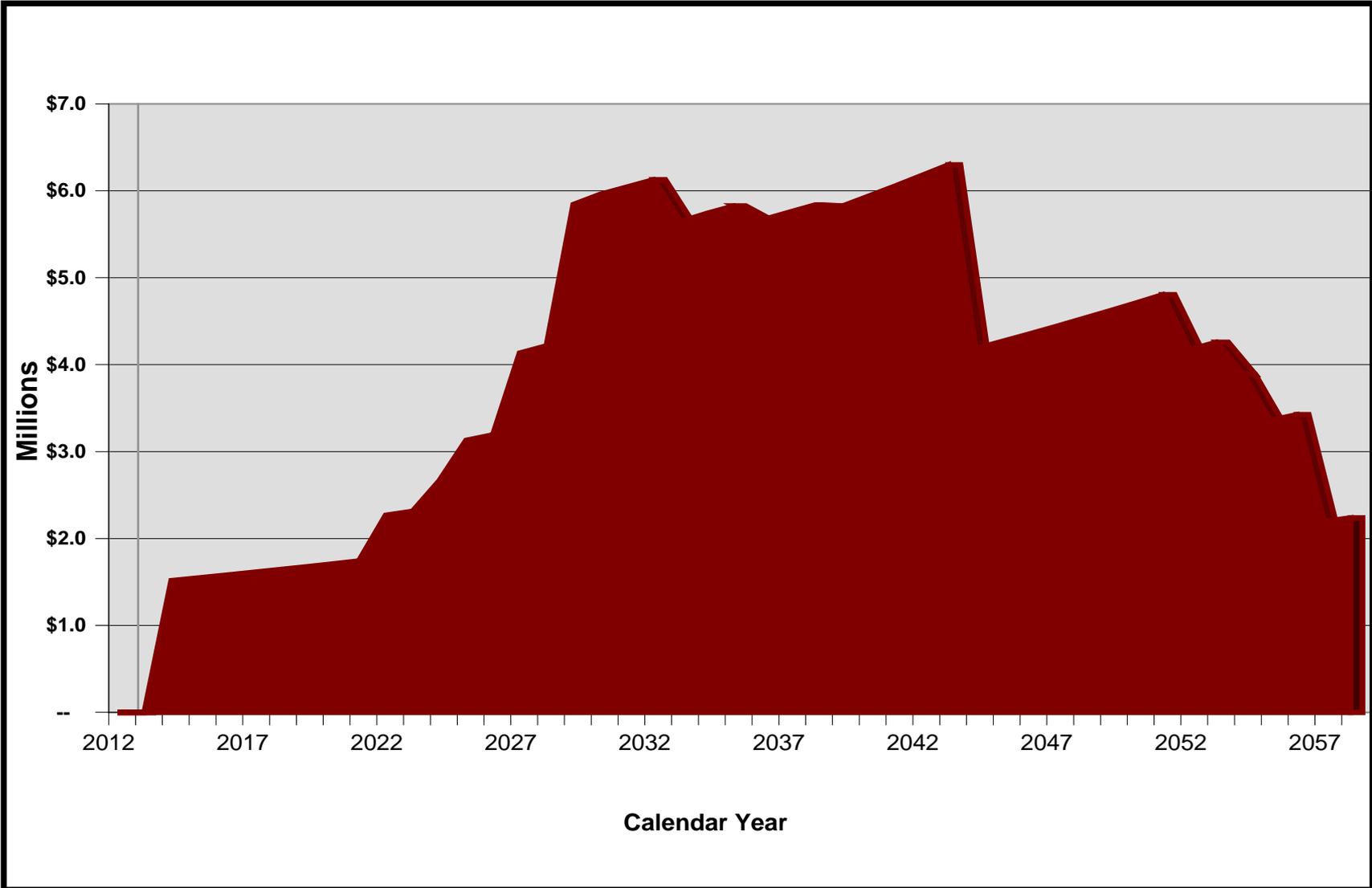
# Financing Strategy

## COPs Summary



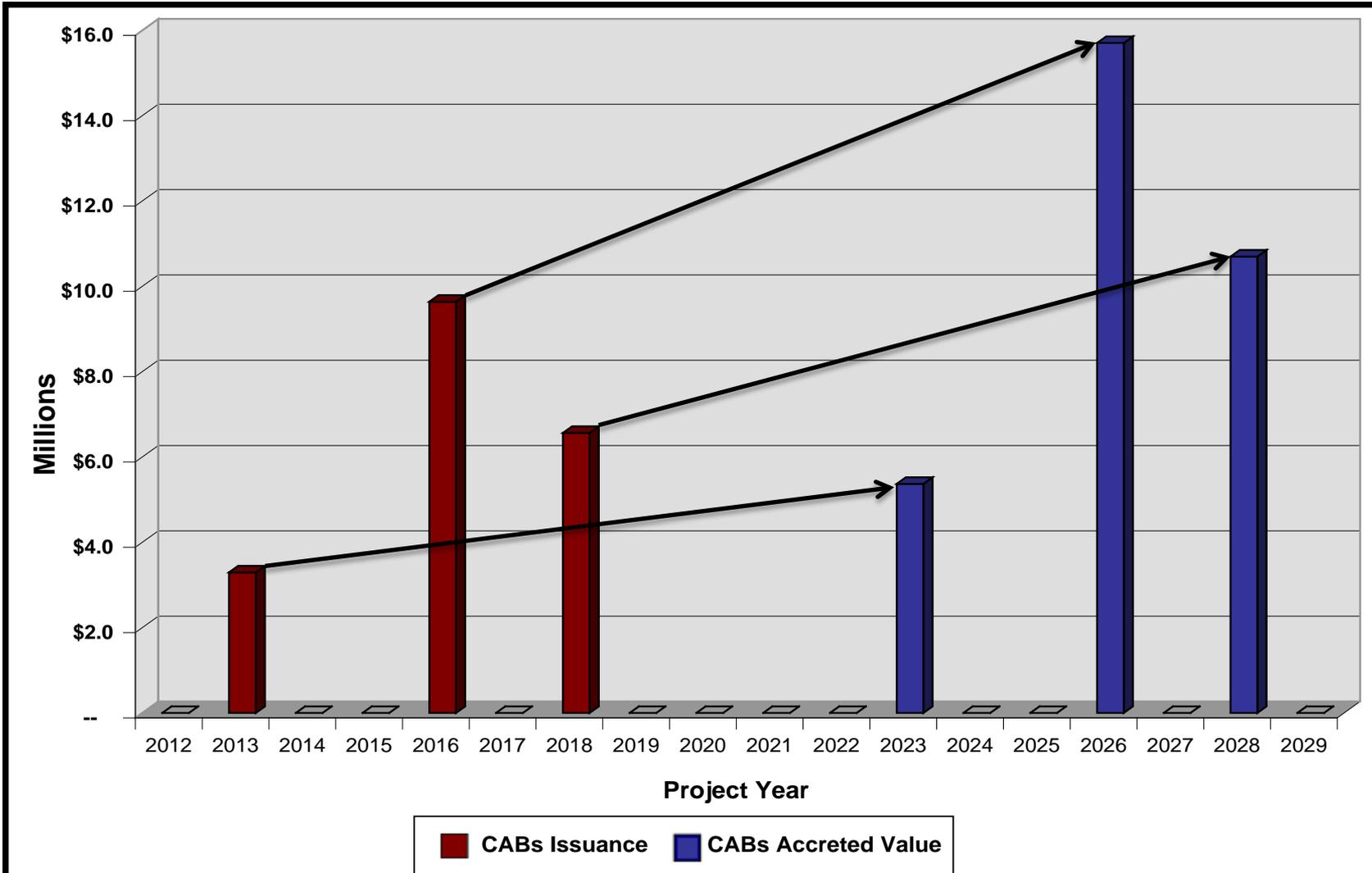
# Financing Strategy

## *COPs Net Debt Service*



# Financing Strategy

## CABs Summary



# Fiscal Overview

Annual Revenues



Annual Expenses



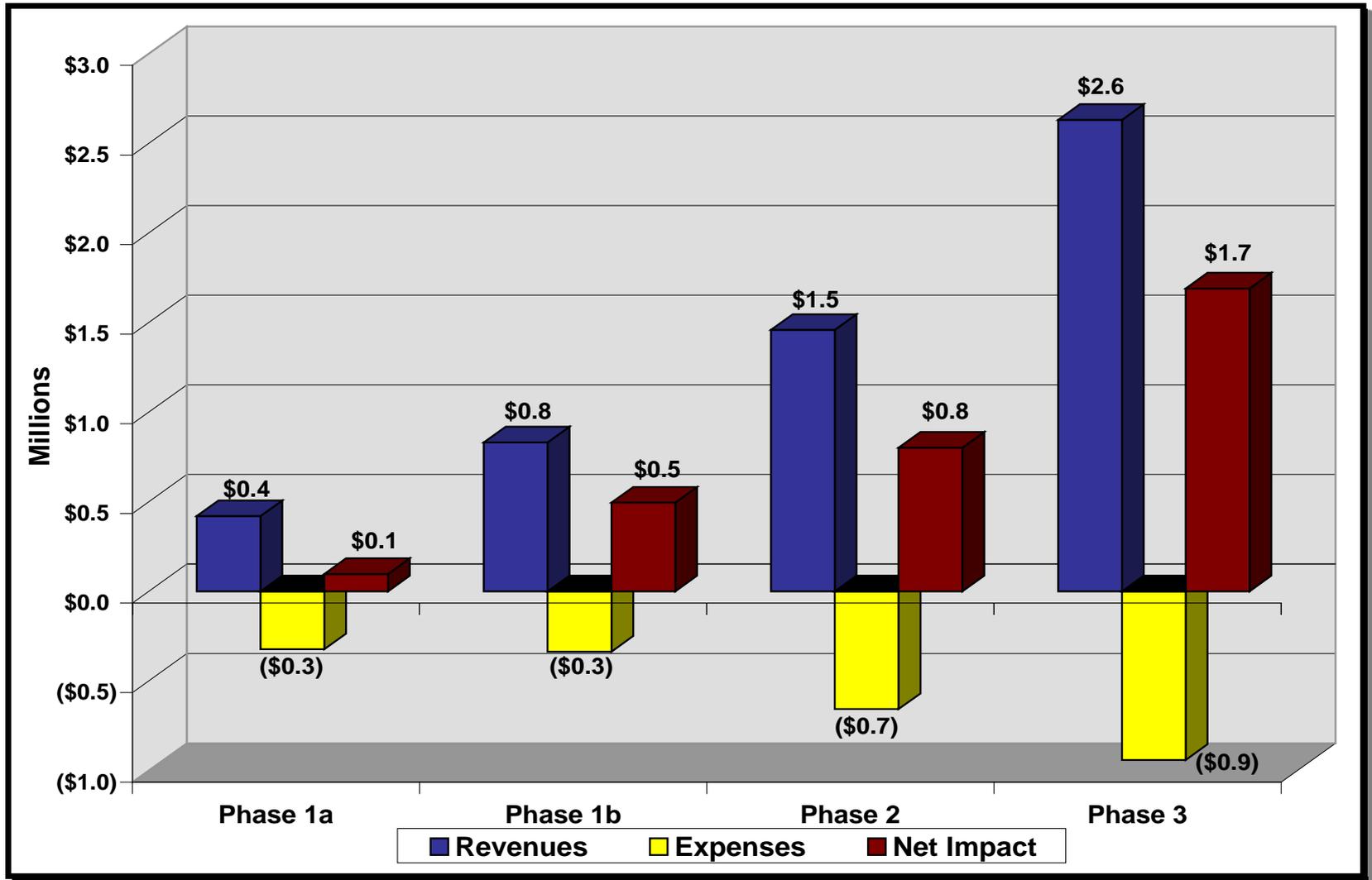
Net Fiscal Impacts

# Key FIA Assumptions

- ◆ Ground lease with master developer or multiple developers
- ◆ Property tax allocations based on AB8 (pre-redevelopment) distributions
- ◆ Entertainment tax on EC parcel
- ◆ Net Fair operating revenue
- ◆ Electronic sign and interim parking revenue
- ◆ Measure B 1¢ sales tax sunsets in 10 years
- ◆ City public safety and maintenance service levels adjusted
- ◆ Project-specific maintenance costs: roads, signals, bridges, landscaping
- ◆ County full-time project manager and City half-time project manager

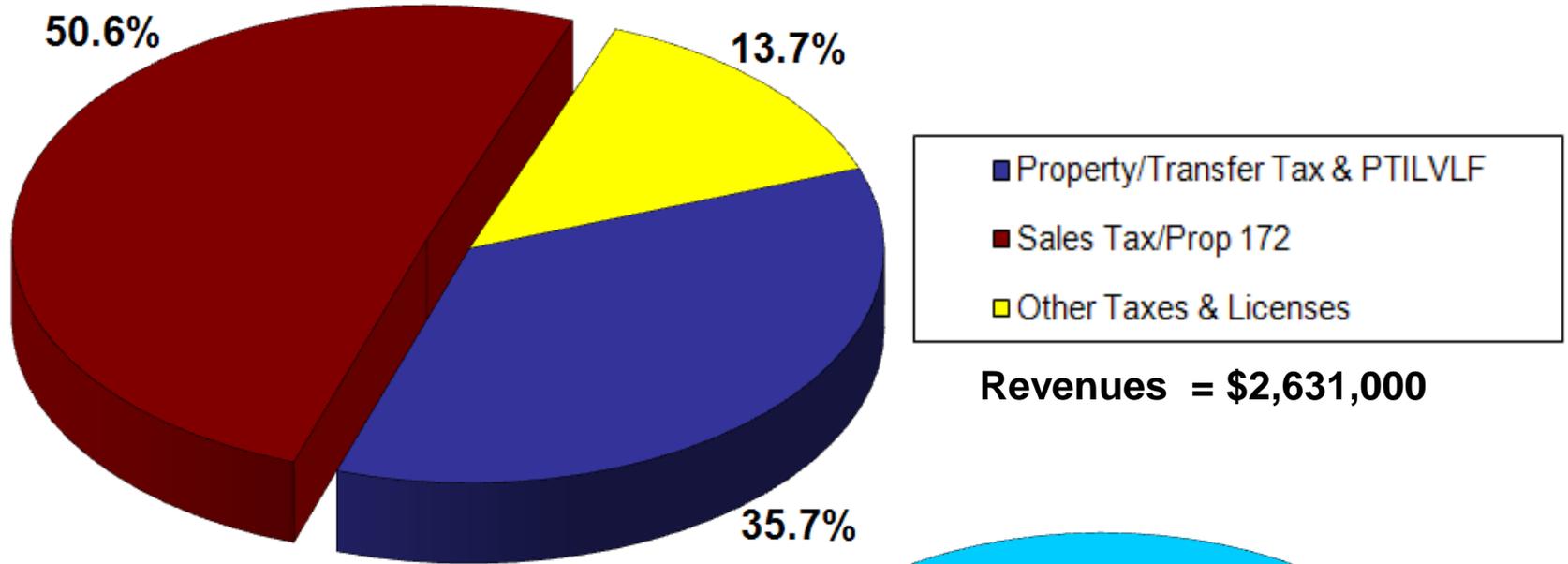
# Revenues & Expenses

## City of Vallejo – Annual Net Impacts by Phase

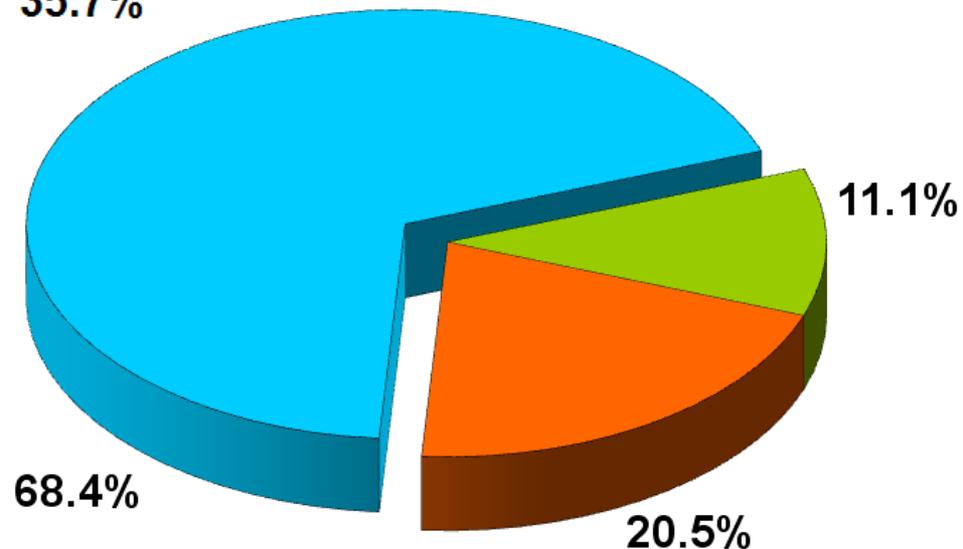


# Revenues & Expenses

## City of Vallejo – Annual Net Impacts at Buildout

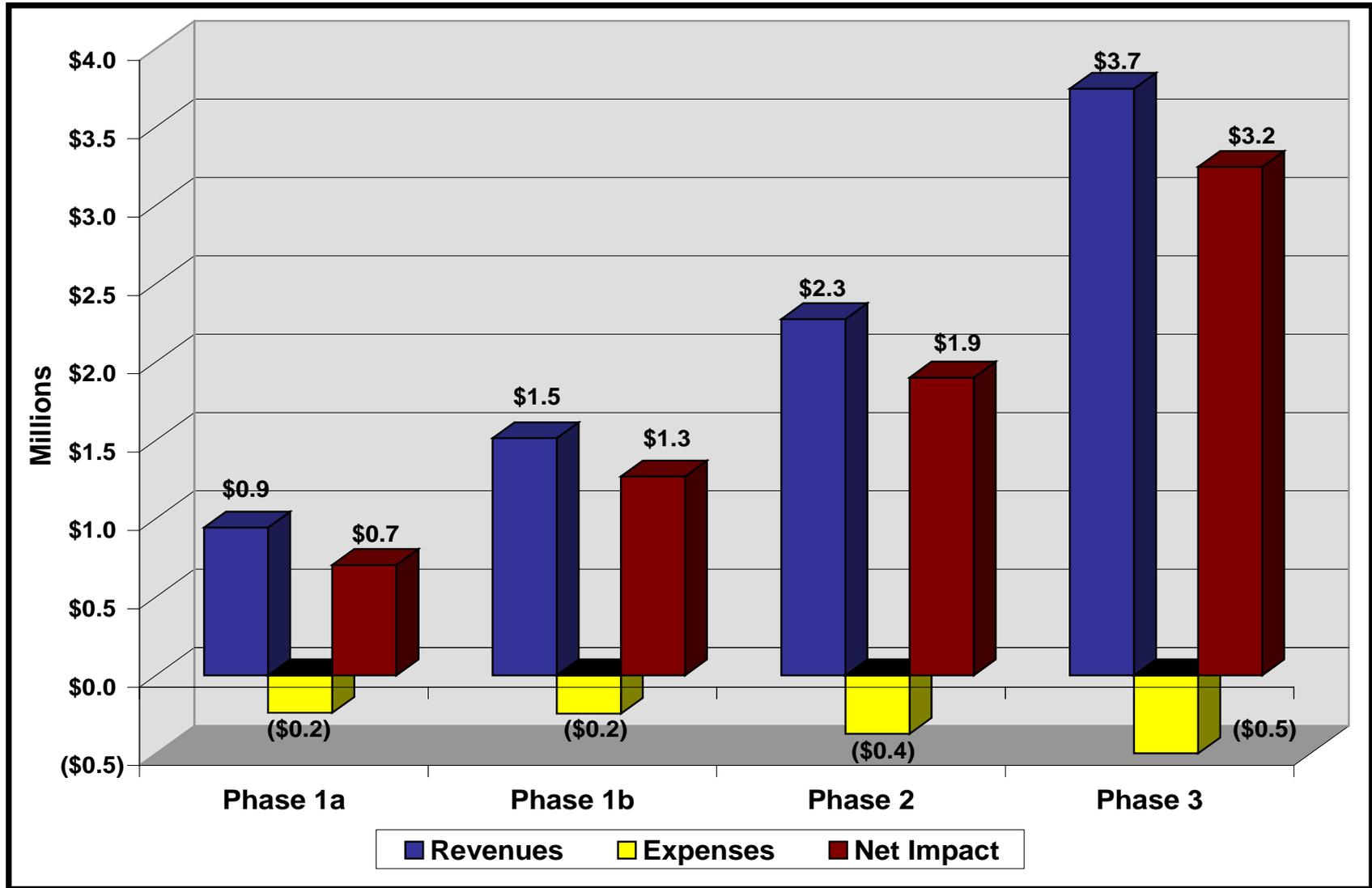


Expenses = \$941,000



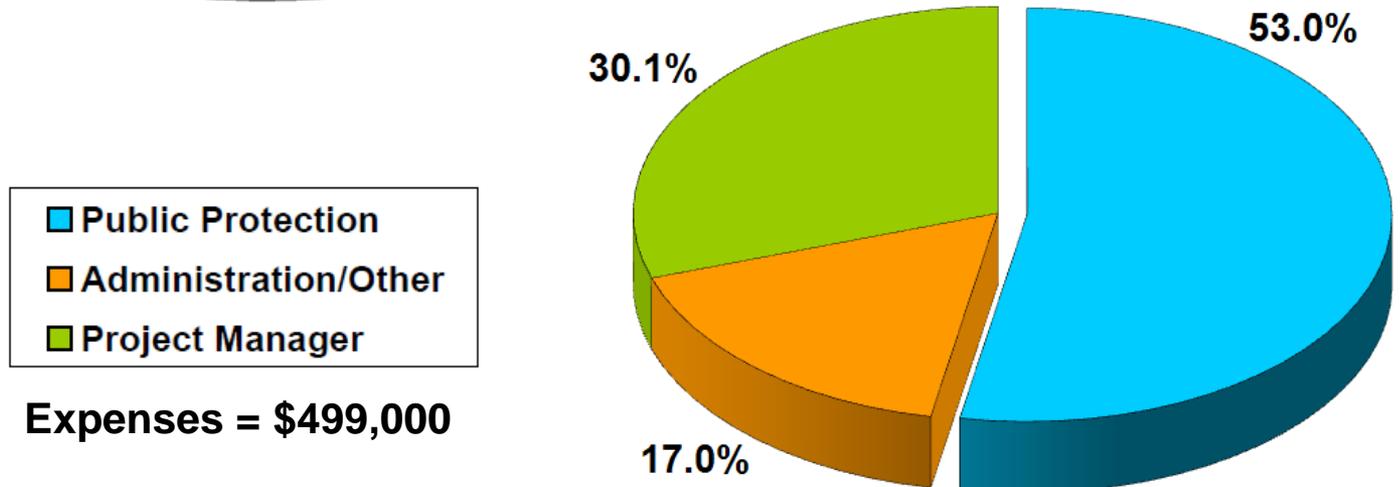
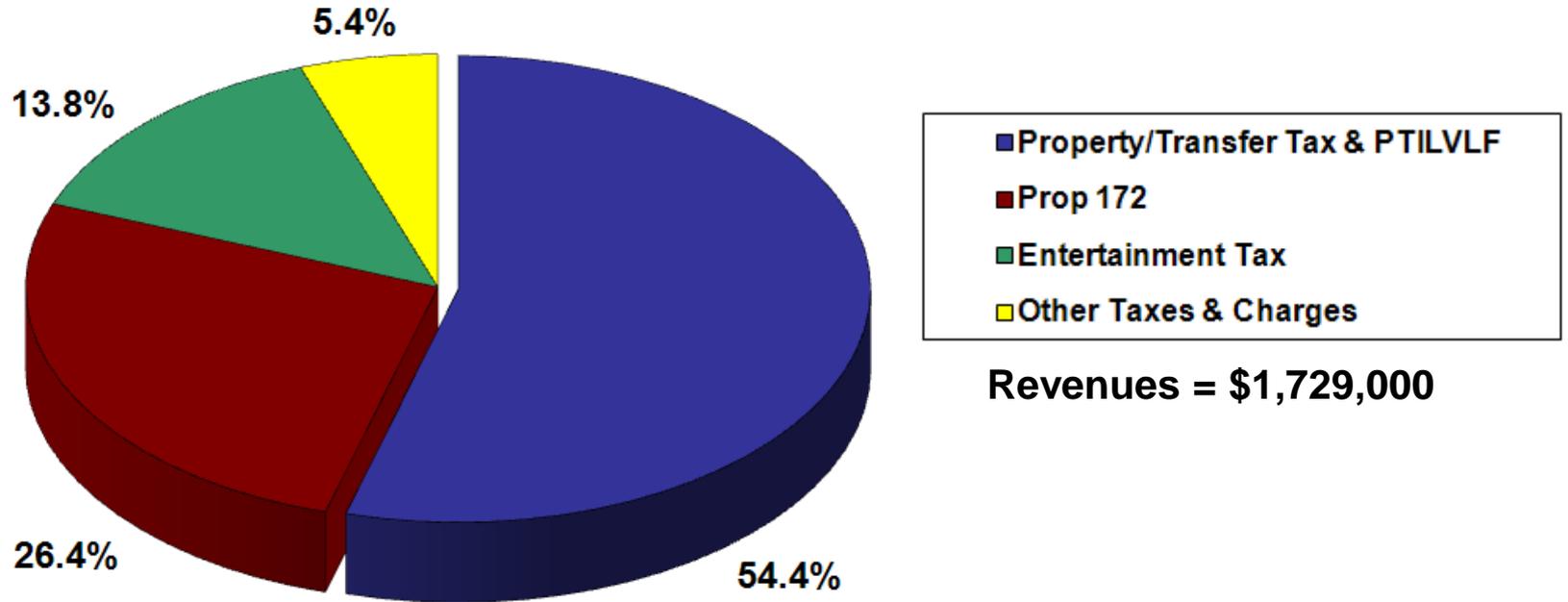
# Revenues & Expenses

## County of Solano & Fair – Annual Net Impacts by Phase



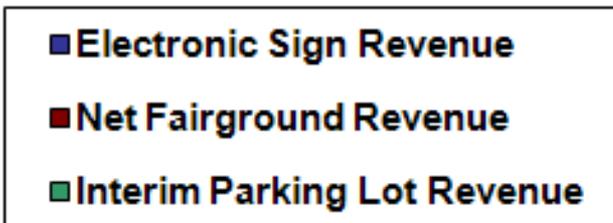
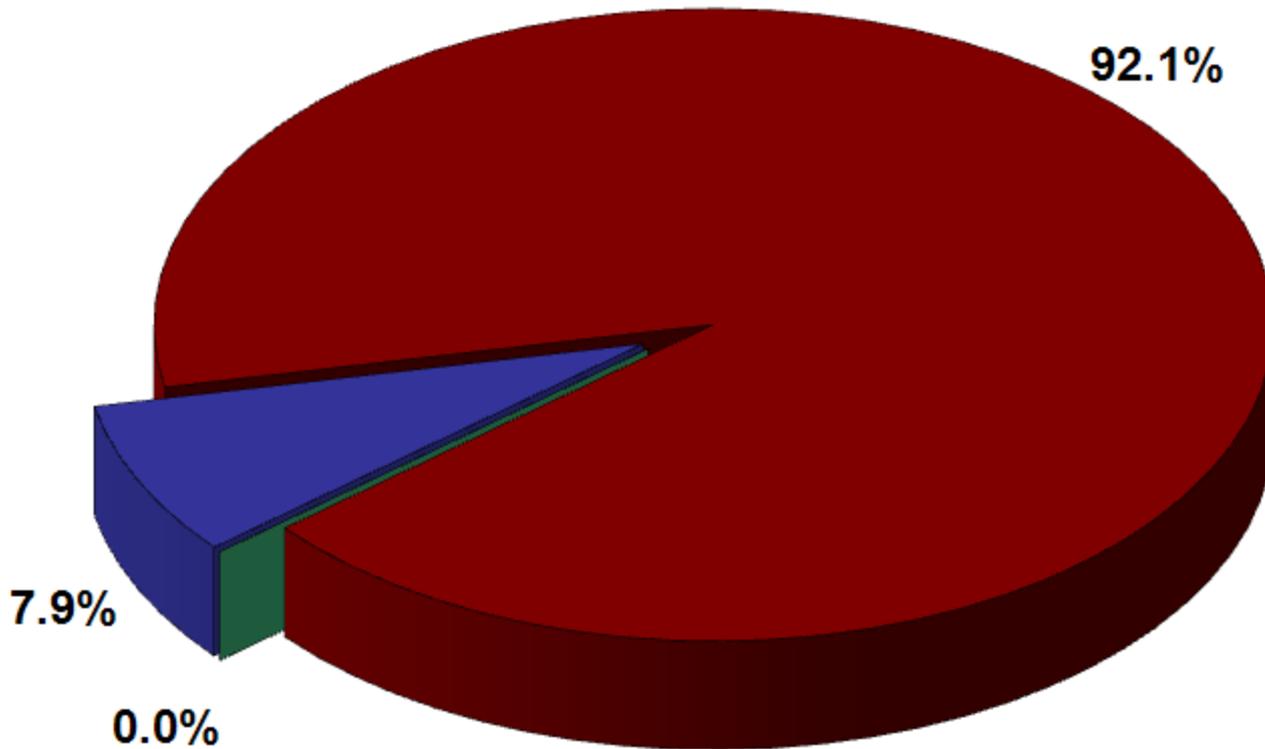
# Revenues & Expenses

## County of Solano – Annual Net Impacts at Buildout



# Revenues & Expenses

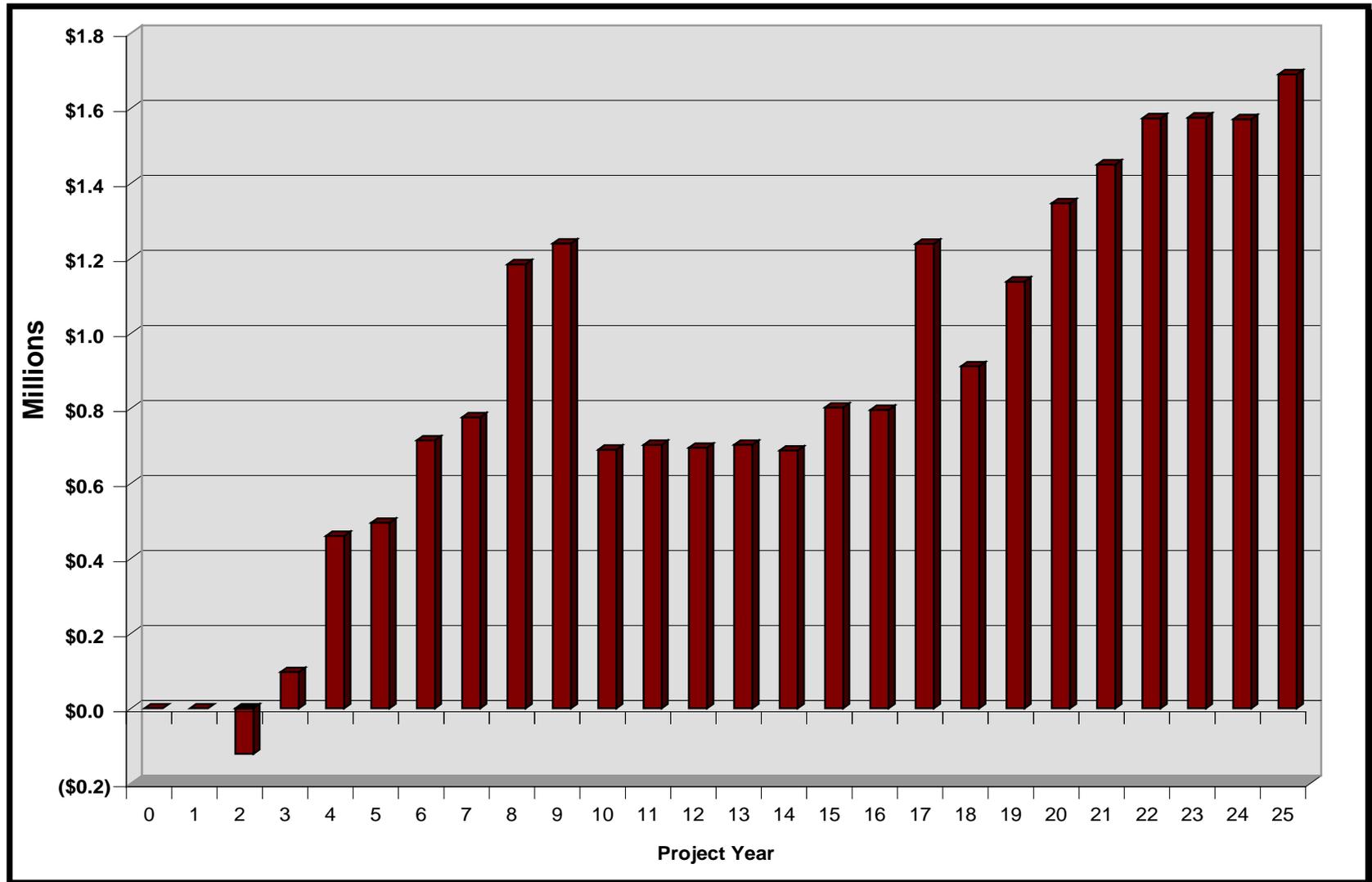
## *Fairgrounds – Annual Net Revenues at Buildout*



Net Revenues = \$2,015,000

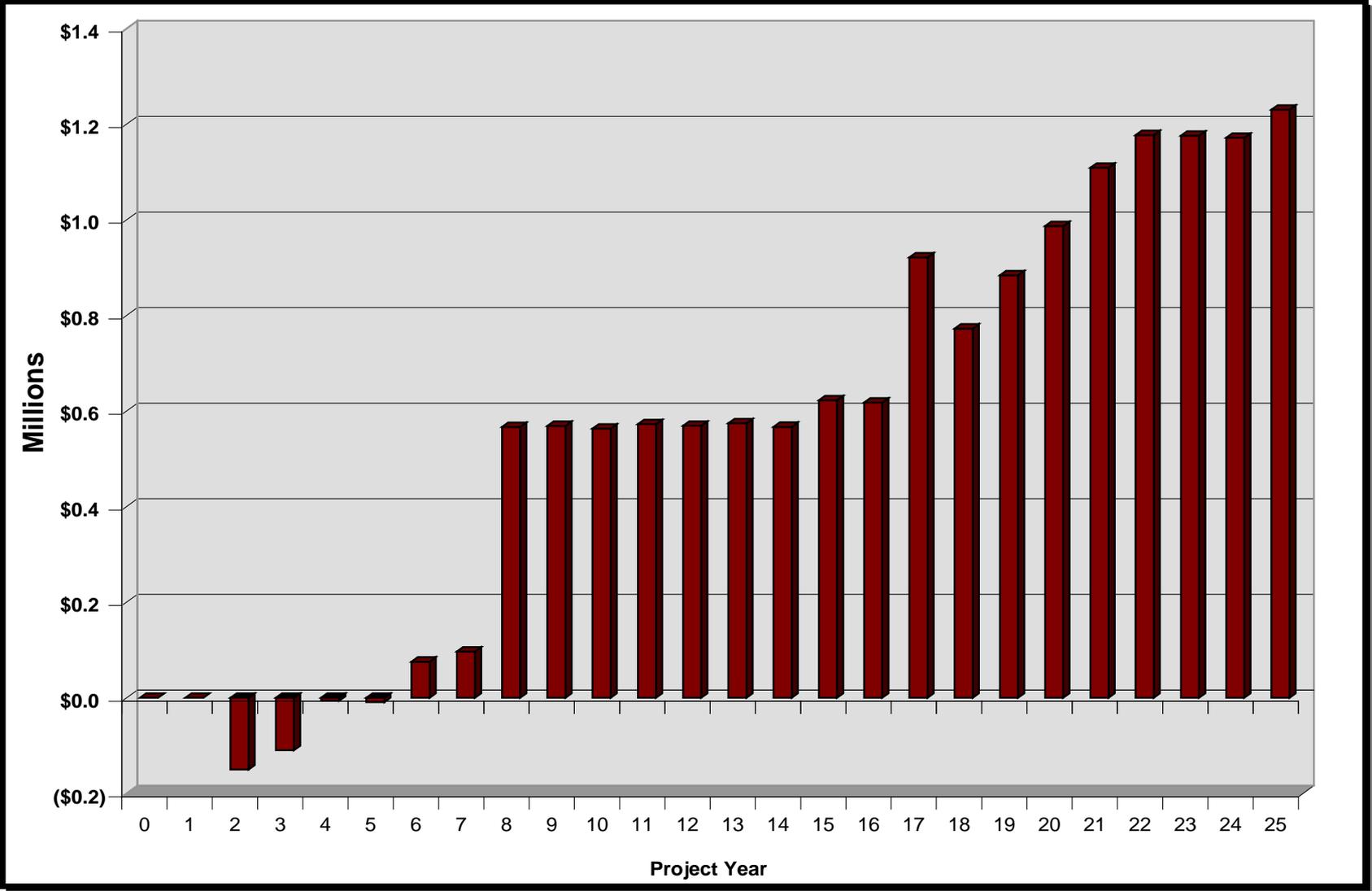
# Net Fiscal Impacts

## City of Vallejo - Annual Net Fiscal Impacts



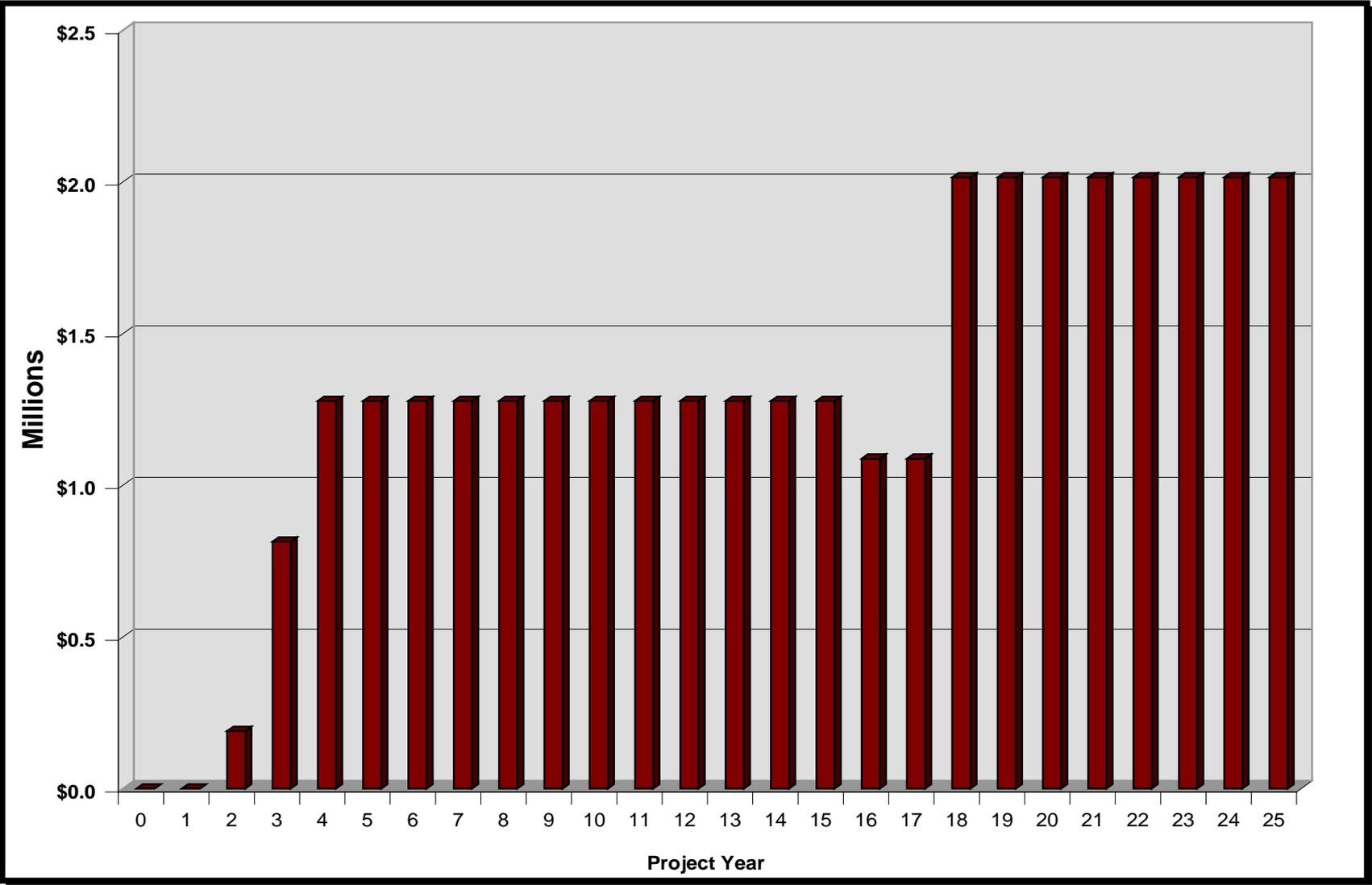
# Net Fiscal Impacts

## County of Solano - Annual Net Fiscal Impacts



# Net Fiscal Impacts

## *Fairgrounds - Annual Net Fiscal Impacts*



# Ground Lease & Project Cash Flow

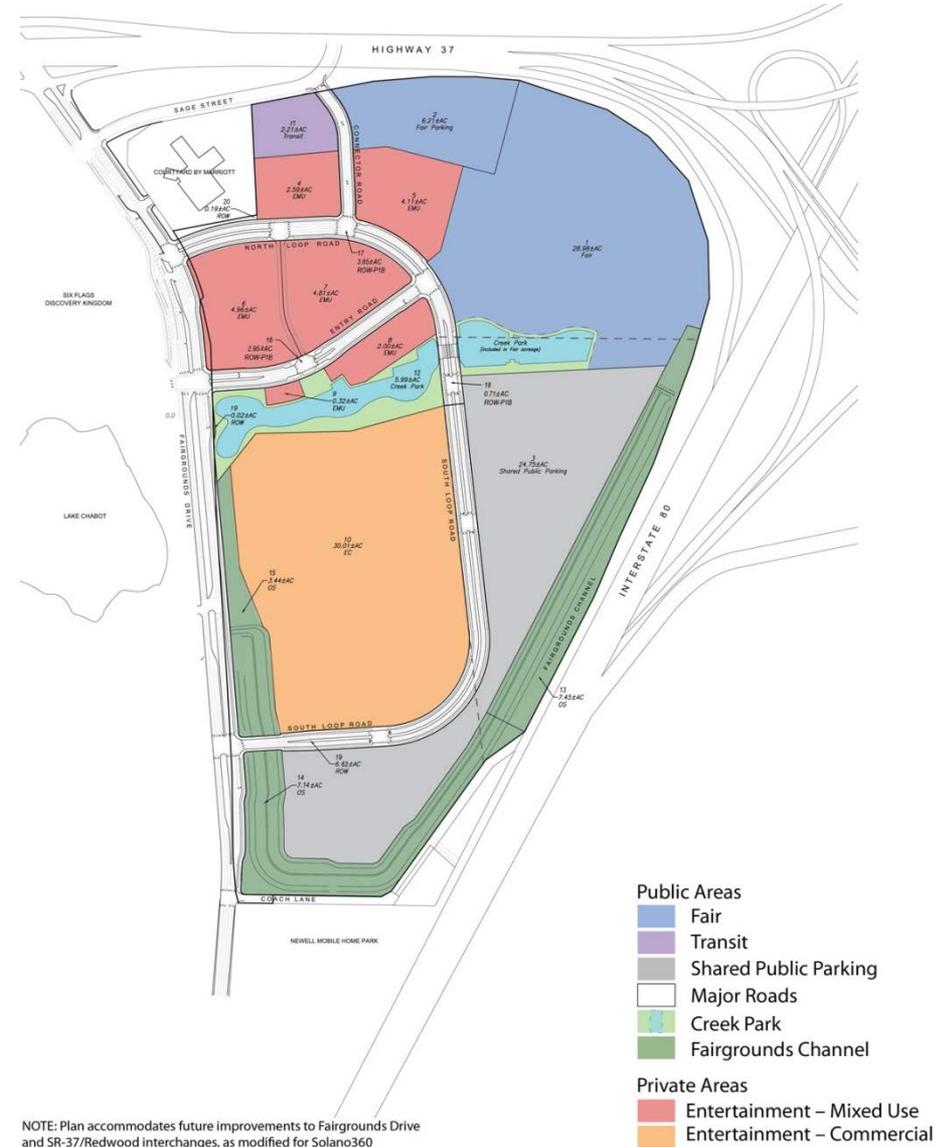
## Ground Lease Parameters

### Private Development

- ◆ EMU (18.8 acres)
- ◆ EC (30.0 acres)
- ◆ Shared Public Parking (24.7 acres)

### Lease Assumptions

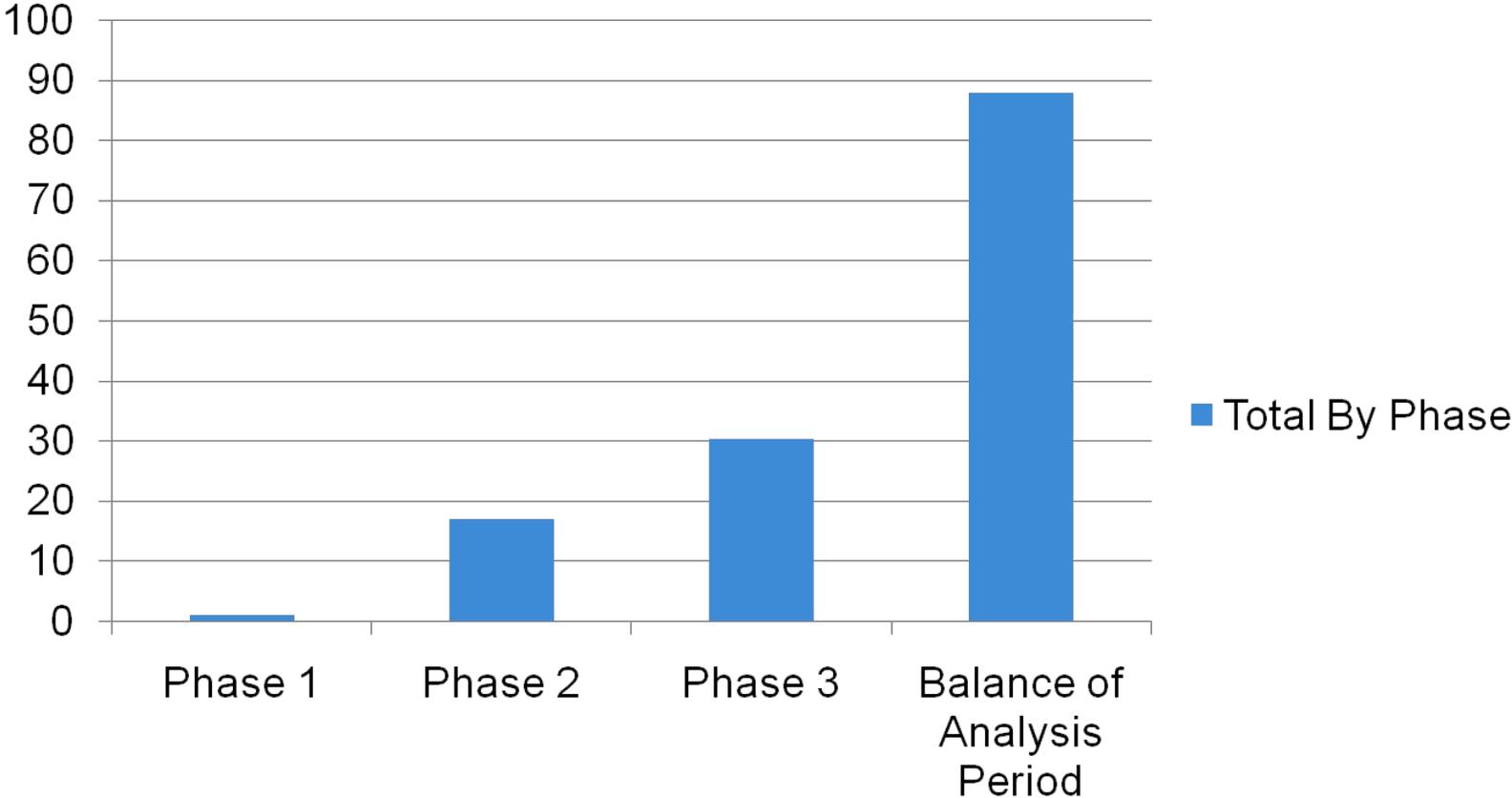
- ◆ Land Values
- ◆ Annual Lease Rate
- ◆ Phase 3 EMU Development (0.40 FAR)



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

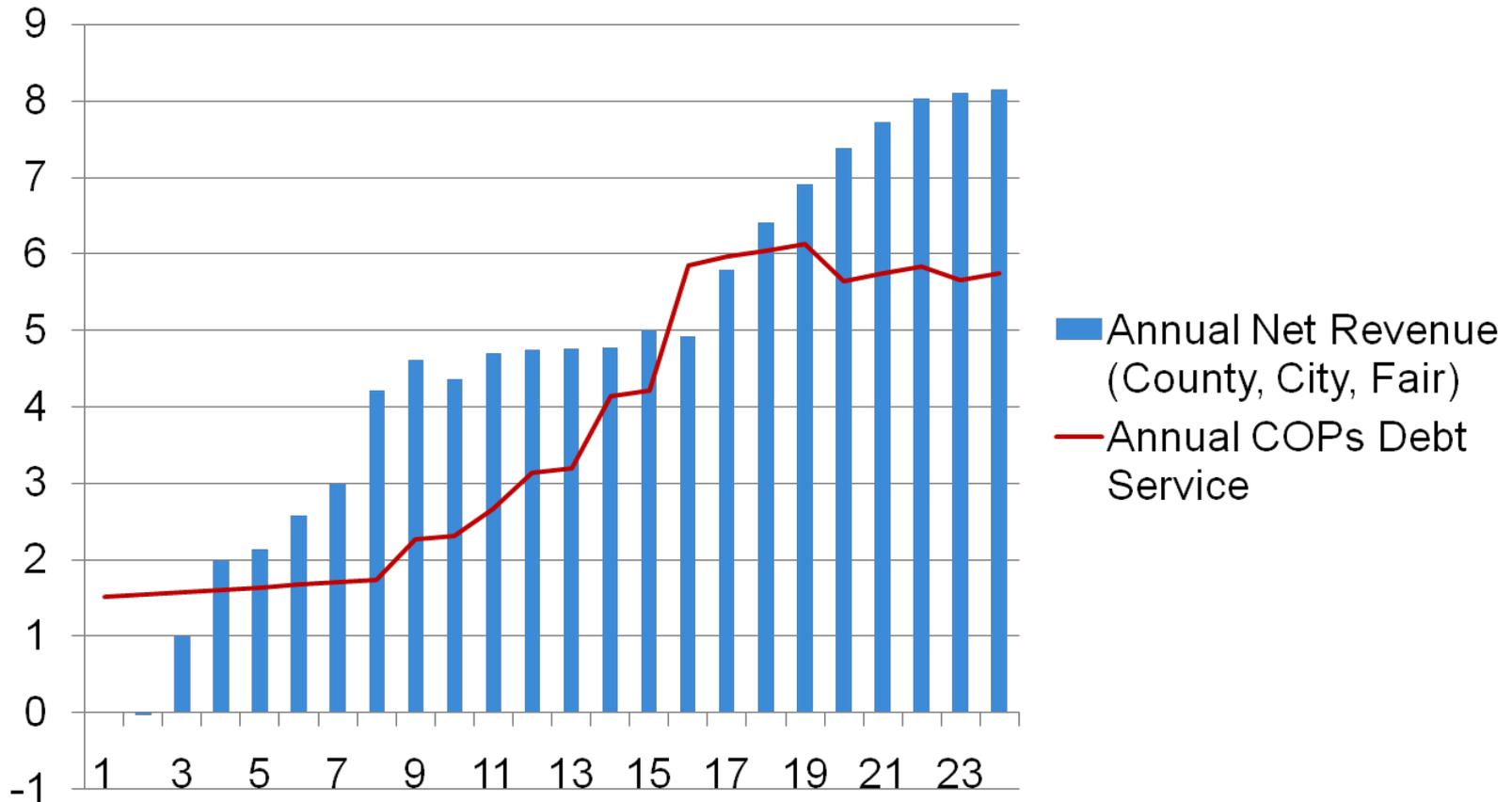
# Ground Lease & Project Cash Flow

## Annual Ground Lease Revenue By Phase (in millions)



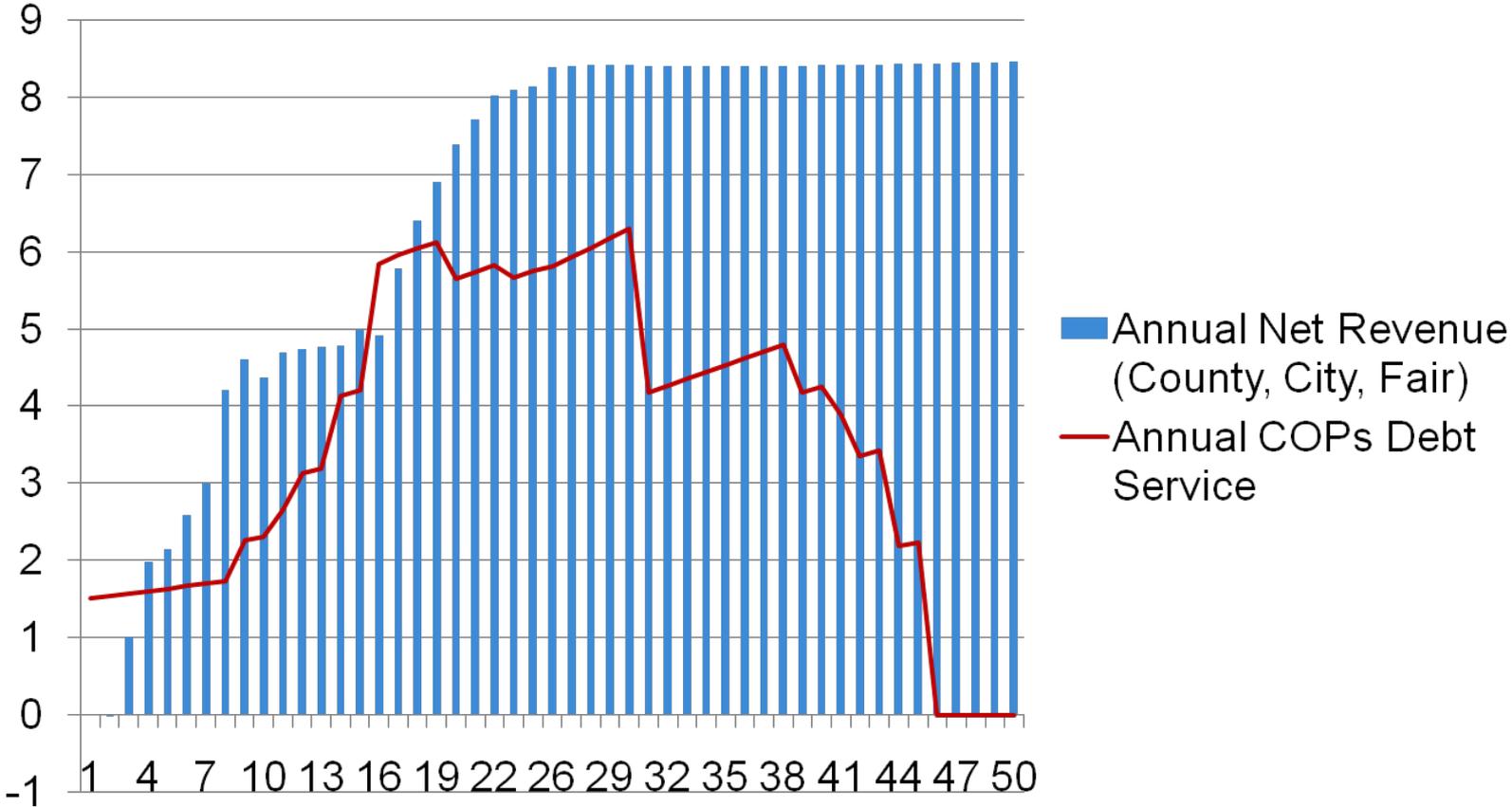
# Ground Lease & Project Cash Flow

Comparison Annual Net Revenue and Debt Service for 25-Year Build-out Period (in millions)



# Ground Lease & Project Cash Flow

## Comparison Annual Net Revenue and Debt Service for 50-Year Analysis Period (in millions)



# Solano360 Specific Plan Environmental Impact Report



## Solano360 Committee Meeting

Presented by:  
Michael Brandman Associates

December 11, 2012



# Introduction

Lead Agency: **County of Solano**

CEQA Consultant: **Michael Brandman  
Associates**

Jason Brandman, Project Director

Jason Hade, AICP, Project Manager

# CEQA Overview

- ❑ The California Environmental Quality Act (CEQA) requires lead agencies to identify, evaluate, disclose to the public, and mitigate to the extent feasible the environmental impacts of proposed land use activities.
- ❑ The County of Solano is the lead agency for the Solano360 Specific Plan EIR.
- ❑ The City of Vallejo is a responsible agency.
- ❑ EIR must be certified before project is approved.

# CEQA Milestones

- ❑ Notice of Preparation Release: September 9, 2011
- ❑ Scoping Meeting: September 22, 2011
- ❑ Draft EIR Release: November 9, 2012
- ❑ Draft EIR Comment Sessions: November 15, 2012 and December 11, 2012
- ❑ End of Public Review Period: January 10, 2013

# Draft EIR Summary

- ❑ The Draft EIR consists of:
  - ▶ Project Description
  - ▶ 12 topical sections (e.g., Aesthetics, Light, and Glare; Air Quality; Hydrology and Water Quality; Noise; Public Services; Transportation/Traffic; and Utility and Service Systems)
  - ▶ Alternatives Analysis (three alternatives were evaluated)
  - ▶ Cumulative Effects
  - ▶ Technical Appendices

# Draft EIR Conclusions

## □ Draft EIR found that:

- ▶ Project is consistent with all applicable provisions of the City of Vallejo General Plan and Municipal Code, as proposed to be amended.
- ▶ 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.
- ▶ Project would result in significant and unavoidable air quality and traffic related impacts; project contributes its proportional share of the cost of traffic improvements.

# Draft EIR Conclusions (Cont.)

- ❑ 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 required.

# Key Mitigation Measures

- 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

# Key Mitigation Measures (Cont.)

- Key mitigation measures
  - ▶ Noise exposure reduction measures
  - ▶ Crime prevention measures
  - ▶ Traffic impact fees for improvements
    - ▶ Funding contribution toward I-80 Express Lanes project
    - ▶ Phase 1 (Option a): Proportional share funding contribution for widening of westbound leg of Redwood Street at Fairgrounds or Phase 1 (Option b): allocate funds equivalent to Option (a) toward ultimate improvements at Fairgrounds/Redwood Parkway interchange

# Key Mitigation Measures (Cont.)

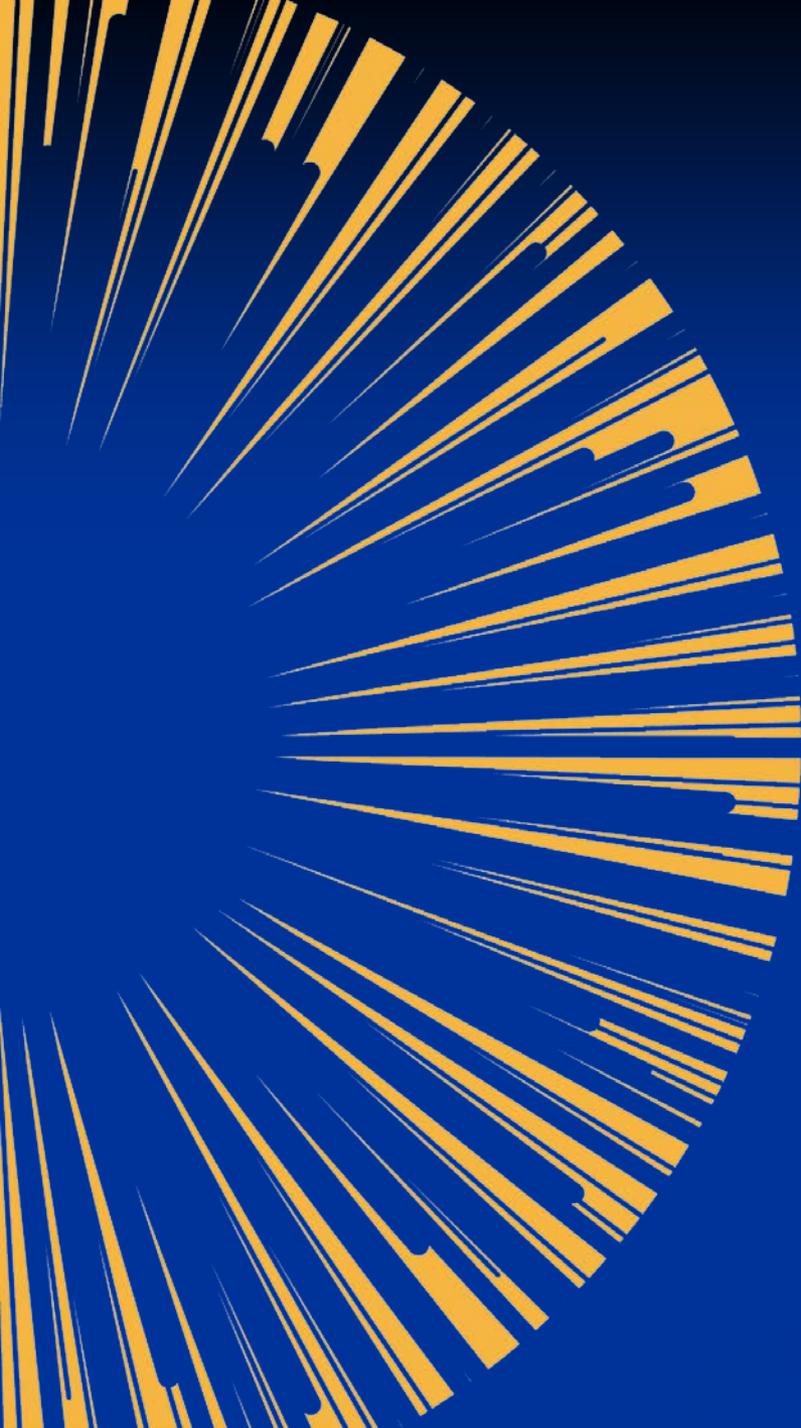
- Key mitigation measures
  - ▶ Traffic impact fees for improvements (cont.)
    - ▶ Event management plan
    - ▶ Phase 2: Contribute funds toward construction of Redwood Parkway/Fairgrounds Drive improvement project at the two interchanges proportional to project's share of total future traffic in 2035
    - ▶ Phase 3: Adjust signal timing of intersection of Fairgrounds Drive/Whitney Lane

# Draft EIR Comment Session

- ❑ Purpose of tonight's meeting is to brief Solano360 Committee on Draft EIR findings; No official decisions are being made.
- ❑ Merits of project will be discussed at future meetings.
- ❑ Speakers should provide written comments.
- ❑ Responses will be provided in Final EIR to all comments received during public review period.

# Next Steps - EIR

- ❑ After closure of the public review period on January 10, 2013, the County will respond to all environmental concerns raised in comments.
- ❑ Responses will be provided in the Final EIR.
- ❑ Final EIR will be made available to comment authors at least 10 days prior to the Board of Supervisors hearing on the EIR.
- ❑ The EIR will also be submitted to the City of Vallejo for consideration.



# Solano 360

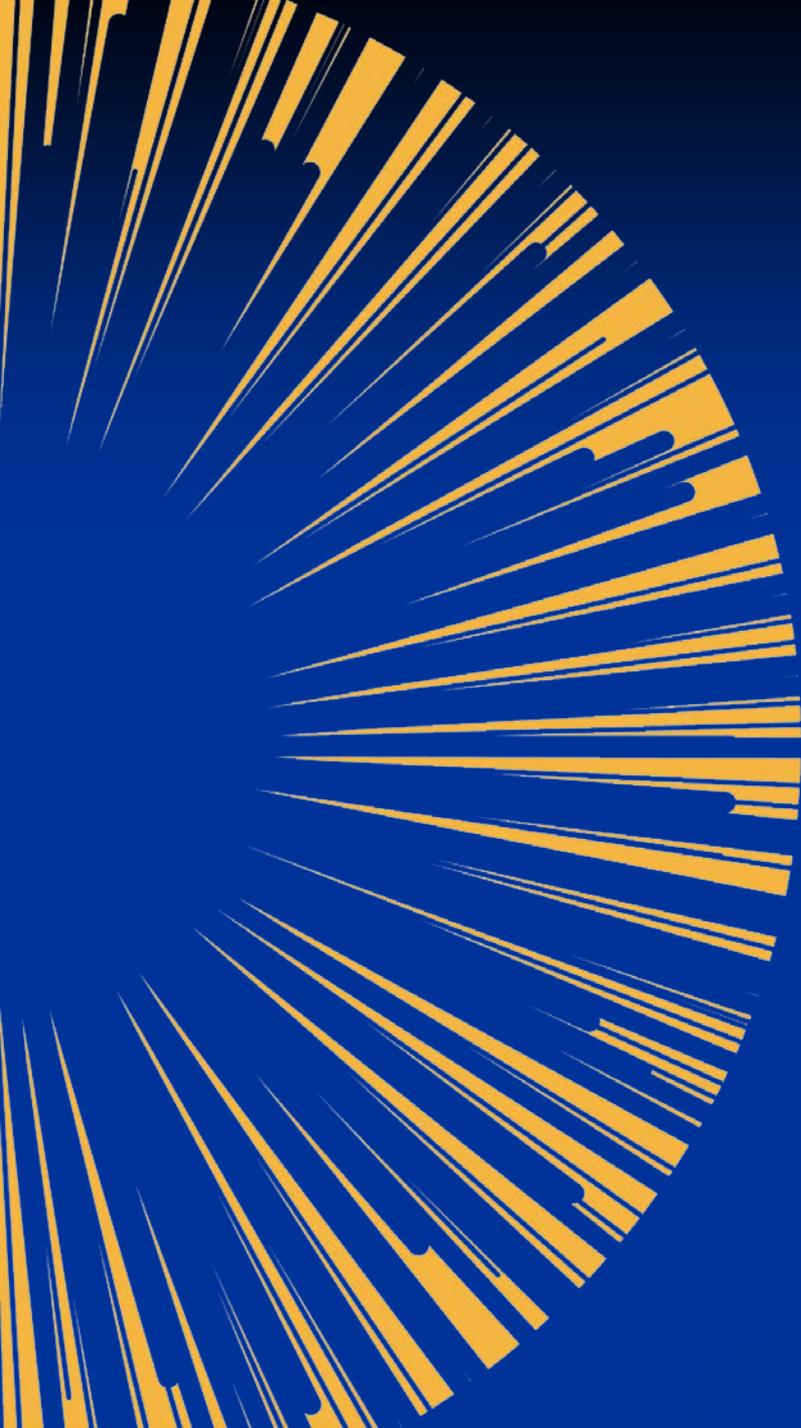
Project Update

# Next Steps

- **Initiate Cost and Revenue Sharing Agreement Discussions**
  - Revenues generated by the Plan Area
  - Costs incurred for public services
  - Funding for Plan Area Infrastructure
  - Responsibility for public services
- **Initiate Development Agreement / Implementation MOU Discussions**
  - Planning, design, financing, installation, and maintenance of public facilities and infrastructure
  - Public and private development approval process
  - Provision and financing of public services
  - Process for solicitation and selection of developer of private purpose area
  - Execution of deeds
  - Dispute resolution process
  - Construction, inspection, maintenance, operation, repair, and dedication of right-of-way
  - Ongoing project management
  - Vesting of development rights
  - Design standards
  - Phasing, timing, and financing of public infrastructure
- **Prepare Tentative Map and Design Standards for Plan Area**

# Schedule

- *December 11, 2012:* Board of Supervisors/Solano Fair Board joint meeting (Fairfield, 5:30 pm)
- *January 10, 2013:* Public comment period on Draft EIR ends
- *November – January:* Prepare Tentative Map and Design Standards for Plan Area
- *January – February:* Prepare Final EIR
- *February 1, 2013:* Complete Cost and Revenue Sharing Agreement and Development Agreement/Implementation MOU
- *February 2013:* Solano360 Committee Meeting
- *February 26, 2013:* Board of Supervisor hearing on Draft EIR and Draft Specific Plan; approve Cost and Revenue Sharing Agreement and Development Agreement/Implementation MOU
- *March 2013:* City Planning Commission / City Council hearings on Draft Specific Plan; approve Cost and Revenue Sharing Agreement, Development Agreement/Implementation MOU, and Tentative Map



# Solano 360

Project Update

*Questions  
and  
Answers*