



Mare Island Conference Center
375 G Street, Vallejo, CA 94592

AGENDA

GENERAL PLAN WORKING GROUP, ECONOMIC VITALITY COMMISSION, AND PLANNING COMMISSION JOINT MEETING: 6:30 P.M

November 23, 2015

General Plan Working Group
Tony Adams, Chair
Jonathan Atkinson
Peggy Cohen-Thompson
Patricia Gatz, Vice Chair
Jimmy Genn
Candace Holmes
Marv Kinney
Patricia Kutza
Sarah Nichols
Brendan Riley
Cynthia Ripley
Jim Scoggin
Nathan Daniel Stout
Marian Swanson
Gregoria Torres (interim)

Planning Commission
Landis Graden, Chair
Marvin Kinney, Vice—Chair
Roberto Cortez
Anthony Adams
Robert Schussel
Jim Scoggin
Disodado "J.R." Matulac

Economic Vitality Commission
Rey Amador
S. Bre Jackson
Singh Jagdip
Diana Dowling
Blair Abee
Francisco Salanga III
Gregoria Torres

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the General Plan Working Group or Economic Vitality Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Agenda Items: Those wishing to address the group on a scheduled agenda item should fill out a speaker card and give it to the Secretary. Speaker time limits for scheduled agenda items are five minutes for designated spokespersons for a group and three minutes for individuals.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the General Plan Working Group will be available for public inspection at City Hall, 555 Santa Clara St., 2nd Floor, or the Vallejo Public Library, 505 Santa Clara St. at the same time that the public records are distributed or made available to the General Plan Working Group. Such documents may also be available on the City of Vallejo website at www.ci.vallejo.ca.us subject to staff's ability to post the documents prior to the meeting.


Disclosure Requirements: Government Code Section 84308 (d) sets forth disclosure requirements which apply to persons who actively support or oppose projects in which they have a "financial interest", as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of \$250 or more to any group member within the last twelve months to be used in a federal, state or local election, you must disclose the fact of that contribution in a statement to the group.

Appeal Rights: The applicant or any party adversely affected by the decision of the General Plan Working Group may, within ten days after the rendition of the decision of the General Plan Working Group, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the General Plan Working Group. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the General Plan Working Group. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

The Council may affirm, reverse or modify any decision of the General Plan Working Group which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

If any party challenges the General Plan Working Group's actions on any of the following items, they may be limited to raising only those issues they or someone else raised at the public hearing described in this agenda or in written correspondence delivered to the Secretary of the General Plan Working Group.

	The Mare Island Conference Center is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.
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If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.

AGENDA

**City of Vallejo General Plan Working Group, Economic Vitality Commission, and Planning Commission
November 23, 2015**

1. CALL TO ORDER [6:30 PM]

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF THE MINUTES

5. REPORT OF THE SECRETARY

Public Review Draft Sonoma Blvd Specific Plan – to be released 12/1/15

6. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS

Arts and Culture Draft Policies and Actions – GPWG Ad Hoc Committee

7. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Consent Calendar items appear below, with the Secretary's or City Attorney's designation as such. Members of the public wishing to address the group on Consent Calendar items are asked to address the Secretary and submit a completed speaker card prior to the approval of the agenda. Such requests shall be granted, and items will be addressed in the order in which they appear in the agenda. After making any changes to the agenda, the agenda shall be approved.

All matters are approved under one motion unless requested to be removed for discussion by a group member or any member of the public.

8. PUBLIC HEARING

A. Draft General Plan Future Scenario:

- a. Consultant Presentation
- b. Economic Vitality Commission (EVC), General Plan Working Group (GPWG) and Planning Commission (PC) Comments
- c. Public Comment
- d. EVC, GPWG, and PC Acceptance, with Revisions, of the Draft General Plan Future Scenario

RECOMMENDATION: EVC/GPWG/PC acceptance, with revisions, of the Draft General Plan Future Scenario and forward to City Council for approval.

9. COMMUNITY FORUM

10. ADJOURNMENT



MEMORANDUM
PLANNING DIVISION

DATE: November 23, 2015
TO: Members of the General Plan Working Group, Economic Vitality Commission and Planning Commission
FROM: Mark Hoffheimer, Senior Planner
SUBJECT: Agenda Item 8 – Draft Future General Plan Scenario

The following pages provide members of the General Working Group (GPWG), Economic Vitality Commission (EVC) and the Planning Commission (PC) with a memo, prepared by PlaceWorks, the City's General Plan Update consultant, summarizing the process and the Draft General Plan Future Scenario for consideration, revisions and acceptance at the GPWG/EVC/PC Joint Meeting.



The attachments to this memo consists of:

- Exhibit 1 – PlaceWorks Memorandum, which summarizes the outreach process, the Draft Preferred Future Scenario, and the focus for GPWG/EVC/PC meeting;
- Attachment A – Draft Preferred Future Scenario Package, which describe the Draft Preferred Future Scenario, inclusive of Draft Preferred Future Scenario map;
- Attachment B – City Memo, which describes a correction to the Draft Preferred Scenarios Map not currently reflected in the map in Attachment A
- Attachment C – Preferred Scenario Workbook, providing background information used at the community workshops in September and October 2015 focusing on the three Draft Future Scenarios, (i.e. River & Bay City, New Town Center, and Urban Villages);
- Attachment D – Summary of Recurring Themes from the community workshops in September and October 2015; and
- Attachment E – Community Outreach Report, a 223-page report summarizing the outcomes of the community outreach efforts from the community workshops in September and October 2015, including a complete record of all community comments.

Overview of the November 23rd GPWG/EVC/PC Meeting

At the meeting, the consultant will give a brief presentation recapping the community outreach process and introducing the Draft Preferred Scenario. Following this, General Plan Working Group Members, Economic Vitality Commissioners, and Planning Commissioners and the community will be invited to comment. The goal of the meeting is to confirm that the Draft Preferred Scenario accurately reflects the community's hopes and aspirations and to suggest any modifications that better align it with the shared vision of Vallejoans. Pending a recommendation from the General Plan Working Group, Economic Vitality Commission, and Planning Commission, the Draft Preferred Scenario will be presented to City Council on December 15, 2015. Once approved by the City Council, the Preferred Scenario will serve as the basis for creating a Draft General Plan, anticipated for public review in June 2016.



MEMORANDUM

DATE November 18, 2015

TO Vallejo Planning Commissioners
Vallejo Economic Vitality Commissioners
Vallejo General Plan Working Group

FROM Charlie Knox and Andrew Hill

SUBJECT Review of Draft Preferred Scenario for the General Plan Update

Dear Commissioners and Working Group Members:

Attached to this memo, please find the following materials to review in preparation for the discussion on November 23:

- » Attachment A – Draft Preferred Scenario Package
- » Attachment B – City Memo – Revision to Draft Preferred Scenario Map
- » Attachment C – Preferred Scenario Workbook
- » Attachment D – Summary of Recurring Themes from Community Outreach
- » Attachment E – Community Outreach Report

Attachment A - Draft Preferred Scenario outlines a citywide vision for Vallejo, built with ideas that community members contributed at a series of workshops, online activities, and outreach events this year. It is made up of two components: a map describing the desired mix of land uses in Vallejo in 2040, and a narrative that identifies key features of the vision.

Together, these components lay out the foundation for the Draft General Plan. Staff and the consultants would like to review the Draft Preferred Scenario with you on Monday and solicit your input on the best way to represent community input received. Based on your feedback, the Preferred Scenario will be presented to City Council for approval in December.

This memo provides a recap of the community outreach process and an introduction to the Draft Preferred Scenario for the Vallejo General Plan Update.

Recap of Community Outreach Process

Through a series of community workshops and online activities in February and March 2015, Vallejoans created three different scenarios for how the city could look and feel in the future – River & Bay City, New Town Center, and Urban Villages. With recommendations from the Planning Commission, the Economic Vitality Commission, and the General plan Working Group, the City Council approved the scenarios in June, and staff and the consultants then evaluated them to learn how they could affect a range of topics, including downtown character, development potential, getting around, sustainability, and community health. The results of the evaluation were summarized in a workbook, included in this memo as Attachment C.

Then in September and October 2015, community members participated in another series of workshops, online activities, and other outreach events to weigh the pros and cons of the Future Scenarios and help combine the best features to create a Preferred Scenario for the General Plan Update. In total, 326 Vallejoans shared their vision and their ideas for the future of the city, and that input has shaped the Draft Preferred Scenario before you for review.

A summary of outreach activities is included in this memo as Attachment D and a full record of content generated by community members at those events is presented under separate cover as Attachment E.

Draft Preferred Scenario

To create the Draft Preferred Scenario, input from the community was carefully reviewed and the range of ideas for how the city could look in 2040 was documented area by area. Community input focused primarily on key areas of the city where change could have the greatest positive impact for sense of place and economic vitality, including downtown, the waterfront, Sonoma Boulevard/Broadway Street north of Redwood Street, Springs Road, Tennessee Street east of Interstate 80 (I-80), and the area south of Gateway Plaza on both sides of I-80. For each of these areas, points of consensus were identified and incorporated into the Draft Preferred Scenario, included in this memo as Attachment A. For other areas of the city, such as Mare Island, community input confirmed that the vision outlined in recently adopted/amended specific plans remains valid.

The Draft Preferred Scenario envisions a vibrant downtown and waterfront, which are both a focus of local life and a regional tourist attraction. It also identifies three key employment centers in the city and a cluster of regional retail and entertainment attractions that take advantage of excellent freeway access. These major destinations in the city area are all connected by a network of mixed-use corridors that support safe, livable residential neighborhoods. At some key intersections along these corridors and in residential areas, “village centers” with shops and services catering to the daily needs of residents would act as neighborhood focal points.

The Draft Preferred Scenario Map included in Attachment A shows the desired mix of land uses in Vallejo in 2040. For ease of reference, staff has prepared a preliminary definition of land use terms. With your input and direction from City Council, the map and terms will be refined to create a Proposed Land Use map to include in the Draft General Plan. The narrative in Attachment A describes the key features of the downtown/waterfront area as well as those of the employment centers, residential neighborhoods, gateways to the community, and major corridors. The key features represent objectives that the policies and actions in the Draft General Plan should strive to realize. (Note: the Draft Preferred Scenario Map does not reflect existing downzoning of some areas of the City – see Attachment B for a full explanation).

At the Meeting

On November 23, please come to the meeting prepared to give your feedback on the Draft Preferred Scenario. The consultants will give a brief presentation recapping the community outreach process and introducing the Draft Preferred Scenario. Following this, General Plan Working Group Members, Economic Vitality Commissioners, and Planning Commissioners and the community will be invited to comment. The goal of the meeting is to confirm that the Draft Preferred Scenario accurately reflects the community's hopes and aspirations and to suggest any modifications that better align it with the shared vision of Vallejoans.

Pending a recommendation from the General Plan Working Group, Economic Vitality Commission, and Planning Commission, the Draft Preferred Scenario will be presented to City Council on December 15, 2015. Once approved by the City Council, the Preferred Scenario will serve as the basis for creating a Draft General Plan, anticipated for public review in June 2016.

ATTACHMENT A:
DRAFT PREFERRED SCENARIO
PACKAGE



MEMORANDUM

DATE November 18, 2015

TO Andrea Ouse, Community Development Director
Mark Hoffheimer, Senior Planner
City of Vallejo

FROM Andrew Hill

SUBJECT Narrative Description of the Preferred Scenario for the Vallejo General Plan Update

Andrea and Mark:

The Preferred Scenario outlines a citywide vision for Vallejo built with ideas that community members contributed at a series of workshops, online activities, and outreach events this year. The vision is anchored by a vibrant downtown and waterfront, which together are a focus of local life and a regional tourist attraction. Strong job centers south of downtown around Solano Avenue, on Mare Island, and along central Sonoma Boulevard north of Redwood Street provide good jobs for local residents and employees from the wider region. Thriving regional retail and entertainment attractions are located at the intersection of the Interstate-80 and Highway 37. A network of neighborhood corridors link these key destinations, supporting safe, livable residential neighborhoods. At some key intersections along these corridors and in residential areas, “village centers” with shops and services catering to the daily needs of residents act as neighborhood focal points

This memo describes the major points of the vision, focusing on key areas of the city. The memo outlines the vision for the core area of the city, the employment districts, the residential neighborhoods and corridors, and the gateways to Vallejo.

The Preferred Scenario Map, attached, shows the proposed land use pattern.

CORE AREA

Downtown

- Vibrant downtown Vallejo is a destination for locals and visitors alike.
- A variety of new housing added on York Street, Georgia Street and Virginia Street, including market rate condominiums, live/work units for creative professionals and senior housing. Some surface parking lots on York and Virginia would be developed with mixed-use buildings, and there would be redevelopment of existing buildings on Georgia Street.

- New development downtown preserves and enhances the area's historic character, with compatible and complementary design. Buildings are typically 3 to 5 stories high, with ground floor retail, restaurants, and professional offices. Housing units are located on the upper stories.
- Larger parcels on York or Virginia Streets could host a college campus or student union downtown.
- The historic Empress Theatre anchors a dynamic downtown arts and entertainment district, celebrating local arts and culture.
- Workers, residents, and students activate the downtown area seven days a week, providing the critical mass to support a "cafe culture" and technology access via enhanced fiber and broadband infrastructure, sparking innovation and entrepreneurship.
- The downtown is enhanced as an arts & entertainment district, anchored by the Empress Theater.

Waterfront

- The waterfront is Vallejo's distinctive gem: a treasure for locals and tourists.
- Waterfront promenade extends from South Vallejo, north to River Park and White Slough, offering opportunities for strolling, jogging, skating and cycling. Pause points with seating are provided at particularly scenic spots. As it runs through the Central Waterfront, the promenade connects a series of public green spaces with recreational amenities for families and children.
- Independence Park, south of the Ferry Building, has open space for kite flying and other informal activities, as well as picnic spaces for families, playscapes for children, and public art or monuments and interpretive signage showcasing the City's proud military and maritime history.
- Service Club Area (the green north of the Ferry Building) continues as an open space available for festivals, events, and informal play. Active, family
- In the Northern Waterfront, open space areas along Harbor Way will provide a setting for recreation and possible music and entertainment as well as a visual amenity with interpretive features for scenic recreation.
- A series of linkages connect the waterfront with the downtown area, including the Maine Street extension, the existing Vallejo Station Paseo, the Georgia Street extension and the anticipated Capital Street extension. Together with an enhanced street furnishings (lighting, banners, etc.), these facilitate pedestrian circulation and visual links between the waterfront and downtown. .
- Commercial development, such as office, retail and visitor serving uses, adjacent to the parking structure on Santa Clara Street and across from the bus terminal, bringing commuters, tourists and business visitors to the area and helping to connect the Ferry Building with downtown Vallejo.

Building heights step down closer to the waterfront to ensure that waterfront open spaces remain sunny and open.

- Between Maine and Capital Streets, a cluster of mixed use residential and retail buildings help connect the waterfront with downtown Vallejo. Multi-family and condominium development grouped around public spaces, with retail and restaurant uses reinforce a waterfront and downtown area for live, work and play.
- The Southern Waterfront, west of Mare Island Way between Maine Street and Solano Street, retains the flexibility to have a mix of uses. This could include multi-family or student housing, corporate or educational campus. Open space along the waterfront, including a boat launch, will be a hallmark of any development proposal.

JOB CENTERS

South of Downtown around Solano Avenue

- Important local employers like Meyer and Petrochem anchor this thriving employment district south of Curtola Parkway in the area adjacent to downtown Vallejo.
- Development with views of Lake Dalwigk and the surrounding open space build on the strengths already in place.
- Attracting new commercial and light industry uses to the area will facilitate a transition to fewer heavy industrial uses over time and bring activities that are more compatible with residences to the north and south.
- The ORCEM/Vallejo Marine Terminal site is shown as Commercial-Light Industry, which could accommodate a range of uses from R&D facilities and light manufacturing to hotels and tourist attractions. However, the land use and zoning for this site are pending Council's upcoming decision on the development currently proposed.

Mare Island

- North Mare Island is a major employment center with over a million square feet industrial, commercial, office R&D and warehouse uses.
- Central Mare Island returns to serve as a substantial employment center, home to light industrial development, and some heavy industrial uses, which utilizes the existing buildings new, well-designed infill buildings of compatible size and function.

- The historic core contains a concentration of civic, retail and office-commercial, and light industrial activities that reuse some of Mare Island's most distinctive historic structures. The area also provides a major public open space along the waterfront, to be used for celebrations, festivals, and tourist attractions like historic interpretation of ships and submarines, and museums. In addition, it features a water connection between the Historic Core and downtown.
- The area south of the historic core serves as a substantial employment center, with a mix of maritime industrial uses and other compatible industrial and commercial uses.
- A waterfront promenade and plaza is an important component of the historic core, offering beautiful views of downtown Vallejo across Mare Island Strait and scenic connections on foot or by bicycle.
- Touro University has expanded its presence on the island, operating educational and administrative facilities, as well as student housing and support services on its campus, in new and rehabilitated buildings.
- Two residential villages composed of 1,400 units in a mix of housing types offer an exceptional quality of life to residents of the island.
- Southern and western portions of the island offer an array of recreational opportunities, including an 18-hole golf course, ball fields, and natural open spaces for hiking and bird watching. There are parks throughout the island for Vallejoans and visitors to enjoy.

Sonoma-Broadway

- A mix of new commercial and office uses complement the existing retail uses along this section of Sonoma Boulevard, taking advantage of the regional connectivity provided by SR 29.
- Kaiser Permanente and Soltrans anchor a cluster of important employers along Broadway, and an enhanced Sereno Transit Center provides easy access for commuters to the area.

RESIDENTIAL NEIGHBORHOODS AND CORRIDORS

Residential Neighborhoods

- The basic land use pattern of Vallejo's residential neighborhoods would be preserved and enhanced.
- Primarily single-family neighborhoods, such as those found most often on the east side of town, would continue to be characterized predominantly by single-family detached homes.

- Central neighborhoods in the more historic parts of town would remain largely characterized by single-family homes; however, the plan would acknowledge and support the current mix of housing types in these neighborhoods, which include some converted duplexes and fourplexes as well as some smaller scale apartment buildings compatible with the traditional residential neighborhood character.

Network of Neighborhood Corridors

- A network of mixed-use corridors connects Vallejo's neighborhoods with key destinations around town, including the downtown/waterfront area and key employment centers.
- The corridors act as neighborhood "main streets," with shops, services, and housing for local residents. As shown on the map, they run along: Central Sonoma Boulevard (from Curtola to Redwood), Springs Road, Solano Avenue, Tennessee Street (west of I-80), Tuolumne Street, Broadway Street, and Sacramento Street (near White Slough).
- The corridors run within a half mile of some of the most densely populated neighborhoods in the city, putting local residents within easy walking and bicycling distance. This development pattern would help create walkable, livable neighborhoods where people do not have to drive if they do not want to.
- Each of these neighborhood corridors is a "complete street," with wide sidewalks, street furniture and trees, bicycle lanes, crosswalks and bus turnouts to make it easy, safe and enjoyable to get around by any mode of transportation.
- The neighborhood corridors not only enhance connectivity within Vallejo but also serve as destinations in their own right. Neighbors meet on their local main street as they run their daily errands or on their way to and from school or work.

Village Centers

- At key intersections along the Neighborhood Corridors – such as the intersection of Sereno Drive and Broadway Street or the intersection of Springs Road and Oakwood Avenue – village centers with shops and services catering to the daily needs of residents act as neighborhood focal points.
- Similarly, village centers at Mini Drive and Sonoma Boulevard, Lemon Street and Sonoma Boulevard, and Magazine Street and Sonoma Boulevard would serve the everyday needs of local residents.

White Slough Mixed Use District

- Mixed-use development fronting the west side of Sonoma Boulevard and Redwood Street, south of White Slough complements existing development in the area and completes the neighborhood corridor connection along Sacramento Street and Redwood Street from the Terrace Park neighborhood to Sonoma Boulevard.
- Closer to White Slough, clustered townhomes provide residents with scenic views and open space for children to play.

GATEWAYS

Cooke Site and Fairgrounds of the Future

- Development on the Cooke site north of Redwood Parkway on the east side of I-80, together with development on the west side of the freeway helps build a connection between several of Vallejo's key regional attractions - the retail center at Gateway Plaza and the existing and planned mixed-use entertainment attractions at the Fairgrounds (known as Solano 360) and Six Flags.
- Attractive commercial-office development on the western portion of the Cooke site is visible from the freeway, and together with other development on both sides of the freeway further north toward Highway 37, strengthens sense of place at this important regional gateway to Vallejo.
- On the eastern portion of the Cooke site, residential development acknowledges the site's natural wetland and topological features, allowing for a mix of housing types that transition to the surrounding single-family neighborhoods.
- On the western side of the freeway, attractive multi-family housing development on vacant and underutilized parcels also contributes to a sense of place.
- Together commercial-office and residential development in this area of the city brings more patrons to the planned restaurant, retail, and entertainment uses on the fairgrounds site, supporting the vision described in the Solano 360 Specific Plan.

Columbus/Callaghan Area

- Land use designations to support and enhance this thriving area of the city amplify its importance as a regional retail and commercial destination.
- Commercial uses in Gateway Plaza encourage development of regional retail and hotel uses.

- A mix of uses on the east side support growth of Solano Community College and help transition from regional mall to the existing single-family neighborhoods.
- Continued growth in this area, including new mixed use development, helps support more frequent transit connections with downtown Vallejo and other areas of the city.
- The Lee site, on the north side of Columbus Parkway, could be the location of a low-rise, well-designed commercial development appropriate to the natural beauty of the surrounding hills. This could include retail, office or hotel development.

Northern Gateway

- Marquee development, attractive architecture and branded wayfinding signal entry into Vallejo at the border with American Canyon.
- Rancho Square Mall at Sonoma Boulevard and Mini Drive is transformed into a mixed-use retail-residential development accommodating a regional bus rapid transit station. Shops and restaurants here cater to local residents, transit users, and visitors passing through on the way to/from Napa.
- Existing retail development in the large triangular area between Sonoma Boulevard and Broadway Street north of Highway 37 is complemented with new commercial-office development, such as a corporate campus or a hotel.

South Vallejo

- The southern portion of Sonoma Boulevard from California State University Maritime Academy (Maritime Academy) to the employment district south of downtown (McLane Street) is a residential corridor, with commercial nodes (i.e. village centers) at Magazine and Lemon Streets to supply neighborhood-oriented retail and services.
- The underlying zoning allows for community gardens and smaller-scale urban farms where local residents can grow fresh, healthy food for their families.
- Greenway along the water provides continuous multi-use trail connecting Maritime Academy with the downtown/central waterfront area and Mare Island, via the Causeway.

CITY OF VALLEJO DRAFT PREFERRED SCENARIO MAP



City of Vallejo: Draft Preferred Scenario Map - Description of Terms
18 November 2015

Designation	General Description
Residential	
Primarily Single Family	Predominately single family detached homes
	Some single family attached townhouses; duplexes; and fourplexes in some areas
	Some small-format stores (e.g. corner stores) in some areas
	May occur in a walkable urban or drivable suburban environment
Mix of Housing Types	Single family detached homes; single family attached townhouses; duplexes; and fourplexes
	Larger multi-unit buildings/developments
	Some small-format stores (e.g. corner stores) in some areas
	May occur in a walkable urban or drivable suburban environment
Mixed Use	
District	Buildings oriented to the street or a pedestrian network
	Cohesive/integrated mix of land uses – either vertical mixed-use and/or integrated with a pedestrian network
	Variety of land uses: retail, office, service, entertainment, residential (townhouses/multi-unit), hotel
	Active ground floors in some areas
	Generally occurs in a walkable urban environment
Central Corridor	Buildings oriented to the street
	Local- and regional-serving uses
	Variety of land uses: retail, service, office, residential (townhouses/multi-unit), hotel
	Active ground floors in some areas
	Generally occurs in a walkable urban environment
Neighborhood Corridor	Buildings oriented to the street
	Local-serving uses
	Variety of land uses: retail, service, office, residential (townhouses/multi-unit), hotel
	Active ground floors in some areas
	Generally occurs in a walkable urban environment

City of Vallejo: Draft Preferred Scenario Map - Description of Terms
18 November 2015

Designation	General Description
Business and Industry	
Commercial/Retail	Retail, service, entertainment, and hotel, including mixed-use buildings Small- to large-format buildings Generally occurs in a drivable suburban environment
Commercial/Office	Retail, service, office, and hotel, including mixed-use buildings Some larger multi-unit residential buildings/developments (up to 25%) Small- to large-format buildings Generally occurs in a drivable suburban environment
Commercial/Light Industry	Retail, service, office, and hotel, including mixed-use buildings Light industrial uses, including research and development, warehouse and distribution, and light manufacturing, that are generally more compatible with more sensitive uses such as residential Small- to large-format buildings Generally occurs in a drivable suburban environment
Industry	Heavy industrial uses that use hazardous materials/substances and/or produce noise, odor, air pollution, traffic, and/or sewage impacts that are generally incompatible with more sensitive uses such as residential Some office, retail, and service, mostly oriented to industrial uses Occurs in a drivable suburban environment
Public Facilities and Open Space	
Public/Institutional	Public and institutional facilities, including schools, libraries, hospitals, community centers, public indoor sports and recreational facilities, and government offices (including police and fire stations)
Open Space	Parks, recreation, wetlands, and preservation areas May occur in a walkable urban or drivable suburban environment



MEMORANDUM
PLANNING DIVISION

DATE: November 23, 2015
TO: Members of the General Plan Working Group, Economic Vitality Commission and Planning Commission
FROM: Mark Hoffheimer, Senior Planner
SUBJECT: Agenda Item 8, Exhibit 1, Attachment A – Correction to the Draft Preferred Scenario Map

The Draft Preferred Scenario Map (Attachment A to Exhibit 1) does not reflect the downzoning of particular areas in the City of Vallejo that occurred in the 1980's and 1990's. The downzoning of certain neighborhoods, which included an associated change in the existing General Plan land use designation, was completed as a result of community input and was not reflected on the 1983 General Plan land use map. As staff has now been made aware of this earlier effort, the proposed Draft Preferred Scenario Map was not updated prior to publication of this GPWG/EVC/PC packet. The draft map will be revised to reflect the accurate and most current General Plan land use designations prior to being considered by the City Council in December. For ease of reference, staff has attached zoning maps to this memo reflecting the areas that were previously downzoned. Those neighborhoods are:

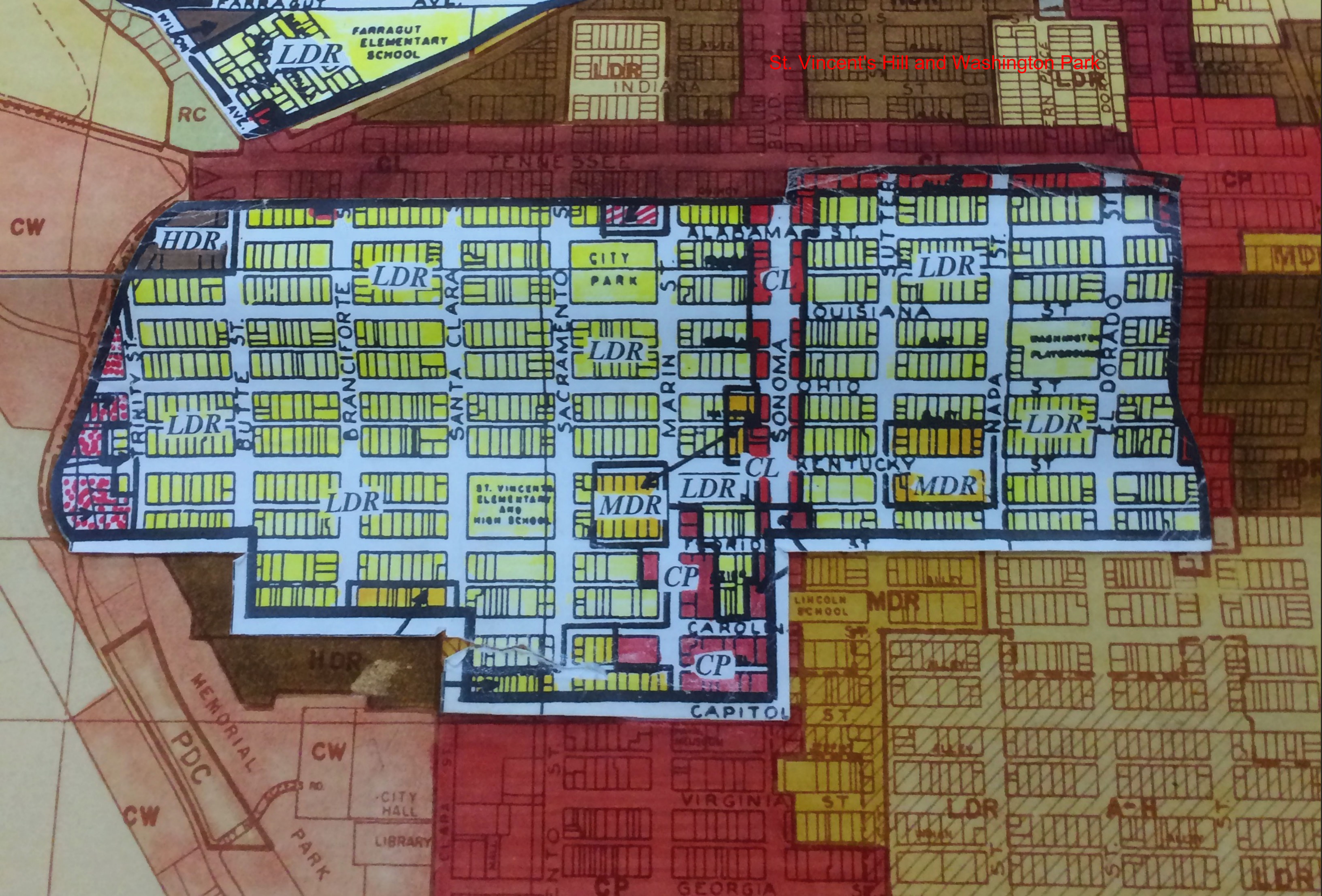


- St. Vincent's Hill
- Washington Park
- Vallejo Heights
- Old City/Heritage District

Staff proposes to designate any neighborhoods shown on the attached maps labelled with a zoning designation of Low-Density Residential (LDR) as "Primarily Single Family" on the Draft Preferred Scenario Map. Any neighborhood or area on the attached maps labelled with a zoning designation of Medium-Density Residential (MDR) is proposed to be designated as "Mix of Housing Types" on the Draft Preferred Scenario Map.

Attachments

St. Vincent's Hill and Washington Park



CW

RC

HDR

LDR

FARRAGUT
ELEMENTARY
SCHOOL

LDR

INDIANA

CITY
PARK

LDR

LDR

LDR

LDR

MDR

ST. VINCENT'S
ELEMENTARY
AND
HIGH SCHOOL

LDR

MDR

CP

CAROLIN

CP

CAPITOL

MEMORIAL
PDC

CW

CITY
HALL

LIBRARY

PARK

CW

CP

GEORGIA

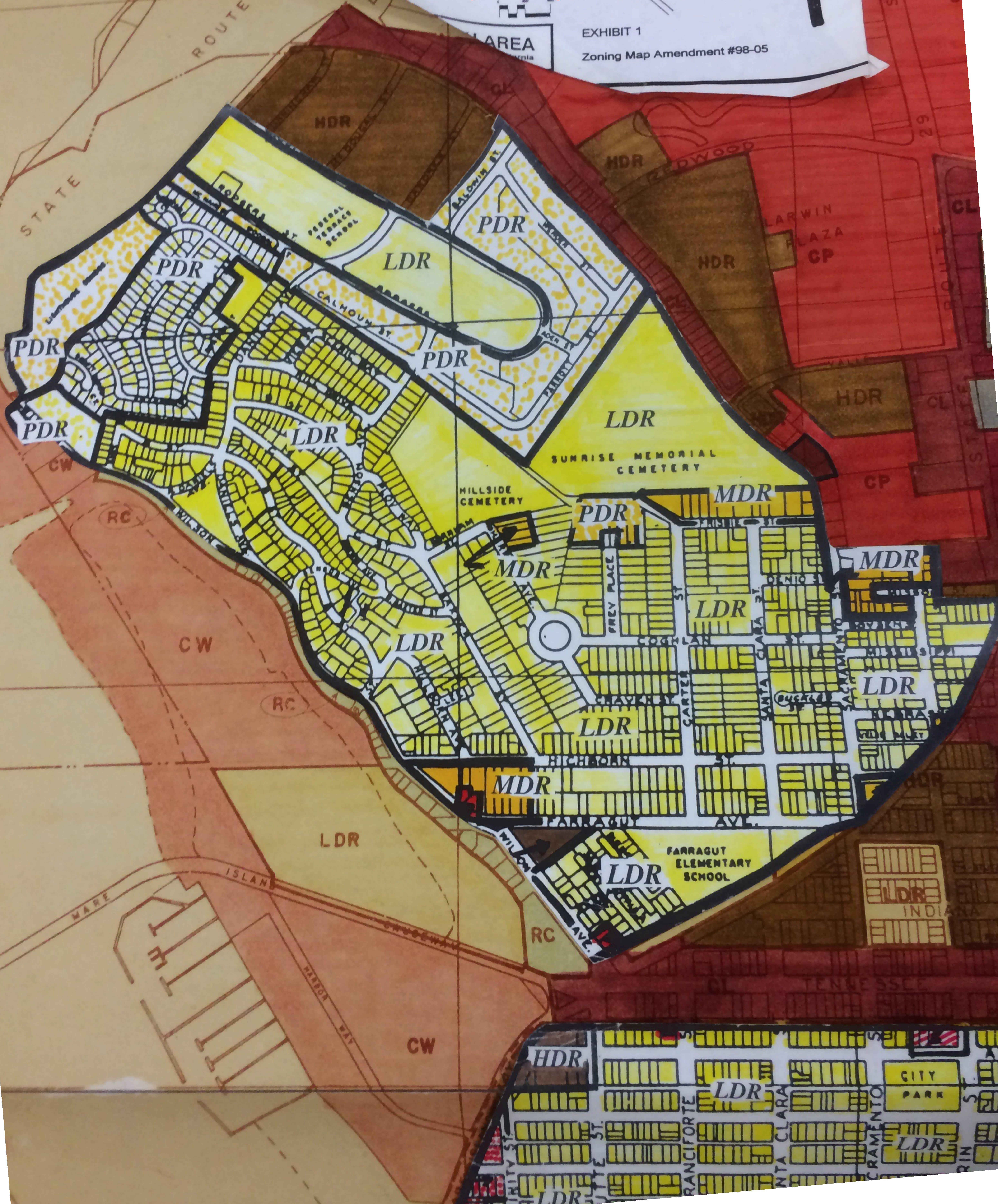
LDR

A-H

LDR

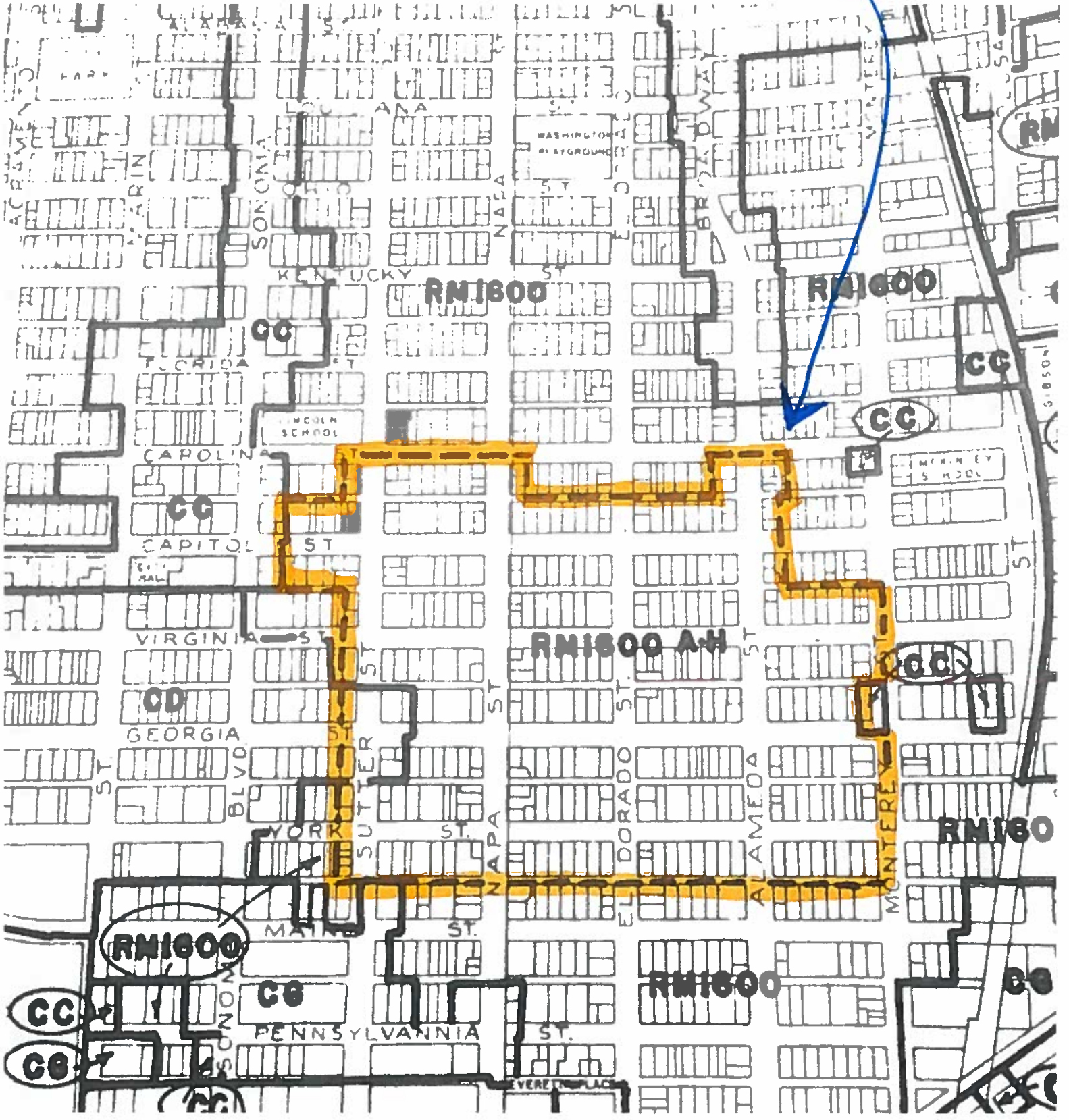
Vallejo Heights

EXHIBIT 1
Zoning Map Amendment #98-05



1980's

HERITAGE DISTRICT
- DOWN ZONE to LDR



A T T A C H M E N T C :
P R E F E R R E D S C E N A R I O
W O R K B O O K





PROPEL  **GENERAL**
VALLEJO **PLAN**
GENERAL PLAN UPDATE



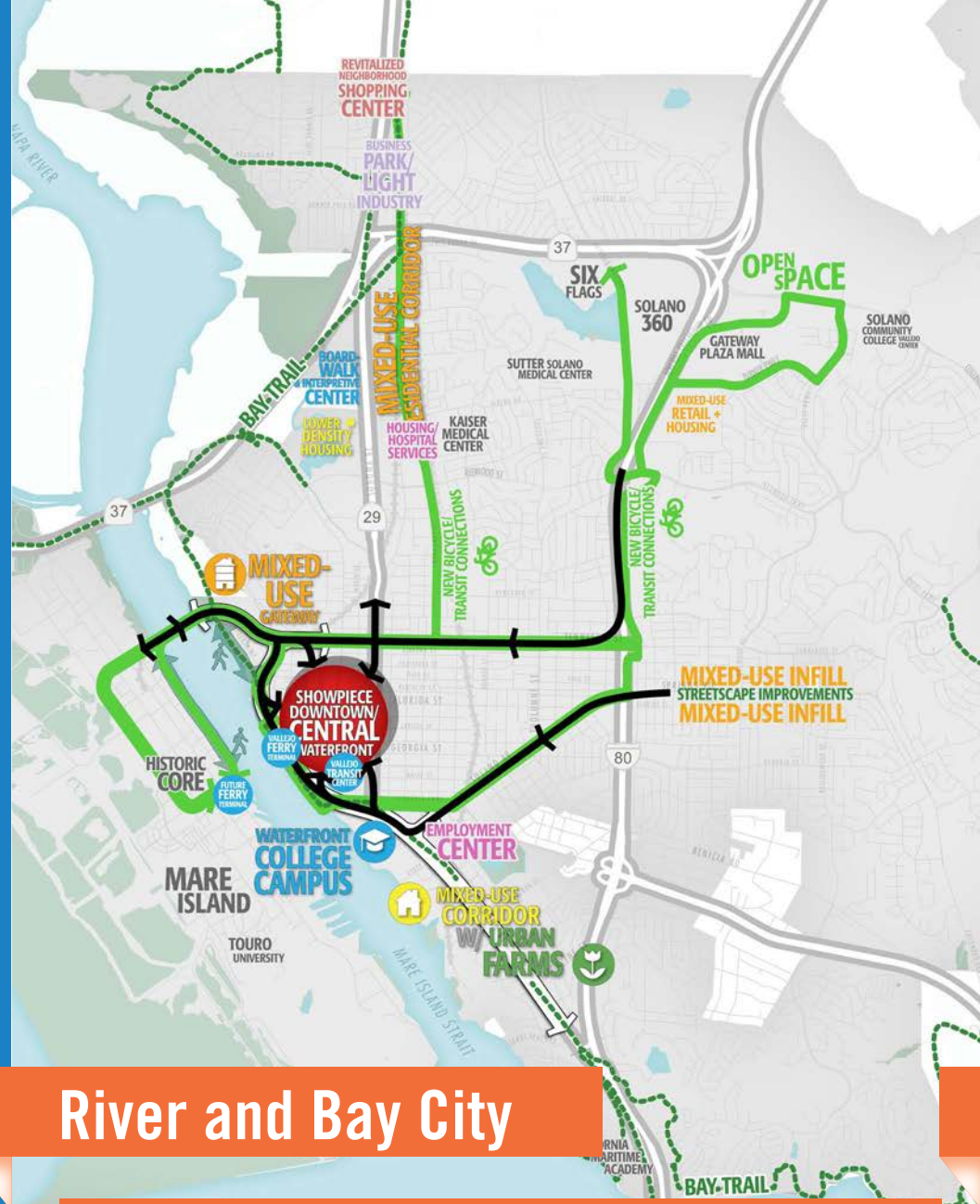
PREFERRED
SCENARIO
WORKBOOK

1 INTRODUCTION

Through a series of community workshops and online activities this past spring, Vallejoans shared their vision for change in key Opportunity Areas in the city. The broad range of ideas generated through that process was distilled into three distinct Future Scenarios, each of which describes a different way that Vallejo could evolve over the next 25 years.

The Future Scenarios are important to the General Plan Update because they allow us to think about the key areas where we want the city to grow and change, as well as different options for land use and intensity that will help us meet our community-wide goals. They also help to identify the different infrastructure projects that would be needed to support future development.

This workbook introduces the three Future Scenarios and compares them in terms of their impact on downtown character, City expenditures/revenues, travel patterns, sustainability, and community health. This comparison is intended to help the community decide which scenario, or combination of components from the scenarios, offers the most benefit. That “Preferred Scenario” – determined with your input today – will serve as the backbone of the updated General Plan.



River and Bay City

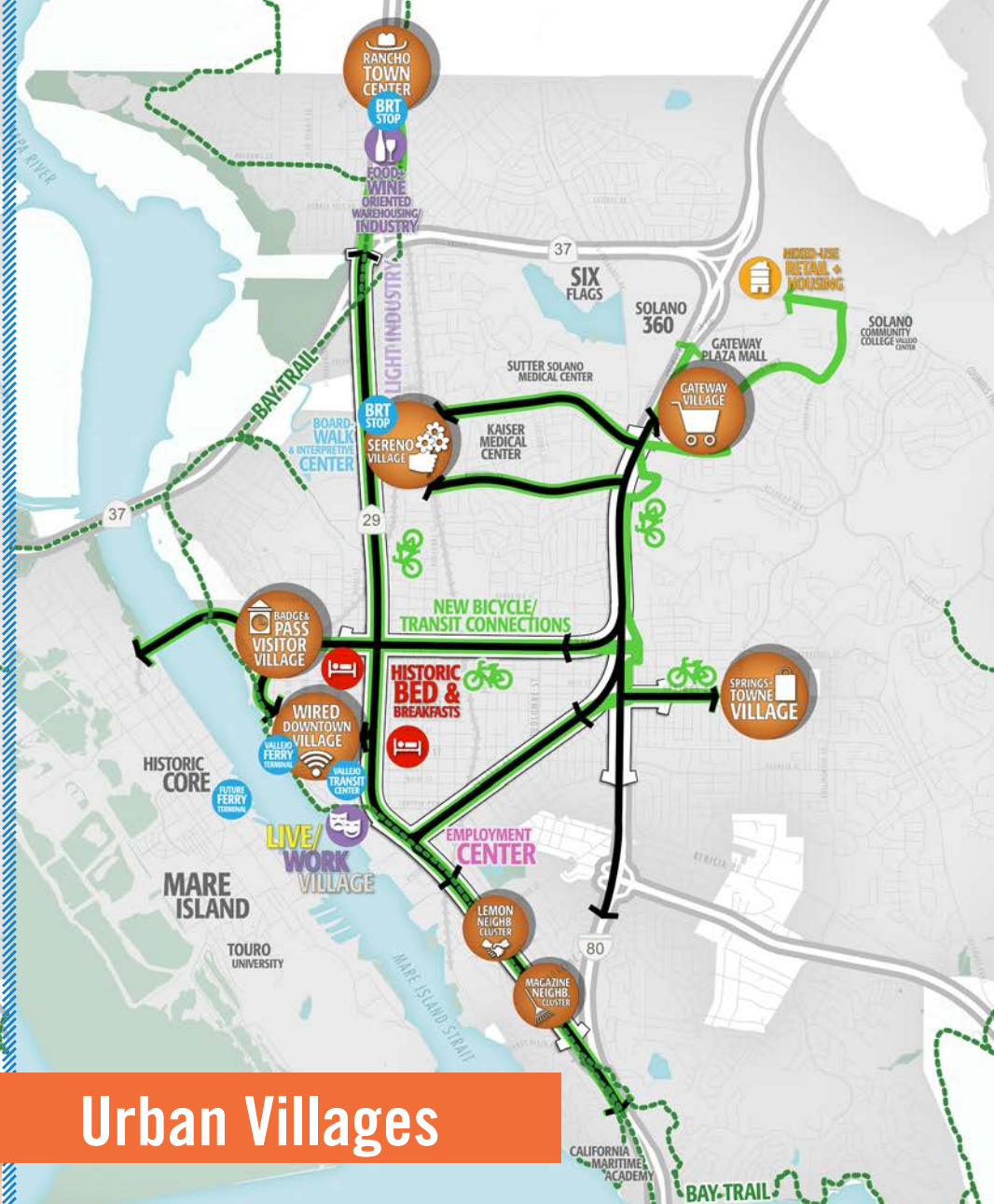
This Scenario envisions Vallejo as a community oriented to the water. A vibrant downtown and waterfront showcase the city's charm, and a renaissance here complements employment, residential and recreational activity on Mare Island to catalyze change in other neighborhoods. New housing and residents downtown and along the central and southern waterfront activate the area day and night, drawing visitors from near and far. A new education campus on the south waterfront consolidates Vallejo as a 21st Century college town.

Comparison of Scenarios	RIVER AND BAY CITY	% CHANGE VS 2015	NEW TOWN CENTER	% CHANGE VS 2015	URBAN VILLAGES	% CHANGE VS 2015
Population	141,200	19%	135,490	14%	132,700	12%
Jobs	56,730	79%	59,015	86%	54,600	72%
Housing Units	52,600	17%	50,265	11%	49,100	9%
Single-family	36,260	8%	35,970	8%	36,015	8%
Multi-family	16,345	40%	14,300	23%	13,100	12%



New Town Center

This Scenario focuses development around regional commercial and entertainment attractions near the freeways to promote a second town center to complement the more residential downtown area. Job growth in the New Town Center near Six Flags and the Fairgrounds, and along Sonoma and Broadway north of Sereno, help establish Vallejo as a regional employment center, with an array of restaurant and entertainment options.



Urban Villages

This Scenario envisions Vallejo as a network of connected villages, each with a distinct character. Focused future development supports thriving neighborhood centers, while direct bus and bicycle connections between them provide safe, easy routes for getting around the city. Vallejo draws on its historic past to accommodate tourists in small-scale, heritage lodging and at a visitor rail station at the Badge & Pass site.

2 DOWNTOWN CHARACTER

The downtown/waterfront area offers a wide range of opportunities to catalyze change in Vallejo. With easy access to ferry and bus connections to the wider region, its walkable street grid, historic buildings, and beautiful scenic vistas this area of the city has so much to offer.

Consider these ideas generated by community members in March as you weigh in on the right balance of uses and development in the downtown-waterfront area.

Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?

River and Bay City

Under this scenario, the downtown-waterfront area would see significant investment and redevelopment to create a vibrant heart of the city, with activities for residents and visitors day and night. Key features would include:



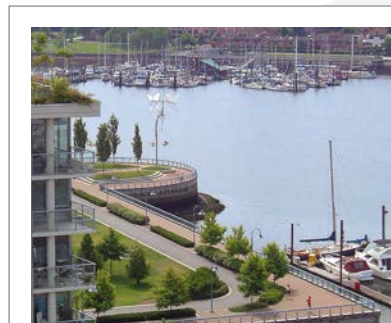
» Market rate condos and town homes for new residents

» A marquee hotel with space for conventions

» A college campus on the south waterfront, with students bringing life downtown day and night

» Restaurants and shops to serve residents and visitors

» A waterfront park and regional tourist attraction



New Town Center

Under this scenario, the downtown area would retain a more traditional feel. New moderate density housing would be built, with shops and services catering to the local residents, and passive recreational opportunities along the waterfront from Tennessee to Curtola.



- » A walkable downtown centered on Georgia and Virginia



- » New infill, mixed-use housing development at moderate densities
- » Historic bed & breakfast accommodations for out-of-town visitors



- » A linear park and multi-use trail along the waterfront from Tennessee to Curtola

Urban Villages

Under this scenario, the downtown-waterfront area would become a creative hub for artists, start-ups and high tech workers. New mixed-use housing would be built, with cafes and restaurants for residents and workers, and recreational opportunities along the waterfront.



- » Free wifi hotspot blanketing the area
- » Wayfinding features to guide walkers and bikers



- » Clubs and theaters - a regional hub for entertainment

- » Work-live units in historic buildings for artists and entrepreneurs



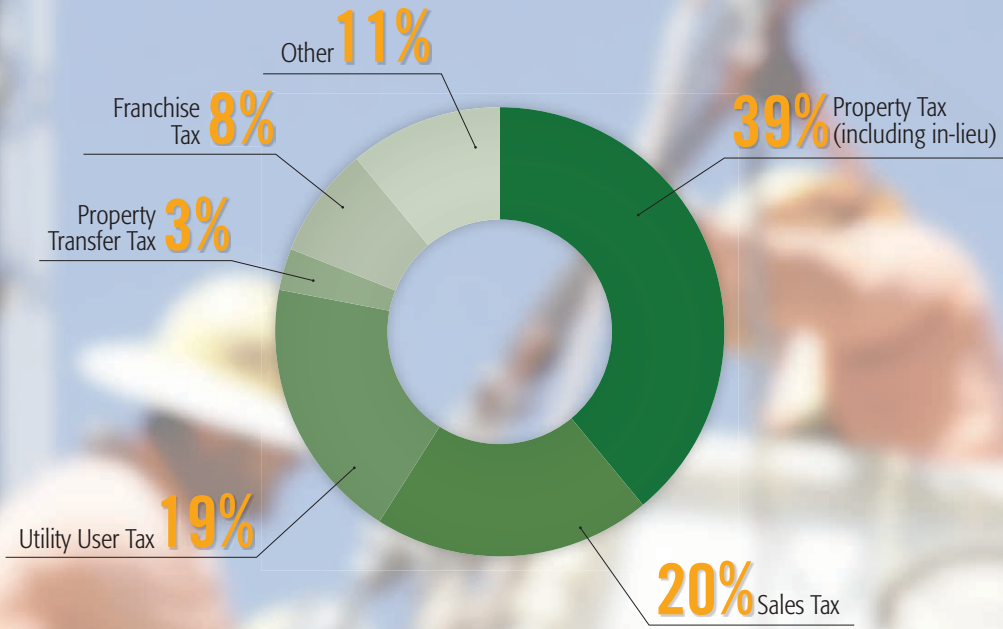
- » Farmers markets, food trucks, and cyclovia: a community living room

3 DEVELOPMENT POTENTIAL

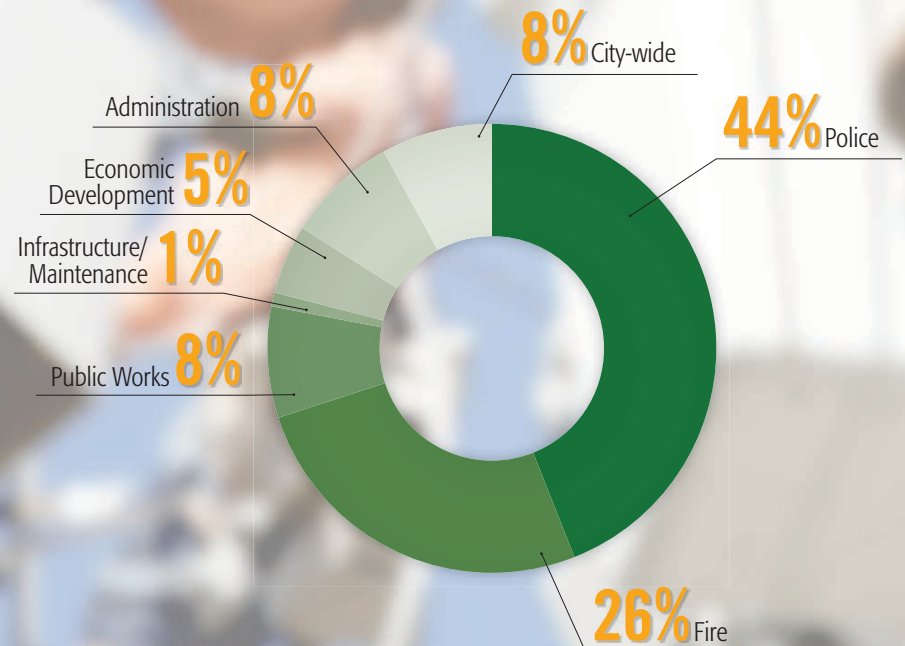
The potential for business attraction, retention, and expansion in Vallejo can support the City government and the overall community in a variety of ways. A portion of sales tax from retail and business-to-business transactions goes directly into the City's General Fund, where it can be used to support services such as law enforcement, fire suppression, and street maintenance. Likewise, investment in real estate that leads to increased property value can also result in higher property tax revenues that support the General Fund. New development also pays a Utility User Tax, and lodging businesses pay an additional Transient Occupancy Tax, which together also fund City services. Perhaps just as importantly, new businesses offer increased job opportunities that put dollars directly in the pockets of employees and thereby increase spending power, and in turn, potential profitability for Vallejo businesses. The location, appearance, and accessibility of business and employment centers is key to creating the synergy that encourages additional enterprises to locate and expand in the city.

Where should we encourage new jobs, single-family housing, and multi-family housing?

City Revenues from New Development



City General Fund Services for New Development



Housing and Job Levels for Each Scenario

	RIVER AND BAY CITY	NEW TOWN CENTER	URBAN VILLAGES
New single-family residential units	2,050	1,800	1,785
New multifamily residential units	4,300	2,250	1,055
New jobs (in commercial space)	10,800	13,100	8,650

Fiscal Impact of Each Scenario

	RIVER AND BAY CITY	NEW TOWN CENTER	URBAN VILLAGES
 Revenue	\$\$\$	\$\$	\$
 Costs	\$\$\$	\$\$	\$
 Net benefit	\$\$	\$\$	\$



Retail and residential uses generate the most revenue. River and Bay City has the most of these uses and Urban Villages has the least.



The cost of providing municipal services, like police and fire protection, water, sewage disposal, and energy are highest for residential uses. As River and Bay City has the most residents, the associated cost to provide services will be highest under this scenario. However, compact development like condos and town homes lowers the cost of delivering municipal services.



All three scenarios would have net benefit for City finances when accounting for revenues and costs.

Urban Villages would be expected to produce a lower benefit than River and Bay City and New Town Center due to a smaller retail component.

4 GETTING AROUND

Land use patterns affect the way we travel. If your home is far from where you work and shop, then driving is probably the most convenient way to get around. But if the grocery store and the dry cleaner are just down the street, walking or biking makes sense. You can save money on gas, you don't have to look for parking, and you might run into friends and neighbors along the way.

Vallejo's future land use pattern will influence how we get around in 2040. We can estimate how many miles Vallejoans are likely to drive each year by calculating the average annual vehicle miles traveled (VMT) for each scenario based on the proposed land use pattern and the type of development. Bringing more jobs to Vallejo will help cut down commutes, while a compact development pattern that puts many destinations in close proximity will encourage walking and biking.

River and Bay City

19,535

ANNUAL
VMT
PER
HOUSEHOLD



Investment in bike lanes, crosswalks, and street furniture are needed to encourage walking and biking. The average cost of a bike lane is about \$100 per linear foot.



A higher concentration of uses downtown means roadways there would be more congested, but would result in fewer trips per household.

What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?



New Town Center

20,500 ANNUAL
VMT
PER
HOUSEHOLD



The estimated cost for a bicycle/pedestrian bridge across I-80 is \$15-20 million.



This scenario would have the greatest overall traffic growth because many people would still need to travel by car to the greater number of jobs. Congestion would increase on Columbus Parkway and Ascot Parkway, but these roadways have sufficient capacity.

Urban Villages

20,675 ANNUAL
VMT
PER
HOUSEHOLD



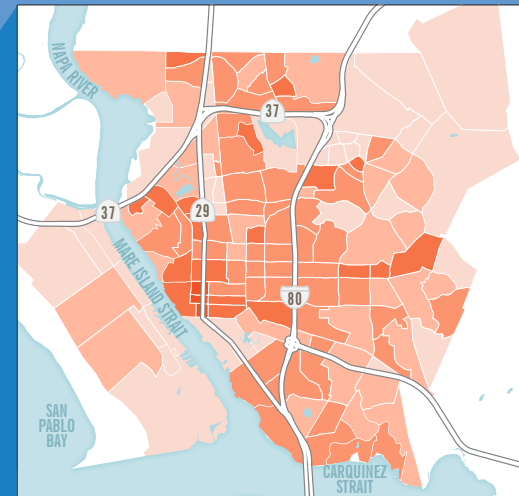
The cost per user of building bike/pedestrian infrastructure is highest in this scenario because a more extensive network is needed.



Greater distances between destinations means this scenario would result in the most driving, but overall traffic and congestion would be lower as there would be less development.



Mapping projected residential density for the scenarios helps with transit planning. A residential density of at least 36 people/acre is needed to support transit service every ten minutes. All three scenarios would support more frequent bus service along key transit corridors. Residential densities would support more frequent bus service along Sonoma Boulevard, Springs Road, Tennessee Street, Broadway Street, Tuolumne Street, Georgia Street, and Amador Street.



PROJECTED
RESIDENTS
PER ACRE

0-3

4-8 9-15

16-35 36+

5 SUSTAINABILITY

One definition of sustainability is ensuring that our actions now do not compromise the ability of future generations to enjoy the same options that we have today. Sustainable land use planning relies not only on preserving and protecting natural and historic resources and conserving water and energy, but also on offering opportunities for meaningful employment and social interaction. When residents and business owners are engaged in the community, they have a stake in its future and an opportunity to contribute and help it thrive.

Closely associated with sustainability are the concepts of adaptation and resilience, which involve being able to plan for, respond to, and recover from natural events like earthquakes and service upsets such as power outages. Vallejo will also need to plan for the potential effects of a changing climate through such actions as protecting shoreline assets from projected sea level rise, keeping homes and businesses away from creeks that may flood, and making sure that sidewalks and public spaces offer shade on what are expected to be more and increasingly hot days.

What actions should we take to make Vallejo a more sustainable community?

Criteria for Evaluating Sustainability

Land uses patterns have the potential to create a more sustainable community. The following criteria* are important in evaluating whether a land use Scenario contributes to sustainability.

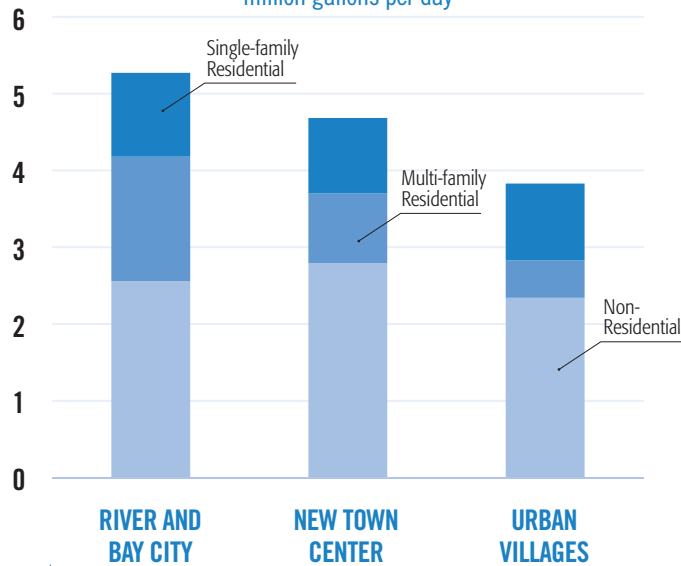
- 1 Promotes mixed-use, higher density development near transit nodes
- 2 Locates as many activities as possible within easy walking distance of transit stops
- 3 Provides a diversity of housing types to enable community members from a wide range of economic levels and age groups to live within its boundaries
- 4 Establishes an improved jobs/housing balance to reduce the need for long-distance travel from residences to places of work
- 5 Includes businesses that provide a range of job types for community residents
- 6 Establishes a safe network of sidewalks, pedestrian, and bicycle paths and related facilities
- 7 Supports a convenient, attractive, and comprehensive transit system
- 8 Promotes energy and water conservation and the increased use of renewable energy

*Adapted from Ahwahnee Principles for Resource-Efficient Communities (Local Government Commission, 1991) and City of Vallejo Climate Action Plan (adopted 2012), which seeks to make the community more sustainable by reducing greenhouse gas emissions, adapting to climate change, and improving economic, environmental, and physical health.



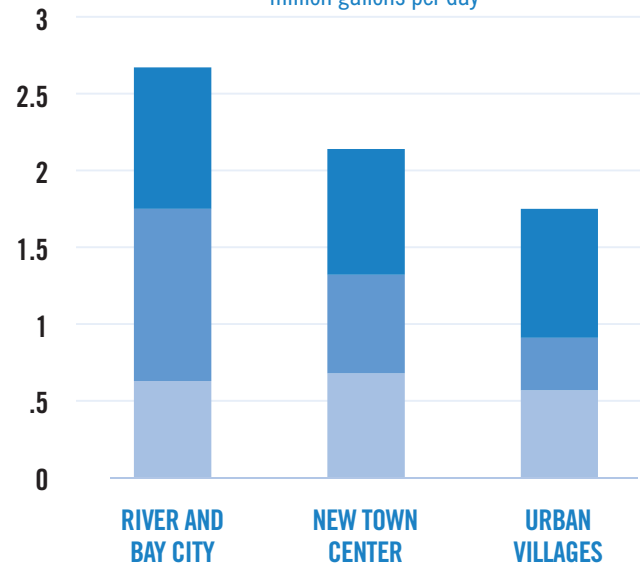
Projected Water Demand in 2040

million gallons per day



Projected Wastewater Generation in 2040

million gallons per day



Vallejo is projected to have more than enough water supply and wastewater treatment to satisfy future demand under all three scenarios in 2040.

Water Demand Criteria

Single-family Residential	387 gpd*/unit
Multi-family Residential	345 gpd/unit
Commercial, Industrial, Institutional, Landscaping, Government, and Recreational	102 gpd/employee

Wastewater Demand Criteria

Single-family Residential	31 gpd/unit
Multi-family Residential	42 gpd/unit
Commercial, Industrial, Institutional, Landscaping, Government, and Recreational	25 gpd/employee

Residential uses consume more water and generate more wastewater than non-residential uses.

Multi-family homes consume slightly less water per household than single-family homes, although they tend to generate more wastewater.

*gallons per day



Vallejo community members help make funding decisions at a Participatory Budgeting meeting.



Workers clear damage from 2014 South Napa Earthquake. (Source: USA Today)



Green spaces reduce the heat island effect.

6 COMMUNITY HEALTH

Community health is influenced by a variety of factors, such as how easily, conveniently, and safely community members can walk and ride to daily destinations, obtain fresh fruits and vegetables, enjoy parks, open spaces, and scenic vistas, and access medical, social, and mental health services. In turn, these opportunities are linked to land use and development patterns – not just because of distances between homes and jobs, shopping, and services, but also because of barriers like fenced areas, dead end streets, missing sidewalks, or unpleasant surroundings that cause people not to walk or bike.

Abundant and safe places for children to play, attractive public gathering places, welcoming streets and nighttime environments, community events and gardens, neighborhood associations, and personal interaction are all components that contribute to a healthy community.

What land use features would contribute to a healthier Vallejo?

Public Park Service Areas



Source: US Forest Service



Community gardens like this one on Mare Island offer meaningful, community building activities for all ages.



Fresh fruits and vegetables are a colorful, attractive sign of a healthy community.

Criteria for Evaluating Community Health

Land use patterns have the potential to create a healthier community. The following criteria are important in evaluating whether a land use scenario supports community health

- | | |
|---|---|
| 1 Provides safe bicycling connections between housing/jobs/shopping/recreation | 5 Provides a full-service grocery store within one mile of residents |
| 2 Provides safe walking connections between housing/jobs/shopping/recreation | 6 Accommodates community gardens within one mile of residents |
| 3 Provides parks/open space within 0.5 miles of residents | 7 Facilitates improved bus transportation to grocery shopping and medical services |
| 4 Improves public access to the waterfront | 8 Provides places and social space for civic engagement |



Access to convenient transit service is a key to people feeling like an important part of the community.



Broken or missing sidewalks can isolate neighborhoods and their residents.



PROPEL  **GENERAL**
VALLEJO **PLAN**
GENERAL PLAN UPDATE

ATTACHMENT D:
SUMMARY OF
RECURRING THEMES FROM
COMMUNITY OUTREACH



SUMMARY OF RECURRING THEMES FROM COMMUNITY OUTREACH

Between September and October of 2015, Propel Vallejo held a variety of outreach activities to solicit community input on three distinct Future Scenarios, each describing a different way in which Vallejo could evolve over the next 25 years. The input gathered at these events has been used to develop a Preferred Scenario that will serve as the foundation of the updated General Plan and Land Use Map.

To promote the outreach activities City staff used a variety of methods, including newspaper ads, door hangers in residential neighborhoods, postcards, social media posts to Nextdoor and Facebook, the Propel Vallejo website and City website, email announcements to the City's 8,000 + person mailing list, targeted phone calls to community leaders and organizations, and a blog post on the City Manager's bi-weekly update. Approximately 326 community members participated in the outreach activities which included three workshops, an online activity, and three community events. A brief summary of each outreach activity and feedback is included below. A complete summary and full record of content generated by community members is available under separate cover.

Community Workshops

In order to gather community input to inform the Draft Preferred Scenario, three community workshops were held at the following locations in September and October of 2015. Approximately 87 members participated in the community workshops.

- Wardlaw Elementary (Wednesday, September 30, 6:00-8:30 pm), 30 participants
- Florence Douglas Senior Center (Thursday, October 8, 6:00-8:30 pm), 38 participants
- Norman King Community Center (Saturday, October 10, 10:00 am-12:00 pm), 19 participants

During each workshop, participants were divided into small groups for a focused discussion on five topic areas, including Downtown Character, Development Potential, Getting Around, Sustainability, and Community Health. Each table had one facilitator, a large format map showing the three scenarios, and worksheets to record the group's ideas. With facilitators guiding the discussion, participants were asked a series of questions related to each of the five topic areas. Throughout the discussion participants were encouraged to mark up the map with changes they wished to see, and the facilitators recorded reasons for the changes on the worksheets provided. Following the small group activity, each group selected one presenter to summarize their discussion to the full audience of workshop participants

Online Engagement

To engage people who may not have been able to attend one of the three community workshops in person, the City hosted an online forum via Open City Hall, a software platform the City uses to survey Vallejoans on a range of topics and initiatives. The online forum offered participants the opportunity to complete an exercise that mimicked the Preferred Scenario breakout activity at the workshops. Consisting of five survey questions and a digital version of the Future Scenario map, participants addressed five topic areas, including Downtown Character, Development Potential, Getting Around, Sustainability, and Community Health. A text box at the end of each section provided space for participant responses. In total, 191 individuals participated in the online forum, which ran from September 25, 2015 through October 15, 2015.

Community Outreach

In addition to the community workshops and online activity, City staff hosted a General Plan Update table at the following community events to publicize workshops and gather input directly from community members on a Preferred Scenario.

- Vallejo Farmers' Market, Saturday, October 3, 2015 (Downtown)
- Waterfront Festival, Sunday, October 4, 2015(Downtown/Waterfront)
- St. Catherine of Sienna Roman Catholic Church, Sunday, October 11, 2015
(3460 Tennessee St / 8:00 – 12:00)

As community members visited the table they were greeted by staff and encouraged to review the Future Scenario maps on display. Staff then explained the nuances of each Preferred Scenario using the map a visual guide. Following this, participants were invited to place a sticker on the map of the scenario they liked best or highlight a particular feature that resonated with them. In addition to the map oriented exercise, participants were asked to fill out a comment card asking which of the three scenarios they preferred best, and what features they would like to add or change to make a Preferred Scenario. Over the course of the three community events, approximately 32 individual comment cards were completed and 103 stickers were placed on the Preferred Scenario maps.

Recurring Themes

A range of ideas were shared by participants during the community outreach activities, however, a number of common themes clearly emerged including:

- Establishing downtown and the waterfront as a vibrant district and a focus of local life and a regional tourist attraction
- Recognizing, preserving and enhancing the historic character of Downtown and Mare Island
- Focusing a mix of different uses Downtown to attract locals and tourists
- Creating a ribbon of parks and recreational opportunities along the Waterfront on both sides of Mare Island Strait, providing both passive recreation and places for community gathering and celebration
- Creating “village centers” and neighborhood “main streets” that serve as neighborhood focal points with shops and services catering to daily needs.
- Cultivating good jobs for local residents, particularly in the downtown area, on Mare Island, and along the Sonoma-Broadway corridor.
- Expanding and improving the pedestrian network throughout the city
- Recognizing and preserving Vellejo’s openspace and marshlands as a natural asset
- Enhancing the urban landscape with lighting, street furniture, trees, and art installations
- Fostering the creation of urban farms and gardens to improve access to healthy food options

ATTACHMENT E
PREFERRED SCENARIO
COMMUNITY OUTREACH REPORT

PREFERRED SCENARIO COMMUNITY OUTREACH REPORT

In September and October of 2015, Propel Vallejo held a variety of outreach activities to solicit community input on three distinct Future Scenarios, each describing a different way in which Vallejo could evolve over the next 25 years. The input gathered at these events will be used to develop a Draft Preferred Scenario that will serve as the foundation of the updated General Plan and Land Use Map.

This report includes summaries of the community workshops, online forum, community outreach, and written submittals arranged in the following sections:

1. Community Workshops
2. Online Engagement
3. Other Community Outreach
4. Written Submittals

Each section contains a summary of the activity and the original community input. The Community Workshop sections contain subsections for each event, including a specific summary and community input.

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PREFERRED SCENARIO COMMUNITY OUTREACH REPORT

1. Community Workshops
2. Online Engagement
3. Other Community Outreach
4. Written Submittals

COMMUNITY WORKSHOP SERIES SUMMARY

INTRODUCTION

In September, 2015, the Propel Vallejo team conducted a series of three workshops around the city. The workshops were held to solicit the community's feedback on a Preferred Scenario to serve as the backbone of the General Plan and Land Use Map. The three workshops were held at different times and locations to reach as wide an audience as possible.

Each workshop began with a welcome from City staff and a brief presentation on the project, the schedule and the process for updating the General Plan, but the main part of the agenda was given over to facilitated small group discussions in which participants selected the best features from the three Future Scenarios and combined them to create a Preferred Scenario. At the end of each workshop, a representative of each group reported back to the full audience of participants to share their ideas.

Workshops were held at the following locations:

- Wardlaw Elementary (Wednesday, September 30, 6:00-8:30 pm)
- Florence Douglas Senior Center (Thursday, October 8, 6:00-8:30 pm)
- Norman King Community Center (Saturday, October 10, 10:00 am-12:00 pm)

To raise awareness in the community and promote the workshops, the following methods were used:

- Newspaper ads
- Door hangers in residential neighborhoods
- Post cards
- Posts to social media (Facebook and Nextdoor)
- Propel Vallejo website
- City website
- Email announcements to the City's 8,000+ person mailing list
- Blog item in the City Manager's bi-weekly update
- Targeted follow-up phone calls to key community leaders and organizations including faith-based groups, service agencies and civic associations

WORKSHOP #1 - WARDLAW ELEMENTARY SCHOOL

Wednesday September 30, 2015

6:00 – 8:30 PM

The first of three of the Propel Vallejo General Plan Update – Preferred Scenario workshops was held on Wednesday, September 30th, 2015 at 6:00 pm at Wardlaw Elementary, with approximately 30 members of the public attending. The three workshops were held to solicit feedback that will provide direction on a Preferred Scenario to serve as the backbone of the General Plan and Land Use Map. This summary provides a recap of the meeting and a summary of the public input received.

PRESENTATION

Community members were greeted by the City, General Plan Working Group members and PlaceWorks staff, and were encouraged to view the display boards that summarize each element of the General Plan’s Guiding Principles, and the project schedule. Each community member was given a workbook that described the preferred scenarios and guiding questions for discussion.

Charlie Knox of PlaceWorks, consultant to the City of Vallejo, made a presentation to participants including an overview of the project’s activities to date, current status and next steps; and answering questions from the audience. Charlie explained that the focus of the current phase of the project is to combine elements from each of the three scenarios in a way that describes a vision for the kind of community Vallejoans want in 2040, called the Preferred Scenario. The Preferred Scenario will serve as the backbone of the General Plan and Land Use Map. The first scenario, River and Bay City, envisions Vallejo as a community oriented to the water. The New Town Center scenario focuses development around regional commercial and entertainment attractions near the freeways to promote a second town center to complement the more residential downtown area. The Urban Villages scenario envisions Vallejo as a network of connected villages, each with a distinct character. The presentation is available at <http://propelvallejo.com/wp-content/uploads/2015/10/PreferredScenarioWorkshop-20150930.pdf>

SMALL GROUP ACTIVITY

Following the presentation, participants broke into six small groups for focused discussion on five topic areas, including Downtown Character, Development Potential, Getting Around, Sustainability, and Community Health. Each table had one facilitator, a large format map showing the three scenarios, and worksheets to record the group’s ideas. The facilitators guided participants through the discussion and participants were encouraged to mark up the map with changes they wished to see. The facilitators recorded reasons for the changes on the worksheets provided.

REPORTS BACK

Following the small group activity, each group selected a representative to summarize their discussions to the full audience of workshop participants. Many groups reported similar interests in focusing community life downtown, revitalizing the waterfront, and encouraging job growth with small, local businesses that build on the existing character and diversity of the community. Enhancing transportation and pedestrian connections to Mare Island and from downtown to residential neighborhoods was also a common theme reported. Finally, creating community gardens and inviting public spaces were reported as ways to support sustainability and community health in Vallejo.

The following statements from the groups illustrate the range of common themes and unique ideas the groups discussed. Worksheets and table maps with full details of each group's ideas are included in the appendix to this meeting summary.

Downtown Character

- Maintained/restore historic homes
- Emphasize multiculturalism
- Avoid chains downtown, create artist spaces
- Focus on making Mare Island a destination

Development Potential

- Make Springstowne corridor like Santana Row, revitalizing underutilized strip malls with a mix of uses
- With a concentration of new job growth downtown and on Mare Island, take steps to preserve the charming residential character of Tennessee Street between Tuolumme and I-80.
- Use old General Mills site and SE edge of Mare Island for museums and vocational training
- Encourage workforce development in Country Club Crest
- Locate jobs near Fairgrounds and New Town Center because of easy access from the freeway

Getting Around

- Springs/Solano corridor should be rich with transit due to its retail character
- Create activity nodes around Highway 29 with walkable areas and grocery
- Become a regional transportation hub – ferry, extend BART, in-town BRT
- Focus transportation and streetscape improvements on Georgia, develop a trolley line

- Connect Mare Island with downtown via water taxi

Sustainability

- Upgrade energy efficiency as housing stock is improved
- Minimize impacts from industrial uses
- Create more bike paths and an education program for community members to easily get around
- Expand existing network of electric car charging stations

Community Health

- Eliminate food deserts
- Make streets pedestrian friendly, including landscaping
- Provide solutions to decrease downtown homeless population
- Beautify waterfront to make it a comfortable recreation space

Telle 1/2

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community? *Yes*

What mix of land uses do you want to see downtown and on the waterfront?

Maintained/
restored
historic homes

MUSEUMS &
coffee houses

Emphasizing multiculturalism

Mixed use, mixed income -
second units

Connections to Mare Island -
water taxis, promenades

Expand university uses -
steady jobs despite the market

reusing
existing
buildings
downtown

Avoid chains in downtown

Flexible uses for unusual purposes

Table 1/2



2

DEVELOPMENT POTENTIAL

Where should we encourage new jobs, single-family housing, and multi-family housing?

Community devt,
workforce devt'
in Country Club Crest

Springstowne → Santana Row -
taking vacant shopping centers
and revitalizing w/ mix of uses

Old General Mills + SE edge of
M.I. for museums + vocational
training

Second unit concept applies
to retail/commil/Industrial in
a fashion similar to housing
for clubs/startups/etc

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

Connections to East Vallejo

Springstowne/Solano corridor should be rich w/ transit due to its retail character

Can't reach basic amenities or by walking

Regional Transportation Hub

Become Commercial to Train to Napa

Activity Nodes around 29 w/ walkable areas + grocery

Sweep bike lanes so they can be better utilized

Extending BART - light rail w/i town

Regional ferry BRT to Benicia, Vallejo, Martinez Ferry to Marin



4 SUSTAINABILITY

What actions should we take to make Vallejo a more sustainable community?

- Upgrade energy efficiency as housing stock is upgraded
 - ↳ insulation
- Street trees
- Solar → jobs
- Minimize impacts from industrial uses ie Orcem
- Harvest the existing bounty
- Train youth through gardening
- Greywater policies

Table 1/2

5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?

Fast emergency response to Kaiser/Sutter

Senior Hsg

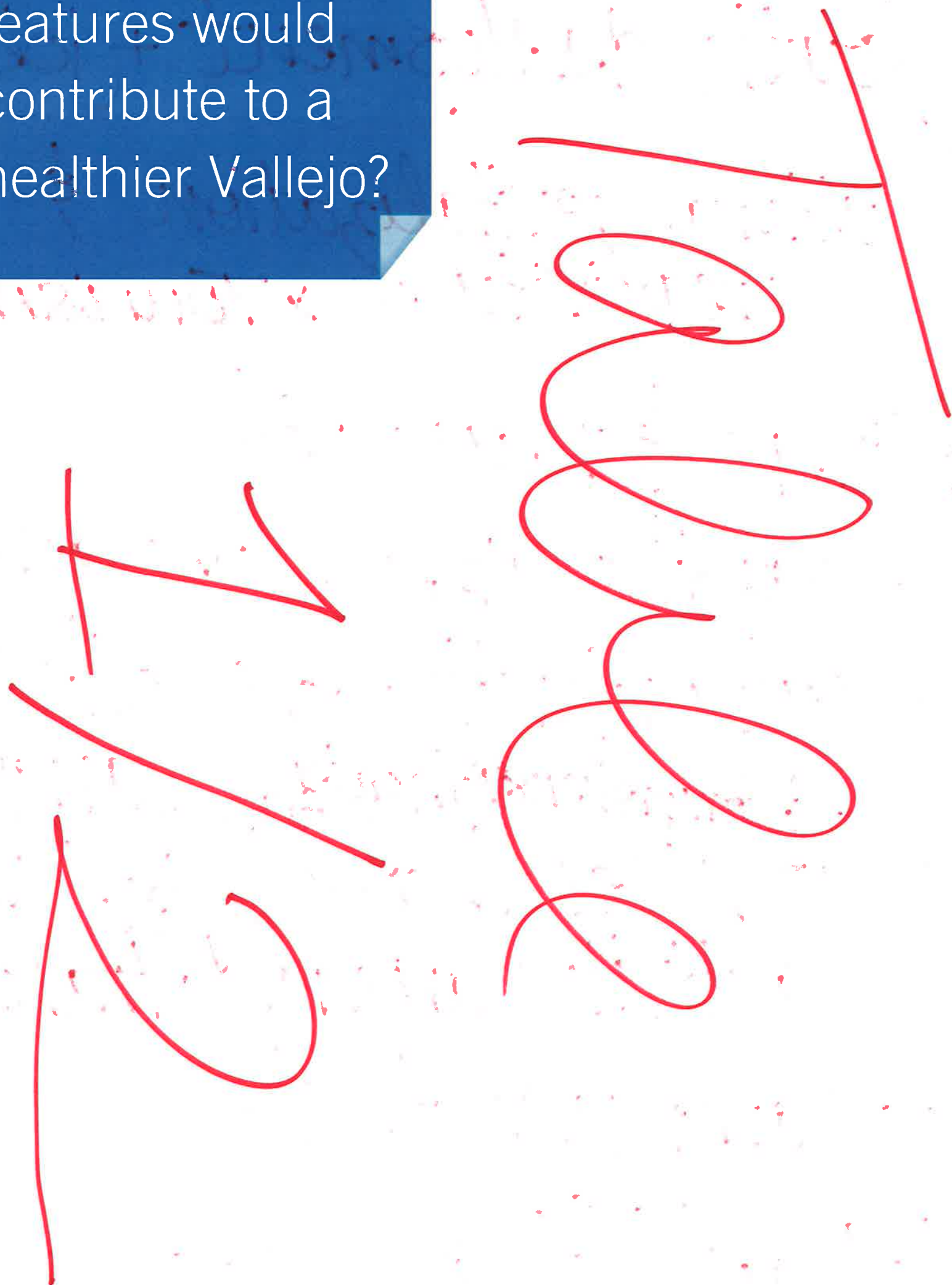
Eliminate food deserts

Make streets pedestrian-friendly, including landscaping

5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?



#18

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?

YORK

- MAYLET RATE CANNOTS ON YORK PARKING LOTS
- KEEP VETERANS PARK AS OPEN SPACE AND EXTENDS OPEN SPACE ALL THE WAY TO CHA.

• MIX OF HOUSING + INCOME TYPES

~~CONVENTS~~ DOWNTOWN SMALL SCALE + CHARMING.

• HOTEL ON POST OFFICE SITE

• INTERNET ACCESS / FIBER NETWORK AS A PUBLIC UTIL

• SMALLER HOTELS + B&B'S DOWNTOWN BUT NEW HOTEL + CONDO ON CENTER GOES NORTH FRONT ST

• MICRO-BROWDERY CULTURE - BUILD IT UP WITH PUBS ON BOTH SIDES OF THE STREET. MAKE ISLAND AND ALLEYWAY.

• KEEP HISTORIC QUALITY BUT REPURPOSE BUILDINGS

2 DEVELOPMENT POTENTIAL



Where should we encourage new jobs, single-family housing, and multi-family housing?

- SPRINGUS RD + SOUTH VALLEJO ARE INHERENTLY UNKICKABLE NEIGHBORHOODS.
BUILD ON THIS WITH PEDESTRIAN BILE INFRASTRUCTURE + TREES. NEEDS A CAFE CULTURE

- KEEP TENNESSEE A RESIDENTIAL STREET MAINTAIN IT'S CHARMING RESIDENTIAL LITERATURE. TREES + ROAD DIET. LIKE SOLANO AVE IN ALBANY.

- LIBRARY BRANCH, GROCERY STORE, BALLING ALLEY, CINEMA — SOUTH VALLEJO NEEDS A COMMUNITY FOCUS.

↳ MORE HOUSING TO SUPPORT THESE USES.

↳ LATE PHASE DEVELOPMENT.

- FOOD + WINE OR WOODEN INDUSTRY IN NONSTATION CURRENTLY SITE.

- SUPPORT SECOND VILLAGE BR/TOP DEVELOPMENT OFF SONOMA NEAR KAISER.

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

- WATER TAXIS ACROSS THE STRAIT.
- WINE TRAIN STOP AT BRIDGE + PASS - VISITOR PAUL TOP
- TRANSIT CONNECTIONS TO THE NEIGHBORHOODS.
- REDUCE BUS SIZE SO SMALLER BUSES GET IN/THROUGH NEIGHBORHOODS MORE EASILY.
- STRONG URBAN DOWNTOWN TO ENCOURAGE WALKING AND BIKING WITH MANY USES IN CLOSE PROXIMITY.
- COMBINE STRONG DOWNTOWN + URBAN VILLAGES W/ OPEN SPACE ON WATERFRONT = WORKING CLASS CARTEL.
- BICYCLE INFRASTRUCTURE + BIKE BOULEVARDS THAT FOLLOW EASY TOULAIN (EX MARIN BIKE BLVD).

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?

Yes

collesee
 downtown campus
 mixed connection
 More Market rate housing
 More employment
 More Recreational +
 Tourism-oriented str.
 ENCOURAGE THE FERRY Traffic
 - our jewel
 our gem w/ Linkage
 to NIMN
 Valley.

- concentrated on water
- Plays to our **UNIQUE** strengths
- Distinctive
- could have B & Bs from scenario 2.

- Mixed use downtown
- Commercial
- retail
- hotel
- restaurants

- disperse low income housing

Reuse City owned Victorian - W. Nelson and/or B.B.

2 DEVELOPMENT POTENTIAL



Where should we encourage new jobs, single-family housing, and multi-family housing?

• Jobs — Mare Island

• Wine Industry Gateway @ 29 + 37 NT

• Investigate Reactivating RRR to accommodate "Short" Rail service

• Water taxi Ferry from Ferry Bluffs ^{W. Vallejo} ~~to Napa~~ to NAPA — up NAPA River

• New MKT Rate housing • downtown + Water front.

• possibly med. density near universities
• mixed use medium density housing above in waterfront

• More infill dev. w/ existing dev. footprint. (mixed use)

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

INfill + Revitalize
existing neighborhood

- Pot hole + Rd repair
- bike lanes

- trees
- traffic Calming/
Complete Streets

4 SUSTAINABILITY



What actions should we take to make Vallejo a more sustainable community?

• Trees

• Community Gardens

• Local Jobs + Training

• bike paths + walkways.

• Walkability

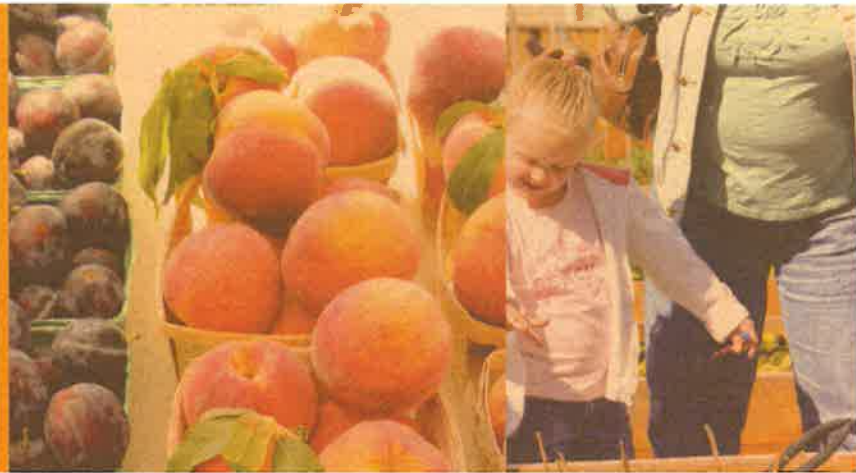
• eyes on the street

• Energy Rehab Programs

• Enhance program incentives for Renewable energy

•

5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?

- Create safe, scenic walkable neighborhoods
- Plant trees
- Community gardens
- Rec facilities for swimming, tennis, sports club, rec center in W. S. + North Vallejo
- Downtown swimming pool - by Marina
- Maritime Academy opens pool to public in Sanner
- More local jobs,
- More training, education + mentorship

River & Bay

1 DOWNTOWN CHARACTER



R & B CITY

Should the downtown-waterfront area be the primary focus of the community?

Ferry Access
Water Taxi

What mix of land uses do you want to see downtown and on the waterfront?

Competitive Advantage HISTORY

Vp's UNIQUE CHARACTER
FIBER OPTIC - utilize
Along Marin St.

[Tech Co. @ old Flour Mill] - not cement factory

more focus: energy, resources people

Housing, but not necessarily hi-end & on east side OF M.I. Way

Fill in gap b/w water & downtown
Encourage mixed use 2-3 stories

Add: B & B concepts from New Town Ctr

Riverboat Hotel
Small Convention Center
Permanent Farmer's market
redevelop area with high-rise housing - ?

Artist Space, lofts, tier work-live
community gathering spots - Masciotti's

market the city's charm internally and regionally

- Symphony ex. support yacht club

2 DEVELOPMENT POTENTIAL



Where should we encourage new jobs, single-family housing, and multi-family housing?

Retail/
Commercial @
Badge & Pass site -
"The Brickyard"

Complement development happening on M. Isl.

larger retail at 80/ Columbus

will happen on its own - smaller
don't incentivize - detriment to downtown

— .. —

more jobs in school system, police dept

↳ hi-tech → S. waterfront
(fiber optic)

wine tourism n. end

tourism/info @ ferry terminal

craft industries like M.I. Brewery

— .. —

Housing: Capitalize on affordability:

focus on young people and Seniors

disperse below-market rate / subsidized
housing

small business incubation

then growth capacity on M. Isl.

(2011 Maine)

Support yacht clubs

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

more activity
along Springs Rd.
more walkable
water taxis
across / up & down
Strait

higher-frequency bus service

fill in sidewalk gaps

biker routes, eg. S. Vallejo to Gateway Plaza

↳ from CMA to Downtown

linear path along water

— .. —

ferrries to OAK, MAMN (saus.) ^{Angel Isl.}

take advantage of ^{ferry} boats idle @ maintenance facility

improve pavement condition

Pedicabs or horse drawn carriages
d'town — M. Isl.

4 SUSTAINABILITY



What actions should we take to make Vallejo a more sustainable community?

no cement factory

use historic post/resources to serve as a guide for how land uses & community can be linked

Support clean-fuel and other emerging technologies
eg driverless cars

increase tree canopy

Smart

"malders movement"
design school

Use spaces across the city —
pocket revitalization

5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?

Safe routes to parks

grocery store in S Vallejo
outdoor exercise spaces
Community centres/youth (survey teenagers)
Sport complexes

more bike routes

improve Wilson Park
" overpass to L. Dalwigk

more community gardens

help organize ongoing grassroots efforts

permanent farmer's market

Regional
clinics like Touro, expand Citywide
Sporting events: races, bikes, wheelchairs etc

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?



⊗ Updated Housing / Affordable / More Housing / Variety of Housing

⊗ University / School
⊗ Public Market Downtown

⊗ Eco-village on waterfront
- Community Garden - Close to Downtown
- Ecological life-style - Support young people
- Shared housing - Could also have them in Urban Villages
- Variety of housing
- Developer specialize in this
- Funactive
- modular-home

⊗ More college-educated people
⊗ Space for young people
⊗ People over cars

Attraction
- veteran park
- nuclear sub

⊗ linear park + multiuse TRAIL Downtown

⊗ Connect Downtown to More Island
Park, Playground for kids - Drought Resistant Plant

⊗ Connect Downtown to waterfront
Parks near next to water - remove structures
at water (Detroit office)
- Place for Festivals
- Passive

⊗ Commercial Activities - More Theatre
- Urban Target / Urban Watermark
- office / Mixed use - taller
⊗ Lodging - variety + Bed/Breakfast

2 DEVELOPMENT POTENTIAL



Where should we encourage new jobs, single-family housing, and multi-family housing?

- Jobs - Mare Island - great because across from Downtown
 - Downtown focus - reverse commute from S.F.
 - Ferry
 - "Uber" in Downtown - Extra variety of jobs
- TRANSPORTATION Hubs - locate jobs here / Housing / Mixed use
 - Mobil Home Parks - to urban villages - two stories
 - Renovate these Parks
 - Modular Design
 - Eco-Village
 - Mixed use on SB.
 - TRANSPORTATION
- More people w/ money living close to Downtown - market-rate
 - Multi-story buildings next to downtown
 - near ferry
 - Single Family - all allowed 11-law units
- Urban Villages
 - Dispersed centers - areas of economic development
 - Like Ridge + Pass Visitor Village
 - Wine Trail
 - North waterfront - eco-village
 - (Parcel A)
- Tourism is important - feather in cap
 - 360
 - water-oriented
 - History
 - ED - Make nice for residents, + business will come
 - Regional offices
 - Orcem - Housing - multi-story
 - TRAILS / walking to Bridge

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

- ⊗ Oriented to Downtown
 - More shopping / Jobs / Housing / Attractions
- Ben, Oregon
- ⊗ More Bike Routes for younger adults - tied to Eco-villages
- Car-share
- Bike-share
- Guadalupe - Bike paths throughout city
 - Bike friendly
 - Bike share
 - Electric Bikes
- Tennessee / SB - BRT
- ⊗ Pedestrian Pathways / Ped friendly throughout City
 - sidewalks
 - Amenity centers
- ⊗ Water connections between downtown + M.I.
- Fix currency / Replenish
- M.I.
 - attract business

4 SUSTAINABILITY



What actions should we take to make Vallejo a more sustainable community?

- ⊗ Incorporate greywater systems in both residential + commercial - ordinance
- ⊗ Mixed use high-density development near transit nodes - Downtown + Urban Village
- ⊗ Good Ped + Bike connectivity - all over town
 - Ped
- ⊗ Support solar - retrofit + new construction
 - policies to
- ⊗ Community Gardens
- ⊗ Urban Farm - workshop farms
- ⊗ More Farmers Market - Urban Village
- ⊗ Brand / - Eco lifestyle in beautiful / affordable location
- ⊗ More professional / college - educated / young people
- ⊗ Climate - Change - keep development away from areas that flood / water
- ⊗ Retain of Blue collar community - make more professional - more professional jobs
 - software jobs
 - variety of jobs
- ⊗ Industrial / Advanced Manufacturing
 - can be next to housing
- ⊗ Attract one high-tech company - increase property value

5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?

- ⊗ Said space for civic engagement - at waterfront
- ⊗ Community Gardens
- ⊗ Urban Farms
- ⊗ More exercise - safe walking trails
- ⊗ - walk on hills
- ⊗ Improve access to open space
- ⊗ Park near urban village
- ⊗ Promote healthy eating, farmers market

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?

Smaller urban village will be harder support than more intense development under river & bay city large malls outside of downtown without its development

- YES: FOCUS ON DOWNTOWN
- New town center exploding on its own in NTC scenario, don't focus on it
- Should focus on downtown because people eat out in other cities
- NO organic, healthy food downtown
- put coffee shops downtown to serve new housing - potentially new residents
- Hotels, nightclubs on Mare Island
- beautify the downtown to make it more inviting
- focus on making Mare Island a destination

2 DEVELOPMENT POTENTIAL



Where should we encourage new jobs, single-family housing, and multi-family housing?

- Need to increase safety downtown before adding residents for residents & visitors
- put multiuse buildings downtown
- lofts w/ retail near art walk for young people similar to Emoryville Bay St
- housing near ferry to attract SF workers
- downtown because its already has a base of activities: art walk, farmer's mkt
- jobs near fairground or new town center because off the freeway:
Amazon, Etc
- New waterpark at new town center

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

- decrease bridge tolls on Carquinez
- mixed use development safe
- create connection to BART that is quick

- Make sure families stay because they make downtown a destination
- bike trail to Carquinez bridge from downtown w/ parking for bikes
- BART
- focus transportation street investment on Georgia w/ a trolley
- Shuttle on Mare Island to connect downtown, New Town Center
- walking path on waterfront w/ water taxi
- pvt dedicated lanes for bikes from housing to retail, downtown

4 SUSTAINABILITY



What actions should we take to make Vallejo a more sustainable community?

- No heavy industry
- multi use downtown
- Create more routes & more frequency for the bus system
- Create route from bus to community college - takes 3 hours now on bus
- Improve transit ~~at schools~~ so people who cannot afford a car can get to school or job
- Make more bike paths and education program for community members to safely get around
- Solar panels for residential
- protect wetlands
- electric car charging stations more than city hall

5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?

- family friendly events near library
~~near~~ need to feel safer
- provide solutions to homeless population downtown
- get Kaiser to support community health initiatives
- get industry that pollutes out
- increase outdoor areas to socialize
- create more community gardens to increase health for youth
- culinary carts in schools
- increase safety for pedestrian crosswalks
- beautify waterfront to make it more comfortable to enjoy outdoors



FUTURE SCENARIOS

9/30/15
#4



RIVER & BAY CITY



NEW TOWN CENTER



URBAN VILLAGES



FUTURE SCENARIOS

#3



RIVER & BAY CITY



NEW TOWN CENTER



KAREN

URBAN VILLAGES



FUTURE SCENARIOS

(5)



RIVER & BAY CITY

NEW TOWN CENTER

URBAN VILLAGES



FUTURE SCENARIOS

#6

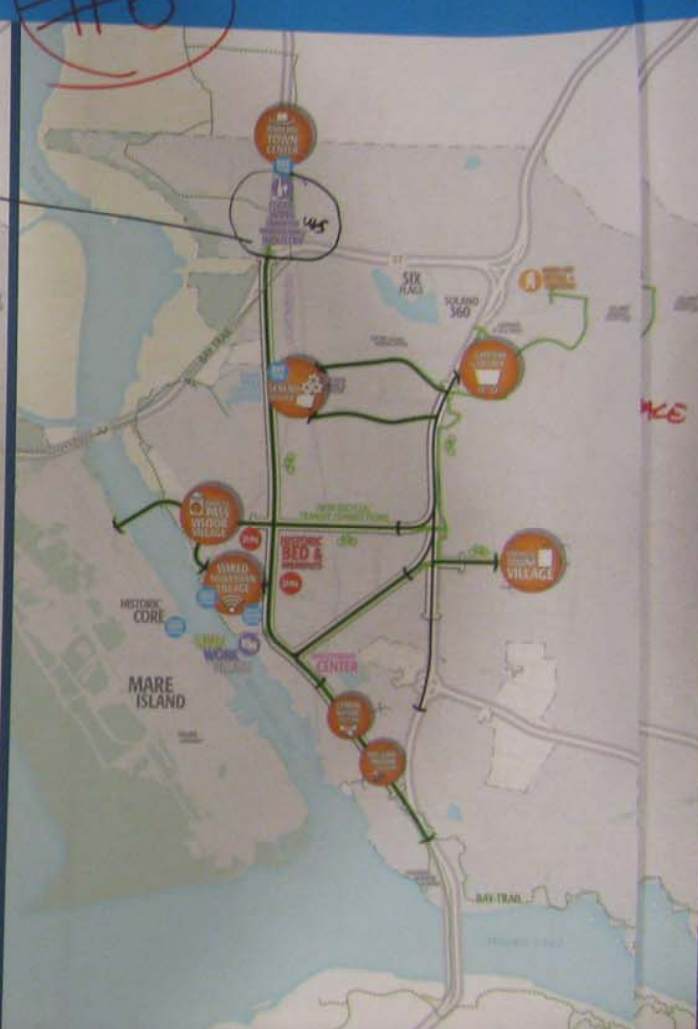


+ H2O Grant Focus - Vallejo's Goal
+ Plays to Vallejo's strengths
add:

Scenic Vallejo
RIVER & BAY CITY
Scenic Extension
New Area



NEW TOWN CENTER



URBAN VILLAGES



FUTURE SCENARIOS



RIVER & BAY CITY



NEW TOWN CENTER



URBAN VILLAGES



FUTURE SCENARIOS

9/30/15
#1



RIVER & BAY CITY



NEW TOWN CENTER



URBAN VILLAGES

WORKSHOP #2 - FLORENCE DOUGLAS SENIOR CENTER

Thursday, October 8th, 2015

6:00 to 8:30 PM

The second of three of the Propel Vallejo General Plan Update – Preferred Scenario workshops was held on Thursday, October 8th, 2015 at 6:00 pm at Florence Douglas Senior Center, with approximately 38 members of the public attending. The three workshops were held to solicit feedback that will provide direction on a Preferred Scenario to serve as the backbone of the General Plan and Land Use Map. This summary provides a recap of the meeting and a summary of the public input received.

PRESENTATION

Community members were greeted by the City, General Plan Working Group members and PlaceWorks staff, and were encouraged to view the display boards that summarize each element of the General Plan’s Guiding Principles, and the project schedule. Each community member was given a workbook that described the preferred scenarios and guiding questions for discussion.

Andrew Hill of PlaceWorks, consultant to the City of Vallejo, made a presentation to participants including an overview of the project’s activities to date, current status and next steps, and answered questions from the audience. Andrew explained that the focus of the current phase of the project is to combine elements from each of the three scenarios in a way that describes a vision for the kind of community Vallejoans want in 2040, called the preferred scenario. The preferred scenario will serve as the backbone of the General Plan and Land Use Map. The first scenario, River and Bay City, envisions Vallejo as a community oriented to the water. The New Town Center scenario focuses development around regional commercial and entertainment attractions near the freeways to promote a second town center to complement the more residential downtown area. The Urban Villages scenario envisions Vallejo as a network of connected villages, each with a distinct character. The presentation is available at <http://propelvallejo.com/wp-content/uploads/2015/10/PreferredScenarioWorkshop-20150930.pdf>.

SMALL GROUP ACTIVITY

Following the presentation, participants broke into six small groups for focused discussion on five topic areas, including Downtown Character, Development Potential, Getting Around, Sustainability, and Community Health. Each table had one facilitator, a large format map showing the three scenarios, and worksheets to record the group’s ideas. The facilitators guided participants through the discussion and participants were encouraged to mark up the map with changes they wished to see. The facilitators recorded reasons for the changes on the worksheets provided.

REPORT BACK

Following the breakout activity, each group selected one presenter, who summarized their group's discussion to the full audience of workshop participants. Many groups shared an interest in rejuvenating the downtown and waterfront, encouraging new industry on Mare Island, and preserving the city's historical buildings and character. Enhancing transportation connections to Mare Island, improving bicycle and pedestrian facilities, and extending BART to Vallejo were also common themes reported. Finally, better access to medical services, groceries, transit, and open space were reported as ways to support sustainability and community health.

The following statements from the groups illustrate the range of common themes and unique ideas the groups discussed. Worksheets and table maps with full details of each group's ideas are included in the appendix to this meeting summary.

Downtown Character

- Theaters, live music venues, café's. Reasons to go downtown
- Restore & rehab existing housing stock
- Students – college campus on south waterfront
- Mixed use & live/work
- Park and rec. opportunities on the waterfront

Development Potential

- Jobs along corridors, I-80, and Mare Island
- Promote live/work land use pattern to reduce traffic and noise
- Higher density residential downtown
- Office, retail, and housing development on Cooke site
- Encourage facilities/agencies for seniors in each neighborhood
- Promote local business development in residential areas

Getting Around

- Better intermodal connectivity between bus service and ferry
- Better transit service to Mare Island
- Fix gaps and undulations in sidewalks. Pathways between neighborhoods
- Build new BART tube from SF to Solano County to capture Sacramento Commuters
- Water taxis to Mare Island

- Lighting and bike path along the waterfront. Bike needs to feed east and west to downtown
- BRT on most commercial streets (Tennessee, Georgia, etc). Bike lanes adjacent to main BRT corridor

Sustainability

- Green building requirements. Solar on housing and businesses. Incentivize
- More jobs and “green” jobs – could be focused on Mare Island
- Create “complete neighborhood centers” with easy access to services, groceries, transit, and recreation
- Clean fuel buses and city vehicles
- Preserve open spaces on waterfront
- Grey water recycling - require on new buildings and retrofits
- Site wind or solar farm on Mare Island

Community Health

- Grocery store needed in South Vallejo
- Replace missing sidewalk throughout city to promote safe walking
- Landscaping and benches along the waterfront
- Access to smaller parks – more parks
- Site medical care in low-income areas along with grocery stores and transportation

TABLE 8 PG. 1

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?

Flea market on
Mare Island -
Other services for
existing homes
Civic gathering
places

Eco-villages instead of housing to
attract young people college

Live work space for artists, building
on Temple Lofts

Regional tourist attraction that
brands Vallejo with music, maritime
& green community

Eco villages to show how sustainable
Vallejoans can be

Water taxi - connect waterfront to
historic core & Mare Island

Public market serving Vallejoans ^{#8}
with local food ~~and~~ a U
food truck park like SOMA STREET
similar to Howard St Ford
for economic development
activate city-owned Victorian
for B+B use Herbert House
maintain walk and bikeability
support Maritime campus
extension downtown to waterfront
area, attracting students to
new street food park

Table 8
PSD

#03 pg 1.

2 DEVELOPMENT POTENTIAL



Where should we encourage new jobs, single-family housing, and multi-family housing?

light industry w/ easy access to highway

Multi-family housing near transit because it's more efficient and encourage people not to drive. Attracts seniors, low income, students who love transit

opportunity to connect to BART, follow rest of region to locate housing near transit

jobs should be spread out because locating them in one place makes it hard to get to.

promote live/work land use pattern to reduce traffic, noise

no heavy industry in residential area because of health for community (noise & pollution)

#13. p52
Concentrate housing & jobs in existing
commercial centers like Springtown
in the urban villages scenario
small commercial Springtown,
Tennessee so people can walk to
work/stores instead of drive

Wine industry on Mare Island because
Napa is more expensive & Vallejo has
existing buildings & better weather
for storage. Using enviro assets
to attract economic development
: tasting room, breweries

Move White Foods because it will
promote healthy image and draw people
with advanced degrees to Vallejo
promote local business development
in residential areas.

No New Town Center because we should
support homegrown centers & this takes
our energy away from that
decrease # of homes to save city # ^{to promote} ~~comm use~~
(single family)

3 GETTING AROUND

#3 PG 1



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

BRT on most commercial sts
Tennessee, Georgia, etc
& bike lanes on streets adjacent to main BRT corridor to reduce crime & promote safety

TOD, car share, new bike racks & lockers
free rental bikes to make it easy to bike

all transit feeds into regional transit systems and enhance bus connections

so we can market: live in Vallejo, work in SF w/o needing a car

extend ferry hours later at night so people coming home from a 7-9 pm play can take transit and not drive to El Cerrito BART station

build new BART tube from SF to
Solano county to capture Sacramento
commuters
extend hours on Walnut Creek bus
to El Cerrito hours

make Vallejo NE hub for transit
light-light rail on street to make it
easier to get around

dedicated bus lane

widen 37 to 4 lane highway
to make it possible for emergency
vehicles to access the site

12 is faster to Santa Rosa because
37 is lacking exits, can't get gas

#00 pga

4 SUSTAINABILITY

What actions should we take to make Vallejo a more sustainable community?

#8
employment programs for convicted felons to put Vallejoans to work upon farms, food production, pet care



Not approve a cement plant because it will cause pollution and deter people from moving here

preserve open spaces on waterfront section J4 with memorial, any wetlands and natural mixed water bodies

approve only infill development projects, not greenfield development

develop greywater infrastructure instead of putting it into the Strait.

Follow Pleasant Hill's program of selling greywater for landscaping

site wind or solar farm on Mare Island

if you can protect wetland areas

put solar on government buildings

wind turbines on (30¢ water

5 COMMUNITY HEALTH



#5

What land use features would contribute to a healthier Vallejo?

Replace missing sidewalks throughout city to promote safe walking
no left-pocket turns in the city

Urban farms serving community members, underserved employment opportunity to sell food to residents

site medical care in low-income areas along with grocery stores & transportation-like clinics, close to seniors & youth

move stores in S. Vallejo to provide healthy options apart from liquor stores

permaculture & food for preventative care

support arts programming & places to express themselves for health & team development with open gallery & performances

stop concentrating liquor stores in certain areas - reduce high density of them &

limiting liquor licenses issued by city (ie x# of benches per residents)

10.8 #6

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?

YES.

RECREATION
RESIDENTIAL -
MIXED DENSITY
ARTS

- UNIVERSITY / COLLEGE CAMPUS - LOW TOWN HOUSES
SMALL BUSINESS, ^{CAFES} RESTAURANTS

FAMILY FRIENDLY

HOUSING ABOVE RETAIL, BUT NOT RIGHT
ON WATERFRONT

SOME RETAIL CLOSE TO WATER/^{water taxi} FERRY / BUS TERMINAL

SOME ADAPTIVE REUSE OF SINGLE FAMILY HOMES
PRESERVATION OF HISTORIC USES

YOUTH / TEEN ZONES, VOCATIONAL CENTERS

AFTER-SCHOOL, RECREATION
"Wall-to-Wall Academies"

SENIORS

MOBILE FACILITIES

2 DEVELOPMENT POTENTIAL



Where should we encourage new jobs, single-family housing, and multi-family housing?

JOBS:

MAYE ISLAND

Sony/Cortola - south Vallejo // East Springs road

E. OF I-80

MALL AREA

* RESEARCH/EDUCATION/TECH

OFFICE/RETAIL DOWNTOWN

S. VALLEJO - LG COMM'L SPACES

CITY GOVERNMENT

HOUSING

INTENSIFY (ADD STIMUS) TO MULTI-FAMILY. MIX WITH SINGLE-FAMILY
DOWNTOWN/NEAR WATERFRONT

RANGE OF HOUSING STYLES

DISTRIBUTE AFFORDABLE HOUSING
THROUGHOUT CITY

INCREASE DENSITY ALONG SPRINGS RD
AND SONOMA BLVD -
COUNTRY CLUB CREST

COMPLEMENT ANY HOUSING
WITH OPEN SPACE

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

TRANSIT PASSES, INCL FOR YOUTH

BIKE LANES
AND E-BIKES

FIX GAPS AND UNDUPLICATIONS IN SIDEWALKS

PATHWAYS BETWEEN N'HOODS

ADD'L TRANSIT HUBS - REDWOOD (I-80)?
- CREST

WATER TAXIS (MAYBE ISL)

CAR-LESS PED. STS (eg MAMN)
PARKING GARAGES, OFF-PEAK SHUTTLES

BIKE RENTALS

SPECIAL BUSES FOR SENIORS / SPEZ. NEEDS
RELIABLE SCHEDULES; SAFE, LIT SHELTERS

BUS ON SUNDAYS, HOLIDAYS

LAST TRANSIT GOES TO EVERY STOP

BART!

4 SUSTAINABILITY



What actions should we take to make Vallejo a more sustainable community?

GREEN BUILDING REQUIREMENTS

SOLAR ON HOUSING, BUSINESSES
And incentives

KILL CEMENT PLANT

COMMUNITY GARDENS → FARMER'S MARKETS
URBAN GARDEN ROOFSPACE

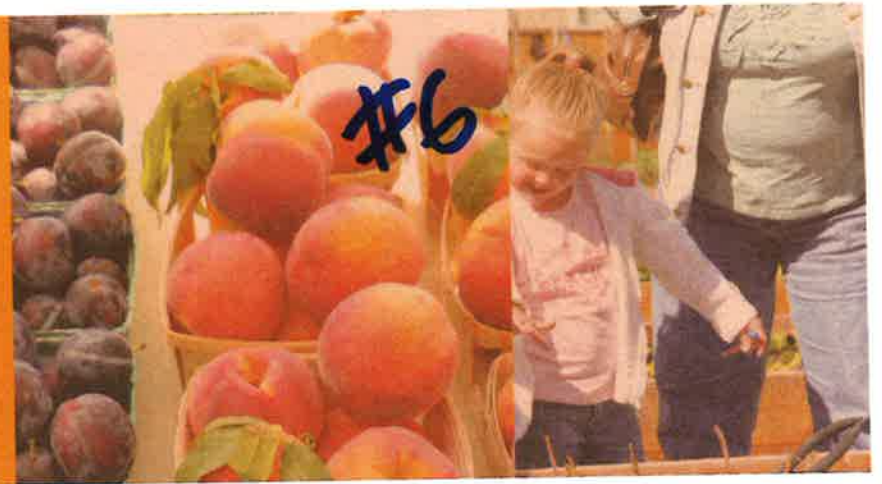
CLEAN-FUEL BUSES, CITY VEHICLES

CLEAN ENERGY (CEA)

TAX BREAKS FOR BLDG ENERGY INSTALLS
CAR-SHARE

GROW WITHOUT EXCESSIVE ENERGY USE
OR WATER CONSUMPTION

5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?

✓ ~~LG. GROCERY S. VALLEJO~~
~~M. ISL.~~

URBAN AGRICULTURE

✓ HEALTH INSTITUTE:
EDUCATION, DEMONSTRATION
WELLNESS, CHECKUPS

COMPLETE STREETS

LIGHTING FOR PED/BIKE SAFETY

DROUGHT RESILIENCY (ADAPTATION)

BOLLARD LIGHTS VS. OVERHEAD

SHADE TREES

~~LESS PERMEABLE SURFACES~~

WETLAND RESTORATION

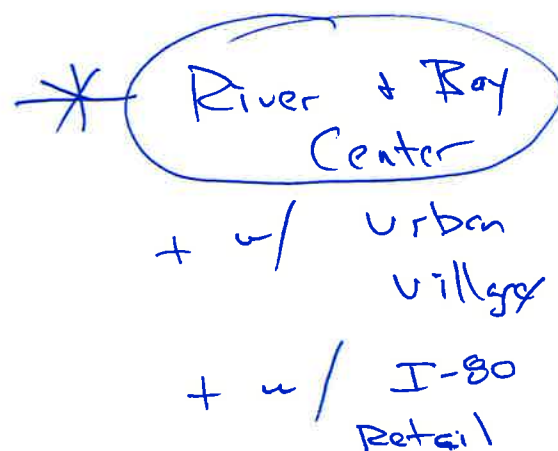
* Bicycle Velodrome M.I.
(mult use: bike
plays/theatre/concert)

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?



Need Diversity

- ☐ Too much of one thing - be careful
- ☐ Build on campuses/schools - college campus - serve youth/training - trade school - restaurant
- ☐ Efficiency & sustainability - build on existing infrastructure
- ☐ Want more business/jobs - good jobs
- ☐ More family attractions along River - family-oriented
- ☐ Retain public access to water's edge & along water's edge - only access
- ☐ Restaurants - variety -
- ☐ Infill Development
- ☐ Serve youth
- ☐ Ferry terminal important - w/ nearby restaurants
 - need easily accessible/parking
 - boat trip to Napa
 - private boats/marinas
- ☐ Attraction - Battleship
- ☐ Feet on street - Arts, Museums (history, sports,
- ☐ Mixed-use / live/work - arts center - less residential downtown
 - taller buildings in core of downtown
- ☐ connect two sides w/ foot
- ☐ trail system on both side
 - rebuild currency w/ bike/ped
- ☐ more security, exercise,
- ☐

2 DEVELOPMENT POTENTIAL



Where should we encourage new jobs, single-family housing, and multi-family housing?

- ① ~~Industrial~~ ^{Manufacturing / Industrial} Jobs along corridors / I-80 + More Island
- ② Multi-family along S.B.
- ▣ Repaved car ~~at~~ solana at Curtols → ~~move~~ ^{make} to residential
- ▣ Admiral Calahan / Cooke site - no development
- ③ More business along I-80 for visibility - Restaurants
- ▣ Industry - Focus on M.I.
 - South Waterfront - water-oriented only
 - Industry along - Curtols to water-front ^{between}
 - office/retail - I 80, ~~Solana~~ ^{Solana} Blvd, Tennessee
- ▣ Solana Blvd - mixed-use
- ▣ Multi-family - edges of downtown - major intersections
- ▣ Infill - single family
- ▣ Downtown at Ferry Terminal - south waterfront - high-tech / Jobs center

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

Ⓜ Better transit service to M.I.

Ⓜ Retirement community
- Para transit

Ⓜ → increase transit service to seniors

Ⓜ Need bike lanes / paths

Ⓜ - Ride-share
- Charge Station

Ⓜ Minimize car use

Ⓜ walk to basic services - near home - safe crossings, sidewalks
- less 1 mile from home

1/2 mile - bike safety

1 to 5 mile - bike safety from

5 to 10 mile - ~~catch bus, ferry~~ travel by transit

car sharing - daily trip

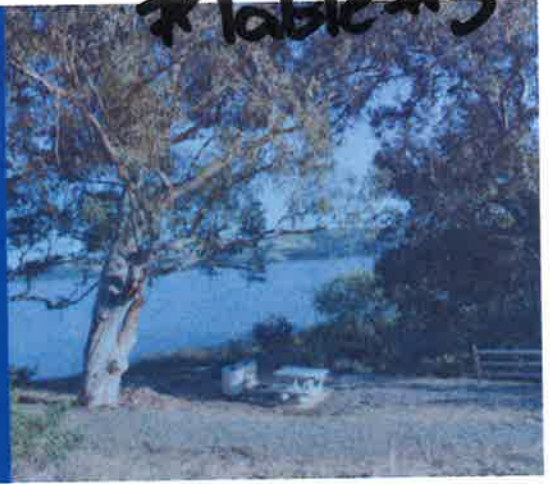
> 30 miles - bus, transit, commute park

state - train

Ⓜ more small parks

#Table#3

4 SUSTAINABILITY



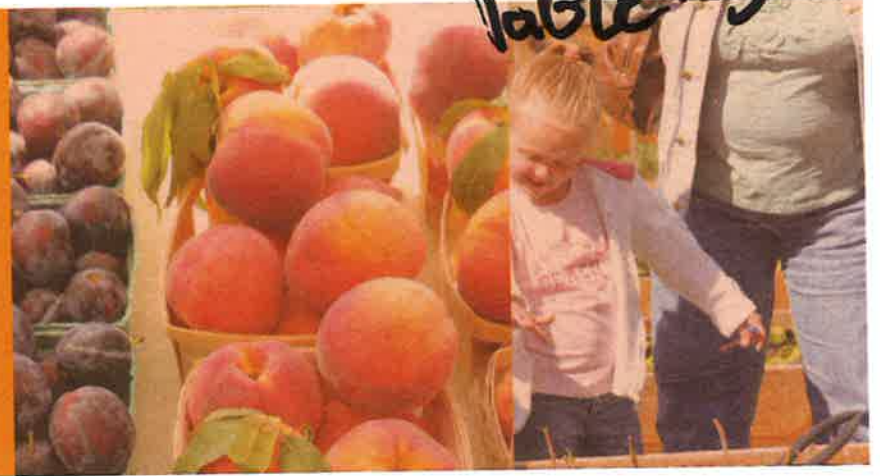
What actions should we take to make Vallejo a more sustainable community?

- ④ Grey-water recycling
 - required of new buildings + retrofit
 - beautifies community

☒ Solar

- ④ Light Industry / advanced manufacturing / sustainable companies
 - support by training
 - middle school to start training
 - Green academy in high school
 - Green technology

5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?

- ③ Access to smaller parks - more parks
 - ▣ Community Gardens
 - Learning tool
- ③ Convenient transportation
 - ▣ Farmer market
 - fruit trees
 - ▣ Need more groceries

TAPVE #3

1 DOWNTOWN CHARACTER



H2O Front

Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?

- 2 Major Points:
- 1.) River Bay +
 - 2.) Gateway Neighborhoods
Neighborhoods

- More College presence downtown/H2O Front
- Focusing on downtown is more feasible to start
- ~~start small~~ ^{complete the vision} - build on the substantial public investment already invested.
- Add visitor serving uses in H2O Front (e.g. New B+B's, etc), parks, restaurants
- More housing
- More jobs in Mare Island.
- Multi Family housing near public transit
- Restore + rehab existing housing stock
- expand linear park access (H2O Front)

2 DEVELOPMENT POTENTIAL



Where should we encourage new jobs, single-family housing, and multi-family housing? + Jobs

- Encourage facilities/agencies for seniors in each neighborhood +
- Ex STARS program
- Jobs - More Islander.
- Restore + rehab existing housing in each neighborhood.
- housing by transportation hub
- Jobs - each neighborhood ctr
- h.

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

3rd Scenario

- integrated bike/pedestrian networks

4 SUSTAINABILITY



What actions should we take to make Vallejo a more sustainable community?

- Create "Complete Neighborhoods" Centers" — w/ easy access to services, groceries, transit, recreation
- Community-based Policies

5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?

- Grocery Store needed in S. Vallejo
- health + senior related jobs — Townes, Sutter, Kaiser, St. Helene — Near Kaiser
- Fresh Food — more produce,
- Active living + places for people to learn about wellness (ctr)

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?

- College on Mare Island, or a Hotel & convention center, to attract tourism downtown or on Mare Island
- Visitor center / utilize the wetlands around Mare Island as a show piece
- Art piece as a focal point when entering the downtown
- More restaurants + retail
- High speed internet + downtown
- World class museum that attracts tourism
- Renovate more historic buildings like the Empress
- Arena on Mare island for women's sports team

2 DEVELOPMENT POTENTIAL



Where should we encourage new jobs, single-family housing, and multi-family housing?

- higher density residential downtown
- live work spaces downtown
- Campus downtown could bring in youth and new energy
- ~~High speed internet~~
- Camibusiness on Mare Island or east of Mare Island
- more restaurants on Mare Island
- * Oyster Farm on Mare Island or near Sperry's Mill
- * ~~Pro~~ Tech retail downtown like apple store

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

- Free shuttle downtown similar to portland or
- Better intermodal connectivity around bus service and the ferry
- More sidewalks along salano to the park and ride
- Lighting and bike path along the water front, bike baths need to feed east and west to downtown
- * Easier to get to Mare Island by bike
- Ped bridge across mare island strait
- * Bart to Vallejo Downtown

4 SUSTAINABILITY

#2



What actions should we take to make Vallejo a more sustainable community?

- More jobs and green jobs
 - could be focused on Mare Island
- Denser housing near the ferry downtown

5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?

- Open the preserves on Mare Islands
- ~~#~~ more parks but also making existing ones more accessible
- Landscaping, benches, along the waterfront
- Outdoor stage on the waterfront
- parks ^{fields for sports} in the fair grounds or Mare island

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?

• HOTELS

- Theaters, live music venues, cafes
reasons to go downtown
hardware/drug stores
restaurants, bookstores.
- jobs + a variety: service
knowledge-based, industry
- students — college campus
on south water front. Bring
patrons for new shops + restaurants
students bring life
- CNA - downtown brand.

DOWNTOWN

#1

- PARK - REC OPPORTUNITIES ON THE WATERFRONT.
STATE PARK PROPERTY USED TO BE A BASEBALL DIAMOND - WHY NOT BRING IT BACK.
- PARK WITH AMENITIES LIKE CHILDREN'S WONDERLAND DOWNTOWN PARK.
- PUBLIC ART DOWNTOWN
↳ REQUIREMENT FOR NON DEVELOPMENT TO CONTRIBUTE.
- RESTROOMS PUBLIC
- MONUMENT TO SAILORS + HISTORY ON BADGE + PASS
- PERFORMANCES + FESTIVALS ON THE WATERFRONT/DOWNTOWN

2 DEVELOPMENT POTENTIAL



Where should we encourage new jobs, single-family housing, and multi-family housing?

- OFFICE + RETAIL + TRANSIT DEVELOPMENT ON COOKE SITE — COMBO OF A + B.
- BUT DESIGN DONE WERE
- TOWN CENTER MUST HAVE A RECREATIONAL + CULTURAL COMPONENT
→ pool; Health club
- VISITOR CENTER IN NTC PROMOTING VALLEJO'S ASSETS + ACTIVITIES

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

• Bus stops on Mare Island.

• ^{SULLIVAN} Ferry-shuttles from downtown to Mare Island. Frequent service.

• SHUTTLES TO CONNECT NOW TOWN CENTER - DOWNTOWN

4 SUSTAINABILITY



What actions should we take to make Vallejo a more sustainable community?

- NEW DEVELOPMENT SHOULD INCORPORATE SOLAR PANELS AND TREES.
- IMPROVE PRODUCTION QUALITY OF CITY COUNCIL BROADCASTS FOR INCREASED PUBLIC INVOLVEMENT

FUTURE SCENARIOS

TABLE #3

10/8 VAIL-01
Workshop



RIVER & BAY CITY

AND NEW TOWN CENTER

Gateway Neighborhoods
URBAN VILLAGE



FUTURE SCENARIOS

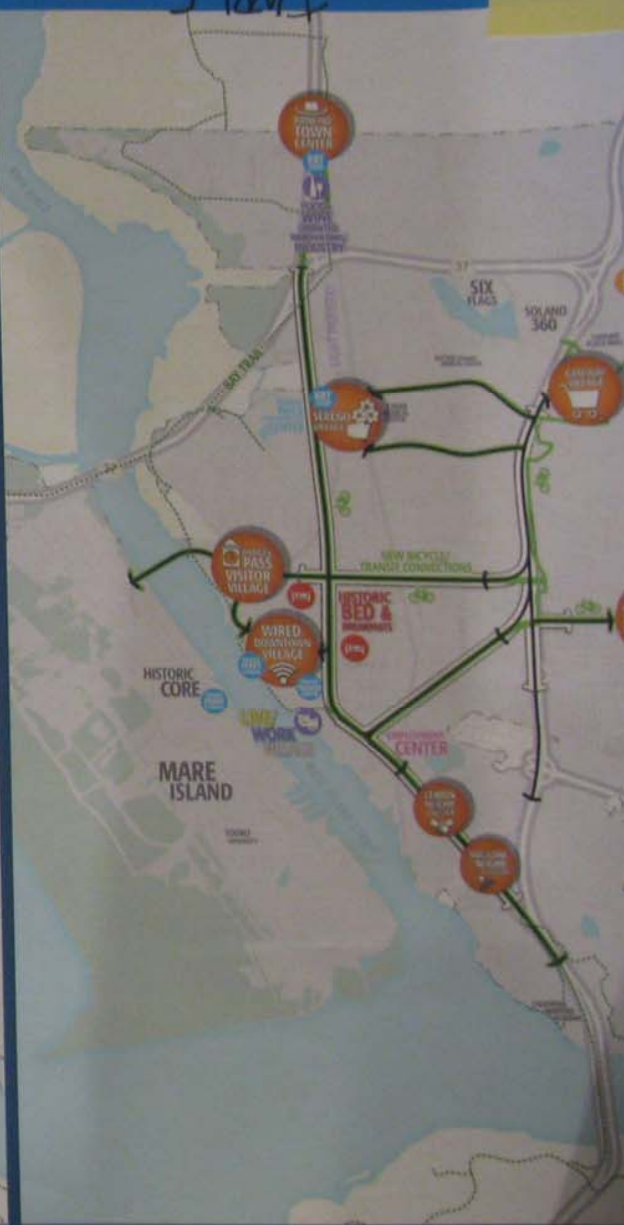
10/8 VALLEJO
workshop



RIVER & BAY CITY



NEW TOWN CENTER



URBAN VILLAGE



FUTURE SCENARIOS

Table 8

10/8 4AM-01
workshop



RIVER & BAY CITY



NEW TOWN CENTER



URBAN VILLAGES



FUTURE SCENARIOS

10/8 VAI-01
Workshop



RIVER & BAY CITY



NEW TOWN CENTER



URBAN VILLAGE

WORKSHOP #3 - NORMAN KING COMMUNITY CENTER

Saturday, October 10th, 2015

10:00 AM to 12:30 PM

The last of three of the Propel Vallejo General Plan Update – Preferred Scenario workshops was held on Saturday, October 10th, 2015 at 10:00 am at Norman King Community Center, with approximately 19 members of the public attending. The three workshops were held to solicit feedback that will provide direction on a Preferred Scenario to serve as the backbone of the General Plan and Land Use Map. This summary provides a recap of the meeting and a summary of the public input received.

PRESENTATION

Community members were greeted by the City, General Plan Working Group members, Sonoma State University Students and PlaceWorks staff, and were encouraged to view the display boards that summarize each element of the General Plan’s Guiding Principles, and the project schedule. Each community member was given a workbook that described the preferred scenarios and guiding questions for discussion.

Andrew Hill of PlaceWorks, consultant to the City of Vallejo, made a presentation to participants including an overview of the project’s activities to date, current status and next steps, and answered questions from the audience. Andrew explained that the focus of the current phase of the project is to combine elements from each of the three scenarios in a way that describes a vision for the kind of community Vallejoans want in 2040, called the preferred scenario. The preferred scenario will serve as the backbone of the General Plan and Land Use Map. The first scenario, River and Bay City, envisions Vallejo as a community oriented to the water. The New Town Center scenario focuses development around regional commercial and entertainment attractions near the freeways to promote a second town center to complement the more residential downtown area. The Urban Villages scenario envisions Vallejo as a network of connected villages, each with a distinct character. The presentation is available at <http://propelvallejo.com/wp-content/uploads/2015/10/PreferredScenarioWorkshop-20150930.pdf>.

SMALL GROUP ACTIVITY

Following the presentation, participants broke into six small groups for focused discussion on five topic areas, including Downtown Character, Development Potential, Getting Around, Sustainability, and Community Health. Each table had one facilitator, a large format map showing the three scenarios, and worksheets to record the group’s ideas. The facilitators guided participants through the discussion and participants were encouraged to mark up the map with changes they wished to see. The facilitators recorded reasons for the changes on the worksheets provided.

REPORT BACK

Following the breakout activity, each group selected one presenter, who summarized their group's discussion to the full audience of workshop participants. Some groups reported an interest in focusing retail and housing growth downtown while others discussed job creation for local residents on Mare Island and the north end. Implementing shuttle service between neighborhood centers and improving bicycle networks were also commonly reported themes. Finally, complete streets, increased youth and senior facilities, and green development standards were reported as potential ways to support sustainability and community health in Vallejo.

The following statements from the groups illustrate the range of common themes and unique ideas the groups discussed. Worksheets and table maps with full details of each group's ideas are included in the appendix to this meeting summary.

Downtown Character

- Senior and youth centers
- Mixed use downtown – senior housing
- Single family housing near the ferry to attract new residents on Mare Island
- High quality retail
- Clubs and theater – regional hub for entertainment

Development Potential

- Focused mixed use along Sonoma Blvd, Curtola Pkwy, and transit center
- Manufacturing and services on Northend
- More jobs for local residents on Mare Island
- South Vallejo – grocery store, services, need liasons (don't forget), representation
- Multifamily housing on Tennessee St west of 80 and Springs Rd east of 80

Getting Around

- Transit hubs in South Vallejo, Crest, and East Vallejo
- Free shuttle services to major town centers – ideally electric
- Safe routes to schools and parks
- Bus service to Mare Island as a compliment to housing
- Bicyclists - comprehensive system
- More bus routes and more frequent service on Sundays

Sustainability

- Improve schools and training opportunities
- Green development – implement sustainable standards and goals
- Better accommodate disabled: more accessible sidewalks and public places

Community Health

- City/community food co-ops with locally grown crops
- Complete neighborhoods with grocery, park, community center
- Senior center in the crest area and on Mare Island
- More walkable and eyes on the street
- More health services throughout – e.g. prevention, urgent care, etc.

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?

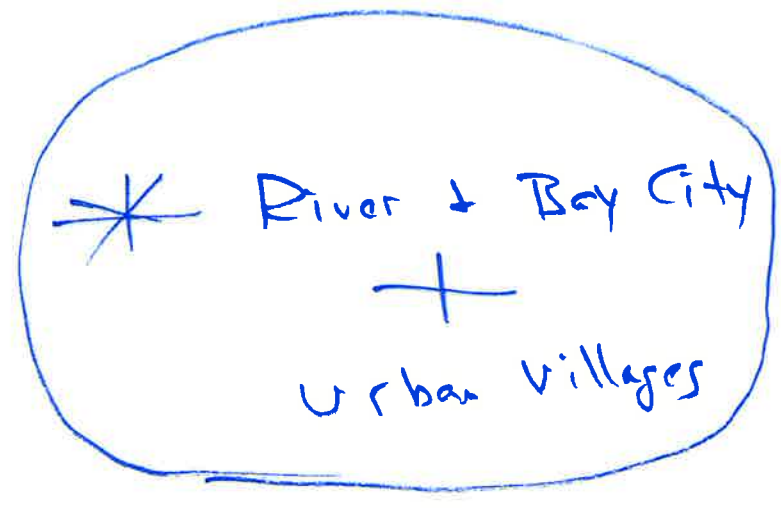


Table #5
10/10/15

- Plan must be for
- Build on existing assets / colleges
- M.I. has great potential
- Ferry is huge attraction

- Amphitheater Event Space / Community Space - inclusive
- Inexpensive boat rental / Kayak - it feasible
- Dry Dock as Performance Space - M.I.
- Farmer's Market
- Build in Express Theatre

Show history - embrace history

- Mixed-use Downtown - senior housing
- Downtown Hotel / waterfront Hotel
- Attractive to tourism
- B + B

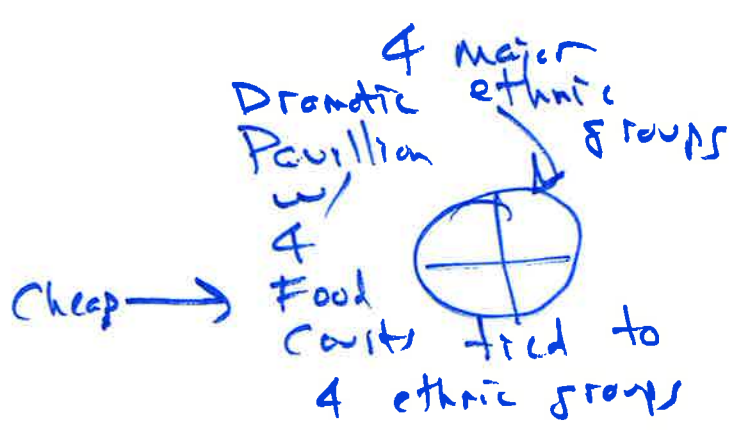
visitor center at ~~Budget + Post~~ - have one at Ferry Building

- Bike lanes up Georgia + to Bonicia - to M.I.
- children's Playground
- Herbert House - make tourist attraction

- Oscar - Youth Portal, B+B
- Extend waterfront to S. Valley

Club + theatre - regional hub for entertainment

M.I. - use north for manufacturing





2 DEVELOPMENT POTENTIAL

Where should we encourage new jobs, single-family housing, and multi-family housing?

- S.B. - ~~Build~~ Sonoma Blvd
 - Beautification
 - ⊕ Manufacturing / Service on north end
 - Food / Wine / Beer
- ⊕ Attractive Light Industry
- ⊕ White Slough - Stinks
- ⊕ Beautify Roadway (S.B.) + business
- ⊕ More residential on west side of Vallejo
- ⊕ Residential Infill
- ⊕ South Vallejo - Grocery Store
 - Services
 - ⊖ Need liaisons - don't forget
 - representations

New Town

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

- ☑ transit for seniors, disabled, low income
- ☑ on-time transit
- ☑ urban villages support transit - Shuttle in-between
 - supported by business
- ☑ conducive to tourism
 - transit to 6 flags
 - great bike + ped
- ☑ Bicyclists - comprehensive system
 - get advice from bicyclists!
 - Bike Race
 - to M.I. + around M.I.
 - M.I. + Downtown Area
- ☑ Shuttles to Hill areas
- ☑ solar panels
- ☑ Electrify cars/cutlet
- ☑ Enhance overpasses - make more attractive



4 SUSTAINABILITY

What actions should we take to make Vallejo a more sustainable community?

- ① Green Development
 - Sustainable Standards/Goals
- ② Green City
 - solar
 - plug in
 - ban plastic bags
 - recycle
- ▣ Less cars
- ▣ Improve Ferry ~~State~~ Service - Increase Frequency
- ▣ Improve Reputation

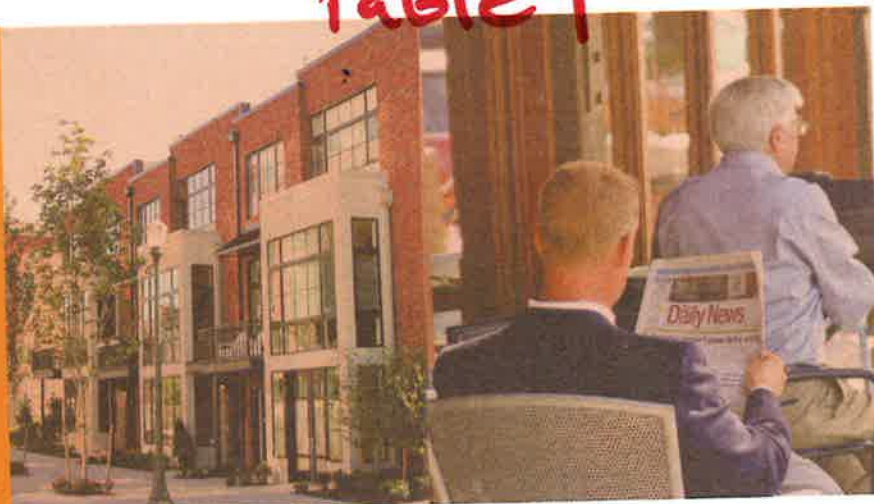
5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?

- ▣ Fear to exercise at night
 - need safety
 - light
- ▣ South Vallejo - grocery
- ⊙ complete neighborhood
 - grocery
 - park
 - community center
 - people can be outside

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?

- More restaurants downtown
- Police sub station on Sonoma + ~~Tennessee~~ ^{Illinois} and by the Marina Vista, and Marc Island
- More businesses and ~~housing~~ affordable housing
- Single family housing near the ferry to attract new residents and on Marc Island
- Housing, specifically apartment buildings on Marc Island
- community center downtown
- College downtown w/ a tech focus



2 DEVELOPMENT POTENTIAL

Where should we encourage new jobs, single-family housing, and multi-family housing?

- More jobs for local residents on Mare island
 - light warehouse and logistics that support existing ^{future} business
 - maritime industry
- vacant lot near the old Walmart and food for less

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

- more bus routes and more frequent service on Sundays
- Bart to Vallejo
- Bus service to Mare Island as a compliment to housing
- more bike and ped paths on Mare Island
- Bike storage lockers
- Uber
- Free shuttle service along Sonoma

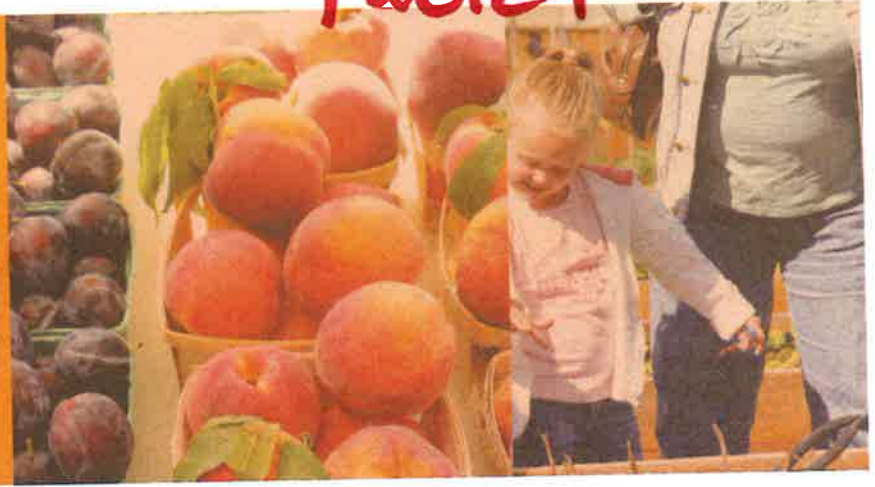
4 SUSTAINABILITY



What actions should we take to make Vallejo a more sustainable community?

- More jobs ~~near~~ near redwood and sonoma
- where the vacant lot is. Focus on drawing
in tech jobs. or light industrial

5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?

- Community vegetable garden on Mare island
- Senior center ~~on~~ in the crest area and on mare island

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?

Table #2

- Downtown has already received most \$'s
- Add educational classes downtown
- Nice restaurants + entertainment (eg. Family)
- More walkable + beautiful + mixed use (multi-use)
- Avoid boxy, single use construction
- include windows w/eyes
- Low rise construction 2-4 stories

2 DEVELOPMENT POTENTIAL



Where should we encourage new jobs, single-family housing, and multi-family housing?

Table 2

- Repair + retrofit existing housing thruout V.
- + Jobs for some elements of New town ctr-es stores, Restaurants
- More ~~Multi~~ Multi Family housing thruout Vallejo
- low rise construction 2-4 stories, thruout

3 GETTING AROUND

What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?



- Free shuttle to major town centers - ideally electric
- Bike routes - dedicated lanes are safer. More are needed
- bike share, more ride share
-



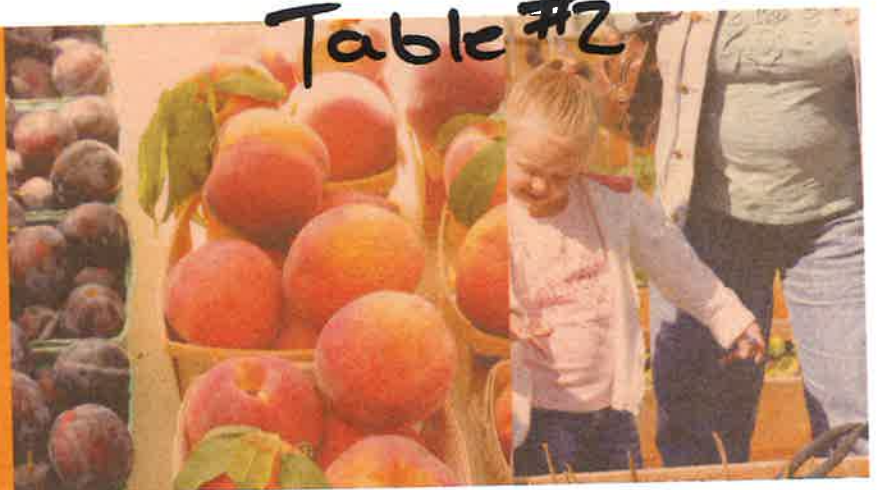
4 SUSTAINABILITY

What actions should we take to make Vallejo a more sustainable community?

- Improve ~~schools~~ schools + training opportunities
- More ^{attractive} mix of uses to attract people
- ~~Yes~~

Table #2

5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?

- More walkable + eyes on the street
- " Recreational facilities
- More health services brought - es. prevention, urgent care, etc

#3

South Vallejo

1 DOWNTOWN CHARACTER



Should the downtown-waterfront area be the primary focus of the community?

What mix of land uses do you want to see downtown and on the waterfront?

RESTAURANTS

HIGH QUALITY
RETAIL

HOUSING

MINI MALL LIKE
PIER 1 SF

incl. AFFORDABLE

ENTERTAINMENT

SENIOR & YOUTH CENTERS

LOCAL-SEWING

FARMERS MARKETS, POP-UP RETAIL
FESTIVAL

MARKETING/WAYFINDING

↳ BEAUTY OF WATERFRONT

OPEN SPACES

IMPROVE SONOMA BLVD & SHORELINE

IMPROVEMENTS S. TO CANAL BRIDGES

KIDS-WELCOME PLACES - PIER (CLEANER
THOUGH)

#3

2 DEVELOPMENT POTENTIAL



Where should we encourage new jobs, single-family housing, and multi-family housing?

Focus MIXED USE
ALONG SONOMA BLVD,
CURTOLA PKWY,
TRANSIT CENTER

JOBS @ BLDG ACROSS
FROM POST OFFICE

BEAUTIFY/IMPROVE HUD BLDG, LIBRARY

ATTRACT COMPANIES W/ FULL RANGE
OF JOBS, INCL. FOR PEOPLE ALREADY
HERE.

TENNESSE W. OF 80, SPUNKS E OF 80:
MULTI-FAMILY

ADD USES TO MAKE COMPLETE
COMMUNITIES - CHEST, S VALLEJO

#3

3 GETTING AROUND



What land use pattern would best support safe, convenient options for getting around town?

What transportation investments should we make to ensure it's easy and enjoyable to get around in 2040?

S. VALLEJO
TRANSIT HUBS:
CROST, E VALLEJO

WIDER SIDEWALKS

DEDICATED BIKE

LANES: SONOMA BLVD

"COMMUNAL" TAXIS

SEPARATE BUS 3 INTO 2 ROUTES

SAFE ROUTES TO SCHOOL & PARKS

CONNECTIONS TO MAJOR HUBS

FAMILY TO MAJIN.

NO MORE RELIABLE / LATER PM SF FAMILY SERVICE

BETTER TRANSIT ON MARIE ISL.

To The ^{Vallejo City} School Dist

#3

4 SUSTAINABILITY



What actions should we take to make Vallejo a more sustainable community?

USES THAT DON'T DEGRADE AIR QUALITY, STREETS

PLANT APPROPRIATE TREES, INCL. AT MULTI-FAMILY HOUSING

INCREASE SOCIAL SERVICES; DEAL WITH HOMELESSNESS

BETTER ACCOMMODATE DISABLED: * MORE ACCESSIBLE SIDEWALKS, PUBLIC PLACES

ORGANIZED ACTIVITIES FOR YOUTH

SCHOOL SYSTEM IMPROVEMENTS: FACILITATE DIALOG WITH COMMUNITY & SCHOOL DISTRICT

→ VOCATIONAL, OCCUPATIONAL TRAINING, INCLUDING SCHOOL CREDIT

#3

5 COMMUNITY HEALTH



What land use features would contribute to a healthier Vallejo?

INDIVIDUAL WATER ACCESS, INCLUDING PIED

PROTECT PEOPLE FROM PIPES AT WASTE WATER TREATMENT PLANT

NO DIESEL TRUCK TRAFFIC

SHADE TREES ALONG WALKING ROUTES

CITY-COMMUNITY FOOD CO-OPS WITH LOCALLY GROWN CROPS

SKATE PARK

SKATING RINK

YOUTH ACTIVITY CENTERS



FUTURE SCENARIOS

Table 3



RIVER & BAY CITY



NEW TOWN CENTER



URBAN VILLAGES



FUTURE SCENARIOS

Table 2



RIVER & BAY CITY



NEW TOWN CENTER



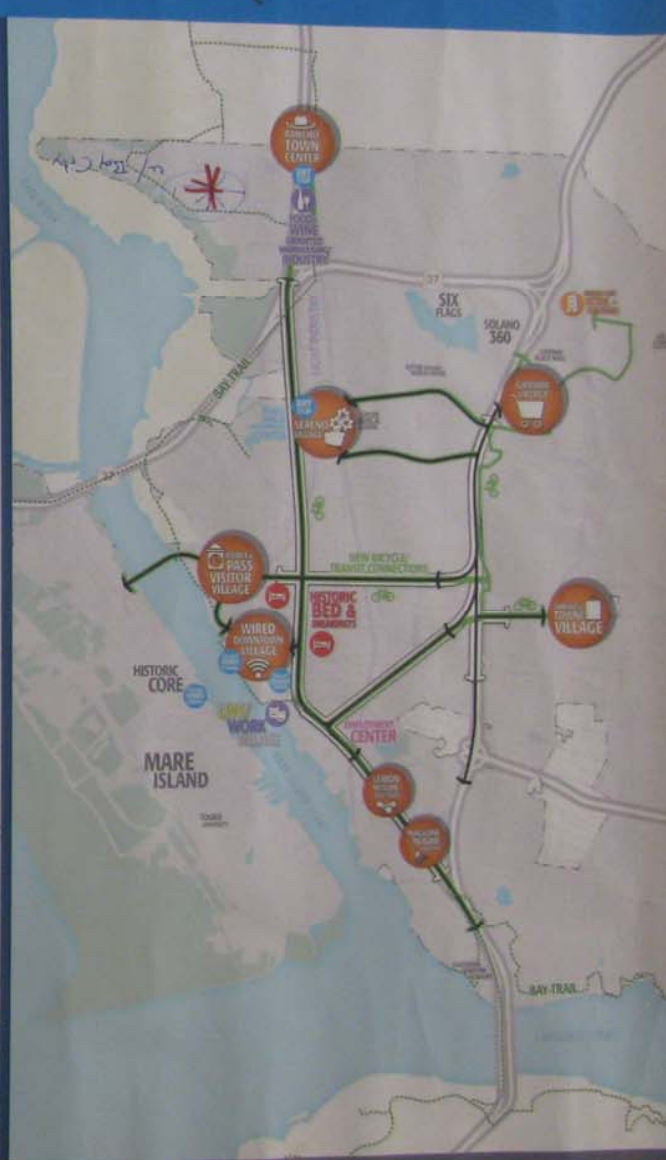
URBAN VILLAGES



FUTURE SCENARIOS

TABLE 4.5
10/16/15

5/1/01
TABLE 5



RIVER & BAY CITY

NEW TOWN CENTER

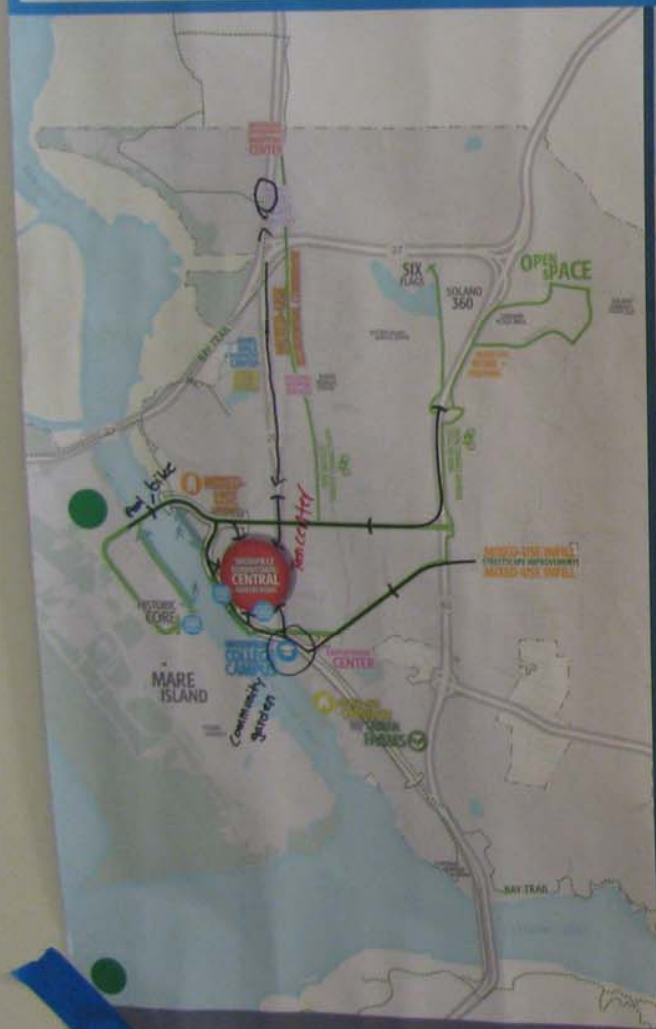
URBAN VILLAGES



PROPEL VALLEJO GENERAL PLAN GENERAL PLAN UPDATE

FUTURE SCENARIOS

Table 1



RIVER & BAY CITY

NEW TOWN CENTER

URBAN VILLAGES

ONLINE FORUM SUMMARY

INTRODUCTION

To engage people who may not have been able to attend one of the three community workshops in person, the City hosted an online forum via Open City Hall, a software platform the City uses regularly to survey Vallejoans on a range of topics and initiatives. The online forum offered participants the opportunity to complete an exercise that mimicked the breakout activity at the workshops. In total, 191 individuals participated in the online forum, which ran from September 25, 2015 through October 15, 2015.

The online forum was promoted through a variety of channels. The start of the forum was announced in a press release and in an email blast to over 8,000 subscribers to the City's email list. Details of the forum were posted on both the project website and the City's website, as well as through social media networks, including Facebook and Nextdoor. Follow up email blasts were sent to encourage public participation and to remind Vallejoans of the deadline. Additionally, all promotional materials featured the URL for the project website and an invitation to participate online. Those who attended the workshops and other outreach events were also encouraged to take flyers and postcards home and invite their friends and family to participate online if they could not attend in person.

ONLINE ACTIVITY

The online forum launched on Friday September 25th and consisted of five questions and a digital map showing the three preferred scenarios. Mirroring the community workshop breakout activity, the five questions guided participants through the exercise and addressed five topic areas, including Downtown Character, Development Potential, Getting Around, Sustainability, and Community Health. A text box at the end of each section provided space for participant responses.

RESULTS

Many online participants recognized the downtown and waterfront area as an important community asset. Ideas for uses in this area ranged from increasing open space along the river, preserving the historic character, to creating a vibrant downtown with shops and tourist attractions. Enhancing and expanding Vallejo's regional ferry service was also a common theme shared by some participants. Finally, creating urban farms and increasing the pedestrian network were just a few ideas to support sustainability and community health in Vallejo.

The following statements from the online forum illustrate the range of common themes and unique ideas submitted by participants. Complete participant responses to each topic area are included in the following pages.

Downtown Character

- More park area for the public around the river area.
- I would love to see more low rise housing infill that preserved the look of the traditional neighborhoods as they have done in Sonoma and downtown Benicia.
- It should be a day or night destination with restaurants a promenade and lights in the trees.
- Public art shows on the Green as a tourist destination and economic development similar to the Waterfront Park in Santa Barbara.
- A college campus sounds like a tremendous idea.
- I like the college campus, the restaurants & shops and the Waterfront park. I see these as the "anchor" that will attract tourists.

Development Potential

- I agree that the Waterfront is a gem .and it should be developed as such. More restaurants, not housing.
- Scenario B provides the best locations for new jobs, single and multi-family homes such as New Town and Transit Center.
- The first scenario, where development is concentrated on the waterfront, and near the river and bay, is our family's choice.
- We don't need more housing on the river front. We need ore public open park space. We don't need hotels and condos near the river period.
- Plan B preserves and enhances the character of our historic downtown, including the lovely housing options in the area, while providing the most opportunities for job growth.

Getting Around

- Scenario B is best for transportation investments, looking toward 2040. With the new Transit Center under construction along the Freeway, it makes sense to have transit-oriented development near Springtown, Hospital Services development near the two hospitals, and a new transit center near the New Town Center.
- Ferries to other cities besides SF, like Oakland, Tiburon, Larkspur, etc. Water Taxis to Napa, and connection to the wine train.
- I think we need to emphasize bike lanes and walking trails that link to the waterfront. I also think we need to encourage WATER ORIENTED TRANSIT and negotiate ferry service that links us beyond San Francisco.
- We need to have walking/biking/handicapped-accessible right-of-way along-side the Napa River, from the north end of the Bay Trail all the way to the southern end of Vallejo, near the Maritime Academy.

Sustainability

- Providing for urban farms in the Lemon and Magazine corridor provides for locally grown food.
- The wetlands and marshlands need to be protected from development and cherished for their beauty.
- I believe in smart growth. We need to encourage people to use transit and have housing that is not sprawled.
- Support more campuses: education and corporate. Campuses make use of green space and have a wide variety of business needs that will create jobs for locals of all skill levels.

Community Health

- Proximity to what you need is so important to community health.
- Encourage walking through the creation of broad walkways, pathways, and pedestrian zones both near the riverfront and in all neighborhoods in the city;
- More public access and support for the Arts reduces stress, gives children, teens, and adults an outlet for creative expression, increases community involvement which all leads to a healthier community.

Downtown Character

What mix of land uses do you want to see in the downtown/waterfront area?

All Statements sorted chronologically

As of October 15, 2015, 12:16 PM



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Downtown Character

What mix of land uses do you want to see in the downtown/waterfront area?

As of October 15, 2015, 12:16 PM, this forum had:

Attendees: 114

All Statements: 33

Hours of Public Comment: 1.7

This topic started on September 25, 2015, 3:54 PM.

Downtown Character

What mix of land uses do you want to see in the downtown/waterfront area?

Name not shown inside Vallejo (on forum)

October 13, 2015, 11:18 PM

scenario B is best, as it provides for a walkable downtown near the waterfront.

Scenario A will cause too much congestion on the waterfront.

Plans for a Visitor Rail Station at Badge and Pass from Scenario C sounds good to connect to the New Town Center and other transit locations.

It is important to keep the character of the boat and walking trails we have near the Ferry and entrance to Mare Island, with urban farming along the Lemon and Magazine corridor.

Name not shown inside Vallejo (on forum)

October 13, 2015, 9:10 PM

(The) corridor would provide access to the Ferry Terminal and the New Commuter Hub on Lemon Street. I, along with other citizens, OPPOSE turning the South section of the Waterfront into a Shipping Terminal and/or a Industrial zone which would eliminating Public Access and the ability to expand recreational, open space, and other uses.

Linda Mann-Stout inside Vallejo (on forum)

October 13, 2015, 8:44 PM

With the clear favorite of many and myself being the Bay River City scenario, these three 'visions' have much to commend themselves. However, all the money spent on the general plan and all the community effort and participation to help shape the future of Vallejo will have been an exercise in futility if the city approves Orcem/VTM for the waterfront. Why even bother to ask the residents if the city is not going to listen. Approval will be tantamount to a slap in the face of the residents who have everything to loose and virtually nothing to gain, while a handful of big boys from out of town exploit Vallejo's waterfront for their own personal profit. Creating a vibrant, healthy community that treasures its waterfront assets cannot co-exist with the 'alternate vision' of heavy industry Orcem/VMT is offering. Don't make a charade of the general plan process. Don't let it all be for nothing. None of these scenarios can exist let alone thrive alongside heavy industry on the waterfront. S.F. is returning its waterfronts to the people, tourism, and recreation. Napa has capitalized on its riverfront and is thriving. Oakland's Temescal art scene has turned a crime ridden, economically stagnant district into a mecca. Why sacrifice all the fragile but real progress being made in Vallejo to backwards thinking instead of looking forward.

Gary Wick inside Vallejo (on forum)

October 13, 2015, 8:26 PM

B sounds that i would be for us.

Kelly McCubbin inside Vallejo (on forum)

October 13, 2015, 7:40 PM

A college campus sounds like a tremendous idea. The important thing is to leverage our city's great resources

Downtown Character

What mix of land uses do you want to see in the downtown/waterfront area?

to continue the transition from a bankrupt joke to a thriving, vibrant, desirable community. Any city that wastes its copious, gorgeous, waterfront for industrial use when that waterfront is facing San Francisco, is foolish.

Nathan Daniel Stout inside Vallejo (on forum)

October 13, 2015, 7:10 PM

For the Downtown and Waterfront area, I would like a mix of scenario A and Scenario C. I really like the idea of using our fiber optics network for a public utility and wired downtown. That would be something of which Vallejo could be proud. Also, when you focus on the Downtown and Waterfront as a destination, and combine that with the river, like in River and Bay City, I think Vallejo's potential has a better chance of being realized. Like to many cities around the Bay, I think the Bay Trail is very important. I would definitely want to see access to our waterfront from the Carquinez Straits to Highway 37 and beyond. Everyday citizens should be able to walk along the shoreline all along the river, and not have to compete with industrial facilities or private businesses. We have a right to our shoreline, so protect it and give us access. All around the San Francisco Bay are wonderful parks on the shorelines of other cities. Why not here?

Other aspects of the downtown plan that I like and support are the Urban Farms and Live/Work spaces as well as the Eco-Village. Urban Farms serve many purposes: growing food, offering employment and reentry into the community, education about food health and food sources, as well as teaching the fundamentals of botany and biology. In a world where so much focus is on violence and war, growing your own food, or growing food for your community can be a healing thing, and serves to ground us to the basics of existence.

So, I support access to our waterways, the urban farms idea, the eco-villages idea, and the live/work idea as well as the wired downtown and having a public utility using the fiber optic network.

I don't support building on Memorial Park, or building high rises in the downtown, or any great deal of new development.

Name not available (unclaimed)

October 13, 2015, 5:38 PM

We should completely eliminate the New town center idea, especially the bed and breakfast idea. Living near a bed and breakfast is not good for any residents. Also, this proposal seems to be built on the idea of "build it and they will come." I don't see a plan to attract tourists nor do I see an "anchor" to bring tourists in. I see nothing in the New Town Center that is attractive.

The River and Bay city is the best idea. I like the college camp[us, the restaurants & shops and the Waterfront park. I see these as the "anchor" that will attract tourists. As to the marquee hotel with space for conventions, I wonder if this is sustainable as Solano 360 has a convention center planned.

As to the Urban Village, I think we should incorporate the free wifi and the "community living room" ideas into the final general plan.

I hope that in order to maximize the return for Vallejo, we see (1) More of an emphasis on business development than housing development, (2) That we bring a high end grocery store to Vallejo as well as a grocery store to South Vallejo and finally (3) NO CEMENT FACTORY IN VALLEJO!

Boudicca T inside Vallejo (on forum)

October 13, 2015, 4:08 PM

Downtown Character

What mix of land uses do you want to see in the downtown/waterfront area?

Love the idea of a modern college campus on the waterfront. This will create hundreds of jobs for all skill levels, bring young talent into the community, nurture our young people and relate nicely to Tuoro University Mare Island.

Coleen Cole inside Vallejo (on forum)

October 13, 2015, 3:18 PM

River and Bay City with DOWNTOWN CAMPUS.

Cal Maritime has been one of the top universities in the US, and if they open an auxiliary campus downtown, the downtown will really come back! Please include this in the report to city council on December 15. Thank you for a GREAT process - well done!!

Name not shown inside Vallejo (on forum)

October 13, 2015, 2:00 PM

Hello. I appreciate the opportunity to comment and see comments can be left under each category and question. I'll limit mine to this one section but will try to address my overall impressions and input in this one area. Vallejo is the nexus between the Central Valley, Wine Country, and Bay Area. There is opportunity to create an more attractive atmosphere for our residents and visitors and provide services to those commuting between the Central Valley, Wine Country, and the SF Bay Area.

It's true the waterfront and re-emerging downtown are Vallejo assets that we want to tout. For that reason, we have to be mindful about growth in those areas. They can be easily overloaded with traffic/congestion which then makes them less attractive. We want it to be a safe, joyful place for our residents, visitors, and commuters. Because of our unique location and access to the SF from Wine country and the Central Valley, those wishing to go to SF may find it more appealing to come to Vallejo and take the ferry in to SF instead of driving all the way to SF. There can be revenue opportunities there, but as Vallejo makes itself more appealing to community and visitors alike, then those that might use Vallejo as a way station, would actually be compelled to stay and visit. The main point is that there is easy access to Vallejo from SF, Wine Country and the Central Valley, and the waterfront is a great attractant for Vallejo.

Scenario A includes a university; I don't believe Vallejo needs another university, but especially not taking up space right on the waterfront. Vallejo already offers a university on the water - CAL Maritime - and rightly so given it's nautical-based studies.

The area along the waterfront would be best suited for public access. I like the idea of keeping the downtown's historic character intact and having bed & breakfast lodging.

A plan for Vallejo needs to include a performing arts / entertainment hall / conference center situated somewhere (I'm not saying it has to be at the waterfront) that complements (not competes with) existing venues and a nice hotel to complement the bed & breakfast lodging options.

Using the waterways to better provide access and public transportation to Mare Island is favorable...and if possible increase the ferry destinations, say to Sausalito or Tiburon from Vallejo.

I like the idea of preserving the green at the Vallejo waterfront and also having trail corridors/foot paths/ bike paths. I strongly urge against multi-family housing developments downtown. There are already enough, and a high rise would not fit with the flavor of the downtown area and may result in more congestion in an area which I would envision promoting as a community and visitor destination site. Congestion would be a deterrent.

While there should be some focused future planning on the waterfront area, the other parts of Vallejo should not be overlooked. I like the idea of characteristic neighborhoods as identified in scenario C as long as there

Downtown Character

What mix of land uses do you want to see in the downtown/waterfront area?

are transportation options. I prefer the housing projections and descriptions in scenario C. Similar to the idea that San Francisco has different neighborhoods, Vallejo (being the most diverse city of its size) could easily highlight its variety and many things to offer in the same way. Having a second transportation hub as identified in scenario B could relieve some of the transportation load on the downtown station and provide easy access between activity points, such a downtown and the movie theater, and also provide two hubs for transportation to the various characteristic neighborhood areas. I definitely agree with other commenters that a market like Trader Joe's would be a welcomed addition to Vallejo, but I am not sure where the best venue would be. Of course, we do not want to forget Mare Island and what it could hold for Vallejo's future. We need to be mindful of "over development" here given the limitations of the infrastructure and access on/off the island. I would like to see some development that mirrors mindful development of the waterfront area so there is a connectivity across the Mare Island Straight/Napa River both in community value and aesthetics. There are wonderful elements in all three scenarios. I don't think any single scenario is a perfect fit, but I do believe elements from each can be combined to create a positive, productive, healthy, fun & happy, sustainable future for Vallejo.

Name not shown inside Vallejo (on forum)

October 13, 2015, 1:22 PM

I believe scenario A would serve Vallejo best by making the waterfront the heart of our city, taking advantage of one of its greatest assets.

Gregory Whitfield inside Vallejo (on forum)

October 13, 2015, 12:55 PM

I am for proposal A which utilizes an already existing asset which is the downtown. It is poised to become colorful and exciting if given a chance. Along with that is the wonderful water feature of Mare Island channel connecting the downtown to a place of historical significance: Mare Island, of course. The ferries and the transportation hub are already there so people can be dropped right into a thriving downtown. What transportation advantages do the other plans have? Are you going to rely on our lousy bus system to take visitors from our transportation hubs to other parts of Vallejo?

Name not shown inside Vallejo (on forum)

October 13, 2015, 12:14 PM

Napa and Sonoma counties average 3 million plus visitors per year with tourist revenues generated above 1 billion dollars annually. Let's give them a reason to stop here too. Embrace what the waterfront has to offer! Other places pale in comparison, even on this day.

Leslie Wetsch inside Vallejo (on forum)

October 12, 2015, 2:42 PM

I like certain features of each scenario, but C resembles most closely what I would envision for the future of Vallejo.

Downtown Character

What mix of land uses do you want to see in the downtown/waterfront area?

One thing I am emphatic about is the proposed cement plant/garbage disposal. This has no place in the future of Vallejo! No number of jobs is worth the environmental & health risks inherent in the operation of such an industry. NO CEMENT PLANT, PLEASE!

Thia Markson inside Vallejo (on forum)

October 11, 2015, 11:37 PM

Public art shows on the Green as a tourist destination and economic development similar to the Waterfront Park in Santa Barbara. Their "Green Space" is similar to ours, wide open space facing the water with stalls for local and visiting artists to sell their art. People stroll and buy and support the artistic community and that increases money flowing into the City thru the "trickle down" effect of dining locally, hotel stays, something as simple as buying gas at a local station. All directly increasing the bottom line of the City of Santa Barbara. Think we can't be similar, think again. We have a beautiful waterfront area, lots of historic homes surrounding it, Ferry Service to and from a major City. We could use this area to increase tourism, support the artistic community, and increase the City coffers by sales tax. We are envisions our future, why not make it the best it could be? Santa Barbara of the North? It's possible and it starts with the Arts.

Katherina Von nagel inside Vallejo (on forum)

October 11, 2015, 8:24 PM

I like plan A very much.

Vallejo s water front is a great beautiful asset .

It should be a day or night destination with restaurants a promenade and lights in the trees.

I like the walking trails and the bike paths but

I would also like to see mini buses doing loops around the villages and connecting with one another and nice bus stops .

Vallejo is beautiful and has a lot to offer.

Let's make it better .

I vote A

Cameron Shearer inside Vallejo (on forum)

October 11, 2015, 3:06 PM

I support Plan A because it represents my values and hopes for our village. Retain and enhance the Veterans' Memorial Park between City Hall and the Ferry Terminal - it is consecrated land and is a promise to our veterans. Please, no development on this sacred piece of land - which is also a welcoming park for those entering our city through its waterway. Many thanks for your consideration.

Stephen Hallett inside Vallejo (on forum)

October 11, 2015, 11:45 AM

The City should maximize business development and minimize housing development. Housing requires

Downtown Character

What mix of land uses do you want to see in the downtown/waterfront area?

services and does not bring much economic benefit to a city. Also, the city should focus on bringing businesses and development that will have a net positive impact on Vallejo. We should not just take any development that comes our way.

Also, I would like to see the City bring a high end grocery store such as Trader Joes and/or Whole Foods to Vallejo. This will bring good paying jobs, quality produce and will serve as a catalyst for upward change.

Finally, I would like to see the City REJECT ANY IDEA OF A CEMENT FACILITY IN VALLEJO. THE ORCEM/VMT CEMENT PROJECT IS A BAD IDEA.

Cathryn Muzaffar inside Vallejo (on forum)

October 10, 2015, 5:14 PM

I am for A.

David Cates inside Vallejo (on forum)

October 10, 2015, 7:57 AM

I love this town and I believe the waterfront is our most valuable asset and as such I vote for Scenario A River and Bay City.

I also believe in Scenario C Urban Villages and that as connected villages this plan will affect all neighborhoods in Vallejo.

Therefore, my vote would be 80% of Scenario A with 20% Scenario C to improve and leverage the waterfront while at the same time connecting our neighborhoods to create a unified vision and plan for Vallejo.

Name not shown inside Vallejo (on forum)

October 9, 2015, 8:24 PM

Option #1 is by far my favorite. Anything that minimizes time on the road, leaves more open (GREEN) space for play, and supports the vibrant artist community is good by me.

What I would hope for is that the Vallejo Gov focus on Biotech/genomic tech, rather than silicon tech, for Mare Island development. There is a lot of exciting development happening in Oakland garages, much like Palo Alto garages in the 1970s.

Ryan Messano inside Vallejo (unverified)

October 9, 2015, 1:25 PM

Downtown Character

What mix of land uses do you want to see in the downtown/waterfront area?

I believe A would be the best choice. The funny thing is if we would stop focusing just on jobs and the economy and start focusing on ourselves and our families, the jobs and the economy would explode upward exponentially. A city can never be more beautiful externally than it's citizens are internally. Choose beautiful thoughts, beautiful words, and beautiful deeds, and we shall have a paradise. Our library needs to be expanded with books not computers, and we need bookstores. Benjamin Franklin said, "An investment in knowledge pays the best dividends", the City of Philadelphia is beautiful because of his philosophy.

Name not shown inside Vallejo (on forum)

October 9, 2015, 11:51 AM

I want to see a vibrant riverfront/bay town evolving. One of the most attractive things about Vallejo is the water access for recreation, for tourism and events, and for access by and to other cities. The Ferry System is underdeveloped and could be taking residents to work and tourists to Vallejo from places like Berkeley, Oakland and Marin instead of just going to San Francisco. The downtown also has incredible architecture which is a potential attraction to many. I would love to see more low rise housing infill that preserved the look of the traditional neighborhoods as they have done in Sonoma and downtown Benicia. They have built higher density housing that has the look and feel of existing historic housing. We also need more restaurants and businesses for tourists and locals. Look at how the new Mare Island Brewing Company has brought the waterfront back to life at night! Recruiting colleges and tech workers to the waterfront is logical as they are being priced out of San Francisco and Oakland. Our super convenient ferry would attract workers to locate businesses here or commute from here. Keep it walkable. Keep it beautiful. Keep it healthy. BTW, the proposed ORCEM/VMT would have very high opportunity costs and render all of these opportunities moot. No one will want to ride the ferry through their cloud of toxins. No one will want to locate their business downtown with the noise and pollution. The whole general plan process is in question if the VMT Orcem goes forward.

Name not available (unclaimed)

October 8, 2015, 11:14 AM

Senerio A River front and downtown area sounds good.

Name not shown inside Vallejo (on forum)

October 7, 2015, 1:54 AM

A few years back, I remember reading an article saying that Vallejo would be the next Silicon Valley. I can see that this can be a reality. Vallejo, an offspring of Silicon Valley, perhaps dub it as 'Silicon Bay'?

With Mare Island as a prime location for the River and Bay community, I agree with inviting tech companies. In addition to a university campus, I would like to see a 'tech campus'. Imagine if we bring in Apple, Google, etc., along with some young, startup companies to come to our side of town. Although some may not agree with this idea, this can be a 'win-win' situation. Here companies can cut their operating costs while increasing productivity because their employees can achieve a home-work balance. 'Living and working' in town can mean higher quality of life---living in an affordable home and having the time to enjoy it.

According to California Association of Realtors for August 2015, Santa Clara County's median price for an

Downtown Character

What mix of land uses do you want to see in the downtown/waterfront area?

existing, detached single family home is about \$973K while San Mateo & SF Counties are a little over 1.2 million. Compare that to Vallejo's \$295K median price and Solano County's \$363K median price. Vallejo is poised to be the solution for the housing dilemma and Downtown Vallejo/waterfront is an ideal location for mixed-use housing and townhomes.

Having these tech companies would mean access to coveted internships, job trainings, etc. to our local youths---encouraging and grooming them to be the future workforce. This would engage the youths in more positive and productive activities.

No doubt that Vallejo is on its path to becoming an economic powerhouse in the not-so-distant future. The city has a lot to offer and it's time for companies to take notice and be part of this vibrant community

Tim Lang inside Vallejo (on forum)

September 28, 2015, 3:04 PM

The new pulsing and vibrant heart of Vallejo is close to the highway.

Look at all the new high dollar international commercial development right off of 37 and 80 . Plan B is the most logical.

Put in some new city offices for the mayor and a police station,

Then it will take off from there.

Put in T1 internet and wi-fi . Invite all the tech companies to move in Cheap. Even Trump would say " It will be HYuuge " !

Name not available (unclaimed)

September 28, 2015, 12:04 PM

Test

Name not shown inside Vallejo (on forum)

September 26, 2015, 5:12 PM

More park area for the public around the river area. No condos, no hotels and no orceum cement factory in south Vallejo. Scenario A sounds good.

Name not available (unclaimed)

September 26, 2015, 4:34 PM

area C is most attractive to me- I like the idea of different village clusters

Name not available (unclaimed)

September 26, 2015, 10:01 AM

Downtown Character

What mix of land uses do you want to see in the downtown/waterfront area?

We need a vibrant downtown, with market rate housing, bed & breakfasts for tourists, entertainment for students and a strong arts community

Name not shown inside Vallejo (on forum)

September 26, 2015, 5:22 AM

A!...Vallejo needs a happening downtown. You look at surrounding cities with a vibrant day and night and you will get results.....you drive thru Georgia and you see garbage...just my opinion

Name not available (unclaimed)

September 25, 2015, 11:25 AM

like xyz

Name not available (unclaimed)

September 24, 2015, 10:25 AM

dfdfg

Development Potential

Where should we encourage new jobs, single-family homes, and multi-family homes?

All Statements sorted chronologically

As of October 15, 2015, 12:21 PM



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Development Potential

Where should we encourage new jobs, single-family homes, and multi-family homes?

As of October 15, 2015, 12:21 PM, this forum had:

Attendees: 66

All Statements: 10

Minutes of Public Comment: 30

This topic started on September 25, 2015, 3:54 PM.

Development Potential

Where should we encourage new jobs, single-family homes, and multi-family homes?

Name not shown inside Vallejo (on forum)

October 13, 2015, 11:30 PM

scenario B provides the best locations for new jobs, single and multi-family homes such as New Town and Transit Center. Also in the Hospital Services Uses area near Kaiser and Sutter Hospitals. Also near the new Transit Center at Springtowne.

These would all be connected by transit to each other and the Downtown/Waterfront.

None of the Scenarios addresses placing new jobs, single and multi-family homes on Mare Island, but continuing development there, to the extent traffic will allow, would provide artist lofts, homes, and jobs.

Market Rate housing proposed in Scenario B should be limited so congestion does not make the area near Waterfront a tangle.

Name not shown inside Vallejo (on forum)

October 13, 2015, 12:58 PM

While there are elements to both plans A and B that deserve praise, I think the best plan for the future of Vallejo is B. Plan B preserves and enhances the character of our historic downtown, including the lovely housing options in the area, while providing the most opportunities for job growth. This added employment base would create additional revenues for the city without taking on the ongoing costs and service load associated with increased residential development.

Amy Petrolati inside Vallejo (on forum)

October 13, 2015, 12:05 PM

River and Bay City (A) is far and away the best option. Considering the beauty and unique character of our downtown and the proximity to the waterfront and transit, it makes complete sense to revitalize this area for living and recreating. One change I would like to see in this plan is to allow for our waterfront trails and greenspace to continue south past and through the waterfront campus and mixed use corridor. It doesn't have to be a large expanse of greenspace (although that would be great too) but an easement to allow people to continue walking the length of the waterfront would be such an asset. Of course, to make any of this successful, we should not be considering the idea of a cement plant or polluting marine terminal within a mile and a half of the downtown area (and even closer to those urban farms). That space would be much better utilized as light industry, live/work, or continuing the mixed use with urban farms assigned to the space next to it.

Name not shown inside Vallejo (on forum)

October 12, 2015, 10:26 PM

New Town Center looks the best - but I like the idea of including artists an affordable place to live as well. The artists have be reviving our downtown and we need to make sure we include them in our path forward.

Nancy Truax inside Vallejo (on forum)

October 10, 2015, 8:43 AM

I agree that the Waterfront is a gem...and it should be developed as such. More restaurants, not housing. Look

Development Potential

Where should we encourage new jobs, single-family homes, and multi-family homes?

at Petaluma. That city does not have "Dollar Stores" popping up in every empty space. The way you develop a great place and an inviting place is to give the community something valuable...something interesting. Our city seems to accept any company that has the money to set up a business (like 99 cent stores and churches). Where is Trader Joes? Where is Whole Foods? Why did Cost Plus leave? And Pier One? When I shop, I leave Vallejo.

Thomas Williams inside Vallejo (on forum)

October 9, 2015, 1:10 PM

The following should be a powerful over lord of all scenarios envisioned within. The ugliness of both sides of highway 80 that strikes through the heart of our entire city, leaving a visual subconscious degradation of our city to the 250,000 cars and people passing through every day. No where in any city in the country I have observed the lack of cleanliness of due to litter of all sorts, trash, garbage, weeds, broken trees and bushes. We in Vallejo will never have a beautiful city that will attract good business, jobs and people as long as in the minds of all who pass though and those who talk about the appearance of degradation of our city, until Highway 80 is clean and appealing. Recommendations : Cal-Trans does not have the man power to keep H80 clean. Vallejo should purchase litter removal help through "Adopt-a-Highway" program. Authorize a person to communicate with Cal-Trans to begin to improve the landscaping along H80 even if the City has to subsidize the costs.

In closing, take a ride through Vallejo on Highway 80 and purposely look at the trash and landscaping. You will then agree. Thomas Williams, Vallejo, 35 years.

Name not shown inside Vallejo (on forum)

October 9, 2015, 12:22 PM

Development on the waterfront is a no brainer but it should be development that serves existing housing and the character of the neighborhoods. We do not need a wall on the waterfront we need to invite people into the waterfront with restaurants and walkable promenades. I favor a river city but I think intensive multifamily development should be cited walkable to the waterfront but not on the waterfront. If there must be housing on the waterfront it should be low rise and not block existing views from old neighborhoods or of old neighborhoods. I live in Vallejo because when I used to drive between Sacramento and San Francisco for work what I saw was a beautiful riverfront and historic architecture. Beyond aesthetics, the river front neighborhoods already have extreme high density and a great deal of poverty and disinvestment that have followed. Bring pubic use, restaurants, and convenient service to the waterfront and a modest amount of low rise housing as Benicia has done. Put denser housing such as live work condos with retail on the ground level on the Tennessee corridor closer to Sonoma. That will be walkable / bitable to the waterfront and will inject new life into those areas. Development should also improve the experience of those here rather than destroy it with excessive crowding and denying them the traditional vistas they have enjoyed.

Name not shown inside Vallejo (on forum)

October 9, 2015, 10:26 AM

Development Potential

Where should we encourage new jobs, single-family homes, and multi-family homes?

I think that development on the waterfront is smart. I also believe that Vallejo should be actively attracting grocers such as Trader Joes & Whole Foods along with encouraging niche small businesses.

Name not shown inside Vallejo (on forum)

September 26, 2015, 5:28 PM

We don't need more housing on the river front. We need more public open park space. we don't need hotels and condos near the river period.

Name not shown inside Vallejo (on forum)

September 26, 2015, 9:36 AM

The first scenario, where development is concentrated on the waterfront, and near the river and bay, is our family's choice. Waterfront development has worked in many other nearby cities. The newer Mare Island Brewery taproom on the water is thriving! The grass area on the water is already the location for tons of events that attract thousands of people. There is rich history in West Vallejo (maritime, architecture, redwood trees, open protected land), and it would be honoring this history if our city further revitalized the area. Not to mention the true beauty of Vallejo by the water. The sunsets are magnificent...it is a scenic view for residents and visitors of Vallejo. My wish would be to have a grocery store along the waterfront or across the waterfront with natural and specialty foods that attract local shoppers and the thousands of ferry riders, particularly commuters who could buy their meals before or after a ferry ride. Not providing this seems like a wasted opportunity. Thank you for asking for my input!

Getting Around

What transportation investments should we make to ensure it's easy and enjoyable to get around Vallejo in 2040?

All Statements sorted chronologically

As of October 15, 2015, 12:17 PM



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Getting Around

What transportation investments should we make to ensure it's easy and enjoyable to get around Vallejo in 2040?

As of October 15, 2015, 12:17 PM, this forum had:

Attendees: 71

All Statements: 5

Minutes of Public Comment: 15

This topic started on September 25, 2015, 3:54 PM.

Getting Around

What transportation investments should we make to ensure it's easy and enjoyable to get around Vallejo in 2040?

Name not shown inside Vallejo (on forum)

October 13, 2015, 11:54 PM

scenario B is best for transportation investments, looking toward 2040. With the new Transit Center under construction along the Freeway, it makes sense to have transit oriented development near Springstown, Hospital Services development near the two hospitals, and a new transit center near the New Town Center. Too much development near the waterfront will cause too much congestion. Public transit connecting these Centers with the Ferry will make for a well-planned community.

One aspect of Scenario C seems appealing to tie in Napa/Wine traffic and that is the Rancho Town Center. This could be added to scenario B.

Nathan Daniel Stout inside Vallejo (on forum)

October 13, 2015, 7:41 PM

Ferries to other cities besides SF, like Oakland, Tiburon, Larkspur, etc. Water Taxis to Napa, and connection to the wine train. I also think that bus routes should run smaller buses and go more places in the neighborhoods, small buses not the huge rockets that go down my street.

Cameron Shearer inside Vallejo (on forum)

October 13, 2015, 3:20 PM

We need to have walking/biking/handicapped-accessible right-of-way along-side the Napa River, from the north end of the Bay Trail all the way to the southern end of Vallejo, near the Maritime Academy. I do believe it is an entitlement supported by State Government. No mitigation by substituting other areas and no business activities that would allow Homeland Security to block access.

Name not shown inside Vallejo (unverified)

October 13, 2015, 10:48 AM

None of these plans include coastal access via walking paths or biking paths along the coastline in south Vallejo. Why not? The public must have access in all of these plans. A boardwalk and bike path should be added to each of these designs.

Name not shown inside Vallejo (on forum)

October 9, 2015, 12:13 PM

I strongly support the River and Bay city approach to transportation. I think we need to emphasize bike lanes and walking trails that link to the waterfront. I also think we need to encourage WATER ORIENTED TRANSIT and negotiate ferry service that links us beyond San Francisco. I80 between Vallejo and Oakland is the most heavily travelled corridor in the Bay Area. Why doesn't the ferry go down the shoreline to Berkeley and Oakland? Think of the opportunities that would open up to our residents and our city if it did?

Sustainability

What actions should we take to make Vallejo a more sustainable community?

All Statements sorted chronologically

As of October 15, 2015, 12:17 PM



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Sustainability

What actions should we take to make Vallejo a more sustainable community?

As of October 15, 2015, 12:17 PM, this forum had:

Attendees: 79

All Statements: 13

Minutes of Public Comment: 39

This topic started on September 25, 2015, 3:55 PM.

Sustainability

What actions should we take to make Vallejo a more sustainable community?

Name not shown inside Vallejo (on forum)

October 13, 2015, 11:57 PM

scenario B is best for developing near transit nodes.

Every community that has a waterfront tries to keep it in public domain because it belongs to the community.

Best to keep it un-congested.

Providing for urban farms in the Lemon and Magazine corridor provides for locally grown food.

Nathan Daniel Stout inside Vallejo (on forum)

October 13, 2015, 7:29 PM

To make Vallejo a more sustainable community, there has to be a shift in focus. Sustainability refers to quite a lot, from ecology to economics, and Vallejo needs help in all those areas. If we could follow the Federal Guidelines and not concentrate poverty in one or two neighborhoods, that would go a long way to improving quality of life here in Vallejo. The Urban Villages idea would possibly spread the availability of jobs and resources throughout the city.

Sustainable refers in part to ecology. Vallejo needs to respect and value its place on the Napa River and proximity to all of the marshlands. Ecology needs to be a focus of any development. Parcel A on Harbor Way should not be developed for condos, and should not be built on at all. If anything, an interpretive center would be a great help to educating everyone about wetlands. The wetlands and marshlands need to be protected from development and cherished for their beauty. As I said before, the river needs to be respected and honored, not used and abused. Ferries to other cities besides SF would be great, and boats going to Napa or Mare Island would also be welcome.

Vallejo should not zone its waterfront for heavy industries. This is contrary to many of the Guiding Principles in the General Plan and does not make sense ecologically.

Cameron Shearer inside Vallejo (on forum)

October 13, 2015, 4:12 PM

The west village cannot absorb any more subsidized housing and, so, the additional housing (multi-family, etc) needs to be priced at market-rate. We need higher-end taxpayers and spenders. Since the waterfront is our most valuable resource, both materially and esthetically, we need townhomes and condos that blend into the landscape of a river village. We do not need heavy, project-oriented over-saturation. Vallejo is huge and we need to get away from the theology that everyone in town must live within walking distance of the ferry. Many thanks for your time.

Madison CJ Brown inside Vallejo (on forum)

October 13, 2015, 12:01 PM

Downtown has "waited" for years for quality stores to come to the downtown.

Offering little to would be potentials.

And at times, making any attempts an arduous, frustrating, expensive, long journey.

When these issues change and the Economic Development Department goes "out and solicits the type of businesses that are needed and wanted" we the citizen's, will support, shop and bring revenue to Downtown,

Sustainability

What actions should we take to make Vallejo a more sustainable community?

the beating heart of every city.

Clean up downtown. Make landlords reface old, tired store fronts. Get some cohesive look on the fronts of the buildings. Make downtown a desirable place to go.

Hire a designer to work with owners collectively.

That's an overview formula that has worked in city's across America. Done well, Downtown could be turned around in 2 years.

Time to stop discussing and do it!!

Chris Stefano inside Vallejo (on forum)

October 9, 2015, 6:44 PM

I would like to see a moratorium on low income housing . 201 Maine , The Sacramento St /hwy 37 barracks and others have destroyed the neighborhoods that surround them. Public housing should be at minimum mandatory levels. Without the removal of the documented sources of crime, it won't be safe to live, shop or work.

The downtown is only turning around due to a demographic change . It won't be safe until the housing projects are gone . What city puts housing projects in its downtown?

I don't see anything regarding improvement of schools. Vallejo has one of the worst school systems in California due to bad management and our demographics. This is a deterrent to good people moving here who want their kids to get a good education . You can't find that here in Vallejo. The best school is rated a C-. Without crime control and good schools , there is no improvement. All kids deserve a safe place to live and a good education.

Name not available (unclaimed)

October 9, 2015, 6:42 PM

I would like to see a moratorium on low income housing . 201 Maine , The Sacramento St /hwy 37 barracks and others have destroyed the neighborhoods that surround them. Public housing should be at minimum mandatory levels. Without the removal of the documented sources of crime, it won't be safe to live, shop or work.

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Name not shown inside Vallejo (on forum)

October 9, 2015, 12:03 PM

I believe in smart growth. We need to encourage people to use transit and have housing that is not sprawled. However, we also need to consider factors of urban design that will promote community safety and community health and preserve the environment. I think that when we are looking at transit oriented housing, that does not mean that we build all of our high density housing on the waterfront. In fact, neighborhoods around the

Sustainability

What actions should we take to make Vallejo a more sustainable community?

waterfront already have some of the densest housing in the city which has led to disinvestment and flight from these neighborhoods. I would encourage transit oriented housing along the Tennessee Corridor on the East side of Sonoma and revitalizing lower Tennessee to encourage walking and bicycling to the transit center and the ferry terminal. This would help with the revitalization of that corridor and not burden the already overly dense Western Neighborhoods with more dense housing. Vallejo has an industrial history that has left many environmental issues that remain unaddressed. The city should focus on cleaning up brown fields in the city, areas where there is a former industrial use, and developing them into clean alternatives. In some cases brown fields can have public use in others they might provide opportunities for infill development. The city should NOT sprawl outward but should concentrate on up cycling existing housing and business infrastructure rather than sprawling and sacrificing old neighborhoods to a toxic future and disrepair. We should also value our environmental treasures: our river, our wetlands, and our wildlife. I see ospreys circling overhead almost daily. What a blessing! I hear the joyous barking of seals swimming in our waters! I am blessed by the miles of wetlands which will protect us from floods and which purify our air and water. Do not put a cement plant on our river. Do not allow industries that will disrupt the abundant bird and water life that we enjoy. Capitalize on it instead: build a restaurant with views out onto the wetlands and bird watching platforms. Encourage tourism on our waterways with kayak rentals and boat excursion businesses. Exploit our link to napa and have a sustainable water tourism business that provides tours of Napa vineyards from the water.

Boudicca T inside Vallejo (on forum)

October 7, 2015, 10:12 AM

Support more campuses: education and corporate. Campuses make use of green space and a have a wide variety of business needs that will create jobs for locals of all skill levels. If people can work near where they live--that is sustainable. And I like the previous comment about ferry from Vallejo to Mare--more light river traffic to transport people. (NO, NO, NO to heavy shipping and deep water terminals. We should have access to the whole water front. No shipping that cuts off access and requires Homeland Security checkpoints.)

Name not shown inside Vallejo (on forum)

September 30, 2015, 2:50 PM

I support the waterfront development presented in option A. When developing our city for future activity we must ask ourselves what is different about Vallejo. Our waterfront is unique to Solano County and should be the city focus.

Name not shown inside Vallejo (on forum)

September 27, 2015, 10:52 PM

I like these ideas. Personally I'm leaning toward A, as it seems the best for community health, which is my prerogative as an individual.

I like the idea of having a ferry from Mare Island to Vallejo Proper. There is very little discussion of this in the scenario presentations, but it seems to be indicated by the infographics? Currently, the easiest way to travel here is on the Mare Island Causeway. I'm a Touro student, and right now the blue suspension bridge is only operational for motor vehicles in 1 direction, which makes going back-and-forth from home and school quite a

Sustainability

What actions should we take to make Vallejo a more sustainable community?

longer affair than it has to be. Having a 1000-foot ferry commute (instead of a 6-mile drive) would be pretty awesome.

I know there are individuals living on Mare Island and Vallejo who do not have (or cannot operate) a motor vehicle who would benefit from having this type of ferry service available.

Name not shown inside Vallejo (on forum)

September 26, 2015, 12:22 PM

I am very excited to read about these plans. Vallejo is such a great community and I'm glad that there are plans to make it even greater. I think we need to publicize the fact that we are just minutes away from the beautiful Napa valley and Oakland and San Francisco! I think we do need to upgrade our access to the waterways. We want people to make Vallejo part of their plans to visit and spend their money here. And I think we can do that with fine restaurants and a beautiful hotel, and other amenities. I really like the 1st scenario.

Name not available (unclaimed)

September 26, 2015, 11:26 AM

First, this has been an excellent exercise in community discussion

Second, the starting premise was a code review coupled with a wish to turn underutilized properties into something beneficial to the city

Now on to my observations

A. A scenario planning exercise can only start with ... Are we going to grow into a larger city, are we going to try and minimize growth while maintaining a healthy city or are we going into decline defined by minimal ongoing investment and not necessarily stagnant population size. Each of these scenarios requires its own set of code design and enforcement. As an example, will our new codes allow for a high rise and do we have staff that could oversee permitting and inspection.

B. Other than my comments early in this process, I have not seen guiding principles for encouraging investment. How will our code review help or hinder development? As an example, there is currently a property for sale on Couch St, squarely within the Sonoma plan ... How would a potential buyer / developer know he or she was impacted?

C. the biggest challenge to any healthy city is having cut off areas created by natural dividers as with Mare Island or man made barriers such as an interstate. Looking at the proposed scenarios and living on the East side, I feel disconnected with the plans. How is this plan going to mitigate the issue, especially when the MTA plans to further separate the city by reducing the number of overpasses by half to enable them to profit from carpool lanes. I am especially concerned about the I80/Hwy37 connector that isolates Six Flags from shopping and ground for expansion while also preventing any kind of trail or other desirable connection across this divide (which should connect the Bay Area Trail sections).

D. It is important for any city to have arteries for flow of goods and people. The methods for people to completely bypass our city took precedence over our own needs. We need a good flow path around the edge of the city and bisecting the city. Sonoma and Solano/Springs bisect the city with mixed, retail and commercial development which should be encouraged. Next we need a way to connect students between our high schools and colleges. We also need to see lines of transport to local schools that keep kids away from business/high traffic areas. There should be an interconnected trail and park system, one that keeps pedestrians and bikes fully separated from auto traffic. Finally, we need to know that emergency services can reach us quickly and

Sustainability

What actions should we take to make Vallejo a more sustainable community?

that emergency rooms are a priority traffic flow.

E. We need up to date information on changes to our city. Metrics should be high on our list of requirements for city government. We need data to make rational decisions.

Thanks for the opportunity to comment and I hope that this effort results in appropriate changes to codes and zoning that encourage maintenance and development in our city. Next, let's look at the bigger picture for the entire city

Tim Lang inside Vallejo (on forum)

September 25, 2015, 9:59 PM

At this crucial moment in history, the California drought should compel our city to address the state and get serious funding for a Desalination plant to provide fresh water to Vallejo and the surrounding fresh water lakes that serve this region. Mare island would be perfect for this reverse osmosis filtration plant.

This will serve as a foundation for any future industry or speculation to move here without hesitation. As we all know, Capitalism doesn't work without fresh water.

All historical factors in weather conditions are predicting about 5 more years of drought with a potential unforeseen risk of about a 100 year drought.

Community Health

What features in Vallejo do you think are needed most to create a healthier community?

All Statements sorted chronologically

As of October 15, 2015, 12:18 PM



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Community Health

What features in Vallejo do you think are needed most to create a healthier community?

As of October 15, 2015, 12:18 PM, this forum had:

Attendees: 53

All Statements: 10

Minutes of Public Comment: 30

This topic started on September 25, 2015, 3:55 PM.

Community Health

What features in Vallejo do you think are needed most to create a healthier community?

Name not shown inside Vallejo (on forum)

October 13, 2015, 11:42 PM

scenario B is best to create a healthier community in Vallejo.

It provides for more accessibility to doctor offices and hospitals near Kaiser and Sutter via public transit. It provides for walkable downtown, and already we have a grocery store there now. It provides for urban farms along Lemon and Magazine corridors and preserves the walking/bike paths along the waterfront.

Nathan Daniel Stout inside Vallejo (on forum)

October 13, 2015, 7:38 PM

The City of Vallejo and City of Vallejo staff need to take a strong position on Environmental Protection. This city cannot end up a dumping ground for heavy industries where the health of all citizens suffers for the profits of a few. Too often, as we see with Orcem and the VMT, business like these externalize their costs to the public at large. They make a profit while we pay the costs of poor health, lower property values, and more crime. We cannot afford to have businesses like these in our community. Stockton is a port city, but that did not stop them from bankruptcy, so Orcem and the VMT is not necessarily a cash cow. In fact it is the opposite. Cities that have ports are usually not very nice places to live. I think of West Oakland, where many residents have all kinds of health complaints.

Bob Seidemann inside Vallejo (on forum)

October 13, 2015, 10:54 AM

The three options are UNACCEPTABLE. This is the Proponents of Orcem/VMT their 'legal paperwork foundation' to circumvent "Our Right to Public Access" along the lineal FOOT PRINT Our Napa River Water Frontage. Objecting to these three OPTIONS is Paramount to reserve "OUR RIGHT for PUBLIC ACCESS" to Our Waterfront footage!"

Vallejoans' want "Public Access" with sidewalks to the entire East Side of the Napa River Waterfront to be included in this "General Plan Update." .

Thia Markson inside Vallejo (on forum)

October 11, 2015, 11:21 PM

Public and private support of the Arts make a community healthier. When the poorest of our City family have the opportunity of creative expression without judgement of whether it's "Fine Art", we are increasing the self esteem and reducing side effects of the stress of daily living many face. When we reach out and lift up those that are in worse situations thru ART - what ever creative expression it takes - we are in fact creating a healthier community in the most cost effective manner possible. Take a building that is an "eye sore" due to being abandoned in South or North Vallejo, supply paint and materials to the local residents and create murals on the side of the building(s) and see what happens to the residents in that area. Healthy communities start with pride of place. Creative expression thru music, dance, film, art, whatever medium a person finds their talent, raises their self esteem which reduces the side effects of stress and being poor in any community is very stressful. If Vallejo wants a sustainable future that is not tied to chemical pollution, noise pollution, or light pollution the easiest most cost effective way to do this is thru the creative expressions of it's residents. Think about all the

Community Health

What features in Vallejo do you think are needed most to create a healthier community?

felons we accept for the funding yet we don't provide a re-entry program or options to get a job because the companies we have won't hire them. What if they were exposed to the Arts and discover talents that help them in their future. Will Smith, the actor, was once a felon. Think Arts didn't change his life?! On behalf of Erin Bakke, Vallejo Arts Alliance, and various others in the Artistic Community of Vallejo we support this message!

Name not available (unclaimed)

October 11, 2015, 11:02 PM

More public access and support for the Arts reduces stress, gives children, teens, and adults an outlet for creative expression, increases community involvement which all leads to a healthier community. When the poorest of our city family can find a way to express their creativity thru dance, music, arts, the written word, their self esteem is raised, they are being "heard", their work is appreciated. When self esteem is raised it causes a ripple effect that produces happier and healthy people. Sure you are going to laugh at this statement, but it has been proven time and time again. Even laughter reduces illness so get healthy while you read this statement. Arts are the simplest, most cost effective way to increase the health of a community. When you feel good, you do good, when you do good, good things come to you. That is what Vallejo needs in the future scenario. Gathering space, arts supplies, interested volunteers and there are many here in Vallejo, support from the City itself with Arts Gatherings and Showings in the various Public Buildings and offices at City Hall, there are many possibilities to bring arts into the various City locations and celebrate our way to a healthier community.

Name not shown inside Vallejo (on forum)

October 9, 2015, 4:45 PM

I love all of these! I love the idea of having a bed and breakfast nook. I love the vibrant downtown with focus on the arts. I love the idea of having more biking paths and even BART station!! Seriously. We need a BART.

Name not shown inside Vallejo (on forum)

October 9, 2015, 11:24 AM

It is a fact that your zip code is going to be one of the biggest indicators of your health. Only 15% of our health is based on genetics and access to health care, the rest is about the social and environmental determinants of health. This is indisputable fact. For Vallejo to be a healthy community we need to look at the social determinants of health: ensuring that people are treated fairly and that the diversity of our city is valued; ensuring that all residents have opportunity; ensuring our schools are strong; improving access and transportation to jobs; working with the county and our non-profits to make sure that all residents have access to basic needs of food, shelter, warmth, clothing. Many of these things will link back the general plan in that the success of our community and the opportunities in our community are connected to the kinds of choices made about what businesses locate in our community, what transportation is available so that people can get to jobs both here and in other job centers (most people in the Bay Area do not work in their own neighborhood), what kinds of infrastructure we build to ensure that we have great schools, so that civil society (including our non-profit community) can thrive. We now know that children who witness violence, suffer from neglect, and lack a caring adult in their first 5 years of life are at risk of adverse impact on brain development. This leads to them failing or falling behind in school and impacts the adults that they become. We need to be sure that our children are taken care of and that we provide a community that is safe and equitable where all families thrive. The

Community Health

What features in Vallejo do you think are needed most to create a healthier community?

health of one of us impacts the health of all of us. We should be pursuing a race to the top and not a race to the bottom.

Similarly the environmental determinants of health are about both health assets and health risks and the choices we make in our general plan will influence that balance. We need to value our existing health assets, our beautiful river front, our parks, our community centers, our walking trails. We also need to build on our health assets, revitalize and remodel our streets to encourage walking, cycling, kayaking, and more. Continue to clean up the contaminants that resulted from industry before we knew the health costs of these contaminants. Set a high bar for industry ensuring that no new pollutions and public health dangers are allowed in our city.

TO THIS END I SUGGEST THE FOLLOWING:

- Encourage walking through the creation of broad walkways, pathways, and pedestrian zones both near the riverfront and in all neighborhoods in the city;
- Create public promenades that encourage people to get out and walk and to meet others in their neighborhoods and build community;
- Encourage bicycling through the creation of safe bike routes and bike only paths;
- Preserve our waterfront and ensure that there are walking and bike paths along both banks of the Napa River;
- Have a community bike program;
- Encourage boating by providing access to the water and businesses where one can rent/launch paddle boards, canoes, and kayaks (as in Sausalito);
- Encourage safe and convenient public transportation that will bring people around the city but also to job destinations beyond San Francisco (job centers like Berkeley, Oakland, Marin, Walnut Creek, Pleasanton, etc);
- Encourage employers who can tap into healthy clean and dynamic 21st century industries such as tech, engineering, services, etc.;
- Build fields and basketball courts where residents can get out and play and be healthy;
- Build tourist infrastructure such as a decent hotel - currently we have no 3, 4, or 5 star hotels and most of our hotels have bed bug reports!!!;
- Build decent office infrastructure and live work spaces that will attract new businesses and younger workers.
- Prevent industry that contaminates our natural environment or creates pathways for toxins and other health detriments;
- Attract new grocery stores particularly in areas where Vallejo has food deserts such as South Vallejo; and
- Value our community. Treat everyone with the respect they deserve. Health is a product of social, economic, environmental determinants of health and we need to support them all for a healthy Vallejo!

Jennifer Goheen inside Vallejo (on forum)

October 9, 2015, 10:38 AM

Proximity to what you need is so important to community health. I have lived in a few cities in the states of California and New York and also in France, Germany, Russia, Ireland, and China. The places I found most agreeable to live in had a combination of vibrant neighborhoods and great transportation. This meant that I could walk to a supermarket, a farmer's market, a clinic, a butcher, a greengrocer, a pharmacy, cafes, restaurants, and a couple of parks without leaving my neighborhood, and I could take a bike lane or hop on a bus or subway to easily get to other parts of town. When each neighborhood has vibrant commercial and recreational options, it feels good to spend time there. It is also enjoyable to go into other neighborhoods and

Community Health

What features in Vallejo do you think are needed most to create a healthier community?

experience what is unique about them. Having experienced this type of city organization, I find it a bit sad to live in a place that centralizes retail in one part of town at massive stores you have to drive to. For this reason, I prefer Scenario C. It allows the waterfront to continue being wonderful, and it also vitalizes other neighborhoods.

Name not shown inside Vallejo (on forum)

September 27, 2015, 2:15 PM

Vallejo's most attractive natural assets are the waterfront and Mare Island - make the most of them! Scenario A will do that best.

Scenario B makes the most use of already well-traveled paths, which means much more exposure. If we go with Scenario A, make sure it all connects in very visible ways to Highway 37. Scenario B is my second choice.

Scenario C would be great if it worked, but that's a big IF. Why invest in IF when A and B are (almost) sure things?

But NONE of these will work if people don't feel safe walking around. Invest in safety first and keep it at the forefront of every plan.

Name not shown inside Vallejo (on forum)

September 26, 2015, 5:47 PM

I am for improving public access to the waterfront.

OTHER COMMUNITY OUTREACH SUMMARY

INTRODUCTION

In addition to the community workshops and online activity, staff and consultants attended the following community events to publicize workshops and gather input directly from community members on a Preferred Scenario.

- Vallejo Farmers' Market, Saturday, October 3, 2015 (Downtown, 9:00-2:00)
- Downtown Art Walk, Friday, October 9, 2015 (6:00-10:00)
- St. Catherine of Sienna Roman Catholic Church, Sunday, October 11, 2015 (3460 Tennessee St / 8:00 – 12:00)

At each community event, staff and consultants manned a table with a banner and materials promoting the General Plan Update as well as a mailing list sign-up sheet for those who wished to receive additional information regarding the General Plan Update.

OUTREACH ACTIVITY

As community members visited the table they were greeted by staff and encouraged to review the Preferred Scenario map on display. Staff then explained the nuances of each Future Scenario using the map a visual guide. Following this, participants were invited to place a sticker on the map of the scenario they liked best or highlight a particular feature that resonated with them. In addition to the map-oriented exercise, participants were asked to fill out a comment card describing which of the three scenarios they preferred best, and what features they would like to add or change to make a Preferred Scenario.

Over 130 community members provided feedback at these events. Many participants reported a preference for the River and Bay City scenario, while others mixed features from all three scenarios to create a preferred one. Common themes included:

- Downtown should be improved because it has the highest potential
- Make downtown a more inviting place
- Focus on the water. It's the attraction and there is a lot of opportunity for boating and water oriented tourism.
- New town Center: jobs for Vallejo, vibrant restaurants, more young people

Other ideas included:

- Focus development on I-80 and clean it up
- Increase educational, museum, and other programs for youth
- Like multiple villages because it can be more eclectic not singular focus

The following sections contain complete participant responses and maps, organized by outreach event.

VALLEJO FARMERS' MARKET

Saturday, October 3, 2015



Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

Jim

~~Duarte~~ Waterfront is key. Bring rail spur to
Transit terminal - right of way exists on
More Island Way.

Need to disperse development to urba. villages for
Trough

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

Focus on the water. It's the attraction and there is a lot of opportunity for boating and water oriented tourism. Marc island is also an opportunity for industry and possibly open space.

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

Like the downtown center but also like the idea that there are a lot of areas people can live in that are walkable & will be invested in.

Also like improving the view of Vallejo as you drive down 80.

Like multiple villages because it can be more eclectic not singular focus

Which of the three scenarios do you like best and why?

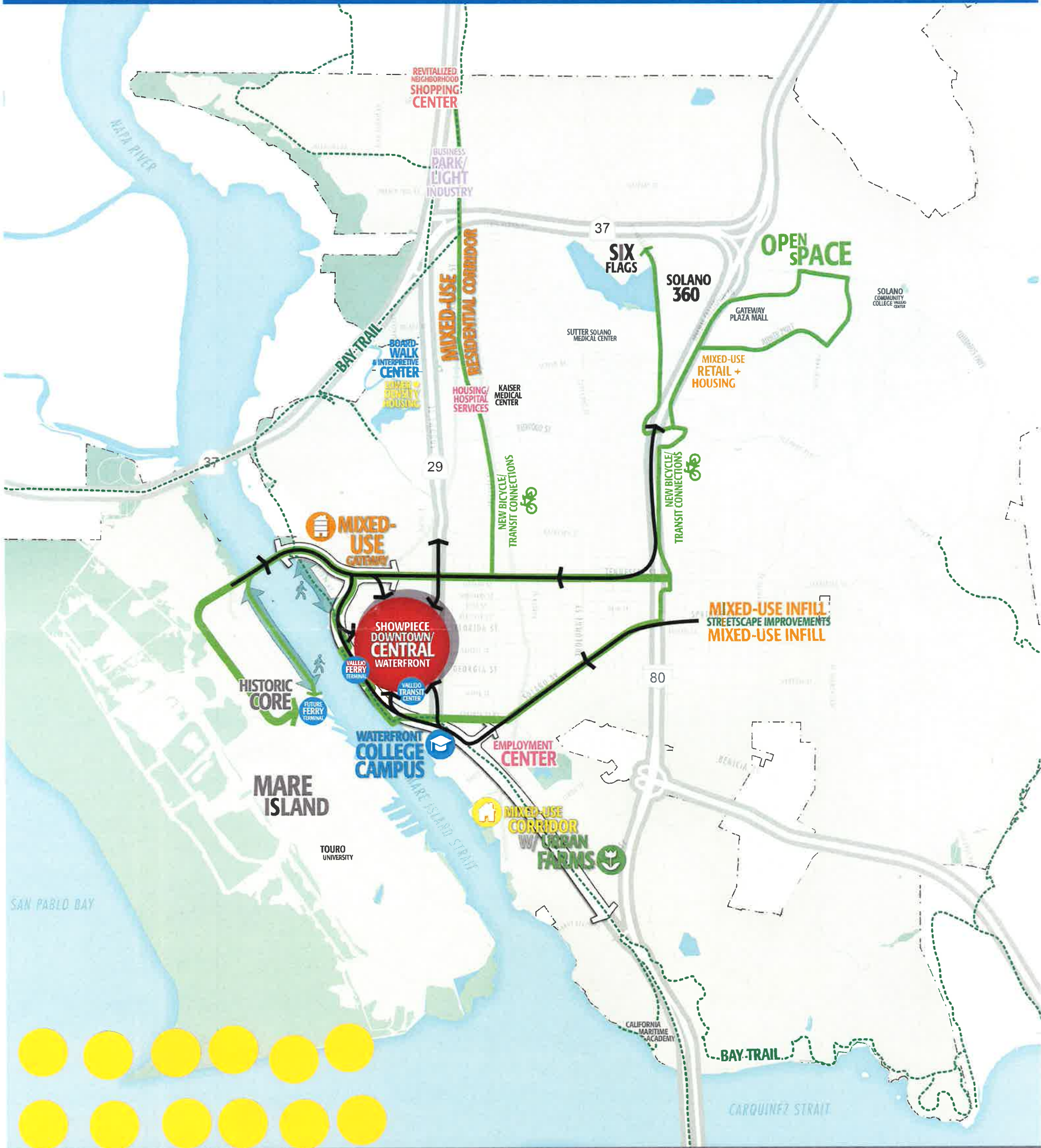
What features would you add/change to make it your Preferred Scenario?

I PREFER WORKING ON THE RIVER & BAY CITY (A.) DESIGN, BECAUSE
I FEEL THAT THE DOWN TOWN CORE WILL CREATE A OPPORTUNITY FOR THE URBAN
VILLAGE (C.) PLAN TO NATURALLY EVOLVE.

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

Whatever plan you adopt, be sure to include the pedestrian access along the Mare Island strait on the Mare Island side. As you walk along that sidewalk, you see a side of Vallejo that we don't usually get to appreciate. We live in one of the beautiful towns in the world ~~and~~ ~~we could see that~~. It would do wonders for our self image if we could see that from a new perspective.



A • RIVER & BAY CITY

Scenario A envisions Vallejo as a community oriented to the water, taking advantage of its scenic beauty and natural setting and building on its rich legacy as a naval community. A vibrant downtown core and waterfront would be the showpiece of the community, and a renaissance in this part of the city would complement employment, residential and recreational activity on Mare Island and catalyze change in other key areas of Vallejo. New housing and residents downtown, and on the central and southern waterfront activate this area of the city day and night, drawing tourists and students as well. A new education campus on the south waterfront consolidates Vallejo as a 21st Century college town.



B • NEW TOWN CENTER

Scenario B focuses future development around Vallejo's thriving regional commercial and entertainment attractions to create a new town center near the intersection of the freeways, to complement Vallejo's historic downtown. In essence, this scenario would promote two town centers - one with a regional focus on shopping and entertainment at the crossroads of I-80 and Highway 37, complementing Six Flags Discovery Kingdom and the planned uses at the County Fairgrounds; and another with a local, residential, and historic focus downtown. Strong concentrations of new jobs around the New Town Center and along both the Broadway and Sonoma corridors north of Sereno Drive help establish Vallejo as a regional employment center, with an array of restaurant and entertainment options for off-work hours. In other key areas of the city, future development would generally support existing land use patterns and help to foster a series of satellite neighborhood nodes.



C • URBAN VILLAGES

Scenario C envisions Vallejo as a network of connected village centers, each with a distinct character and vocation. Future development is focused to support thriving village centers, while direct bus and bicycle connections between the villages provide safe, easy routes for getting around the city. Vallejo draws on its historic past, inviting tourists with charming bed & breakfast accommodations in heritage neighborhoods and a visitor rail station at the Badge & Pass site.

DOWNTOWN ART WALK

Friday, October 9th, 2015



Downtown ARTWALK

10/9/15

PV GPA



Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

RIVER - BAY
WATERFRONT POTENTIAL

NEW TOWN



Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

NEW TOWN CENTER, VILLAGES

UPTOWN - SONOMA - NORTH OF NEBRASKA

MIDTOWN - FLORIDA

TOWN CENTER @ OLD WALMART SITE

DAVID YAMAGUCHI

Which of the three scenarios do you like best and why?
What features would you add/change to make it your Preferred Scenario?

RIVER - BAY CITY

KEN INERSON

Which of the three scenarios do you like best and why?
What features would you add/change to make it your Preferred Scenario?

RIVER - BAY CITY
W/ URBAN VILLAGES

LIMITED GENTRIFICATION
DONE CORRECTLY
MORE JOBS FOR EXISTING RESIDENTS
NO MISSION DISTRICT

Jo. Jensen 707-315-1772

ST. CATHERINE OF SIENNA ROMAN CATHOLIC CHURCH

Sunday, October 11th, 2015

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

Prefer URBAN VILLAGE UPDATE

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

RIVER → BAY CITY IS GREAT!

Keep vallejo downtown tourist spot →

improve on water / bay views →

attractions.

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

- Job training for Young Adults
- Lion's club training for New members
- Programs on training skills for special needs/disabled
- more afternoon programs!
- BUS EXPANSION

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

WE NEED TO MAKE VALLEJO BETTER

#2

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

Increase educational, museum and other programs
for youth so they can stay in Vallejo instead of
going to Oakland, SF or Vacaville

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

Remove motels off I-80 to attract more visitors.

Hotels, motels are an eyesore. address homeless population.

Focus on development on I-80 and clean it up

locate businesses in freeway like in concord

make exits less confusing

concentrate industry on I-80 instead of 29

build up around ferry terminal to make it uptown Oakland

promote more activities for kids to do in Vallejo residential

neighborhood east of highway + parks + programs to activate them

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

Make downtown a more inviting place to walk

Make NewTOWN center of waterfront outdoor destination
mall to shop & hang out outside of your car for the day

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

River & Bay City: Since Mare Island closed there has been a lot of potential for growth & business in that area. It would be wonderful to see it developed similar to downtown San Francisco or Napo.

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

I LIKE THE RIVER & BAY CITY SCENARIO THE BEST. BECAUSE
IN A CITY THAT HAS TRIED THE OTHER TWO SCENARIOS. IN THE PAST,
AND WITH LIMITED FUNDS, THE RIVER SCENARIO WILL HAVE A
MORE IMPACT PRESENT & BRING MORE PRIVATE INVESTORS AND
DEVELOPERS TO AN AREA IN GRAVE NEED OF DEVELOPMENT
AND GROW.

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

MORE HOTELS: AND DEVELOP THE WATERFRONT. IT WOULD BE NICE TO SEE A DEVELOP WHARF TO BE PROUD OF. CITIES LIKE BENICIA OR NAPA HAVE WATERFRONTS TO ENJOY THAT ARE FAMILY FRIENDLY. MORE RESTAURANTS, TOO!

THE HOTELS WOULD HELP IF THERE ARE OPTIONS: FOR PEOPLE TO STAY WHENEVER THERE ARE BIG ASSOCIATIONS HOLDING THEIR EVENTS. EXAMPLES ARE GOLF TOURNAMENTS. HIDDENBROOK HAS A NICE GOLF COURSE BUT CANNOT HOLD TOURNAMENTS BECAUSE OF LACK OF HOTELS TO ACCOMMODATE PEOPLE.

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

SPRINGSTOWNE PD & COLUMBUS PKWY KIDS CONCENTRATE
& PACE CARS PUT ACTIVITIES ON THOSE STREETS OR
PATROLS

POTENTIAL at WATER FRONT to develop restaurants &
activities, family-friendly, like downtown NAPA

NEW TOWN CENTER should be a focus so that development
is spread out not only downtown

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

RIVER AND BAY CITY

MAKE VALLEJO A MAIN DESTINATION TO TOURISTS.

TOURISM WILL GENERATE INCOME TO VALLEJO.

OUR CITY WILL BE ATTRACTIVE TO BIG BUSINESS
ENTREPRENEURS. GREAT PLAN!

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

New Town Center b/c it will be ^{very} good to use the traction from Marine World & surrounding areas and expand on existing inertia.

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

Propose to demolish the building in front
of the City Hall

It should be an open area



Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

River & Bay City, will gather ~~to~~ more
tourism and help the economy in ~~the~~
our city,

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

put another bridge from downtown to main island
for future industrial dev on main island

improve American Canyon Rd connecting 37 + 90

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

New Town Center

Jobs for Vallejo

Vibrant restaurants

more young people

make it into a technology hub like San Jose

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

Question: CAN YOU TIE ALL of your
future plan with bus transportation.

Which of the three scenarios do you like best and why? RIVER + BAY CITY
What features would you add/change to make it your Preferred Scenario?

DOWNTOWN SHOULD BE IMPROVED BECAUSE IT HAS THE HIGHEST POTENTIAL. IT SHOULD BE A PLACE THE RESIDENTS SHOULD BE PROUD OF AND A DESTINATION FOR PEOPLE WHO DON'T LIVE HERE.

ALL THE ROUTES TOWARDS DOWNTOWN AND HIGHWAY 29 SHOULD BE IMPROVED TOO. IF THESE ARE THE MAIN ROADS THROUGH THE CITY THEY SHOULD LOOK GREAT TO REPRESENT THE CITY OF VALLEJO.

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

Concentrate development downtown first and invest in transit infrastructure so that people can safely get around

BRT on 29

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

CONCENTRATE DOWNTOWN BECAUSE ITS ALREADY PARTLY developed, start with RIVER / BAY CITY, phase development TO NTC + Urban Villages after downtown is developed

FOCUS on Ferry terminal as tourist area like PIER 39, gift shops + restaurants

MOVIE STUDIO at Mare Island

Which of the three scenarios do you like best and why?

What features would you add/change to make it your Preferred Scenario?

I like River & Bay City & New Town Center

Urban Villages is kind of vague whereas the other two have concrete, new attractions.

Which of the three scenarios do you like best and why?
What features would you add/change to make it your Preferred Scenario?

URBAN VILLAGES



FUTURE SCENARIOS



RIVER & BAY CITY



NEW TOWN CENTER



URBAN VILLAGES

ess/Lincoln to Third/Taylor

Third/Taylor to Fourth/Ballena

Webster and Eighth Intersections

Fourth/Ballena to Webster
Eighth to Sherman/Encinal

PROPEL VALLEJO GENERAL PLAN
GENERAL PLAN UPDATE

FUTURE SCENARIOS



RIVER & BAY CITY



NEW TOWN CENTER



URBAN VILLAGES



FUTURE SCENARIOS



RIVER & BAY CITY



NEW TOWN CENTER



URBAN VILLAGES

WRITTEN SUBMITTAL SUMMARY

In addition to the community workshops, online forum, and outreach events, members of the community submitted written input on the Preferred Scenario via the project website or by email and regular mail to the Vallejo Planning Division. Written feedback covered a wide range of topics from envisioning a Green Vallejo to outlining a College Town concept.

The following sections contain emails from the community and attachments.

- Prefers Urban Villages
 - UV provides greater, more convenient access to services for all community members, particularly seniors, those with disabilities, young people, those without cars, etc.
 - UV spreads out traffic impacts vs. scenarios which concentrate development

Dear Mark:

Further comments for the Healthy Community consultants below.

I would appreciate it if you would consider incorporating the policy of completing the Bay Trail in Vallejo --that is studying a continuous off street trail in South Vallejo as well as completing missing segments in North Vallejo -- into the General Plan in the appropriate section. I am not sure if it should be in the Healthy Communities section or Transportation.

In the interest of expediency, would you consider forwarding this map as well as my comments on the DEIR re public access to the Healthy Communities Consultants as well as my comments on the EIR (a second email) which will adequately describe the fact that such a walkway/bikeway is feasible in South Vallejo and that there are missing segments in North Vallejo to be completed--all with views of the waterfront.

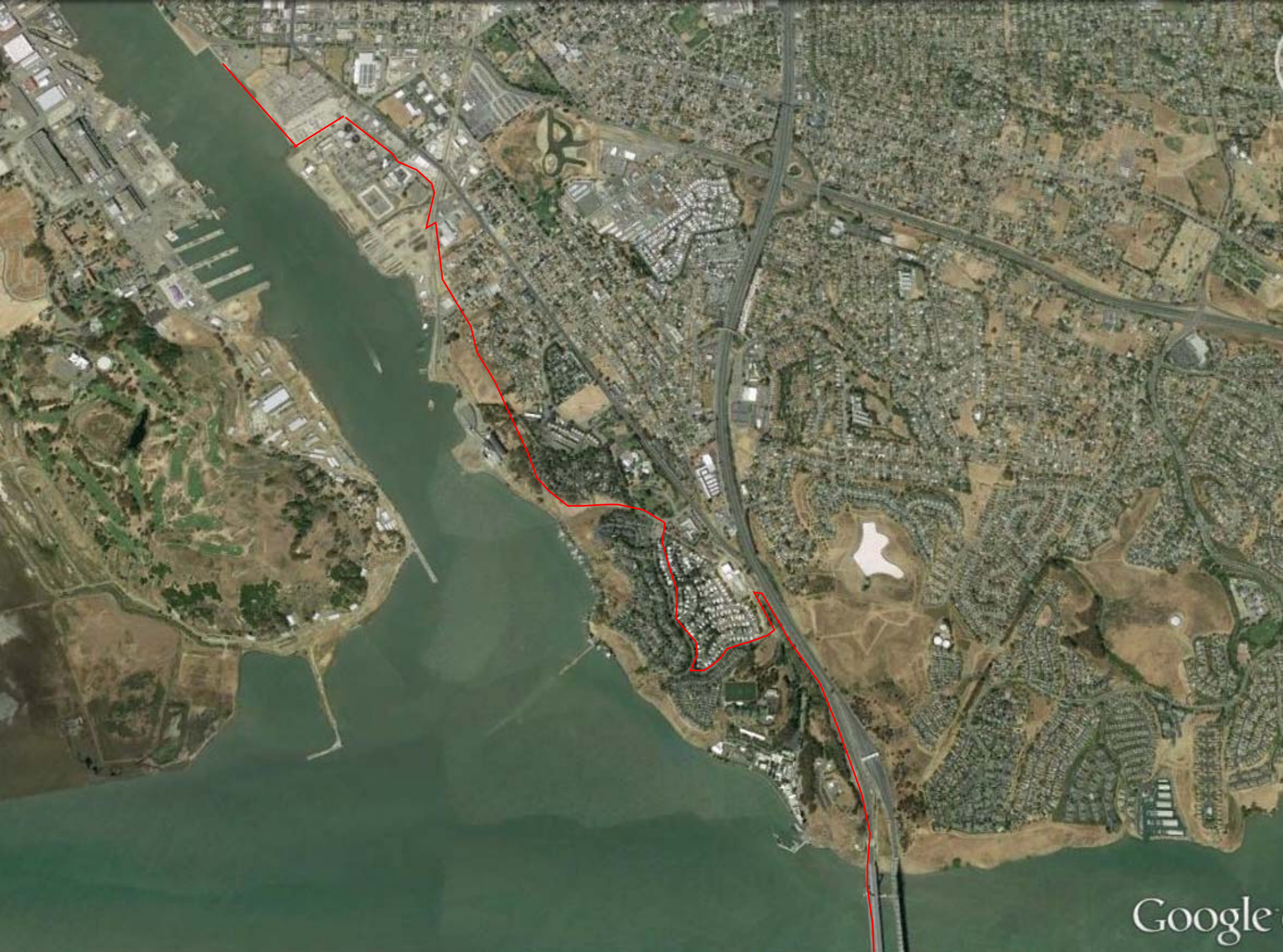
I do not expect the consultants to support the EIR comments; my intention is only to give them a quick overview to see that they could recommend an off street alternative to the sidewalk in South Vallejo with views of the water. I thought that articulating this concept was too detailed for last night's meeting, which is why I framed my remarks as requesting them to take account of the relationship to water which is a unique characteristic of Vallejo's location.

It seems to me, that they should also acknowledge the excellent SF Bay Trail work already in place in Vallejo along Wilson Drive, the Waterfront and the connection over the Zampa Bridge as well as trails to the East of the Zampa Bridge. In addition, there is the Mare Island Preserve which provides excellent hiking with views of the south Vallejo neighborhood, and of course, the reverse. Their scope was limited to a South Vallejo geographic boundary, I guess, but it seems that they could allude to some of these special walking biking opportunities and the partnership with the SF Bay Trail in their overview discussion and as well as including a policy statement to the effect that the City needs to build on this existing bikeway/walkway infrastructure and funding opportunities offered by the Bay Trail, the Vine Trail and various Fed/State transportation grants that the City can apply for directly through the Department of Public Works to facilitate better connections to the water.

Perhaps these issues come under the Transportation Element, but the insight that articulating the linkages between elements is very important if the plan is to be a living, actionable document. Please call me if you or they want further discussion on.

It's exciting to see this all coming together finally, Thanks for your good effort, I can't think how anyone could have done a better job keeping this "chaos" moving forward. Put my comments in your employment file!

All the best,
Cynthia



Google

1993

Imagery Date: 8/23/2014 38°04'43.62" N 122°14'14.12" W elev 138 ft eye alt 1

Dear City Officials,

The three options are UNACCEPTABLE. This is the Proponents of Orcem/VMT their 'legal paperwork foundation' to circumvent "Our Right to Public Access" along the lineal FOOT PRINT Our Napa River Water Frontage. Objecting to these three OPTIONS is Paramount to reserve "OUR RIGHT for PUBLIC ACCESS" to Our Waterfront footage!" Vallejoans' want "Public Access" with sidewalks to the entire East Side of the Napa River Waterfront to be included in this "General Plan Update." .

As discussed in your report on The General Plan Update, Community Health "Land use patterns have the potential for creating a healthier community.

The Waterfront is one of the unique and beautiful components of our city. Please support a plan that respects and creates "Public Access".

Sincerely,

Belinda Seidemann

Hi Patricia, GPWG Co-Chair

I know that most of us are aware of the Bay Trail initiative, and Cynthia has already circulated a map concerning a proposed connecting-route through Vallejo along the waterfront, which is where it belongs, not along Sonoma Blvd Highway 29.

Of course the Bay Trail has a significant impact on the proposed VMT-ORCEM project. This needs to be addressed in public to preserve the waterfront for public access and enjoyment. At the very least, it can be a specified condition to any and all proposed projects along the waterfront.

The Bay Trail project needs a future planned route that connects with the two existing trail heads... to the south at the Maritime Academy and to the north at the existing downtown waterfront walkway adjacent to the Brinkman boat launch.

It is up to the General Plan Working Group to see that this future connection is accomplished or made possible. It must be identified and clearly specified, once and for all, as part of the future General Plan, or Vallejo will forever be the “missing link” of the entire San Francisco Bay Trail Project.

This Bay Trail route along the waterfront is also in conformance with the vast majority of ideas expressed in the recent Three-Scenario Community Workshops where citizens overwhelmingly favored the Number-One Scenario: “River and Bay City”. Having monitored all three workshops I can attest to the overwhelming preference for this scenario expressed by practically everyone at every table at all three community workshops.

Obviously, there will need to be future initiatives to recover waterfront access through the few private properties along the waterfront, including the Sanitation and Flood Control property, either by easements or by public domain confiscation. It will take leadership and determination to see this through, but it must be planned now if there is to be any hope of ever having the San Francisco Bay Trail continue through Vallejo on a healthy and safe route.

This topic warrants attention at the upcoming GPWG meeting on “Healthy Communities” on the 26th of this month and again during the November meetings that will focus on the results of the scenario-selection workshops. Unfortunately, I may have to miss this upcoming meeting on the 26th due to unavoidable scheduling conflicts with the San Francisco VA.

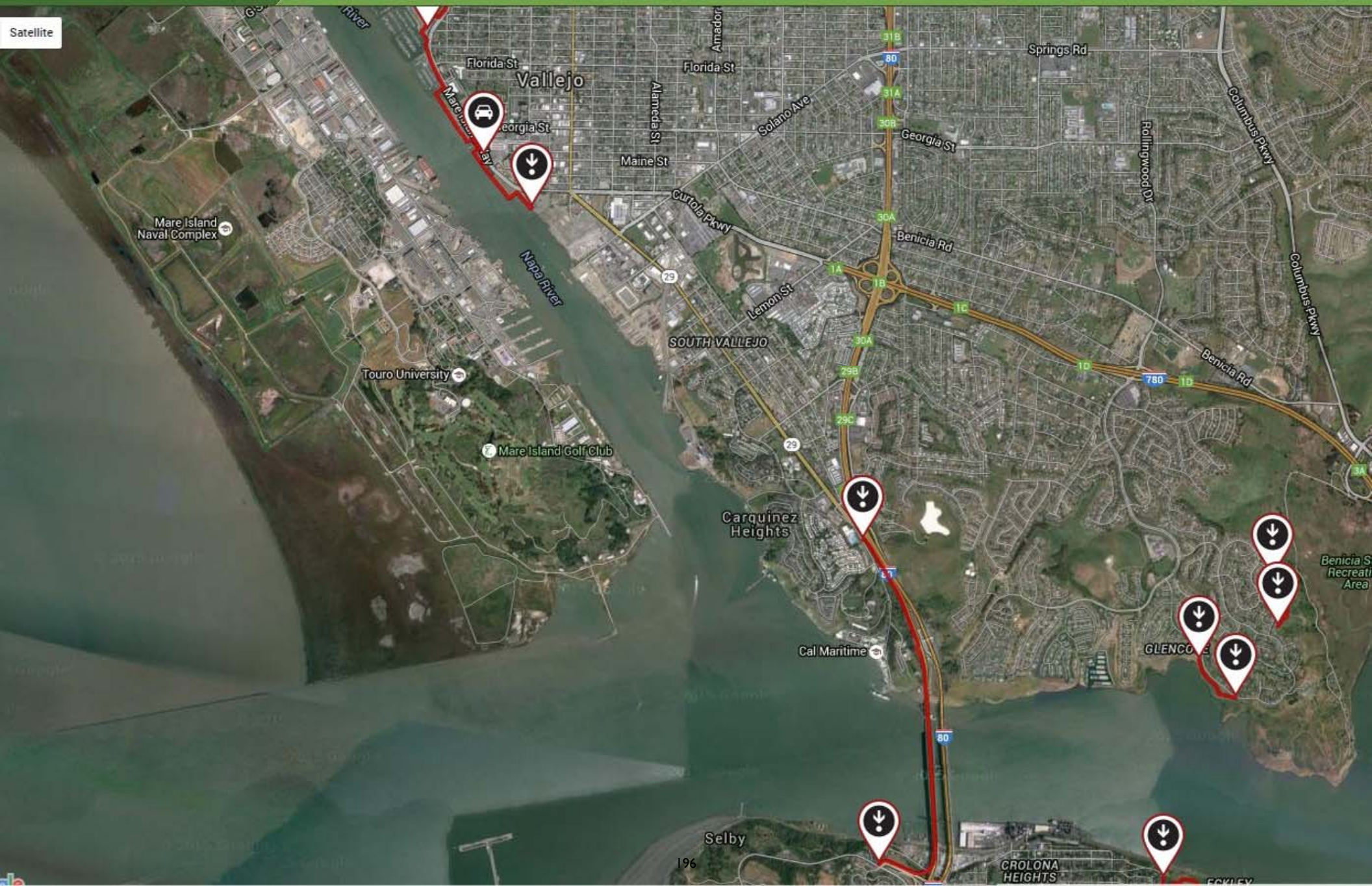
Tony

MeetingSupport.com +1 (415) 867-9157
335 Seaport Drive, Vallejo, CA 94590
Making Shared Visions a Driving Force

Note: This e-mail complies with the Ralph M. Brown Act

San Francisco Bay Trail (Carquinez Strait, Vallejo, Napa River)

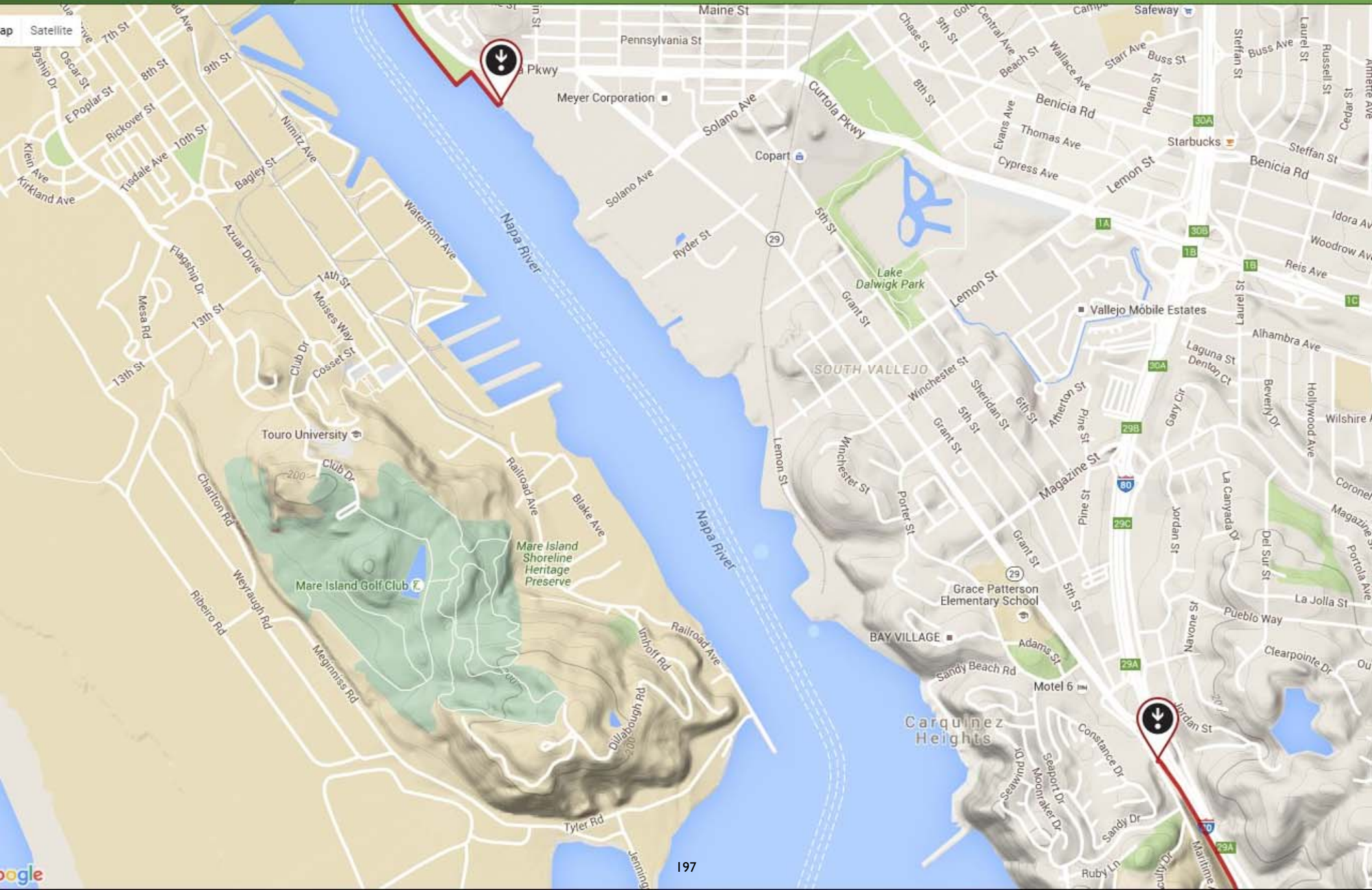
View National Map



San Francisco Bay Trail (Carquinez Strait, Vallejo, Napa River)



View National Map

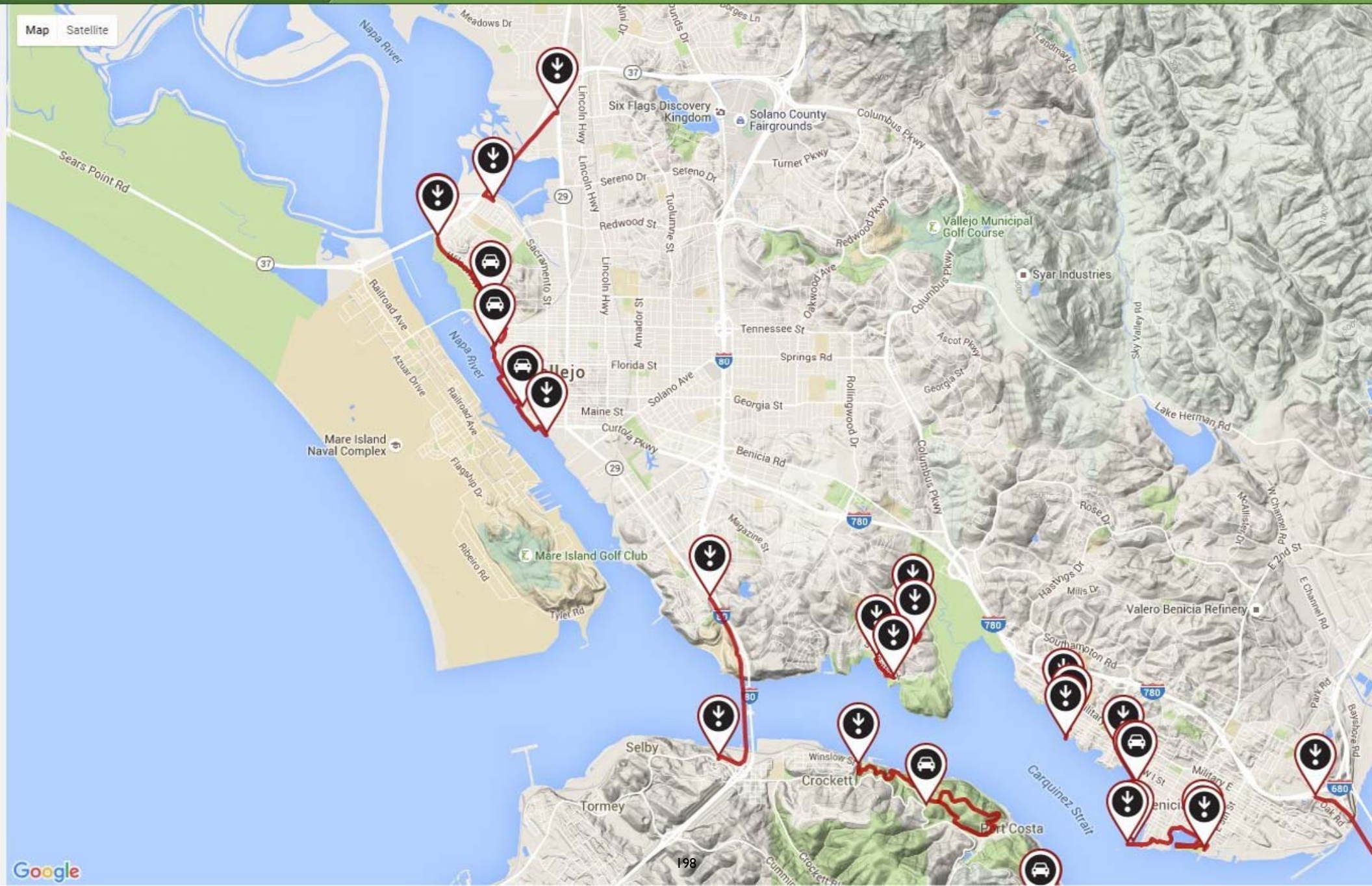




San Francisco Bay Trail (Carquinez Strait, Vallejo, Napa River)

View National Map

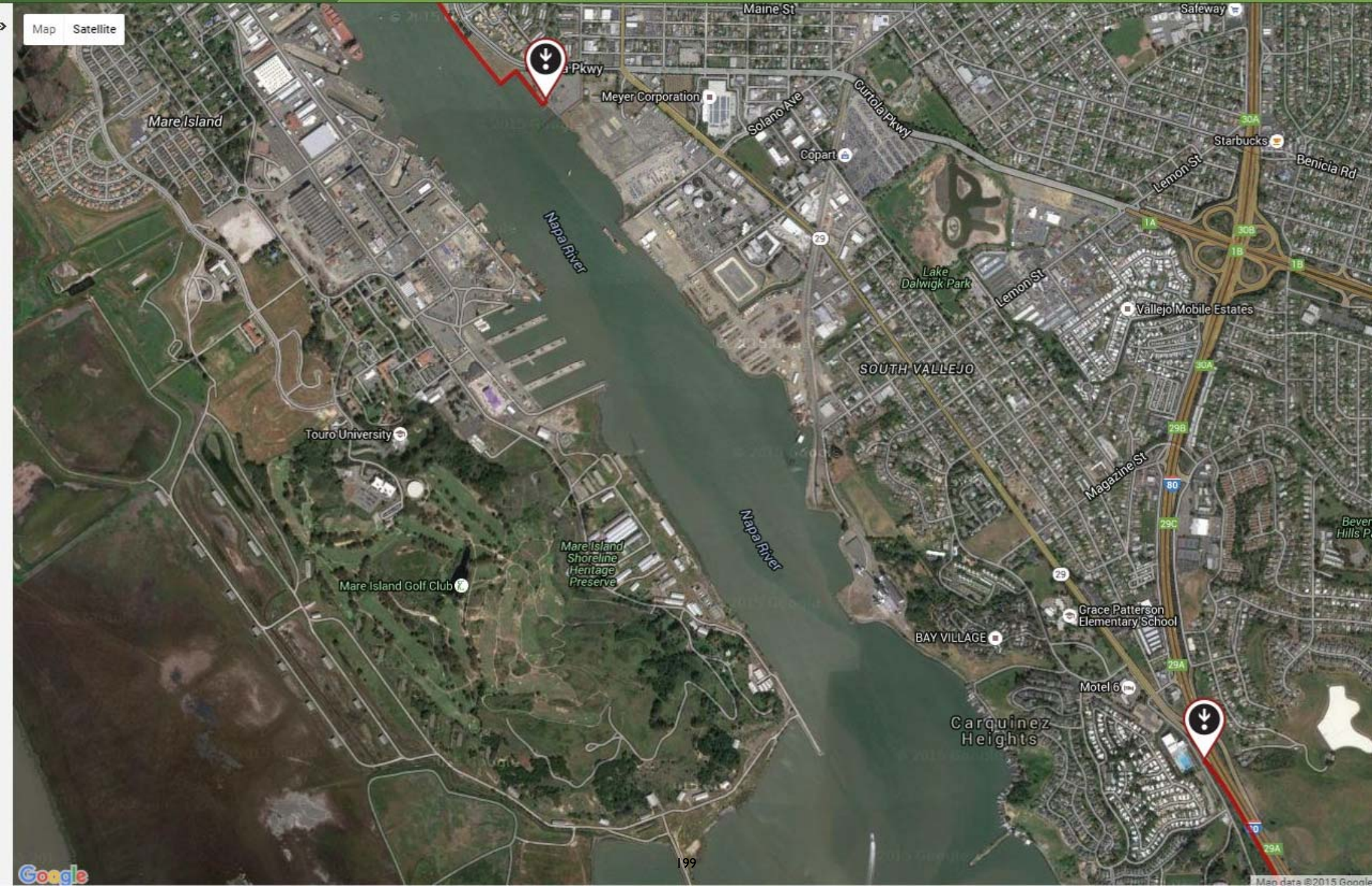
Map Satellite



San Francisco Bay Trail (Carquinez Strait, Vallejo, Napa River)

View National Map

Map Satellite



Subject: Green Vallejo- Our Vision 2015-2025

Dear Transforming Vallejo 2014-2024 members :

I welcome your feedback and suggestions on this first draft. Posted on my FB timeline, and on FB What I Love about Vallejo. Best, Kay

Vallejo is a city of 100,000 plus with a rich historic past as the first West Coast US naval site, dating back to the early 1850s - California joined the Union in 1850. Our historic districts have a lot of varied housing dating to the 1860-1910 era, a wonderful resource. The navy moved out 20 years ago, and the redevelopment is still to happen, though the artists --always first signs of urban revitalization--are here already, and more arrive each day.

Most of the other former military and naval bases around the San Francisco Bay Area --such as the Presidio and Angel Island --are being kept green, thanks often to fighting women! Caroline Livermore was an important Marin environmentalist who fought for a GREEN Bay Area - which now produces millions in global tourism.

Seems to me Vallejo needs to move in the same direction. We have a superb Mare Island Shoreline Heritage Preserve site (thanks Myrna Hayes for your dedicated stewardship), we have two waterfronts with a mixture of historic buildings and sailing spaces(that can be as attractive as those of our beautiful sister city of Trondheim, Norway) and we have extensive wetlands that need protecting. What we most definitely do NOT need is a CEMENT factory adding to the pollution that is already produced in the Richmond area by Chevron and other industrial sites. An Irish company has come up such a proposal. Asthma is already too high among our Vallejo children. More dust, noise and pollution? Cement AIN'T GREEN, IT'S GREY! NO NO NO!

Here is my draft vision of Green Vallejo. What's your view?

GREEN VALLEJO - Our Vision, 2015-2025

- We are dedicated to the preservation and creative interpretation of our city's rich cultural and natural heritage.
- We want to develop a strong cultural and environmental profile that attracts locals and national and international tourists.
- As a River and Bay City, we want a GREEN Vallejo in which everyone has access to outdoors recreation by the water (rivers, bays and lakes) and in green spaces.
- We want to encourage innovative GREEN industries that protect and enhance our historic districts, our watershed, wetlands and wildlife habitats and teach environmental stewardship.
- Specific goals (2015-2025): expand network of Community Gardens; develop garden industries; gardening training schemes for youth and adults reentering the workforce; maintain our historic sites, including our cemeteries; expand tours of historic houses, garden tours etc; develop Mare Island tourism on the model of Angel Island State Park --offering ferry+ mini-bus tours that include historic sites and unique environmental locations (Mare Island Shoreline Heritage Preserve);

construct a Mare Island Lighthouse Memorial Lookout on Old Lighthouse Trail(Kate McDougal was lighthouse keeper, 1881-1917) ;

- We want to foster healthy lifelong learning and to provide a variety of quality educational opportunities through our schools and colleges
- We want to tell all our stories, celebrate our cultural diversity, develop world-class cultural tourism, and foster creativity and lifelong learning at every age
- Specific goals(2015-2025) : gain more Bay Area visibility by developing a new collaborative cultural and intergenerational infrastructure – youth centers, schools, upgraded museums, galleries, art studios, three tertiary universities and new downtown senior campus.)

Draft prepared by Kay Flavell, Director of New Pacific Studio for Voices of Vallejo

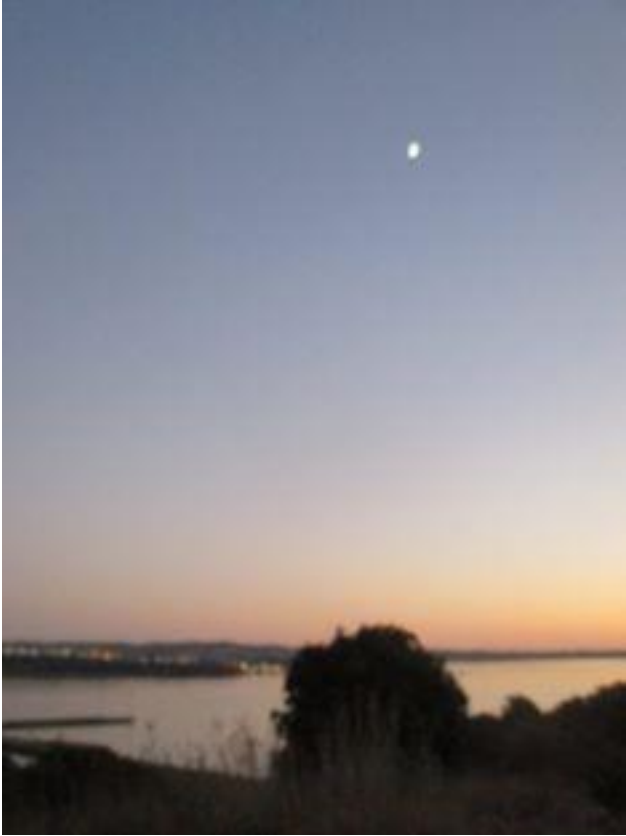
E: newpacificstudio@att.net ;newpacificstudio.org; FB New Pacific Studio -Vallejo CA

Mare Island Shoreline Heritage Preserve is a tranquil gem at the southern end of Mare Island, as the strait rounds into San Pablo Bay. Beautiful former naval medical officer houses are waiting to be turned into upscale b & bs. A road leads to an incredible whole-bay vista at the top. It's a romantic and extraordinary treasure. The oldest naval cemetery in the west is here, and the area is full of memories and stories that can help make Mare Island day and night tours as attractive as the best Bay area heritage tourism.

Houses line Sandy Beach, and the cliff line, and the California Maritime State University is also right here. I hope community members including our politicians will realize how criminal it would be to throw all this away by bringing in the noise and air and light pollution of a cement works with 300 trucks and shipping operating around the clock.

Re-industrializing and polluting the bay and the residential heart of the city is nowhere mentioned in the General Principles of the current General Plan. We the people want to keep our current green assets and build on them. Youth hostels, tourism, market gardens, forming a Groundwork Vallejo on the model of Groundwork Richmond seems to me the way to go in this fragile and beautiful environment. 'The mission of Groundwork R is to bring about the sustained regeneration, improvement and management of the physical environment by developing community based partnerships which empower people, businesses and organizations to promote environmental, economic and social well-being'.





[Like](#) [Comment](#) [Share](#)

[Vikki J. Smith](#), [Yvonne Breukers](#), [Myra Trn](#) and 17 others like this.

Comments



[Remove](#) [Phyllis Rosenberg](#) A lot of potential. We've been dating or for 26yrs.and are starting to see the beginnings of that. Artists, community events throughout the year, and positive interactions are all a part of that. 4 hrs · [Unlike](#) · 2



[Remove](#) [Sherry Moyse Kay](#) I love the plan you're describing. This is what I want for our town. With so much freeway surrounding us the noise level here is already high. We don't need to add to that. Let's keep our future plans peaceful. I think Vallejo needs that. 1 hr · [Unlike](#) · 1



[Remove](#) [Kay Flavell](#) Thanks, Phyllis and Sherry. A previous statement of the broad 10 yr vision is Green Vallejo. I will send it to you via PM.

, GREEN VALLEJO - Our Vision, 2015-2025

- We are dedicated to the preservation and creative interpretation of our city's rich cultural and natural heritage.
- We want to develop a strong cultural and environmental profile that attracts locals and national and international tourists.
- As a **River and Bay City**, we want a GREEN Vallejo in which everyone has access to outdoors recreation by the water (rivers, bays and lakes) and in green spaces.
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- *Specific goals(2015-2025) :* gain more Bay Area visibility by developing a new collaborative cultural and intergenerational infrastructure – youth centers, schools, upgraded museums, galleries, art studios, three tertiary universities and new downtown senior campus.)

Draft prepared by Kay Flavell, Director of New Pacific Studio for Voices of Vallejo
E: newpacificstudio@att.net ;newpacificstudio.org; FB New Pacific Studio -Vallejo CA

Subject: Alternative use -- suggested name South Vallejo Landing at Old Sperry Mill

Hi everyone:

I am attaching a 1 page draft proposal for Alternative Use of the 38 acre site owned by VMT or leased by VMT from the Vallejo City Council. Comments/additions please!

* Kathy O'Hare is working on the Burning Man Creations concept.

* re ferry shuttle service -- suggestions are especially welcome! Does anyone have any contacts with DolphinCharters.com, who are already operating in the Bay Area and internationally. Their focus is on history and the environment, as in Petaluma River Cruises advertised in the current issue of Bay Nature, p. 48.

I am so excited to be working with you all on saving the extraordinary natural and historical beauty of these double sites on both sides of the strait. If a proposal such as this were eventually to be adopted, it would lead to many many jobs. And it would make Vallejo internationally visible in a good way, rather than as an example of how a city was finally destroyed by lack of vision and corrupt wheeler-dealing.

This is a moment of hope. And thanks to engineer Maurice Couchot for his early vision.

Dr Kay Flavell New Pacific Studio Vallejo 321 Nevada St., Vallejo CA 94590 USA
www.newpacificstudio.org t 707-563-5166 cell 707-342-7470



Administration Building, front elevation. Carey & Co., Inc., 2007.



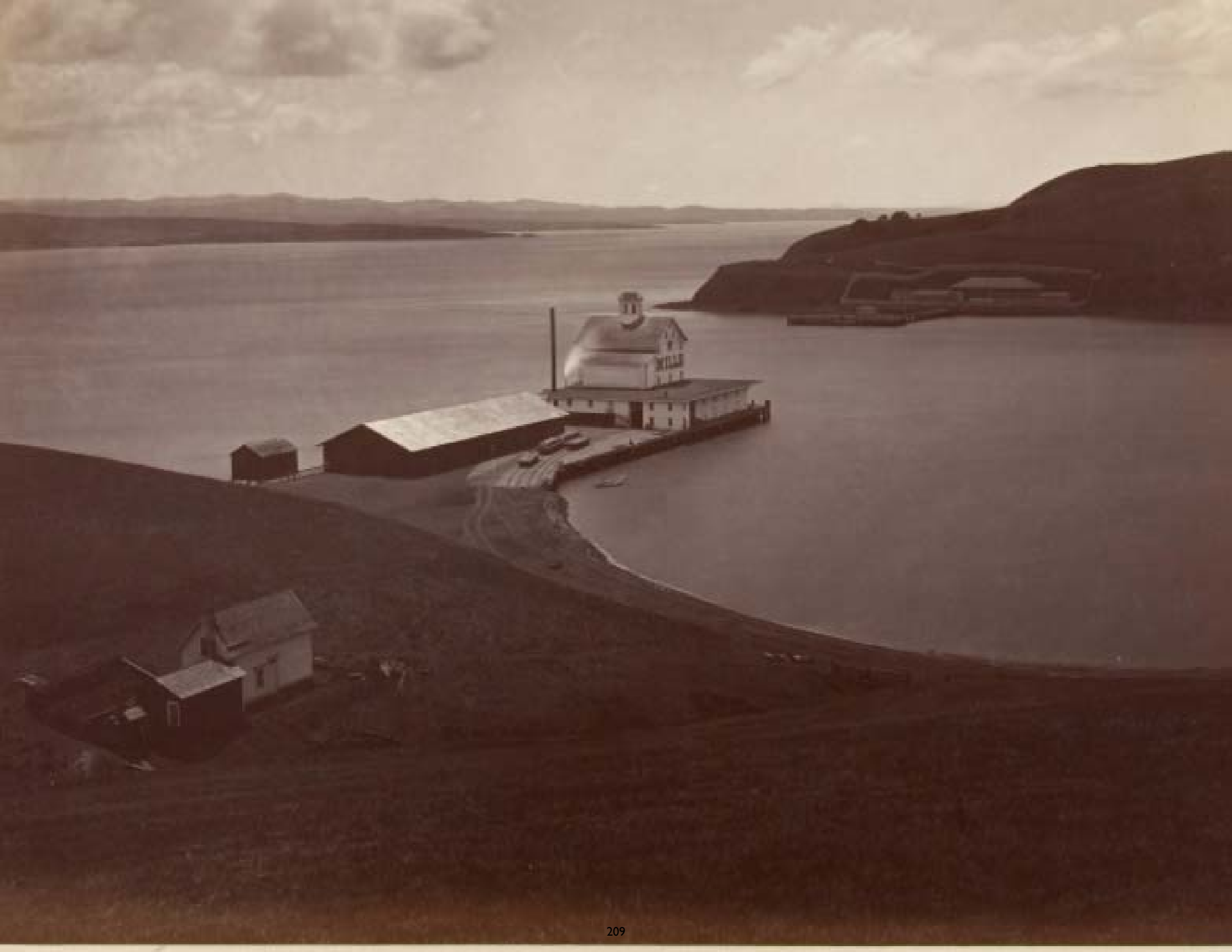
Administration building, rear elevation. Carey & Co., Inc., 2007.



Mill, ground floor interior. Carey & Co, Inc., 2007.



Mill, interior. One of the processing floors. Carey & Co, Inc., 2007.





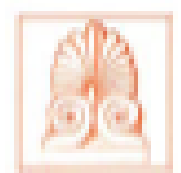
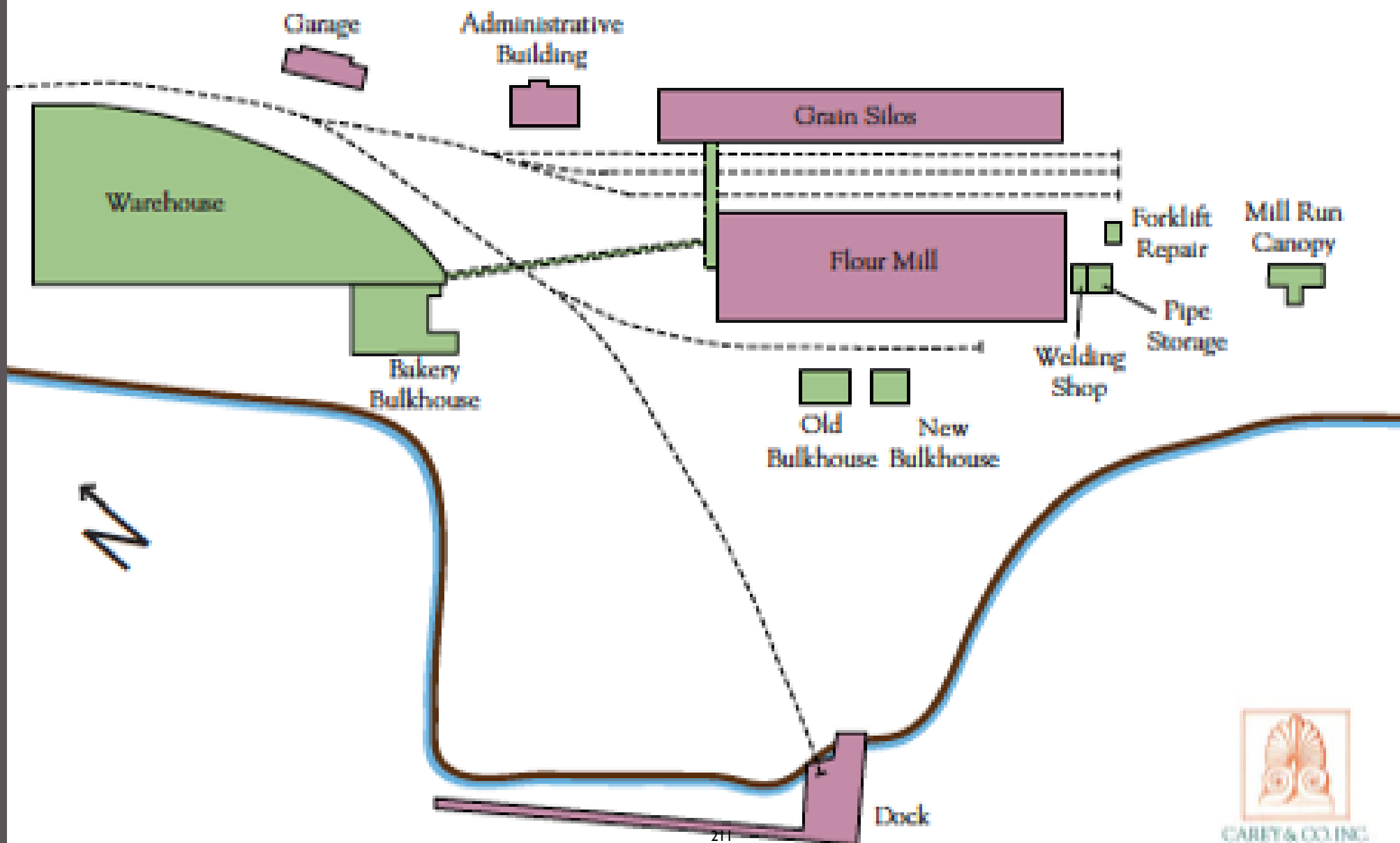


House, front (west) elevation. 1917 additions to left and right of central gable. © 2007.

Map of the Project Area

Manager's Garage 
Manager's House 

Appear National Register-eligible 
Other Structures 





Proposal for ALTERNATIVE USE in relation to DEIR VMT/ ORCEM

South Vallejo Landing at Old Sperry Mill

A Mixed Use tourist development comprising

- international youth hostel
- adaptive reuse of the historic structures of the Old Sperry Mill for
 - Displays -- Burning Man Creations
 - Children's Experimental Floor
 - African American Women's Fashion Pop-up Museum
- marine –related retail shops and wharf construction
- garden shops and urban farm at historic Old Manager's House
- Osprey watching stations
- restaurants and delicatessen, etc

Linked by NEW (6-stop) ferry shuttle service between

1. Vallejo Downtown
2. Mare Island Historic Core
3. South Vallejo Landing
4. Mare Island Shoreline Heritage Preserve
5. Benicia
6. Martinez.

**Working draft #1 October 11, 2015. Prepared by KF for
newvallejo@yahogroups.com All comments please to
newpacificstudio@att.net or to goodfind650@yahoo.com**

Subject: comments on scenarios

Good morning, Mark: Here are my comments on the three draft scenarios . Thank you and Andrew for the additional time to provide comments. I prefer to send my comments to you so I can be sure that Andrew will receive them. I am not adept with using Open City Hall yet. If you have any questions, or comments, let me know...Thanks again.

Patricia

COMMENTS:

My preferred scenario is: River and Bay City, with some deletion of uses and incorporating some concepts from the other two scenarios as follows:

- Instead of the Mixed Use Gateway at the Badge and Pass site, use the Visitor Village concept. This would allow for a visitor information office, commercial use such as a coffee shop (I asked Fabrice Moschetti if he would be willing to open a coffee shop there and he is definitely interested). Whatever the final design is the buildings should be kept to only two stories, with no more housing, in order to not impact more than needed the St. Francis Park neighborhood directly behind the Badge and Pass site property. I know there was some interest in a Wine Train station but with the lawsuit recently filed against the owners, I wonder if the Wine Train will continue to operate.
- Incorporate the Wired Downtown Village concept to facilitate using the fiber optics network to attract and expand business opportunities in downtown Vallejo and elsewhere.
- Incorporate the historic Bed and Breakfast concept.
- Incorporate the light industry and food wine center concept along Highway 29.
- Incorporate the following urban village concepts: Spring Towne, Gateway Village; Sereno Village, Rancho Town Village, Gateway Village, Lemon and Magazine Neighborhoods.

Additional comments:

Keep development East of Mare Island Way (i.e. college campus, hotel, housing, etc) in order to use the waterfront as an attractive place for people to walk and enjoy the Napa River. Create attractive seating areas, with container plants of flowers, next to the Napa River, along the waterfront.

Delete the following from the River and Bay City Scenario

- Delete: Mixed Use Gateway at Badge and Pass site.
- Delete Low Density Housing near White Slough
- Delete Mixed use corridor next to Napa River.

- Delete Waterfront College Campus next to Napa River or move campus East of Mare Island Way/ Curtola Parkway.

Vallejo Education and Business Alliance - Student Union

The Concept

Vallejo is a “College Town”. The Vallejo Education and Business Alliance recognizes that a true college town should have a central location where students can gather to study and socialize.

Status

A subcommittee consisting of representatives from each of the partner organizations represented in VEBA has been formed to study and eventually submit a final recommendation for a student union. The project is still in the conceptual stages.

At this point, the subcommittee believes this space, which would be located in downtown Vallejo, will include:

- An internet café
- Study spaces
- Teaching spaces
- Kiosks with a variety of food and beverages
- Specific activities for students over 21
- Linkages to high school academies

Proposed Partners

- California State University Maritime
- Solano Community College
- Touru University
- Vallejo City Unified School District
- Vallejo Chambers of Commerce
- Sutter Hospital
- Kaiser Hospital
- City of Vallejo
- CCRC

RB - 100915

Vallejo: A College Town



Integrated With and Within the City



A Vibrant “Plaza” Feel



Cafes and Shops Drawing Tourism



Accommodating Students



... and Young Professionals



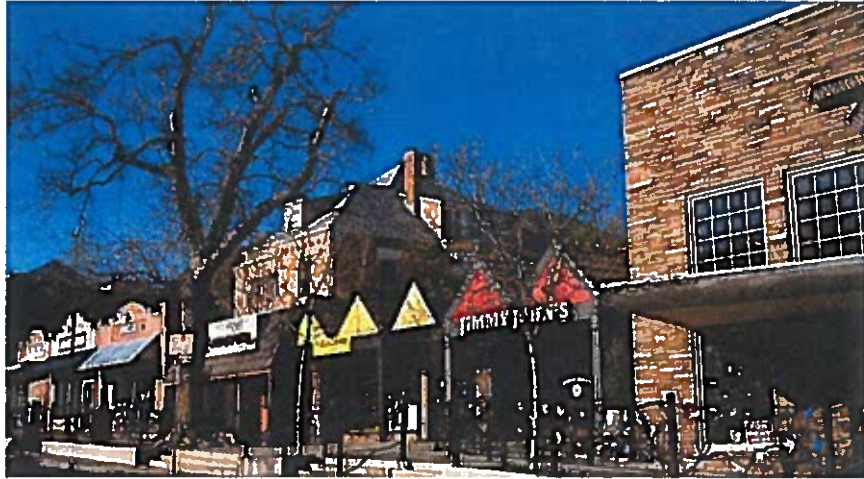
Open Most of the Day



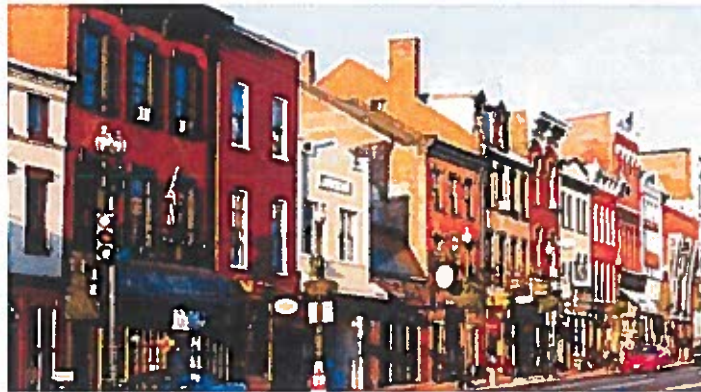
... and Night



... in All Seasons



Employing Older Buildings if Possible



... or Creating New Spaces

