



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

## AGENDA

### GENERAL PLAN WORKING GROUP/ ECONOMIC VITALITY COMMISSION JOINT MEETING: 6:30 P.M

**April 27, 2015**

#### General Plan Working Group

Tony Adams, Chari  
Jonathan Atkinson  
Peggy Cohen-Thompson  
Patricia Gatz, Vice Chair  
Jimmy Genn  
Candace Holmes  
Marv Kinney  
Patricia Kutza  
Sarah Nichols  
Brendan Riley (Proxy)  
Cynthia Ripley  
Jim Scoggin  
Nathan Daniel Stout  
Marian Swanson  
Pearl Jones Tranter  
Johnny Walker

#### Economic Vitality Commission

Rey Amador  
Keith Hanson  
S. Bre Jackson  
Singh Jagdip  
Julianne Lyons  
Gregoria Torres, Vice Chair  
Johnny Walker, Chair

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., 2<sup>nd</sup> 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](http://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.

**AGENDA**



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.

**If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.**

**1. CALL TO ORDER [ 6:30 PM ]**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

- A. Economic Vitality Commission (EVC)
- B. General Plan Working Group (GPWG)

**4. APPROVAL OF THE MINUTES**

January 26, 2015 Joint GPWG/EVC Meeting

- A. Economic Vitality Commission
- B. General Plan Working Group

**5. REPORT OF THE SECRETARY**

- A. Economic Vitality Commission
- B. General Plan Working Group

**6. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS**

- A. Economic Vitality Commission
- B. General Plan Working Group

**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. General Plan Draft Future Scenarios – Review and Acceptance

- a. Consultant Presentation: Overview of the outreach process and methodology by which the Future Scenarios were developed; explanation of the role of the Future Scenarios in the General Plan Update process; and introduction of three Draft Future Scenarios for Vallejo
- b. EVC and GPWG Comments on the Draft Future Scenarios
- c. Public Comment
- d. EVC Acceptance, with Revisions, of Draft Future Scenarios
- e. GPWG Acceptance, with Revisions, of Draft Future Scenarios

**RECOMMENDATION:** EVC acceptance, by resolution, of the Draft Future Scenarios

**RECOMMENDATION:** GPWG acceptance, by resolution, of the Draft Future Scenarios

**9. COMMUNITY FORUM**

**10. ADJOURNMENT**

# Minutes

**CITY OF VALLEJO  
GENERAL PLAN WORKING GROUP (GPWG)/  
ECONOMIC VITALITY COMMISSION (EVC) JOINT STUDY SESSION  
MEETING MINUTES  
MARE ISLAND CONFERENCE ROOM  
January 26<sup>th</sup>, 2015**

**1. CALL TO ORDER**

The meeting was called to order by GPWG Vice-Chair Gatz at 6:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**GPWG Present:** Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Holmes, Kinney, Kutza, Nichols, Ripley, Scoggin, Stout, Tranter, and Walker

**GPWG Absent:** Chair Adams, Genn, Riley (proxy), and Swanson

**EVC Present:** Chair Walker, Vice-Chair Torres, Commissioners Amador, Hanson, Jackson (arrived 6:42 PM), Jagdip (arrived 6:40 PM), and Lyons

**EVC Absent:** None

**Staff present:** Community and Economic Development Director Sawicki, Planning Manager Ouse, Senior Planner Hoffheimer, Economic Development Manager Diohep, and Economic Development Project Manager Gage

**Consultants present:** BAE Urban Economics: Janet Smith-Heimer, President and Ron Golem, Principal

**4. APPROVAL OF THE MINUTES**

A. December 8, 2014 GPWG Meeting

**Action:** Moved and carried to adopt the minutes of the December 8<sup>th</sup>, 2014 meeting. (Aye: Vice-Chair Gatz, GPWG Members Atkinson, Kinney, Kutza, Nichols, Scoggin, Stout, Tranter, and Walker; Abstain: Cohen-Thompson, Holmes, and Ripley; Absent: Chair Adams, Genn, Riley (proxy), and Swanson).

B. September 10, 2014 EVC Meeting

**Action:** No action taken due to lack of quorum at the time of the roll call.

**5. CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

**Action:** Moved and carried to approve the Consent Calendar and Agenda. (GPWG Aye: Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Holmes, Kinney, Kutza, Nichols, Ripley, Scoggin, Stout, Tranter, and Walker; GPWG Absent: Chair Adams, Genn, Riley (proxy), and Swanson; EVC Aye: Chair Walker, Vice-Chair Torres, Commissioners Amador, Hanson, Jackson, Jagdip, and Lyons)

**6. CITY STAFF/CONSULTANT TEAM PRESENTATION**

A. Presentation: Introduction and Overview of Existing City Plans

Mark Hoffheimer presented an overview of where we are in the General Plan Update process. Kathleen Diohep presented an overview of the 2003 Economic Development Plan and the 2012 Economic Development Strategic Plan. Hoffheimer and Diohep solicited questions from GPWG members, EVC Commissioners, and the general public.

B. Presentation: Overview of Economic and Market Trends

Ron Golem of BAE presented an overview of Economic and Market Trends affecting Vallejo. Golem solicited questions from GPWG members, EVC Commissioners, and the general public.

Public Comment (no speaker cards submitted).

**7. ADJOURNMENT**

The meeting adjourned at 8:30 p.m.

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PATRICIA GATZ, GPWG VICE CHAIR

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JOHNNY WALKER, EVC CHAIR

ATTEST:

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MARK HOFFHEIMER  
SENIOR PLANNER

# Memos



MEMORANDUM  
PLANNING DIVISION

**DATE:** April 27, 2014  
**TO:** Members of the General Plan Working Group and Economic Vitality Commission  
**FROM:** Mark Hoffheimer, Senior Planner  
**SUBJECT:** Agenda Item 8 – Draft Future Scenarios Cover Memo

The following pages provide members of the General Working Group (GPWG) and Economic Vitality Commission (EVC) with a memo, prepared by PlaceWorks, the City's General Plan Update consultant, summarizing the proposed Draft Future Scenarios for consideration, review and approval by the GPWG and EVC at the GPWG/EVC joint meeting. The memo consists of:



- PlaceWorks Memorandum, describing planning efforts to-date; the creation of the Draft Future Scenarios, including community outreach and input efforts; the role and purpose of the Future Scenarios; and the focus of the April 27<sup>th</sup> GPWG/EVC joint meeting.
- Exhibit 1: EVC Resolution approving the Draft Future Scenarios for consideration by the GPWG.
- Exhibit 2: GPWG Resolution approving the Draft Future Scenarios for consideration by the Planning Commission.
- Attachment A – Draft Future Scenarios, describing the three Future Scenarios, including the planning context.
- Attachment B – Draft Future Scenarios Comparative Matrix for use at the GPWG/EVC Joint Meeting
- Attachment C – Propel Vallejo Guiding Principles
- Attachment D – Draft Future Scenarios Community Outreach Report, providing all comments collected during the public comment period, including those gathered at the four Community Workshops (document available online on the City of Vallejo website at <http://bit.ly/1HtBy1C> ).

#### **Overview of the April 27<sup>th</sup> GPWG/EVC Joint Meeting**

At the meeting, the consultant will deliver a presentation to recap the outreach process, outline the role of the Future Scenarios in the General Plan Update process, and introduce the three Draft Future Scenario concepts.

The GPWG/EVC will then be asked to discuss the Draft Future Scenarios and suggest refinements as needed to ensure they are consistent with the Guiding Principles. At the end of the discussion, a role call will be taken, first for the EVC, then for the GPWG, to approve the Draft Future Scenarios. This order of approval is due to



the respective tasks of the two bodies: the EVC is to review and assist with the update of the economic development element of the General Plan, while the GPWG is to review and develop recommendations for the comprehensive update of the General Plan for consideration by the Planning Commission.

On the basis of GPWG/EVC input, the Draft Future Scenarios and Comparative Matrix will be revised for consideration by the Planning Commission on May 18<sup>th</sup> and for approval by the City Council on June 9. Once approved by City Council, the Future Scenarios will be “locked in” for study and evaluation.

To focus GPWG/EVC discussion, we will work with a Draft Future Scenarios Comparative Matrix and ask the following questions for each scenario:

1. Is the scenario consistent with the Guiding Principles?
2. Are there ideas that should be added, deleted, or shifted so that this scenario better supports the Guiding Principles related to:
  - a. Community & People?
  - b. Nature & Built Environment?
  - c. Economy, Education & Training?
  - d. Mobility, Transportation & Connectivity?

Edits will be made to the Comparative Matrix to capture GPWG/EVC comments and recommendations.

### **Moving Forward**

The review and approval of the Draft Future Scenarios is an important step in the City of Vallejo’s General Plan Update process. Once the Future Scenarios are approved by the City Council, the three Scenarios will be evaluated (for fiscal impact; economic development potential; sustainability; public health and safety; transportation; utilities; and public services) and presented to the community for consideration this fall. Based on community input and comments from the EVC and GPWG, a Preferred Scenario will be presented to the Planning Commission and City Council, for its approval, by the end of the year. The Preferred Scenario will serve as the basis for the creation of General Plan Goals and Policies, and the Draft General Plan, later this year and in 2016.

## MEMORANDUM

DATE April 27, 2015  
TO Propel Vallejo General Plan Working Group and Economic Vitality Commission  
FROM Andrew Hill  
SUBJECT Joint General Plan Working Group / Economic Vitality Commission Meeting to Review Draft Future Scenarios for the Vallejo General Plan Update

Dear General Plan Working Group (GPWG) / Economic Vitality Commission (EVC) Member:

Attached to this memo, please find the following materials for review ahead of the joint General Plan Working Group (GPWG) / Economic Vitality Commission (EVC) Meeting on April 27, 2015:

- Exhibit 1: EVC Resolution
- Exhibit 2: GPWG Resolution
- Attachment A: Draft Future Scenarios Packet
- Attachment B: Draft Future Scenarios Comparative Matrix – Working Draft for GPWG
- Attachment C: Propel Vallejo Guiding Principles
- Attachment D: Draft Future Scenarios Community Outreach Report (large file; under separate cover)

Please review these materials carefully in advance of the meeting, **paying particular attention to the Draft Future Scenarios Packet and Comparative Matrix**. The materials were developed based on community input received in February and March 2015. The purpose of this joint GPWG/EVC Meeting is to review the Draft Future Scenarios and suggest refinements as needed to ensure they are consistent with the Guiding Principles. On the basis of your input, the Draft Future Scenarios and Comparative Matrix will be revised for presentation to the Planning Commission on May 18, and then to the City Council on June 9. Once approved by City Council, the Future Scenarios will be evaluated in order to inform development of the Preferred Scenario.

This memo describes the planning efforts to date as well as the process by which the Draft Future Scenarios were developed and outlines the role and purpose the Future Scenarios in the General Plan Update process.

## **OVERVIEW OF PLANNING EFFORTS TO DATE**

The Propel Vallejo General Plan Update project started in early 2014. The effort began with the development of Guiding Principles through a series of community workshops in March 2014, which were refined by the GPWG and formally adopted by the City Council on July 8, 2014. Since then, existing conditions, such as land use and transportation, have been analyzed. In addition, Areas of Opportunity – those areas most likely to change over the course of the General Plan horizon of 2040 – have been identified in consultation with the GPWG. Focusing on the Opportunity Areas, a series of community workshops to create Future Growth Scenarios were held in February and March of 2015.

## **DRAFT FUTURE SCENARIO CREATION**

### **Recap of Community Outreach and Input**

In February and March 2015 the community was consulted about their visions for change in eight key Opportunity Areas in Vallejo. The Opportunity Areas are locations where significant physical change is foreseeable and where that change can have the most positive impact on sense of place, economic development, social equity, and the environment. Community input was collected through a variety of methods: community workshops, online activities in Open City Hall, the Propel Vallejo mobile app, and additional in-person outreach events. Each method is summarized briefly in this memo and described in detail in Attachment D: Future Scenarios Community Outreach Report. The Report contains a full record of all content generated by community members.

The communitywide outreach effort for the Future Scenarios was promoted with advertisements in local newspapers, and the effort was publicized in the City Manager's Bi-Weekly newsletter as well as through articles in the Vallejo Times-Herald. Additionally, more than 8,000 subscribers to the City's mailing list received email notifications, and notifications were sent out via the City's social media networks. The Propel Vallejo project team also made targeted phone calls to community groups to make sure they were aware of the effort and to invite them to participate in the process.

We heard from a broad spectrum of the population, and in all approximately 275 Vallejoans contributed their energy, vision and ideas during this process. The project team took extra steps to include students at Jesse Bethel High School and residents of South Vallejo (one of the Opportunity Areas) in the conversation and to make sure they had a voice in the process.

### *Community Workshops*

Four community workshops were held at different locations around Vallejo in February and March: Florence Douglas Senior Center (February 26), Norman King Community Center (February 28), Elmer Cave Elementary School (March 5), and Solano Community College Vallejo Center (March 7). The format of all four community workshops was the same; however, to allow time for detailed discussion, the four workshops were grouped into two sets. One set of workshops in February focused on the southern/western Opportunity Areas, while a second set in March focused on the northern/eastern Opportunity Areas. After signing in, participants were directed toward *four* large boards with a summary of key opportunity and constraint information. Each board had a survey on it, so that participants could read the information on the board and answer a quick survey question to provide feedback. Next, the consultant team made a brief presentation on the project, the schedule and the process. Then, participants broke into small groups for focused discussions and worked collaboratively with large format maps of the Opportunity Areas to answer the following questions:

- Where should the center(s) of activity in this Opportunity Area be, and what will draw people to this part of town?
- How should the look and feel of this area change over the next 25 years?
- How will people get to and around this area?

Community input was captured on a series of worksheets. The event ended with feedback to the full group to share ideas discussed by the small groups. In total, 118 people participated in the community workshops.

### *Online Forum*

From March 2 through March 21, an online forum was held to reach out to Vallejoans who may not have been able to attend the community workshops in person and give them a voice in the process as well. The forum ran on the Open City Hall software platform also used by the City for other public consultation efforts, including the Participatory Budgeting effort. Participants accessed it either from the City of Vallejo website or from the Propel Vallejo project website. Two activities were posted in Open City Hall: a 5-minute activity that asked participants to prioritize the type of activity they would like to see in the Opportunity Areas in 2040; and a 15-minute activity that closely mirrored the breakout discussion activity from the workshops and allowed participants to view maps of the opportunity areas and answer the same questions posed at the community workshops. In total, 73 people participated in the online forum.

### *Mobile App and Website Comments*

Community members also provided comment via the Propel Vallejo mobile app and website. Comments were posted to the Idea Wall discussion forum or sent by email. In total, 19 people participated by these methods.

### *Additional Outreach Events*

The Propel Vallejo General Plan Update team participated at the Youth Expo and Parent Summit 2015 held on March 14, 2015 at Jesse Bethel High School. The Expo was sponsored by the Vallejo Unified School District, Vallejo Together and Solano County HIV/AIDS Awareness. A table was set up with maps of the eight Opportunity Areas. Participants were asked to provide their ideas on what kinds of long-range changes or improvements they would like to see in those areas. Approximately 25 people provided comments.

The Propel Vallejo team also held three outreach events at Emmanuel Temple Apostolic Church in South Vallejo to solicit the community's ideas on ways to improve community health in that part of the city. Boards were prepared to solicit attendees' ideas to improve safety, increase active recreation and provide access to healthy foods in South Vallejo. A questionnaire was also sent out to neighbors in the area. A total of approximately 40 community members attended over a period of two days.

### **Processing Community Input**

To prepare the Draft Future Scenarios, community input from all the sources listed above was reviewed and the full range of ideas for each Opportunity Area was summarized by the Propel Vallejo team. Next, common themes were identified from the summaries to serve as the underlying concepts for three distinct Future Scenarios. A brief vision statement summarizing each of the underlying concepts was crafted and then the individual ideas generated by community members were attributed to the Future Scenarios to support the visions.

The resulting Draft Future Scenarios packet is included as Attachment A to this memo. A Comparative Matrix for use by the GPWG and EVC is included in Attachment B.

### **ROLE AND PURPOSE OF THE DRAFT FUTURE SCENARIOS**

The broad range of ideas generated by the community 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 process 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 potential future development.

In the next phase of the Propel Vallejo project, the Future Scenarios will be evaluated to determine their impact on economic and fiscal conditions, sustainability and public health, utilities and transportation infrastructure, and public services. This will help the community decide which scenario, or combination of components from the scenarios, offers the most benefit. That “Preferred Scenario” will serve as the backbone of the updated General Plan.

It is important that the Future Scenarios represent distinctly different land use patterns, so that the evaluation will highlight meaningful differences. These differences will help us understand the pros and cons of the land use and infrastructure options and inform the decisions we make about the Preferred Scenario. For example, we might want one scenario that envisions more housing development than the others and another scenario that envisions more commercial development so that we can understand how each would affect traffic volumes, tax revenues collected by the City, and the need for new infrastructure. When it comes to creating the Preferred Scenario, we don't necessarily need to pick one scenario over the others; instead, we might want to mix and match the amount of housing and commercial development with an understanding of the impacts and benefits of each.

## MEETING PREPARATION

**Request to GPWG and EVC:** Please review the Draft Future Scenarios and Comparative Matrix (Attachments A and B) carefully ahead of the April 27 meeting. These materials will be the focus of the discussion on April 27. As you review them, please consider the Draft Future Scenarios in the light of the Guiding Principles. Are there ideas that should be added, deleted, or shifted between scenarios in order to make the Draft Future Scenarios better reflect the spirit of the Guiding Principles? You may wish to print out the Summary Table from Attachment B and mark it up with changes ahead of the April 27 meeting. Attachment C of this memo includes a copy of the Guiding Principles approved by City Council last summer for your reference. Please also feel free to consider the community content included in Attachment D - Future Scenarios Community Outreach Report as you review.

## AT THE MEETING

On April 27, please come prepared to share your feedback on the Draft Future Scenarios. The goal of the meeting is to receive input from the GPWG and EVC with a view to refining the Draft Future Scenarios that will be presented to the Planning Commission on May 18, and then to the City Council on June 9. Once approved by City Council, the Future Scenarios will be evaluated to inform the development of the Preferred Scenario for the General Plan Update.

Prior to GPWG and EVC discussion, PlaceWorks will deliver a presentation to recap the outreach process, outline the role of the Future Scenarios in the General Plan Update process, and introduce the three Draft Future Scenario concepts. To focus GPWG and EVC discussion, we will work with the Comparative Matrix in Attachment B and ask the following question for each scenario:

- Are there ideas that should be added, deleted, or shifted so that this scenario better supports the Guiding Principles related to:
  - Community & People?
  - Nature & Built Environment?
  - Economy, Education & Training?
  - Mobility, Transportation & Connectivity?

Edits will be made to the Comparative Matrix in Attachment B to capture GPWG and EVC comments and recommendations.

**CITY OF VALLEJO ECONOMIC VITALITY COMMISSION**

**RESOLUTION NO. 15-\_\_\_\_\_**

**A RESOLUTION OF THE ECONOMIC VITALITY COMMISSION  
APPROVING GENERAL PLAN DRAFT FUTURE SCENARIOS**

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BE IT RESOLVED by the Economic Vitality Commission (EVC) of the City of Vallejo as follows,

WHEREAS, the City of Vallejo is undergoing an effort to comprehensively update the Vallejo General Plan for the horizon period ending 2040; and

WHEREAS, the City of Vallejo created an Economic Vitality Commission (EVC), consisting of seven members, to in part review and assist with the update of the economic development element of the General Plan; and

WHEREAS, the City of Vallejo created a General Plan Working Group (GPWG), consisting of fifteen (15) members, to advise staff and to develop and provide recommendations to the Planning Commission and City Council on the comprehensive update of the General Plan; and

WHEREAS, the City of Vallejo identified those areas in Vallejo best positioned for transition, referred to as the Areas of Opportunity, as developed by the consultant and City staff and reviewed and finalized by the GPWG; and

WHEREAS, the general public generated ideas for future changes in the Areas of Opportunity for the General Plan Update at four Community Workshops in February and March 2015 and associated public outreach forums; and

WHEREAS, the consultant and City staff formulated three Draft Future Scenarios for the Areas of Opportunity, based on community comment, for consideration by the EVC and the GPWG; and

WHEREAS, the EVC, based on review of recommendations by consultant and City staff, finalized and recommended three Draft Future Scenarios for consideration by the GPWG; and

WHEREAS, the EVC, on April 27, 2015, in a joint meeting with the GPWG, in the Mare Island Conference Center, 375 G Street, held a duly noticed public meeting to consider the three Draft Future Scenarios; and



WHEREAS, all interested persons filed written comments with City staff at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the EVC; and

NOW, THEREFORE, BE IT RESOLVED that the EVC hereby approves the three Draft Future Scenarios for the update of the Vallejo General Plan for consideration by the GPWG, provided herein as Attachment A to the Resolution.

ADOPTED by the EVC of the City of Vallejo, State of California, at a meeting on the 27<sup>th</sup> day of April, 2015, by the following vote to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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JOHNNY WALKER, CHAIR

Attest:

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ALEA GAGE, SECRETARY

**CITY OF VALLEJO GENERAL PLAN WORKING GROUP**

**RESOLUTION NO. 15-\_\_\_\_\_**

**A RESOLUTION OF THE GENERAL PLAN WORKING GROUP  
APPROVING GENERAL PLAN DRAFT FUTURE SCENARIOS**

\*\*\*\*\*

BE IT RESOLVED by the General Plan Working Group (GPWG) of the City of Vallejo as follows,

WHEREAS, the City of Vallejo is undergoing an effort to comprehensively update the Vallejo General Plan for the horizon period ending 2040; and

WHEREAS, the City of Vallejo created an Economic Vitality Commission (EVC), consisting of seven members, to in part review and assist with the update of the economic development element of the General Plan; and

WHEREAS, the City of Vallejo created a General Plan Working Group (GPWG), consisting of fifteen (15) members, to advise staff and to develop and provide recommendations to the Planning Commission and City Council on the comprehensive update of the General Plan; and

WHEREAS, the City of Vallejo identified those areas in Vallejo best positioned for transition, referred to as the Areas of Opportunity, as developed by the consultant and City staff and reviewed and finalized by the GPWG; and

WHEREAS, the general public generated ideas for future changes in the Areas of Opportunity for the General Plan Update at four Community Workshops in February and March 2015 and associated public outreach forums; and

WHEREAS, the consultant and City staff formulated three Draft Future Scenarios for the Areas of Opportunity based on community comment for consideration by the EVC and the GPWG; and

WHEREAS, the GPWG, based on review of recommendations by consultant and City staff and recommendations by the EVC, finalized and recommended three Draft Future Scenarios for consideration by the Planning Commission; and

WHEREAS, the GPWG, on April 27, 2015, in a joint meeting with the EVC, in the Mare Island Conference Center, 375 G Street, held a duly noticed public meeting to consider the three Draft Future Scenarios; and

WHEREAS, all interested persons filed written comments with City staff at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the GPWG; and

NOW, THEREFORE, BE IT RESOLVED that the GPWG hereby approves the three Draft Future Scenarios for the update of the Vallejo General Plan for consideration by the Planning Commission, provided herein as Attachment A to the Resolution.

ADOPTED by the GPWG of the City of Vallejo, State of California, at a regular meeting on the 27<sup>th</sup> day of April, 2015, by the following vote to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

PATRICIA GATZ, VICE CHAIR

Attest:

---

ANDREA OUSE, SECRETARY



Prepared by:

**PlaceWorks**

1625 Shattuck Avenue, Suite 300

Berkeley, California 94709

510.848.3815

510.848.4315 (f)

April 22, 2015

*Attachment A:*  
**Draft Future Scenarios Packet**  
for the City of Vallejo

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## **ATTACHMENT A – DRAFT FUTURE SCENARIOS PACKET**

This packet outlines three Draft Future Scenario concepts for the Vallejo General Plan Update. The Draft Future Scenarios were created on the basis of community input gathered in February and March 2015. Ideas generated by community members focused on the vision for the future in eight key Opportunity Areas in Vallejo, as illustrated in Figure 1.

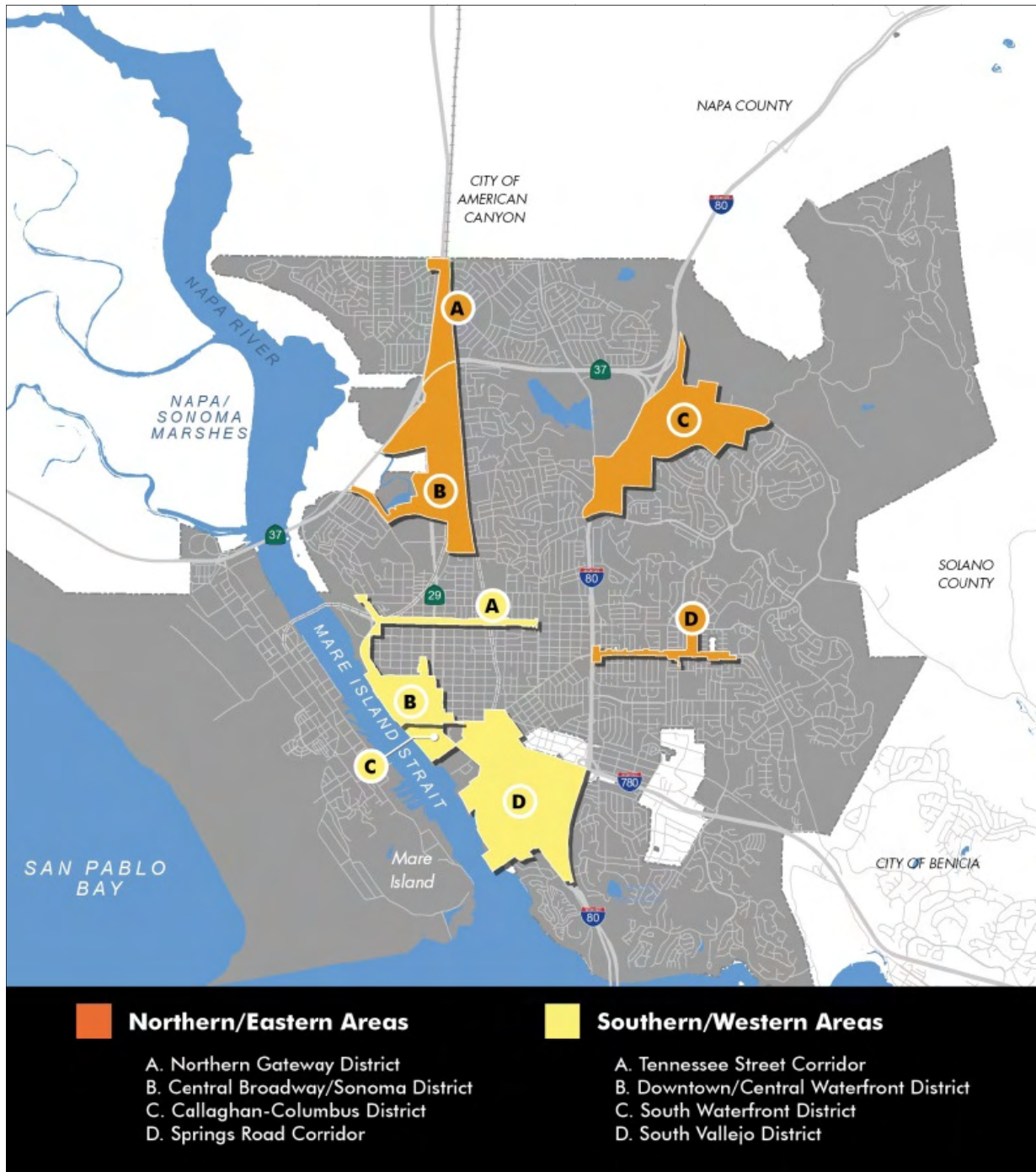
The broad range of ideas generated by the community was distilled into three distinct Future Scenarios, each of which describes a different way that Vallejo could evolve over the next 25 years. The Scenarios have also been developed in consideration of major recent specific plans for prominent areas of the city. Figure 2 shows the location of these plan areas and summarizes some of their key features.

Each of the Draft Future Scenario concepts includes a vision statement, a bulleted list of key features, and a concept map that visually highlights the distinct concepts of that scenario when compared with the others. The three Draft Future Scenarios are:

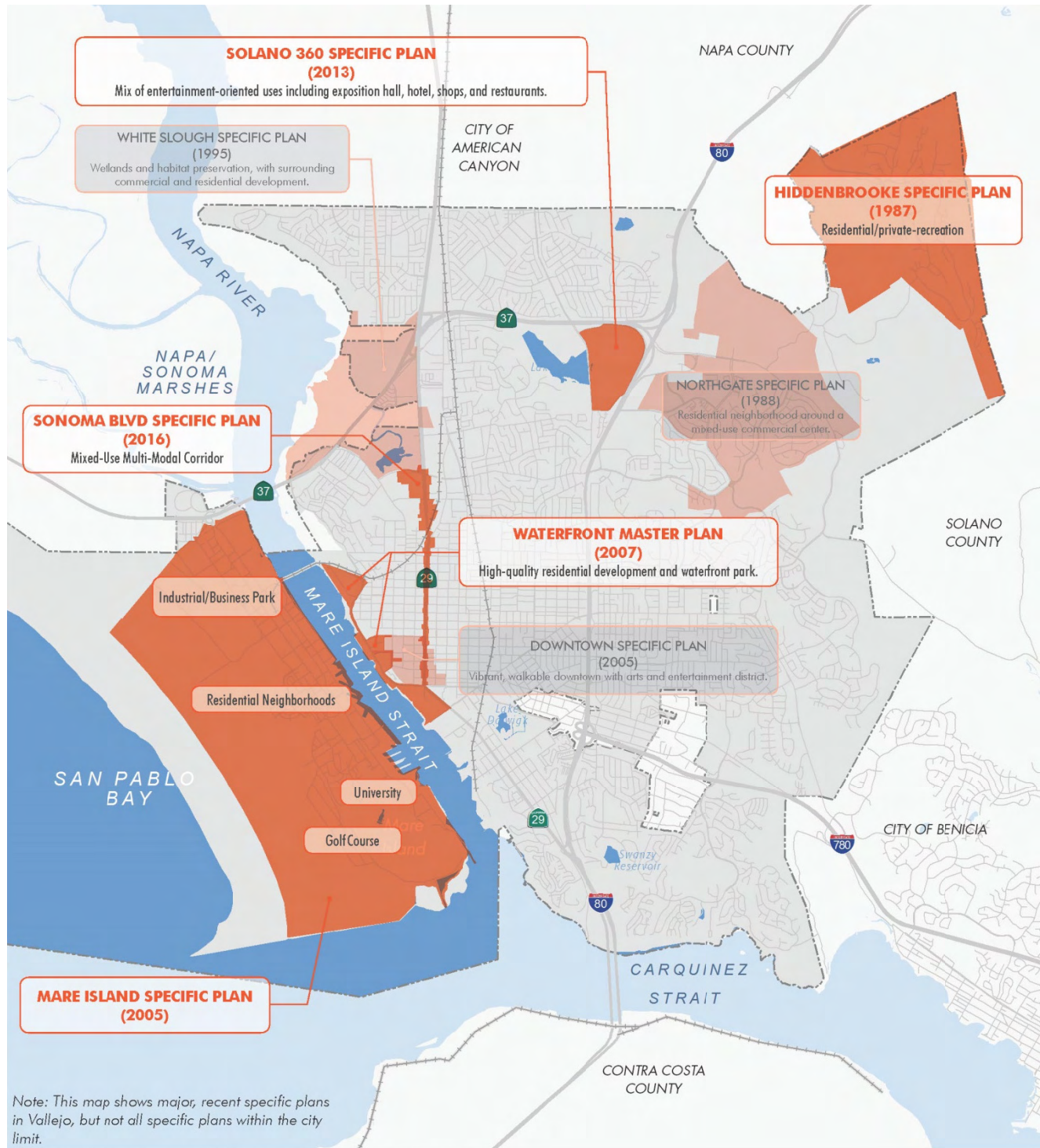
- Scenario A – River and Bay City
- Scenario B – New Town Center
- Scenario C – Urban Villages

Additionally, for ease of comparison, this packet includes a side-by-side summary table to highlight key concepts and differences at-a-glance.

**Figure 1 Opportunity Areas**



**Figure 2 Major Specific Plans**



Note: This map shows major, recent specific plans in Vallejo, but not all specific plans within the city limit.

source: ESRI 2014; City of Vallejo, 2014; Solano County, 2014; USGS, 2014; PlaceWorks, 2014.



## **Scenario A. River and 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.*

Key features of this scenario include:

### **Downtown/Central Waterfront**

1. Higher-density, market rate housing developments within easy walking distance of the ferry and bus terminals to offer attractive living spaces for people commuting by ferry to jobs in San Francisco or by BRT/express bus to jobs in Oakland and the East Bay.
2. Building synergy with the redevelopment of Mare Island - new residences, restaurants and shops downtown and on the waterfront would complement the employment, residential and recreational activity on Mare Island.
3. Hotel with conference/convention space on the central waterfront.
4. Recreational/tourist-oriented development along the central waterfront, with a node of activity around the Ferry Building with bike/roller skate rental, boat rental, kite shops and other recreational/tourist-oriented shops/services.
5. An expansive riverfront park for community gathering, with amenities such as a riverfront promenade, great lawn, performance space, picnic area, children's playground, boat launch, and interpretive signage (history, industry, nature). Promenade continues along Mare Island Causeway to Mare Island and south to new Mare Island Ferry Terminal.

### **South Waterfront Site**

6. Educational institution such as a college of art or a culinary academy on the South Waterfront parcel, developed as a "student village." Student housing located on-

site, with shops, restaurants and services that cater to students, bringing activity to the area day and night. A buffer, such as “back of house” uses or a parking facility, located adjacent to the WWTP.

7. The new campus, bustling downtown area, and active waterfront collectively position Vallejo as an attractive college town. Together, the interconnected downtown, central waterfront, and South Waterfront areas provide entertainment, shopping, and housing options for students at all Vallejo’s higher educational institutions.

### **Tennessee Corridor**

8. Badge and Pass site developed as a mixed-use residential complex with moderate-to-higher density housing to take advantage of the views and neighborhood serving shops and services like dry cleaners and coffee shops.
9. Together with the high quality housing planned along Harbor Way as part of the Waterfront Master Plan, this new development would create an attractive new gateway to Vallejo when entering the city from Mare Island and Highway 37.
10. Rest of Tennessee remains a neighborhood serving commercial corridor with lower density housing mid-block and commercial/retail uses concentrated at key intersections.

### **Central Broadway/Sonoma**

11. Lower density housing development adjacent to White Slough, with a pathway/boardwalk and interpretive center at this location to enhance its role as a passive recreational destination for local residents.
12. In the area around the Kaiser Medical Center, supportive land uses like florists and gift shops within a 0.5 mile radius to foster and support it as a focal point of the community.
13. Some additional housing is envisioned in the vicinity of Kaiser and along Broadway north from Sereno to Tuolomne, to begin to transition that section of the corridor toward a more residential character in the long term.

### **Northern Gateway**

14. Light industry / business park on gateway site, consistent with industrial uses to the south inside the triangle.

15. Facade improvements and branding at Rancho Center to enhance its role as a neighborhood-oriented mall.

### **Callaghan-Columbus**

16. Lee site and everything north of Columbus remains open space, accessible for hiking and low impact recreational activities.
17. Cooke site develops with signature retail and an auto dealership on the west side and moderate-to-higher density residential to transition toward the existing single-family residences east of the site.

### **Springs Corridor**

18. Moderate density mixed use infill on Springs Road, with some new housing and retail uses. Plan for streetscape improvements like wider sidewalks, bus bulb-outs and bike lanes as redevelopment occurs.

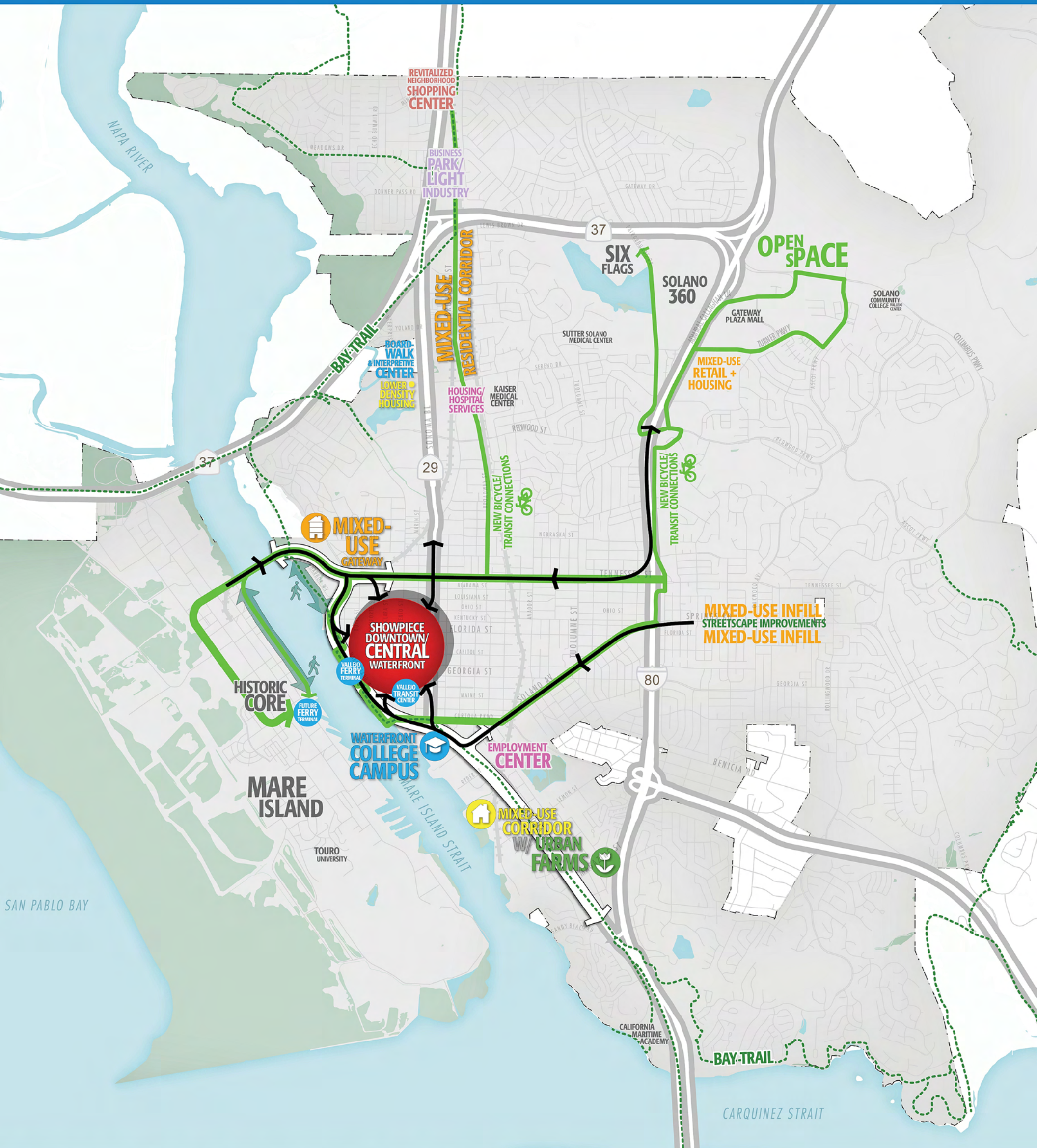
### **South Vallejo**

19. Light industry/business park uses on vacant lots north and south of Lake Dalwigk, extending the existing employment center east to take advantage of large vacant parcels.
20. Along Sonoma Blvd, this scenario continues the mixes of uses, including commercial and residential infill development
21. Allow for community gardens and urban farms on vacant land to increase healthy food options for local residents in this area.

### **Overall Mobility and Connectivity Improvements**

22. Bikeway down Broadway and along Tennessee, connecting to SF Bay Trail. Add way-finding to build connections to downtown (from Mare Island and other parts of the city).
23. Bikeway along Admiral Callaghan and across I-80 at Tennessee and Springs Road to provide enhanced connections to and from downtown.
24. Pedestrian promenade and multi-use trail along the central waterfront on both sides of Mare Island Strait, providing easy, attractive access from either Ferry Terminal.

25. Local artists contribute to efforts to enhance the public realm.
26. Work with Soltrans to ensure direct access from key destinations to and from downtown.



## 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.

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## **Scenario 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.*

Key features of this scenario include:

### **Callaghan-Columbus**

1. Multi-story mixed use complex on the Cooke site with office over retail near I-80 and higher-to-moderate density housing to transition toward the single-family neighborhoods to the east.
2. Transit center incorporated into the new Cooke site complex, taking advantage of the natural topography/grade of the site.
3. Higher density residential west of the freeway, with enhanced bike/pedestrian connections along Redwood
4. A new bike/pedestrian bridge across I-80 at Turner Parkway to connect the east and west sides.
5. Town homes south of Safeway along Redwood Drive.
6. Lee site as a corporate employment campus, with low-slung buildings against the scenic background of natural open space.
7. New office, commercial and residential development in this part of the city would support redevelopment on the Solano County Fairgrounds site, as envisioned in the Solano 360 Specific Plan. New office workers, shoppers and residents of the New Town Center would also be potential patrons of the new shops and restaurants planned for the redeveloped Fairgrounds.

## **Springs Corridor**

8. Moderate density mixed use infill on Springs Road to strengthen its role as a neighborhood commercial corridor. Plan for streetscape improvements like wider sidewalks, bus bulb-outs and bike lanes as redevelopment occurs.
9. Vacant parcels at the west end of Springs adjacent to I-80 developed as Transit Oriented Development (TOD), with retail, housing and on-site transit connections to the New Town Center, downtown and points beyond.

## **Downtown/Central Waterfront**

10. Downtown enhanced as a walkable commercial and arts district centered on Georgia and Virginia Streets. Infill housing on vacant lots and some redeveloped surface parking lots.
11. Historic homes renovated to create bed & breakfast lodging in the heritage neighborhoods surrounding downtown would draw tourists to the area. Vallejo's own historic sites, including the Mare Island Historic District, and its proximity to San Francisco and the Napa Valley offer potential to develop local tourism.
12. Under this scenario, downtown would benefit from new industry and businesses on Mare Island. New employees on Mare Island would potentially be new patrons of downtown shops and restaurants, and some may also choose to live in new housing developed downtown and on the waterfront.
13. Central waterfront (along Mare Island Strait) as a linear park with multi-use trail and large open space areas. Amenities such as drinking fountains and benches at pause points and an athletic trail/course.

## **South Waterfront Site**

14. South waterfront site developed with moderate density housing town homes, with an open space buffer adjacent to the Ryder Street Waste Water Treatment Plant.

## **Tennessee Corridor**

15. Tennessee would remain an important arterial roadway connecting SR 37 to I-80. Promote infill development along the corridor, with lower density residential particularly in the east and mixed use commercial development at key intersections to enhance the current vocation of this roadway.



16. Badge and Pass site developed as a mixed use residential complex with moderate-to-higher density housing to take advantage of the views and neighborhood serving shops and services like dry cleaners and coffee shops.
17. Together with the high quality housing planned along Harbor Way as part of the Waterfront Master Plan, this new development would create an attractive new vehicular gateway to Vallejo when entering the city from Mare Island and Highway 37.

### **South Vallejo**

18. Light industry/business park uses on vacant lots north and south of Lake Dalwigk, extending the existing employment cluster eastward to take advantage of large tracts of vacant land.
19. Further south along Sonoma Blvd, the Plan would continue the mixes of uses, including commercial and residential infill development. Allow for community gardens and urban farms on vacant land to increase healthy food options for local residents in this area.

### **Central Broadway-Sonoma**

20. An interpretive center and pathway/boardwalk around White Slough to enhance its role as a passive recreational destination for local residents.
21. A cluster of supportive land uses around the Kaiser Medical Center, like florists, gift shops and some senior/intergenerational housing.
22. Encourage light industrial and business park uses on the larger vacant and underutilized parcels along Broadway and Sonoma north of Sereno Drive, to strengthen these streets as employment corridors in the long term.
23. Landscaping and beautification in the medians on Sonoma and Broadway.

### **Northern Gateway**

24. Food/wine oriented warehousing and light industry in the northern gateway triangle, complemented with artisanal commerce like wine-making and brewing.

## **Overall Mobility and Connectivity Improvements**

25. New Transit Center incorporated into the redeveloped Cooke Site providing regional transit connections as well as service to downtown and other destinations in Vallejo.
26. New pedestrian and bicycle bridge over I-80 at Turner Parkway, providing strong connections across the freeway and improved access to the redeveloped Fairgrounds site.
27. Transit stop incorporated into TOD development at the west end of Springs Road near I-80.
28. Bikeway along Admiral Callaghan and across I-80 at Tennessee and Springs Road to provide enhanced connections to and from downtown and satellite neighborhoods.



## 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.

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## **Scenario 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.*

Key features of this scenario include:

### **Downtown/Central Waterfront**

1. Wired downtown district - taps into fiber network to support arts and innovation downtown, with a WiFi zone and digital performance spaces powered by Vallejo fiber.
2. Renovated historic buildings and compatible new development downtown and on the waterfront, providing offices, residences, live/work units and space for collaboration.
3. Adjacent to downtown area, historic homes renovated as bed & breakfasts provide tourist accommodation near downtown ferry terminal and transit center.

### **South Waterfront**

4. South Waterfront parcels redeveloped with a cultural-entertainment complex containing flexible, collaborative space; housing units; a museum; a civic plaza; and a public market, with a buffer, such as a parking facility adjacent to the Ryder Street Waste Water Treatment Plant.
5. This area is an extension of downtown, a live-work village near the ferry and bus terminals.
6. Together, this hip, wired downtown and culturally-focused live-work area on the South Waterfront envisioned under this scenario would complement the new businesses on Mare Island.

## **Tennessee Corridor**

7. Future rail stop for visitor rail incorporated into the Badge & Pass site to create a mixed use complex with neighborhood serving retail on the ground floor and residences above and adjacent on the site. Located within easy walking and biking distance of homes in the St Vincent Hill and Vallejo Heights neighborhoods, as well as the high quality housing planned along Harbor Way as part of the Waterfront Master Plan, this area becomes “Badge & Pass Village.”.
8. Traffic calming and street trees on Tennessee west of Marin to foster a village feel along this portion of Tennessee.

## **Central Broadway-Sonoma**

9. Foster the development of “Sereno Village” along Sereno Drive between the Kaiser Medical Center and Sonoma Boulevard, with new mixed use residential development and access to natural open space at White Slough.
10. New senior housing and intergenerational housing within easy walking distance of the Kaiser Medical Center and other associated shops and services.
11. Additional shops, services and professional office space within a half mile radius of the Medical Center to complement and support the hospital, including florists, gift shops, and restaurants.
12. Existing transit center at Sereno could be a location for a future BRT stop on Sonoma Boulevard. Potential to incorporate housing on this site too.
13. White Slough enhanced as a natural open space area with low impact trails/plank walkways and lower-to-moderate density housing surrounding it to the north and south.
14. West end of Sacramento Street as a neighborhood commercial strip.
15. North of Garibaldi Drive, encourage infill residential development over the long term.
16. Improved bicycle/pedestrian access to the Bay Trail via Yolano and Redwood/Sacramento.

## **Northern Gateway**

17. Foster development of “Rancho Town Center,” with 2-to-3 story mixed use commercial/residential development at the intersection of Mini Drive and Sonoma Boulevard.
18. Future BRT stop incorporated at the southeastern corner of the intersection.
19. Food/wine oriented warehousing and light industry in the northern gateway triangle, complemented with artisanal commerce like wine-making and brewing.

## **Callaghan-Columbus**

20. Mixed use commercial/residential development on both the Cooke and Lee sites.
21. Additional housing in the Callaghan-Columbus district to locate more shoppers and patrons in close proximity to the retail and commercial uses, supporting the existing businesses and fostering a community feel at this important commercial crossroads.

## **Springs Road Corridor**

22. Foster development of a Springstowne Village with housing, shopping, recreational facilities and cultural activities clustered near the central portion of the Springs Road Corridor, around the Springstowne Mall and the Vallejo Regional Education Center.
23. Over time, the Mall and VCUSD property could redevelop with a mix of neighborhood-oriented uses, including residences.

## **South Vallejo**

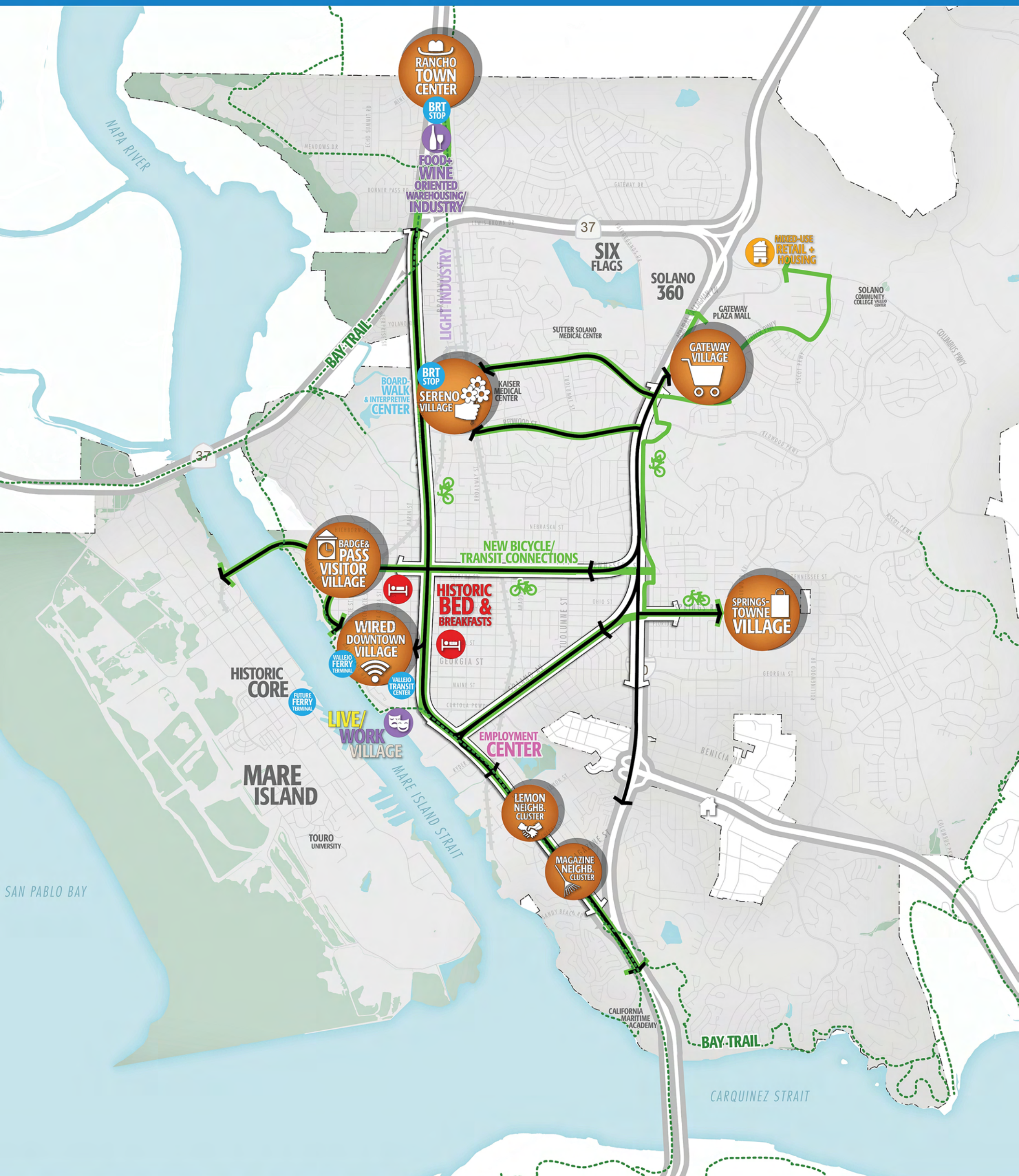
24. Foster development of neighborhood centers at Lemon/Sonoma and Magazine/Sonoma, with moderate density housing, neighborhood services and community gardens/urban farms that are the focus of neighborhood life.
25. Improved bicycle connections with Class II lanes along Sonoma to link downtown and the California Maritime Academy.

## **Overall Mobility and Connectivity Improvements**

26. Local artists contribute to efforts to enhance the public realm, particularly in village centers.

27. Work with Soltrans to ensure the villages are served with quick, easy transit links.
28. Central waterfront (along Mare Island Strait) as a linear park with multi-use trail and large open space areas connecting Badge & Pass Village, downtown and the whole of the waterfront from the Mare Island Causeway to the Ryder Street Plant. Amenities such as drinking fountains and benches at pause points and an athletic trail/course.
29. Bikeway down Sonoma Boulevard and along Tennessee, connecting to SF Bay Trail. Add way-finding to build connections between village centers.
30. Improved bicycle/pedestrian access to the Bay Trail via Yolano and Redwood/Sacramento.
31. Bikeway along Admiral Callaghan and across I-80 at Tennessee and Springs Road to provide enhanced connections to and from downtown.
32. Improved bicycle connections with Class II lanes along Sonoma to link downtown and the California Maritime Academy.





## 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.

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**Draft Future Scenarios – Summary Table**

	River & Bay City	New Town Center	Urban Villages
<b>Downtown/Central Waterfront District</b>			
Downtown	Higher concentration of housing (TOD) Synergies with Mare Island	Walkable downtown centered on Georgia/Virginia Mixed-use housing Historic B&Bs	Wired downtown - mixed-use housing with live/work focus Historic B&Bs
Central Waterfront	Higher density housing Hotel w/conference space Rec/tourist node @ ferry bldg Waterfront park w/amenities	Moderate density housing Multi-use trail & linear park	Moderate density housing Multi-use trail & linear park
<b>South Waterfront District</b>			
South Waterfront Site	College campus	Moderate density housing open space buffer	Cultural-entertainment complex/ live-work village
<b>Tennessee Corridor</b>			
Badge & Pass	Mixed-use residential w/neighborhood services	Mixed-use residential w/neighborhood services	Visitor rail and mixed-use residential development on Badge & Pass site
Tennessee Corridor	Neighborhood serving commercial corridor; traffic calming	Commercial arterial	Neighborhood serving commercial corridor; traffic calming
<b>Central Broadway / Sonoma District</b>			
Kaiser Area	Supportive land uses around Kaiser	Supportive land uses around Kaiser	Sereno Village: Mixed-use village from medical center to Slough Intergenerational/senior housing Mixed use residential near Slough TOD at Sereno transit center
White Slough Area	Interpretive center and boardwalk	Interpretive center and boardwalk	
North of Kaiser	Long term transition to residential corridor	Long term transition to light industrial and business park uses	
<b>Northern Gateway District</b>			
Rancho Center (at Mini/Sonoma)	Façade improvements and branding as neighborhood commercial center	Façade improvements and branding as neighborhood commercial center	Transit oriented village around future bus rapid transit stop
Gateway Triangle	Light industry/business park	Food/wine oriented warehousing and light industry Artisanal commerce	Food/wine oriented warehousing and light industry Artisanal commerce
<b>Columbus-Callaghan District</b>			
Cooke Site	Mixed use w/retail & housing	Multi-story mixed use complex w/transit center New ped/bike bridge over I-80 Higher-density residential west of I-80 Improved connections along Redwood	Mixed use w/retail & housing
North of Columbus/Lee Site	Open space	Corporate campus on Lee site	Mixed use w/retail & housing on Lee site
<b>Springs Corridor</b>			
Springs Road	Mixed-use infill Streetscape improvements	Mixed-use infill Streetscape improvements TOD node at west end of Springs	Springstowne Village: Housing, shopping, recreation, culture centered around Springstowne Mall and school site
<b>South Vallejo District</b>			
South Vallejo	Lower density infill housing and commerce Community gardens/urban farms	Lower density infill housing and commerce Community gardens/urban farms	Lemon and Magazine neighborhood clusters, with housing and neighborhood services at those intersections with SR 29
<b>Overall Mobility/Connectivity Improvements</b>			
Overall Mobility/Connectivity Improvements	Multi-Use Trail with bicycle/pedestrian connections along waterfront Broadway/Tennessee bikeway Admiral Callaghan bikeway Soltrans connections to/from downtown Local artistic contributions to public realm	Transit Center on Cooke Site New bicycle/pedestrian overpass over I-80 Transit stop in TOD at west end of Springs Admiral Callaghan bikeway Soltrans connections to/from Center	Central waterfront linear park and multi-use trail Admiral Callaghan bikeway Sonoma/Tennessee bikeway Bicycle/pedestrian access to Bay Trail via Yolano and Sacramento Direct Soltrans connections btwn villages



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April 22, 2015

***Attachment B:***  
**Comparative Matrix - Working Draft for GPWG**  
for the City of Vallejo

## **ATTACHMENT B –FUTURE SCENARIOS WORKING MATRIX (DRAFT)**

This Working Matrix starts to identify how each of the Draft Future Scenarios supports the Guiding Principles for Propel Vallejo. Please review the materials in Attachment A and carefully and consider if there are ideas that should be added, deleted, or shifted between scenarios in order to make the Draft Future Scenarios better reflect the spirit of the Guiding Principles.

For example:

Under Economy, Education and Training, Guiding Principle #14 is:

### **14. Innovation, Entrepreneurship and Successful Local Businesses**

*Vallejo welcomes innovative businesses and fosters entrepreneurship. It is a community that capitalizes on new technologies, community assets, and local knowledge - while helping local businesses to succeed.*

You might decide that for Scenario C to better support Guiding Principle #14, we need to clarify that the Wired Downtown Village needs to include office space for tech start-ups.

Please mark up the Working Matrix with your comments and be ready to discuss with the group on April 27. For ease of reference, the Guiding Principles approved by City Council last summer are included in Attachment C to this memo.

Attachment B - Future Scenarios Working Matrix – Draft for GPWG/EVC

Date: April 22, 2015

	Scenario A	Scenario B	Scenario C
	River and Bay City	New Town Center	Urban Villages
<b>Community &amp; People</b>	Showpiece downtown/waterfront is a focal point of civic life Community gardens and farms for collaboration and health	Two focal points of the community that play up Vallejo's strengths: Bustling new mixed use Town Center and historic, livable downtown/waterfront	Local village centers promote community interaction Active central waterfront is a major gathering spot
<b>Nature &amp; Built Environment</b>	Iconic waterfront with hotel and waterfront park Open space enhanced at White Slough and Lee site Vibrant downtown is a place where people want to be	Walkable downtown highlights historic character Impressive gateways: New Town Center, northern gateway, Cal Maritime, Badge & Pass	Distinct neighborhood centers build sense of place Cultural complex on south waterfront
<b>Economy, Education &amp; Training</b>	College town with new campus and student life downtown Tourism/entertainment as an economic driver Light industrial/business focus at gateway	Vallejo as a regional commercial/entertainment hub Tourism focus promoted downtown Business parks and light industry in the north	Arts and innovation as an economic driver Tourism focus with historic b&bs and visitor rail Regional retail at Gateway Plaza; light industry/business parks at northern gateway
<b>Mobility, Transportation &amp; Connectivity</b>	Riverfront promenade connects ferry terminals Bike/transit ways for safe, easy access to/from downtown	New transit center on Cooke site and hub at Springs Bicycle/pedestrian bridge over I-80 Bicycle corridors on Admiral Callaghan and Broadway	Transit oriented village clusters facilitate Bus Rapid Transit Direct bike and transit connections between villages

Focus

*Housing and college town focus*

*Employment and regional commercial/entertainment focus*

*Local villages and historic tourism focus*





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# ***Attachment C:*** **Propel Vallejo Guiding Principles** for the City of Vallejo

## **COMMUNITY AND PEOPLE**

### **1. Pride in Identity**

Vallejo takes pride in its identity, natural setting, and history. Its residents, businesses, and government value the City's maritime heritage, cultural diversity, neighborhoods, and thriving arts community - and their links to the region and the world.

### **2. Strong Community Bonds**

Vallejo builds strong community bonds at the neighborhood level, with activities and recreational opportunities for youth, local festivals, and a strong culture of volunteering, positive role models, and leadership programs.

### **3. Safe City**

Vallejo is a safe place for everyone. Residents and businesses in every neighborhood collaborate with each other and with responsive law enforcement to promote personal safety.

### **4. Caring and Equitable Community**

Vallejo treats everyone with compassion, dignity, and fairness and supports stable, diverse neighborhoods. It is a caring community where everyone has access to services, jobs and housing and shares in the vitality and prosperity of the community.

### **5. Collaborative Civic Engagement**

Vallejo identifies its challenges and takes constructive actions to address them. It is a place with strong, collaborative partnerships between government, residents, and local businesses and where challenges are addressed proactively, drawing on lessons learned from their own experience and from other communities.

### **6. Active, Participatory Community**

Vallejo supports and depends on active community participation. Vallejo provides timely and understandable information on planning issues and projects, and community members participate directly in shaping plans and policies for the city's future.

### **7. Healthy Community**

Vallejo promotes the health of its residents and recognizes the value of a proactive, preventative approach to health. All Vallejo neighborhoods have easy access to healthy food, including organic food and locally grown food from school and community gardens.

## **NATURE AND THE BUILT ENVIRONMENT**

### **8. Beautiful City**

Vallejo values and showcases the City's beauty, historic character, compatible architecture, abundant trees, and local ecology. Gateways into the community make positive, welcoming impressions, and Vallejo's pride is displayed on every block in the way people care for their homes, gardens, businesses, and neighborhoods.

### **9. A Place People Want To Be**

Vallejo's vibrant downtown, attractive waterfront and open spaces, livable neighborhoods, and varied destinations draw people from the Bay Area and beyond. Vallejo is a place where people of all ages want to be, day and night -- to live, work, shop, and recreate.

### **10. Iconic Waterfront**

Vallejo treasures its waterfront as a centerpiece of the community, with a promenade, multi-use trails, natural open space, and access to water activities. It is a place for community gathering, exercising, socializing, shopping, dining out and having fun.



**11. Environmental Stewardship**

Vallejo pursues and promotes environmental education; protects and manages its watersheds, wetlands, and wildlife habitats; and embraces businesses and industries that are sensitive to the environment. It is a community where environmental stewardship is an asset that attracts people and businesses.

**12. Sense of Place**

Vallejo values its special character and unique sense of place in its dramatic waterfront setting, varied topography, city-wide views, historic districts, maritime heritage, and favorable weather.

**ECONOMY, EDUCATION AND TRAINING**

**13. Good Jobs, Education and Training**

Vallejo provides people with good jobs and its young people with job training and the education they need to succeed. Vallejo embraces innovations in education, and the city's excellent educational institutions and trade schools play a prominent role in its economic vitality and community life.

**14. Innovation, Entrepreneurship and Successful Local Businesses**

Vallejo welcomes innovative businesses and fosters entrepreneurship. It is a community that capitalizes on new technologies, community assets, and local knowledge - while helping local businesses to succeed.

**15. Economic Development Aligned with Natural Environment**

Vallejo values economic development and aligns well-designed projects with the protection and enhancement of environmental resources. It is a community where sustainable development is efficiently processed and provides broad benefits that serve community needs and enhance the quality of life.

**16. Stable, Strong and Diverse Economy**

Vallejo is characterized by fiscal stability; a strong, diverse economy, including health care, education, and manufacturing; and efficient use of its lands and waterways. Vallejo's unique setting, community character, and favorable weather are major resources for economic expansion, including tourism and entertainment.

**MOBILITY, TRANSPORTATION AND CONNECTIVITY**

**17. Regional Transportation Hub**

Vallejo provides excellent and affordable connections to the surrounding region for people and goods. It is a regional transportation hub – by rail, road, ferry, transit, bicycle, and on foot.

**18. River and Bay City**

Vallejo's waterways provide transportation and recreational opportunities and are recognized for their important role in the broader ecosystem.

**19. Interconnected, Mobile Community**

Vallejo is an interconnected, cohesive community from east to west and north to south, where traveling by foot, bicycle or transit is efficient, easy, safe, and fun. Vallejo offers a range of convenient, affordable, and eco-efficient mobility options for residents and visitors.