



Solano County **Priority Development Area (PDA) Tour Schedule**

Alternative Modes Meeting

8:00 a.m. Call to Order

- **8:00-8:05 a.m.** (5 mins) Land Use Element Approval
- **8:05-8:15 a.m. (10 mins) ABAG Staff Priority Development Area Background Presentation**
- **8:15- 8:55 a.m.** (40 mins) Virtual Tours
 - Fairfield 4 PDAs 8:10-8:30 a.m. (15 mins)
 - Vacaville 2 PDAs 8:30-8:40 a.m. (10 mins)
 - Benicia- 1 PDA 8:40-8:45 a.m. (5 mins)
 - Suisun- 1 PDA 8:45-8:50 a.m. (5 mins)
 - Vallejo- 1 PDA 8:50-8:55 a.m. (5 mins)

PDA Tours

8:55-9:05 a.m.
9:05-9:10 a.m.
9:10-9:20 a.m.
9:20-9:40a.m.

Suisun City PDA Train Station Tour
Load Bus
Bus Tour of Downtown Suisun
Travel to Vacaville via I-80

9:45-10:05 a.m.
10:05-10:10 a.m.
10:10-10:35 a.m.

Vacaville Downtown PDA Tour
Load Bus
Travel to Fairfield via I-80

10:35- 10:55 a.m.
10:55-11:00 a.m.
11:00-11:30 a.m.

Fairfield Transportation Center PDA Tour
Load Bus
Travel to Downtown Vallejo via I-80 to SR 37 to Wilson Ave.

11:30-11:50 p.m.

Vallejo Downtown Area PDA Tour

11:50-12:50 p.m.

Lunch at Vallejo Ferry Terminal

- **MTC Staff Presentation- Evolution of the TLC funding toward PDA's**

12:50-12:55 p.m.
1:00- 1:25p.m.

Load Bus
Travel to STA

1:30 p.m.

Adjournment/End Tour

Benicia – Downtown

Planned PDA Transit Town Center

Area Description – Existing

- ◆ 145 acres bound by N Street on the north, First Street Pier on the south, West 2nd Street on the west and East 3rd Street on the east
- ◆ Abundance of commercial and retail land uses
- ◆ Well-connected street grid
- ◆ Solano Square
- ◆ City Hall, Civic Center, City Park
- ◆ Open space and waterfront

Transit

- ◆ SolTrans, including connection to Pleasant Hill BART station
- ◆ Major transit stop at Military West Highway and First Street

Housing & Jobs

	2008	2035
Single Family Housing Units	67	75
Multi Family Housing Units	521	605
Jobs	477	575

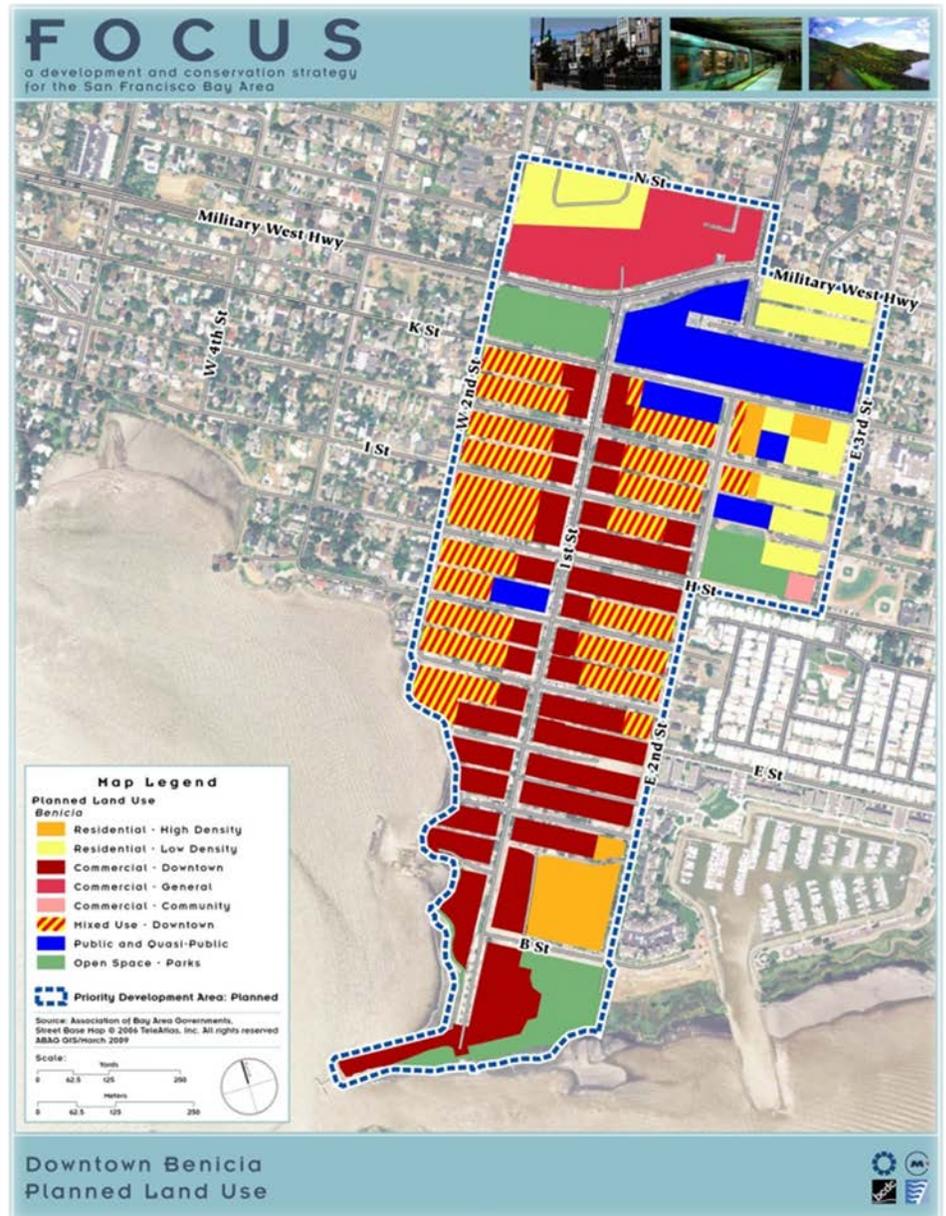


Figure: PDA Planned Land Use
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Vision

- ◆ *Primary destination for local and visitor activity*
- ◆ *Complete neighborhood with a wide range of housing, services, civic uses and public spaces accessible within a five-minute walk*
- ◆ *New intermodal facility with direct connections to BART – includes park and ride with SolTrans bus service*

Related Efforts

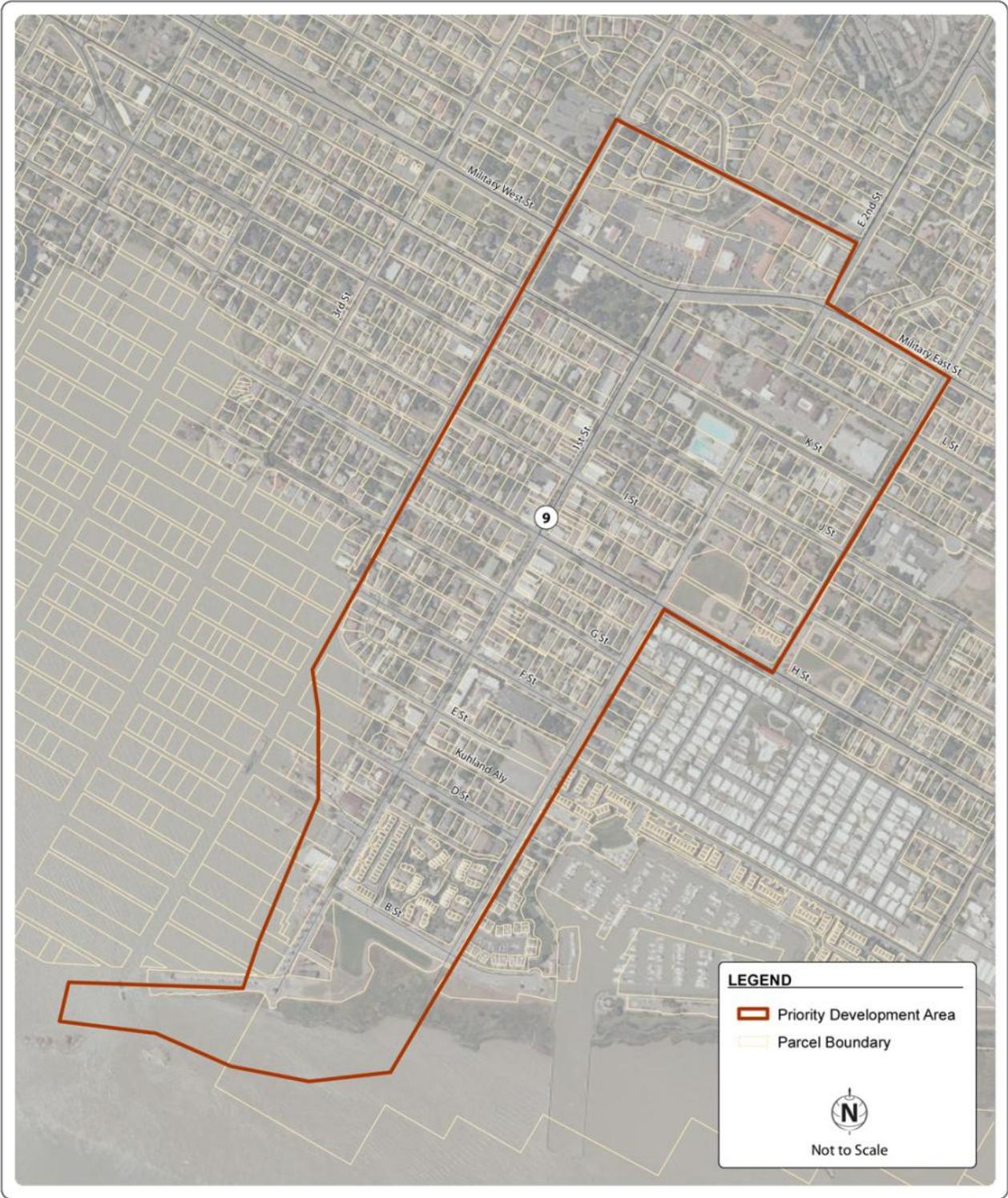
- ◆ Downtown Mixed Use Master Plan, adopted 2007
- ◆ Analysis of the Benicia Breeze System Service Strategy Report, 2008

Contact

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Current and Planned Projects

- ◆ First Street Pedestrian and Traffic Calming Improvements
- ◆ Parking Management Study
- ◆ Solano Square Retrofit – Vision, Master Plan, Design Standards
- ◆ Military West Highway and First Street Intersection Improvements
- ◆ Bus Shelter Upgrades



Fairfield – Downtown South

Planned PDA

Area Description – Existing

- ◆ Approximately 200 acres bound by Kentucky Street on the north, Highway 12 on the south, Pennsylvania Avenue on the west and North Texas Street on the east
- ◆ PDA boundary expanded in 2011
- ◆ Pedestrian overcrossing to Fairfield-Suisun Train Station and downtown Suisun
- ◆ Solano County Government Center
- ◆ Union Avenue commercial corridor
- ◆ Small lot residential, office and commercial
- ◆ PG&E substation

Transit

- ◆ Fairfield-Suisun Transit, BART connections
- ◆ Fairfield-Suisun Train Station, Amtrak Capitol Corridor, Greyhound

Housing & Jobs

	2007	2035
Housing Units	50	350
Jobs	2,000	2,500

Vision

- ◆ *Mixed use urban center with higher density residential and office*
- ◆ *Enhanced streetscapes along Union Avenue and Jefferson Avenue side streets south of Delaware Street*
- ◆ *Redevelopment of existing vacant and underutilized properties*
- ◆ *Pedestrian connectivity projects to activity centers including Armijo High School and downtown Fairfield*

Related Efforts

- ◆ Union Avenue Streetscape, completed 2008
- ◆ Private development – McInnis Corners
- ◆ 80-to-80 Corridor Revitalization Plan, 2008

Contact

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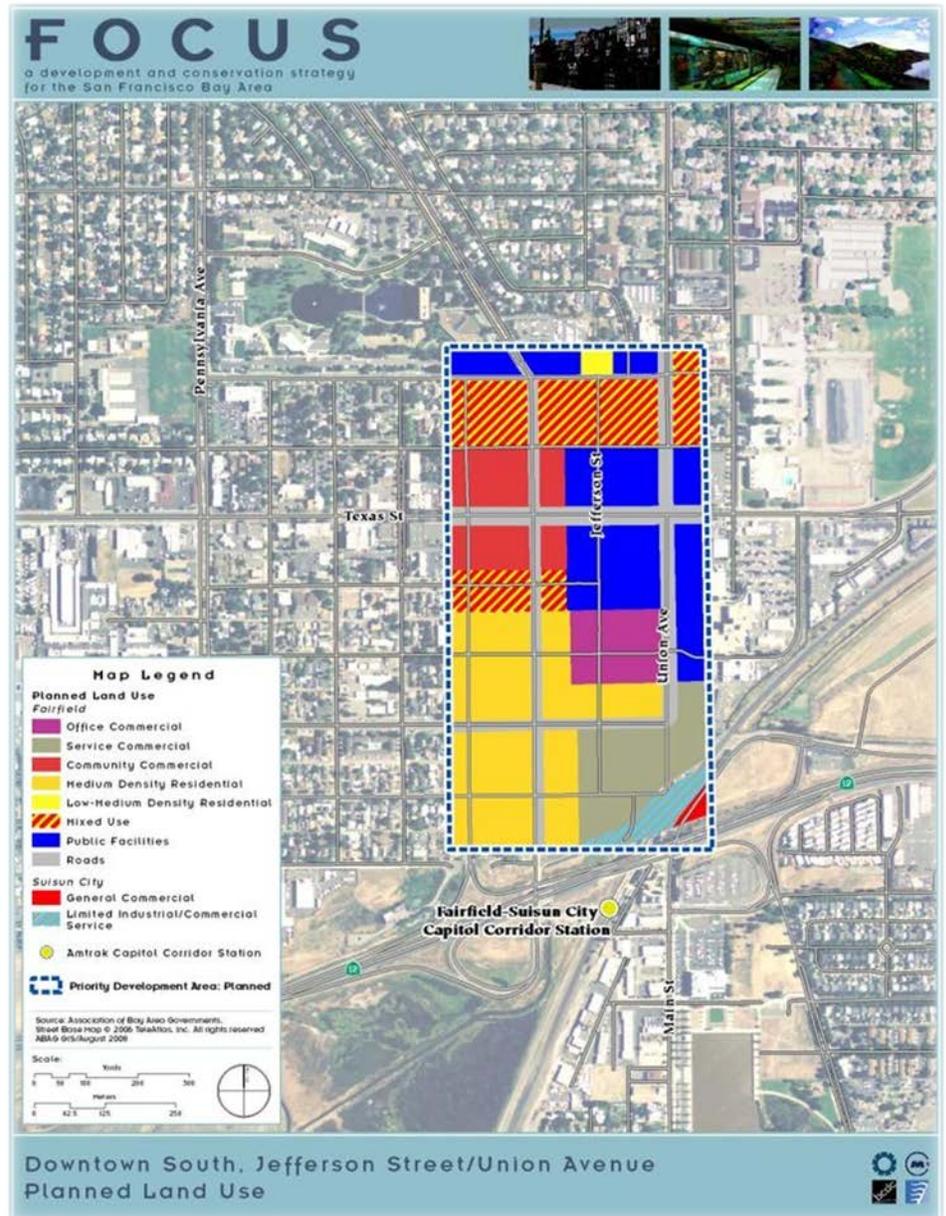
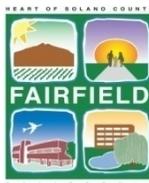


Figure: PDA Planned Land Use
 (Illustration does not reflect PDA boundary expansion in 2011)
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Current and Planned Projects

- ◆ Downtown South Street Lighting Program
- ◆ Union/Jefferson Avenue Corridor Pedestrian Enhancements
- ◆ Infill housing and mixed use property acquisitions, lot consolidation, affordable housing subsidies
- ◆ Downtown Parking Garage
- ◆ Infrastructure to support development (Water/Sewer)



Fairfield/ Vacaville Train Station

Potential PDA

Area Description – Existing

- ◆ Approximately 425 acres in northeast Fairfield near Peabody and Vanden Roads
- ◆ PDA boundary expanded in 2011
- ◆ Industrial and service commercial uses incompatible with planned multimodal transportation center

Transit

- ◆ None currently
- ◆ Planned Fairfield – Vacaville Train Station

Existing and Planned Housing / Jobs Balance

	2007	2035
Housing Units	10	2,500
Jobs	50	500

Vision

- ◆ *Transit-oriented-development (TOD) with medium to high density housing centered around "main street"*
- ◆ *Convenient access to regional passenger rail via Capitol Corridor*
- ◆ *Multimodal "hub"*
- ◆ *Pedestrian-scale design*
- ◆ *Preserve open space, high priority conservation areas*

Related Efforts

- ◆ Fairfield Station Area Specific Plan

Contact

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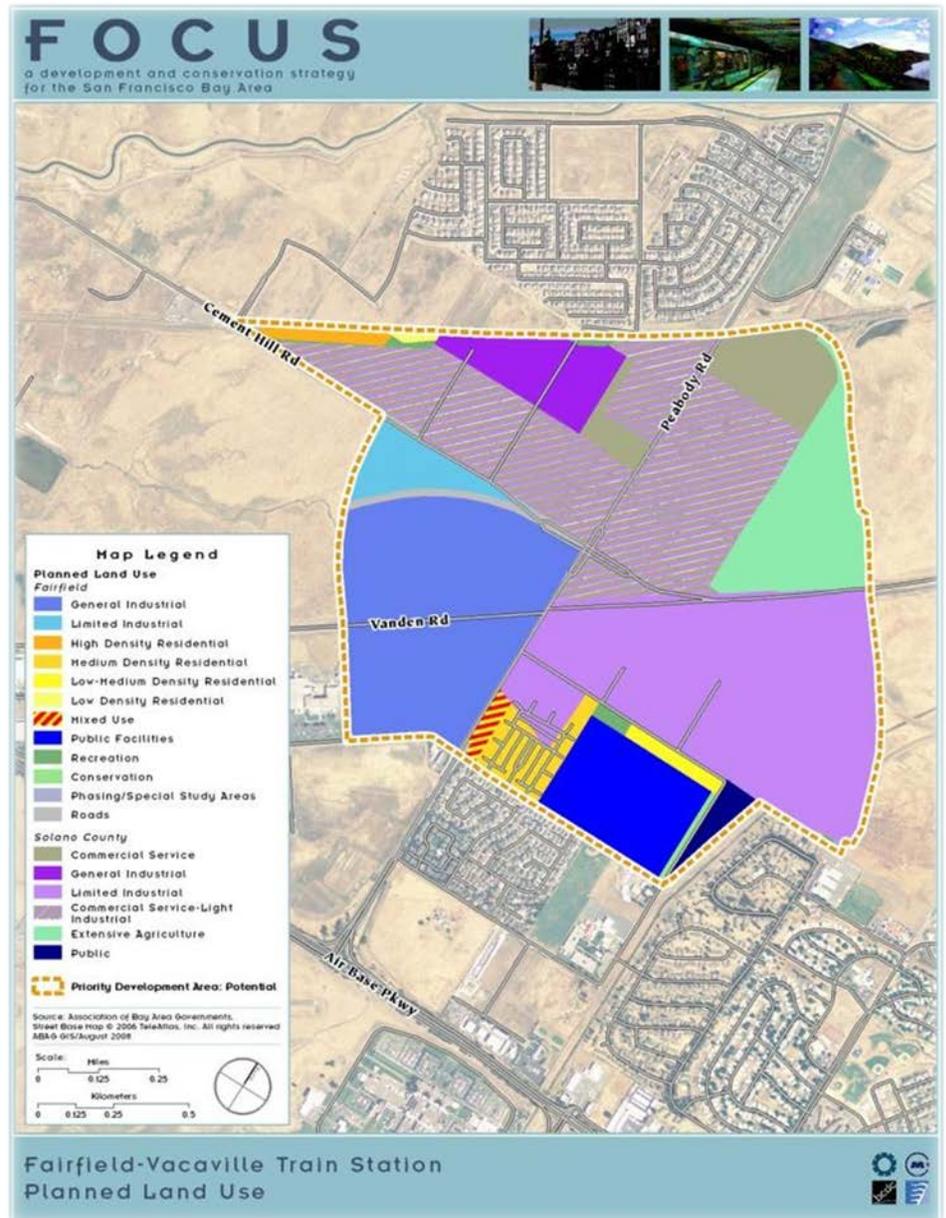
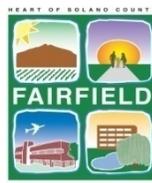
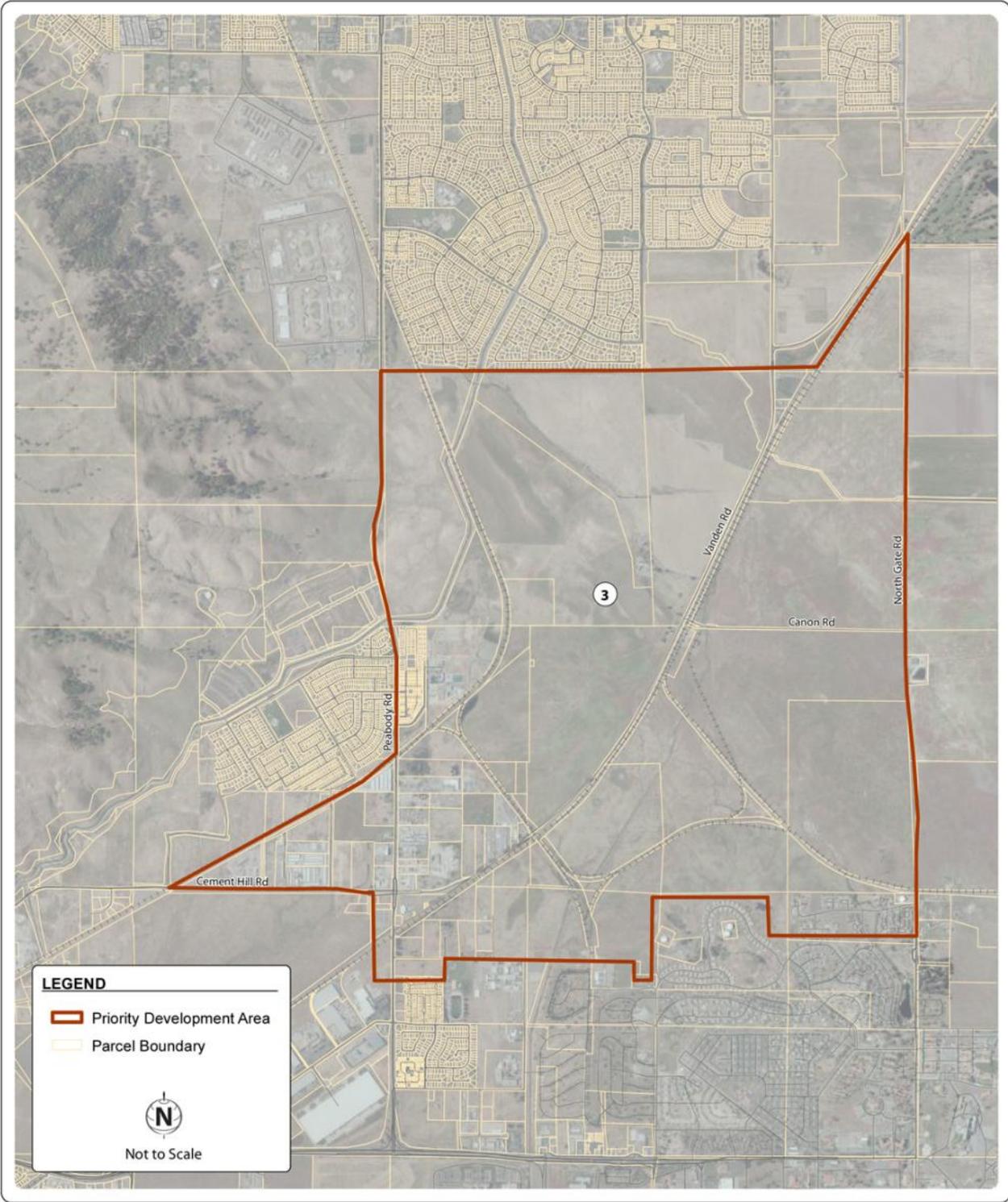


Figure: PDA Planned Land Use
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Current and Planned Projects

- ◆ Train Station
- ◆ Peabody Road Railroad Overcrossing
- ◆ Affordable housing, site assembly and development
- ◆ Pedestrian connections to Train Station
- ◆ Parking garage
- ◆ Infrastructure to support development (Water/Sewer)



Fairfield – North Texas Street Core

Potential PDA

Area Description – Existing

- ◆ 120 acres centered around the intersection of North Texas Street, East Tabor Avenue
- ◆ Commercial business corridor
- ◆ Fairfield Linear Park provides four miles of continuous off-street pedestrian and bicycle facilities
- ◆ Near Fairfield High School

Transit

- ◆ Fairfield-Suisun Transit, BART connections
- ◆ Planned Central Transfer Facility

Housing & Jobs

	2007	2035
Housing Units	50	300
Jobs	Unknown	TBD

Vision

- ◆ *Mixed use commercial corridor*
- ◆ *Streetscape improvements including trees, wider sidewalks and landscaping*
- ◆ *Pedestrian crossing improvements on East Tabor Avenue, across North Texas Street, and at Alaska Avenue*
- ◆ *Fully-landscaped Linear Park*
- ◆ *Enhanced transit access with the Central Transfer Facility*
- ◆ *Neighborhood preservation*

Related Efforts

- ◆ North Texas Streetscape Plan
- ◆ Linear Park Master Plan
- ◆ Private development – Providence Walk

Contact

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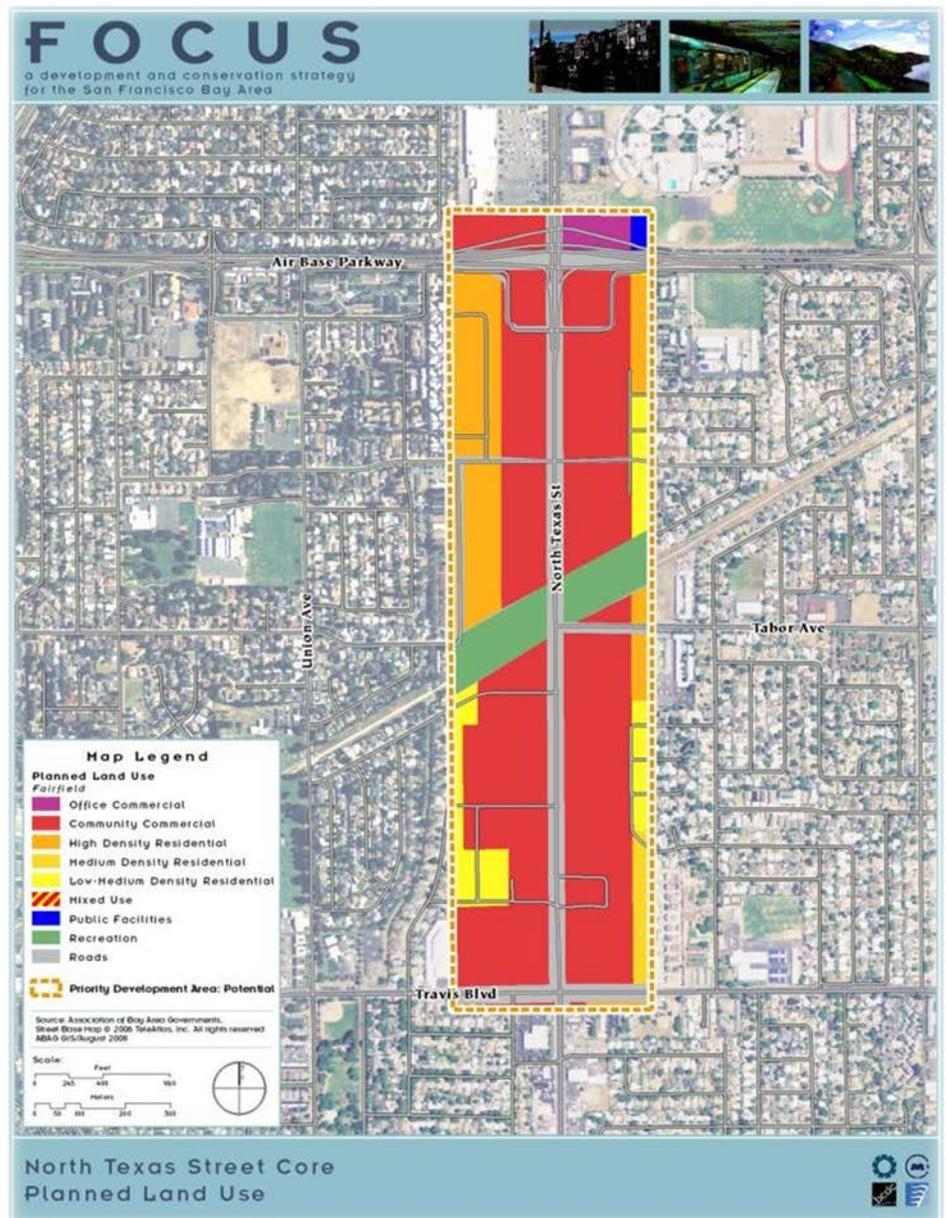
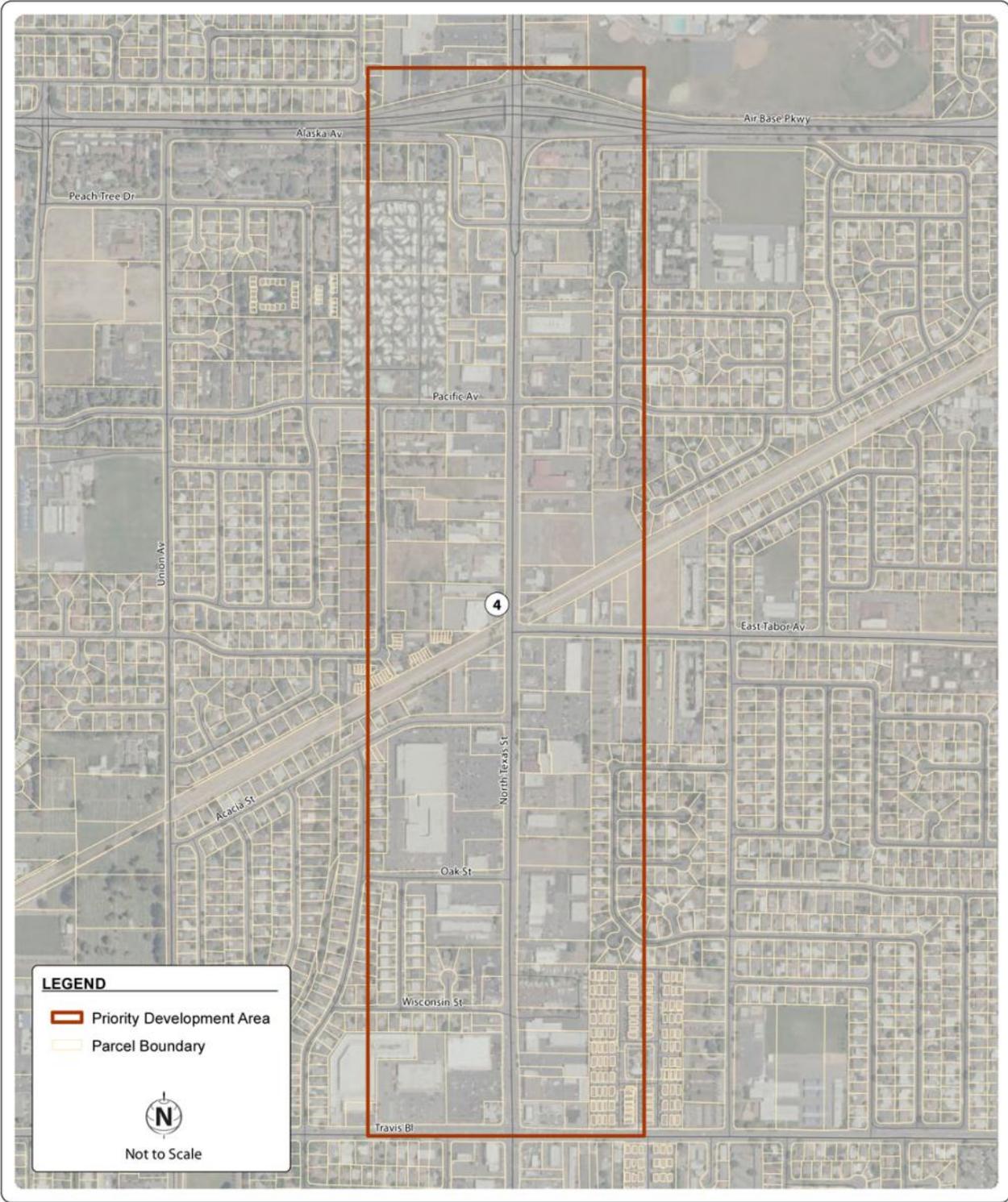


Figure: PDA Planned Land Use
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Current and Planned Projects

- ◆ Central Transfer Facility
- ◆ Linear Park landscaping and enhancements
- ◆ Infill housing and mixed use property acquisitions, lot consolidation, affordable housing subsidies
- ◆ Streetscape enhancement



Fairfield - West Texas St. Gateway

Potential PDA

Area Description – Existing

- ◆ 100 acres bound by West Texas Street on the north, Woolner Avenue on the south, Auto Mall Parkway on the west and Pennsylvania Avenue on the east.
- ◆ PDA boundary expanded in 2011
- ◆ Commercial business corridor
- ◆ I-80 access
- ◆ Allen Witt Community Park

Transit

- ◆ Fairfield-Suisun Transit, SolTrans, Rio Vista Transit, BART connections
- ◆ Fairfield Transportation Center

Housing & Jobs

	2007	2035
Housing Units	350	1000
Jobs	1000	2000

Vision

- ◆ *Mixed use commercial corridor – new residential and commercial infill development*
- ◆ *Gateway treatments*
- ◆ *Revitalization of Winery Square Shopping Center*
- ◆ *Improved pedestrian connections for Allen Witt Community Park and the Fairfield Transportation Center*
- ◆ *Redevelopment of existing vacant and underutilized properties*

Related Efforts

- ◆ West Texas Streetscape Plan
- ◆ Fairfield Transportation Center and Parking Garage
- ◆ Private development – 200 unit high-density apartments

Contact

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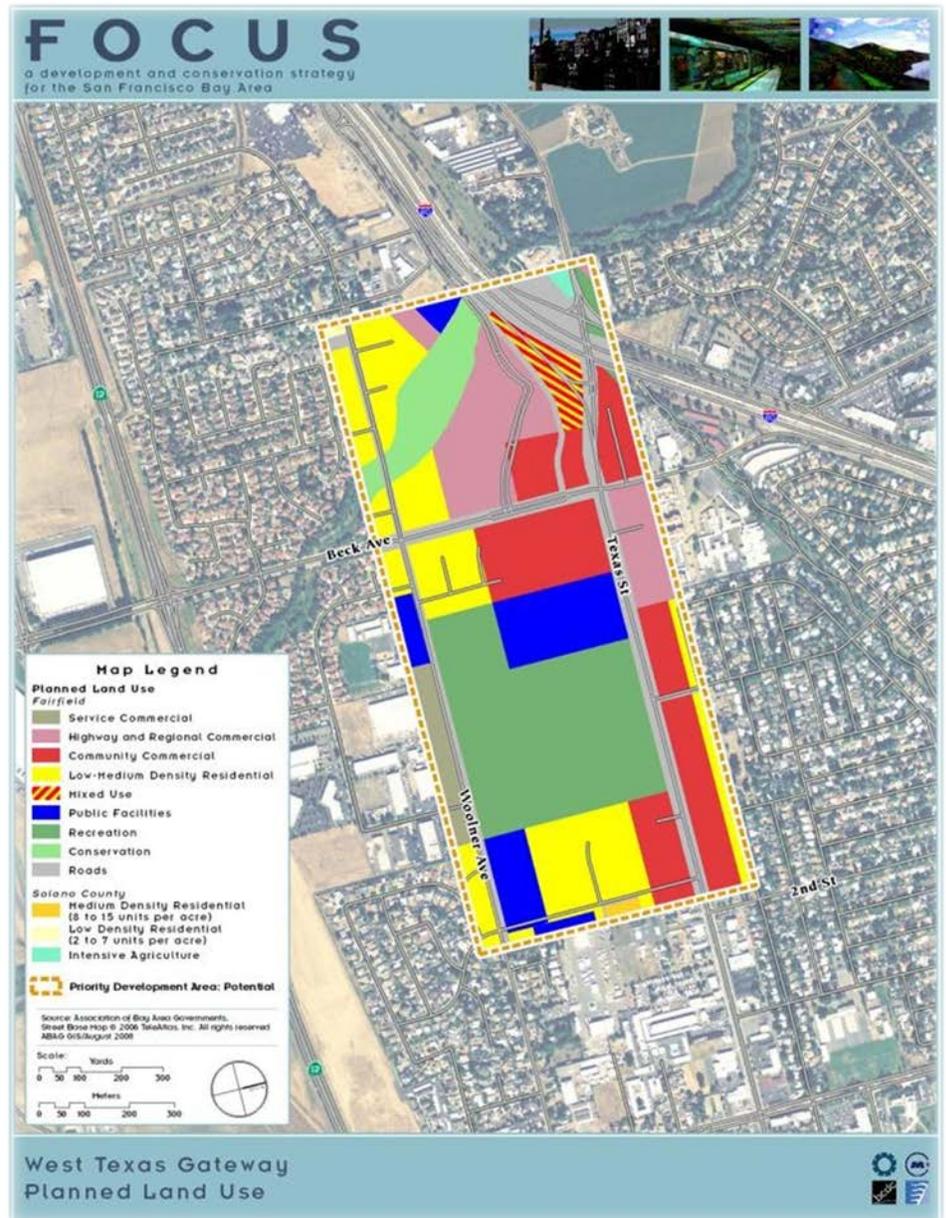
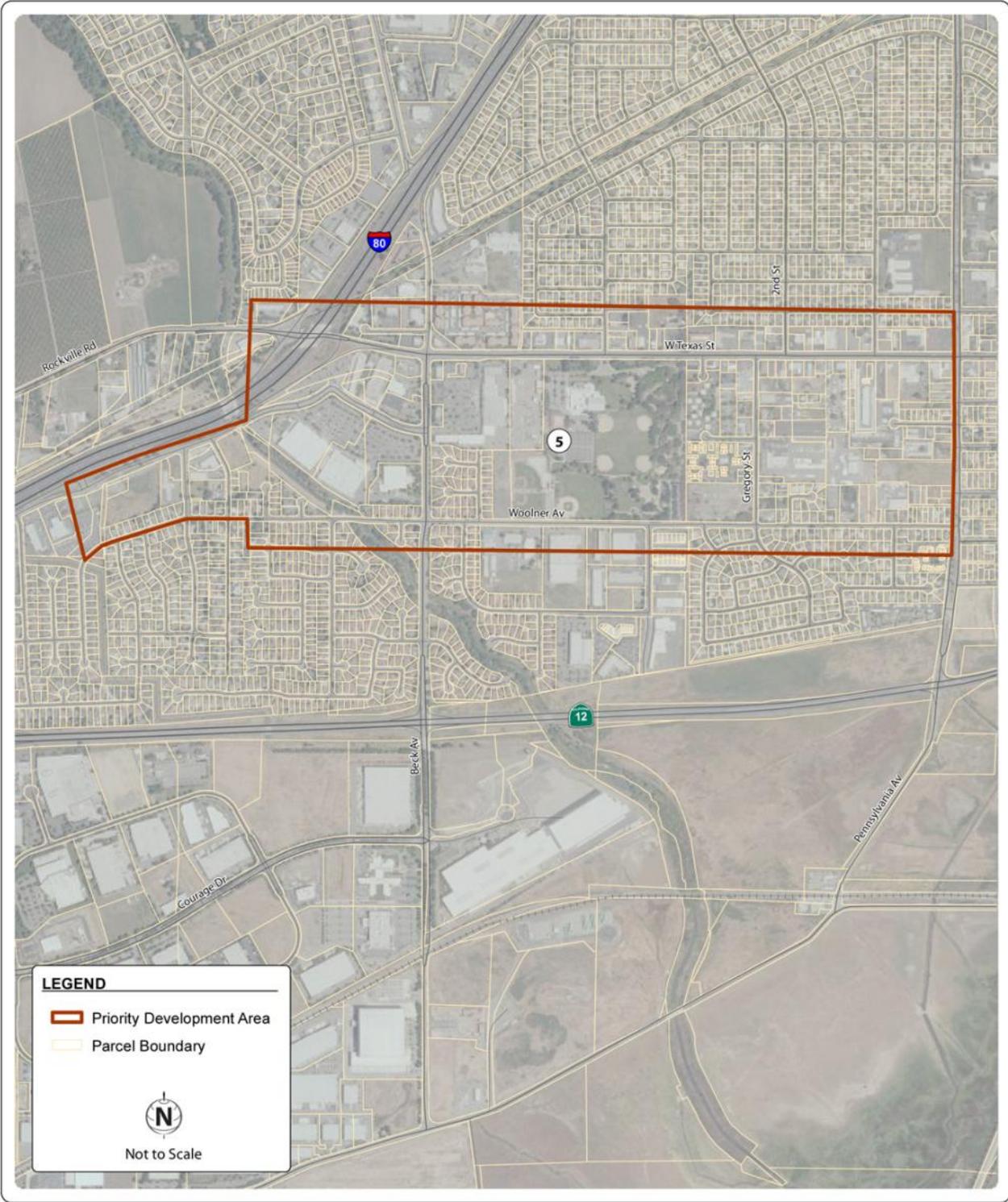


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Current and Planned Projects

- ◆ Safe Routes to Transit Study
- ◆ West Gateway improvements
- ◆ I-80 Undercrossing lighting and public art
- ◆ East Gateway improvements
- ◆ Beck Avenue intersection modifications
- ◆ Allan Witt Park streetscape enhancements



Suisun - Downtown & Waterfront

Planned PDA Transit Town Center

Area Description – Existing

- ◆ 448 acres bound by Union Pacific Railroad on the north and west, Marina Boulevard on the east, and Suisun Bay on the south.
- ◆ Open space including Suisun March, Harbor Plaza and Josiah Park
- ◆ Pedestrian overcrossing to the Solano County Government Center
- ◆ Central County Bikeway
- ◆ Suisun City Hall

Transit

- ◆ Fairfield-Suisun Transit, BART connections, Greyhound
- ◆ Suisun-Fairfield Train Station, Amtrak Capitol Corridor

Housing & Jobs

	2010	2035
Housing Units	9,320	11,630
Jobs	4,500	7,080

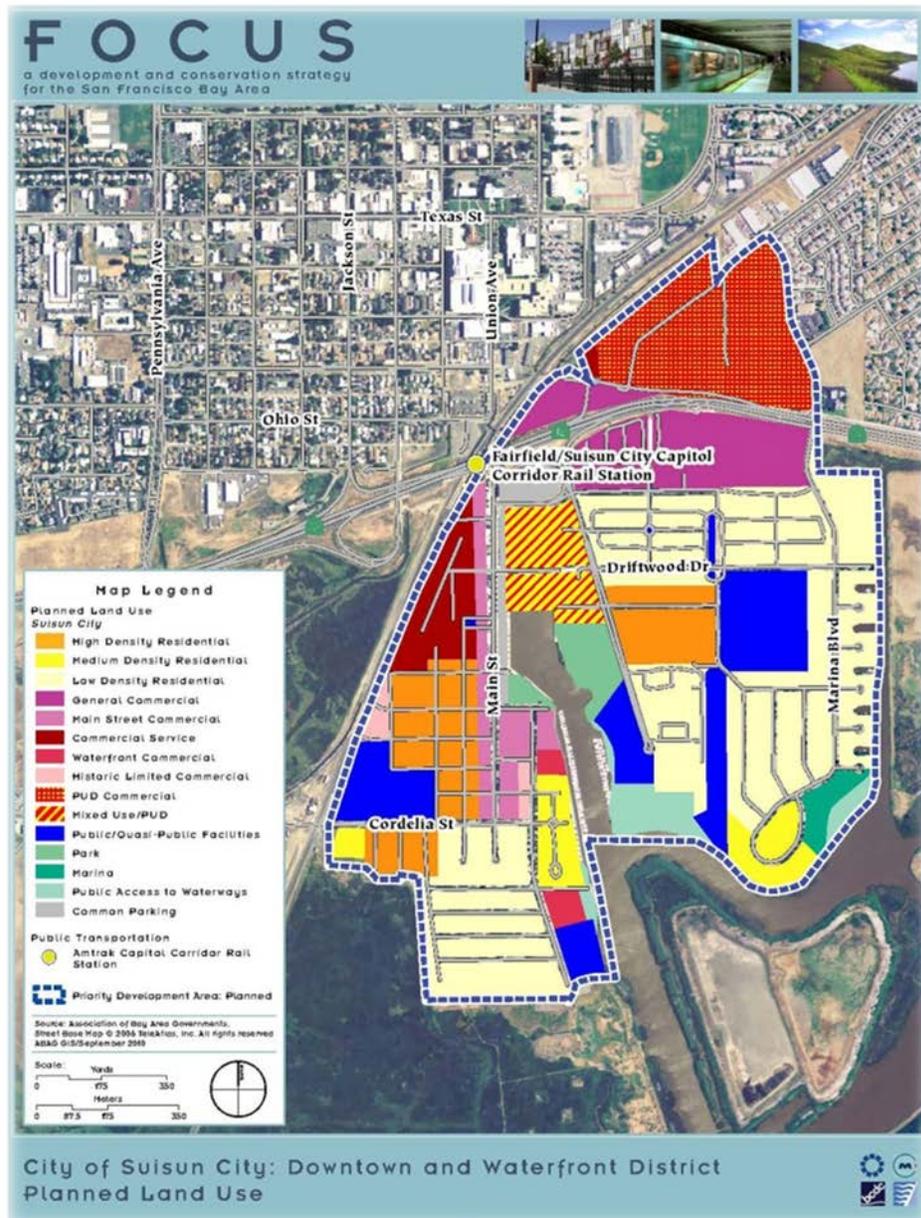


Figure: PDA Planned Land Use
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Vision

- ◆ *Unique waterfront destination*
- ◆ *Improved pedestrian and bicycle connections*
- ◆ *Major in-fill redevelopment within ½ mile of the Suisun-Fairfield Train Station*
- ◆ *Revitalized downtown anchored by a multimodal transit hub, Suisun-Fairfield Train Station*
- ◆ *Open space preservation*

Related Efforts

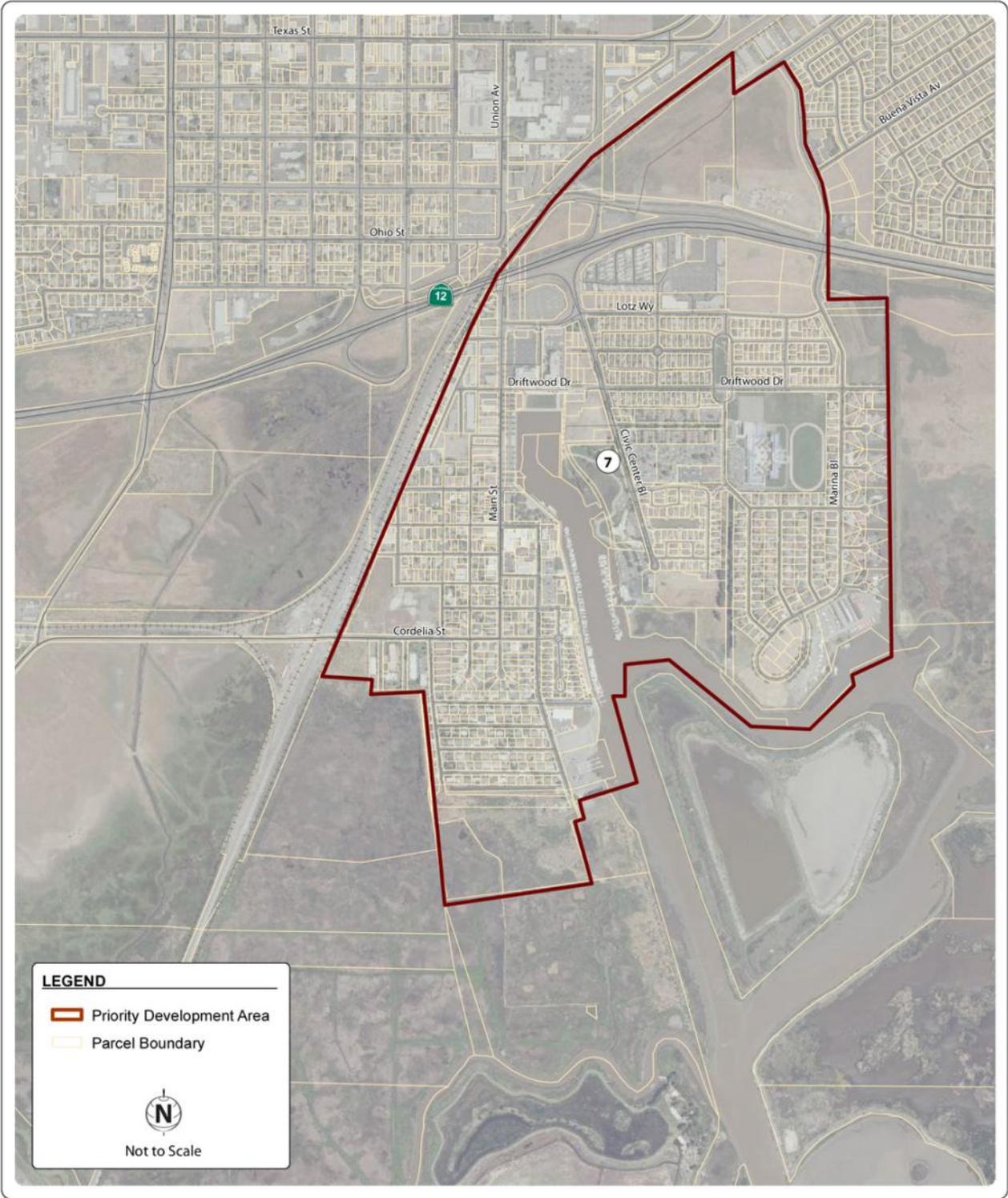
- ◆ Downtown Waterfront Specific Plan
- ◆ Redevelopment Concept Plan and Development Guidelines
- ◆ Private development – Delta Cove (mixed-use), Main Street West (mixed-use), Hampton Inn and Suites

- ◆ Safe Routes to Transit Study
- ◆ Railroad Avenue Extension
- ◆ Marina Boulevard Overcrossing
- ◆ Infrastructure to support development (Water/Sewer)

Contact

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Vacaville – Downtown

Planned PDA Transit Town Center

Area Description – Existing

- ◆ 300 acres generally bound by Monte Vista Avenue on the north, Interstate 80 on the south, West Street on the west and Depot Street on the east.
- ◆ Primarily commercial land uses
- ◆ Ulatis Creek multi-use trail
- ◆ Andrews Park and Georgie Duke Sports Center
- ◆ Proximate to Vacaville High School

Transit

- ◆ Vacaville City Coach and Fairfield-Suisun Transit
- ◆ Bus Transfer Station

Housing & Jobs

	2008	2035
Housing Units	635	1,000+
Jobs	1,000+	2,000+

Vision

- ◆ *Revitalized downtown with improved parking management*
- ◆ *Mixed-use development and high-density housing*
- ◆ *Infrastructure improvements to eliminate density capacity restrictions*
- ◆ *Improved pedestrian, bicycle and transit connections*
- ◆ *Affordable housing*

Related Efforts

- ◆ Opportunity Hill Master Plan and Design Guidelines, 2008
- ◆ Vacaville Town Square
- ◆ Water and Sewer Infrastructure Studies, 2007
- ◆ Bus Transfer Station Improvements
- ◆ Five-year Redevelopment Implementation Plans

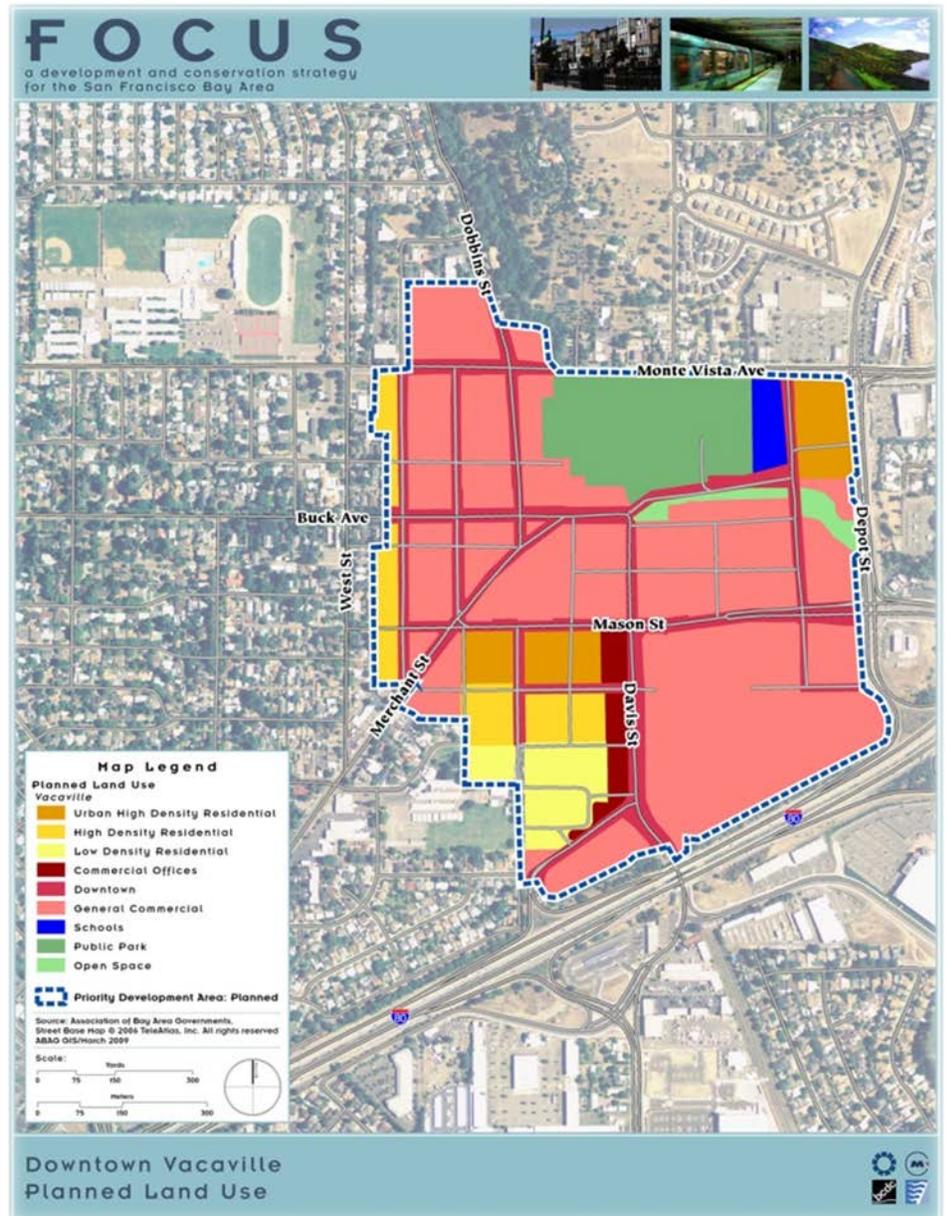


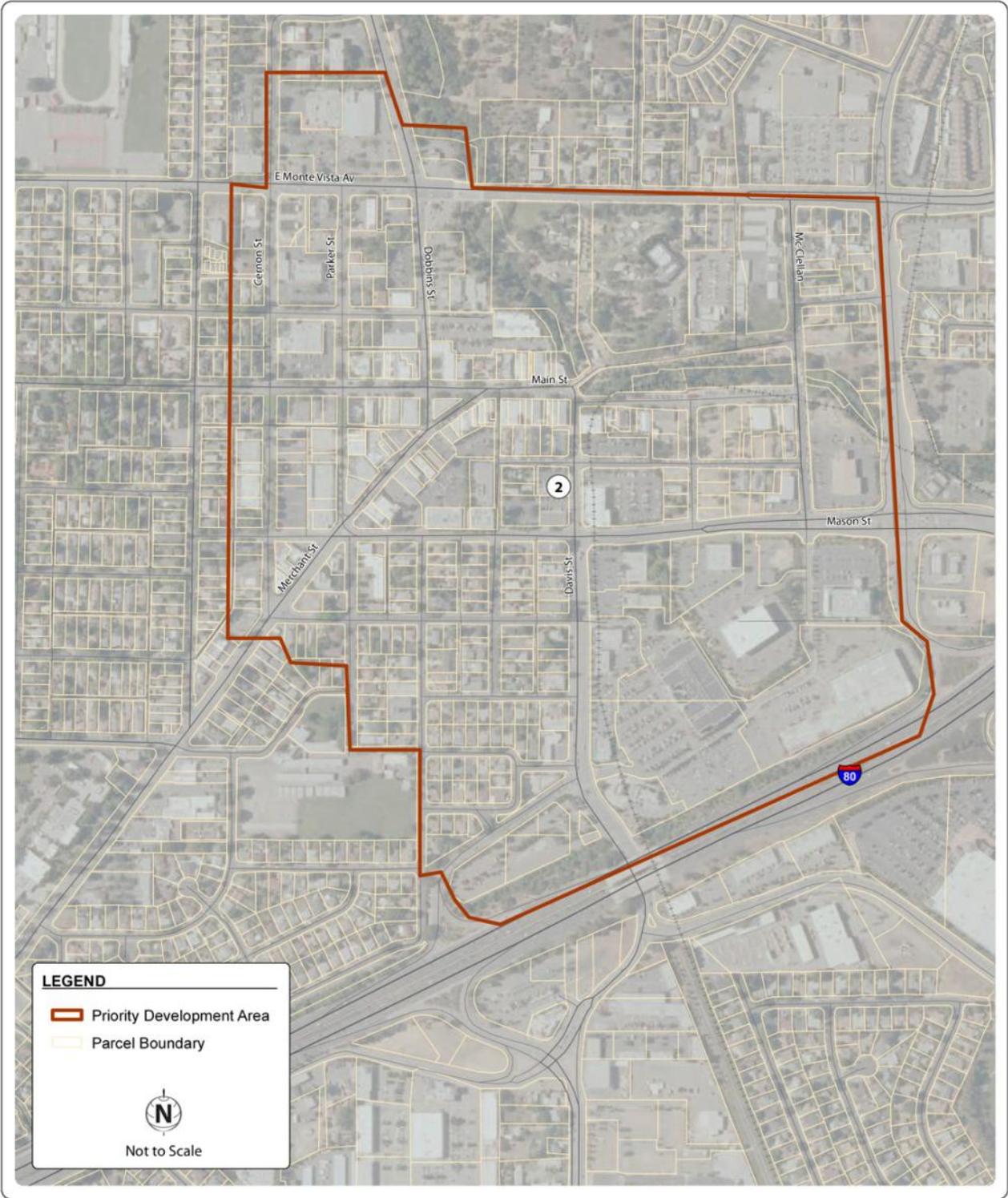
Figure: PDA Planned Land Use
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Current and Planned Projects

- ◆ Opportunity Hill streetscape improvements
- ◆ Infrastructure to support development (Water/Sewer)

Contact

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Vacaville – Allison/Ulatis

Planned PDA Suburban Center

Area Description – Existing

- ◆ 290 acres bound by Interstate 80 on the north, Elmira Road on the south, Ulatis Creek on the west, and Putah Canal on the east.
- ◆ I-80 / Allison Drive interchange
- ◆ Commercial, office and retail
- ◆ Ulatis Cultural Center and County Library
- ◆ Ulatis Creek multi-use trail
- ◆ Utility infrastructure in place to support development

Transit

- ◆ Vacaville Intermodal Station
- ◆ Vacaville Transit

Housing & Jobs

	2008	2035
Housing Units	611	827
Jobs	3,480	4,290

Vision

- ◆ *Smart growth development anchored by a regional transit hub – Vacaville Intermodal Station*
- ◆ *Development of existing vacant and underutilized properties*
- ◆ *Medium to high density housing within ½ mile of the Vacaville Intermodal Station*
- ◆ *Expand Ulatis Creek Trail system as a natural open space recreational corridor*

Related Efforts

- ◆ City of Vacaville General Plan, amended 2004
- ◆ Allison Business Area Policy Plan, amended 2008
- ◆ Vacaville Intermodal Station

Current and Planned Projects

- ◆ Safe Routes to Transit Study
- ◆ Vacaville Intermodal Station Phase 2 – Parking Structure
- ◆ Streetscape and public art enhancements
- ◆ Ulatis Creek Multi-use Trail (I-80 to Allison Drive)

Contact

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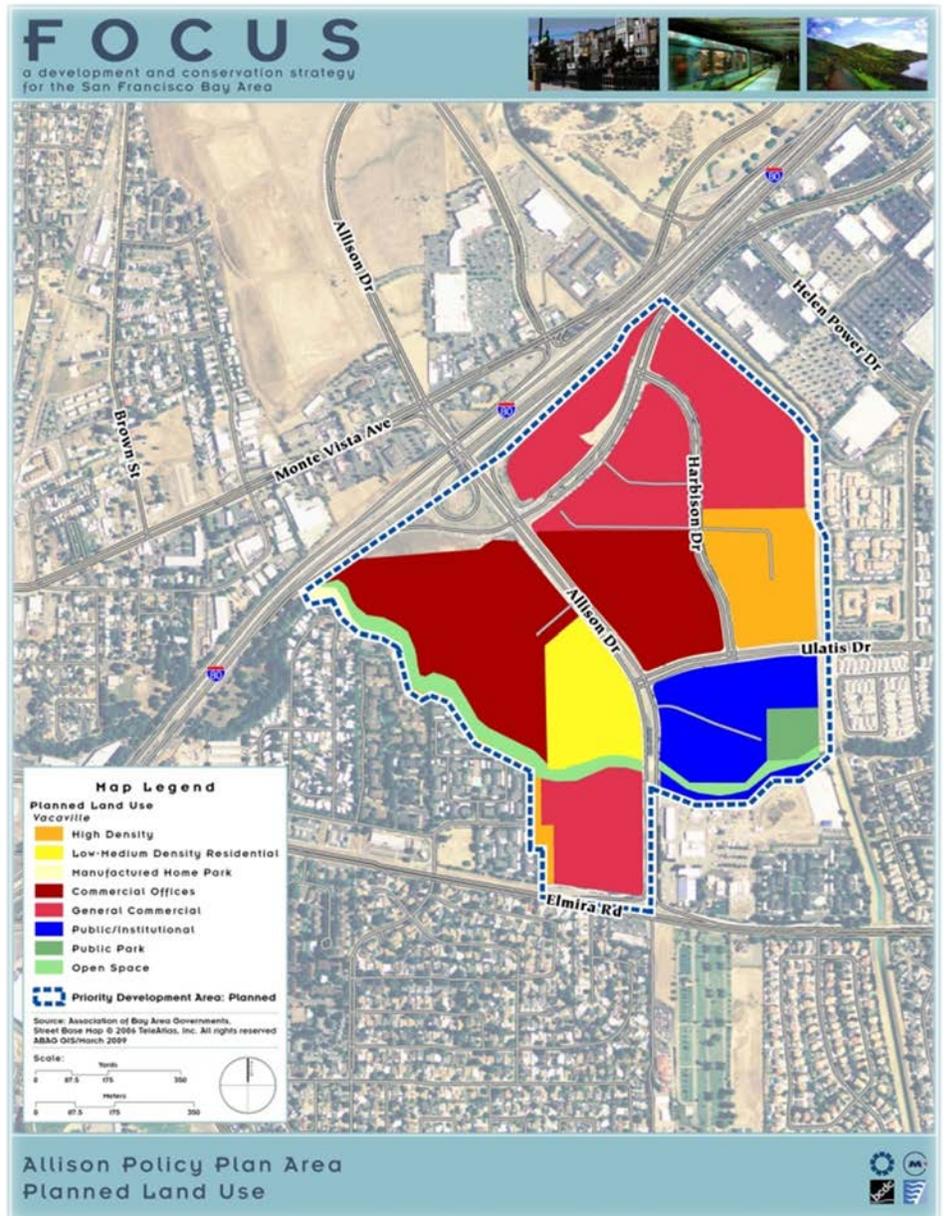
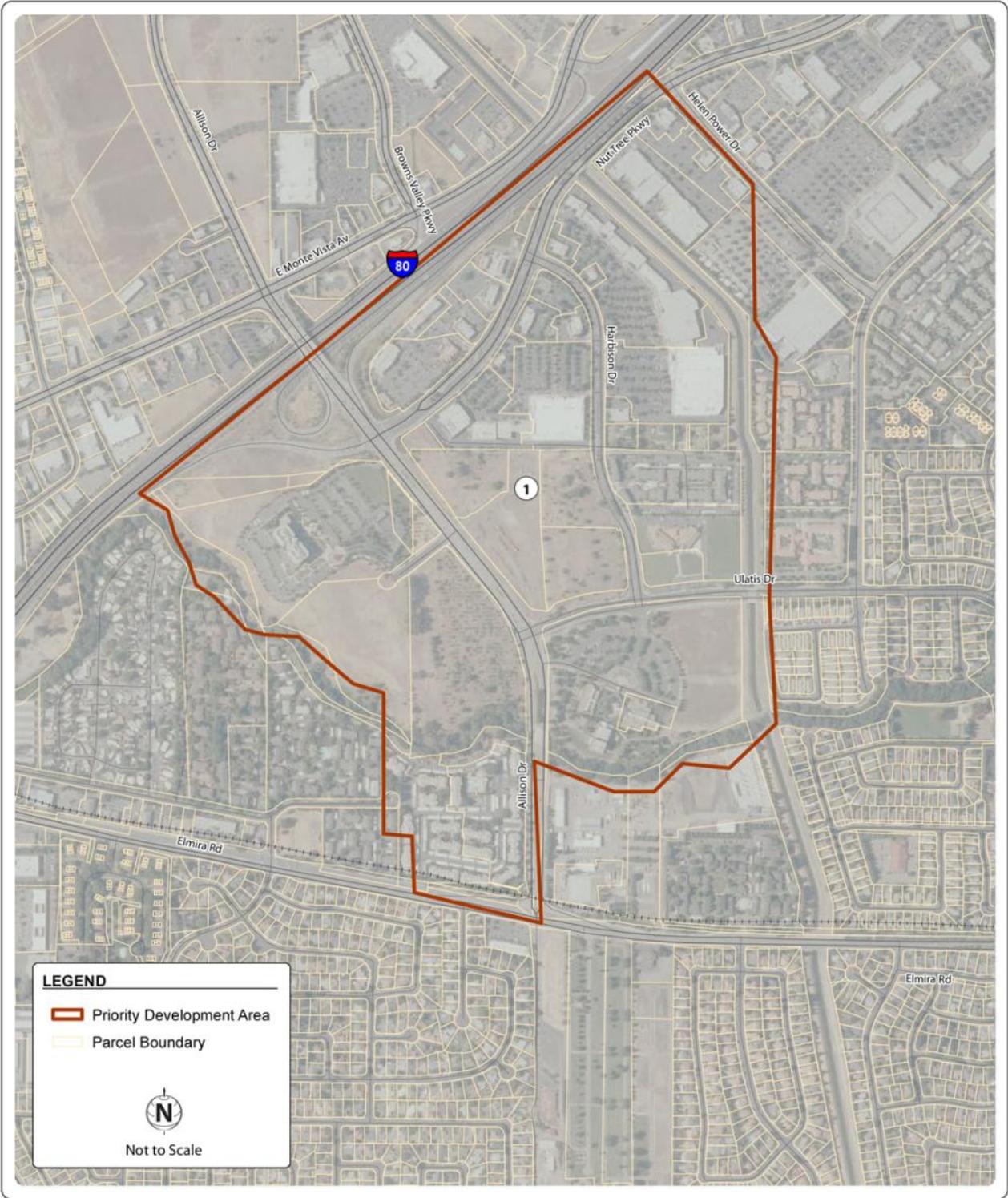


Figure: PDA Planned Land Use
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Vallejo – Waterfront & Downtown

Planned PDA

Area Description – Existing

- ◆ 189 acres combined: 92 acres at the Waterfront site west of Mare Island Way; 97 acres downtown south of Capitol Street and west of Sutter Street
- ◆ Two regionally-significant transit facilities
- ◆ Historic downtown

Transit

- ◆ SolTrans, Baylink Ferry, independent shuttle service to Napa County, Greyhound
- ◆ Vallejo Ferry Terminal
- ◆ Vallejo Intermodal Station

Housing & Jobs

	2008	2035
Housing Units	1,350	3,350
Jobs	1,900	4,200

Vision

- ◆ Consolidate surface parking to structured parking
- ◆ High-density, mixed-use redevelopment within walking distance to regional transit centers
- ◆ Modified land use regulations for ground floor retail and higher densities
- ◆ Preserve historic architectural character

Related Efforts

- ◆ Vallejo Waterfront Planned Development Master Plan
- ◆ Downtown Specific Plan
- ◆ Martin Luther King Jr. Unity Plaza
- ◆ Private development – State Farm Office Building
- ◆ Empress Theater Renovation
- ◆ Capitol Street Extension

Current and Planned Projects

- ◆ Safe Routes to Transit Study
- ◆ Vallejo Intermodal Station
- ◆ Streetscape and public art enhancements
- ◆ Downtown Vallejo Square Pedestrian Enhancements

Contact

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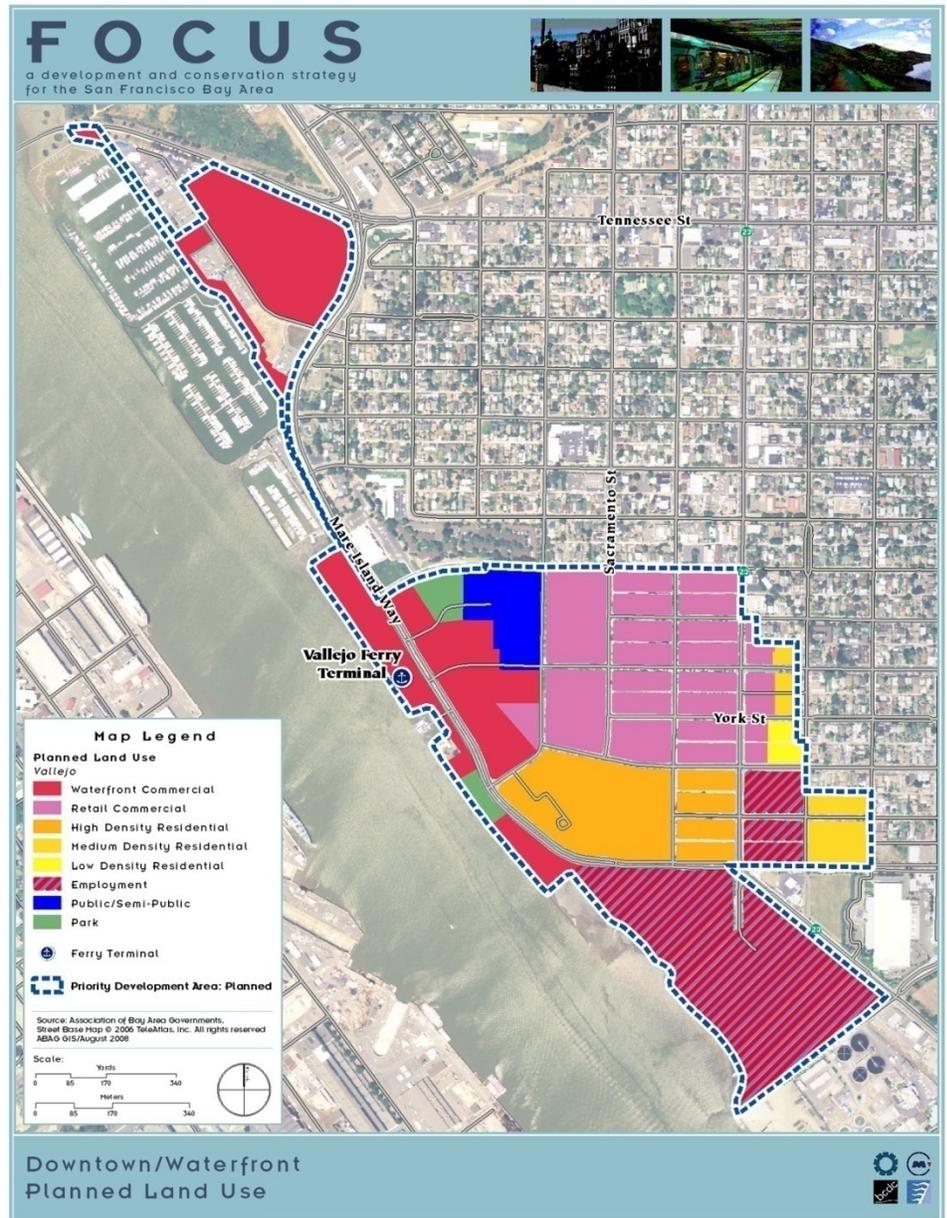


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