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Vision Report for Solano County Fairgrounds Available

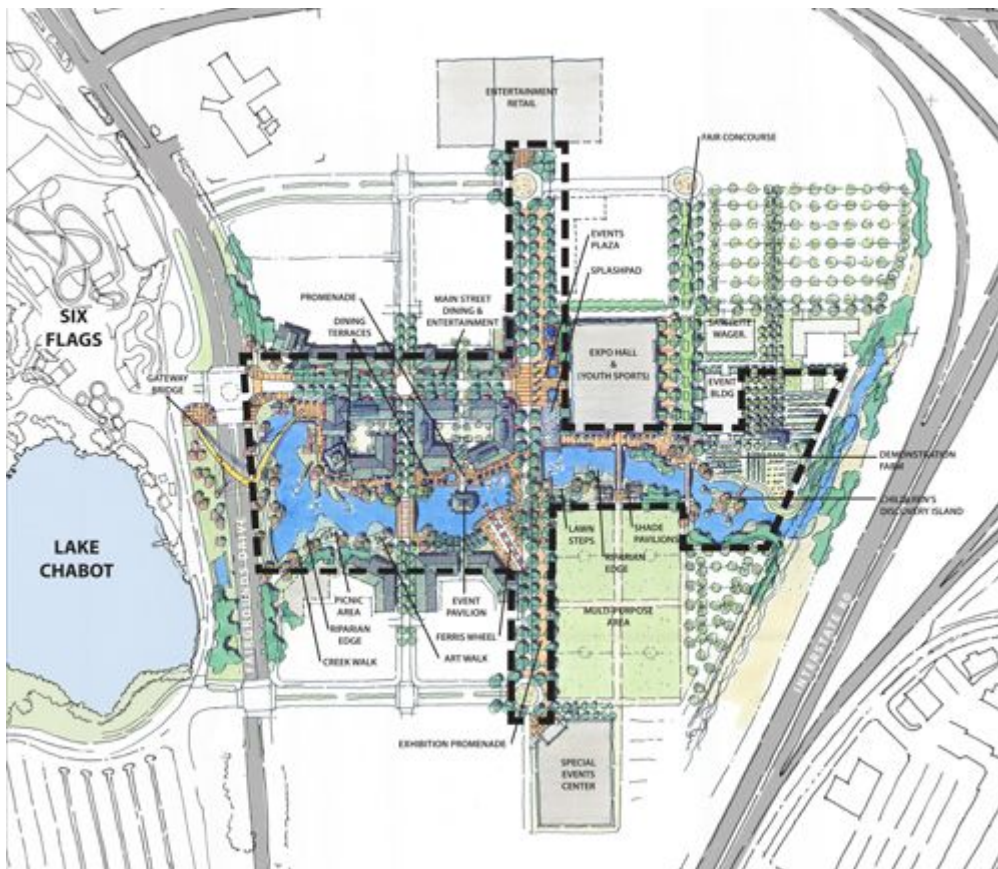
Conceptual project vision reflects extensive community input and provides flexible framework for long-term revitalization of underutilized but highly visible site.

VALLEJO, CALIF.—(June 3, 2009)—A comprehensive vision report that integrates extensive community input for the revitalization of the Solano County Fairgrounds is now available online for public review at www.Solano360.org/gallery, it was announced today.

The Visioning Process integrated nine months of intensive community outreach, design and planning concepts, and site analysis. Input from the community was gathered via a web site, informal meetings with interested parties, and three public workshops, as well as from the Solano County Fair Board. The Visioning Process was made possible through project funding by Solano County and was conducted under the direction of the Solano360 Committee, a joint County-City group comprised of two members of the Solano County Board of Supervisors and three members of the Vallejo City Council.

The Vision Report closely adheres to the Guiding Principles approved by Solano County and City of Vallejo earlier this year. Chief among these is the creation of a unique place with an unmistakable identity, a mix of land uses, connectivity and synergy with other Vallejo features, and pedestrian-friendly, sustainable green design.

“The public process has resulted in an exciting community-focused Project Vision that offers flexible, sustainable options for a diverse and future-oriented program of uses to be developed over time,” said Jason Keadjian, spokesperson for Brooks Street, an experienced Vallejo-based master development company, hired by the County of Solano to help create the vision. “The Vision will help shape the County Fairgrounds into a revitalized, multi-use destination for all of northern California.”



The Public Entertainment Zone

The Project Vision has identified several defining features. They include the Public Entertainment Zone and the Fair of the Future Zone which are seamlessly integrated. The Public Entertainment Zone provides an active gathering place which will be home to an eight-acre water feature, a waterside pedestrian trail, restaurants, public art, main street shops, terraced seating, and water-related activities. The Fair Zone continues the 60-year tradition of the annual Solano County Fair and houses a world class Exhibition Hall, organic demonstration farm, children's discovery island, and flexible sports fields and other multi-use facilities.

These distinct zones are anchored by existing and envisioned public attractors. A 100,000 square foot Exhibition Hall that will be the site of consumer shows, conventions and indoor sporting events. The entertainment retail site to the north will act as a regional public attractor and revenue generator. Existing Six Flags Discovery Kingdom is to the west across Fairgrounds Drive and enjoys over 1.5 million visitors a year. A potential multipurpose/special events Arena to the south is for special events and concerts. Sports fields, a transit center and a mix of hospitality, office and retail uses make up the balance of the Project Vision.



View from Public Entertainment Zone toward Six Flags

Another key Guiding Principle is long-term economic sustainability through the creation of local jobs and generation of revenues for Solano County and the City of Vallejo. Economists estimate the mix of uses included in the Project Vision could house approximately 2,500 permanent jobs, 5,700 construction jobs spread over the build-out period, and have an annual gross sales volume of over \$400 million once build-out and stabilization is achieved. This could generate net new revenues to the City from taxes of approximately \$8.5 million and new revenues to the County from ground lease rents. Full development and build-out of the site could represent in excess of \$500 million in new investment in Solano County.

The Project Vision will be further refined as it is analyzed for both environmental impacts and financial feasibility.

The Vallejo City Council and Solano County Board of Supervisors are scheduled to receive the Solano 360 Vision Report at their separate meetings on June 9. Staffs from both agencies are expected to recommend the Report's approval.

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