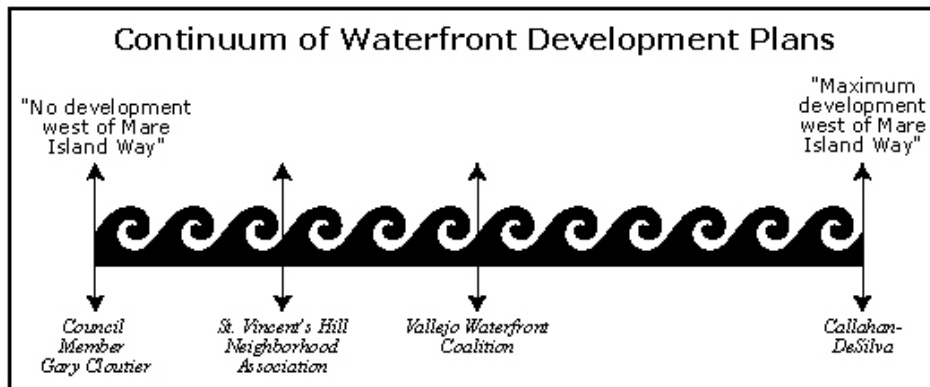


Community-Designed Alternative Waterfront Plan

Goal: to ensure that any development plan adopted for Vallejo's waterfront uses the land wisely while providing the most social benefits for the community and significant economic gains for the City.



What the Community Wants:

- A successful development that will be profitable for the city, livable for those who buy homes here, and a source of recreation and pride for Vallejo residents
- Thoughtful, high-quality development
- Parks and open space
- Preservation of views and a sense of openness
- A dynamic environment that mixes uses so the waterfront can be enjoyed around the clock by people living, working and recreating there
- Jobs for Vallejo residents and Union members
- Multi-Modal Transportation Center
- Density concentrated on Parcels J/L for a pedestrian-oriented, urban village environment near the downtown
- Little, if any, office space on the waterfront
- Residential development that creates neighborhoods, not sprawl
- A variety of housing types, including affordable housing
- Design guidelines to ensure quality architecture and construction that reflects Vallejo's history and character, and beautiful public spaces, such as parks and plazas
- A waterfront plan that puts Vallejo and its residents first



Vallejo Waterfront Coalition
One Waterfront. One Chance to Do it Right.
www.VallejoWaterfrontCoalition.org

Parcels S & T (Southern Waterfront)

Total Acreage: 35.4 acres

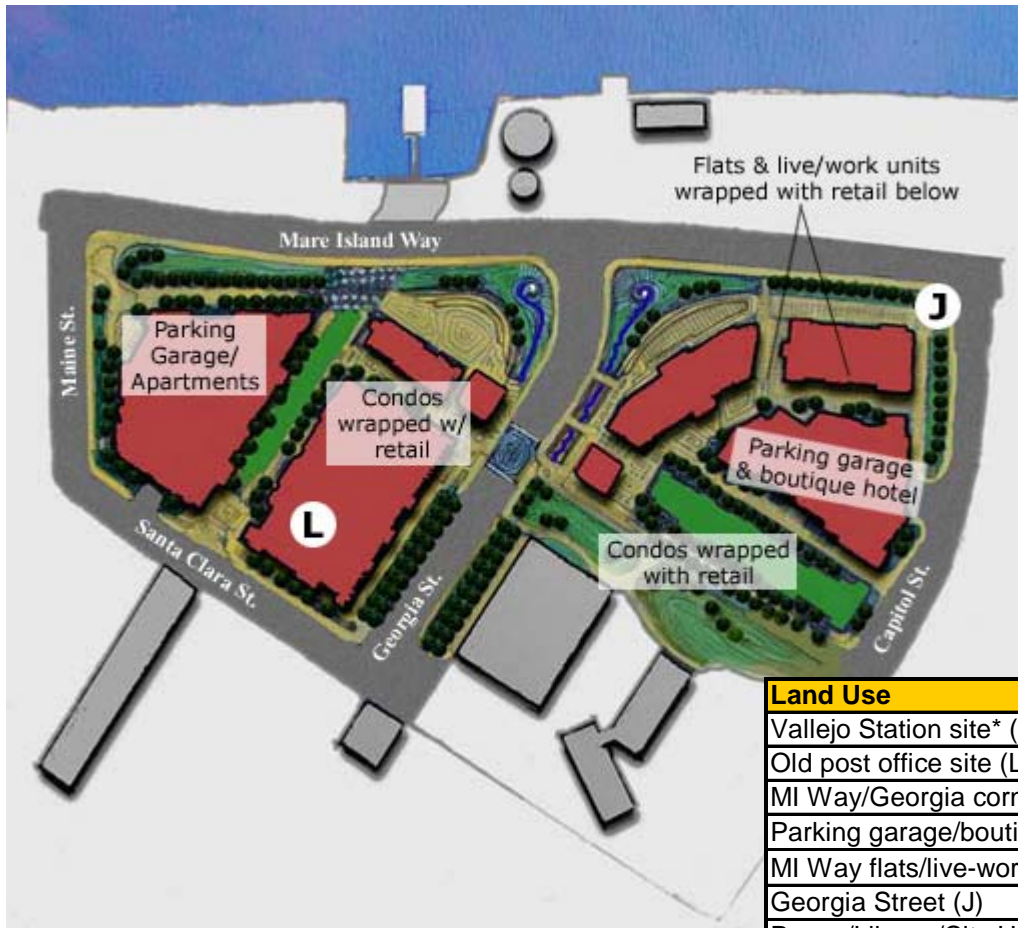


Key Elements

- ❑ All parking located within buildings (except for boat launch)
- ❑ Relocate Post Office distribution center from downtown
- ❑ Seven-acre linear waterfront park with amphitheater
- ❑ Public uses: ball fields, recreation center
- ❑ Large boat launch w/ parking and water-related retail
- ❑ Renewable energy park
- ❑ New Humane Society
- ❑ Total residential units proposed: 600

Parcels J & L (Downtown Connection)

Total Acreage: 10 acres



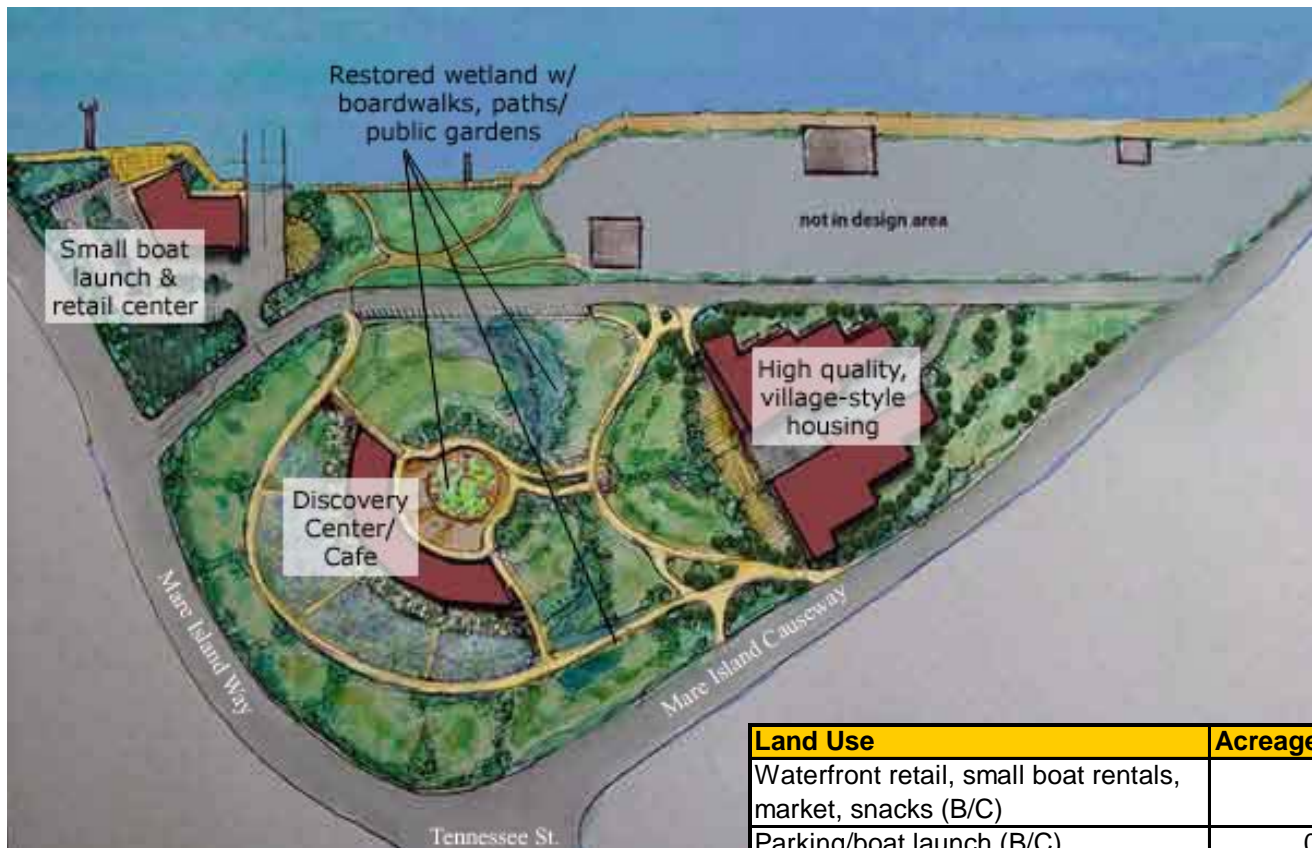
Land Use	Acreage
Vallejo Station site* (L)	4.5
Old post office site (L)	3
MI Way/Georgia corner (L)	2.5
Parking garage/boutique hotel (J)	4
MI Way flats/live-work units/retail (J)	1
Georgia Street (J)	1.5
Paseo/Library/City Hall (J)	2
Total Acreage	18.5

Key Elements

- ❑ Strong visual and physical connection between the waterfront and Georgia Street to the downtown: public plazas, fountains and towers mirror each other at the foot of Georgia Street, creating an “entrance” that invites flow/movement to the downtown.
- ❑ Paseos on both parcels provide pedestrian access from the transit center to the ferry terminal as well as across Georgia St., and connects Parcels J and L to the Library/City Hall and downtown
- ❑ Heights step-up gradually from MI Way to a maximum of four stories (City Hall height); rooftop gardens and terracing open up to the waterfront
- ❑ Architecture mirrors Mare Island and blends with downtown design
- ❑ Minimum 100-foot setbacks from all streets for eating, relaxing, walking
- ❑ 100-room boutique hotel similar to Joie de Vivre
- ❑ All residential units above street-level retail/restaurants
- ❑ Parking tucked in behind retail; residential parking incorporated into buildings
- ❑ Two garages, built in phases to solve funding shortage and ease burden on ferry parking; entrances off of Mare Island Way to decrease traffic and encourage safe pedestrian traffic
- ❑ Total residential units proposed: 595

Parcels A & B/C

Total Acreage: 20.3 acres



Land Use	Acreage
Waterfront retail, small boat rentals, market, snacks (B/C)	1
Parking/boat launch (B/C)	0.5
Park/open space (B/C)	1.5
Gardens, paths & wetland (A)	12.3
Discovery/Nature Center (A)	1.0
Village-style housing (A)	4.0
Total Acreage	20.3

Key Elements

- ❑ Adding eyes on the marina with mix of housing, recreation and retail
- ❑ Preservation of water views
- ❑ Connects River Park with the rest of waterfront with safe crossing over MI Causeway
- ❑ Over 12 acres of park, public gardens & restored wetland
- ❑ Creating a local and regional attraction — Children's Discovery Center
- ❑ Small boat launch and 7,500 sf water-related retail; potential for 5 live/work artist lofts above
- ❑ 10,000 sf Nature/Discovery Center & cafe, angled parking along Harbor Way
- ❑ 140 medium-density, high-quality village-style housing units on four acres (35 units/acre); two and one half to three stories.
- ❑ Total residential units proposed: 140-145