



Economic Development Department · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4326

October 14, 2016

Dear Mr. Heminger and Mr. Rapport,

This letter provides comments on the Draft Preferred Scenario for Plan Bay Area 2040 on behalf of the City of Vallejo. We appreciate the opportunity to comment and are excited to provide input into this important regional initiative.

As you may know, the City of Vallejo (City) is concluding a comprehensive update of our General Plan, anticipated for adopted in December 2016. With the same horizon year of Plan Bay Area 2040, the City’s Draft General Plan articulates a vision for 2050 of a vibrant downtown and waterfront that is a destination for locals and visitors alike. As a result, the General Plan focuses new residential development and jobs-generating uses in a combined “Downtown-Waterfront” mixed use district that roughly corresponds with the boundaries of the Waterfront Priority Development Area. The Waterfront Priority Development Area funds have been instrumental in making public improvements to prepare the area for high quality, walkable and transit-oriented development and to provide engagement between the street and the built environment.

In addition, the City hopes to foster and expand three job centers on Mare Island, the decommissioned naval base on the western side of the City across the Napa River/Mare Island Strait, south of the downtown area and along Sonoma Boulevard (Highway 29) south of the junction with Highway 37. The City’s Draft General Plan supports existing retail and entertainment attractions at the junction of Interstate 80 and Highway 37, and plans for expansion of retail and entertainment uses in that area. A network of mixed-use corridors links these key destinations, encouraging safe, livable residential neighborhoods.

Overall, the policy direction of Plan Bay Area 2040 Preferred Scenario aligns well with the Draft General Plan in that it supports infill development and balances housing and jobs generating uses. With regards to the household and employment forecasts, there are some marked differences with the City’s Draft General Plan, as illustrated in table below:

		Plan Bay Area 2040	Vallejo General Plan 2040
Households	Baseline	40,950 (2010)	42,078 (2015)
	2040 Forecast	45,050	50,205
Employment	Baseline	30,900 (2010)	31,670 (2015)
	2040 Forecast	35,300	58,202

Of the differences between the two planning documents, the 2040 employment forecasts vary significantly. The largest factor accounting for this difference is that the City's Draft General Plan assumes the full build out of the Mare Island Specific Plan, an increase of approximately 14,500 more jobs than today. As the RTP is updated every four years and will continue to be refined to reflect local plans and development patterns the City does not object to Plan Bay Area 2040's more conservative approach in principle. However; it is critically important that the region makes transportation infrastructure investments in and surrounding Vallejo along Interstate 80 and Highways 29 and 37, as Mare Island and the two other planned job centers come to fruition. Likewise, the City emphasizes that Vallejo's bus and ferry services, provided by Soltrans and San Francisco Water Emergency Transportation Authority (WETA) respectively, continue to grow and provide service to meet the needs of Vallejo, Solano County and the region.

Please do not hesitate to contact us with any questions about these comments or if we can assist in the Plan Bay Area 2040 effort in the future.

Sincerely,



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