



Downtown Vallejo Specific Plan Update, Vallejo Waterfront Specific Plan, and Environmental Review

Council Hearing
September 8, 2026

SITELAB urban studio

 **Stantec**

bae

 **ESA**

PLAN
to
PLACE

Pippin Dew

Celina Perez

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 **P&T**
PAGE & TURNBULL


Redwood
Public Law

Why Update the Plans?

- Replace the Downtown Vallejo Specific Plan (2005) and Vallejo Waterfront Planned Development Master Plan & Design Guidelines (2007), which are now **approximately 20 years old**
- Align both areas with the **Propel Vallejo General Plan 2040** and respond to today's economic, infrastructure, and climate conditions
- Funded through a **\$2.4M One Bay Area Grant (OBAG 3) award** administered by the Metropolitan Transportation Commission (MTC) to implement **Plan Bay Area**
- Prepare **coordinated plans** for these interconnected districts through **robust public engagement** and analysis grounded in market and infrastructure realities



Key Objectives

- Support **vibrant, walkable downtown and waterfront districts** anchored by high-quality transit
- Enhance **economic vitality** and enrich **social and cultural assets**
- Expand opportunities for **recreation, the arts, and multimodal mobility**
- Establish **objective design and development standards** that guide appropriate density, building height, and form consistent with the community's vision and context
- **Ensure compliance** with current state laws and regional policies governing specific plans



Project Team



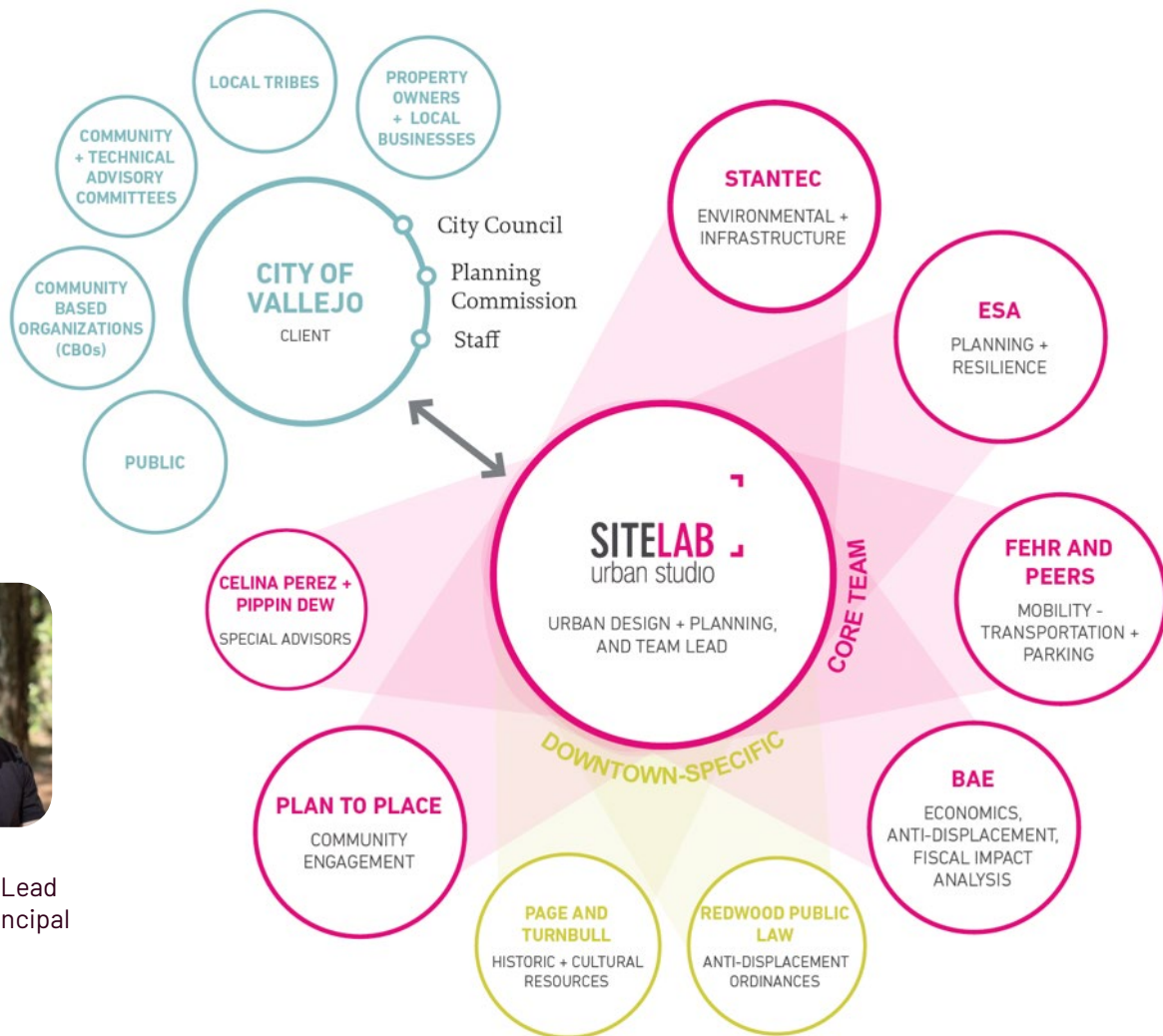
Woody Hanson
Project Lead
Principal



Trevor Macenski
Env. + Infra Lead
Senior Principal



Dave Javid
Engagement Lead
Founder + Principal



Specific Plans Contract

1. Project Initiation & Management
2. Existing Conditions & Opportunities/Constraints Analysis
3. Community Engagement
4. Vision, Guiding Principles, & Alternatives Development
5. Preferred Plan Development
6. Draft Specific Plan Preparation
7. Infrastructure Financing & Implementation Strategy
8. Adoption & Final Plan Preparation

Environmental Contract

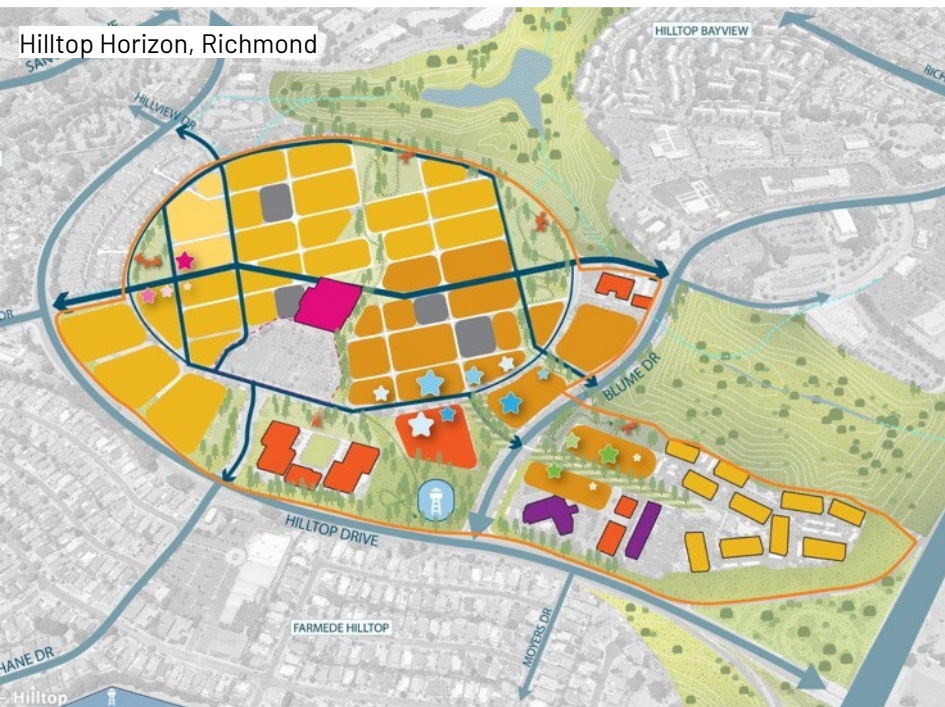
1. Project Initiation & Management
2. Community Engagement
3. Environmental Review



Pier 70
©Mogli Maureal

SITELAB **shapes cities**
with the belief that **vision**
is a **collective act.**

We're engaged in the **big questions** about how our cities respond to today's challenges and also grow...



from **SHAPING MALL SITES INTO NEIGHBORHOODS**

to **ADAPTING WATERFRONT FOR SEA LEVEL RISE**

Landing at Leidesdorff, San Francisco



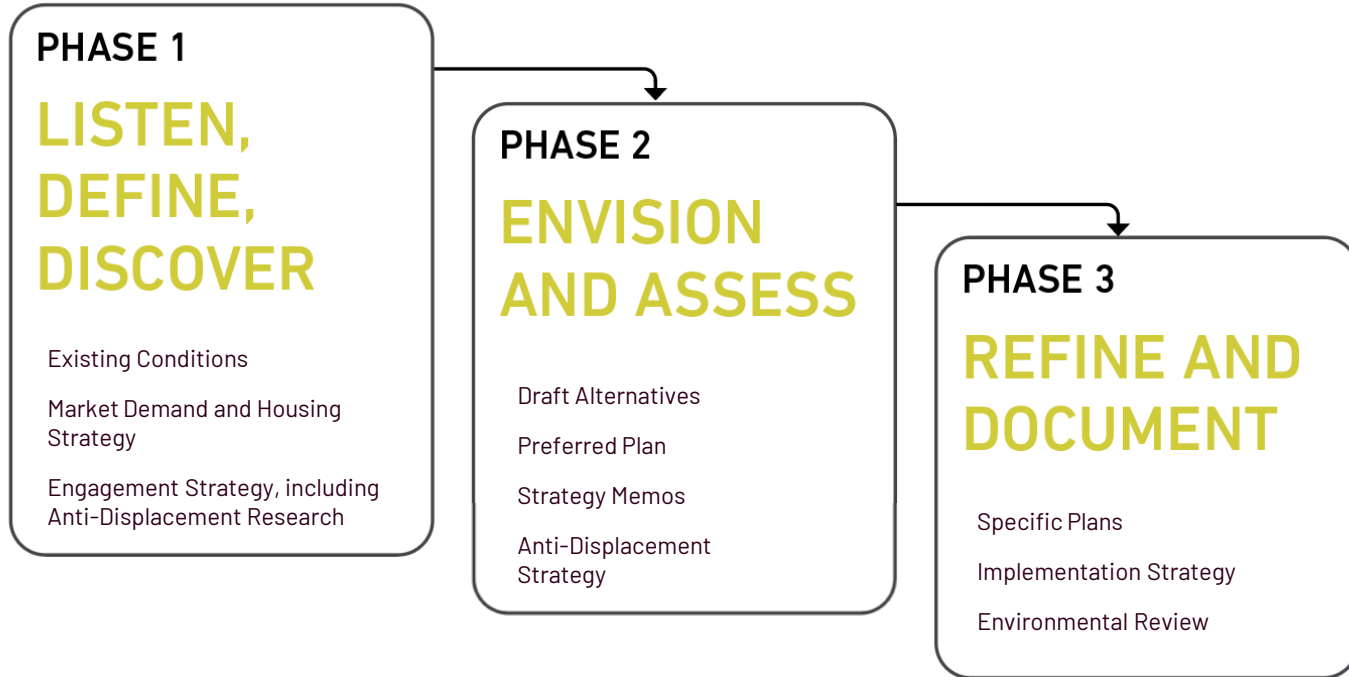
Santa Clara Street, San José



from **PUBLIC REALM FOR ECONOMIC RECOVERY**

to **REIMAGINING MAIN STREET**

Plan Development Process



ONGOING ENGAGEMENT (NEXT SLIDE)

Seasons of Engagement

1 VISION

- Be **present** early and often
- Listen to **stories and lived experiences** to understand qualities of place + displacement pressures
- Identify what **excites and concerns** participants have

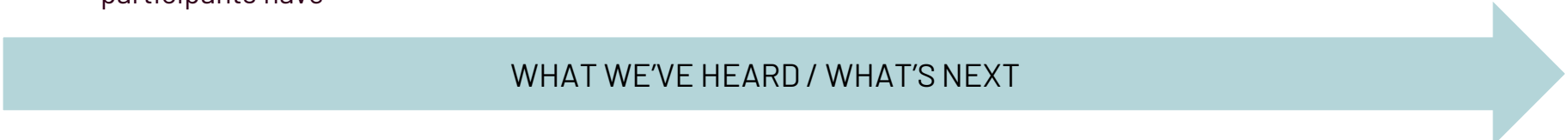
2 SHAPE

- Align on **vision** and **guiding principles**
- Feedback on “**big moves**” driving **Concept Alternatives**
- Review **decision points by plan layers** - uses, open space, mobility, etc.

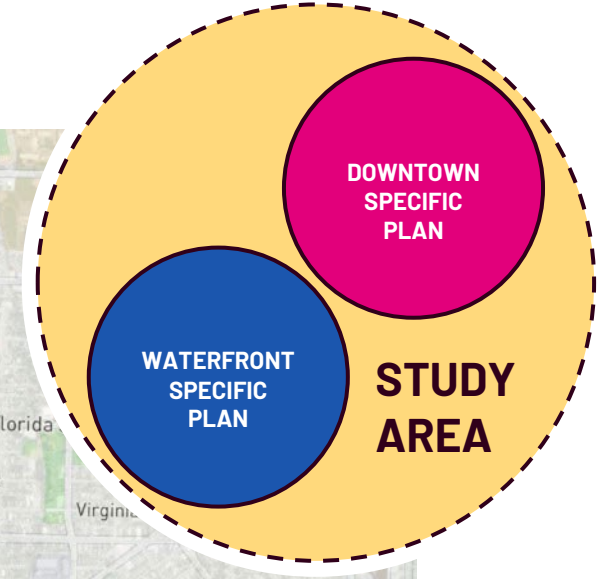
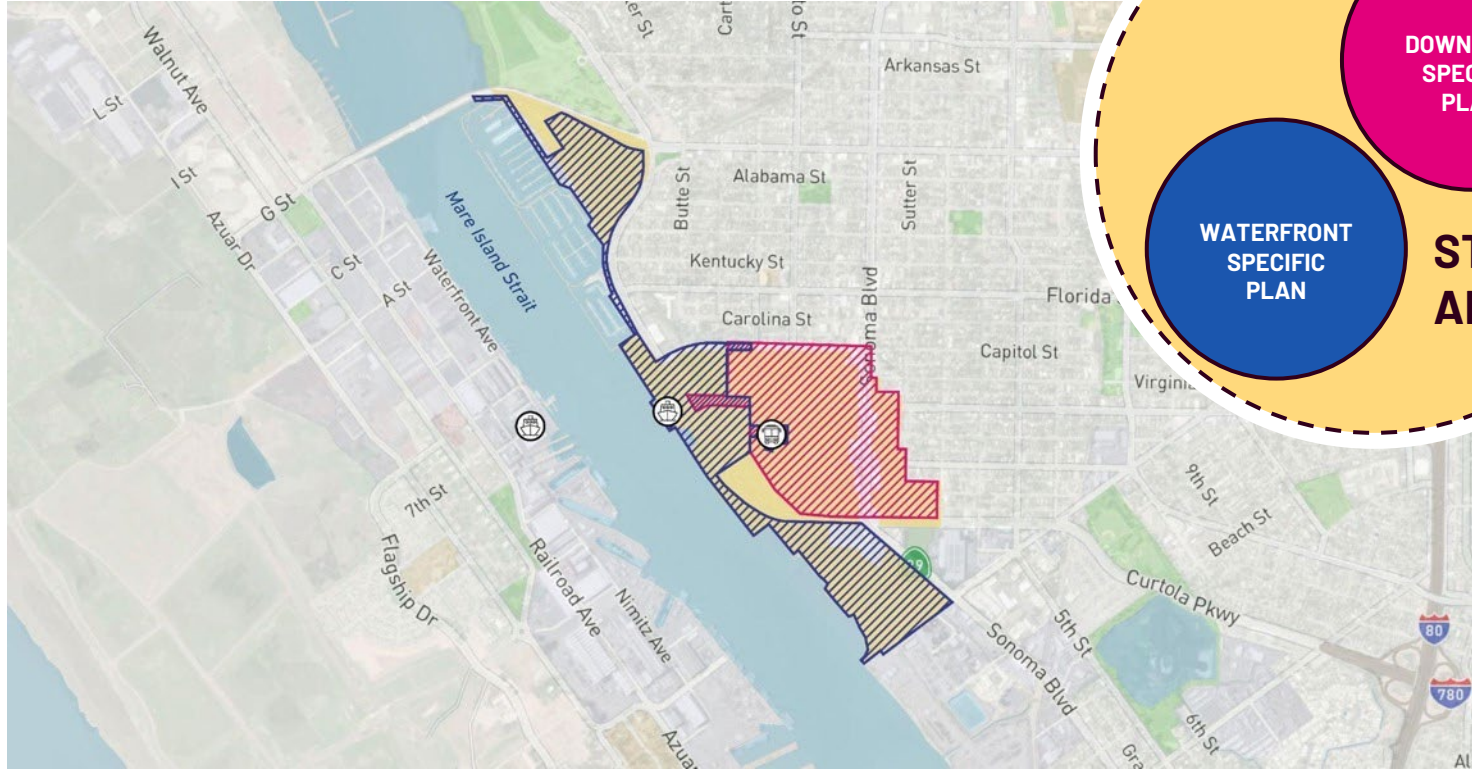
3 FOCUS

- Refinement feedback on the **Preferred Plan**
- Identify **programmatic and character preferences** to hone in design standards
- Clarify **implementation strategy**

WHAT WE'VE HEARD / WHAT'S NEXT



Two Plans - One Interconnected Vision



Downtown Vallejo Specific Plan



Waterfront PDMP



Waterfront & Downtown PDA

Embrace stories + creatives



Reinforce what's authentic



Mad Hatter Holiday Festival

Build momentum with early wins



Vallejo Farmers Market



Vallejo Transit Center



Vallejo Waterfront Weekend



Vallejo Waterfront

Prioritize connection

... and connecting

Start from what's working

Specific Plan Overview

- Align with the Propel Vallejo General Plan 2040
- Streamline conformance review through objective design standards
- Balance vision with implementation.
- Market and feasibility analysis of select opportunity/catalyst sites
- Identify near-term placemaking and early activation opportunities

Environmental Review

Turning community vision into action through clear environmental analysis and defensible CEQA compliance.

Experience:

- City of Vallejo
- Specific Plans
- Infill Mixed-use Developments
- Waterfront Projects
- Solano County



CEQA Overview

- Comprehensive environmental review
- Environmental strategy tailored as Specific Plan evolves
- Analysis focused on key issues
- Robust environmental documentation



Anti-Displacement Strategies



Anti-Displacement Feasibility Study

evaluating the potential for residential, commercial, cultural, and other forms of displacement associated with future growth and development within Downtown Vallejo.

Experience:

- Heart of Fairfield Specific Plan
- North Fair Oaks
- Downtown Seattle



Anti-Displacement Strategy Memo

evaluating potential policy approaches and legal considerations associated with community engagement, technical analysis, and best practice research. Additional support for City Attorney as needed.

Experience:

- Antioch
- Cloverdale
- El Cerrito
- Newark
- San Leandro

Anti-Displacement Strategies

Understand displacement risk before advancing growth

- Rent burdens, vulnerable populations, redevelopment pressure
- Possible impacts from plan implementation

Consider a wide range of strategies

- Examples: rent stabilization, tenant protections, one-for-one replacement, community benefits requirements, local hiring, and small business protections/assistance

Tailor strategies to Vallejo and the planning effort

- Respond to community needs and priorities
- Based on specific factors underlying displacement risk
- Reflective of market conditions and anticipated changes
- Sensitive to local staffing and fiscal capacity



PLAN to PLACE

engagement + communication + collaboration



Comprehensive Outreach
+ Engagement Strategies



Inclusive
Meeting Facilitation



Effective
Communication Platforms

Proposed outreach and engagement activities

Setting the foundation:



Community Engagement Strategy



Website, Branding, and Outreach Materials

Tapping into local experts:



Stakeholder / Focus Group Meetings



Advisory Committee Meetings (TAC+CAC)

Meeting people where they are:



In-person Listening Sessions



Multilingual Feedback Form



Pop-Up Events + Toolkit



Public Workshops



Vast network of stakeholders & community-based organizations

4th Second



VALLEJO CITY
UNIFIED SCHOOL DISTRICT



Felton
institute



VFW
NO ONE DOES MORE FOR VETERANS.



SAN PABLO LODGE
#43
ODD FELLOWS
VALLEJO, CALIFORNIA

Rotary

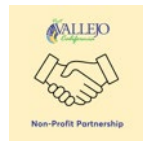
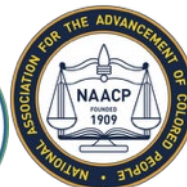


Solano Sunset Rotary Club
Vallejo CA



VALLEJO
MAIN STREET

Sutter Health
Sutter Medical Center



CALIFORNIA SCHOOLS
VEBA
YOUR HEALTH. OUR PURPOSE



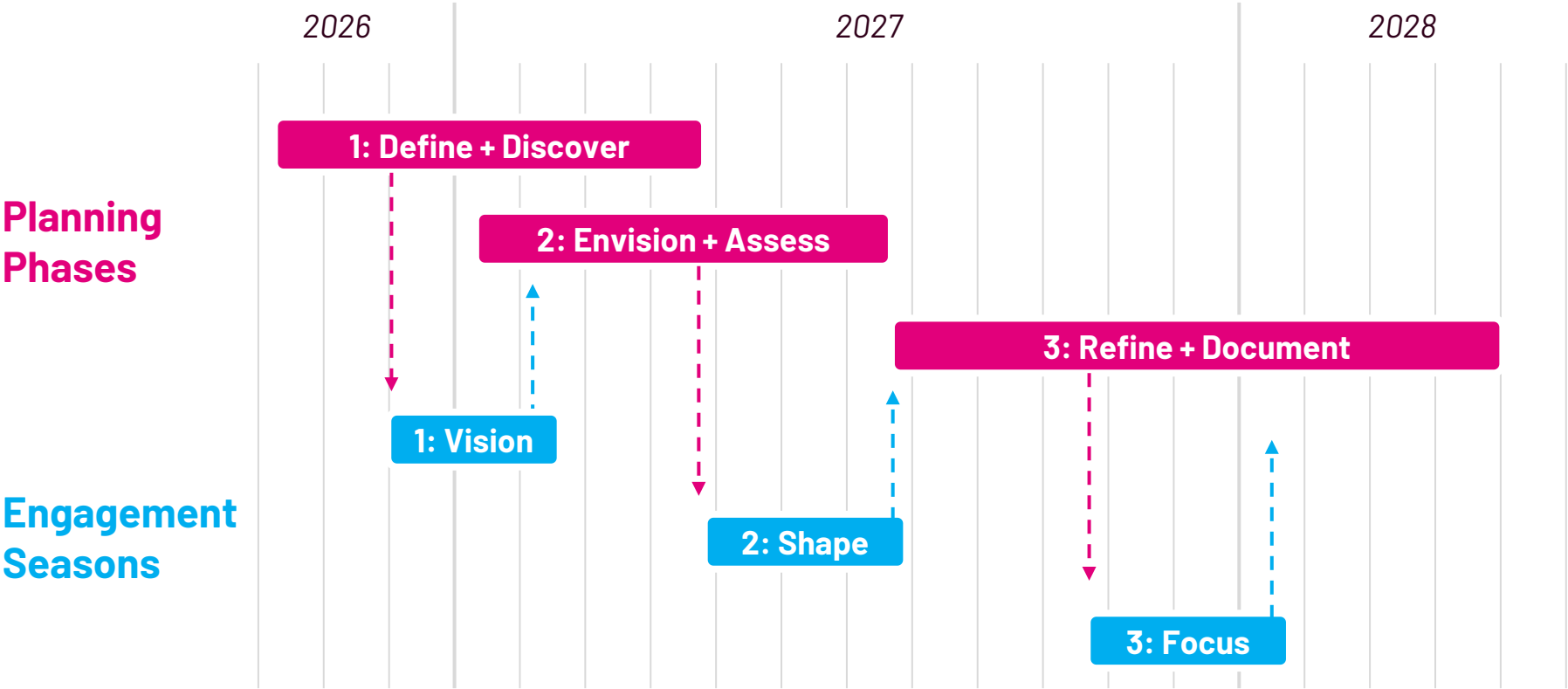
VALLEJO PROJECT



KAISER PERMANENTE



Project Schedule



Schedule is subject to change

Next Steps

- Contract execution
- Team kickoff and site walk
- Engagement strategy
 - Establish Advisory Committees
 - Create website and communications strategies
- Review documentation and existing conditions analysis
- Anti-displacement research

Thank You

Questions?

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Project Schedule

PHASE 1: DEFINE + DISCOVER

TASK 1: Project Initiation and Management

- Community Engagement Strategy (1.2)
- Project Branding + Website (1.3)
- GIS Database & Project Basemap (1.4)

TASK 2: Existing Conditions and Opportunities/Constraints Analysis

- Existing Conditions + Mobility Assessments (2.1-2.4)
- Historic Context Statement + Resource Survey (2.5, 2.6)
- Preliminary Market Demand + Housing Strategy Memos (2.7, 2.8)

PHASE 2: ENVISION + ASSESS

TASK 4: Vision, Guiding Principles, and Alternatives Development

- Community Vision Statement + Concept Alternatives (4.1, 4.2)
- Development Feasibility Report (4.3)

TASK 5: Preferred Plan Development

- Preferred Plan (5.1)
- Strategy Memos (5.2-5.7)
- Anti-displacement Feasibility Study + Ordinances (5.5, 5.6)

PHASE 3: REFINE + DOCUMENT

TASK 6: Draft Specific Plan Preparation (6.1, 6.2)

TASK 7: Infrastructure Financing and Implementation Strategy (7.1, 7.2)

TASK 8: Environmental Review

- Tribal Consultation (8.1)
- SCEA Preparation + Mitigation Monitoring/Reporting Program (8.2, 8.3)

TASK 9: Adoption and Final Plan Preparation (9.1, 9.2)

COMMUNITY + STAKEHOLDER ENGAGEMENT

TASK 3: Community Engagement

- Advisory Committee Meetings (3.1)
- Stakeholder Interviews + Online Engagement (3.2)
- Pop-Ups (3.3)
- Public Workshops (3.4)
- Engagement Summaries (3.5)
- Public Hearings (as part of 5.10, 8.2, 9.3)

