

# Solano County

## Plan Bay Area Spring 2016 Open House Summary



**Monday,  
June 13, 2016**  
6 pm to 8 pm

**Solano County Events Center**  
601 Texas Street  
Fairfield

**Approximate Attendance**  
40



### Scenarios Station Feedback

The Scenarios Station included displays that allowed residents to review the scenarios in detail, with a focus on their county. On accompanying boards, participants were asked to post feedback. Below is a sampling of the comments submitted at the Solano County open house. Visit [PlanBayArea.org](http://PlanBayArea.org) to view the complete list.

**Are there aspects of each scenario that, if combined, will help to meet today's challenges while laying the groundwork for future success? If so, which ones?**



- Preferred scenario should address needs of business parks to encourage economic development and attract housing and jobs
- Transform Vallejo from bedroom community to vibrant, job-rich area and 10,000 new residents but without cars – use bikes, shuttles and ferry to get around
- Prefers Connected Neighborhoods – incorporate electric commuter rail for places not served by BART, and connect to Napa and Vallejo by light rail
- Prefers Main Streets – but no more freeways; instead extend BART & consider electric commuter rail

**What is the toughest challenge our region will need to address for the next generation?**



- Helping local jurisdictions fund aging local infrastructure
- Meet growing demand of senior population
- Protection open space/natural environment

**What ideas do you have for helping to address this challenge?**

- Repeal Prop. 13, or fix it to encourage high-density residential buildings
- Pass policies to allow more smart growth and build ground floor residential high-rises near BART and transit stations

## How can we help prevent displacement of long-time residents and best address the lack of affordable housing in the Bay Area?



- Restore the state's redevelopment program
- Build more mixed-use, high-density housing; there is not one multi-family housing unit under construction in Vallejo
- Reform the tax code to incentivize more housing construction
- Create very low-income housing and child care centers in every large housing development

## Which present-day transportation investments do you see providing the most benefits for existing and future Bay Area residents?

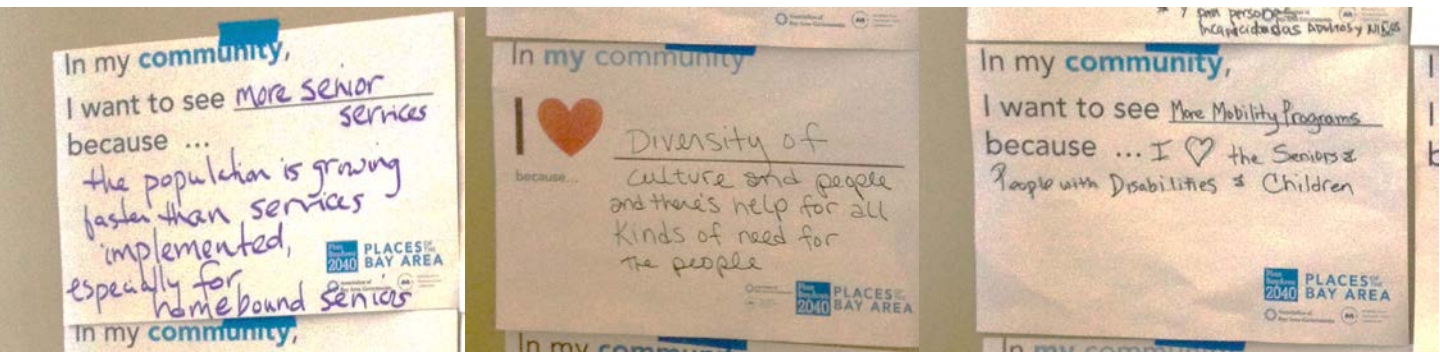


- More electric vehicle charging stations
- More commuter buses and park-and-ride lots; more investment in commuter buses
- Build bus-rapid transit (BRT) platforms along freeways and highways
- Driverless car to improve highway safety, reduce injuries and fatalities
- More investment in ferries

## Places of the Bay Area Station



The Places of the Bay Area Station offered the opportunity to participate in a Bay Area-wide initiative to inspire residents in creating and sharing stories about the various places in our lives. Below is a sampling of photos taken at this station at the Solano County open house.





## Plan Bay Area 2040 -- Spring 2016 Public Engagement

### Solano County Open House

June 13, 2016

Solano County Events Center, 601 Texas Street, Fairfield  
6 p.m. to 8 p.m.

#### *Comments Received at the Scenarios Station on the Feedback Display Boards*

After reviewing several display boards describing Plan Bay Area 2040 and the alternative scenarios for what the Bay Area could look like in 2040, as well as talking with MTC and ABAG staff stationed at the display boards, Open House participants responded to the four questions below.

	<b>Are there aspects of each scenario that, if combined, you feel will help to meet today's challenges while laying the groundwork for future success? If so, which ones?</b>	<b>County/Source of Comment</b>
1	Incorporate recommendations from "Moving Solano Forward" into preferred scenario to encourage economic development.	Solano
2	Solano Co., a commuter county, needs strategies to deal with congestion on I-80/680, Highway 12.	Solano
3	Plan needs to recognize needs of Solano's community colleges and 4-year schools, as well as needs of K-12 education.	Solano
4	Preferred scenario should address needs of business parks to encourage economic development, attract housing and jobs.	Solano
5	Resource efficiency: all new construction must use reclaimed water, solar.	Solano
6	Building enough housing is the challenge: In Vallejo, new development should be infill, two stories in hills, high rise next to water.	Solano
7	Transform Vallejo from bedroom community to more vibrant, job-rich area; 10,000 new residents but without cars, use bikes, shuttles and ferry to get around.	Solano
8	Prefers Big Cities scenario to efficiently accommodate population growth.	Solano
9	Given all the jobs in San Jose, SF and Oakland, we need more housing there to prevent traffic gridlock and sprawl.	Solano
10	Outlying cities, such as Vallejo, need job growth vs. more housing.	Solano
11	Prefers Connected Neighborhoods scenario; that scenario should incorporate electric commuter rail for places not served by BART, and connections to Napa and Vallejo by light rail.	Solano
12	Prefers Main Streets scenario, but no more freeways. Instead of extending BART, consider electric commuter rail.	Solano
13	Prefers Big Cities scenario, with more high rises not only in SJ, SF and Oakland but in Emeryville, Oakland and Berkeley. Remove all parking requirements. High-rises need ground-floor retail in order to make this scenario work.	Solano

	<b>What is the toughest challenge our region will need to address for the next generation? What ideas do you have for helping to address this challenge?</b>	<b>County/Source of Comment</b>
1	Repeal Prop. 13, or fix it to encourage high-density residential buildings.	Solano
2	Helping local jurisdictions fund aging local infrastructure; none of the proposed scenarios include funding for local streets, water quality or health systems.	Solano
3	Passing policies to allow more smart growth and build ground-floor residential high rises near BART and transit stations.	Solano
4	Meeting demand of growing senior population and providing associated services (transportation, housing, health care, affordable food).	Solano
5	Protecting open spaces – need policies to develop within existing growth boundaries. <i>(NOTE FROM STAFF: One other person agreed with this statement.)</i>	Solano
6	Stabilizing the population (no major increases or decreases).	Solano
7	Reforming the tax code.	Solano
8	Job retention.	Solano
9	Protecting the natural environment.	Solano
10	Dealing with challenges of new urbanism.	Solano

	<b>How can we help prevent displacement of long-time residents and best address the lack of affordable housing in the Bay Area?</b>	<b>County/Source of Comment</b>
1	Provide a greater diversity of housing options within cities.	Solano
2	Make it possible for people to get around without a car so they can reduce expenses.	Solano
3	Restore the state's redevelopment program	Solano
4	Repeal parking requirements; residents need more affordable housing, not parking spaces.	Solano
5	Build more mixed-use, high-density housing in cities. Not one multi-family housing unit under construction in Vallejo. <i>(NOTE FROM STAFF: One other person agreed with this statement.)</i>	Solano
6	Create very low-income housing and childcare centers in every large housing development. <i>(NOTE FROM STAFF: One other person agreed with this statement.)</i>	Solano
7	Build more housing overall in "gray spaces."	Solano
8	More high-rise residential development in San Jose, SF and Oakland, and adjoining cities.	Solano
9	Build up, not out.	Solano
10	Reform the tax code to incentivize more housing construction.	Solano

	<b>Which present-day transportation investments do you see providing the most benefits for existing and future Bay Area residents?</b>	<b>County/Source of Comment</b>
1	More electric vehicle charging stations. <i>(NOTE FROM STAFF: One other person agreed with this statement.)</i>	Solano

2	Incentive for multifamily housing to install electric vehicle charging stations	Solano
3	More commuter buses and park-and-ride lots.	Solano
4	Electric vehicle charging stations.	Solano
5	Incentive for multifamily housing to install electric vehicle charging stations.	Solano
6	Connect cities with direct transit trips by creating new inter-city routes.	Solano
7	BART to Vallejo (to Magazine Street) as mentioned in 1992 study.	Solano
8	Build bus rapid transit platforms along freeways and highways.	Solano
9	Electric Commuter Rail connecting Solano cities in the I-80 Corridor with Davis, Sacramento.	Solano
10	More investment in ferries.	Solano
11	Driverless cars to improve highway safety, reduce injuries and fatalities.	Solano
12	Skeptical of TOD around rail because it induces sprawl.	Solano
13	Solano Co. buses could serve commuters to SF and Sacto with proper capital and operational investments	Solano
14	Go from cars to mass transit, shuttles to BART, less parking, more shuttle service, more park-and-ride lots, more parking for pick-ups and drop-offs vs. long-term.	Solano

*Comment Forms Submitted at the Open House*

	<b>Comment – Solano County</b>	<b>County/ Source of Comment</b>
1	With the growing population of seniors and people with disabilities, more mobility programs need to be developed and implemented. More funding.	Solano
2	Solano County has the challenge of accommodating a growing senior population. Also, transportation services that cater to both seniors and disabled persons is a priority within that context.	Solano
3	Solano County is between Bay Area and Sacramento regions. Many of the residents commute to either region for weekday work. Solano County needs to become its own economic center, thus reducing congestion on 80/12/680 highways.	Solano
4	Affordable transportation for seniors and people with disabilities.	Solano
5	Affordable housing. Right now a family must earn 3x the rent just to get a place. A 2 br/1 ba in Solano County is \$1,500/month. For a family of four, they must earn \$4,500/month. Low income workers at \$14-\$15/hour net about \$2,600/month. They could pay bills at \$1,100 left after rent, but property management agencies won't rent to them.	Solano
6	Lower taxes and start-up costs for businesses – particularly larger ones that bring jobs. Businesses create more tax revenues and provide jobs, improving lives of all citizens.	Solano
7	Need to stabilize population (neither increase or decrease).	Solano
8	No more urban sprawl development.	Solano
9	If population growth happens then Scenario #3 Big Cities is best as they already have strong job base.	Solano



10	Outlying cities in Bay Area need job growth in existing cores – not residential growth.	Solano
11	If outlying cities need more residential growth, then build up, not out.	Solano
12	Reform a broken tax code.	Solano
13	Driverless cars will be safer in future – reduce human error = eliminate drunk driving deaths/eliminate accidents/ eliminate or reduce road rage.	Solano
14	Rail development seems to promote urban sprawl in outlying areas. I am skeptical of it.	Solano
15	I circulated the open house in reverse order, inadvertently. Having done so, the electronic survey I took there may not be representative of where I ended up at the end of the evening. I prefer the Connected Neighborhoods scenario due to its emphasis on planned development/conservation areas based upon protection of agricultural lands and open space, transit-oriented development, and ensures economic vitality for the whole region and not just the cities of San Francisco, Oakland and San Jose, which already suffer a lack of housing affordability and congestion. Main Streets serves to dispense regional growth through sprawl, significantly increased congestion and enormous infrastructure cost requirements.	Solano

### *Places of the Bay Area Station*

Places of the Bay Area is a Bay Area-wide initiative to inspire residents in creating and sharing stories about various places in our lives. Open House participants were asked to complete two statements about their community: “In my community I love \_\_\_\_ because \_\_\_\_” and “In my community I want to see \_\_\_\_ because \_\_\_\_.”

	Statements
1	<b>In my community, I want to see</b> more participation because that will help understand what we need to enjoy and care about our community.
2	<b>In my community, I want to see</b> growth in public transportation because (it leads to) less traffic, more jobs, more economic development.
3	<b>In my community, I want to see</b> a variety in types of housing so that old and young families, big and small can live in similar neighborhoods.
4	<b>In my community, I want to see</b> economic development because (it means) more employers, more jobs, more services, greater quality of life for all residents.
5	<b>In my community, I want to see</b> less traffic on I-80 because more travel time = less work, fun and play.
6	<b>In my community, I love</b> the natural landscape and our agriculture heritage because it reminds me of where I grew up and the small town values that produce proud hardworking men and women of integrity and hope.
7	<b>In my community I love</b> our non-profits! Because they work hard to give a hand to those in need.
8	<b>In my community, I love</b> my friends because they’re nice and friendly.
9	<b>In my community, I want to see</b> bike lanes because fewer people own cars and more people prefer biking in my neighborhood.

10	<b>In my community, I want to see</b> affordable transportation for seniors and disabled persons because getting around, remaining involved with one's family, friends, loved ones and community is critical to feel productive and valuable. When people can no longer drive or are unable to use public transit, their sense of value and ability to share or use their skills and abilities is greatly diminished.
11	<b>In my community</b> Vallejo / Benicia and Solano County, I love the remaining open space and rural farms because I want to see jobs in existing cores of cities such as Vallejo, (I want) no more urban sprawl and if population growth occurs put in high rise development.
12	<b>In my community, I love</b> to see open space + distinction between cities because nature makes my soul sing.
13	<b>I love</b> Vacaville because of the rural character, creekwalk concerts, managed growth, the Premium Outlets, and the people.
14	<b>In my community,</b> Vallejo I want to see mass transit because (it is) better for people (stress), (leads to) air quality, reclaim(s) our streets for walking, biking, strolling
15	<b>In my community, I love</b> our diversity because we can collaborate in many ways.
16	<b>In my community, I want to see</b> economic growth because Solano County is mostly a commuter county, with residents going to either Bay Area or Sacramento. Economic Hub means less traffic on 80/12/680, and more jobs for local residents.
17	<b>In my community I love</b> diversity of culture and people because there's help for all kinds of need for the people.
18	<b>In my community, I want to see</b> more public transportation because I hate traffic.
19	<b>In my community, I want to see</b> more mobility programs because I love seniors and people with disabilities and children.
20	<b>In my community, I want to see</b> more beneficial employment because good jobs promote healthier and happier communities.
21	<b>In my community, I love</b> the waterfront in Suisun because it's a great place to eat, shop, and exercise!!!
22	<b>In my community, I want to see</b> affordable housing for seniors and assistance for low-income working households because not everyone has an education or a great paying job and also can't obtain housing because rent requirements include stipulation that income is 3 times the rent. That means that a family of 5 that earns \$3,200 monthly could only afford rent of \$1060, which would not be found unless it's a studio or 1 BR and five people in (a one bedroom or studio)?
23	<b>In my community, I love</b> my coffee shop because it's really close and a great community gathering place (but would be better if connected to a light rail system).
24	<b>In my community, I want to see</b> more senior services because the population is growing faster than services implemented specially for homebound services.
25	<b>In my community, I want to see</b> mas trabajos, oportunidades de desarrollo economic, educacion accesible, desarrollo sustentable, programas para ayudar a la tercera edad!, y para personas incapicitadas adultos y ninos. In my community I want to see more jobs, economic development opportunities, accessible education, sustainable development, programs that help seniors, and for disabled adults and children.