



State of the City

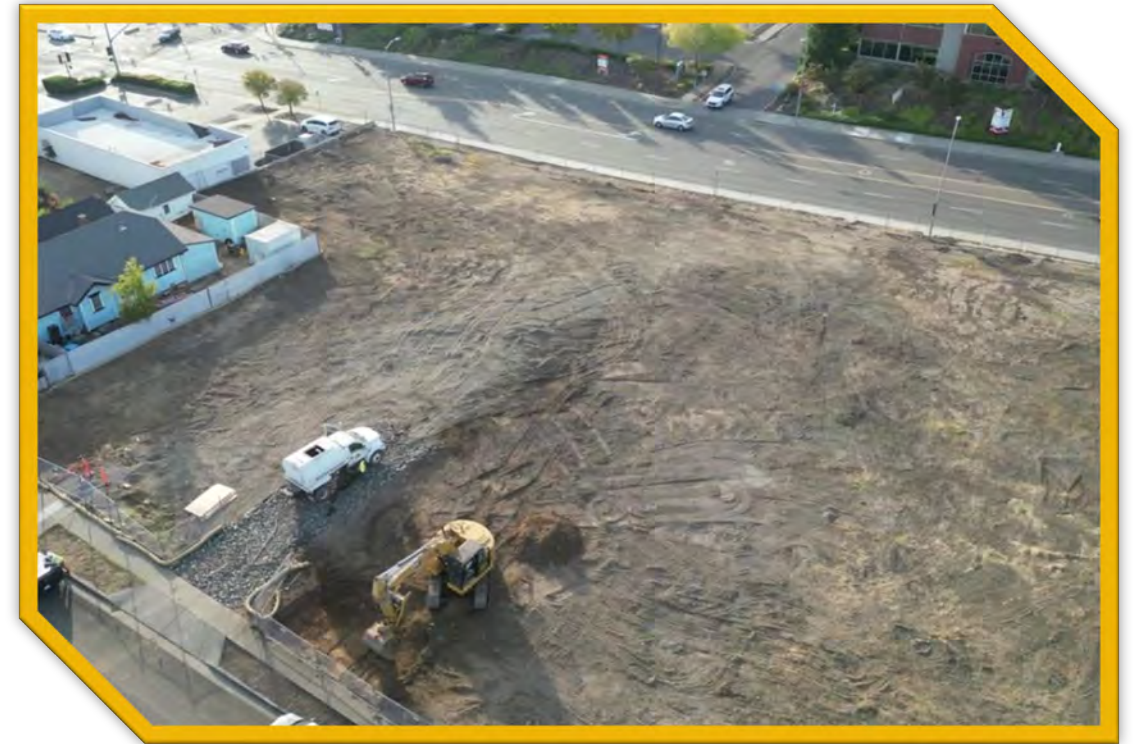
March 13, 2024





2023 State of the City - Theme

“2022 was the opportunity
for
building foundations for a
vibrant tomorrow”





Financial Challenges in 2023

- Slowing economy
- Concerns of a possible recession
- Price of Money \$\$\$
- Decline in Building Permits
- Decline in housing sales
- Increase in housing prices and interest rates
- Higher material and labor costs
- Higher maintenance and service costs
- More competitive field for subsidized housing grants





Continued Legislative Challenges



New Federal & State Legislative mandates and regulatory requirements impacting local control

- Housing – Housing Accountability Act
- Energy Conservation – Battery Storage
- Transportation – Vehicle Miles Traveled
- Public Safety – Transparency





2024 State of the City – Theme(s)?

“2023: The economy has to get better”

“2023: Things have to get simpler”

“2023: Just keep swimming”

**“Securing Vacaville’s future through
Strategic Growth”**





What is Strategic Growth?

- Strategic growth is intentional.
- It's not the result of happenstance or uncontrollable market forces.
- Cities need to create a plan, then implement it.

“I’m afraid ‘It’s a surprise,’ doesn’t cut it as a growth strategy.”





Investing in Infrastructure





Strategic Growth





So Many Questions

- Why is the City considering more growth?
- Aren't there enough unbuilt homes?
- How will the City serve this new growth?
- What about new parks and schools?
- Why isn't Vacaville living more affordable?
- What about increases in traffic and crime?
- How does the City ensure good growth?





Strategic Plan Goals



Ensure Public Safety



Strengthen the Local Economy



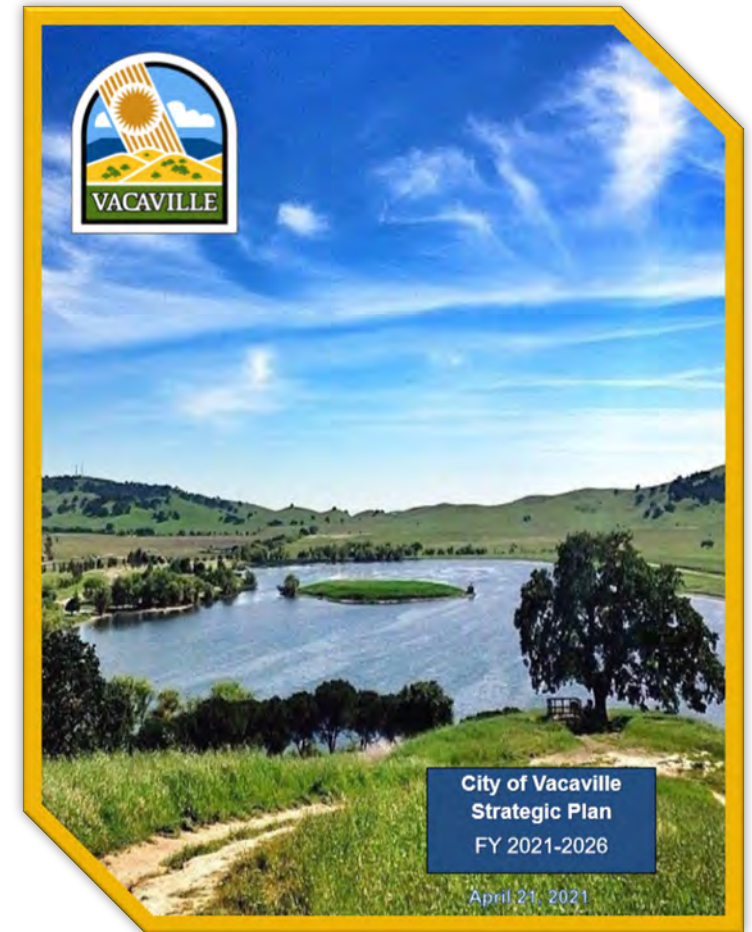
Protect Vacaville's Quality of Life



Maintain Effective and Efficient Services



Promote Community Engagement and Increased Equity and Inclusion





Let's Go to the Movies





Tom Cruise Just Confirmed a Top Gun Sequel Is In the Works

Will it stand up to the original?

After decades of wondering what happened next to Maverick, in a year's time, the long-awaited Top Gun sequel, Top Gun: Maverick, will make its way into theaters.



Maverick Needed To Be Delayed (Again)

'Top Gun: Maverick' movie release postponed to 2022 due to coronavirus surge. Paramount Pictures on Wednesday postponed the release of "Top Gun: Maverick," sending another of the fall's top movies out of 2021 due to the rise in coronavirus cases and the delta variant. Sep 2, 2021

2021

'Top Gun: Maverick' Flies From Thanksgiving To Memorial Day Weekend





Box Office Smash

- **‘Top Gun: Maverick’ on track to make \$1bn at the box office**
 - Tom Cruise sequel is only the third Hollywood film to surpass \$900 million since the pandemic began
- **Tom Cruise's ‘Top Gun: Maverick’ Sets New Box Office Record 1 Year After Release**
 - 'Top Gun: Maverick' has raked in nearly \$1.5 billion worldwide since its release last May, and is the fifth-highest-grossing film of all time in the U.S.
- **‘Top Gun: Maverick’ Lands Best Picture Nomination & Five Others**





A Closer Look Behind the Scenes





Behind the Scenes Bus Tour





Strategic Plan Goals



Ensure Public Safety



Strengthen the Local Economy



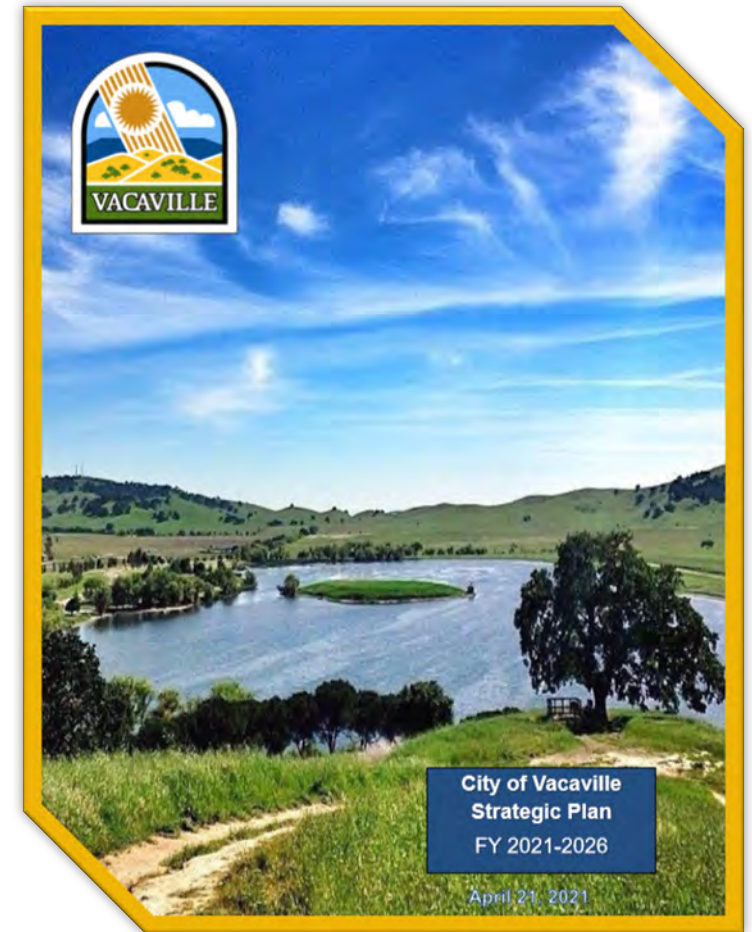
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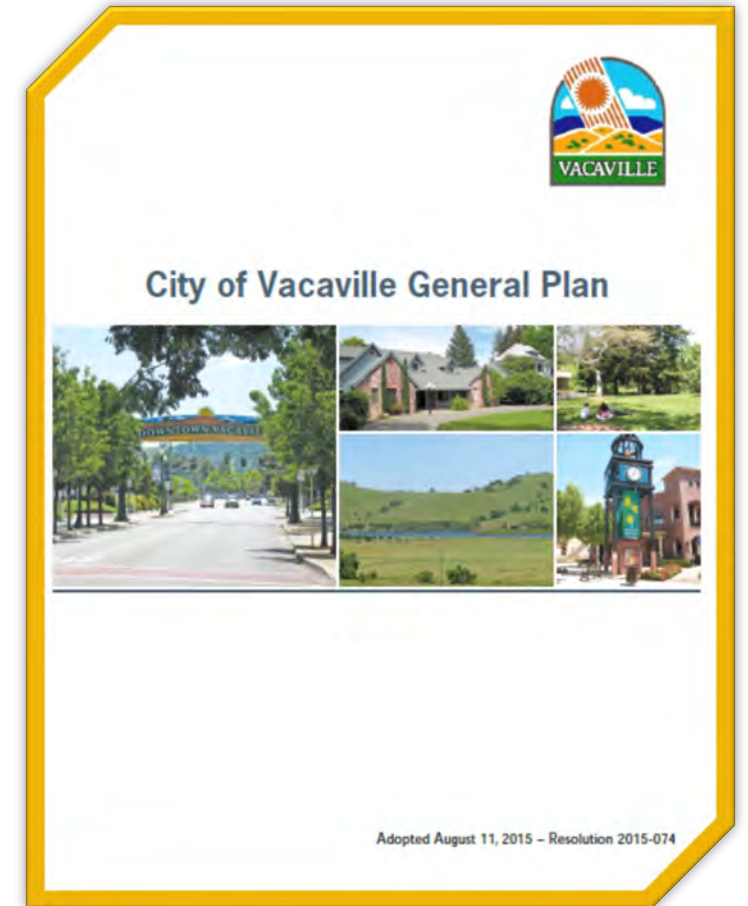
Promote Community Engagement and Increased Equity and Inclusion





General Plan Vision

- The General Plan is intended to guide the City's actions through the year 2035.
- Our mission is to create wealth from which community benefits are realized. It is more than just jobs, it's an **investment** in growing your economy and **enhancing the prosperity and quality of life for all residents.**





Housing Strategy Key Findings

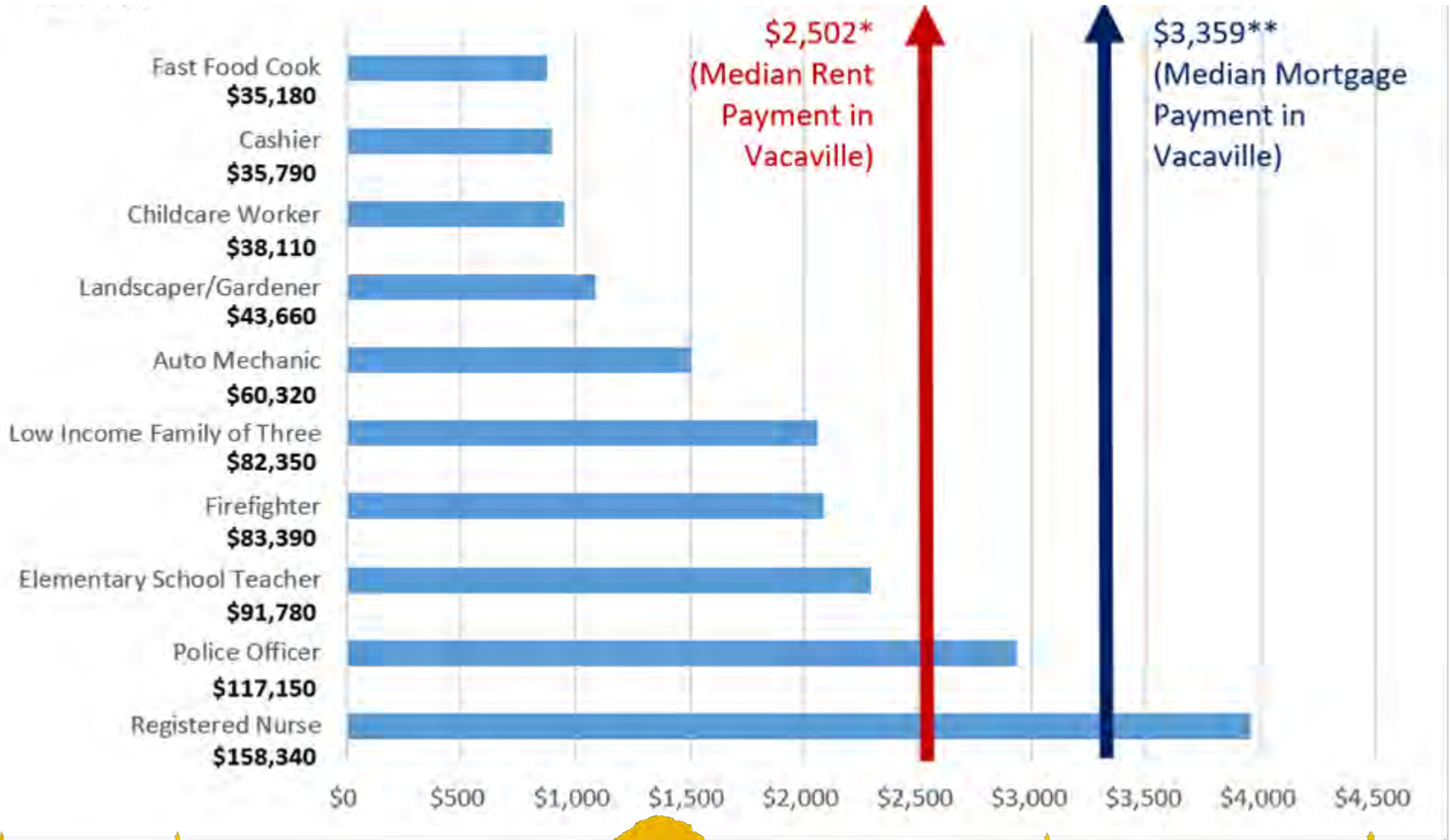
Despite the significant number of jobs in Vacaville, most City residents commute to jobs outside of the City.





“The Challenge”

...enhancing the prosperity and quality of life for all residents





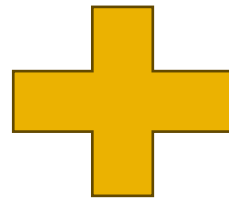
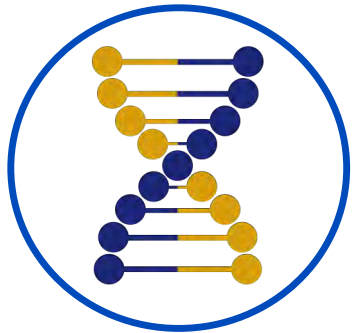
City of Vacaville "Vision"





Potential Solutions

Biotechnology and
Advanced
Manufacturing Initiatives



More Diverse Housing



More "Living Wage" Jobs



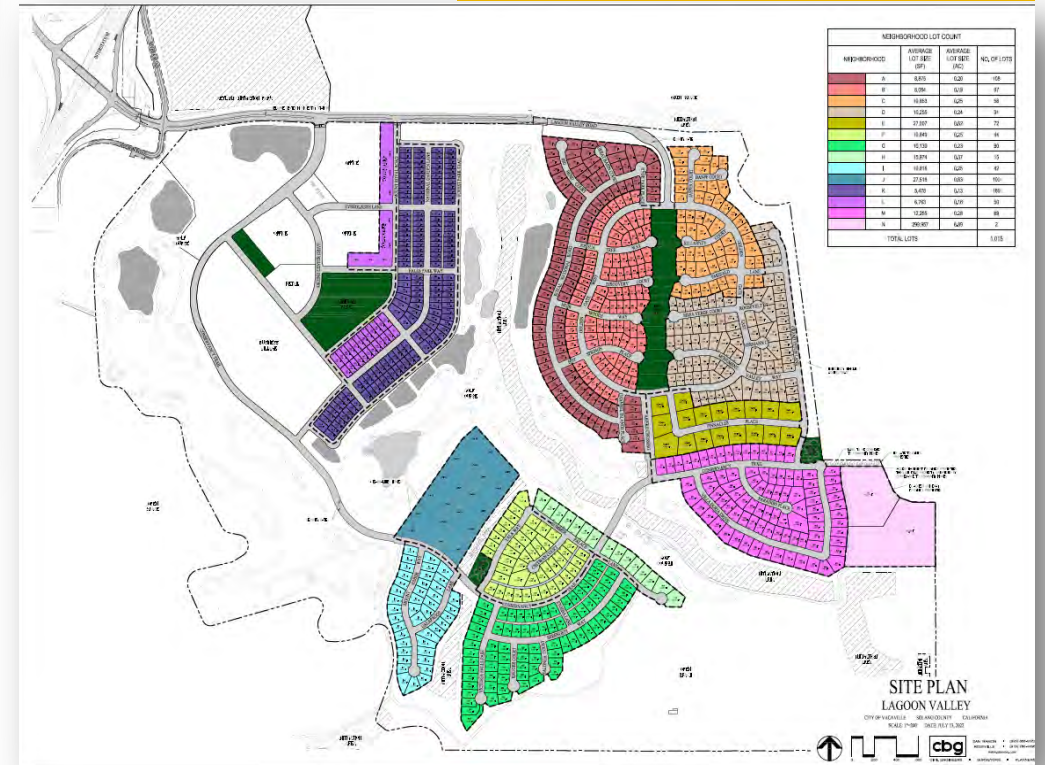


Master Planned Communities



Green Tree

Lagoon Valley





Lagoon Valley Development



- Includes market-rate, single-family housing, age-restricted units, and 75 affordable (moderate income) units
- Total commercial and retail space: 750,000 sq. ft.
- Total open space acreage: 475 acres including 196 acres of golf course





Lagoon Valley Update



- Residential construction scheduled to start in April with model homes completed by October.
- Approximately \$75M has been invested in infrastructure





Green Tree Development



- Includes market-rate, age-restricted, single-family housing and market-rate higher-density housing and apartment units.
- Approved by Council in Nov 2022
- Projected to bring \$3M annually to the City





Green Tree Update

- Building construction planned for 2025





700 Parc Development



- A mixed-use development project which includes
 - 81 condominium units
 - 4,000 sq ft retail space
- Design approved in June 2022
- \$14.7 M investment in the City





Parc 700 Update

- Start of Site Development – Spring 2024
- Start of Residential Models – Late Summer 2024
- Start of Mixed Use/Commercial Buildings – Late Fall 2024





Peabody Apartments

- 120 market rate apartments
- Six (6) three-story buildings
- Unit floor areas 724-1301 sq. ft.





Peabody Apartments Update



- Currently under construction with occupancy expected for later this year.





Pony Express Housing

- 60 1-bedroom units
- Age restricted to 62+ and income restricted
- 15 units dedicated to seniors experiencing homelessness





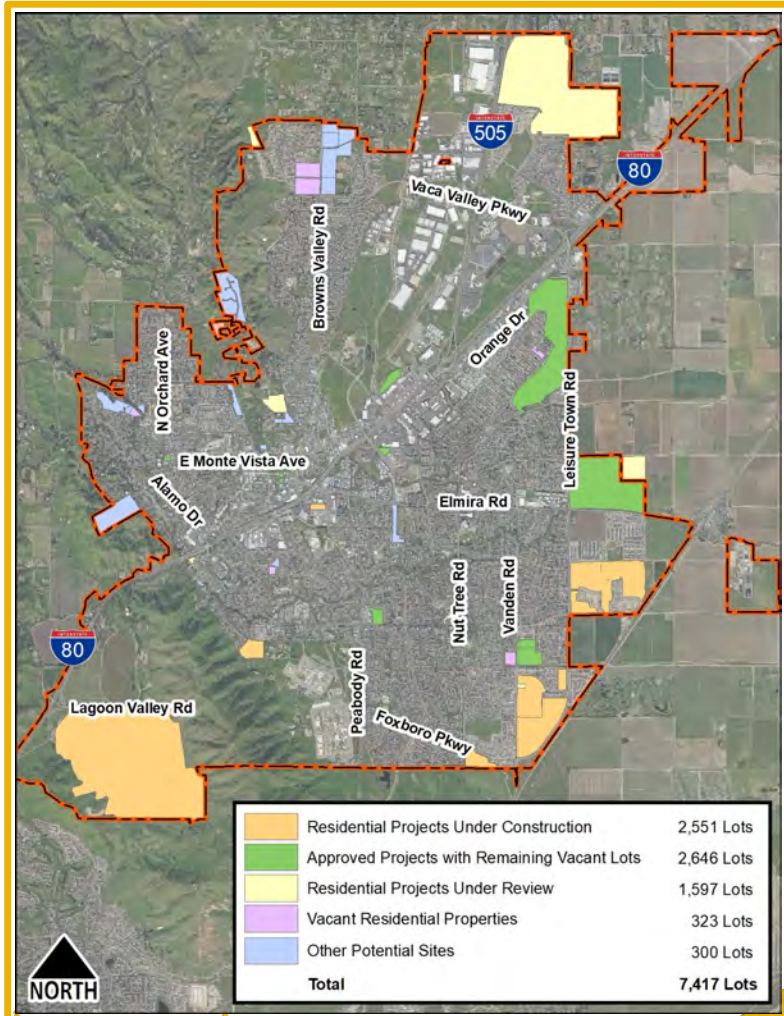
Pony Express Update

- Received a North Bay Business Journal Excellence in Construction Award!





Housing Plans – The Sequel



- Policy that requires or encourages inclusion of a specified percentage of affordable housing in new residential developments.





Current Economic Strategic Initiatives

Biotechnology and Advanced Manufacturing Initiative



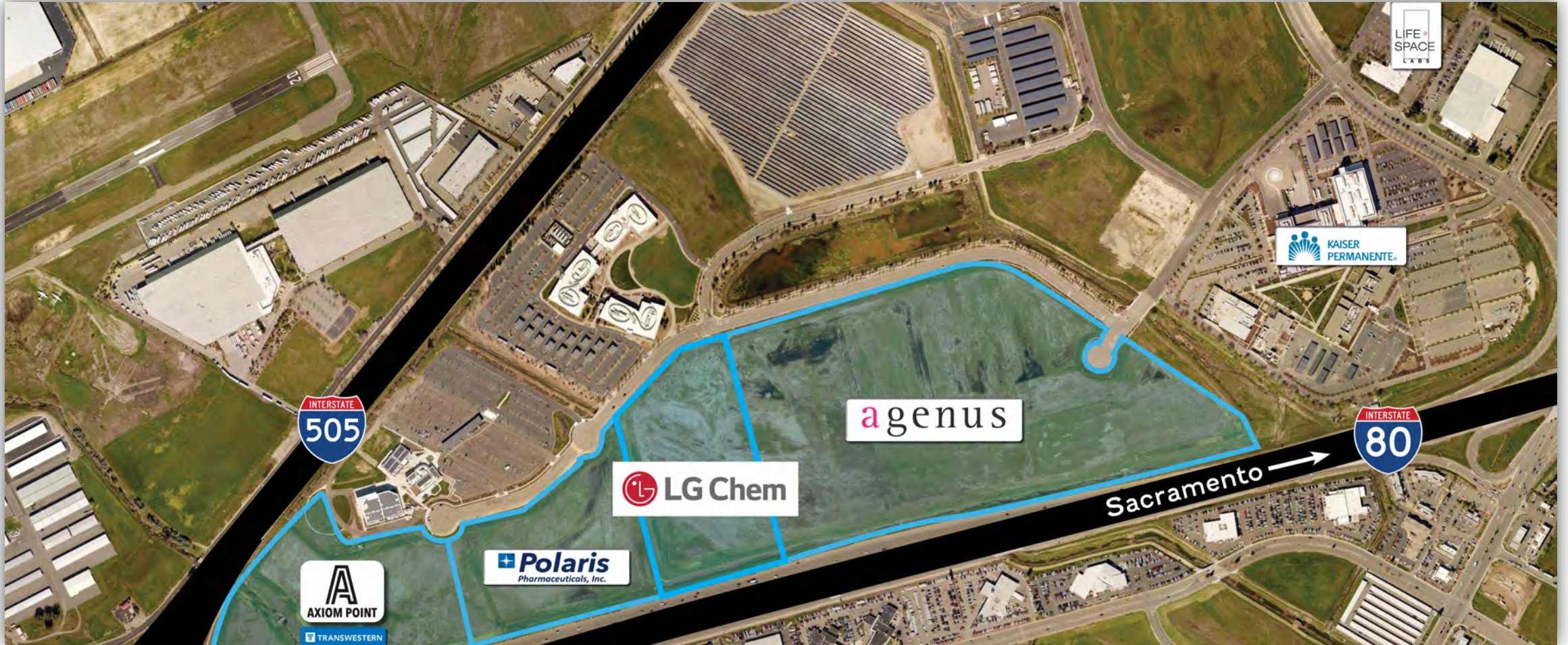
Regional Biomanufacturing events we present/sponsor/participate:

- Bio International Conference
- American Biomanufacturing Summit
- Bay Area BioTech Forum
- SF Business Times Future of BioTech





Biotech in Vacaville – Phase 1





New Biotech Cluster



During Phase 1:

- \$1.2B Investment (construction cost, land, equipment)
- 3,367 Construction Jobs
- 1,943 Biotech Jobs
- 1.5 million sq ft
- Includes Transwestern's *Axiom Point* in 2023 – approved in 90 days!





Vacaville's Bio Ecosystem





Vacaville Biotech Companies

RAININ

janssen 

ThermoFisher
SCIENTIFIC

 **LG Chem**

 **TRANSWESTERN**[®]

 **DURECT**

 **Polaris**
Pharmaceuticals, Inc.

Genentech

 RxD Nova

Synder
Filtration

a **genus**

KENN
A **ADVANTAGE**
GROUP, INC.





Schools and College Partnerships



MUSD
Vacaville Unified School District



SOLANO
COMMUNITY COLLEGE

UC DAVIS
UNIVERSITY OF CALIFORNIA





Regional Partnerships

- California Biomanufacturing Center
- Solano Economic Development Board
- Workforce Development Board of Solano County





Industry Partnerships

- LifeSpace Labs is a flexible wet lab bioscience incubator offering, office workspace, shared lab equipment, meeting rooms, and growth support – 10,000 sq ft!
- Currently housing 10 companies with room for 14 more
- Bringing biosciences start-ups to Vacaville
- Start-ups stay where they incubate which leads to jobs, tax revenue and more industry interest



LIFE o
SPACE
LABS





Innovative Partnerships

- Mango Materials is a renewable bioproducts company that strives to be a global leader in the bio-manufacturing revolution.
- Using methane gas emissions, they have developed environmentally friendly alternatives to traditional plastics.





Next Bio Announcement



Bioville

April 24 – 26, 2024

Bioville.us



May 30, 2024

Biomanufacturing.us

[/Geneacres](https://Biomanufacturing.us/Geneacres)





Jepson Parkway Update



- In Dec 2023 City Council approved a \$23M contract for Phase 2
- Project to go into construction this spring with anticipated completion by summer 2025
- Staff is working to source federal funding for Phase 3





Flood Control Plans

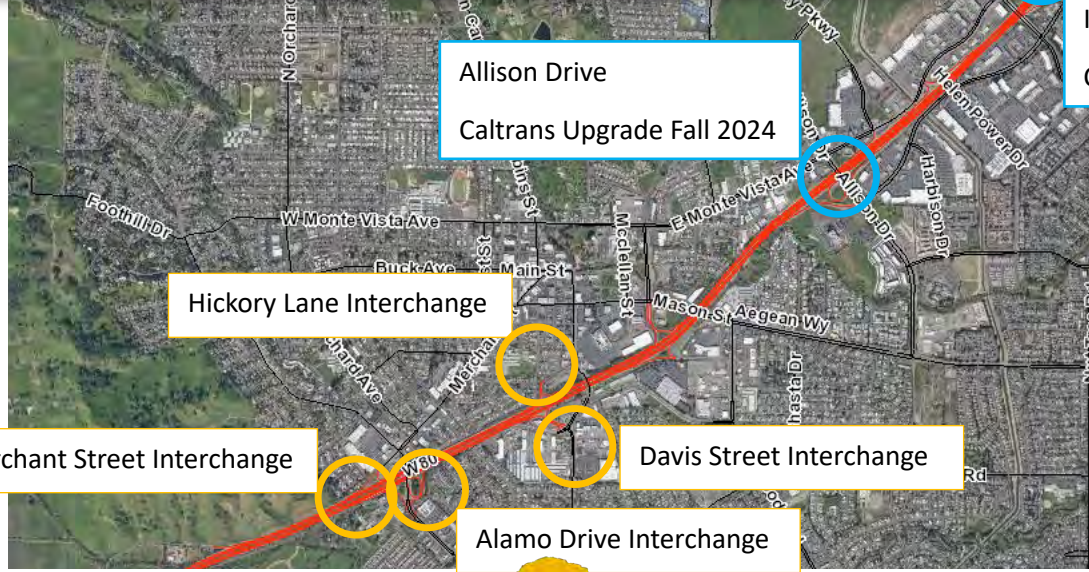




New “Curb Appeal” – Highway 80 Enhancements



Leisure Town Road
Caltrans Upgrade Fall 2024



Allison Drive
Caltrans Upgrade Fall 2024

Hickory Lane Interchange

Merchant Street Interchange

Davis Street Interchange

Alamo Drive Interchange

I-505 / I-80 Interchange
Caltrans Upgrade Fall 2024





Additional Energy Efforts

- L & T Energy Study – will determine City's ability to deploy self-generation technology or microgrids
- Engie Project – identified investments that generate electricity to offset energy consumption costs
- PG&E - New circuit upgrades planned for installation in 2025!





Public Safety Investments

Real-time Information Center

- State grant received for \$4.4 million dollars

Community Response Unit

- Revived after a year hiatus due to dept understaffing

New Standards & Cover Report

- Plan for new Biotech campuses





Real-Time Information Center

- Vacaville was one of 38 Law Enforcement agencies to receive a grant award for \$4.4M
- Purpose is to consolidate information, intelligence, and communication for enhanced situational awareness





Community Response Unit



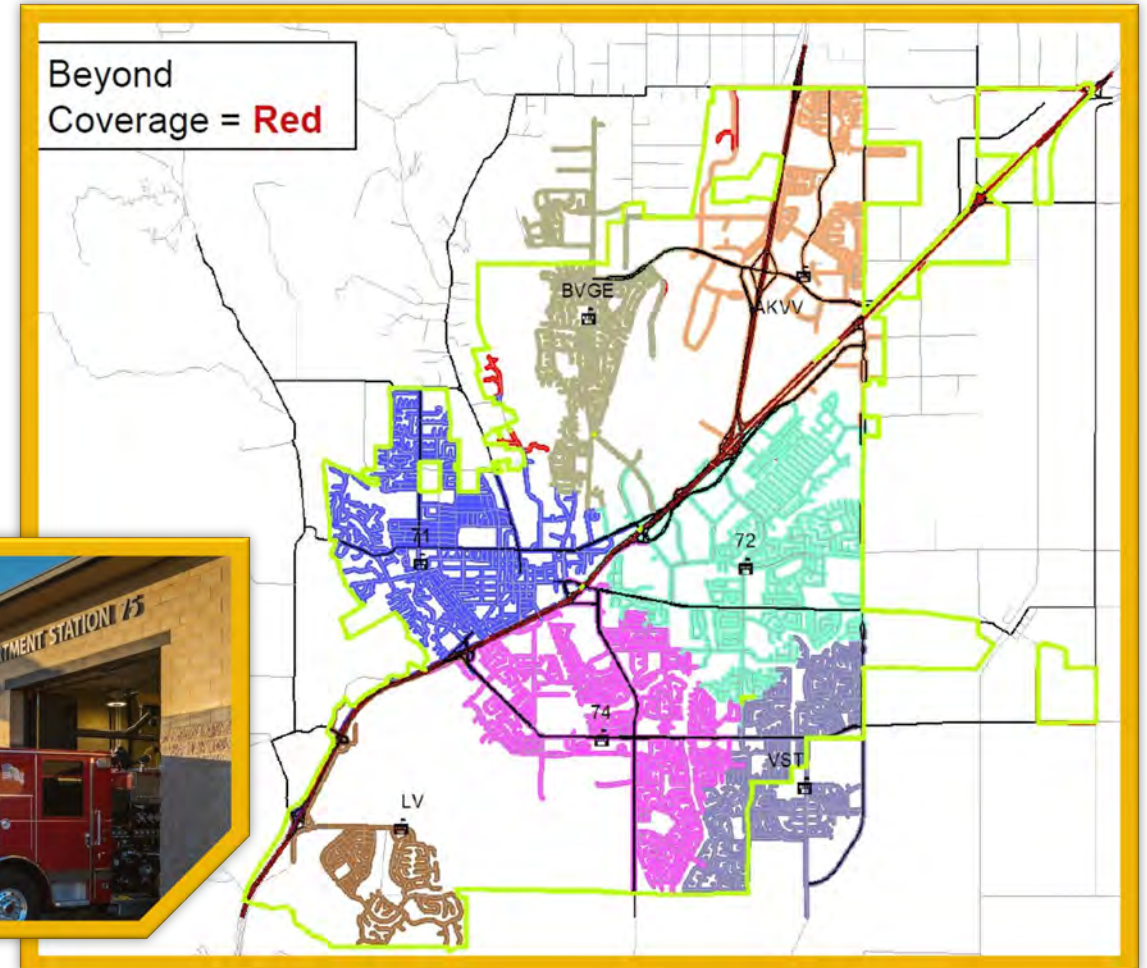
- Recently revived after a 13 month break due to understaffing
- CRU focuses on quality of life issues, makes a point of connecting with members of Vacaville's unhoused community and offering to connect them with resources
- Utilizing grant funding, VVPD acquired four (4) electric bicycles which allow for more efficient patrols in areas of the City including Downtown and Andrews Park





Standards of Coverage

- Last Standards of Coverage Report completed in 2019
- New report to ensure the City provides adequate response times across the City and address the needs of future BioTech sites





Community Parks Investments





Neighborhood Parks Investments

More updates to come at:

Alamo Park – updated fitness equipment and pickleball markings

Arlington Park – lighting

Corderos Park –landscaping and seating

Trower Park – splash pad, play equipment, skate park, play field

...and more!



- Pictured:
- Pheasant Country Park (above)
 - Meadowlands Park (left)





Downtown Investments



The Downtown Utility Improvements Project was developed as a key task in the implementation of the Vacaville Downtown Specific Plan, designed to help reestablish Downtown and create a "destination location" that is authentically Vacaville. For more information on the Downtown Specific Plan visit: CityofVacaville.gov/DowntownUtilities

DOWNTOWN UTILITY IMPROVEMENTS PROJECT

BENEFITS

The Downtown Utility Improvements Project will replace aging water and sewer pipelines. Benefits of replacing this infrastructure include:

- Improved water and sewer infrastructure
- Streamlined future maintenance requirements
- Increased capacity to bring more food and beverage businesses

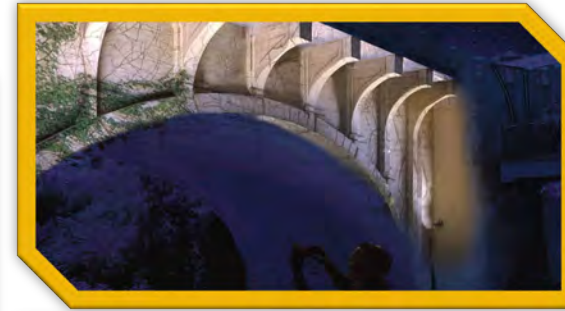
NEXT STEPS AND TIMING

The Downtown Utility Improvements Project is partly funded by the American Rescue Plan Act (ARPA), which includes time-sensitive deadlines, therefore planning and engineering for the project began in December 2023 with construction anticipated in spring 2025.

As part of the planning phase, the project team will collect background data on existing water and sewer facilities and confirm the improvements needed. The City will also reach out to stakeholders near the project location for one-on-one meetings to further discuss details of the anticipated construction phase and respond to questions and concerns.

STAY INFORMED

Phone: 409-5109 | Project email: DowntownUtilities@CityofVacaville.com | Project website: CityofVacaville.gov/DowntownUtilities





Engaged Community





Community Events





Community Events





Make A Difference Day





Neighborhood Associations

- A Neighborhood Association is **a group of people that organize and work together to identify, improve conditions, and accomplish specific goals in their neighborhood.**
- Currently the City has six (6) active Neighborhood Associations





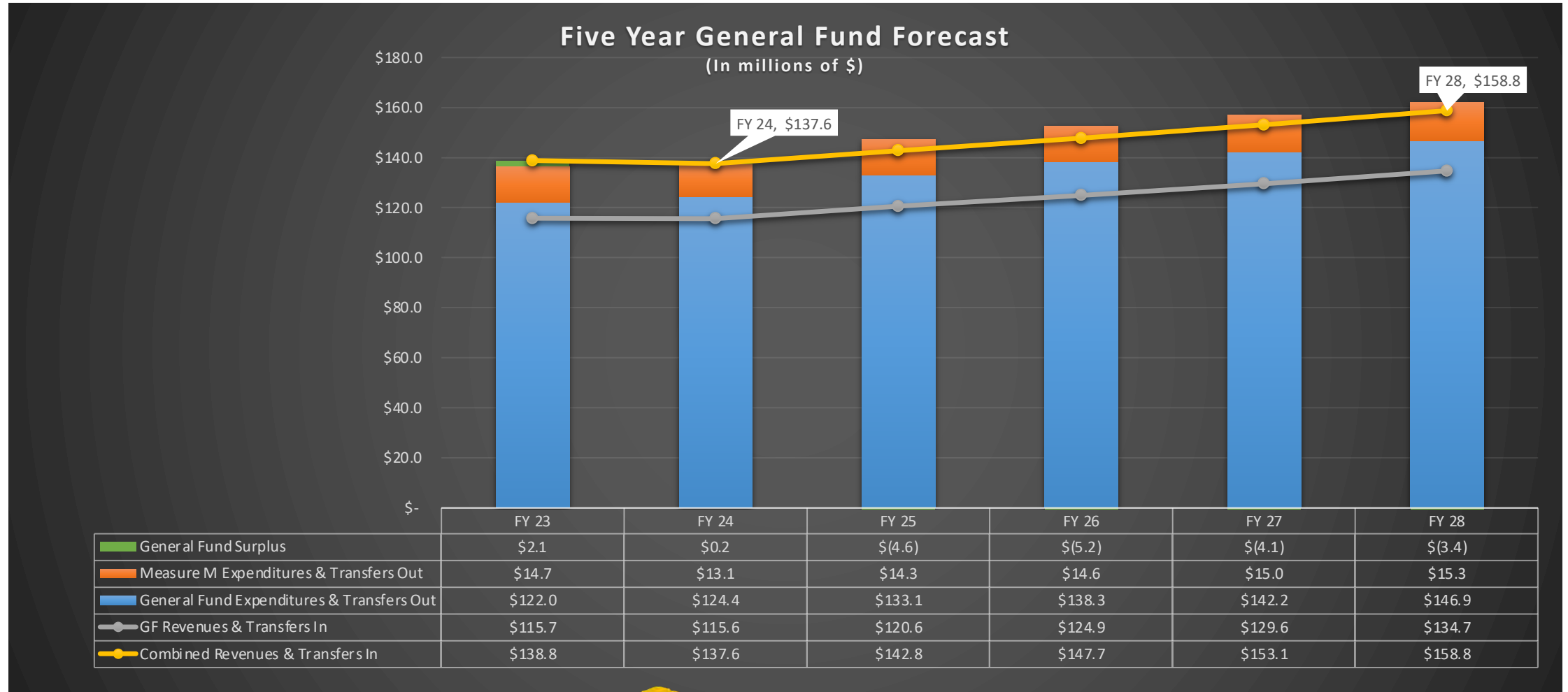
General Fund Budget vs Projected Revenues

	FY 23/24 Budget	FY 23/24 Projected	Variance
Property Taxes	39,175,594	39,175,594	0.0%
Sales Taxes	28,320,833	27,915,111	(1.43%)
Measure M	22,825,950	21,974,950	(3.73%)
Other Taxes	25,486,321	24,384,868	(4.32%)
Department Charges & Fees	12,490,083	12,750,535	2.09%
Other Revenues	10,929,178	11,357,432	3.92%
Total Variance		(1,669,469)	(1.20%)





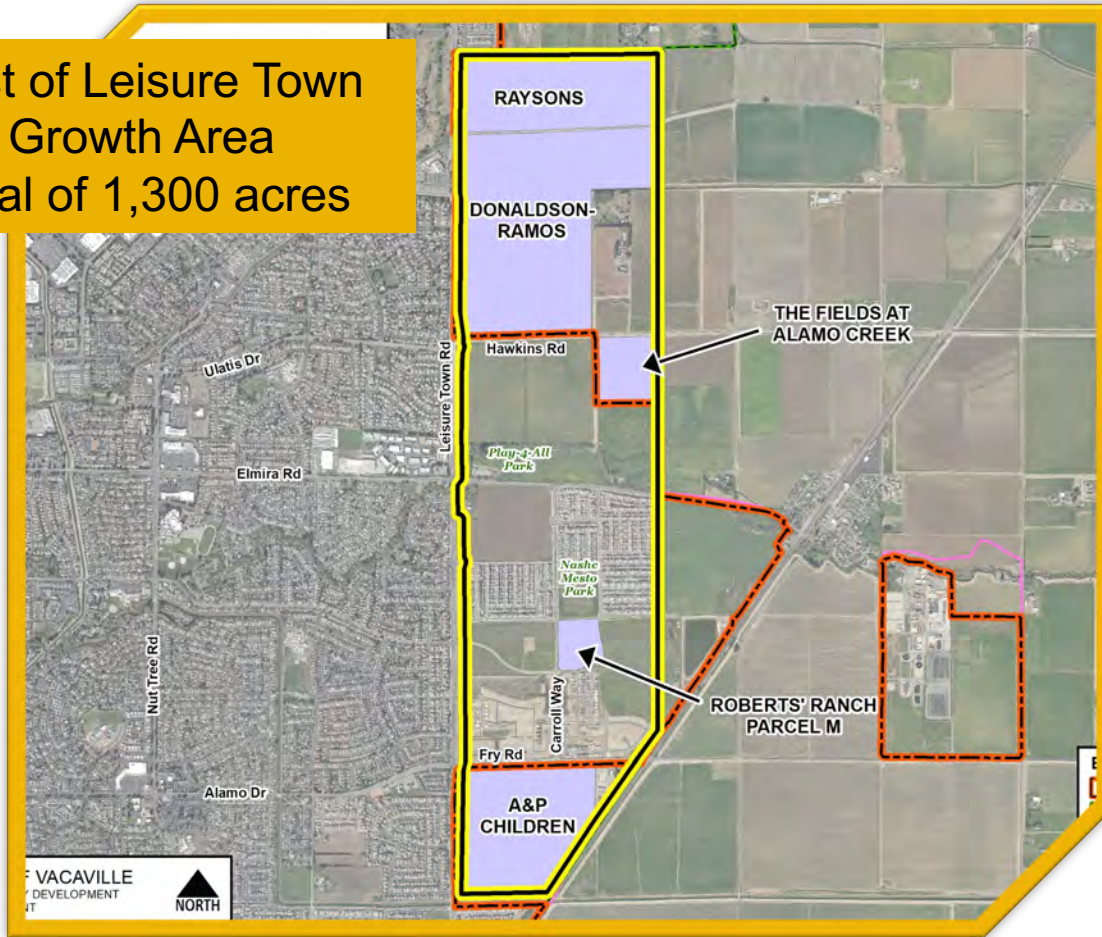
Five Year General Fund Forecast



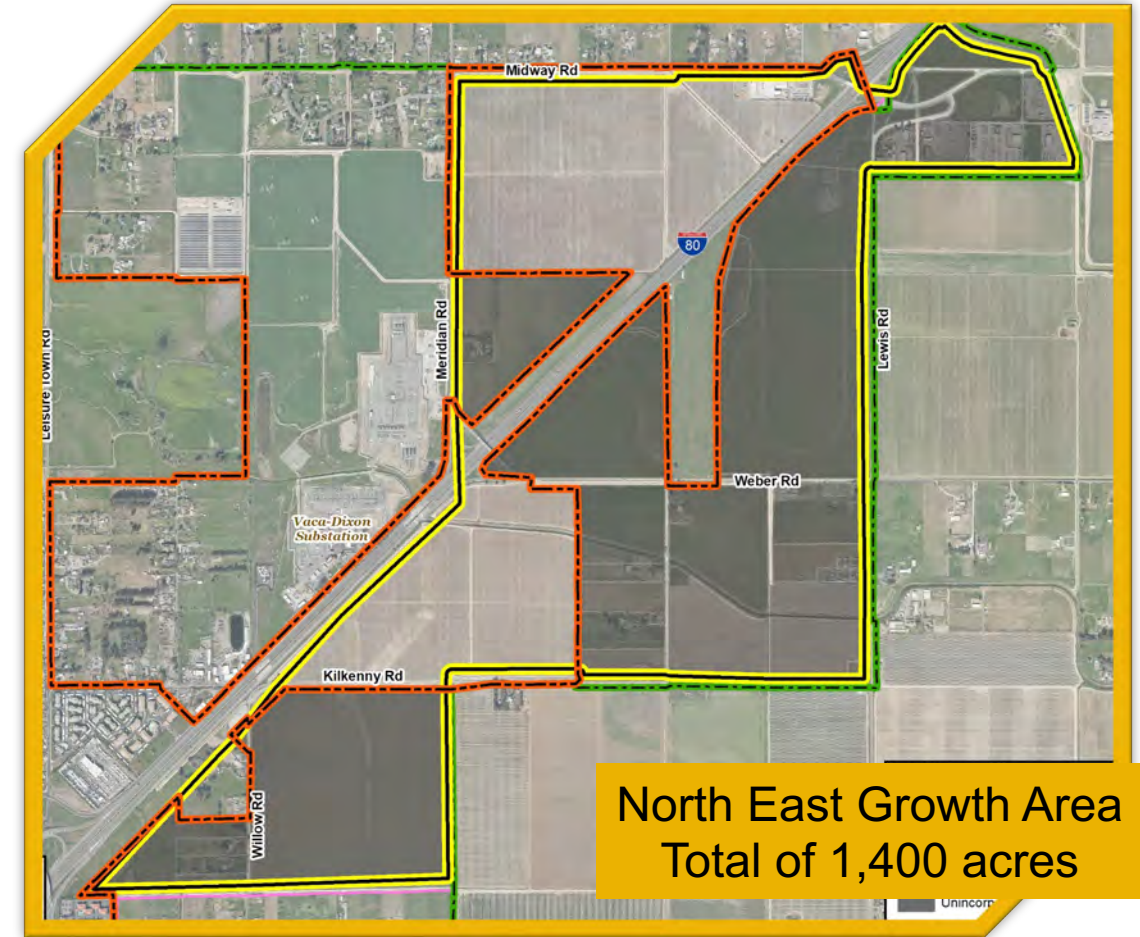


Preview of Coming Attractions

East of Leisure Town
Growth Area
Total of 1,300 acres



North East Growth Area
Total of 1,400 acres





Future Biotech Investment Opportunities





Partnering with Our Community



Notice of Community Meetings

Planning Vacaville's Growth Areas

In-Person

February 28, 2024
6:00 PM to 7:30 PM

Oaks Community Center
Mamo Drive

Virtual (Via Zoom)

March 5, 2024
6:00 PM to 7:30 PM

Cov.Zoom.us/Join
Meeting Id: 894 0256 7488
Passcode: 108157

- City has conducted three neighborhood meetings so far this year to update residents about the Council's direction to explore expansion into the urban reserve.
- Over 150 members of the community came to share their thoughts.





Strategic Plan





Before the Credits Roll





Let's Roll Out!

