



# Fairfield Alternatives Workshop Summary

The third public workshop for the Fairfield Forward 2050 project was held on October 16th, 2021 at the Fairfield Civic Center Library. Forty-two members of the public attended to provide input that will shape the Preferred Plan concept around which the Plan will be updated. This memo provides a recap of the workshop and a summary of the input received.

## Workshop Recap

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The meeting was conducted as an open house, with board stations and small discussion tables set up for community members to give input on their preferred concepts and issues of concern. After an opening presentation from the consultant team that shared project background and introduced the Alternatives, participants were invited to add stickers to their favorite concepts on each of the Alternatives boards. Staff were on hand to answer any questions about the Alternatives or their key concepts. At three small tables, participants could drop in or out and work with a facilitator to capture their comments. Summarized below, each alternative presents a distinct vision for the Planning Area in order to highlight opportunities and trade-offs and inform the discussion of a preferred alternative around which to update the Fairfield General Plan

Input from the alternatives workshop together with community input collected through an accompanying online survey and pop-up events in October will inform a Preferred Plan concept to be presented in November/December.

## Alternatives

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### ALTERNATIVE 1: NEW NEIGHBORHOOD AND CONNECTIONS

Alternative 1 focuses on the development of new neighborhoods, building on the City’s reputation as an affordable enclave for single-family homes while providing more of a range of housing options, such as townhouses and condos. It creates a new neighborhood south of Rockville Road and north of I-80 to better connect Cordelia and Central Fairfield, emphasizes more types of single-family housing, expands land for industrial jobs, and creates a “knowledge hub” centered around Solano College (including links between Solano College and health/technology/logistics employers, in addition to higher density housing for students and workers). Other concepts include:

- **New neighborhoods.** A new walkable, bikeable single-family neighborhood connects Cordelia and Central Fairfield, providing parkland and creating options for affordable homeownership. However, this would be built where there is currently agricultural use. Other new neighborhoods occur in the Rancho Solano area, in the Nelson Hill area, and in the area west of City limits.

- **Knowledge hub.** Cordelia Junction and the area around Solano College becomes a “knowledge hub”, with more housing for students and links between the college and medical, research, and manufacturing jobs.
- **Industrial land.** South of I-80, industrial uses expand. This alternative adds the largest amount of land for new industrial and manufacturing jobs, taking advantage of the strong demand for warehousing and the City’s desire to build upon advanced and specialty manufacturing and food processing.
- **Neighborhood-oriented mix near Pittman.** New retail and community uses are added along with housing in the area northeast of Pittman Road, west of Nelson Hill.
- **Pacific Flyway connection.** A redesigned Gold Hill Road will allow bicyclists, bus riders, and others to share the road safely to the future Pacific Flyway Center

## **ALTERNATIVE 2: TRANSFORMED CORRIDORS AND TRANSIT-ORIENTED DEVELOPMENT**

Alternative 2 uses infill (i.e., the practice of developing underutilized or vacant lots within existing neighborhoods) to focus the development of new homes and jobs along key corridors such as North and West Texas streets and around transit centers, such as the Fairfield-Suisun Train Station, Fairfield Transportation Center, and a new Cordelia Train Station south of I-80. Other concepts include:

- **Cordelia Train Station.** The Sonoma Marin Area Rail Transit line, or SMART train, could come to Solano County and connect to the Amtrak line. A new transit-oriented neighborhood around an envisioned train stop in Cordelia would make it easy for people to get from home to work, and vice versa. This option would develop over agricultural uses south of I-80, though agricultural uses remain the same north of I-80.
- **Transit Oriented Development.** New development occurs near transit centers and along key corridors, building links between new multifamily homes, jobs, amenities, and easy access to transit. Development along the corridors is also infill development, meaning that it is built on already-urbanized land and does not impact surrounding open space and agriculture.
- **North Texas development.** The North Texas corridor sees housing, jobs, and other uses, as well as public realm improvements and other amenities. A bus rapid transit line (BRT) connects people who live and work along North and West Texas streets to the Transportation Center and the Fairfield-Suisun Train Station.
- **Jobs corridor.** The area around Business Center Drive is envisioned as a jobs corridor, with more land dedicated for flexible office, logistics, light manufacturing, and research and development jobs than Alternative 1.

## **ALTERNATIVE 3: COMMUNITY CENTERS**

Alternative 3 creates new mixed-use areas to add population needed to support new amenities that add to quality of life, such as grocery stores, entertainment centers, parks, and other resources. A lively mix of multi-unit housing, retail, and employment uses in proximity to transit can increase transit ridership, support retail vitality, and promote pedestrian activity. Other concepts include:

- **Agrihood.** Located north of I-80 and south of Rockville Road, this Alternative creates a new community called an “agrihood”, which is a neighborhood where new residential uses are co-located among agricultural uses.
- **Mall redevelopment.** As more people shop online, malls could look very different in the future, and this Alternative envisions the Solano Town Center mall transforming into a community center complete with housing, community uses, green space or an “urban forest”, and employment uses.

- **Mixed-use nodes.** Mixed-use centers are developed throughout the city at key locations to add more amenities and create more walkable, complete neighborhoods. In addition to the mall, these include at North Texas Street and E Tabor Avenue, at the Fairfield Transportation Center, and at Suisun Valley Road and Business Center Drive to cater to Solano College.
- **Train Station connection.** A bicycle and pedestrian path connects Fairfield-Vacaville Train Station passengers to a mixed-use area near the base.

## Key Themes and Community Input

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### BOARDS: STICKER ACTIVITY

Community members were asked to add stickers to their favorite concepts on each of the boards. Photos of boards are included in the appendix. Overall, workshop attendees favored concepts in Alternatives 2 and 3 most frequently. Concept popularity is shown below, ordered from most popular to least popular:

Concept	Alternative	Sticker Count
Mixed Use Nodes	3	15
North Texas Redevelopment	2	15
Jobs Corridor	2	13
Mall Redevelopment	3	13
Transit-Oriented Development	2	12
Cordelia Train Station	2	10
Flyway Connection	1	8
Train Station Connection	3	7
Knowledge Hub	1	5
Agrihood	3	4
New Neighborhoods	1	1
Neighborhood-Oriented Mix Near Pittman	1	0
Industrial Land	1	0

### DISCUSSION GROUPS/COMMUNITY CONVERSATIONS

The following summary reflects feedback received at some of the small group discussion tables and conversations with people who were engaging with boards. Comment cards submitted to the city are included in the appendix.

- **Support of Mixed Use Nodes/Infill and Transit-Oriented Development.** Among attendees, there is strong support for infill development and mixed use nodes, especially as an alternative to developing in the Suisun Valley. A few participants indicated that more transit-oriented development, particularly around the Transportation Center, is a preferable strategy to reduce greenhouse gas emissions and preserve agricultural land. However, several picked up on challenges of infill redevelopment, questioning the feasibility of higher density redevelopment of existing

commercial land. A continuing challenge will be how to accommodate a range of housing types in infill areas, particularly when the current housing market demand in Fairfield is largely for single-family housing product types.

- **Improved Connections.** A related idea among workshop participants were improved transit connections and services. Workshop participants noted that improving transit services concurrently with new development will be key in reducing traffic congestion; a few participants indicated that existing bus frequency and operating hours were a disincentive to transit use. Improved transit connections, such as pedestrian- and bike-friendly access to the Fairfield-Suisun Train Station, were also recommended. For some senior workshop participants, accessible mobility services and improvements were of great importance.
- **Mall Redevelopment.** Redevelopment of the Solano Town Center Mall was a popular concept, especially as a site for high-density housing and community- and youth-oriented amenities.
- **Concern over Loss of Agricultural Land.** One of the most frequently mentioned concerns among workshop attendees, especially those who currently live in the County, was the loss of agricultural land in the Suisun Valley. Several participants noted that Solano County’s Suisun Valley Strategic Plan and Agricultural Zoning Districts already allow for agritourism uses, such as bakeries, cafes, and restaurants less than 1,000 square feet in size, and roadside stands less than 1,000 square feet in size. One farmer indicated that water supply and loss of land were the top two threats to agriculture. A few workshop participants expressed skepticism of the “agrihood” concept, indicating concerns that the agricultural component would be secondary or merely serve as ornamentation. Some workshop participants indicated that they would support an agrihood if there were protections in place for preservation of agricultural land.
- **Cordelia Train Station.** While the envisioned Cordelia Train Station ranked highly as a concept, there were concerns around feasibility, possibility of flooding in the area, and potential loss of agricultural land.
- **Separation of Cordelia and Central Fairfield.** Though not a majority, a few workshop participants indicated that Cordelia and Central Fairfield are not disconnected, per prior community engagement findings, and instead Cordelia residents prefer to be outside the downtown.
- **More Commercial in Cordelia.** A few comments indicated that Cordelia and Cordelia Junction lacked significant retail. However, there was also competing sentiment that multifamily development in Cordelia and the Junction was not appropriate, in part due to traffic concerns. Commercial and retail development often depends on an adequately sized market of customers. Should decisionmakers seek to add amenities and desired commercial land uses in Cordelia, appropriate residential densities should be explored.
- **Linear Trail Investments.** A few participants did not see the benefit in improving the Linear Park Trail, as they perceived it as not being used frequently. Perception of safety along the Linear Park and within Alan Witt Park remain a concern.
- **School Locations.** Participants generally acknowledged that additional schools and capacity are needed for Fairfield, especially in Cordelia. There were some concerns about traffic impacts to the surrounding neighborhood for new school facilities.
- **Support for a Diversity of Housing Types.** A few participants supported a mix of housing types to compliment the predominantly single-family detached housing that exists in Fairfield, especially senior housing.

# Appendix: Community Feedback

## 4. Alternative 1: New Neighborhoods and Connections Alternativa 1: Nuevos Vecindarios y Conexiones

Alternative 1, New Neighborhoods and Connections, focuses on development new neighborhoods, building on the City's reputation for affordable homeownership by creating a new neighborhood south of Rockville Road to better connect Cordelia and Central Fairfield. This alternative emphasizes more types of single-family housing, expands land for industrial jobs, and creates a "knowledge hub" (including links between Solano College and health/technology/logistics employers, in addition to higher density housing for students and workers).

La Alternativa 1, Nuevos vecindarios y conexiones, se enfocan en el desarrollo de nuevos vecindarios, aprovechando la reputación de la ciudad como lugar de costos asequible crea vecindarios, aprovechando la reputación de la ciudad como lugar de costos asequible crea un nuevo vecindario al sur de Rockville Road para conectar terrenos para empleos industriales y enfatiza más tipos de viviendas unifamiliares, expande terrenos para empleos industriales y crea un "centro de conocimiento" (que incluye vínculos entre Solano College y empleadores de salud / tecnología / logística, además de viviendas de mayor densidad para estudiantes y trabajadores).



What are your thoughts on this alternative? What concepts do you like, or what might you change? Add a sticker to the concepts you like, or fill out a comment form and let us know.

¿Qué opinas de esta alternativa? ¿Qué conceptos te gustan o qué podrías cambiar? Coloque una pegatina junto a los conceptos que más le gusten o complete un formulario de comentarios y háganoslo saber.

ALTERNATIVE 1: DEVELOPMENT POTENTIAL / POTENCIAL DE DESARROLLO	
Land Use / Uso de la tierra	New Development / Nuevo desarrollo
Residential (Units) / Residencial	33,290 <sup>1</sup>
Single-family attached and detached	7,290 (68.6%)
Multi-family	3,330 (31.4%)
Non-Residential / Uso no residencial	
Industrial	8,000,241 SF
Office	3,020,000 SF
Retail	3,426,000 SF
Open Space	52 acres of neighborhood parks needed; 46 initially approved
Public/Schools	Potential need for one high school and two elementary schools

1. Numbers may not add to total due to mobile homes and other types of homes not delineated here.

Source: Dyren & Rhana, 2021



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Medical/R & D
- Public Facility
- Industrial
- Park/Open Space
- Linear Park
- Bike/Pedestrian Connect
- City Limits
- Sphere of Influence
- Specific Plans
- Railroad
- Transit Center
- Park
- New School

**KNOWLEDGE HUB.** Cordelia Junction and the area around Solano College becomes a "knowledge hub", with more housing for students and links between the college and medical, research, and manufacturing jobs.

**CENTRO DE CONOCIMIENTO.** Cordelia Junction y el área alrededor de Solano College se convierte en un "centro de conocimiento", con más viviendas para estudiantes y vínculos entre la universidad y los trabajos médicos, de investigación y de fabricación.



**FLYWAY CONNECTION.** A redesigned Gold Hill Road will allow bicyclists, bus riders, and others to share the road safely to the future Pacific Flyway Center.

**CONEXIÓN DE LA VÍA MIGRATORIA.** La calle Gold Hill Road rediseñado permitirá a ciclistas, pasajeros de autobuses y otras personas compartir el camino de manera segura hacia el futuro Pacific Flyway Center.



**NEIGHBORHOOD-ORIENTED MIX NEAR PITTMAN.** New retail and community uses are added along with housing in the area northeast of Pittman Road.

**MEZCLA ORIENTADA AL VECINDARIO CERCA DE PITTMAN.** Se agregan nuevos usos minoristas y comunitarios junto con viviendas en el área al noreste de Pittman Road.



**INDUSTRIAL LAND.** South of I-80, industrial uses expand.

**TERRENO INDUSTRIAL.** Al sur de la I-80, los usos industriales se expanden.

**NEW NEIGHBORHOODS.** A new, affordable, single-family neighborhood is created near Cordelia and Central Fairfield, providing options for affordable housing. However, this would be built where there is currently agricultural use. Other new neighborhoods occur in the Rancho Solano area, in the Nelson Hill area, and in the area west of City limits.



**NUEVOS VECINDARIOS.** A new vecindario unifamiliar en el que se puede caminar y andar en bicicleta que conecta Cordelia y Central Fairfield, brindando áreas verdes y creando opciones para la propiedad de vivienda asequible. Sin embargo, este se construiría donde actualmente hay uso agrícola. Otros vecindarios nuevos ocurren en el área de Rancho Solano, en el área de Nelson Hill y en el área al oeste de los límites de la ciudad.



# 4. Alternative 2: Transformed Corridors and Transit-Oriented Development

## Alternativo 2: Vecindarios nuevos y conexiones



Alternative 2, Transformed Corridors and Transit-Oriented Development, uses infill (the practice of developing underutilized or vacant lots within existing neighborhoods) to focus new homes and jobs along key corridors such as North and West Texas streets and around transit centers, such as the Fairfield-Suisun Train Station, Transportation Center, and a new Cordelia Train Station south of I-80.

La Alternativa 2, Corredores transformados y desarrollo orientado al tránsito, utiliza relleno (que es la práctica de desarrollar lotes subutilizados o baldíos dentro de vecindarios existentes) para enfocar nuevas casas y trabajos a lo largo de corredores clave como las calles del norte y oeste de Texas y alrededor de los centros de tránsito, como el La estación de tren Fairfield-Suisun, el centro de transporte y una nueva estación de tren Cordelia al sur de la I-80.

What are your thoughts on this alternative? What concepts do you like, or what might you change? Add a sticker to the concepts you like, or fill out a comment form and let us know.

¿Qué opinas de esta alternativa? ¿Qué conceptos te gustan o qué podrías cambiar? Coloque una pegatina junto a los conceptos que más le gusten o complete un formulario de comentarios y háganoslo saber.

Land Use / Uso de la tierra	New Development / Nuevo desarrollo
Residential (Single) / Residencial	33,730*
Single-family attached and detached	5,970 (58.9%)
Multi-family	4,160 (41.1%)
Non-Residential / Uso no residencial	
Industrial	5,982,851 SF
Office	2,336,000 SF
Retail	4,520,000 SF
Open Space	50 acres of neighborhood parks needed; 40 initially approved
Public/Schools	Potential need for one high school and two elementary schools

\* Numbers may not add to total due to mobile homes and other types of homes not delineated here.  
Source: Tegen & Whelan, 2007



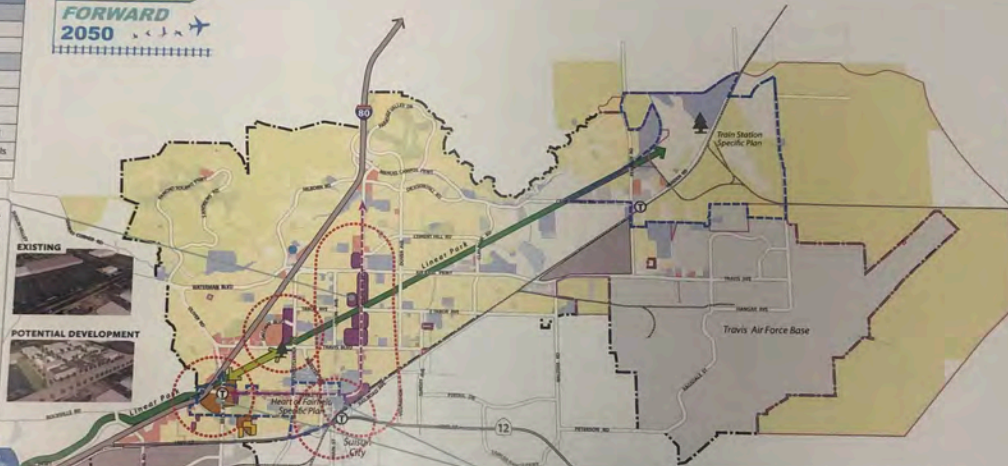
**NORTH TEXAS DEVELOPMENT.** The North Texas corridor sees housing, jobs, and other uses, as well as public realm improvements and other amenities. A bus rapid transit line (BRT) connects people who live and work along North and West Texas streets to the Transportation Center and the Fairfield-Suisun Train Station.

**DESARROLLO DE LA CALLE NORTH TEXAS.** El corredor de North Texas cuenta con viviendas, trabajos y otros usos, así como mejoras en el ámbito público y otras comodidades. Una línea de autobús de tránsito rápido (BRT) conecta a las personas que viven y trabajan a lo largo de las calles North Texas y West Texas con el centro de transporte y la estación de tren Fairfield-Suisun.



**JOB CORRIDOR.** The area around Business Center Drive is envisioned as a jobs corridor, with more land dedicated for flexible office, logistics, light manufacturing, and research and development jobs than Alternative 1.

**CORREDOR DE EMPLEOS.** El área alrededor de Business Center Drive se concibe como un corredor de empleos, con más terrenos dedicados a trabajos de oficina flexible, logística, manufactura liviana e investigación y desarrollo que la Alternativa 1.



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- R & D/ Office Flex
- Public Facility
- Industrial
- Park/Open space
- Linear Park
- City Limits
- Sphere of influence
- Specific Plans
- Railroad
- Transit Center
- Cordelia Train Station
- Park
- New School

**CORDELIA TRAIN STATION.** The Sonoma Marin Area Rail Transit line, or SMART train, could come to Solano County and connect to the Amtrak line. A new transit-oriented neighborhood around an envisioned train stop in Cordelia would make it easy for people to get from home to work, and vice versa. This option would develop over agricultural uses south of I-80, though agricultural uses remain the same north of I-80.

**ESTACIÓN DE TREN DE CORDELIA.** La línea de tránsito ferroviario del Área de Sonoma Marin, o el tren SMART, podría llegar al condado de Solano y conectarse con la línea de Amtrak. Un nuevo vecindario orientado al tránsito alrededor de una parada de tren prevista en Cordelia facilitaría a las personas ir de casa al trabajo y viceversa. Esta opción se desarrollaría sobre usos agrícolas al sur de la I-80, aunque los usos agrícolas siguen siendo los mismos al norte de la I-80.



**TRANSIT ORIENTED DEVELOPMENT.** New development near transit centers and along key corridors, building links between new multifamily homes, jobs, amenities, and easy access to transit. Development in the corridors is also infill development, meaning that it is built on already-urbanized land and does not impact surrounding open space and agriculture.



**DESARROLLO ORIENTADO AL TRÁNSITO.** Nuevo desarrollo cerca de los centros de tránsito y a lo largo de corredores clave, creando vínculos entre nuevas viviendas multifamiliares, trabajos, comodidades y fácil acceso al tránsito. El desarrollo en los corredores también es un desarrollo de relleno, lo que significa que está construido en terrenos ya urbanizados y no afecta el espacio abierto circundante y la agricultura.



0 1 2 MILES

# 4. Alternative 3: Community Centers

## Alternativa 3: Centros comunitarios

Alternative 3, Community Centers, creates new mixed-use areas to add population needed to support new amenities that add to quality of life, such as grocery stores, entertainment centers, parks, and other resources. A lively mix of multi-unit housing, retail, and employment uses in proximity to transit can increase transit ridership, support retail vitality, and promote pedestrian activity.

La Alternativa 3, Centros Comunitarios, crea nuevas áreas de uso mixto para agregar la población necesaria para apoyar nuevas comodidades que se suman a la calidad de vida, como tiendas de comestibles, centros de entretenimiento, parques y otros recursos. Una mezcla vibrante de usos de vivienda, comercio minorista y empleo de unidades múltiples en las proximidades del transporte público puede aumentar el número de pasajeros en transporte público, respaldar la vitalidad del comercio minorista y promover la actividad peatonal.

What are your thoughts on this alternative? What concepts do you like, or what might you change? Add a sticker to the concepts you like, or fill out a comment form and let us know.

¿Qué opinas de esta alternativa? ¿Qué conceptos te gustan o qué podrías cambiar? Coloque una pegatina junto a los conceptos que más le gusten o complete un formulario de comentarios y háganoslo saber.

ALTERNATIVE 3: DEVELOPMENT POTENTIAL / POTENCIAL DE DESARROLLO	
Land Use / Uso de la tierra	New Development / Nuevo desarrollo
Residential (Single) / Residencial	33,230 <sup>1</sup>
Single-family attached and detached	7,250 (62.3%)
Multi-family	4,270 (37.7%)
Non-Residential / Otro no residencial	
Industrial	5,907,851 SF
Office	2,481,000 SF
Retail	4,094,000 SF
Open Space	56 acres of neighborhood parks needed; 46 initially approved
Public/Schools	Potential need for one high school and three elementary schools <sup>2</sup>

1. Numbers may not add to total due to mobile homes and other types of homes not delineated here.  
2. One elementary school is already proposed as part of the Train Station Specific Plan.



**MALL REDEVELOPMENT.** As more people shop online, malls could look very different in the future, and this Alternative envisions the mall as a community center complete with housing, community uses, green space or an "urban forest", and employment uses.

**REURBANIZACIÓN DEL CENTRO COMERCIAL.** A medida que más personas compran en línea, los centros comerciales podrían verse muy diferentes en el futuro, y esta Alternativa visualiza el centro comercial como un centro comunitario completo con viviendas, usos comunitarios, espacios verdes o un "bosque urbano" y usos laborales.



**AGRIHOOD.** This Alternative also creates a new community called an "agrihood", which is a neighborhood that preserves some agricultural uses.

**AGRIHOOD.** Esta alternativa crea una nueva comunidad llamada "agrihood," que es un barrio que conserva los usos agrícolas.



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Agrihood (Residential/Agriculture)
- Mixed Use
- Office/Logistics Flex
- Commercial
- Public Facility
- Park/Open Space
- Industrial
- Linear Park
- City Limits
- Sphere of Influence
- Specific Plans
- Railroad
- T Transit Center
- P Park
- S New School

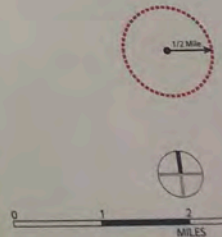
**MIXED USE NODES.** These nodes are developed through the city to provide amenities and create more complete neighborhoods.

**NODOS DE USO MIXTO.** Estos nodos se desarrollan para agregar más comodidades y crear barrios más completos y transitables.



**TRAIN STATION CONNECTION.** A bicycle and pedestrian path connects Fairfield-Vacaville Train Station passengers to a mixed use area near the base.

**CONEXIÓN DE LA ESTACIÓN DE TREN.** Un sendero para bicicletas y peatones conecta a los pasajeros de la estación de tren Fairfield-Vacaville con un área de uso mixto cerca de la base.



- LP HOMELESS ENCAMPMENTS NEAR COLLEGE  
↳ EXCESS VEGETATION

- FF/SUISUN T.S. [STR PLAN]

- LP Patrol

- ALAN WITT LIGHTING

↳ PATROL

↳ PARKING

- EXISTING LAND USE NEEDS UPDATING  
↳ OUTSIDE USES (MIDDLE GREEN VALLEY)  
↳ GV II

- NEW SCHOOL S. OF COLLEGE  
↳ USE PARKING

- PRESERVE SUISUN VALLEY

- SMART. → TOD

- REDEVELOP MALL → COMMUNITY ACTIVITY (MALL)

- RETAIL IN GV [GAVENTA SITE]

- SHEIN BUS. PARK [VISION]

- LIKE JOBS & HIKING (NOT SO MUCH T.S.) Cordelia

- BUS HOURS & ROUTES (IMPROVE)  
↳ MORE FREQUENCY & LONGER HOURS

- REPRESENT DIVERSITY

- NO "AGRIHOOD" MISLEADING → PRESERVE AG.

- EXPAND AG. IN ALT. 3 south of Cordelia  
↳ SUPPORTS FLOODING [NOT IN 100 FLOOD ZONE??]

\*ALT 2  
LHT

- AFFORDABLE HOUSING IN CENTRAL BY TRANSIT

ALT 3

|| (w/2)

- ANALYZE HOW PLAN WOULD IMPACT PROP. OWNERS

- NEXEL SYSTEM FOR MEETINGS

- RES. DEV. IMPACT AG. WATER MGMT  
- SUISUN VALLEY STRATEGIC PLAN  
↳ FARM WORKER HOUSING  
- NO DEV. TO Suisun Valley

City Lim  
Sphere  
Planning  
Water  
Park  
Golf Ce

Train Station  
Specific Plan

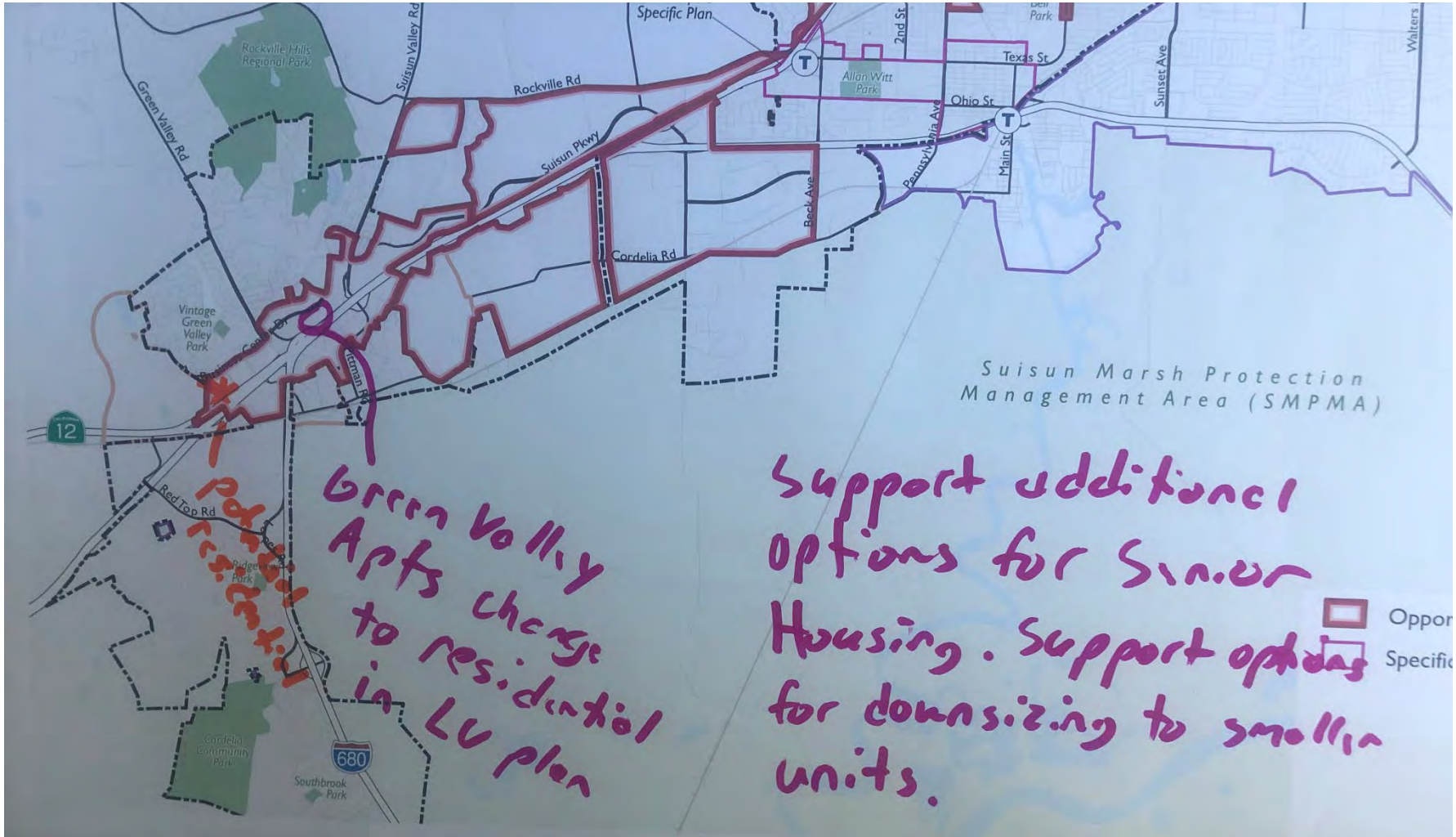


- single family  
- Senior housing ✓✓

- multi generational housing

- police station in cordelia ✓

- transportation center housing  
- express buses



Green Valley Apts change to residential in LU plan

Support additional options for Senior Housing. Support options for downsizing to smaller units.

Oppor  
Specific

1. Concern about highways and cars access
2. Inclusive of affordable housing for locals
3. Inclusive of existing neighborhoods
4. Improve bus routes & times between neighborhoods
5. 24 hour ~~open~~ operations, transit & services

# Other comments

# Otros comentarios

Which are you commenting on?  
Please circle.

Alternative/Alternativa 1    Alternative/Alternativa 2    Alternative/Alternativa 3    Other/Otro

¿Cuál estás comentando?  
Por favor marque.

4515 Waters Rd.

From Property Owner

My name THUY NGUYEN

Incorporate In to the City - Zone For  
med-size grocery / Retail Shopping -

J.E. Ralleg's / Nugget market Etc.

Owner # 916-243-0315

Which of the Alternatives do you feel addresses these questions the best? Put an 'X' or add any notes. If you have other comments, please turn the page over and add to the back.

¿Cuál de las alternativas cree que responde mejor a estas preguntas? Marque un "X" o comparta algunos comentarios. Si tiene otros comentarios, dé la vuelta a la página y añádalos al reverso.



Where should housing go, and what type is the right balance?  
¿Dónde debería ir la vivienda y de qué tipo es el equilibrio adecuado?

Alternative/Alternativa 1

Alternative/Alternativa 2

Alternative/Alternativa 3

NOT in Susan Valley!



How do we plan for jobs growth? What kinds of jobs do we prioritize?  
¿Cómo planificamos el crecimiento del empleo? ¿Qué tipo de trabajos priorizamos?



How can housing, jobs, and agriculture coexist?  
¿Cómo pueden coexistir vivienda, empleo y agricultura?



How can we better connect Fairfield?  
¿Cómo podemos conectar mejor a Fairfield?



How can we add new amenities (like parks, restaurants, entertainment, community centers)?  
¿Cómo podemos agregar nuevas comodidades (como parques, restaurantes, entretenimiento, centros comunitarios)?



What are the best ways to curb climate change?  
¿Cuáles son las mejores formas de frenar el cambio climático?

The linear Park that currently connects is a mess making it larger? does not fix the current issue. Cordelia residents really feel "isolated" or is the outside perception? It might be perceived as a positive that they are more outside the down town.

Fancy "Agrihood" communities are not affordable houses. Land value + low density solves nothing there.

Other comments/otros comentarios ---->

Which of the Alternatives do you feel addresses these questions the best? Put an 'X' or add any notes.

If you have other comments, please turn the page over and add to the back.

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Where should housing go, and what type is the right balance?  
¿Dónde debería ir la vivienda y de qué tipo es el equilibrio adecuado?

Alternative/Alternativa 1

Alternative/Alternativa 2

Alternative/Alternativa 3



How do we plan for jobs growth? What kinds of jobs do we prioritize?  
¿Cómo planificamos el crecimiento del empleo? ¿Qué tipo de trabajos priorizamos?



How can housing, jobs, and agriculture coexist?  
¿Cómo pueden coexistir vivienda, empleo y agricultura?



How can we better connect Fairfield?  
¿Cómo podemos conectar mejor a Fairfield?



How can we add new amenities (like parks, restaurants, entertainment, community centers)?  
¿Cómo podemos agregar nuevas comodidades (como parques, restaurantes, entretenimiento, centros comunitarios)?



What are the best ways to curb climate change?  
¿Cuáles son las mejores formas de frenar el cambio climático?

*incorporate proper fr- building energy resiliency and sustainability. Homes w/ renewable power have fewer emissions than all-electric. In transportation*

*Other comments/otros comentarios ---->*

*low NOx engines provide cost effective strategies*

# Other comments

# Otros comentarios

Which are you commenting on?  
Please circle.

¿Cuál estás comentando?  
Por favor marque.

Alternative/Alternativa 1

Alternative/Alternativa 2

Alternative/Alternativa 3

Other/Otro

(cont.) for emissions reductions. Please do not hesitate  
to contact me if I can provide more information  
joyelectra@gmail.com

Which of the Alternatives do you feel addresses these questions the best? Put an 'X' or add any notes. If you have other comments, please turn the page over and add to the back.

*¿Cuál de las alternativas cree que responde mejor a estas preguntas? Marque un "X" o comparta algunos comentarios. Si tiene otros comentarios, dé la vuelta a la página y añádalos al reverso.*



Where should housing go, and what type is the right balance?  
 ¿Dónde debería ir la vivienda y de qué tipo es el equilibrio adecuado?

Alternative/Alternativa 1



Alternative/Alternativa 2

Alternative/Alternativa 3



How do we plan for jobs growth? What kinds of jobs do we prioritize?  
 ¿Cómo planificamos el crecimiento del empleo? ¿Qué tipo de trabajos priorizamos?



How can housing, jobs, and agriculture coexist?  
 ¿Cómo pueden coexistir vivienda, empleo y agricultura?



How can we better connect Fairfield?  
 ¿Cómo podemos conectar mejor a Fairfield?



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What are the best ways to curb climate change?  
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Other comments/otros comentarios ---->



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Where should housing go, and what type is the right balance?  
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Alternative/Alternativa 1

Alternative/Alternativa 2

Alternative/Alternativa 3



How do we plan for jobs growth? What kinds of jobs do we prioritize?  
¿Cómo planificamos el crecimiento del empleo? ¿Qué tipo de trabajos priorizamos?



How can housing, jobs, and agriculture coexist?  
¿Cómo pueden coexistir vivienda, empleo y agricultura?

Mix in  
Zoning in  
Codelia (cost side)

Keep land  
in zoning

Don't mix in  
in the  
Valley



How can we better connect Fairfield?  
¿Cómo podemos conectar mejor a Fairfield?

Connect  
bike path  
for Corvallis



How can we add new amenities (like parks, restaurants, entertainment, community centers)?  
¿Cómo podemos agregar nuevas comodidades (como parques, restaurantes, entretenimiento, centros comunitarios)?

Add Supermarket  
in Corvallis,  
Police station

Improve mall  
area with  
community space  
kennels, small parks



What are the best ways to curb climate change?  
¿Cuáles son las mejores formas de frenar el cambio climático?

Less  
new  
housing

Less  
new housing

Other comments/otros comentarios ---->

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Where should housing go, and what type is the right balance?  
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Alternative/Alternativa 1

Alternative/Alternativa 2

Alternative/Alternativa 3



How do we plan for jobs growth? What kinds of jobs do we prioritize?  
¿Cómo planificamos el crecimiento del empleo? ¿Qué tipo de trabajos priorizamos?

NO MORE HOUSING  
in Cordelia!

Keep Ag. Land

Leave Suisun Valley land as is.



How can housing, jobs, and agriculture coexist?  
¿Cómo pueden coexistir vivienda, empleo y agricultura?



How can we better connect Fairfield?  
¿Cómo podemos conectar mejor a Fairfield?

GV of Cordelia's needs to be kept Separate from Central Fairfield



How can we add new amenities (like parks, restaurants, entertainment, community centers)?  
¿Cómo podemos agregar nuevas comodidades (como parques, restaurantes, entretenimiento, centros comunitarios)?

More businesses  
(Markets, Coffee shops, etc.) in Cordelia

Police Station & Super market needed in Cordelia.

Improve mall area w/ community meeting space  
-more housing



What are the best ways to curb climate change?  
¿Cuáles son las mejores formas de frenar el cambio climático?

Less Development  
= less effect on climate

Other comments/otros comentarios --->

Which of the Alternatives do you feel addresses these questions the best? Put an 'X' or add any notes. If you have other comments, please turn the page over and add to the back.

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Alternative/Alternativa 1

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How can housing, jobs, and agriculture coexist?  
 ¿Cómo pueden coexistir vivienda, empleo y agricultura?

X



How can we better connect Fairfield?  
 ¿Cómo podemos conectar mejor a Fairfield?



How can we add new amenities (like parks, restaurants, entertainment, community centers)?  
 ¿Cómo podemos agregar nuevas comodidades (como parques, restaurantes, entretenimiento, centros comunitarios)?



What are the best ways to curb climate change?  
 ¿Cuáles son las mejores formas de frenar el cambio climático?

X

Other comments/otros comentarios ---->

# Other comments

# Otros comentarios

Which are you commenting on?  
Please circle.

Alternative/Alternativa 1      Alternative/Alternativa 2      Alternative/Alternativa 3      Other/Otro

¿Cuál estás comentando?  
Por favor marque.

Alternative 2: Is there any consideration to connecting Union Street in Fairfield directly to Main Street in Suisun (to the Amtrak Station). The Highway 12 overpass is a barrier to connectivity between these neighborhoods as well as a barrier to easy walking/biking to the train Station

Alternative 1: Why does this option address housing for "students"? Solano College is a commuter college. This is not Davis.

Alternative 1: Why does this plan add a grocery store near Solano College when there is already a Safeway just down the street? However there is no grocery store in Cordelia (except the little Tower Market). The Cordelia villages neighborhood needs a retail center.

Which of the Alternatives do you feel addresses these questions the best? Put an 'X' or add any notes. If you have other comments, please turn the page over and add to the back.

¿Cuál de las alternativas cree que responde mejor a estas preguntas? Marque un "X" o comparta algunos comentarios. Si tiene otros comentarios, dé la vuelta a la página y añádalos al reverso.



Where should housing go, and what type is the right balance?  
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Alternative/Alternativa 1

Alternative/Alternativa 2

Alternative/Alternativa 3

X Focus on high density near transit and retail  
Mixed Use of Solano Town Ctr.



How do we plan for jobs growth? What kinds of jobs do we prioritize?  
¿Cómo planificamos el crecimiento del empleo? ¿Qué tipo de trabajos priorizamos?

X Support local retail & small business member in TOD areas  
Light industry, office I-80/E of Cordova



How can housing, jobs, and agriculture coexist?  
¿Cómo pueden coexistir vivienda, empleo y agricultura?

X Farm Veg line to provide long term ag preservation N of I-80 TOD to attract non-sprawl growth



How can we better connect Fairfield?  
¿Cómo podemos conectar mejor a Fairfield?

X More focused TOD or Village Ctr. around transit with a more reliable service  
Trail connection for active transp



How can we add new amenities (like parks, restaurants, entertainment, community centers)?  
¿Cómo podemos agregar nuevas comodidades (como parques, restaurantes, entretenimiento, centros comunitarios)?

X Place new sensor housing at TOD or Village Centers



What are the best ways to curb climate change?  
¿Cuáles son las mejores formas de frenar el cambio climático?

X Reduce need to drive for schools/recreation  
Provide better bus & rail connection

Other comments/otros comentarios ---->

# Other comments

# Otros comentarios

Which are you commenting on?  
Please circle.

¿Cuál estás comentando?  
Por favor marque.

Alternative/Alternativa 1

Alternative/Alternativa 2

Alternative/Alternativa 3

Other/Otro

↑

NOT

Acceptable

Referred

Add blended crossing of I-80

• From Swiss Point new sec. to new Cordelia Town

Str. & TOD

• Move proposed new

school from N side sec to south side

• Provide Neighborhood Regional Retail at

NE corner I-80 and Swiss Valley Rd

• Consider filler mixed use redevelopment

at Solano Town Center and Near Travis AFB