

# **FAIRFIELD FORWARD 2050**

## **Planning for Cordelia Workshop**

Workshop held on April 28, 2022

# Table of Contents

<b>1</b>	<b>Introduction .....</b>	<b>2</b>
1.1	General Plan Update .....	2
	Public Involvement and Participation .....	2
1.2	This Report .....	2
	Community Workshop .....	2
1.3	Discussion Summary .....	3

# 1 Introduction

## 1.1 General Plan Update

---

The City of Fairfield has recently initiated a comprehensive update of its General Plan (as well as preparation of the city's first Climate Action Plan) that will help facilitate its ongoing transformation to a vibrant 21st century community. The State of California requires each city and county to have a comprehensive General Plan that outlines the community's long-term policies related to growth and development. Fairfield's current General Plan was last comprehensively updated over 20 years ago, although amendments have been periodically made. The updated General Plan will address a spectrum of topics including land use, housing, transportation, public services, environmental quality, and safety.

More information on the General Plan Update is available at <https://www.fairfieldforward.com>.

### **PUBLIC INVOLVEMENT AND PARTICIPATION**

The process of drafting a new General Plan enables the community to assess opportunities and challenges, establish a vision for the city's future, and outline a systematic process to achieve the vision. Preparation of the General Plan is far more than a legal formality – it is an opportunity for community members to define Fairfield's future, and to ensure a high quality of life for themselves and for subsequent generations.

While the planning process will take direction from many sources, the most important voice is that of the community. The valuable input of community members is essential to the creation of a new General Plan that accurately reflects the common goals, needs, visions, and desires of the community.

## 1.2 This Report

---

### **COMMUNITY WORKSHOP**

This report provides a summary of the Planning for Cordelia workshop. The purpose of the workshop was to engage Fairfield residents and gain an understanding of what's missing in Cordelia and where new housing, jobs, and services should go.

### **Schedule and Attendance**

The community workshops were held in-person at the Cordelia Library on April 28<sup>th</sup>, 2022, 6-8pm. The workshop focused on providing feedback on the following questions:

- Question 1: What do you like most about Cordelia? When you think about the future of the area, what does it look like? What is it known for?
- Question 2: What's been working well? What do you have concerns about?
- Question 3: What types of things do you want to see? Where do you want to see them? Think about specific types of uses, how you would get to and from that area, etc.

The workshop included an informational presentation followed by small group discussions, and report back discussions. At the group discussions, participants were asked to mark up maps with their ideas for new uses, or things they'd like changed. Approximately 40 people attended the workshop.

## 1.3 Discussion Summary

---

The following section describes key themes from each of the table group discussion. Maps for each table group discussion are included as an attachment.

Overall:

- New development must be supported by infrastructure and public services, including school capacity, adequate roadway capacity, and services like grocery stores and restaurants.
- Desire to maintain and enhance the current community feel, including through urban design and agritourism.
- Need to improve connectivity from northern and southern Cordelia- there are frequent bottlenecks because services and amenities are not well-distributed.

### Group 1:

- Likes: quiet, agricultural feel
- Nelson hill-low density housing at quarry site, along with 100+ acres of accessible park
- Potential school locations- schools already are crowded, coordinate with school district
- South- potential police station near fire station. Need for increased police presence.
- Having more affordable and approachable grocery stores, more food choices for a variety of incomes
- Increasing access over the freeway, better pedestrian access north and south of the freeway.
- Desire for movie theater, bowling, more family-friendly activities.
- More opportunities for teen and youth activities
- Bus connections to youth center
- Movie theaters, shopping, restaurants (like Veranda in Concord)
- Better multifamily standards for design and upkeep

### Group 2:

- Likes: safe, quiet, excellent access to freeways, close to Green and Suisun Valleys, convenient to rural and agricultural areas, and unique.
- Concerns: Missed opportunities to develop more complete communities; past decisions haven't always responded to community's needs. Housing built without necessary infrastructure and amenities to support housing, issues with traffic, access between housing and destinations like schools, jobs, and commercial.
- Like to see: More schools, shopping opportunities, infrastructure (overpasses), new industrial uses and other commercial uses that bring good paying jobs.
- "Past decisions have built housing, but not a community"
- Build industrial uses near freeway
  - Along 680 corridor

- Build out near Old Town Cordelia
- Build businesses around #5 and #7
- Build retail around #7 and #8

### **Group 3:**

- Likes: quiet, not necessarily a part of the city, but it's own special, unique area. Think of themselves as Cordelia. Open space, Rockville hills park and Suisun valley- things are getting better. Amenities that brought them there in the first place.
- Concerns: bottleneck where freeways are- north and south side, schools are on one side of the freeways and pulls people from north to south
- Majority of retail is on other side.
- Like to see: grocery store on north side, no retail or grocery on south side. Create different opportunities beyond Safeway. Nugget or Whole Foods.
- Better access onto the freeway from Suisun Valley Rd.
- More restaurants- not a great demand for shopping, but more restaurants, places to go.
- Dissatisfaction with warehouses.
- New onramp onto westbound I-80 at Suisun Valley Road. Build this first before any new development!
- The large vacant property at southeast corner of Suisun Valley Road and Business Center Drive should developed as the center of community life for Cordelia – restaurants, parks, community center.
- One of the vacant parcels in south Cordelia should be reserved for a commercial center with retail.

### **Group 4:**

- Likes: Quiet, how separate it was, can growth happen with infrastructure?
- Connectivity issues within itself- college students can't get to Starbucks or other commercial if they don't have car. Add pedestrian bridge if road cannot be changed.
- Landscape of Cordelia was supposed to be countryside, but new aesthetics are not matching.
- Fire safety- Green Valley Road, 2 lane road, if we keep growing, how might we evacuate?
- Schools growing with new development, extending roads.
- More traffic studies needed
- Make sure community maintains: Larry's produce, something like a wine tasting/farmer's market near Westamerica. What does it take to bring Trader Joes to the to area, where there is a lot of fast food already?

### **Group 5:**

- Love: agricultural feel, access to parks and recreation, family orientation, feels safer than other areas
- Dislike: development is paving over everything, warehouses
- Wants to see: support from infrastructure. Higher density housing shouldn't be at major intersections because of traffic concerns.
- Didn't love types of housing going in, but some areas around college that could be higher density
- Need for more shopping, stores, restaurants, and grocery
- Parcel south of college being Cordelia's center, with a community center, park, and supporting commercial.

- Future of industrial buildings- could they be offices, or shared office spaces, or vertical mixed use arrangements for live/work?
- Need for another school (middle school)
- Protect Suisun Valley agriculture, and focus more on infill
- Support for agritourism- more temporary rentals in Suisun, but in areas near where current hotels are could be more agritourism oriented
- Potential onramp to avoid traffic and better connect north and south Cordelia.



# Group I



- Better building design and lighting and decoration

- More fitness and parks like bike lane in Concord

- More schools N. of 80, provision of enrollment

- More fitness, Bowling, more family friendly activities

- Bus connections to youth center - transportation is difficult very crowded

Hiking trails, open space

- More opportunities for teen and youth activities - Rodriguez H.S.

More fitness for family

More fitness for family

4 Pittman Road Self Storage

7 Plaza Court Office Building

10 Pittman Rd Self Storage





Ways to go to other stores  
Crickly store food to lices

Police station

Fire

Group I

5

6

7

8

Cordelia Rd

Rodriguez High School

Oakbrook Academy of The Arts

FP Smith Park

Chevron

Cordelia Community Park

Cordelia Hills

Gold Hill Rd

2

Red Op Rd

80

680

80

680



**Scenario: What do you want to see?**

When you think about the future of the area, what are your concerns about?  
 Where do you want to see them? Please draw on the map to show where you would like to see them, and how you would get to and from that area, etc.

**Group 2**



- |                                  |                                   |                        |                             |  |                                       |
|----------------------------------|-----------------------------------|------------------------|-----------------------------|--|---------------------------------------|
| ① Green Valley II (270 units)    | ⑤ Enclave at Red Top (125 units)  | ① Pannatoni Industrial | ④ Pittman Road Self Storage | ⑦ Plaza Court Office Building          | ⑩ Pittman Rd Self Storage             |
| ② Bella Vita Phase II (13 units) | ⑥ Gold Hill Village II (90 units) | ② Home 2 Suites        | ⑤ Wiseman Green Valley      | ⑧ North Bay Auto Auction               | ⑪ International Bird Rescue (modular) |
| ③ [unclear]                      | ⑦ [unclear]                       | ③ [unclear]            | ⑥ Costco Expansion          | ⑨ Yelton Construction Contractors Yard | ⑫ CB Lining Contractors Yard          |





5

6

7

8

Group 2

Red Top Rd

Cordelia Rd

Rodriguez High School

Oakbrook Academy of The Arts

FP Smith Parts & Equi

Chevron

Cordelia Community Park

Cordelia Hills Elementary Sch

Gold Hill Rd

12

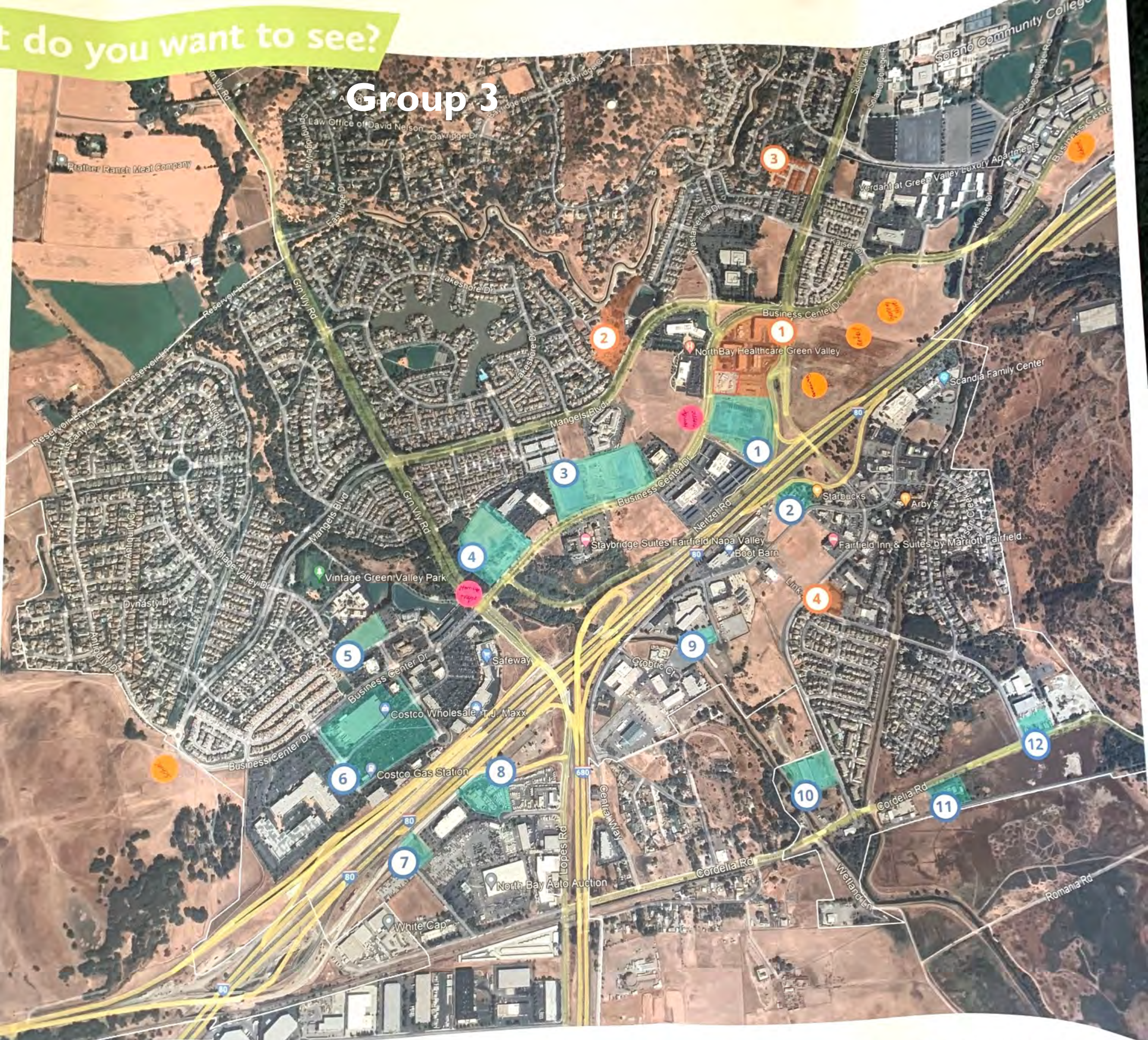
680

680



What do you want to see?

# Group 3



- |  |   |   |   |   |   |
|--|---|---|---|---|---|
| <ul style="list-style-type: none"> <li>1 Green Valley II (270 units)</li> <li>2 Bella Vita Phase II (13 units)</li> <li>3 Village Oaks (38 units)</li> <li>4 Estaire (25 units)</li> </ul> | <ul style="list-style-type: none"> <li>5 Enclave at Red Top (125 units)</li> <li>6 Gold Hill Village II (90 units)</li> <li>7 Fieldcrest (334 units)</li> <li>8 Trio at Gold Hill (79 units)</li> </ul> | <ul style="list-style-type: none"> <li>1 Pannatoni Industrial</li> <li>2 Home 2 Suites</li> <li>3 PDC Building</li> <li>Planned Fire Station</li> </ul> | <ul style="list-style-type: none"> <li>4 Pittman Road Self Storage</li> <li>5 Wiseman Green Valley</li> <li>6 Costco Expansion</li> </ul> | <ul style="list-style-type: none"> <li>7 Plaza Court Office Building</li> <li>8 North Bay Auto Auction</li> <li>9 Yelton Construction Contractors Yard</li> </ul> | <ul style="list-style-type: none"> <li>10 Pittman Rd Self Storage</li> <li>11 International Bird Rescue (modular)</li> <li>12 CB Lining Contractors Yard</li> </ul> |
|--|---|---|---|---|---|





Group 3



# Group 4

ee them? Please draw  
etc.

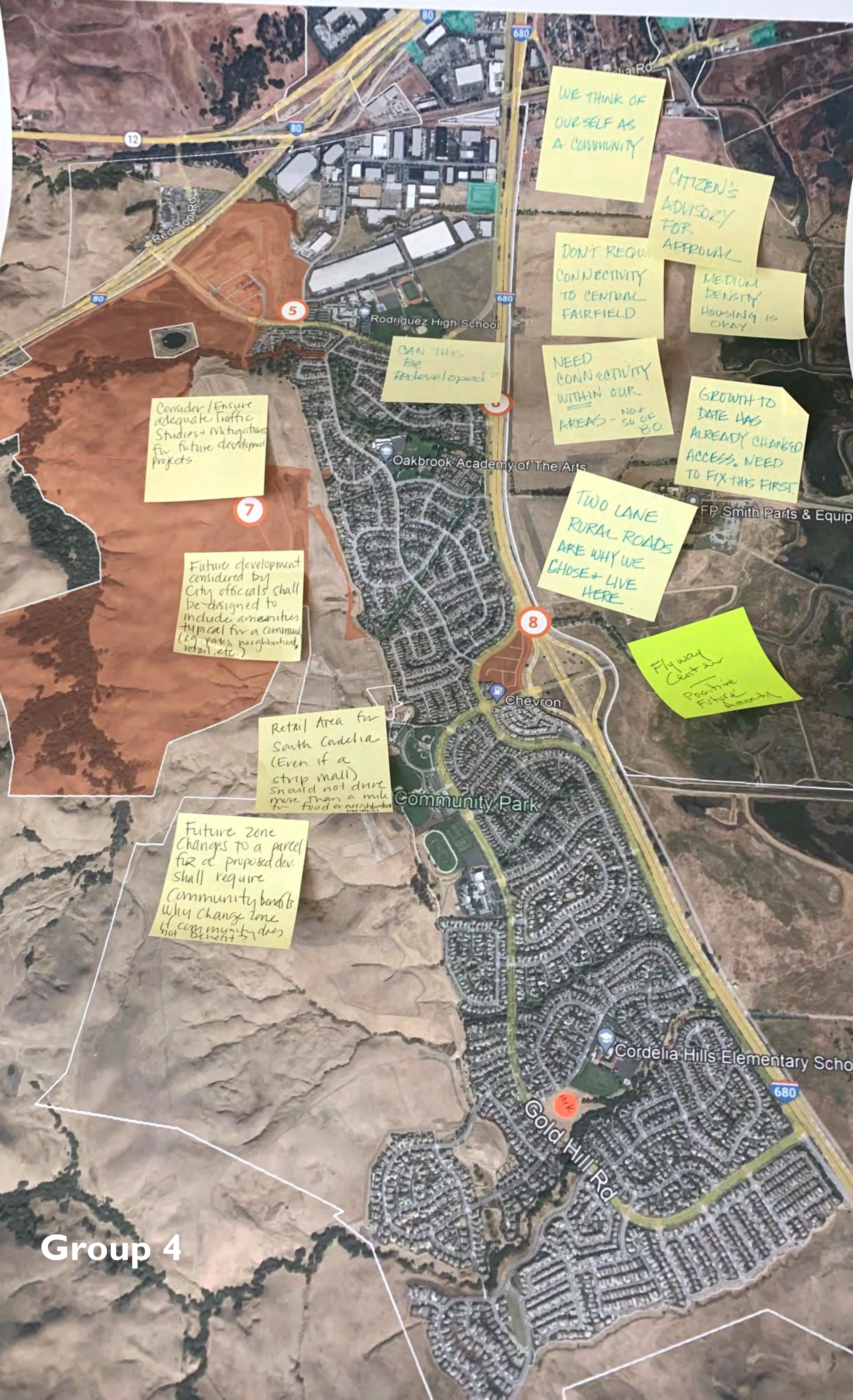


- 5** Enclave at Red Top (125 units)
- 1** Pannatoni Industrial
- 4** Pittman Road Self Storage
- 7** Plaza Court Office Building
- 6** Gold Hill Village II (90 units)
- 2** [unclear]
- 10** Pittman Rd Self Storage

Green Valley II (270 units)

Bella Vita Phase II (13 units)





WE THINK OF OURSELF AS A COMMUNITY.

CITIZEN'S ADVISORY FOR APPROVAL

DON'T REQU. CONNECTIVITY TO CENTRAL FAIRFIELD.

MEDIUM DENSITY HOUSING IS OKAY

CAN THIS BE REDEVELOPED?

NEED CONNECTIVITY WITHIN OUR AREAS - NO # SO OF 80.

GROWTH TO DATE HAS ALREADY CHANGED ACCESS. NEED TO FIX THIS FIRST.

Consider / Ensure adequate Traffic Studies + Mitigations for future developed projects.

TWO LANE RURAL ROADS ARE WHY WE CHOSE + LIVE HERE

Flyway Center Positive Future Amenities

Future development considered by City officials shall be designed to include amenities typical for a community (eg. parks, neighborhood, retail, etc.)

Retail Area for South Cordelia (Even if a strip mall) should not drive more than a mile for food or neighborhood

Future zone changes to a parcel for a proposed dev. shall require community benefits. Why change zone if community does not benefit?

Group 4



# Planning for Cordelia: What do you want to see?

What do you like most about Cordelia? When you think about the future of the area, what does it look like? What is it known for?  
 What's been working well? What do you have concerns about?  
 What types of things do you want to see? Where do you want to see them? Please draw them on the map!  
 Think about specific types of uses, how you would get to and from that area, etc.

**Notes:**

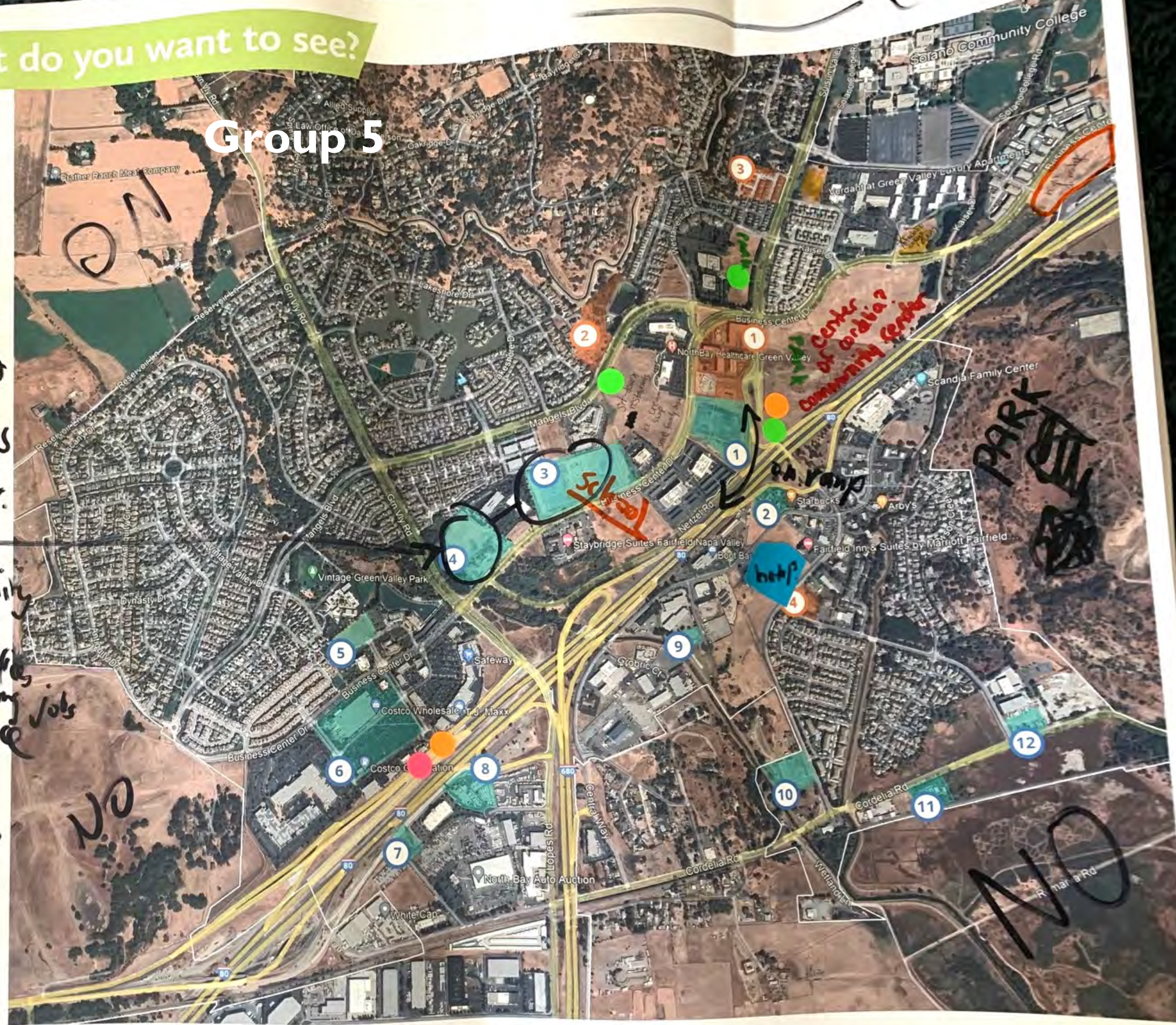
Loves:

- agricult. feel + nature family + use parks beauty + safer
- services + community scale - infrastructure - ag tourism - shopping, stores, restaurants middle school - on-ramp
- organic vs. forced - what makes FF unique? - stop at growth line - apts inside - dryer, + sense

dislike

- concrete warehouses tall buildings
- development critical inter.
- industrial - community center corp. offices higher paying jobs shared space
- traffic
- mixed use

## Group 5



- |                                  |                                   |                        |                             |  |  |
|----------------------------------|-----------------------------------|------------------------|-----------------------------|--|--|
| 1 Green Valley II (270 units)    | 5 Enclave at Red Top (125 units)  | 1 Pannatoni Industrial | 4 Pittman Road Self Storage | 7 Plaza Court Office Building          | 10 Pittman Rd Self Storage             |
| 2 Bella Vita Phase II (13 units) | 6 Gold Hill Village II (90 units) | 2 Home 2 Suites        | 5 Wiseman Green Valley      | 8 North Bay Auto Auction               | 11 International Bird Rescue (modular) |
| 3 Village Oaks (38 units)        | 7 Fieldcrest (334 units)          | 3 PDC Building         | 6 Costco Expansion          | 9 Yelton Construction Contractors Yard | 12 CB Lining Contractors Yard          |
| 4 Estaire (25 units)             | 8 Trio at Gold Hill (79 units)    | Planned Fire Station   |                             |  |  |





Red Top Rd

Cordelia Rd

12

80

5

Rodriguez High School

680

6

Oakbrook Academy of The Arts

FP Smith Parts & Equ

7

8

Chevron

Cordelia Community Park

Cordelia Hills Elementary S

680

Gold Hill Rd

Group 5