



General Plan Advisory Committee Meeting #6

Meeting #6: October 21, 2021 | 6:00-8:00 PM

The General Plan Advisory Committee (GPAC) is an advisory body appointed by the Fairfield City Council to provide input to the planning team, engage community members and stakeholders and act as “community ambassadors” in the development of the Fairfield General Plan Update. The sixth GPAC meeting was held on Thursday, October 21st, 2021 in-person; 5 of the 13 GPAC members attended the meeting. The purpose of this meeting was to hear about GPAC members’ preferred concepts in each of the Alternatives and combine them, in addition to any other ideas, into an ideal “Preferred Alternative.”

MEETINGS RECAP

- Amy Kreimeier of the City of Fairfield called both meetings to order followed by a roll call of GPAC members.
- There were seven public comments and one comment received virtually (included in the Meeting Materials) related to preservation of agriculture/no future development within the Suisun Valley. Comments stressed preservation of agriculture as noted in the Vision and Guiding Principles document and expressed desire to understand the amount of developable land within the Urban Limit Line still available, as well as the amount of farmland that would convert in each of the Alternatives.
- Following public comment, the consultant team moved into a presentation describing background information and an overview of key concepts in each of the Alternatives.
- Following the presentation of each section, GPAC members were asked to view and add stickers to their favorite concepts on the three Alternatives boards. The most preferred concepts included North Texas Development (Alternative 2: 5 stickers); Transit Oriented Development (Alternative 2: 5 stickers); and the Cordelia Train Station (Alternative 2: 3 stickers.) The least popular concepts included New Neighborhoods and the Agrihood concept. Upon reconvening, GPAC members were asked to discuss in a small group which concepts they wanted to see carried forward in the Preferred Alternative Comments were captured on flipchart notes.



FLIP CHART SUMMARY

North and West Texas Corridors

- Downtown revitalization was reiterated as an important component across all three, with a desire to transform downtown to make more attractive for people to visit businesses.
- North Texas redevelopment was discussed, with most GPAC members in agreement that this was a preferred concept. Bus rapid transit for development along North and West Texas was also discussed.
 - Concerns about funding BRT- how would a rapid transit line be funded?
 - Additional development and new ridership could support the transit corridor.
 - One GPAC member shared that research, medical, and other types of jobs, particularly those proposed near Cordelia Junction, have 24/7 hours, and these workers would need reliable transit options
- Several GPAC members noted that North Texas needs a complete revitalization.

Connections Issues

- Some concern was expressed over flooding issues, and if this would affect the Train Station in Alternative 2.
- One GPAC member thought the transportation plan was not yet fully thought-out- there is need to address connections from Cordelia, to Green Valley, to Central Fairfield.
- Another GPAC member noted that there was a need for transit connections to the College.
- Questions arose about how accommodating transit and bikeways might change the street?
 - Street redesign needs to be intuitive to all users, including drivers
 - There was GPAC support for a Linear Park with a separation for bikeways
- Several GPAC members discussed that lack of use of the Linear Park Trail was a safety concern, and there is need to activate the Trail with people, jobs, and housing to put "eyes" on the Trail.
- GPAC members thought the connection between Train Station and Air Base is a good idea; also could link to the schools in that area.

Development in Suisun Valley

- Some GPAC members felt that development in Suisun Valley could be explored sensitively- South of 80, designating this land for development could relieve some pressure to develop in the north. Consensus that south of 80 makes more sense for development than north of 80.
 - It was noted that community members would need assurance that development would not happen north of Rockville Rd.



- Though there were no stickers for the “agrihood” concept on the boards initially, GPAC members expressed curiosity about the agrihood option—one recommended example was Serenbe in Georgia. An agrihood could have an educational component that linked to the College, or operate as a gateway to Suisun Valley apprenticeships
- North of I-80, attending GPAC members’ opinion was divided. Some thought the land north of I-80 should remain agricultural, others thought development could help activate and connect the area—there was perception that currently people do not use the Linear Park trail in this area and activation with homes, jobs, or some other kind of activity center could activate the Linear Park and help to connect Cordelia and Central Fairfield.

ATTENDANCE

Meeting #6

GPAC Members

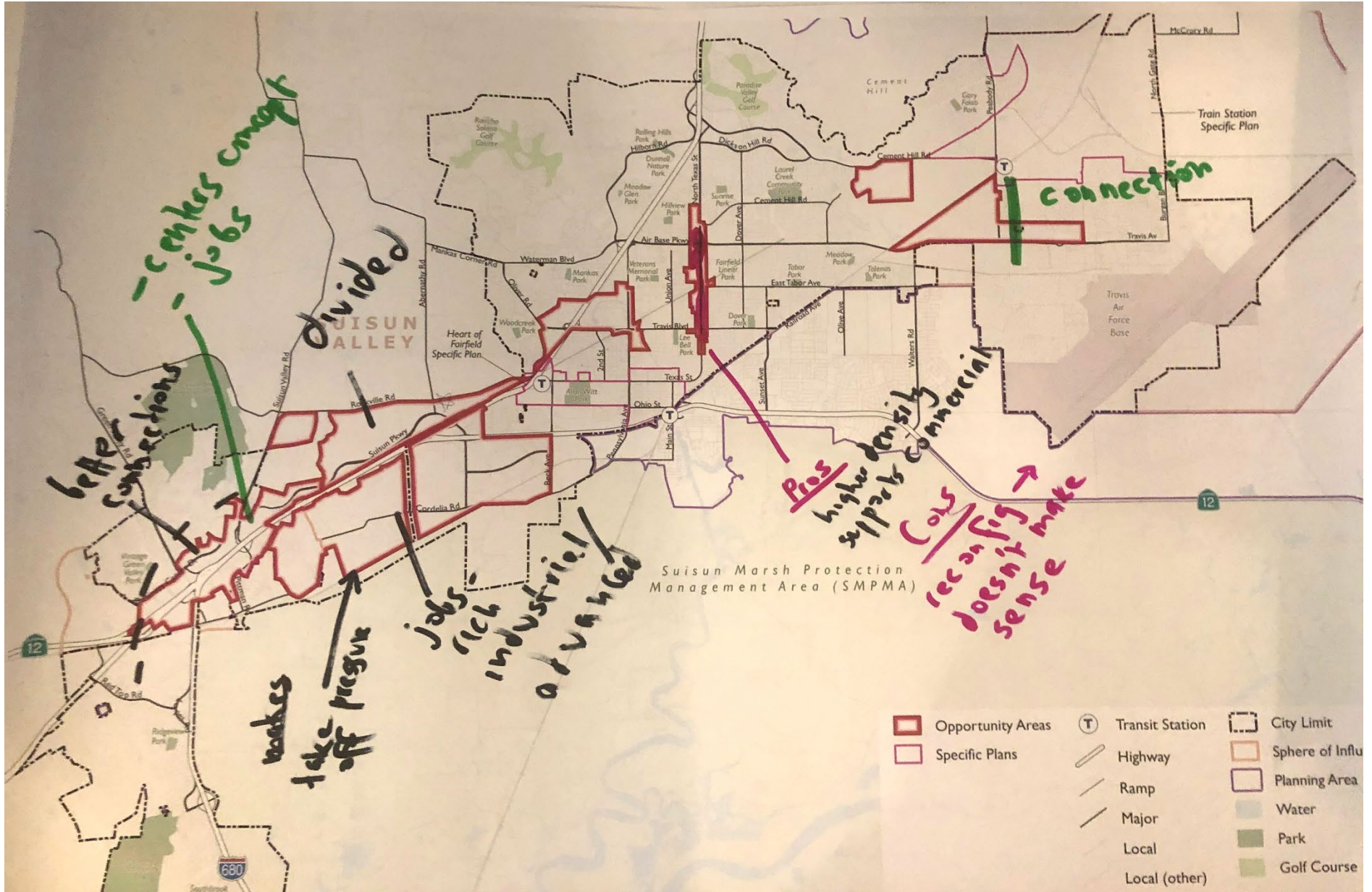
- Noah Rumbaoa
- Patricia Young
- Leo Callejas
- Anthony Russo
- Gary Walker

City of Fairfield Staff

- Dave Feinstein, Planning Division Manager
- Amy Kreimeier, Senior Planner

Consultant Team

- Alison Moore, Dyett & Bhatia
- Brendan Hurley, Dyett & Bhatia





Recycled Easel Pad
Tableau à feuilles mobiles recyclé
Rotafolio autoadhesivo de papel reciclado

Super Sticky
Super Colloist
Super Adhesivas

Recycled
30% postconsumer
Recyclé
30% postconsommation
Reciclado
30% reciclado



25 IN/PO/PULG x 30 IN/PO/PULG
63,5 cm x 76,2 cm
CONT. 1 BLOCK DE 30 HOJAS

3M

Fairfield GPAC MTg 10/21/21

Concepts liked:

- Downtown revitalization
- Transform downtown to make more attractive for people to visit businesses
- BRT from transit along N+W Texas. Who pays?
 - ↳ concerns about funding.
 - additional development can support transit corridor
 - some industries are 24/7, need reliable transit options
- Flooding issues
- Transportation plan not fully thought-out
- transit connections to colleges.
- How will transit + bikeways change the street?
 - ↳ redesign needs to make sense
 - ↳ supports linear path / separate bikeways.
- problem with people not using trail
 - ↳ need to activate w/ people, jobs, housing
- Connection b/t Train station and air base good idea. Also link to school.
(Trails)

- North Texas needs complete revitalization
- Don't think development in Su-Sun is necessarily bad.
- South of 80, development can relieve pressure
- better connections to Linear Trail for new dev. in this area.
- homeless is an issue along Linear Trail.
- need to reassure people development not to happen North of Rockville Rd.
- Dev. S of 80 makes more sense than north of 80 to Rockville Rd. Support for this dev.
- 80 to Rockville, Agrihood an option to explore.
www.serenbe.com Agrihood example
- gateway to Su-Sun Valley. Apprenticeships
- Prefer North of 80 to Rockville stay ag.
- Love multi-generational housing but hard to do.
↳ could be a part of the College
- Like Alt 3 for Cordelia Junction.