

Cordelia-Suisun Gateway

"The large 40-acre parcel at Suisun Valley Rd and Business Center Drive is envisioned a "destination gateway" into Suisun Valley – a high-quality, mixed-use lifestyle center with experiential retail, entertainment, lodging, and commercial-recreation opportunities, building upon the growing agritourism opportunities in Suisun Valley. The overall planning for the area will emphasize walkability (park once), with interconnected streets, pleasant sidewalks, outdoor dining, and plazas and gathering spaces. Residential uses will be permitted as part of a cohesive development pattern."



Guiding Policy: Develop a "destination gateway" to Suisun Valley that includes land uses that promote and support agritourism.

- **Policy:** Require development of a cohesive Master Plan addressing site planning and urban design, development character, parking, plazas and gathering spaces, and wayfinding and signage, prior to any development approvals.
- **Policy:** Promote development of a high-quality mixed use, town-like center that includes the following uses:
 - Medium and higher density housing
 - Experiential retail, such as farm-to-table restaurants with outdoor dining, artisan food producers or smaller tasting rooms
 - Commercial recreation,
 - Lodging
- **Policy:** Design streetscapes and a circulation network that supports a pedestrian-oriented "park once" strategy.
- **Policy:** Require buildings to be oriented toward the street. Do not allow parking lots (with the exception of angled parking) in front of buildings adjacent to the area's primary circulation network.
- **Policy:** Require a functional community gathering place or plaza open to the public as part of site design. Encourage programming and active uses of this space that support agritourism, for example, a farmer's market, wine and cider tasting, fall festivals, and other activities.



Lifestyle center example in El Dorado Town Center, CA

Share your thoughts on what the Cordelia-Suisun Gateway should include, what it should look like, and what else you'd like to see considered in development of this area. Add pictures, text, post-its, etc.

think about decreasing people in outdoor dining/people living right next to the freeway

housing and dining orientation that avoids air quality impacts from freeway
**landscape buffering?
At grade, feet distance + plantings to absorb particulate

walkability design, avoid eating/restaurants/housing near the freeway. Parking that backs freeway

how buildings are designed to account for wind awnings, etc.

strong landscaping plan



Architecture should represent "historical" or "agricultural" themes (e.g. Spanish, farmhouse)

Office space | co-working Space
Kitchen incubator/commercial kitchen

would farmers market split or draw attention away from HoF farmers market?

Pleasant Hill redevelopment-theater, restaurant



large plaza that has historical vibe that can fit large events (but also with some green space)





General Plan Advisory Committee Meeting #8

Meeting #8: March 6, 2024 | 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 seventh GPAC meeting was held on Wednesday, March 6th on Zoom; 8 of the 12 GPAC members attended the meeting.

The purpose of this meeting was to solicit ideas, visuals, and other input on initial draft policies for specific focus areas in Fairfield, including the Cordelia-Suisun Gateway, the Solano Town Center community hub redevelopment concept, and the North Texas nodes concepts.

MEETING RECAP

- The Meeting began with a brief presentation on the draft policy concepts for each of the focus areas.
- After the presentation, GPAC members added their input via post-its or images to a Miro board. The Miro board comments are shown in the attachment.

ATTENDANCE

GPAC Members

- Noah Rumbaoa
- Robin Cox
- Patricia Young
- Leo Callejas
- Anthony Russo
- Shanon Singh
- Deanna Deckard
- Barry Williams

City of Fairfield Staff

- Dave Feinstein, Planning Division Manager
- Jessie Hernandez, Associate Planner

Consultant Team

- Alison Moore, Dyett & Bhatia

GPAC Meeting #8: Focus Areas

The Land Use and Urban Design Element will describe the desired land uses and urban design characteristics of several focus areas, or areas where change is planned.

- As you review, what examples or visuals come to mind?
- Do the following policies reflect your vision for what kind of development you would like to see in these areas?
- Is there anything missing?
- Please share your recommendations, images, or descriptions of what you think these places should look and feel like, and what they should contain.

Navigating the Miro board:

Hold down your right mouse button to move left, right, up, and down, or use two fingers to move around.

use your mouse wheel or pinch your track pad to zoom in and out.

click post-it icon to the right to add a post it, or drag and expand one from the bottom.

Solano Town Center

"While the Solano Town Center is still a major community attraction, there is potential for redevelopment into a vibrant mixed-use center in the future, with retail and other commercial uses, high density housing, as well as community uses (such as a teen center, community center, or vocational training center), and a community green space."



Rendering of what future mall spaces could look like: note offices and multiple uses

I saw article SF mall being rebranded and proposal to bring experiential, entertainment and culinary sector tenants. Other ideas include drawing fitness, medical, recreation and education tenants. Complaints I heard is that stores currently there attract the wrong audience and not appealing to attract big crowds like it used to.

Share your thoughts on what Solano Town Center redevelopment should include, what it should look like, and what else you'd like to see considered in development of this area. Add pictures, text, post-its, etc.

Guiding Policy: Promote redevelopment of the Solano Town Center as a vibrant mixed-use center in the future, with a focus on community uses and entertainment.

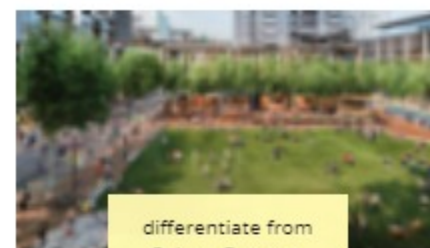
- **Policy:** Seek to redevelop with the following uses:
 - Experiential retail and other uses, including outdoor dining, live events, cafés, lounging areas, a grocery store, essential services, and others.
 - Entertainment and recreational uses, like a movie theater, roller rink, VR studio, rock climbing gym, community green space, etc.
 - Employment uses, like medical offices, flexible workspace, or a micro fulfillment center
 - Community-oriented uses, such as a teen center/community center, or vocational training center
 - Higher density housing
- **Policy:** Require retail uses to be provided at a minimum of 0.15 FAR.
- **Policy:** Allow the maximum permitted FAR or density to be calculated across multiple parcels in a single proposed development to incentivize cohesive development.
- **Policy:** Require development to present a cohesive feel along adjacent public streets, with development rather than parking fronting streets.
- **Policy:** Encourage vertical mixed use development and/or co-location of residential and commercial uses within sight distance to promote day to evening vitality.
- **Policy:** Provide restaurants, cafes and bars with terraces, as well as public plazas, parks, public art, and family-friendly amenities that activate public spaces and build sense of place.
- **Policy:** Design and build new internal roadways with a pedestrian orientation, ample sidewalks, and street parking to help create a more intimate walkable feel in the areas.
- **Policy:** Provide a network of interconnected streets, paseos, pathways, and bicycle routes onsite that facilitates travel through the site for pedestrians, cyclists and other non-motorized modes of transportation.
- **Policy:** Connect the site to the Transportation Center via the Linear Park Trail with signage, gateways, landscaping, and other features. Enhance pedestrian and bicyclist safety crossings at Travis Boulevard and the Linear Park.



Examples of uses, including VR studios (example from Bay Street Mall in Emeryville, CA), medical offices, and events/programming (example from Santana Row, San Jose)



Examples of usable plazas, greens, or spaces.



differentiate from Suisun Gateway plaza with more green space, park vibe to contrast from more urban environment



Example of how design fronts the street rather than being surrounded by parking.



Example of a fine-grained pedestrian network of alleyways, paseos, and through-connections. The image on the right shows how sight lines from above activate the space.



thematic idea that draws people in for each one

Mixed space w/ youth activities (roller skating, arts, appointments, fine dining, office spaces, recreation, laser lighting, music shops/stores for all economic groups. Malls are high traffic areas for predators so we need security and safety measures to minimize this risk

mall that is family-friendly and has uses for youth, so they don't have to commute out of Fairfield

mall is a hangout space/ "third space"

fun "quirky" kind of plaza like Discovery Green in Houston

multifunctional space that can change with the seasons-activities, gathering places

A concept similar to Vernada Shopping Center would be a fantastic idea. Adding a Whole Foods store would provide the community with a wider variety of organic and healthy food options.

everything you need within walking distance
maximize personal approach

Figure SP-11 - Illustrative Cross Section for Greenway



have greenways to ensure people have safe ways to travel by foot/bike

pleasant Hill mixed use development, more of a "European" feeling. small pathways to limit cars/keep on periphery

Investigate Podium parking

encourage parking consolidation

buildings should have fun colors and modern designs



North Texas Street

"Larger sites along North Texas Street are envisioned to be redeveloped, clustered into three mixed-use development "nodes", contrasting the existing pattern of automobile-oriented retail strips.

The nodes will contain a mix of commercial and higher density housing, along with green spaces. The largest node will be at the intersection of North Texas Street and the Linear Park.

The street would be improved with urban design policies that promote greater pedestrian and bicyclist comfort and connect the area to the Linear Park. Other transit improvements linking North and West Texas will be explored."

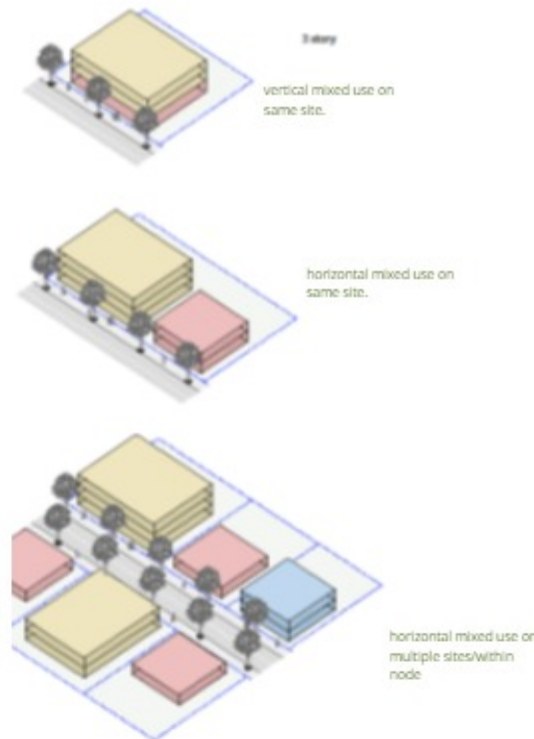
Guiding Policy: Transition North Texas Street toward more pedestrian-oriented land uses, including housing and mixed uses, in an attractive, comfortable, and human-scaled public realm.

- **Policy:** In the longer term, prepare a specific plan for the entirety of North Texas Street to provide a cohesive vision and overall development pattern.
- **Policy:** Focus near-term development on mixed-use development "nodes" containing a mix of commercial and higher density mid-rise housing, along with green space. Promote revitalization of aging older developments while preserving grocery stores and neighborhood restaurants.
- **Policy:** Allow for horizontal mixed use development along corridors.
- **Policy:** Require development in these nodes to include an active frontage and green spaces. Parking lots in new development are required to be located behind the buildings and shall not front North Texas Street.
- **Policy:** Conditionally permit or prohibit new auto-oriented businesses along North Texas Street, including vehicle services/service commercial uses and fast food restaurants.
- **Policy:** As density and population increases, explore transit improvements, like a bus rapid transit line, that connect North Texas and West Texas.
- **Policy:** Promote more pedestrian-oriented design, including trees, sidewalks, and crossings, while acknowledging North Texas Street's current role as an automobile-oriented arterial that provides regional access.
- **Policy:** Support parcel consolidation and assembly to enable densities/intensities to be realized, and help achieve the Plan's vision of mixed-use infill development.
- **Policy:** In the largest node near the Linear Park, require developers to create bicycle and pedestrian access and amenities and a well-designed interface between Linear Park and new projects.



Examples of mixed use "nodes", with active uses fronting the street.

Examples of vertical vs. horizontal mixed use.



Interim vision for North Texas



use bright fun colors, focus on public art

Pedestrian and safety improvements



use landscaping and strong barriers to protect cyclists and pedestrians

Reduce number of motels and include nicer hotel, create better lighting, remove many of the liquor stores. More greenery/landscaping.

Share your thoughts on what the North Texas corridor should include, what it should look like, and what else you'd like to see considered in development of this area. Add pictures, text, post-its, etc.

hotels and motels along North Texas

Using a theme on a section like in downtown that is unique to Fairfield may be attractive. I visited Solvang in southern CA which it's known for its Danish-style architecture and many wineries. Perhaps creating an architecture that reflects history of the county or city.

support for arts and murals, reflection of major groups within the city sprinkled throughout

Clean up of LP & use won't happen w/o homeless removal from the L trail

Fairfield Culture Diwali in Downtown Fairfield, where our diverse community can unite and revel in the joy of this special occasion. By partnering with Suisun City, we can create a truly inspiring and memorable celebration that will bring us all closer together



add statement in public health and environmental justice element about health frameworks

bikeshare along Linear Park Trail? nondriving access way to connect people who aren't feeling like they want to drive

at intersections, turn it into something else. office space, retail, etc. park space in between that?

using bike/scootershare to solve "last mile" problem-- consider how that links to major transit routes
Microtransit?

safety still a major concern on Linear Park, biggest barrier

General plan will need to come to fruition/bring people to address Linear Park issue/what's around it.

linear park is not a pleasant experience, but has potential. Ohlone, uses where you can walk and bike.. important uses that attract and surround people. Used as transportation way rather than outdoor backyard.

how to keep younger generation in Fairfield? Reflect throughout the plans. All live farther out

Look to downtown Walnut Creek as example

have a variety of mixed use facilities-- education, entertainment, the arts, bringing things together. then we can create a focus point or node where people don't just work but also live

"places of the heart" that showcase talent, entertainment, arts, music

local sports team?