



VISION AND GUIDING PRINCIPLES (DRAFT)

The Vision reflects the community’s aspirations for Fairfield’s future. It is a summary of the shared goals to be achieved by the General Plan. The Guiding Principles elaborate upon the Vision and will provide guidance to detailed policies. The Vision and Guiding Principles are based on input from the community gained through community workshops and pop-up outreach, an online community survey, stakeholder interviews, General Plan Advisory Committee meetings, and a focused joint City Council and Planning Commission workshop.

Vision

Fairfield builds upon its strengths—a charming downtown, thriving and diverse neighborhoods, economic assets, and inviting and attractive natural surroundings and agricultural and ecological riches—to blossom into a complete, vibrant city, a place renowned for walkable, affordable, and pleasant neighborhoods with ample open space amenities; economic prosperity and opportunity; social stability and equity; and cultural, entertainment and recreation possibilities.

Fairfield has evolved into a distinctive Bay Area community, renowned for its setting amidst productive agricultural land, open space, and intact natural areas such as the Suisun Marsh, the largest contiguous brackish (a mixture of fresh and sea water) wetland in the western United States, a point of pride for residents and an attractive destination for visitors to spend a few days. Fairfield’s downtown and corridors are revitalized as community-centered spines, with enjoyable things to do and places to spend time. Neighborhoods provide the full spectrum of housing options to meet the needs of all residents, and walkable and bikeable connections integrate communities with places to meet people’s daily needs for education, work, shopping, recreation and entertainment, enjoyment of nature, safe parks and green space, and relaxation.

The city’s competitive, dynamic, and forward-thinking business environment and strategic regional location at the crossroads of I-680 and I-80 and at the mid-point between the Bay Area and Sacramento metropolitan regions supports economic opportunity. Fairfield builds on its existing strengths, such as food and advanced manufacturing, logistics and distribution, healthcare, and military industry, and lays the groundwork for the future economy through investments in infrastructure, job training, and education. The City continues its support for the mission of Travis Air Force Base, which remains a major driver of local economic activity. Small and community-oriented businesses enrich downtown Fairfield and the North and West Texas corridors with a unique atmosphere and experience.



The beating heart of Fairfield is the diversity of its people. Fairfield’s inclusive environment means all its residents see and feel their culture, identities, and interests celebrated and reflected in community events and celebrations, businesses and gathering places, and all forms of civic life. Community health is prioritized with every neighborhood having what it needs for its residents to thrive. Residents and visitors find it easy, convenient, and pleasant to get to their destinations by walking and biking, enhanced transit, and other new transportation technology. The city has built resilience to the environmental, social, and economic challenges of years beyond 2050.

Guiding Principles

1. Foster Fairfield as a community of vibrant, diverse, connected neighborhoods, with easy access to shopping, entertainment, and recreation.

Fairfield’s future growth will see a new focus on strategic infill development with limited outward expansion, emphasizing development in existing job centers, and enhancing neighborhoods with everyday amenities within easy distances.

- Encourage a mix of uses including flexible office space, retail, neighborhood grocery stores, coffee shops, childcare, dining and entertainment, and other compatible uses mixed with housing to create enjoyable, complete neighborhoods.
- Focus development in areas that are already served city infrastructure and services, such as sewers, roads, and fire protection, to promote sustainable growth patterns.
- Strategically add smaller parks, such as tot lots or pocket parks, within neighborhoods across the city to provide more park space that is accessible by walking.
- Designate land use intensities that stimulate investment, while ensuring that development scale and design are appropriate to neighborhood context and contribute to Fairfield’s visual identity.

2. Improve Fairfield’s transportation network with safe and connected walking and biking facilities, accessible and reliable public transit, and new transportation technology.

Many of Fairfield’s streets and neighborhoods are primarily auto-oriented, requiring residents and visitors to travel by car to reach most destinations. In the future, Fairfield will increase travel options across the city to ensure roadway safety, promote sustainability, ensure access to resources for those who do not drive, and create lively, pedestrian-scale streetscapes. Fairfield will also plan ahead for new transportation technologies, such as electric vehicle charging, autonomous vehicles, and other changes.

- Design complete streets to accommodate a variety of transportation modes and prioritize convenient and comfortable walking, biking, and transit access to key destinations such as schools, employment centers, commercial areas, parks, and medical services.
- Enhance connectivity across the city and to other surrounding areas by completing trails (such as the Linear Park Trail), creating new paths, and strengthening neighborhood links to transportation hubs, such as the train station or transportation center.



- Integrate new transportation technologies, such as automated driving and electric vehicles, and intelligent traffic management systems that move people and goods efficiently to and from their destinations.

3. Achieve a resilient, dynamic, and competitive local economy that offers opportunities across the economic spectrum.

Fairfield's location adjacent to prime agricultural land and open space, as well as major transport connections along the Capital Corridor such as Interstates 80 and 680 and two Amtrak railway stations, has made the city an attractive place for businesses over the years. The General Plan will promote economic resilience in Fairfield by building on its existing economic strengths and diversifying into other industries that are a good fit.

- Promote economic resilience in Fairfield by bolstering its existing strengths in food manufacturing (as well as other advanced manufacturing), agriculture and linkages to agritourism, logistics and distribution, and life sciences/healthcare.
- Attract and incubate a variety of businesses, including those that are climate- and energy-conscious, and that provide job opportunities to local residents.
- Proactively plan for the future of business, including physical and digital infrastructure such as high-speed internet, adequate and flexible land uses, and employee housing and transportation needs.
- Create an environment that is supportive of continued operation and needs of Travis Air Force Base (AFB), recognizing and leveraging Travis as an asset for recruiting military-connected industry.
- Develop partnerships with economic development centers such as local chambers of commerce, educational institutions such as Solano College, the Workforce Development Board of Solano County, and large private employers to provide job readiness and local hire programs that promote employment opportunities.
- Encourage economic diversity and equitable opportunities for Fairfield's diverse residents through strategic investments in new industries, pathways for small businesses and entrepreneurship, and job training programs/educational partnerships.

4. Promote housing and support a diverse array of housing types to meet the needs of all segments of the population.

The need for housing affordable to residents across the income spectrum in Fairfield is pressing. Entry-level and middle-income workers in Fairfield, including teachers and some Travis Air Force Base employees, require housing options beyond single-family homeownership. Affordable housing designated for low-income residents is needed as home prices and rental costs continue to rise across the Bay Area.

- Increase the supply of housing to support existing and future needs as Fairfield's population grows, ages, and becomes more diverse.
- Encourage development of a mix of housing types that provide current and future Fairfield residents with access to a full range of housing opportunities. Housing will be available across the spectrum so that aging residents, entry-level workers, first-time homeowners, transient military families, students and young people, unhoused residents, and children



who grow up in Fairfield may all have access to quality and affordable housing that matches their needs.

- Promote housing in a diversity of amenity-rich locations: along corridors, in existing neighborhoods, and in downtown, for those desirous of living in integrated mixed-use environments.
- Prioritize a range of housing and shelter options that meet needs of Fairfield’s unhoused populations.

5. Preserve Fairfield’s status as a distinctive community surrounded by and connected to open space and agriculture.

Few Bay Area cities can lay claim to the extent and diversity of natural resources and productive agricultural land that surrounding Fairfield, which define Fairfield’s identity as a distinctive city and provide key amenities to residents and visitors. The planned Pacific Flyway Center—a wetland preserve with an educational center and immersive marsh walkway network—will be a significant resource for both residents and visitors. The General Plan envisions Fairfield’s outward growth to be limited while continuing the expansion of connections to open space and regional park space.

- Preserve Fairfield’s natural, agricultural, and open space surroundings, which contribute to its visual identity, biodiversity, and economic strength.
- Expand connections to open space and regional park space and strategically develop Fairfield’s existing trail system, including the Linear Park Trail.
- Increase opportunities for residents and visitors to experience and learn about the importance of the surrounding area’s ecological benefits and noteworthy agricultural output.
- Promote connections between local growers and the local food system to both support farmers’ economic viability and expand access to healthy locally grown produce among all Fairfield residents.

6. Emphasize environmental sustainability.

Climate change and the ensuing extreme weather it brings are an imminent threat to Fairfield, as evidence by recent wildfires at the city’s edges. Fairfield will be a leader in sustainability and proactively and aggressively address the causes and effects of climate change.

- Strive toward a zero-carbon footprint by reducing greenhouse gas emissions from energy use and transportation, and by expanding use of renewable energies across the city.
- Promote climate adaptation strategies that improve the urban environment and socioeconomic opportunity, such as tree planting, adaptive community facilities, green job training, addressing urban heat islands, wildfire preparation and resiliency, and others.
- Decrease reliance on automobile use through climate-conscious land use and growth patterns that ensure a healthy jobs-housing balance, increased access to public and active transportation, and improved infrastructure that supports pedestrian mobility, operation of bicycles, autonomous vehicles, and electric or other zero-emissions vehicles.



7. Achieve a healthy and safe community for all.

Fairfield will become a place where everyone can live a long, healthy, and opportunity-filled life. Fairfield residents' health and opportunity are shaped by multiple factors called the social determinants of health, which include access to parks, safe and affordable places to live, good jobs and high-quality schools, and stores that meet basic needs. The General Plan will seek to promote equitable environments so that all Fairfield residents, no matter where they live, have what they need to thrive.

- Support development patterns that promote active living through walking and biking, connected paths, green space and open space networks, access to fresh, local healthy food, and amenities and services within walking distance.
- Improve public safety and effective emergency responsiveness, including police, fire, and medical response, and plan for adaptation and resiliency in the face of increased risks for wildfires and flooding.
- Prioritize community investments and resources, such as park maintenance, street trees, or other infrastructure improvements, in areas of Fairfield with the greatest socioeconomic need.

8. Foster revitalization in the city's core and along key corridors, building on the momentum of recent planning efforts, including the Heart of Fairfield and Train Station specific plans.

Fairfield's walkable central neighborhoods, downtown with unique local businesses and restaurants and historical buildings, and corridors with numerous development opportunities offer potential of a vibrant, walkable, mixed-use core, with access to a range of amenities and open spaces. The General Plan builds on the planning that has occurred for the Heart of Fairfield that encompasses central Fairfield, and the Train Station Specific Plan that creates a distinctive new neighborhood with a walkable commercial Town Center featuring a public plaza, a civic center with a new school and library, and over 150 acres of new park land in a transit-oriented locale, presenting the opportunity to create an aspirational community unparalleled in Solano County.

The General Plan builds upon recent planning efforts and outlines a spectrum of uses in the city's core with expanded opportunities along North Texas Street, and envisions corridors as key community spines providing linkages. Broadening housing, entertainment, and small business opportunities in downtown Fairfield will make this neighborhood an asset to the whole community. More housing in downtown and along North Texas Street will simultaneously encourage business development and provide those preferring more mixed-use, urban lifestyles a place to live.

- Build on the planning that has occurred for the Heart of Fairfield by encouraging small business development, green spaces, community environments, and a variety of housing types, and promoting accessibility for all residents and visitors to downtown.
- Expand efforts to increase pedestrian-oriented land uses (including housing and mixed uses) along North Texas Street. Public realm improvements—to sidewalks and bikeways, as well as to landscaping and lighting—will continue to be emphasized for all streets.



- Connect transit-oriented development and amenities occurring within the Fairfield Train Station Specific Plan area to Central Fairfield through transit, bicycle, and pedestrian infrastructure.

9. Create community cohesion and sense of place by celebrating and showcasing Fairfield’s diversity.

Fairfield residents represent a broad range of social and cultural backgrounds. This diversity strengthens Fairfield as a community. The General Plan will work to celebrate this diversity by supporting events and programs, business enclaves, and transformative community spaces that provide safe, inclusive, inviting, and fun activities for residents of varying backgrounds. Events and places that bring together different segments of the population serve to build community by strengthening ties between neighbors and contributing to a shared sense of place, which contribute to a unified identity for Fairfield as a city.

- Celebrate Fairfield’s diversity by encouraging a range of programming and events that are culturally relevant, affordable, and attractive to community members of all ages, backgrounds, and abilities.
- Foster creation of gathering places and community resources that provide safe, attractive, and fun activities for residents of varying backgrounds.
- Partner with nonprofits, faith communities, and other community groups in planning for and delivering community services and events.
- Work with neighboring cities, Solano County, Solano Transportation Authority, and other local agencies to ensure that future planning processes are holistic and that Fairfield neighborhoods are well-connected physically, economically, and socially to the surrounding community.