



Fairfield Forward General Plan Update and Climate Action Plan

GPAC Meeting #7: Preferred Plan

October 26, 2023

FAIRFIELD

**FORWARD
2050**



AGENDA

1. Objective: **Get reacquainted with Fairfield Forward 2050 and process to date**
2. Share Preferred Plan land use concepts
3. Questions
4. Public comments
5. Get input on Preferred Plan guiding policy framework and element topic areas



FAIRFIELD FORWARD 2050 COMPONENTS

- General Plan Update
 - Long-range plan (20+ years)
 - Blueprint for future growth and development
- Housing Element
 - Part of GP, but updated every 8 years
 - Aggressive State deadlines for this cycle
- Climate Action Plan
- Environmental Review
- Community Engagement



GENERAL PLAN ELEMENTS

State Required Elements:

- Land Use
- Circulation
- Open Space, Conservation and Recreation
- Health and Safety
- Housing
- Noise
- Environmental Justice*

Optional Elements:

- Economic Development
- Public Facilities and Services
- Urban Design
- Travis Protection

SCHEDULE

Phase I: Winter 2020-Summer 2021



Phase 2: Fall 2021-Fall 2023

Winter 2023



Phase 3: Winter 2023-Summer 2024



Phase 4: Fall 2024



Phase I: Visioning and Existing Conditions Background



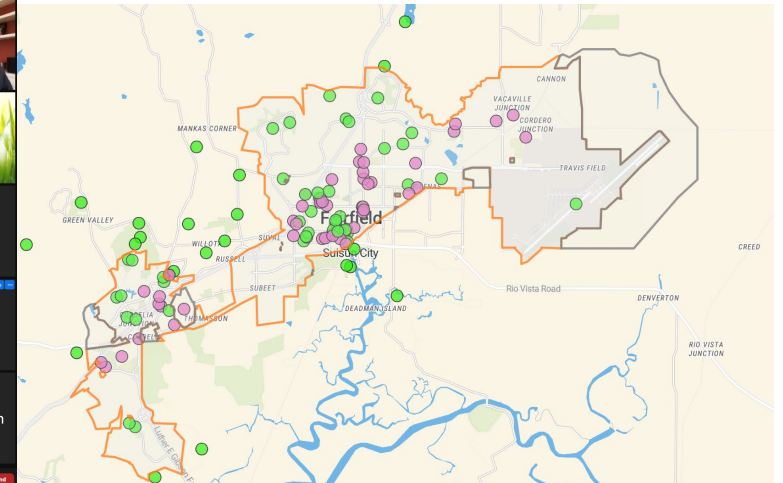
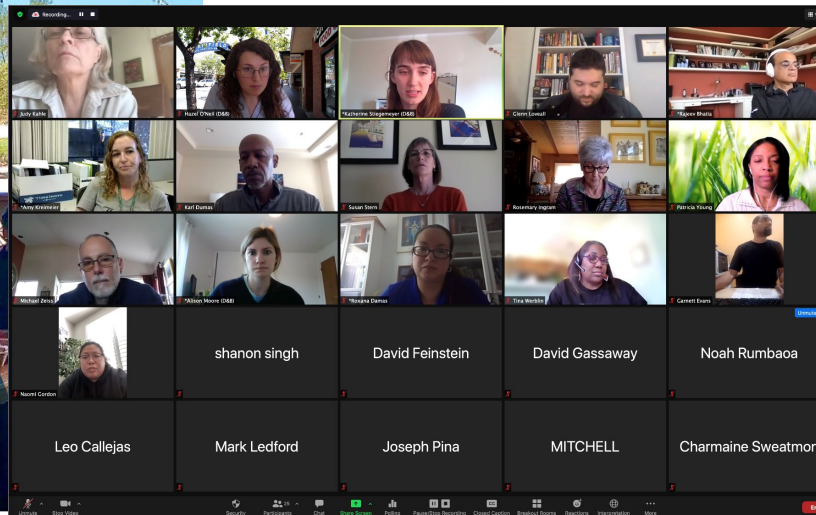
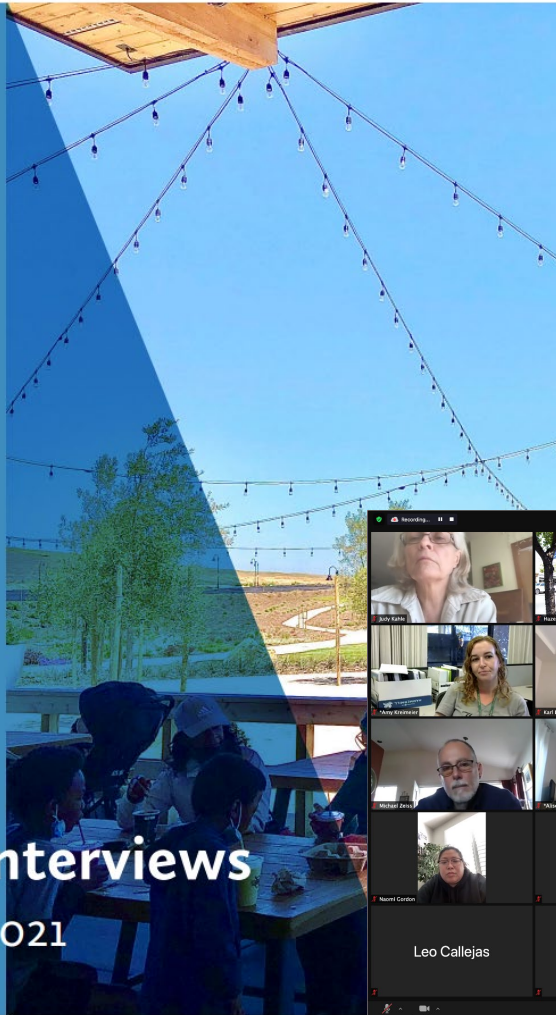
PHASE 1: ACTIVITIES



City of Fairfield General Plan Update Existing Conditions Report May 2021



Summary of Stakeholder Interviews January - March 2021



PHASE 1: VISION AND GUIDING PRINCIPLES

“Fairfield builds upon its strengths and blossoms into a complete, vibrant city admired for its:

- Walkable, affordable, and pleasant neighborhoods;
- Connections to open space;
- Economic prosperity and job opportunities;
- Social stability and equity; and
- Cultural, entertainment, and recreation choices.”

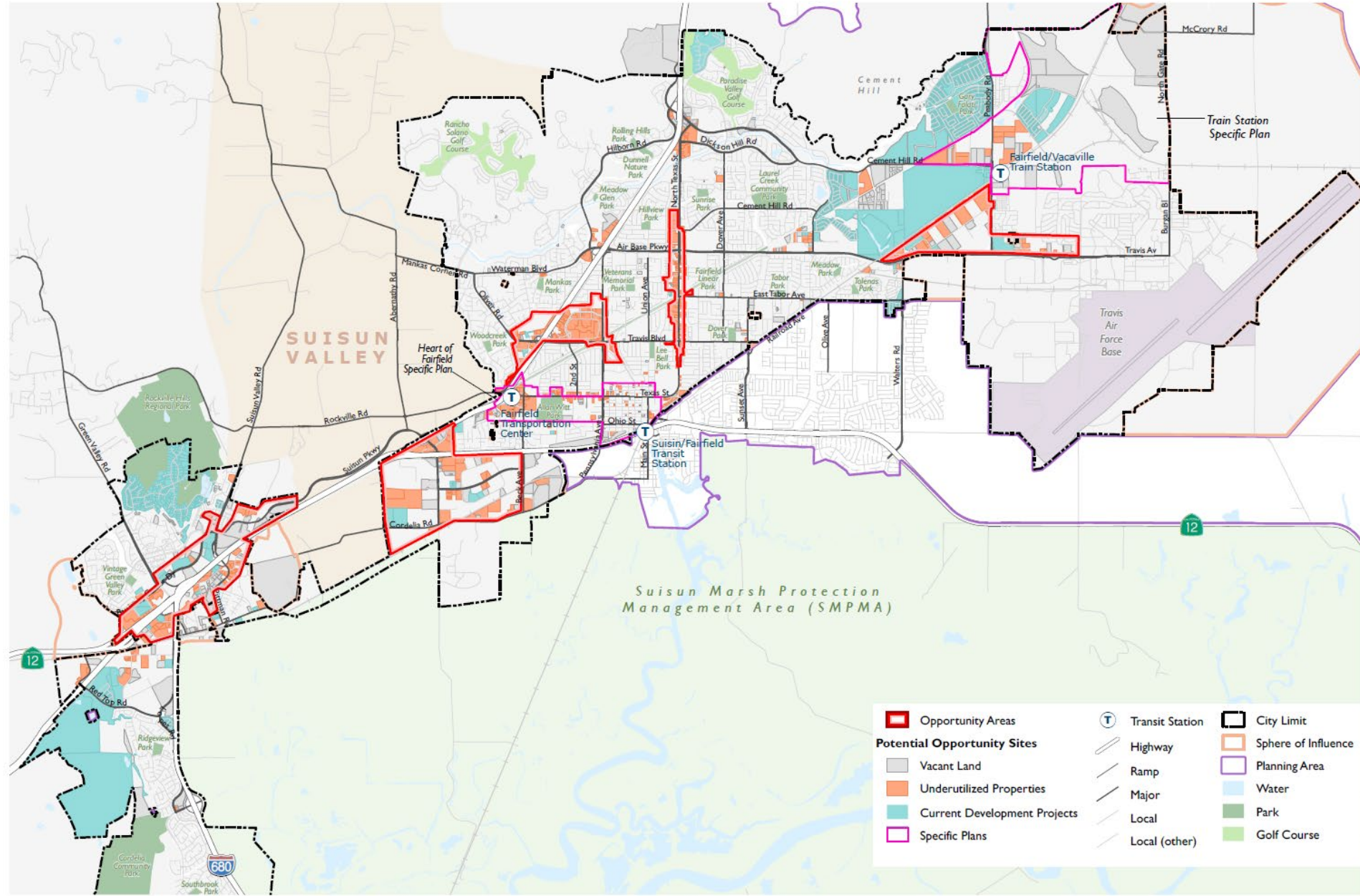


Alternatives



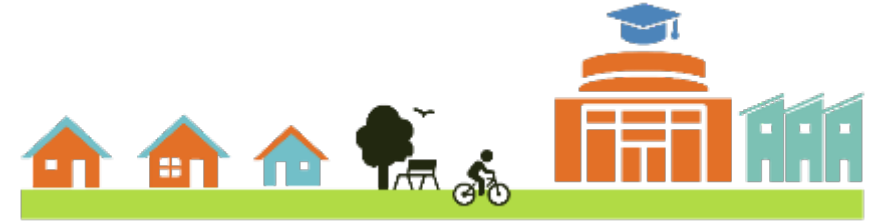
OPPORTUNITY AREAS

- Areas where **potential change** (which could include new land uses; improved connectivity; streetscape/urban design improvements) or more intense uses may occur
- Includes **vacant** land and **underutilized** land (areas where the value of the land may be more than the building)
- Does not mean development or redevelopment will definitively happen on these sites



WHAT ARE THE ALTERNATIVES?

- Explore different ways in which various types of land uses (housing, retail, industrial, parks, etc.) could be located throughout the City of Fairfield
- Allow for community input and evaluation of the impacts associated with the various land use options
- The concepts in each of the three Alternatives can be mixed and matched, along with others, to create the *Preferred Alternative/Preferred Plan*



Alternative 1- New neighborhoods and connections



Alternative 2- Transformed Corridors and Transit-Oriented Development



Alternative 3- Community Centers

WHAT QUESTIONS DO THE ALTERNATIVES ADDRESS?



1. Where should **housing** go, and what type is the right balance?



2. How do we plan for **jobs growth**? What kinds of jobs do we prioritize?



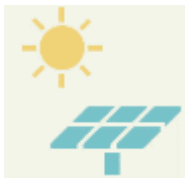
3. How can housing, jobs, and **agriculture** coexist?



4. How can we better **connect** Fairfield's different neighborhoods?



5. How can we add **new amenities** (like parks, restaurants, entertainment, community centers, etc.)?



6. What are the best ways to curb **climate change**?

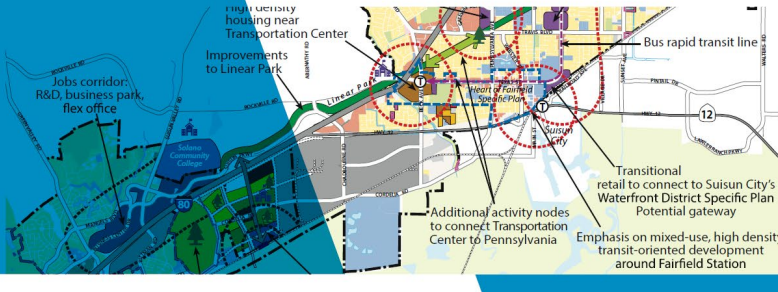
PHASE 2: ACTIVITIES



City of Fairfield
General Plan Update

Alternatives Report

October 2021



- Last GPAC Meeting: October 2021
- Planning Commission- Study Session (Nov 2021)
- City Council- 7 study sessions (Dec 2021-Sept 2023)



Preferred Plan Concepts Map

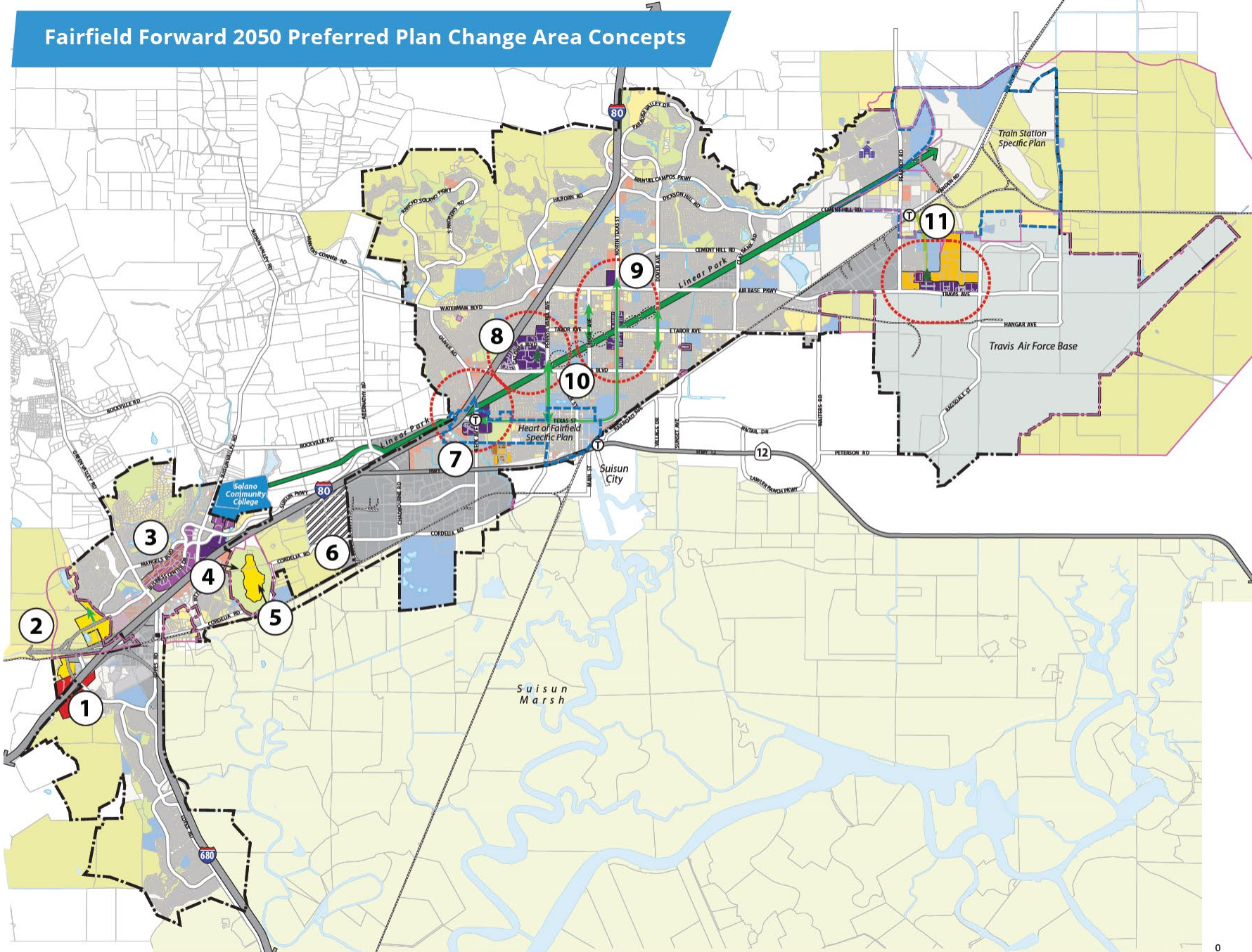


PREFERRED PLAN

- Culmination of years of community engagement
- Will serve as the framework/foundation for full General Plan development
- Will be presented to Council on December 5th:
 - Concepts Map
 - Land Use Map
 - Preliminary land use changes
 - Buildout
 - Preferred Plan Guiding Policies



Fairfield Forward 2050 Preferred Plan Change Area Concepts



Preferred Plan Concepts

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Conditionally Approved Housing
- Study Area - Advanced/Food and Beverage Manufacturing
- Business Mixed Use
- Mixed Use
- Commercial
- Public Facility
- Park/Open Space
- Industrial
- Linear Park
- City Limits
- Sphere of Influence
- Specific Plans

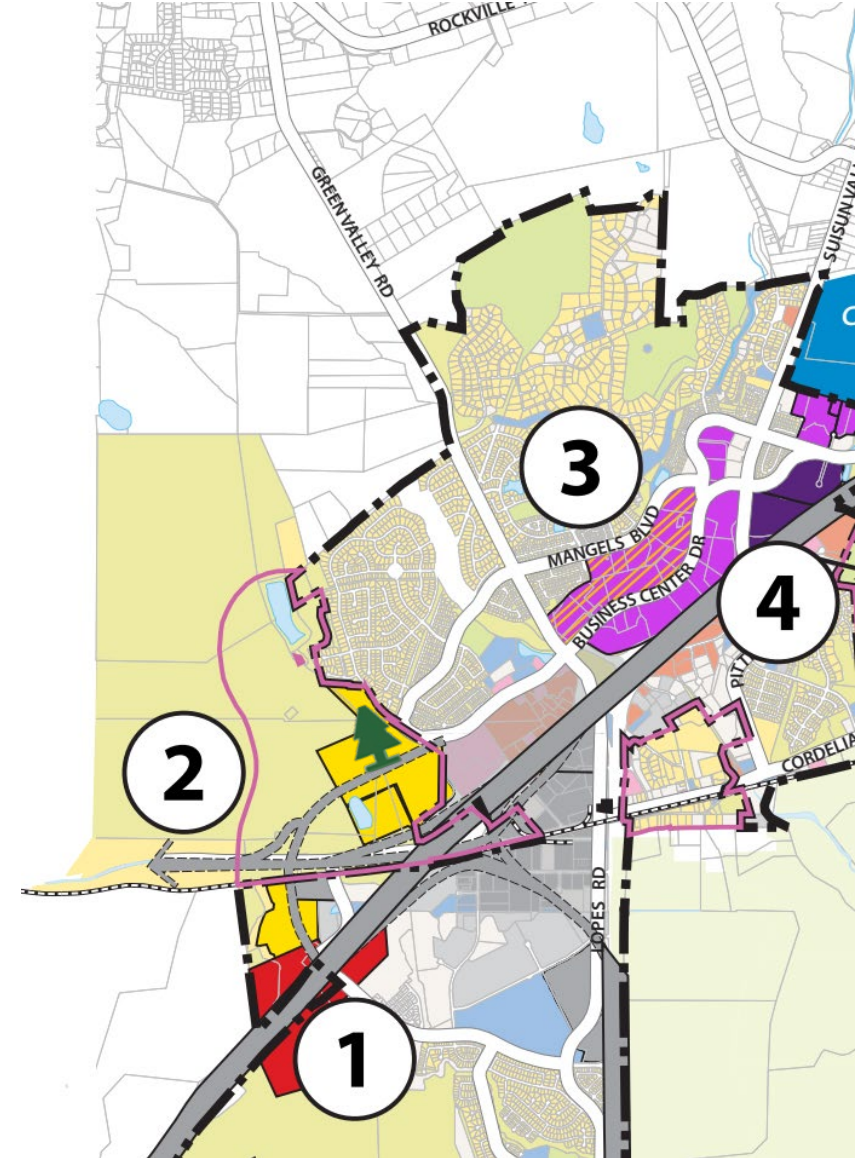
*The Heart of Fairfield and Train Station Specific Plan areas will continue to serve as primary growth areas in the future.

- Railroad
- Transit Center
- Park
- New School



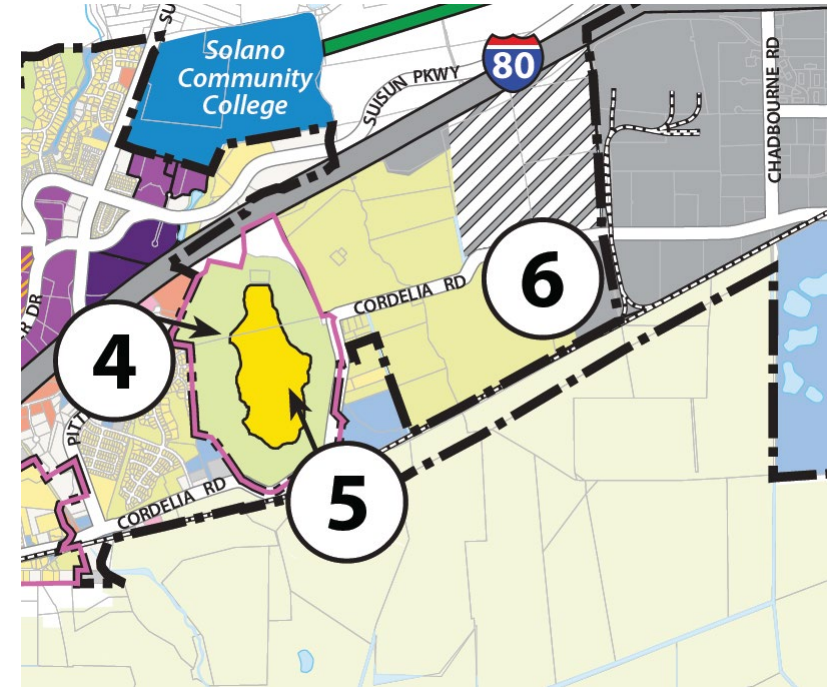
PREFERRED PLAN LAND USE CONCEPTS: CORDELIA

1. Neighborhood commercial center serving Cordelia, including grocery store
2. New lower density residential areas
 - South of freeway, dairy expands
 - North of freeway, new community park
3. New category allowing for “business/industrial mix”; warehousing prohibited, housing is a conditional use in orange hatch



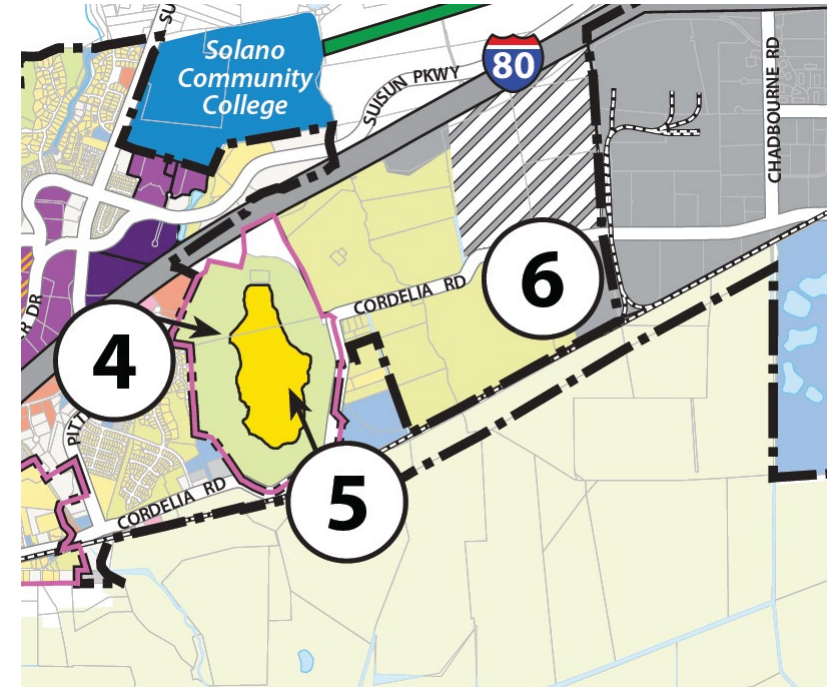
PREFERRED PLAN LAND USE CONCEPTS: SOUTH OF I-80

4. Mixed Use “destination gateway” into Suisun Valley a high-quality, mixed-use lifestyle enter with experiential retail, entertainment, lodging, and commercial recreation
5. Nelson Hill Study Area- Low density residential and public park. Emergency access condition of approval
6. Hale Ranch Study Area- Policies will require that land use/zoning limited to agricultural technology, food/beverage manufacturing. Will exclude warehousing and distribution as primary uses.



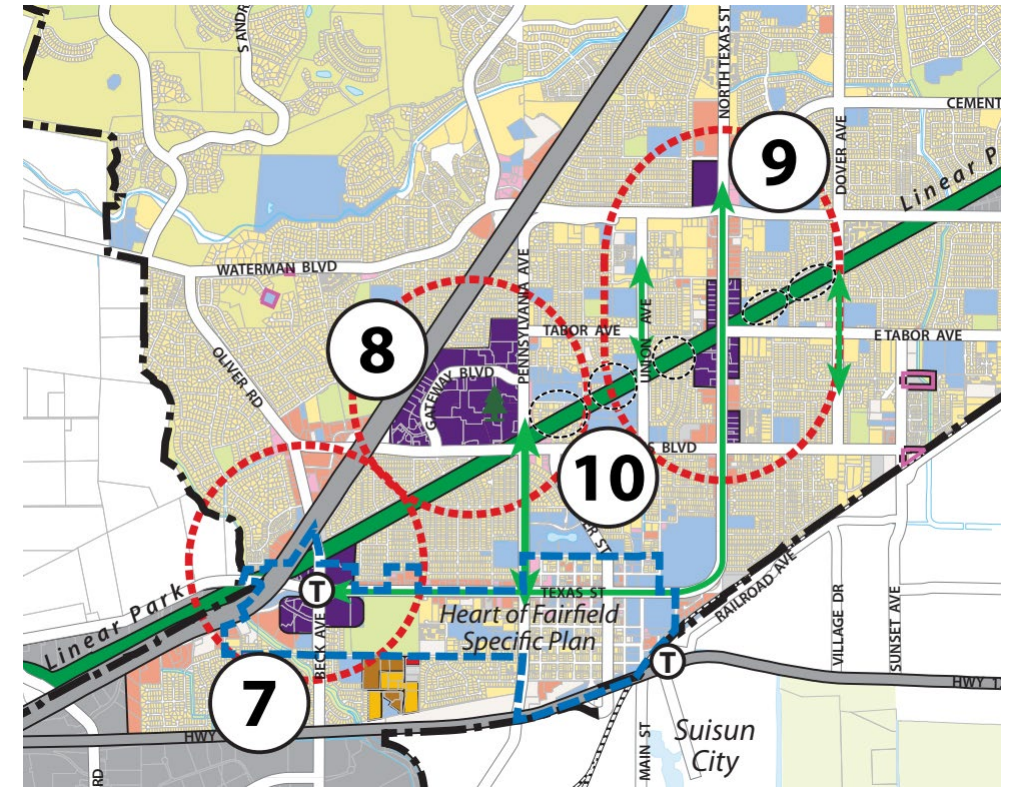
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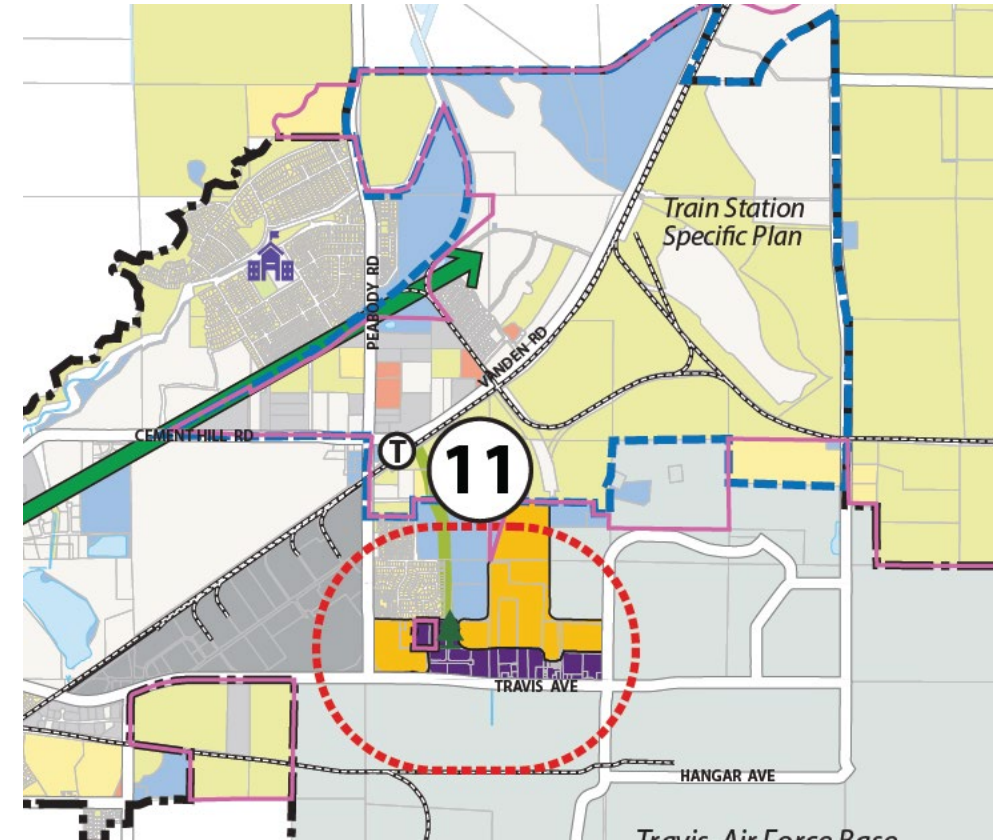
PREFERRED PLAN LAND USE CONCEPTS: CENTRAL

7. Mixed use, higher density development near Transportation Center and HoF proximity
8. Major transformation/community hub at Solano Town Center
9. Mixed use nodes along North Texas and increased bicyclist-pedestrian orientation
10. Linear Park as connecting spine, with activity “nodes” and buildings oriented toward Park



PREFERRED PLAN LAND USE CONCEPTS: EAST

11. Enhanced Use Lease Area-
potential for mixed use area near
Base, with bikeway connection
to Train Station



GPAC Questions



Public Comments



GUIDING POLICIES ACTIVITY

The team has prepared policies and topics for select elements. These are taped up around the room. Tell us:

- What guiding policies or topics are missing?
- What additional details or more specific policies would you like to see for these guiding policies or topic areas?

GENERAL PLAN OUTLINE

1. Planning Context, Vision, Objectives, and Administration
2. **Land Use Element**
3. **Community Design Element**
4. **Circulation Element**
5. **Public Services Element**
6. **Open Space, Conservation, and Recreation Element**
7. **Sustainability Element**
8. Health and Safety Element
9. Noise Element
10. **Environmental Justice and Public Health Element**
11. Economic Development Element
12. Implementation

LAND USE ELEMENT

GUIDING POLICIES

1. Compact urban form and harmonious land use.
2. Collaborate for agriculture and agritourism.
3. Mixed-use infill, right-sized housing, and transit.
4. Complete neighborhoods with essential amenities.
5. Jobs-housing balance and economic growth.
6. Support Travis AFB and base compatibility.
7. Vibrant Downtown with diverse uses.
8. Integration with transportation center.
9. Train station development with residential and commercial focus.

TOPICS

- I. Existing Land Use and Structure
- II. Growth and Change
- III. Land Use Framework
 - a. Central Fairfield
 - b. Cordelia
 - c. Eastern Fairfield
- IV. Corridors and Centers
- V. Neighborhoods (Residential)
- VI. Industrial and Employment Uses
- VII. Travis AFB

COMMUNITY DESIGN ELEMENT

GUIDING POLICIES

1. Pedestrian-friendly streets and urban design guidelines.
2. Safe pedestrian and bicycle pathways.
3. Create vibrant and distinctive places.
4. Incorporate public art and celebrate diversity.
5. Protect and preserve historic and cultural resources.
6. Optimize Fairfield's Linear Park in new development.

TOPICS

- I. Urban Structure
- II. Key Change Areas and Design
- III. Public Realm
- IV. Arts and Culture
- V. Cultural and Historic Resources
- VI. Guiding and Implementing Policies, including specifically for:
 - a. Downtown and Corridors
 - b. Cordelia Gateway
 - c. Transportation Center
 - d. North Texas
 - e. Linear Park
 - f. Hillside Development

CIRCULATION ELEMENT

GUIDING POLICIES

1. Complete streets with pedestrian and cyclist priority.
2. Strengthen city and regional connectivity.
3. Address traffic congestion with enhancements.
4. Balance environmental impact and congestion.
5. Improve public transit accessibility.
6. Utilize Linear Park for urban connectivity.
7. Adopt emerging technologies for sustainability and accessibility.

TOPICS

- I. Street Network
- II. Automobile Movement
 - a. Goods Movement
- III. Roadway Improvements
- IV. Bicycle and Pedestrian Movement
- V. Transit
- VI. Guiding and Implementing Policies

PUBLIC SERVICES ELEMENT

GUIDING POLICIES

1. Excellent public services and funding mechanisms.
2. Foster safety through design and collaboration.
3. Collaborate on land use planning with the county.
4. Plan for future school facility needs.
5. Promote education and workforce diversification.
6. Ensure an adequate water supply.
7. Superior wastewater and solid waste services.
8. Develop climate-resilient drainage system.

TOPICS

- I. Police, Fire, and Emergency Services (Cross-reference Safety Element)
- II. Schools
- III. Utilities
 - a. Water (Cross-reference Sustainability Element)
 - b. Wastewater
 - c. Solid Waste and Recycling (Cross-reference Sustainability Element)

OPEN SPACE, CONSERVATION, AND RECREATION ELEMENT

GUIDING POLICIES

1. Support agricultural land preservation.
2. Maintain open space and visual resources.
3. Protect sensitive habitat and natural resources.
4. Develop accessible parks and recreational facilities.
5. Promote engagement with ecological assets and agriculture.

TOPICS

- IV. Agriculture and Resource Production
- V. Natural Resources Conservation
- VI. Visual Open Space and Greenbelts
- VII. Parks and Recreation
 - a. Access
 - b. Park Distribution
 - c. Park Maintenance

SUSTAINABILITY ELEMENT

GUIDING POLICIES

1. Neighborhood resilience to wildfire, flooding, and urban heat.
2. Expand and maintain the urban tree canopy.
3. Lower urban water consumption and promote sustainability.
4. Sustainable and energy-efficient development patterns.
5. Transition to renewable energy for a resilient energy system.
6. Develop a comprehensive Climate Action Plan.
7. Energy resilience and conservation measures.
8. Increase recycling and reduce solid waste.
9. Connect green infrastructure with the green economy.

TOPICS

- I. Climate Change and Adaptation
(Cross-reference Environmental Justice and Safety elements)
 - a. Wildfire
 - b. Flooding and Sea Level Rise
 - c. Urban Heat
- II. Energy Efficiency and GHG
- III. Water Conservation
- IV. Reducing Waste

ENVIRONMENTAL JUSTICE AND PUBLIC HEALTH ELEMENT

GUIDING POLICIES

1. Reduce air pollution near major roadways.
2. Improve housing options, especially for lower-income families.
3. Ensure access to healthy and affordable food.
4. Develop facilities for community needs, with a focus on youth and seniors.
5. Encourage physical activity-friendly environments.
6. Address socioeconomic disparities and promote equity.
7. Promote public engagement and diverse representation.
8. Consider health impacts in city projects.
9. Enhance coordination and communication for efficiency.

TOPICS

- I. Healthy neighborhoods
 - a. Physical determinants- access
 - b. Social determinants- community building
- II. Pollution exposure (including air quality)
- III. Food access
- IV. Public facilities
- V. Safe and sanitary homes
- VI. Physical activity
- VII. Civic engagement
 - a. Youth engagement
- VIII. Prioritization of improvements and programs

NEXT STEPS

- Poll: What day works best for you for future meetings?
- General Plan GPAC Element Meetings:
 - Meeting #8: GP Policy Discussion, pt. 1- Late Jan 2024
 - Meeting #9: GP Policy Discussion, pt. 2- Mid Feb 2024
 - Meeting #10: Public Review Draft- July 2024



Thank you!

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FORWARD

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