



Fairfield Forward General Plan Update and Climate Action Plan

GPAC Meeting #8: General Plan, Pt. 1

March 6, 2024

FAIRFIELD

**FORWARD
2050**



AGENDA

1. Objective: **Get reacquainted with Fairfield Forward 2050 and refine select concepts**
2. Share Preferred Plan land use concepts
3. Questions
4. Public comments
5. Brainstorm focus area policies and refine vision



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*

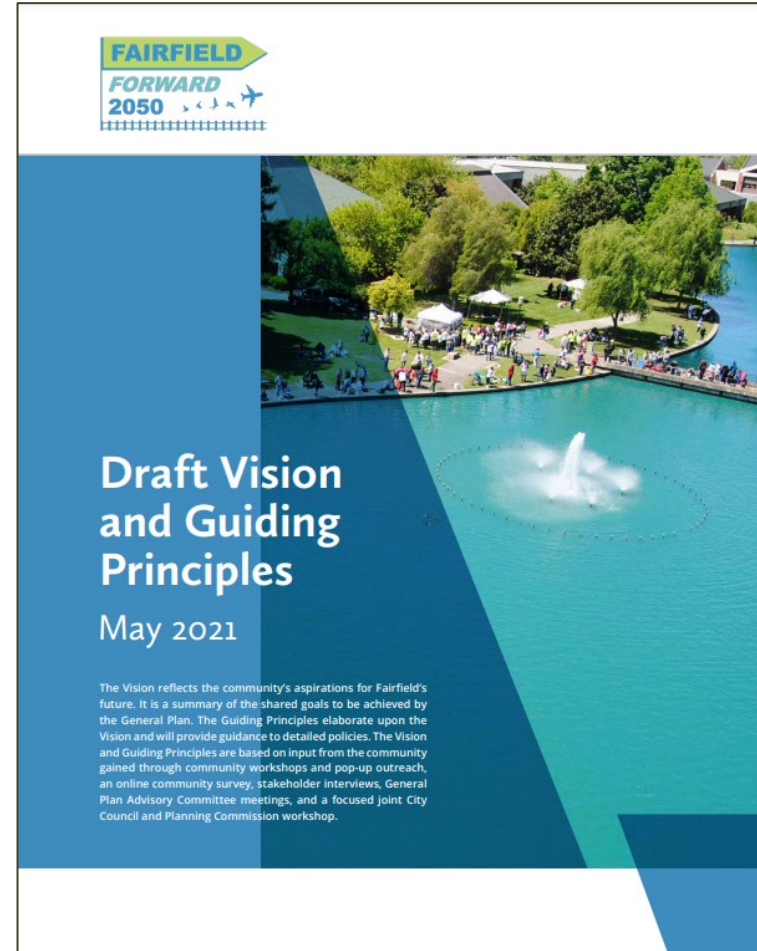
Optional Elements:

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

PHASE 1: VISION AND GUIDING PRINCIPLES

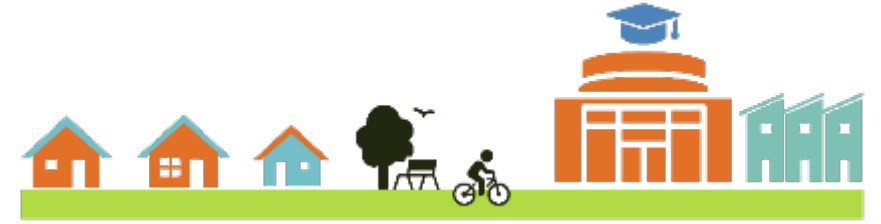
“Fairfield builds upon its strengths and blossoms into a complete, vibrant city admired for its:

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



PHASE 2: 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 Plan*



Alternative 1- New neighborhoods and connections



Alternative 2- Transformed Corridors and Transit-Oriented Development



Alternative 3- Community Centers

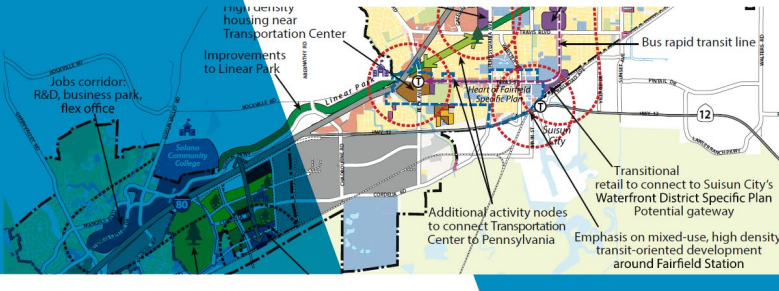
PHASE 2: ALTERNATIVES



City of Fairfield
General Plan Update

Alternatives Report

October 2021



- Planning Commission- Study Session (Nov 2021)
- City Council- 7 study sessions (Dec 2021-Sept 2023)



PHASE 2: PREFERRED PLAN

- Culmination of nearly three years of community engagement and decisionmaker input
- Serves as the foundation for full General Plan development
- Council direction on major land use concepts and guiding policies



BUILDOUT-RELATED ISSUES TO BE STUDIED AND ADDRESSED AS PART OF GP PROCESS

How increased population might affect City infrastructure:

- Transportation and roadway system impacts/needed improvements
- Public facilities
- School-age population (in coordination with FSUSD and TUSD)
- Emergency response
- Parkland ratio and needed locations

Housing Units: **+13,400** more housing units
Population: **+33,000** more people



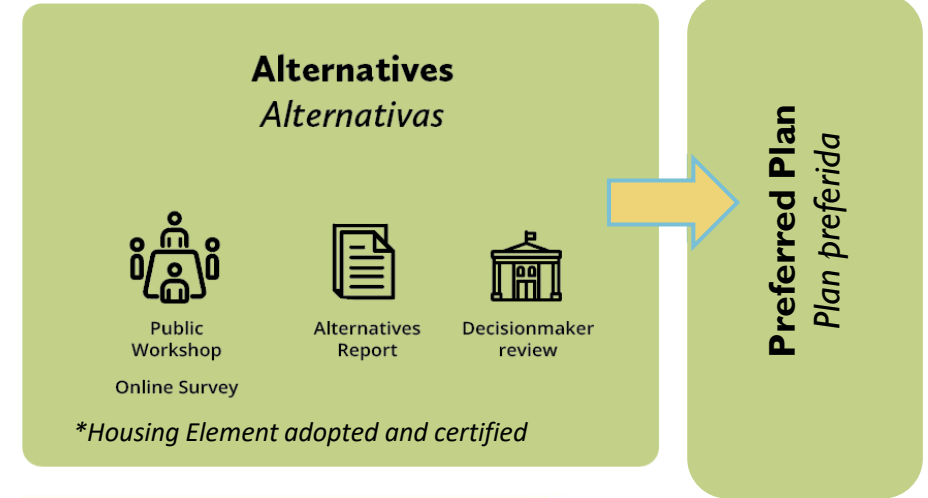
SCHEDULE

Phase I: Winter 2020-Summer 2021



Phase 2: Fall 2021-Fall 2023

Winter 2023



Phase 3: Winter 2023-Summer 2024

We
are
here

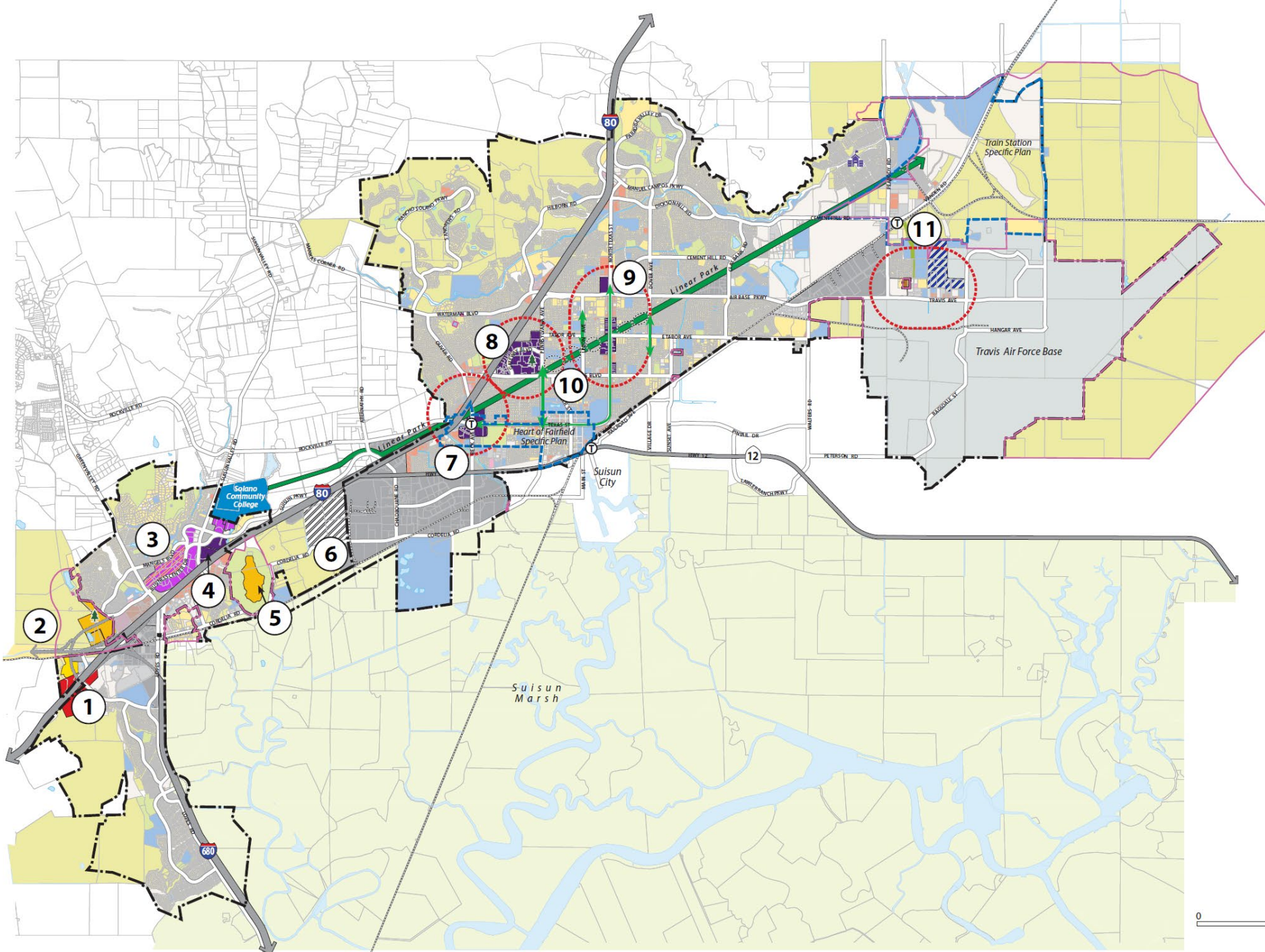


Phase 4: Fall 2024



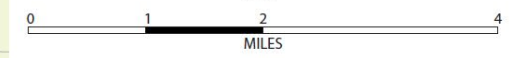
Preferred Plan Concepts Map





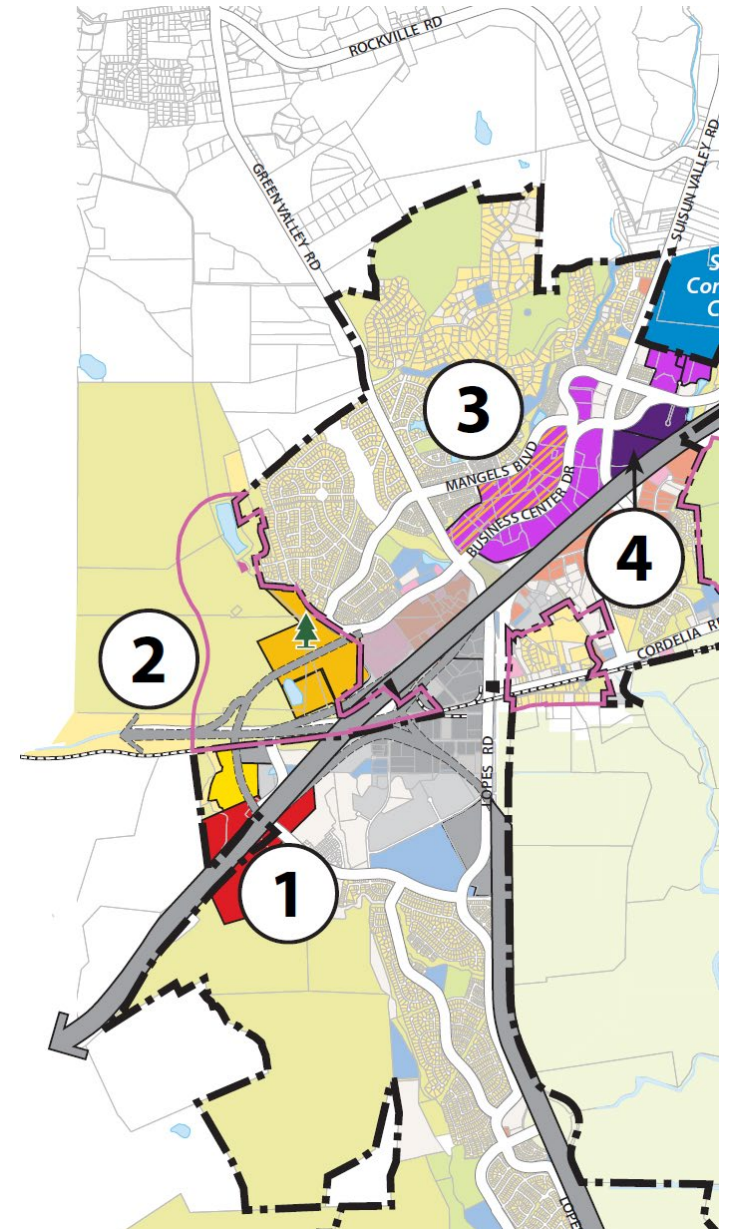
Preferred Plan Concepts

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Conditionally Approved Housing
- Enhanced Use Lease Area
- 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
- Railroad
- T Transit Center
- 🌲 Park
- 🏫 New School



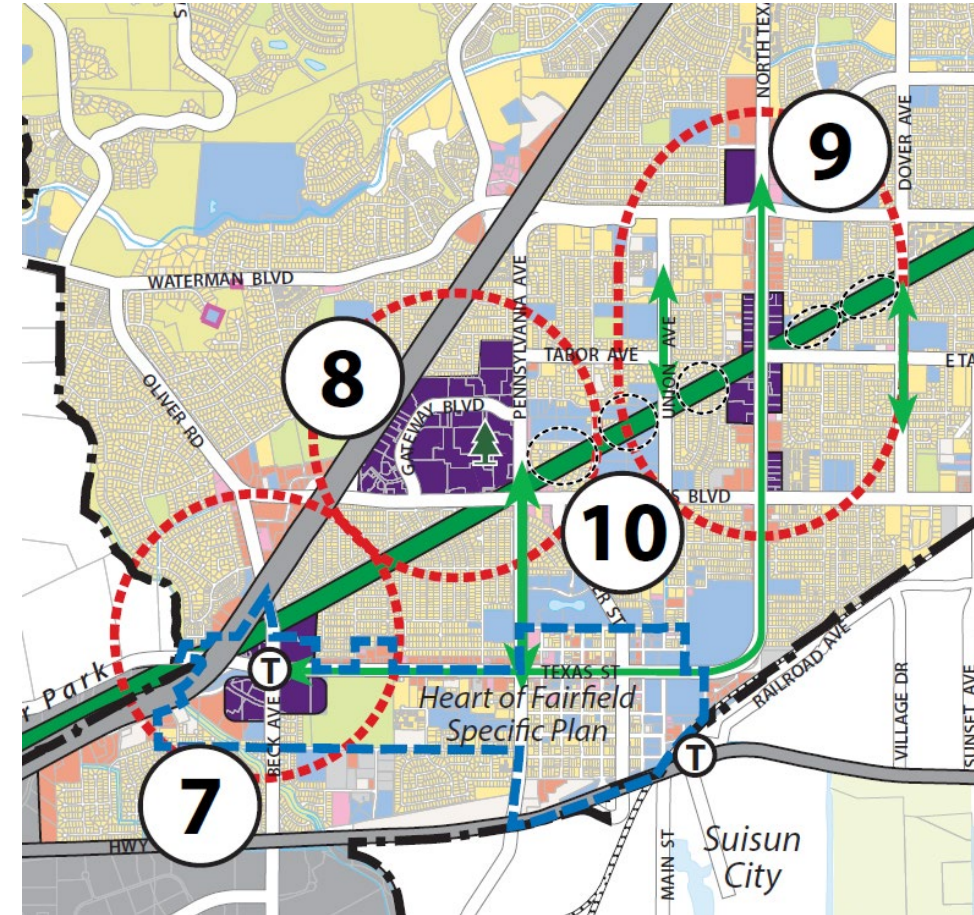
PREFERRED PLAN LAND USE CONCEPTS: CORDELIA

1. Neighborhood commercial center serving Cordelia, including grocery store
2. New medium-low 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



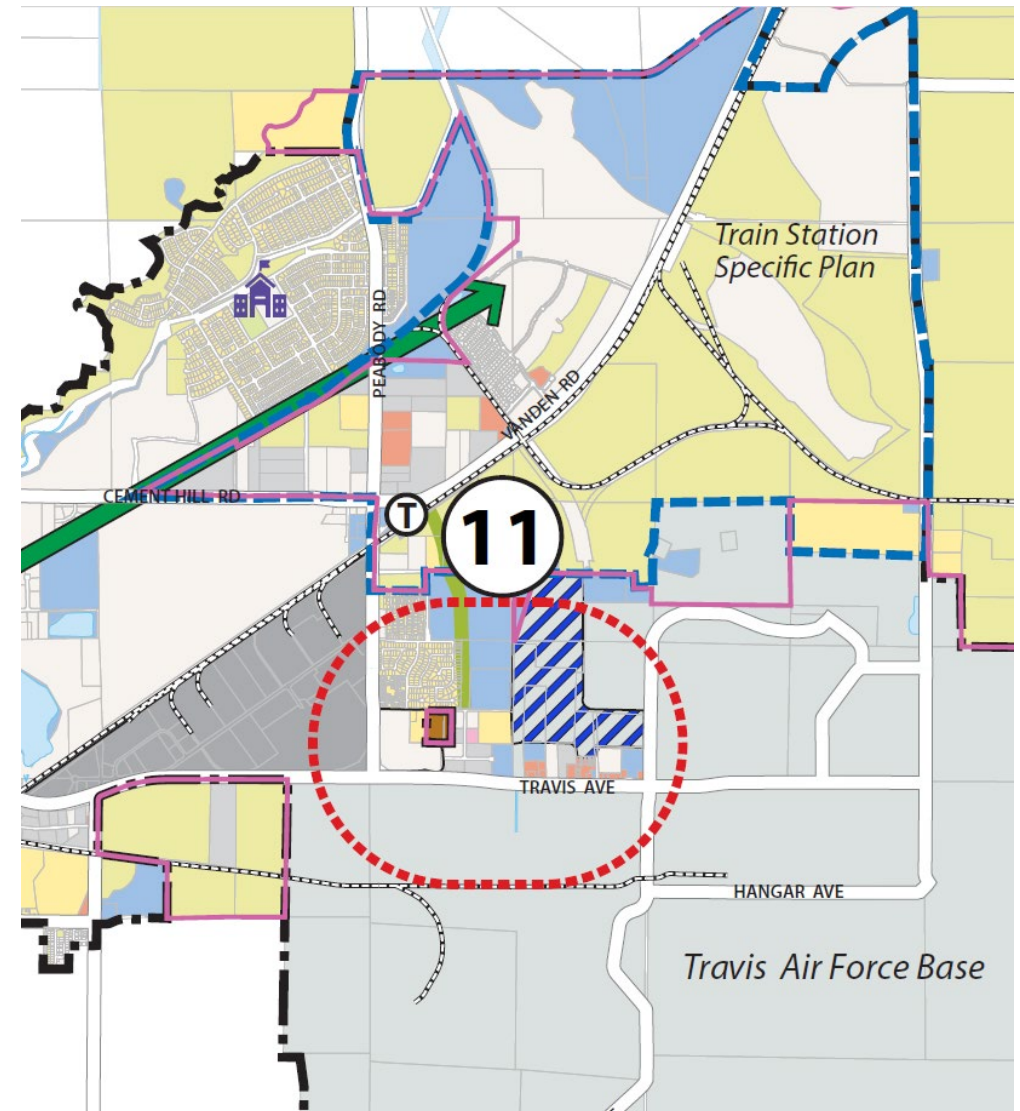
PREFERRED PLAN LAND USE CONCEPTS: CENTRAL

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



Focus Areas for Today's Meeting



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.”*



CORDELIA-SUISUN GATEWAY DRAFT POLICIES

- **Guiding Policy:** Develop a “destination gateway” to Suisun Valley that includes land uses that promote and support agritourism.
- **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



CORDELIA-SUISUN GATEWAY POLICIES

- 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.



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.”



SOLANO TOWN CENTER DRAFT POLICIES

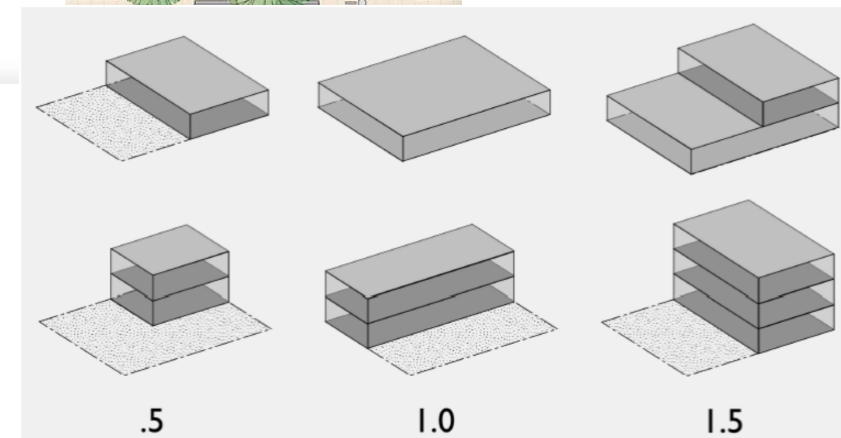
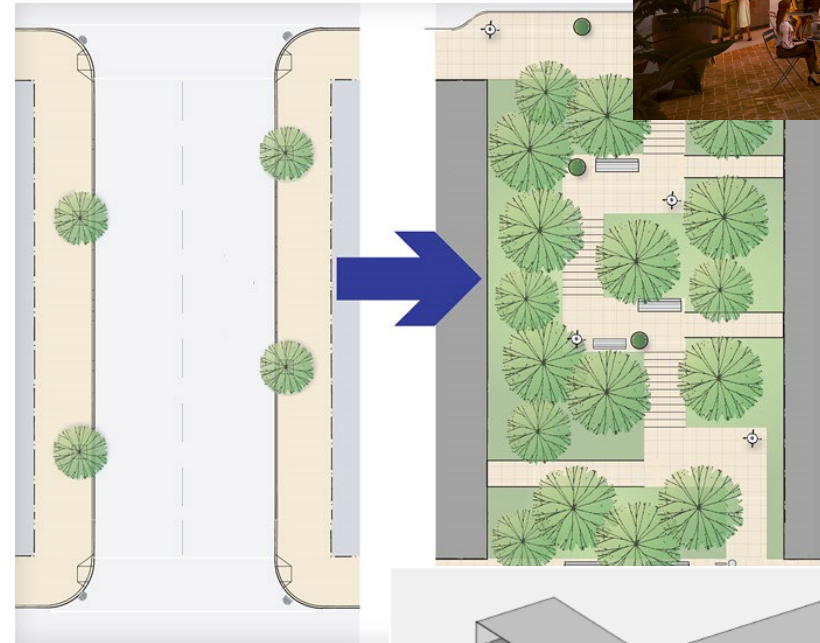
Guiding Policy: Promote redevelopment of the Solano Town Center as a vibrant mixed-use center in the future, with a focus on community uses and entertainment.

- **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



SOLANO TOWN CENTER POLICIES

- **Policy:** Require retail uses to be provided with a floor area ratio (FAR) of at least 0.15.
- **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.

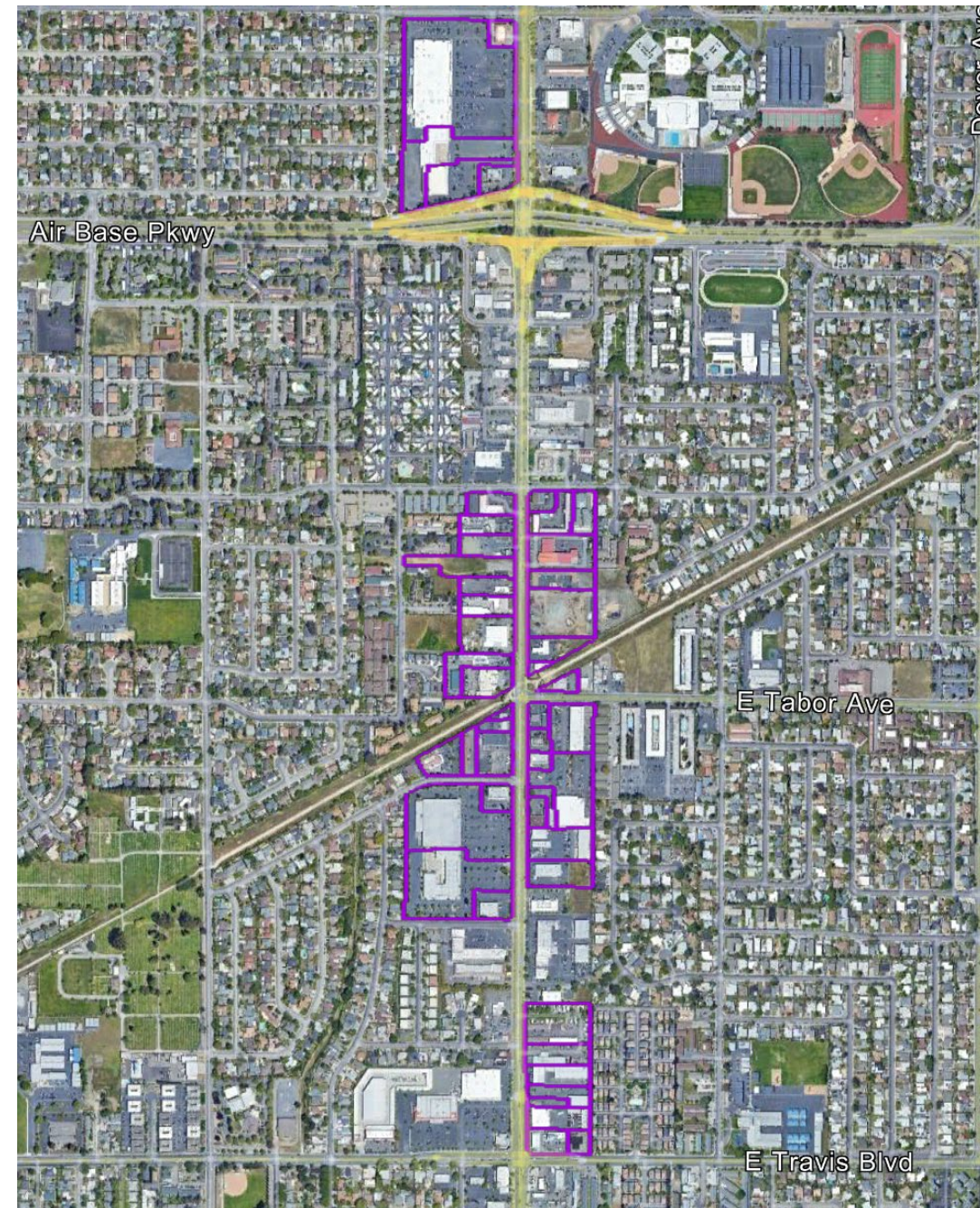


NORTH TEXAS STREET

“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.

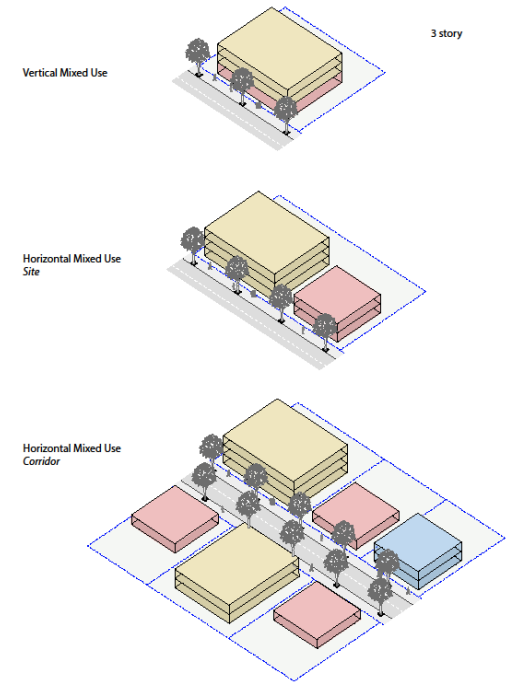
The street would be improved with urban design policies that promote greater pedestrian and bicyclist comfort and connect the area to the Linear Park. Other transit improvements linking North and West Texas will be explored.”



NORTH TEXAS STREET DRAFT POLICIES

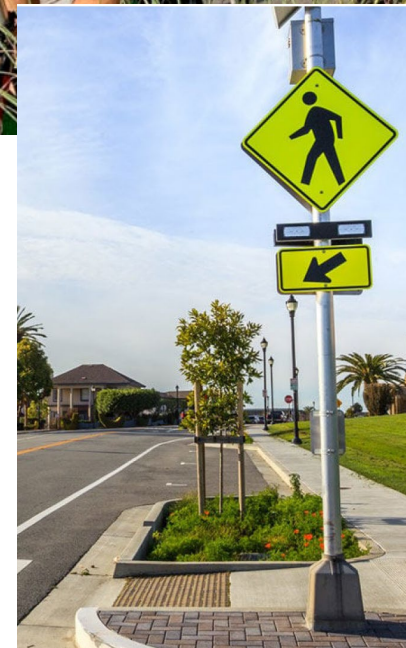
Guiding Policy: Transition North Texas Street toward more pedestrian-oriented land uses, including housing and mixed uses, in an attractive, comfortable, and human-scaled public realm.

- **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.



NORTH TEXAS STREET POLICIES

- **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.



GPAC Questions



Public Comments



GUIDING POLICIES ACTIVITY

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.

Three such areas include the “Suisun Gateway”, the Solano Town Center Mall, and North Texas Street.

The team has developed draft policies for each of these three areas. We will be working on developing visuals of the sites.

- 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.



Thank you!

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