



Fairfield Forward General Plan Update and Climate Action Plan

General Plan Update: Jan 20 and 23
Workshop

January 20, 2024



AGENDA

1. Timeline and process-to-date
2. Preferred Plan
3. Workshop format
4. Share next steps for Fairfield Forward 2050 development



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

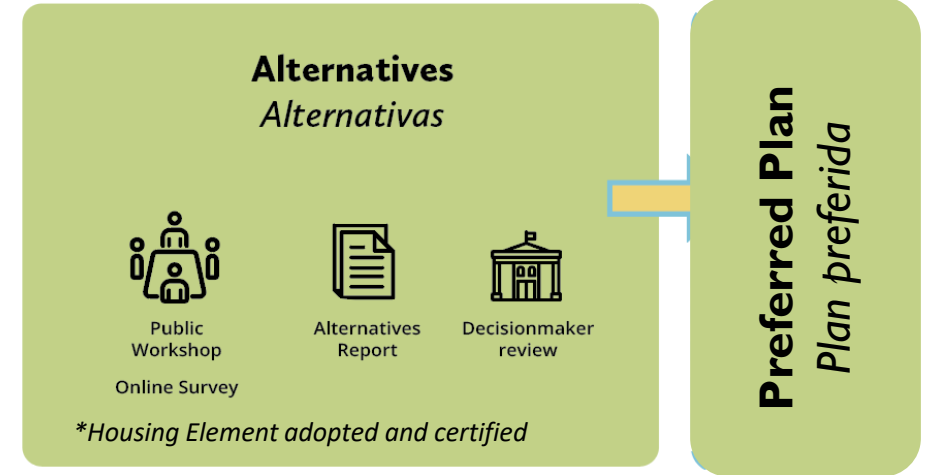
SCHEDULE

Phase 1: Winter 2020-Summer 2021



Phase 2: Fall 2021-Fall 2023

Winter 2023



Phase 3: Winter 2023-Summer 2024



Phase 4: Fall 2024



We are here

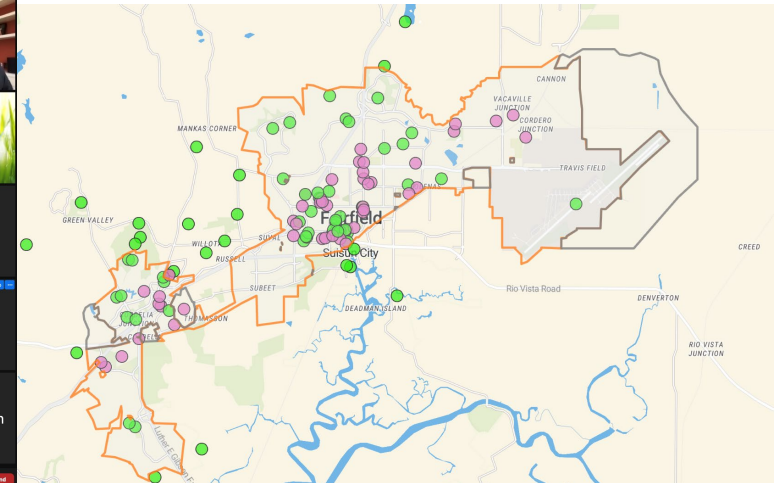
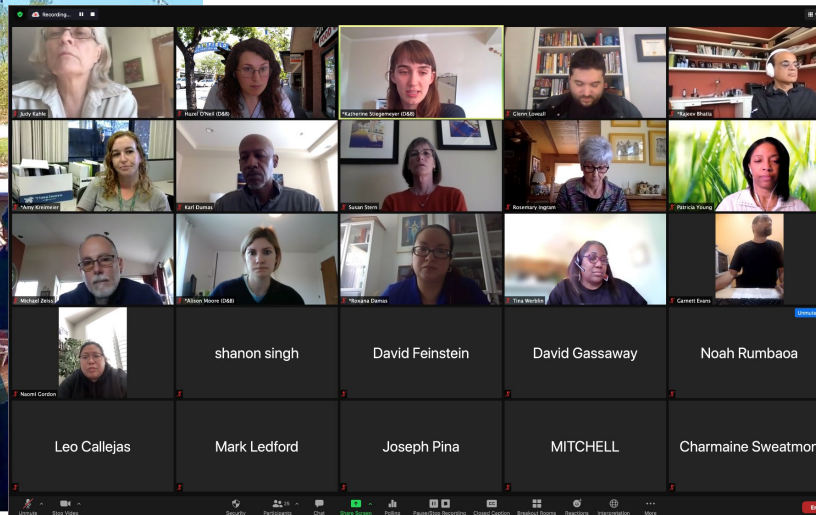
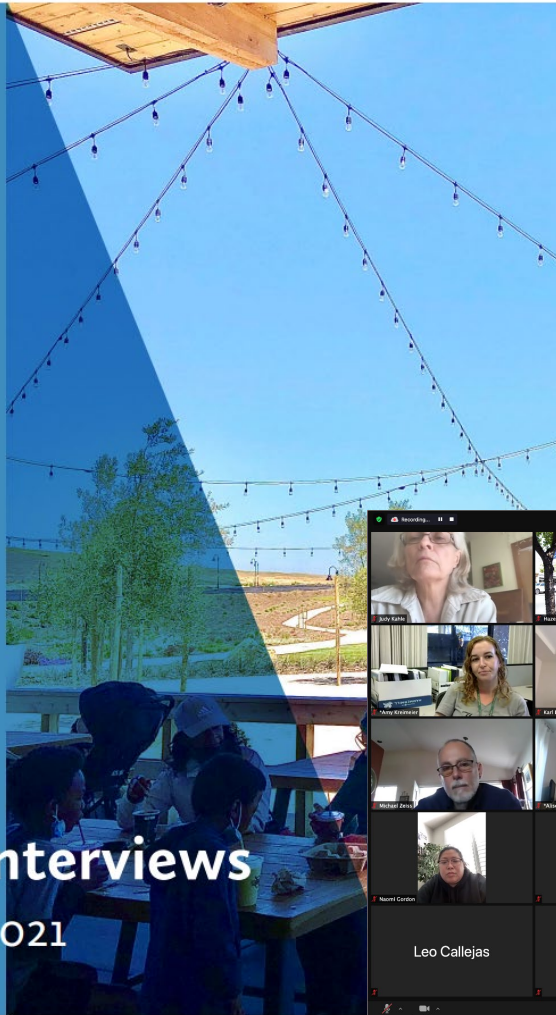
PHASE 1: ACTIVITIES



City of Fairfield General Plan Update Existing Conditions Report May 2021



Summary of Stakeholder Interviews January - March 2021



PHASE 1: VISION AND GUIDING PRINCIPLES

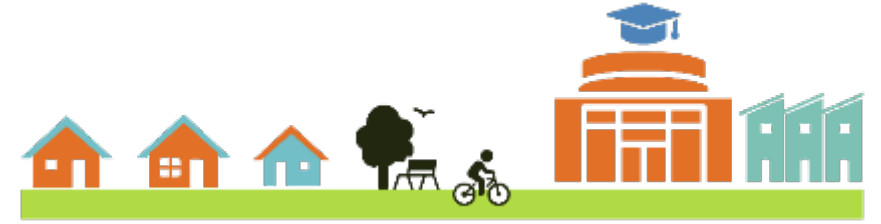
“Fairfield builds upon its strengths and blossoms into a complete, vibrant city admired for its:

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



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

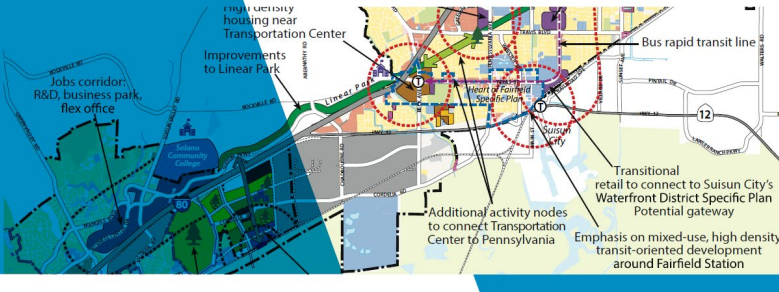
PHASE 2: ALTERNATIVES



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)

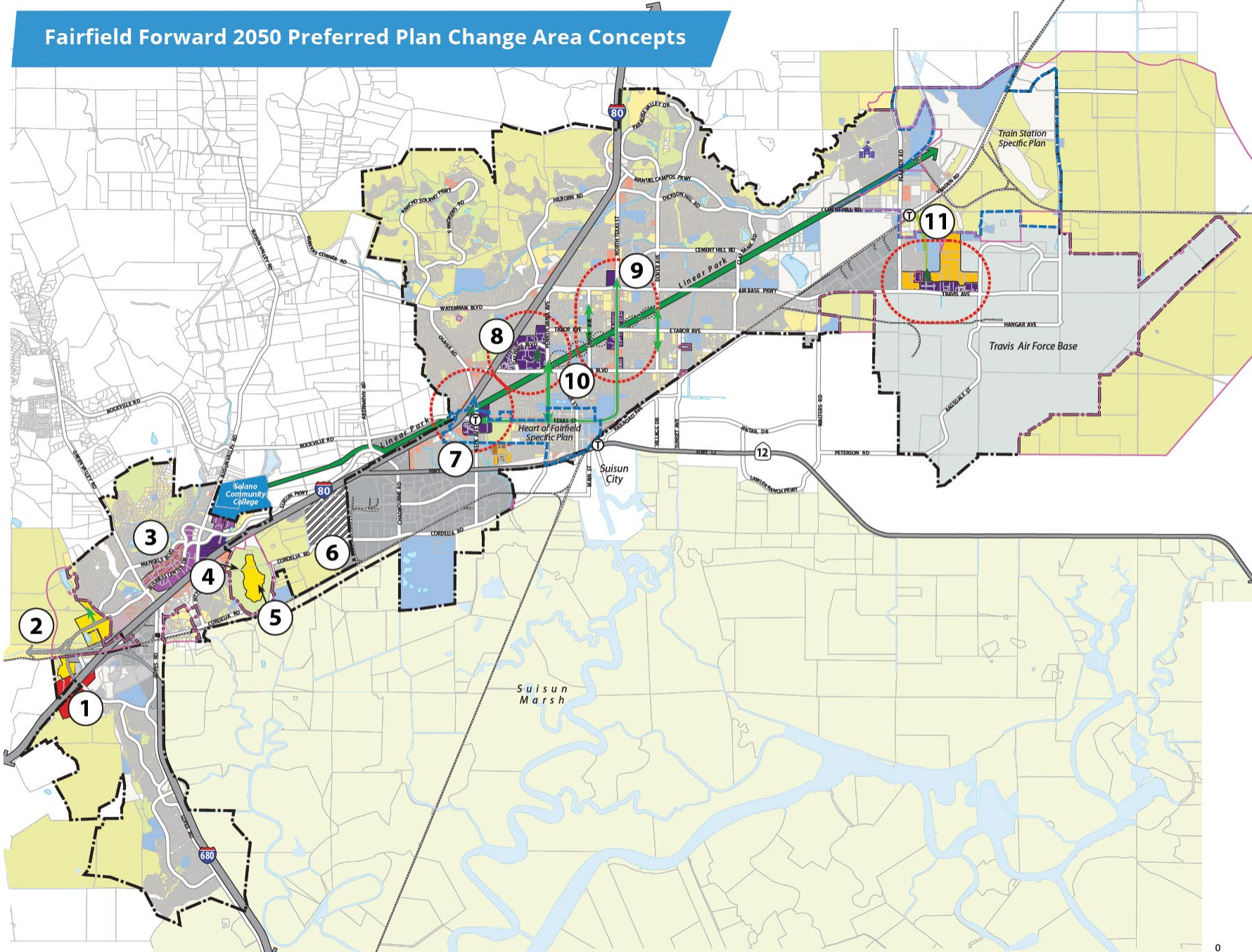


PHASE 2: PREFERRED PLAN

- 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



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



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



General Plan Outline and Guiding Policies



INPUT ON ELEMENT TOPICS/ GUIDING POLICIES

- Pick 2-3 Elements you're passionate about and plan to spend 20-30 minutes at each discussion group

Stations:

- Station 2: Land Use | Urban Design
- Station 3: Circulation
- Station 4: Safety | Sustainability
- Station 5: Public Services | Parks and Recreation
- Station 6: Environmental Justice and Health
- Station 7: Economic Development



The Land Use Element outlines where housing, businesses, industries, open spaces, education, public buildings, waste disposal, and other land uses are planned to be located, and aims to foster Fairfield as a community of vibrant, diverse, connected neighborhoods, with easy access to shopping, entertainment, and recreation. The Urban Design Element will shape Fairfield's character, or how people see and experience both the built environment and nature, and lift up Fairfield's diversity. The elements will address:

- Where growth will occur in the city, and how to balance rural and urban uses
- Future use patterns for each Fairfield area, including Cordelia, central, and eastern Fairfield
- Policies to shape what types of homes, jobs, and shopping/commercial/entertainment uses look like
- Needs of Travis Air Force Base, which will be its own separate Element
- What public spaces, streets, and buildings look and feel like
- Incorporating art and culture into public spaces

El Elemento de Uso de la Tierra describe dónde se planea ubicar viviendas, negocios, industrias, espacios abiertos, educación, edificios públicos, eliminación de desechos y otros usos de la tierra, y tiene como objetivo fomentar Fairfield como una comunidad de vecindarios vibrantes, diversos y conectados, con acceso fácil a tiendas, entretenimiento y recreación. El Elemento de Diseño Urbano dará forma al carácter de Fairfield, o cómo las personas ven y experimentan tanto el entorno construido como la naturaleza, y realzará la diversidad de Fairfield. Los elementos abordarán:

- Dónde se producirá el crecimiento en la ciudad y cómo equilibrar los usos rurales y urbanos
- Patrones de uso futuros para cada área de Fairfield, incluyendo Cordelia, el centro y el este de Fairfield
- Políticas para dar forma a los tipos de viviendas, empleos y usos comerciales/de entretenimiento
- Necesidades de la Base de la Fuerza Aérea de Travis, que será su propio elemento separado
- Cómo se ven y se sienten los espacios públicos, las calles y los edificios
- Incorporar el arte y la cultura a los espacios públicos.

Are there any issues we're missing? ¿Hay algún problema que nos estamos perdiendo?

1. Input on Element topics

Land Use Guiding Policies:

1. Promote compact urban form and infill development
2. Work collaboratively with Solano County around Suisun Valley and define the land to be preserved as agriculture and open space and maintain these uses
3. Emphasize mixed-use infill and facilitate higher-density areas well-served by transit
4. Build "complete neighborhoods"
5. Improve jobs-housing balance
6. Support Travis Airforce Base (AFB) and ensure future land uses are compatible with AB
7. Promote downtown as vibrant heart of community
8. Enhance and support the visions of the Specific Plans
9. Strengthen the vision of the Train Station Specific Plan and update land uses to permit higher residential densities near the train station.

Políticas rectoras del uso de la tierra:

1. Promover la forma urbana compacta y el desarrollo de relleno
2. Trabajar en colaboración con el condado de Solano alrededor del valle de Suisun y definir la tierra que se preservará como agricultura y espacios abiertos y mantener estos usos.
3. Enfatizar el relleno de uso mixto y facilitar áreas de mayor densidad bien comunicadas por transporte público
4. Construir "comunidades completas"
5. Mejorar el equilibrio entre empleo y vivienda
6. Apoyar la Base de la Fuerza Aérea de Travis (AFB) y garantizar que los usos futuros de la tierra sean compatibles con las secciones AB
7. Promover el centro de la ciudad como un corazón vibrante de la comunidad.
8. Mejorar y apoyar las visiones de los Planes Específicos
9. Fortalecer la visión del Plan Específico de la Estación de Tren y actualizar los usos del suelo para permitir mayores densidades residenciales cerca de la estación de tren.

Urban Design Guiding Policies:

1. Create pedestrian-friendly streetscapes and well-defined public realms; focus on human-scale proportions
2. Prioritize the development of safe pedestrian and bicyclist pathways that connect neighborhoods with services and amenities
3. Create vibrant and distinctive places that foster a sense of identity
4. Incorporate public art, cultural districts, and historical markers
5. Establish a system to identify and preserve historic and cultural resources
6. Ensure that development optimizes Linear Park
7. Create a vibrant public gathering place in the downtown area.

Políticas rectoras del diseño urbano:

1. Crear paisajes urbanos amigables para los peatones y espacios públicos bien definidos; centrarse en proporciones a escala humana
2. Priorizar el desarrollo de vías seguras para peatones y ciclistas que conecten los vecindarios con servicios y comodidades.
3. Crear lugares vibrantes y distintivos que fomenten un sentido de identidad.
4. Incorporar arte público, distritos culturales y marcadores históricos.
5. Establecer un sistema para identificar y preservar los recursos históricos y culturales.
6. Garantizar que el desarrollo optimice el Parque Lineal
7. Crear un lugar de reunión pública vibrante en el centro de la ciudad.

Is there anything missing? Do you have specific ideas about how to achieve these policies?

¿Falta algo? ¿Tiene ideas específicas sobre cómo lograr estas políticas?

2. Input on how to achieve these policies



GUIDING POLICIES- NEEDED INPUT

- Represent higher-level direction for more specific implementing policies and actions to be developed as part of General Plan

Is there anything missing? Do you have specific ideas about how to achieve these policies?

¿Falta algo? ¿Tiene ideas específicas sobre cómo lograr estas políticas?

3. Ensure access to healthy, affordable, and culturally relevant food; connect residents with local food systems

Garantizar el acceso a alimentos saludables, asequibles y culturalmente relevantes; conectar a los residentes con los sistemas alimentarios locales



Next Steps



NEXT STEP AND KEY DATES

- General Plan Policy Development
- Climate Action Plan Strategies
- General Plan Public Review

Winter 2023/2024

Spring 2024

Summer 2024

Upcoming Meetings:

Citywide Workshop- virtual

GPAC meetings

Interdepartmental meeting

January 23, 2024

late February 2024

late February 2024



Thank you!

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FAIRFIELD

FORWARD

2050

