



General Plan Advisory Committee Meeting #1

March 25, 2021 | 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, and engage community members and stakeholders and act as “community ambassadors” in the development of the Fairfield General Plan Update. The first GPAC meeting was held on Thursday, March 25, 2021 on Zoom; all 13 GPAC members attended the meeting. The purpose of this meeting was to introduce GPAC members to General Plan concepts, the General Plan Update process, and their role as in guiding the process, as well as to solicit their input their vision for the future of Fairfield and prioritize issues the General Plan should address.

MEETING RECAP

- The consultant team opened the meeting; welcoming GPAC members, introducing the project team, and inviting each member to give a brief introduction. GPAC members introduced themselves including their affiliation with Fairfield and what made them interested in serving on the GPAC.
- The team gave a brief presentation outlining the role and responsibilities for GPAC members and introducing the General Plan concepts and the Update process. Following this, GPAC members took part in a “headlines” activity wherein they wrote short newspaper headlines describing a major change or accomplishment in Fairfield by 2050.
- After a brief description of each of the current General Plan elements, GPAC members brainstormed priorities and issues they wanted to see the General Plan address using virtual “sticky notes” using online engagement tool Miro. Sticky notes arranged by subtopics are found at the end of this summary.

KEY ISSUES BRAINSTORMING SUMMARY

The following summary provides an overview of the key points and major themes that came out of the meeting’s headline and Miro board activity and the accompanying group discussion, organized by the six topics discussed at the meeting.

Housing

- GPAC members expressed a desire to see a greater variety of housing types in Fairfield beyond ownership of single-family homes. Such options included live-work units, townhomes, condos, and mixed-use and multi-family housing.



- Members also emphasized importance of providing enough affordable housing, noting the importance of dedicated housing for homeless, affordable and accessible options for seniors, and workforce housing to meet the needs of entry-level workers, military families, teachers, and others.
- One member noted the importance of adding new housing while still providing resources to maintain Fairfield's existing aging housing stock.
- Suggested locations for new and increased housing included downtown Fairfield and along North Texas Street.

Land Use

- Discussions of land use focused on the need for more complete neighborhoods. Complete neighborhoods are well-connected communities that provide safe and convenient access to homes, retail and services, jobs, and recreational opportunities. GPAC members stated that such communities are more desirable and also promote affordability and sustainability.
- Suggestions for land use included incorporating a mix of housing types into land use designations to promote housing diversity in future growth areas, promoting better connective land uses between Central Fairfield and Cordelia, and encouraging current shopping centers to transition to high-density housing.

Parks, Open Space, Infrastructure, and Safety

- Regarding parks, GPAC members highlighted the importance of park access and connections. One GPAC member proposed having a park within one mile of all residents as a possible goal.
- GPAC members also emphasized the importance of Fairfield's surrounding agricultural and open space lands. It was noted that these areas support the region economically, promote more sustainable development patterns by decreasing urban sprawl, and contribute to Fairfield's identity.
- Some GPAC members noted that certain areas of the city—in particular parks such as the Linear Trail and other areas around downtown Fairfield—do not always feel safe. This perception affects people's ability to access public spaces. Suggestions to increase feelings of safety and comfort included improving lighting in parks and along streets.
- In addition, to make the city's public spaces more attractive and desirable, GPAC members suggested improved pedestrian-scale street landscaping such as trees and flowers, and adding more trash, recycling, and compost bins along streets, trail, and in parks.



Economic Development

- GPAC members expressed desire to see the City focus on small business development and job training programs to promote economic vitality among low- and middle-income Fairfield residents. Suggestions included promoting a “Fairfield First” local hire initiative, collaboration with Small Business Development Centers or Chambers of Commerce, lowering licensing costs and fees for small merchants, and providing spaces such as food halls for entrepreneurs to start their businesses without needing to pay high capital costs.
- GPAC members also stated that revitalizing Fairfield’s downtown should be a priority for economic development in the General Plan. Several GPAC members noted the increase in vacancies in downtown Fairfield and some pointed out that the visibility of homelessness downtown impacts businesses.
- Suggestions to stimulate economic activity and growth included increasing the amount of restaurant and retail space compared to industrial uses, transforming Solano Town Center to a more modern design with a mix of uses, adding spaces for events or conferences, and creating evening entertainment events such as live music or food festivals to draw people to downtown Fairfield.

Transportation and Mobility

- Many GPAC members brought up the need for faster and more reliable public transit access with more connections across Fairfield. Examples of areas lacking in public transit access included Peabody Road and connections to Solano Community College.
- Members also emphasized the importance of improving pedestrian and bicycle infrastructure across the city to make active transportation safer and more attractive. Suggestions for areas of focus included activating the Linear Park Trail, enhancing pedestrian and bicycle connections between Central Fairfield and Cordelia, and improving safety along Air Base Parkway.
- GPAC members acknowledged that part of addressing mobility needs in Fairfield include creating more efficient, compact land use patterns where amenities are easily accessible by walking or biking.

Environment, Sustainability, and Equity

- Regarding climate change, several GPAC members noted the importance of mitigating the effects of climate change and promoting sustainable practices. This included transitioning to and promoting alternative energy sources by encouraging solar panels and wind turbines, and not using any toxic pesticides in the city.
- Many GPAC members emphasized the importance of community inclusion and equity to the General Plan. These members suggested the General Plan should



incorporate measures to prevent displacement of lower-income residents and build resources to support and uplift these residents.

- Suggestions for increasing community inclusion included promoting community gardens, having more citywide cultural events, and enhancing activities for Fairfield’s diverse youth population.
- Public health was also brought up as an issue that the General Plan must address from an equity lens. Some GPAC members discussed the issue of healthy food access and the need to ensure no Fairfield residents live in areas that may be defined as food deserts.

ATTENDANCE

GPAC Members

- Naomi Gordon
- Anthony Russo
- Gary Walker
- Patricia Young
- Shane Singh
- Noah Rumbaoa
- Susan Stern
- Lisa Murphy
- Will Bible
- Deanna Deckard
- Robin Cox
- Leo Callejas
- Barry Williams

City of Fairfield Staff

- Dave Feinstein, Planning Division Manager
- Amy Kreimeier, Senior Planner

Consultant Team

- Rajeev Bhatia, Dyett & Bhatia
- Alison Moore, Dyett & Bhatia
- Katherine Stiegemeyer, Dyett & Bhatia

What's your "headline" for Fairfield in 2050?

GPAC Meeting

FAIRFIELD 2050 NEWS

EXTRA, EXTRA!

Fairfield: The Highway 80 Paradise (Ideal Place)

Fairfield: A northern California gem

Fairfield: A trendsetting northern California community

Fairfield voted a "best place to live"

A Safe Fairfield, Trendsetting in Northern California

City of Fairfield, the bay areas best kept secret!

Fairfield Education Scores Reach Record High Levels

Fairfield: California's Fairest, Most Accessible, Inclusive, Resilient Field

Fairfield, the small town community city!

West Texas Street: A Corridor Transformed

City of Fairfield, from 2 giant wind turbines in 2020 to ____ turbines in 2050. And 80% solar powered!!!

Fairfield, get away without getting away.

Fairfield where the community matters

Fairfield a place where people come to live, work and play.

Fairfield ranked healthiest and most diverse city in the Bay Area!



Housing

Housing design/
neighborhood context

Mix-use
housing/retail

designing muti
family units that are
safely designed
using gated parking
and no open ares
with public access

new housing
design that
includes solar
and using less
energy

Dedicated
temporary
housing for
homeless
families

Support and
encourage
senior housing
and senior
involvement.

live/work

Condos

townhomes

Housing supply and affordability

Housing: The housing element
somehow needs to ensure that
we offer truly affordable housing
for jobs such as public service
workers, teachers, new college
and trade school graduates,
military families, etc. Our
housing prices might be "less
expensive" than the Bay Area but
they are not affordable to many,
many families.

provide enough
low-income
housing
throughout city

Meet
Fairfield's
Housing
Allocation

How do you add
new housing
while keeping
the older
housing viable

possible locations for housing

possibly
finding a way
to make
Georgetown
work?

Add housing
on North
Texas Street

new housing
near
downtown
FF

Examples:
-Homelessness
-Affordability
-Aging Housing Stock



Land Use

Adequacy of land/connecting land uses throughout FF

Study connecting land uses between greater Fairfield and Cordelia

Provide enough land to provide 30 year supply for housing, industry, jobs, commercial, recreation

Mixed uses

Mixed media buildings

mixed-use neighborhood corridors and/or urban villages

more communities like One Lake

Land uses supportive of housing

mix of housing types as a land use designation to promote housing diversity in undeveloped or future growth areas

high-density housing in major shopping centers?

Examples:
-Urban Growth Limit,
-Texas corridors,
-other growth potential growth areas



Parks, Open space, Infrastructure, Safety

Park types, access, connections

Use of linear park trail to Suisun Parkway

Mare island sports complex type of facilities

parks within 1ish mile of everyone

Open space

Walk paths Suisun Valley road, Mankas & other country areas

Keep adequate open spaces and make welcoming to everyone

Open space is very important to retain; we need buffers between our cities and need to not have urban sprawl

Open space: we need to help sustain our agriculture and support our local farmers

Public Safety

need public safety to ensure parks/recreation al places are frequented

Lighting to improve safety

Examples:
-Preservation of open space
-Safety perceptions



Economic Development

types of businesses

possibly complement Vacaville's biomanufacturing initiative

More Non-Industrial Retail in Fairfield

Get together with Solano Mall to bring new and lasting businesses

Solano mall...outdoor walkable type shopping

Conference and events centers

More space for events/conferences

physical business environment

Use empty spaces in downtown for ad space or mock up

renovate downtown Fairfield

Address homelessness issues.

Business development, programs, and training

A Fairfield first drive to hire locally.

business development in lower income communities

Economic development: We need to be able attract better training programs for good paying jobs, like engineering jobs, instead of having the better paying jobs go to the South Bay or Contra Costa County.

more business training collaboration with SBDC or similar organizations

more collaboration with business oriented organizations

Business Development: Tax incentives for clean industry development in Fairfield. Tax incentives for apprenticeship programs.

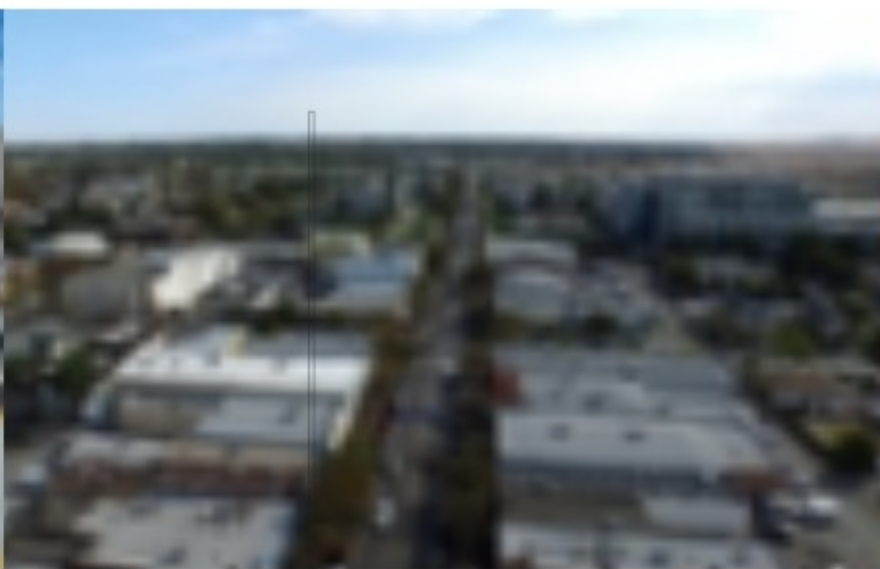
Lower licenses costs for micro merchants

Examples:
-Work after COVID
-Future of retail
-New industries
-Supporting agriculture

Events that showcase culture and fun

cultural events to showcase diversity

Create fun Friday nights outdoors with food vendors and live music in downtown



Transportation/ Mobility

Transportation and mix of land uses

20-minute city?

greater accessibility to schools, shops, destinations via walking/biking

Public transit/ buses

Transportation category: Better transportation to Solano Community College from multiple bus stops.

faster to get around city using bus

Autonomous buses

Better public transportation system

Increase public transportation routes in areas example (Peabody rd.)

Alternative transportation

Walking/biking paths that are safe and connected throughout FF

bikeshare

better active transportation connections between Cordelia and Fairfield

safer and more pleasant to walk

Transportation/mobility: I'd like to see the General Plan embrace many alternative modes of getting to places and to enhance connectivity of ways to walk and bike. One example would be activating the linear park.

Examples:
-Supporting alternative mobility choices
-Climate change
-New technology



Environment, Sustainability, Equity

Public Realm

- street trees and flowers
- Adequate street lighting fewer speed bumps
- bags/trash along walking/bike paths to clean up after dogs
- trash, recycle, compost bins in downtown/other highly-walked areas
- consistency of landscape on public streets & neighborhood entry points

Equity/ community

- prevent displacement
- Build Resources to disenfranchised communities
- community gardens
- embracing youth culture
- Cultural events

Environment

NO toxic pesticide use by City

Examples:
 -Wildfires
 -Planning for climate change
 -Equity and social justice

Other: public health as a lens, element synergies

much more robust chapter on health and safety, not just seismic issues or flooding, but public health issues such as increasing opportunities for physical activity, increasing options for healthy, fresh produce from our local farmers, offering healthy choices in concessions; linking our Suisun Valley/Gordon Valley farmers to institutions to buy produce. This connects open space, with health, with preserving agriculture, etc.

Ensure that all areas are free from food deserts and have an open and welcoming feel

18:32:16 From Alison Moore : [https://miro.com/app/board/o9J_l0_r46A=/](https://miro.com/app/board/o9J_l0_r46A/)
18:36:22 From Robin : Sorry - my battery died and I had to restart.
Missed the instruction. You'd like a headline?
18:37:09 From Robin : Thank you!
18:37:09 From Susan Stern : City of Fairfield, from 2 giant wind turbines
in 2020 to _____ turbines in 2050. And 80% solar powered!!!
18:38:16 From Robin : Fairfield ranked healthiest and most diverse city in
the Bay Area!
18:38:19 From GaryWalker : Fairfield a place where people come to live.
work and play.
18:38:39 From Deanna Deckard : Fairfield Education Scores Reach Record
High Levels
18:44:59 From Patricia Young : Fairfield: The Highway 80 Paradise (Ideal
Place)
19:04:53 From Alison Moore : [https://miro.com/app/board/o9J_l0_r46A=/](https://miro.com/app/board/o9J_l0_r46A/)
19:09:24 From Robin : Parks: Open space is very important to retain; we
need buffers between our cities and need to not have urban sprawl
19:11:16 From Robin : Transportation/mobility: I'd like to see the
General Plan embrace many alternative modes of getting to places and to enhance
connectivity of ways to walk and bike. One example would be activating the linear
park.
19:12:28 From Susan Stern : Transportation category: Better
transportation to Solano Community College from multiple bus stops.
19:13:14 From Robin : Economic development: We need to be able attract
better training programs for good paying jobs, like engineering jobs, instead of
having the better paying jobs go to the South Bay or Contra Costa County.
19:15:36 From Susan Stern : Business Development:
19:16:24 From Robin : Housing: The housing element somehow needs to
ensure that we offer truly affordable housing for jobs such as public service
workers, teachers, new college and trade school graduates, military families, etc.
Our housing prices might be "less expensive" than the Bay Area but they are not
affordable to many, many families.
19:16:57 From Susan Stern : Business Development: Tax incentives for clean
industry development in Fairfield. Tax incentives for apprenticeship programs.
19:17:53 From Alison Moore : Housing
19:17:54 From Alison Moore : Land Use
19:17:59 From Alison Moore : Transportation/Mobility
19:18:03 From Alison Moore : Economic Development
19:18:28 From Alison Moore : Environment, Sustainability, Equity
19:18:30 From Lisa Murphy : I wasn't able to add anything because my
computer had to be recharged. I just rejoined.
19:19:37 From Alison Moore : parks, open space, infrastructure, safety
19:20:30 From GaryWalker : How do you add new housing while keeping the
older housing viable
19:21:13 From Susan Stern : Environment: NO toxic pesticide use by City
19:21:53 From GaryWalker : Parks, ability to bike to each park in a safe
matter, video at all parks new and old
19:21:57 From Robin : I would like to see a much more robust chapter on
health and safety, not just seismic issues or flooding, but public health issues
such as increasing opportunities for physical activity, increasing options for

healthy, fresh produce from our local farmers, offering healthy choices in concessions; linking our Suisun Valley/Gordon Valley farmers to institutions to buy produce. This connects open space, with health, with preserving agriculture, etc.

19:22:01 From barry to Alison Moore(Privately) : Support and encourage senior housing and senior involvement.

19:22:41 From GaryWalker : new housing design that includes solar and using less energy

19:23:50 From Susan Stern : A Fairfield first drive to hire locally.

19:23:52 From Robin : We need to address the root causes of homelessness, such as poverty, mental health and toxic stress issues, substance abuse prevention,

19:24:00 From GaryWalker : designing muti family units that are safely designed using gated parking and no open ares with public access

19:24:04 From barry to Alison Moore(Privately) : Address homelessness issues.

19:24:56 From Robin : Open space: we need to help sustain our agriculture and support our local farmers

19:25:16 From Lisa Murphy : I'll have to email my thoughts to Allison because I keep getting kicked out of the meeting.

19:25:24 From Lisa Murphy : Or discuss!

19:28:48 From Susan Stern : Housing: single person homes is a growing denominator.

19:28:56 From Robin : Housing: need mixed use housing for live/work. Also, need low income housing mixed in with higher levels of housing so that we don't have pockets of just low income housing

19:29:28 From Lisa Murphy : Housing: Define "affordable." What is the scale for "affordable" housing and how does that compare with current demographics?

19:29:42 From Susan Stern : Housing: empty office buildings converted zoning and use.

19:30:55 From Lisa Murphy : New housing developments are being built perhaps without consideration for traffic impact on major roadways.

19:31:11 From Patricia Young : Housing: lofts, single story housing for disabled and seniors, multiple family dwellings. Affordable housing so as not to price out those who work in town/county

19:31:58 From Robin : To Will's point about 20-35 year olds liking condos.....I think some of our seniors might like that too, as long as there are elevators, because then there is no yard maintenance and they can downsize.

19:32:21 From Will Bible : great point Robin

19:33:17 From Lisa Murphy : To build housing near Texas Street is an interesting concept, however, Texas Street is in need of a major revitilzation that goes beyond the "Heart of Fairfield." All of Texas Street is a historical highway (Highway 40) and, as such, there is Federal grant funding available to revitalize those areas. The City has never exercised this option to obtain Federal grant money to revitalize that entire area. As a result, the east side of town has been left to peril.

19:33:20 From Robin : Thanks, Will!

19:33:43 From Lisa Murphy : Can someone define affordability?

19:34:29 From Noah Rumbaoa (he/him) : I think it is based on area median income

19:35:10 From Lisa Murphy : Thank you, Noah. If that's the case, then most of our housing here wouldn't be defined as "affordable." Unless the demographics

need to be updated.

19:46:44 From Patricia Young : Young people are not interested in the trades (they gravitate to high profile and highly visible companies - i.e. Tesla, Google, Genentech, etc.)

There are many reasons why, many of the unions, apprenticeship programs are not run by persons who look like those in our diverse community and often are not presenting the same opportunities to persons who are skilled, trained and educated in the field. As a result the diverse skilled workforce - no matter how few, then leave the area for more welcoming workplaces and opportunities

19:47:33 From Robin : I think we are missing systemic connectiveness throughout Fairfield.....like our farmers are struggling but our businesses and school cafeterias buy produce from out of the County. We have resources in one area that don't connect to needs in another area and it takes a whole systemic approach that could be outlined in the General Plan.

19:48:53 From Will Bible : Patricia i think there are a large portion of youth that are interested in the trades, but they are not exposed to it and/or they aren't educated on the long term benefits of having a trade

19:49:27 From Patricia Young : Business hours of operations - if city eateries are closed at 9pm; there's no incentive for persons to come into town and "hang out" locally because there is no place to do so.

19:49:51 From Will Bible : how certain youth are told about trades can be demeaning also and that creates a certain stigma around the trade

19:50:27 From Noah Rumbaoa (he/him) : Biking on Air Base Parkway is also super scary so it would be cool to see a mixed-mode trail adjacent to it

19:51:05 From Robin : youth might get more excited about trades if they realize that they wouldn't have as much school debt and they can make six figure incomes....it is often not marketed that way.

19:54:42 From Lisa Murphy : Agreed. I would never bike on AB Parkway.

19:55:44 From Patricia Young : @Will - you may know students but in the education system where the se employers come to recruit candidates; they're uninterested. Our City and the organizations and entities responsible for workforce development has to improve communication of opportunities to ALL citizens is problematic. Too many silos. There are several projects in the apprenticeships and career technical education offering paid training.

19:57:12 From Will Bible : @Patricia, im not disagreeing with you. I just think it is very nuanced.

19:57:50 From Patricia Young : @Robin, there are oversee the marketing of programs and they don't make this as apparent.

19:59:16 From Patricia Young : @Will - we need to exchange emails and I'm happy to forward to you the opportunities that come through my inbox. Also, check in with the Workforce Development Board solanoemploymentconnection.com for information and details

19:59:17 From Susan Stern : Alison, where can I find the 2020 City Plan?

19:59:34 From Lisa Murphy : Thank you.

19:59:54 From Will Bible : williebible@gmail.com

19:59:56 From Robin : Thank you for a great discussion!

20:01:01 From Susan Stern : Alison, all of the chat remarks are needed to share.

20:01:05 From Deanna Deckard : Thank you!

20:01:08 From Patricia Young : Thank you and glad to be a part of this

20:01:14

From Naomi Gordon : Thank you!