



Fairfield Forward General Plan Update and Climate Action Plan

GPAC Meeting #6

October 21, 2021

FAIRFIELD

**FORWARD
2050**



AGENDA

1. Call to Order/Roll Call
2. Public Comment
3. Meeting Recap
4. Alternatives Background
 1. Existing Conditions
 2. Community Input
5. Alternatives
6. Today's Activities
7. Next Steps



1. Call to Order/Roll Call



2. Public Comment



3. Recap



SCHEDULE

PHASE ONE: WINTER 2020 - SPRING 2021

Existing Conditions Research *Investigación de Condiciones Existentes*



Public Workshops
Stakeholder
Interviews



EIR Scoping
Meeting



Existing
Conditions
Report



Decisionmaker
review



Vision & Guiding Principles *La Visión y los Principios Rectores*



Online Survey
Popup Outreach



Vision &
Guiding
Principles



Decisionmaker
review

We are here

PHASE TWO: SUMMER 2021 - FALL 2021

Alternatives *Alternativas*



Public
Workshop

Online Survey



Alternatives
Report



Decisionmaker
review



Preferred Alternative
Alternativa preferida

PHASE THREE: WINTER 2021 - SUMMER 2022

General Plan Development *Desarrollo del Plan General*



Preferred Plan



Public Review
Draft General
Plan and EIR



Public
Workshop



Decisionmaker
review

PHASE FOUR: FALL 2022

Hearings and Adoption *Audiencias y Adopción*



Hearings



Adopted
General Plan
and EIR

FAIRFIELD

**FORWARD
2050**

GPAC SCHEDULE

Meeting	Date	Topic(s)
1	March 25, 2021	Introduction; Vision and Issue Brainstorming
2	April 15, 2021	Vision and Guiding Principles
3, 4	May 6, May 13, 2021	Existing Conditions Report
5	June 24, 2021	Project Alternatives
6	Today	Preferred Plan
7, 8, 9	Winter/Spring 2022	Draft General Plan Policies

Housing Element Public Review Winter 2021/2022

Climate Action Plan Public Review Summer 2022

Draft General Plan in Summer 2022; Plan adoption hearings in Fall 2022

4. Background



PHASE I OUTREACH ACTIVITIES

- Community Workshops 1 & 2
- Community Survey
- Stakeholder Interviews
- Youth Outreach
- GPAC Meetings
- City Council/Planning Commission Visioning Sessions
- Go-to Outreach
- Development of Vision and Guiding Principles



HELP PLAN FAIRFIELD'S FUTURE!

¡Ayude planificar el futuro de Fairfield!

Tulongan ilipat ang Fairfield pasulong!



The City of Fairfield is drafting its General Plan for the next 30 years. We need your participation to help us identify and fix what could be better, preserve and enhance what is special, and shape a more equitable, sustainable and dynamic Fairfield in 2050. No matter how much time you have, there are ways to contribute and **make your voice heard**.

Ang Lungsod ng Fairfield ay naglalabas ng Pangkalahatang Plano para sa susunod na tatimpung taon. Kailangan namin ang iyong pakikilahok upang matulungan kaming makilala at ayusin kung ano ang maaaring maging mas mahusay, mapanatili at mapahusay kung ano ang espesyal, at bumuo ng isang mas pantay, napapanatili at pabagobagong Fairfield noong 2050. Hindi mahalaga kung gaano karaming oras ang mayroon ka, may mga paraan upang mag-ambag at gumawa nating ng boses mo.

La ciudad de Fairfield está redactando su plan general para los próximos 30 años. Necesitamos su participación para ayudarnos a identificar y arreglar lo que podría ser mejor, preservar y mejorar lo que es especial y dar forma a un Fairfield más equitativo, sostenible y dinámico en el año 2050. No importa cuánto tiempo tenga, hay varias formas de contribuir y hacer su voz escuchada.



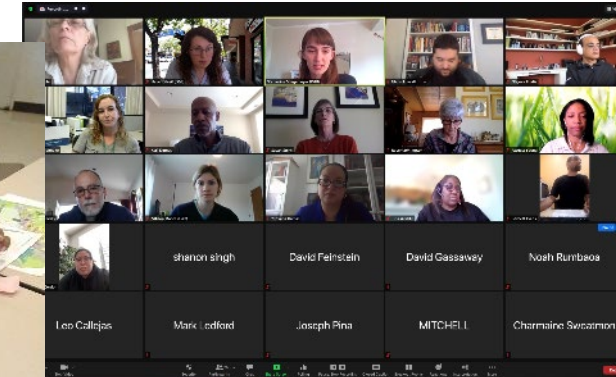
Get Involved today at / Participe hoy en /
Makisali ngayon sa :

www.FairfieldForward.com

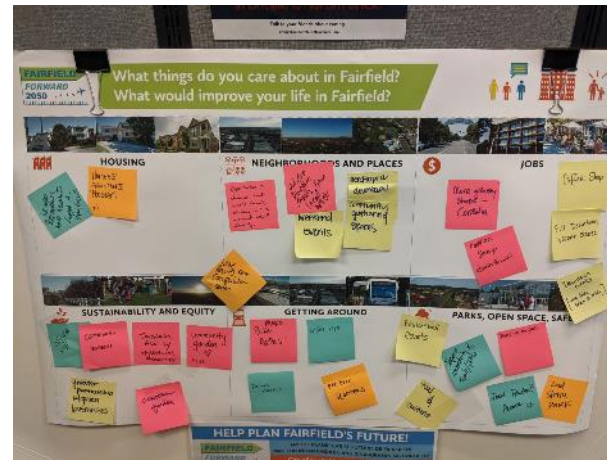


COMMUNITY ENGAGEMENT FINDINGS

- Need to build a strong sense of place, including building on agriculture
- Address homelessness and housing needs, including variety of housing options
- Promote walkable land use patterns and encourage other means of transportation
- Support economic development and opportunity
- Build on Fairfield's diversity and livability
- Explore Fairfield's future boundaries

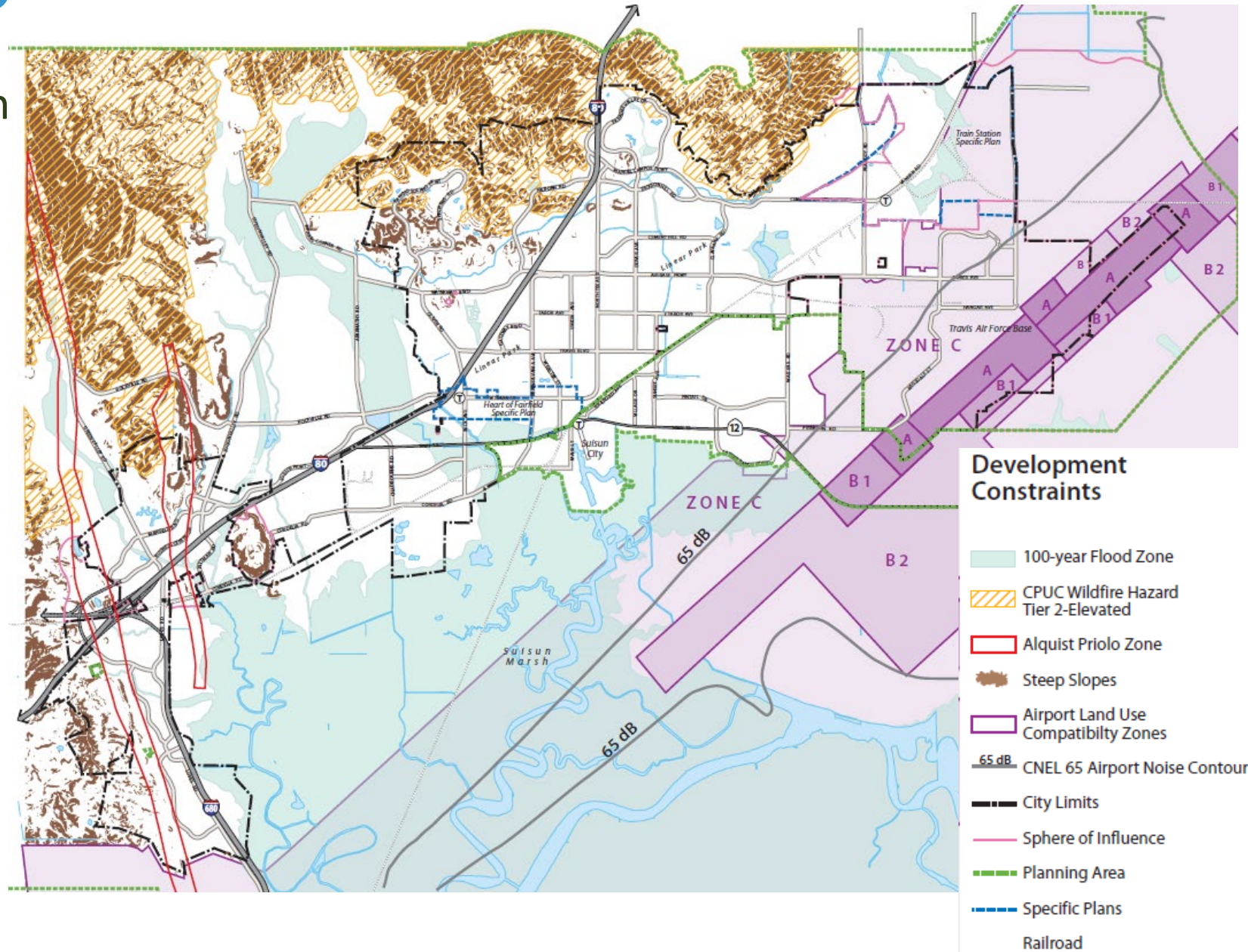


agriculture geographic location Bay Area community events
ng Quiet weather admire small Sacramento big cities affordable
green safe feel activities small town hills
surrounding Diversity local location
Centrally located Open space Suisun Valley
small town feel nice city open space agricultural
culture geographic location Bay Area community events
climate people Growing business Wineries proximity nature
rounded open space Farm parks convenient rural



ECR FINDINGS

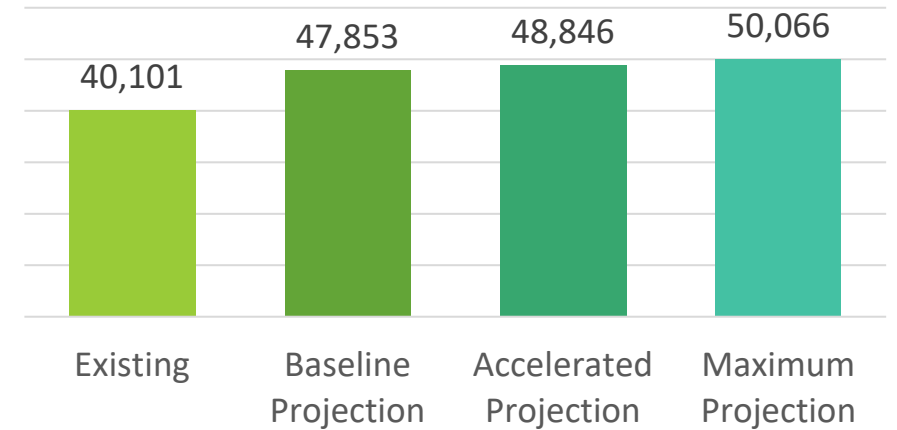
- A lack of connectivity between Cordelia and central Fairfield
- A suburban land use pattern that requires a car to get around, primarily made up of single-family neighborhoods with commercial uses limited to major corridors
- Proximity to environmental resources like the Suisun Marsh and Suisun Valley
- Environmental constraints



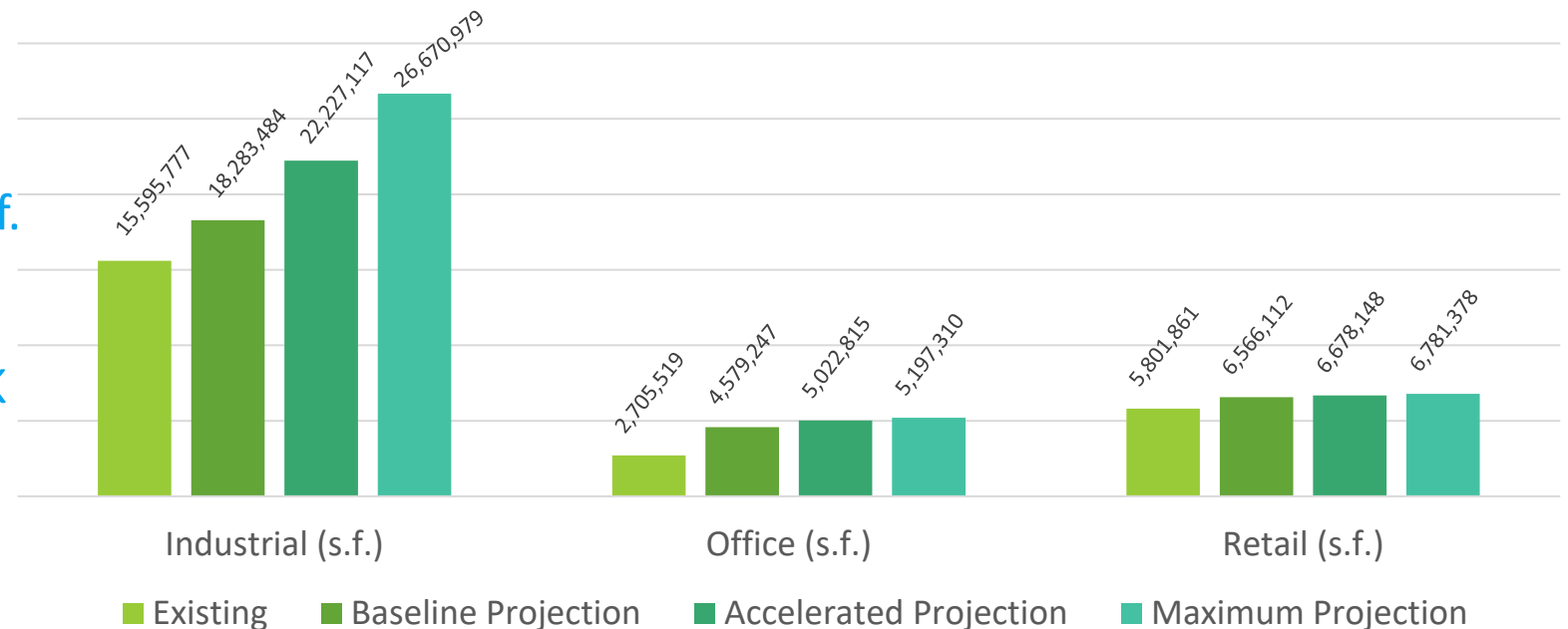
GROWTH PROJECTIONS

- To keep up with growth, Fairfield will need to add 7,500-10,000 new housing units by 2050
- There is robust growth potential in the industrial sector, and modest growth in the retail and office sector
 - Industrial: 2.7 to 11.1 million s.f.
 - Office: 1.9 to 2.5 million s.f.
 - Retail (non-auto): 760K to 980K s.f.

Housing Units



Commercial & Industrial Square Footage

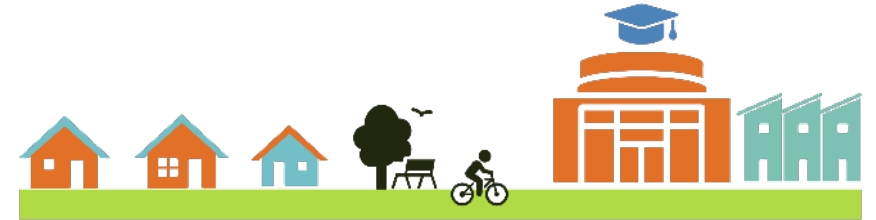


6. Alternatives



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 presented here can be mixed and matched to create the *Preferred Alternative*



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?



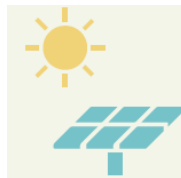
3. How can housing, jobs, and **agriculture** coexist?



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**?

WHAT DO THE ALTERNATIVES HAVE IN COMMON?

While each Alternative is unique, all three share several common characteristics:

- Improvements to the **Linear Park Trail**
- Focus on preserving and expanding **industrial land**
- Assumes **expansion of City boundaries** between Cordelia and Central Fairfield to better integrate the community
- Assumes buildout of **pipeline development** projects
- Assumes development under the **Heart of Fairfield and Train Station** specific plans occur



POINTS OF COMPARISON: ALTERNATIVES REPORT

The Alternatives Report (www.fairfieldforward.com/alternatives) provides a more comprehensive analysis of several points of comparison.

Topic	Alternative 1	Alternative 2	Alternative 3
Development Potential	12,230 units 8.0M sq ft industrial 3.0M sq ft office 3.4M sq ft retail	11,730 units 6.0M sq ft industrial 2.3M sq ft office 4.5M sq ft retail	13,120 units 5.9 sq ft industrial 2.5 sq ft office 4.0M sq ft retail
Transportation Impacts	Congestion locations vary Comparable vehicle miles traveled (VMT) reduction		
Infrastructure Costs (water, wastewater, and stormwater in areas without existing infrastructure)	\$57M	\$17M (least)	\$44M
Annual General Fund Fiscal Impacts (revenues minus expenditures)	\$4.4M surplus	\$1.4M surplus	\$5.5M surplus

WORKSHOP FEEDBACK

- Preference for mixed use centers and infill concepts
- Support of transit-oriented development and a community hub at the mall
- County residents at workshop desire to preserve agricultural uses in Suisun Valley
- Desire for more amenities (restaurants, retail, community services) but concerns about traffic that would come with added population
- “Agrihood” concept- desire to understand what this means for agriculture in practice



7. Today's Activities



LOOK OUT FOR ICONS ON THE BOARDS

Which Alternatives address the questions the best?
Which concepts do you like?

WHAT QUESTIONS DO THE ALTERNATIVES ADDRESS?



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



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



How can housing, jobs, and agriculture coexist?



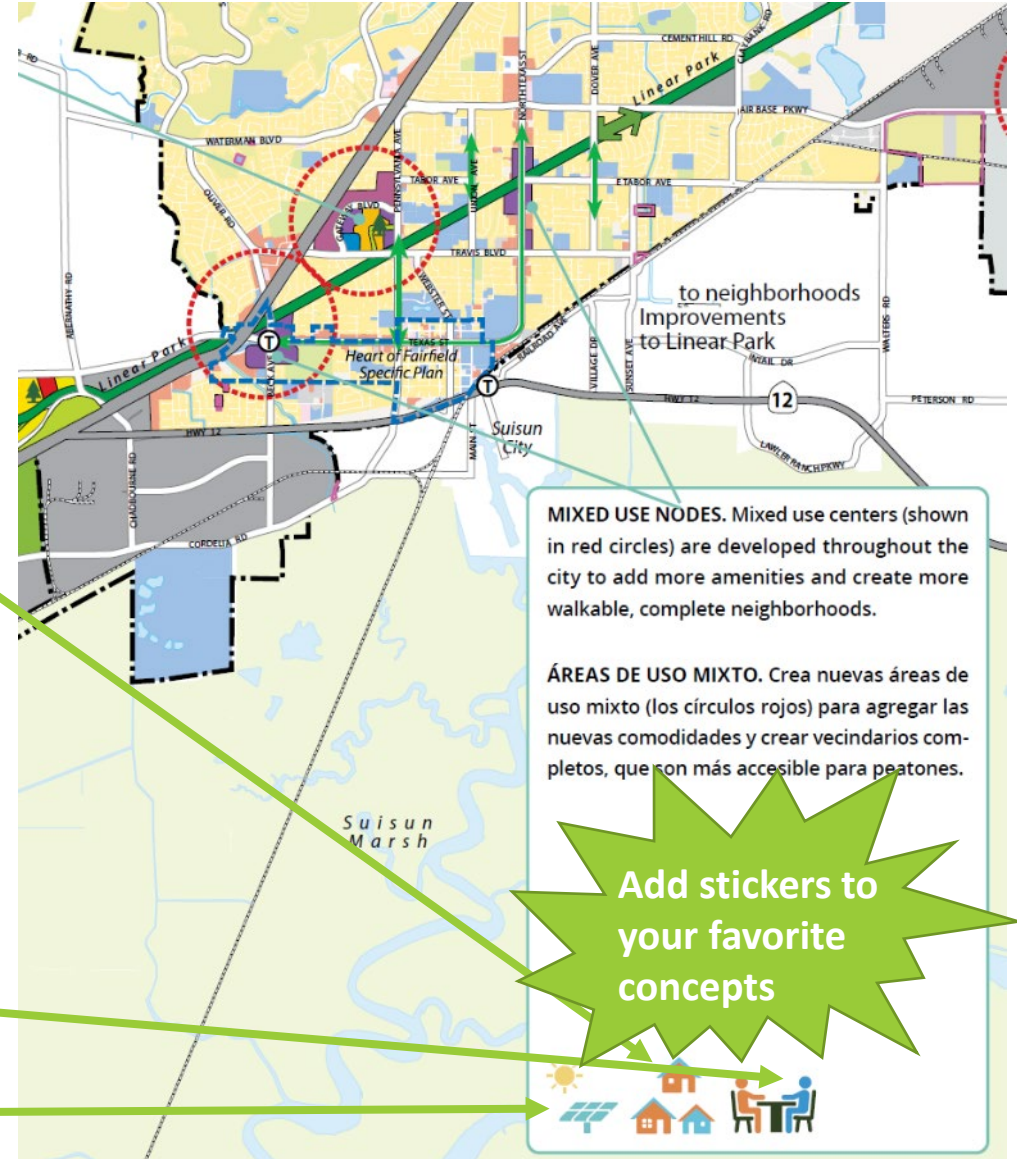
How can we better connect Fairfield?



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



What are the best ways to curb climate change?



Or fill out a comment card

MAKING YOUR PREFERRED ALTERNATIVE

- In small groups (3-4), discuss which concepts you want to include in your “Preferred Alternative”
 - What tradeoffs come with your choices?
- Add any concepts you feel are missing

Return and discuss:

- What concepts did you select?
- What tradeoffs did you encounter?
- What’s missing?

ALTERNATIVES SURVEY

- Closes October 25th
- Help us get the word out!
- Any materials needed?
Additional support?



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Take the **ALTERNATIVES SURVEY**
by Monday, 10/25

 fairfieldforward.com/alts-survey

HOW SHOULD FAIRFIELD MOVE FORWARD?

The poster features a blue background with a white banner at the top containing the 'FAIRFIELD FORWARD 2050' logo. Below the banner, the text 'Take the ALTERNATIVES SURVEY by Monday, 10/25' is displayed in white and yellow. A white banner with a globe icon and the URL 'fairfieldforward.com/alts-survey' is positioned below the text. The bottom section of the poster shows a stylized cityscape with various buildings, a car, a person walking, and a person on a bicycle, set against a green ground line. A green banner at the very bottom contains the question 'HOW SHOULD FAIRFIELD MOVE FORWARD?' in white capital letters.

NEXT STEPS

- Take the survey by Oct 25. Share with your networks.
 - www.fairfieldforward.com/alts-survey
- Give your input on the website
 - www.fairfieldforward.com/alternatives
- Attend decisionmaker meetings on October 27 and November 2
- Sign up for updates at www.fairfieldforward.com



Thank you!

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