

HEART OF FAIRFIELD SPECIFIC PLAN UPDATE TO CITY COUNCIL, MAY 2020

ONGOING PHASE

| Actions | Primary Responsibility | Partners | Estimated Cost | Potential Funding Source(s) |
|---|------------------------------------|-----------------------------------|-----------------------|------------------------------------|
| Objective 1. Encourage Appropriate Development | | | | |
| Action 1.1 | | | | |
| Expand and implement the Façade Improvement Program within the Heart of Fairfield specific plan area. | Economic Development | | \$150,000 | CDBG, General Fund |
| Action 1.2 | | | | |
| Implement the Heart of Fairfield Plan zoning requirements to facilitate mixed-use urban development. | Planning | | | Planning Fees |
| Action 1.3 | | | | |
| Implement the Heart of Fairfield zoning requirements. | Planning | | | Planning Fees |
| Action 1.4 | | | | |
| Implement the Heart of Fairfield zoning requirements when reviewing development projects within a half mile of the Suisun-Fairfield Train Station and the Fairfield Transportation Center. | Planning | | | Planning Fees |
| Action 1.5 | | | | |
| Facilitate new development by providing funding for utility upgrades. | Public Works, Economic Development | PG&E | Varies | Utility Undergrounding Account |
| Objective 2. Supporting the City and County Centers | | | | |
| Action 2.1 | | | | |
| Continue to coordinate with Solano County to discuss County plans for the Downtown Government center. | Community Development | Solano County | | |
| Objective 3. Expanding Access to Recreational Open Space | | | | |
| Action 3.1 | | | | |
| Improve connectivity between the Fairfield Linear Park and the West Texas Street corridor by installing directional signage and striping at Beck Avenue, Fifth Street, Second Street, and First Street. | Public Works | Solano Transportation Authority | \$200,000 | STA and TDA Funds |
| Objective 4. Targeting Economic Development | | | | |
| Action 4.1 | | | | |
| Expand the City's business and property owner outreach efforts with a new focus on Heart of Fairfield. | Economic Development | Fairfield Main Street Association | \$15,000 | General Fund |
| Action 4.2 | | | | |
| Develop a program to provide technical assistance, planning incentives, and outreach to non-conforming businesses to encourage relocation if necessary. | Economic Development | | | General Fund |
| Objective 5. Diversifying Housing | | | | |
| Action 5.1 | | | | |
| Implement the Heart of Fairfield Plan zoning requirements related to reduced parking requirements as a development incentive. | Planning | | | General Fund, Development Fees |

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| Action 5.2 Impelemnt the Heart of Fairfield Plan zoning requirements to facilitate development of mixed-use, live-work, and other innovative housing types. | Planning | | | General Fund, Development Fees |
| Action 5.3 Conduct a survey of housing conditions in the Heart of Fairfield to identify properties that need substantial rehabilitation. | Economic Development/Housing Authority | | \$10,000 | CDBG |
| Objective 6. Supporting Institutions | | | | |
| Action 6.1 Coordinate with agencies and nonprofit service providers to develop a specific strategy plan for meeting service needs while reducing the perceived concentration of social service providers in the Heart of Fairfield. The Plan will quantify space needs, identify potential partners, and identify potential locations for providing services while reducing the perceived impacts of these services on the Heart of Fairfield. | Planning/Solano County Agencies | Economic Development | \$55,000 | General Fund |
| Action 6.2 Continue to fund the Fairfield Mainstreet Association | City Manager | Fairfield Main Street Association | \$15,000 | General Fund, Grants |
| Action 6.3 Prepare a Health Action Plan for the Heart of Fairfield. | Community Development | Solano County | \$5,000 | General Fund, Solano County, Grants |
| Action 6.4 Work with Solano County, the Fairfield Main Street Association, and the Fairfield-Suisun Unified School District to identify and develop an edible garden on school, public, or available vacant property. | Community Development | Fairfield Main Street Association, Fairfield-Suisun Unified School District, Solano County | \$1,000 | Grants, Donations |
| Action 6.5 Identify and target properties to expand the Crime Free Multifamily Program in the plan area, and develop an appropriate version of the program for smaller properties. | Police/Code Enforcement | Affordable Housing, Building Department | | |
| Action 6.6 Review the existing maintenance district for Downtown funded by the PBIA in order to identify any shortcomings and to develop options for expanding maintenance as needed. | Public Works | Fairfield Main Street Association, Economic Development | | |
| Action 6.7 Work with private proerty owners and the Fairfield Main Street Association to identify potential buildings and spaces suitable for academic use and vocation training. Develop marketing materials and programs to taget Solano Community College and local private educators. | Economic Development | Fairfield Main Street Association, Solano Community College | | |
| Action 6.8 | | | | |

Work with interested private property owners, the Fairfield Main Street Association, and Solano Community College to identify and market specific buildings as technology innovator/incubator spaces.

Economic Development

Fairfield Main Street Association, Solano Community College

Action 6.9

Work with partners to expand the use of the Downtown Theater.

Parks and Recreation

Solano Community College

SHORT-TERM PHASE

Objective 1. Creating a Vibrant Downtown Core

Action 1.1

Work with local businesses and the Fairfield Main Street Association to develop a program which includes special evening events and activity during after-work hours.

Economic Development/Planning

Planning, Fairfield Main Street Association

\$10,000

Fairfield Main Street Association, General Fund

Action 1.2

Work with Solano County to develop a concept for shared use of the County Parking Garage after business hours to promote evening activity in Downtown.

Planning

Economic Development, Solano County, Fairfield Main Street Association

Action 1.3

Develop and implement a parking signage and wayfinding program to facilitate the efficient use of off-site parking and shared parking.

Planning/ Public Works

Fairfield Main Street Association

\$50,000

Downtown Parking In-Lieu Fees, Solano Transportation Agency

Action 1.4

Work with the Fairfield Main Street Association, interested businesses, and/or property owners to develop temporary or permanent parklet that can provide space for outdoor restaurant seating.

Planning

Public Works, Fairfield Main Street Association

\$50,000

Public-Private Partnership with Businesses

Action 1.5

Work with Solano County to develop a specific program for appropriate expanded community use of the County Green, including weekends and after hours.

Economic Development

Solano County, Fairfield Main Street Association

TBD

Public-Private Partnership with Businesses, Fairfield Main Street Association, General Fund

Objective 2. Facilitating and Incentivizing Development on "Catalyst" Sites

Action 2.1

Continue to coordinate with Solano County on the Solano County Government Center Master Plan process.

Planning/Economic Development

City Manager, Fairfield Main Street Association

Action 2.2

Develop and implement a package of fee incentives to reduce City permit fees for projects implementing Heart of Fairfield Plan objectives. The package should be specifically designed to target the first 200 dwelling units permitted after Plan adoption.

Planning/Economic Development

Public Works, City Attorney

See Fiscal Analysis

General Fund

Action 2.3

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| Prepare and adopt an updated Fee Development Program that includes a nexus study for how the City will approach development fee reductions and revenue generation relative to new development envisioned under the Plan. | Economic Development/Public Works | City Attorney | TBD | General Fund |
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| Action 2.4 Prepare an updated Nexus Study/Fee Study to determine the appropriate level of development impact fees for projects within the Plan Area. | Community Development | City Manager | TBD | General Fund |
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Objective 3. Increasing the Mix of Uses in the Plan Area

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| Action 3.1 Implement the Heart of Fairfield Plan zoning requirements to facilitate mixed-use urban development. | Planning | | | Planning Fees |
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| Action 3.2 Implement Heart of Fairfield Plan zoning requirements to facilitate infill residential and mixed use development on West Texas Street and in the residential neighborhood south of Texas Street. | Planning | | | Planning Fees |
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| Action 3.3 Fund a comprehensive study of the costs, benefits, and potential sites for relocating the current City of Fairfield Corporation Yard. | Public Works | Planning, Economic Development | \$150,000 | General Fund |
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Objective 4. Establishing a Stronger Brand and Identity

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| Action 4.1 Work with Visit Fairfield to develop a multi-pronged marketing program for the Heart of Fairfield, including an internet presence, brochures, handouts, and other materials. | Economic Development, Fairfield Main Street Association, Visit Fairfield | Planning | \$10,000 | Fairfield Main Street Association, General Fund |
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| Action 4.2 Work with Solano County, Caltrans, and private property owners to develop a program for the acquisition and installation of high impact public art. | Planning | Caltrans, Private Property Owners, Solano County, Fairfield Main Street Association, Public Works, Economic Development | \$50,000 | AB1600 |
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| Action 4.3 Work with the Fairfield Main Street Association to develop a decorative banner program for Texas Street, to be extended to West Texas Street as appropriate. This will require an amendment to the existing Fairfield Sign Ordinance. | Planning/Economic Development | Fairfield Main Street Association, Public Works, Local Businesses | \$50,000 | Public-Private Partnership with Businesses |
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Objective 5. Improving Key Streetscapes and Safety

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| Action 5.1 Incorporate Heart of Fairfield Plan streetscape concepts into the first catalyst site development, or other development Downtown and on West Texas Street, to serve as prototypes/examples for future development. | Planning | Private Developers | TBD | Development Exactions |
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| Action 5.2 Develop a street tree planting program for residential blocks south of Texas Street. | Public Works | Planning | TBD | Tree Mitigation Funds |
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| Action 5.3 Work with the Fairfield Main Street Association to identify and address property maintenance issues. | Planning/Building/Code Enforcement | Police, Fairfield Main Street Association | TBD | Administrative Fines (as needed) |
| Action 5.4 Prioritize projects in the Heart of Fairfield for available Solano Transportation Agency (STA), regional, and State grant funding opportunities. | Public Works | Planning | Staff Time | Grants |
| Action 5.5 Prioritize implementation of the West Texas Street Gateway project at the intersection of Interstate 80. | Public Works | Planning, STA, Caltrans | TBD | Grants |
| Action 5.6 Ensure that development in Downtown constructs sidewalks to current standards during construction of the project. | Planning | Public Works | | Development Exactions |
| Action 5.7 Incorporate the first phase bicycle lane program along the West Texas Street corridor. | Public Works | Planning | \$80,000 | One Bay Area Grant |

Objective 6. Enhancing Freeway Commercial Area/Gateway

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| Action 6.1 Work with STA and Caltrans to implement the West Texas Street Gateway concepts that include landscaping improvements. | Public Works/Planning | Planning, Caltrans, STA | TBD | Grants |
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Objective 7. Creating and Enhancing Community Gathering Spaces

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| Action 7.1 Continue to work with Downtown neighborhood residents to plant trees in parkway strips between sidewalks and roadways. | Public Works/ Planning | | \$55,000 | General Fund |
| Action 7.2 Incorporate private green spaces, with appropriate public access, in new residential projects in the Plan Area. | Planning | Public Works, Parks and Recreation, Fairfield Main Street Association | TBD | General Fund, Grants |
| Action 7.3 Revisit the Civic Center Master Plan to identify options for play equipment near the Civic Center. | Parks and Recreation | Public Works | \$50,000 | General Fund, Grants |

Objective 8. Improving Allan Witt Park

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| Action 8.1 Complete and implement the Allan Witt Master Plan to address visibility and perceived safety issues. | Public Works | Planning, Parks and Recreation | \$168,000 | AB1600 |
| Action 8.2 Continue marketing efforts to improve the use of Allan Witt Park. | Parks and Recreation | | \$1,000 | Grants, Donations |

LONG-TERM PHASE

Objective 1. Transforming West Texas Street into an Urban Mixed-Use Residential and Commercial Corridor

Action 1.1

Implement the Heart of Fairfield Plan zoning requirements to facilitate mixed-use urban development. Planning Planning Fees

Action 1.2

Implement the Heart of Fairfield Plan zoning requirements to facilitate infill residential and mixed-use development on West Texas Street. Planning Planning Fees

Action 1.3

Implement the Heart of Fairfield Plan zoning requirements in the review of new development projects within a half mile of the Fairfield Transportation Center. Planning Planning Fees

Action 1.4

Implement in phases the long-term road diet concepts for West Texas Street as development occurs along the corridor. Planning Public Works, FAST \$8,500,000 One Bay Area Grants, Strategic Growth Council, Affordable Housing and Sustainable Communities Program, Developer Exactions

Action 1.5 Public Works Planning, FAST \$50,000 Grants

Objective 2. Creating Neighborhood Recreational Opportunities Downtown

Action 2.1

Transform excess right-of-way on Broadway Street into a multi-purpose landscaped park corridor. Public Works Community Development, Parks and Recreation TBD City Park Fees, Developer Contributions

Action 2.2

Implement recommendations in the revised Fairfield Civic Center Master Plan for neighborhood park area at the Civic Center. Public Works/Parks and Recreation Community Development, Parks and Recreation TBD City Park Fees, Developer Contributions

Objective 3. Creating More Complete Streets Improvements

Action 3.1

Ensure that development in Downtown constructs sidewalks to current standards during construction of the project. Planning Public Works Development Exactions

Action 3.2

In the road diet concept implementation for West Texas Street, incorporate the first phase bicycle lane program along the corridor. Planning Public Works, FAST \$80,000 One Bay Area Grants

Objective 4. Improving Residential Streets South of Texas Street within Downtown

Action 4.1

Continue implementing the Design Concept for Broadway Street. Planning Public Works, Economic Development \$7,800,000 Metropolitan Transportation Commission, Developer Exactions

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| Action 4.2 Improve pedestrian connection between Downtown Fairfield and Suisun City through enhanced lighting. | Planning | | \$250,000 | Metropolitan Transportation Commission Grants, CDBG |
| Action 4.3 Complete the sidewalk network Downtown, including repair of walkways in poor condition. | Public Works | Private Developers | | CDBG, One Bay Area Grants, Developer Exactions |
| Action 4.4 Reduce street width, provide traffic calming measures, implement angled parking along Broadway Street and other areas where appropriate. | Public Works | Private Developers | | CDBG, One Bay Area Grants, Solano Transportation Agency, Developer Exactions |

Objective 5. Relocating the City's Corporation Yard

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| Action 5.1 Based on recommendations in the Comprehensive Study (see Action 3.3), identify and acquire a site for the relocated facilities. | Public Works | Planning, Economic Development | TBD | General Fund, Comprehensive Study Recommendations |
| Action 5.2 Continue implementing the relocation of the City's corporation yard and clear the existing site for new development. | | | TBD | General Fund, Comprehensive Study Recommendations |
| Action 5.3 Develop a conceptual street layout for the former corporation yard site, establishing a street grid that provides a new framework for development and a stronger connection between Allan Witt Park and Downtown. | Public Works | Planning, Economic Development | \$30,000,000 (construction of new streets and infrastructure) | One Bay Area Grants, Solano Transportation Agency Funds |
| Action 5.4 Develop a marketing concept for the former corporation yard site. | Economic Development | Planning, Public Works | \$20,000 | General Fund |

Objective 6. Creating a Transit Station Neighborhood near the Suisun-Fairfield Train Station.

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| Action 6.1 Incorporate Heart of Fairfield Plan streetscape concepts into atalyst site development, or other development Downtown and on West Texas Street, to serve as prototypes/examples for future development. | Planning | Private Developers | TBD | Development Exactions |
| Action 6.2 Continue the street tree planting program for residential blocks south of Texas Street. | Planning | Public Works | TBD | Tree Mitigation Funds |
| Action 6.3 | | | | |

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| Work with Fairfield Main Street Association to address property maintenance issues in both neighborhoods. | Planning | Polic, Code Enforcement, Fairfield Main Street Association | TBD | Administrative Fines (as needed) |
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| Action 6.4 In applying for available funds, prioritize projects in the Heart of Fairfield for Solano Transportation Authority, regional, and State funding opportunities. | Public Works | Planning | Staff Time | General Fund |
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Objective 7. Creating and Enhancing Community Gathering Spaces

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|--|----------------------|--|----------|--------------|
| Action 7.1 Continue to work with downtown neighborhood residents to plant trees downtown and on West Texas Street. | Economic Development | | \$55,000 | General Fund |
|--|----------------------|--|----------|--------------|

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| Action 7.2 Work with Solano County to develop a specific program for appropriate expanded community use of the County Green, including weekends and after hours. | Economic Development | Solano County, Fairfield Main Street Association | TBD | Public-Private Partnership with Businesses, FMSA Funds, General Fund |
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|--|----------|---|-----|----------------------|
| Action 7.3 Incorporate green spaces, private and with appropriate public access, in new residential projects in the plan area. | Planning | Public Works, Parks and Recreation, Fairfield Main Street Association | TBD | General Fund, Grants |
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| Action 7.4 Develop and implement a landscape enhancement plan for Allan Witt Park to address visibility and perceived safety issues. | Parks and Recreation | Planning, Public Works | TBD | General Fund, Grants |
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|--|----------------------|--|---------|-------------------|
| Action 7.5 Continue ongoing marketing efforts to improve the use of Allan Witt Park. | Parks and Recreation | | \$1,000 | Grants, Donations |
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