

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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Actions	Primary Responsibility	Partners	Estimated Cost	Potential Funding Source(s)
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		

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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				

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Actions	Primary Responsibility	Partners	Estimated Cost	Potential Funding Source(s)
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 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
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
Objective 3. Increasing the Mix of Uses in the Plan Area				
Action 3.1 Implement the Heart of Fairfield Plan zoning requirements to facilitate mixed-use urban development.	Planning			Planning Fees
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
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
Objective 4. Establishing a Stronger Brand and Identity				
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
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
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

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

Action 5.2

Develop a street tree planting program for residential blocks south of Texas Street.

Public Works

Planning

TBD

Tree Mitigation Funds

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

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

Objective 7. Creating and Enhancing Community Gathering Spaces

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

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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

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 play area at the Civic Center.

Public Works/Parks and Recreation

Community Development, Parks and Recreation

TBD

City Park Fees, Developer Contributions

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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.

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.

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

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

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

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Actions	Primary Responsibility	Partners	Estimated Cost	Potential Funding Source(s)
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.				
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 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 nedded)
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
Objective 7. Creating and Enhancing Community Gathering Spaces				
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
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
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
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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