

## Heart of Fairfield Implementation Plan Update

April 20, 2021

### ONGOING PHASE

#### Objective 1. Encourage Appropriate Development

<b>Action 1.2</b>	<b>Implement HOF Plan zoning requirements to facilitate mixed-use urban development.</b>
<b>Update</b>	<p>In early January, the City received formal authorization from the State of California for funding through the Local Early Action Planning (LEAP) program. This will provide \$500,000 to the City for three projects:</p> <ul style="list-style-type: none"><li>• A study to investigate options for relocating the existing PG&amp;E substation located south of the County Probation Office in the Heart of Fairfield. The two-acre site would be an excellent opportunity for new housing within ½ mile of the Suisun-Fairfield train station.</li><li>• Development of design prototypes for key Heart of Fairfield sites. The goal is to design a “shovel ready” project that can be shopped to developer partners interested in building in Downtown Fairfield</li><li>• Funding for the preparation of the City’s Housing Element update.</li></ul> <p>The City also initiated the planning program funded by the State under the SB2 grant (\$300,000). Key activities funded by this program include updated studies of infrastructure and traffic analysis for development in the Heart of Fairfield. The Public Works Department is the lead on this effort, and engineering consultant Fehr and Peers has already begun their analysis.</p>
<b>Upcoming:</b>	Staff will choose a consultant to complete a ministerial approval process, which is to be completed approximately nine months after a consultant is chosen..

<b>Action 1.5</b>	<b>Facilitate new development by providing funding for utility upgrades.</b>
<b>Update</b>	<p>Rule 20A Webster and Empire Street Utility Undergrounding Project – In August, Council adopted Ordinance 2020-12, which created the Webster and Empire Street Underground Utility District (District) in the Heart of Fairfield. Creation of the District resulted in an order to underground all poles, overhead wires and associated overhead structures used for electrical and communication services. In December, Council authorized execution of an agreement with a design firm to facilitate the implementation of the project.</p>
<b>Upcoming:</b>	Conduct design work and continue to engage the utility companies (PG&E, AT&T, Comcast).

#### Objective 4. Targeting Economic Development

<b>Action 4.1</b>	<b>Expand the City's business and property owner outreach efforts with a new focus on the Heart of Fairfield.</b>
<b>Update</b>	<ol style="list-style-type: none"><li>1. Staff recently started the Downtown Pulse, a monthly newsletter to communicate City programs and projects to downtown business owners and property owners and has established a business visitation program to further relationships with, and to better understand the needs of, downtown business owners.</li><li>2. Staff finalized the Retail to Restaurant program, which helps facilitate tenant improvements for restaurant space where a retail space once was.</li></ol>
<b>Upcoming:</b>	<ol style="list-style-type: none"><li>1. Staff will continue to release the Downtown Pulse and to track its progress with the Customer Relationship Management software the City recently procured. Staff will use that information to further relationships and better understand the needs of business owners.</li><li>2. Staff is reviewing the final plans for the new restaurant space and will have an update for Council by the Quarter 2 of 2021.</li></ol>

#### Objective 5. Diversifying Housing

<b>Action 5.2</b>	<b>Implement HOF zoning requirements to facilitate mixed-use, live-work, and other innovative housing types.</b>
<b>Update</b>	The City negotiated and approved a Disposition and Development Agreement for Catalyst Site 1, located at 1600 Woolner Avenue. The project seeks to develop 168 multifamily rental housing units in a 3-story building. All of the project units will be affordable rental housing for households at or below 30%, 50, 60% and 80% of area median income.
<b>Upcoming:</b>	<ol style="list-style-type: none"><li>1. Sale of the property is pending subject to obtaining financing.</li><li>2. Woolner project will find out if tax credit funding is awarded.</li></ol>

#### Objective 6. Supporting Institutions

<b>Action 6.2</b>	<b>Continue to fund the Fairfield Main Street Association.</b>
<b>Update</b>	City Council voted not to renew its contract with the Fairfield Main Street Association, which leaves approximately \$30,000 in the Parking and Business Improvement District (PBIA) funds.
<b>Upcoming:</b>	A public meeting with business owners who have paid into PBID was held on April 8, 2021, to allow downtown business owners to decide how that money will be best spent.

### SHORT-TERM PHASE

#### Objective 1. Creating a Vibrant Downtown Core

<b>Action 1.1</b>	<b>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.</b>
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<b>Update</b>	City staff is working with the Fairfield Chamber of Commerce to host evening events.
<b>Upcoming:</b>	Staff will work with the Chamber to initiate several small, frequent evening events.

<b>Action 1.4</b>	<b>Work with the Fairfield Main Street Association, interested businesses, and/or property owners to develop temporary or permanent parklets that can provide space for outdoor restaurant seating.</b>
<b>Update</b>	Due to delays in design and materials procurement, parklets were not installed. Two downtown businesses have opted in to the parklet program.
<b>Upcoming:</b>	Two parklets will be built in the Heart of Fairfield by June 2021.

#### Objective 2. Facilitating and Incentivizing the Development on “Catalyst” Sites

<b>Action 2.4</b>	<b>Prepare updated Nexus Study to determine appropriate fees in plan area.</b>
<b>Update</b>	Staff contracted with EPS and Coastland Civil Engineers to conduct a review of development impact fees citywide. The review includes changes in the current fee structure to separate infill fees from various citywide impact fees and identify any fees the city can legally and equitably remove from infill development. The goal is to create incentive for infill development in HOF by reducing financial burden.
<b>Upcoming:</b>	Originally planned for winter of FY20-21, the engineering study is delayed with updated timeline planned for Spring 2021 presentation of administrative draft of fee update to Council for consideration.

#### Objective 4. Establishing a Stronger Brand and Identity

<b>Action 4.2</b>	<b>Work with Solano County, Caltrans, and private property owners to develop a program for the acquisition and installation of high-impact public art.</b>
<b>Update</b>	Staff is working on an Art in Public Places program, which will identify ideal sites for public art and appropriate outreach efforts.
<b>Upcoming:</b>	Staff will introduce a pilot project at the April 20, 2021 City Council meeting.

#### Objective 5. Improving Key Streetscapes and Safety

<b>Action 5.1</b>	<b>Incorporate Heart of Fairfield Specific Plan streetscape concepts.</b>
<b>Update</b>	<ol style="list-style-type: none"> <li>1. HOF removable bollards and street closure -This project will construct removable bollards at 10 locations throughout the Heart of Fairfield (HOF) area to facilitate street closures for events such as farmer’s markets and festivals.</li> <li>2. Staff has contacted a streetscape design consultant to create options for a visually appealing, pedestrian friendly Heart of Fairfield streetscape.</li> </ol>
<b>Upcoming:</b>	<ol style="list-style-type: none"> <li>1. Execute the contract to commence construction.</li> <li>2. Execute a contract with the streetscape consultant and begin construction in Q4 2021.</li> </ol>

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<b>Action 5.3</b>	<b>Identify and address property maintenance issues.</b>
<b>Update</b>	Staff reached out to business and property owners to offer assistance with code violations.
<b>Upcoming:</b>	<ol style="list-style-type: none"> <li>1. Staff will continue to support property and business owners in their efforts to address existing violations.</li> <li>2. Revisions to the REAP program to provide small dollar amount matching funds to address property maintenance issues.</li> </ol>

<b>Action 5.5</b>	<b>Prioritize implementation of the West Texas Gateway Project.</b>
<b>Update</b>	Staff recently received a finalized draft version of the proposed Gateways study.
<b>Upcoming:</b>	Staff will present the final version of the study as necessary and program improvements within the CIP.

## LONG-TERM PHASE

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

<b>Action 1.4</b>	<b>Implement in phases the long-term road diet concepts for W. Texas Street.</b>
<b>Update</b>	<ol style="list-style-type: none"> <li>1. On February 8, 2021, the California Transportation Commission announced the that the West Texas Complete Streets project is recommended to receive \$10.9 million in Active Transportation Program Cycle 5 grant funding. With this recent announcement, city staff, and its consultant are preparing an implementation schedule for the design, utility relocation, and right-of-way phases of the project.</li> <li>2. West Texas Gateway FTC Slip-Ramp project began April 5, 2021.</li> </ol>
<b>Upcoming:</b>	<ol style="list-style-type: none"> <li>1. Construction for the complete streets project is tentatively scheduled for summer 2024.</li> </ol>