

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

### ONGOING PHASE

Actions	Primary Responsibility	Progress	Proposed Completion
<b>Objective 1. Encourage Appropriate Development</b>			
<b>Planning Strategies</b>			
In order to support the City's vision to transform the Heart of Fairfield plan area into the social, economic, and cultural center of Fairfield, the Planning Division continues to revisit the Heart of Fairfield Specific Plan to facilitate new areas appropriate for a variety of businesses and housing opportunities. Planners continue to work with developers to present proposed housing and mixed-use projects to Planning Commission for approval, while implementing the objectives of the Specific Plan.		<p>1. On April 22, 2020, staff recommended several edits to the Specific Plan to allow new uses (co-working establishments) and to create a more streamlined approach to permitting (removed the requirement of a use permit to operate a bar or tasting room, and to allow on-site consumption of alcohol in specialty markets).</p> <p>2. Two multi-family housing development proposals within the plan area were approved by Planning Commission.</p>	
<b>Objective 2. Supporting the City and County Centers</b>			
<b>Action 2.2</b>			
Continue to coordinate with Solano County to discuss County plans for the Downtown Government center.	Community Development	*Have we done anything with this?	
<b>Objective 3. Expanding Access to Recreational Open Space</b>			
<b>Action 3.1</b>			
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.	Planning, Public Works	*Ask Brian and Ryan about this.	
<b>Objective 4. Targeting Economic Development</b>			
<b>Action 4.1</b>			
Expand the City's business and property owner outreach efforts with a new focus on Heart of Fairfield.	Economic Development		
<b>Action 4.2</b>			
Develop a program to provide technical assistance, planning incentives, and outreach to non-conforming businesses to encourage relocation if necessary.	Economic Development		
<b>Objective 5. Diversifying Housing</b>			
<b>Action 5.1</b>			
Implement the Heart of Fairfield Plan zoning requirements related to reduced parking requirements as a development incentive.	Planning	*??	
<b>Action 5.2</b>			
Implement the Heart of Fairfield Plan zoning requirements to facilitate development of mixed-use, live-work, and other innovative housing types.	Planning		
<b>Action 5.3</b>			
Conduct a survey of housing conditions in the Heart of Fairfield to identify properties that need substantial rehabilitation.	Economic Development/Housing Authority	*And then what? What incentives/assistance do we offer homeowners?	
<b>Objective 6. Supporting Institutions</b>			
<b>Action 6.1</b>			
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	*Do we have a strategy yet?	
<b>Action 6.2</b>			
Continue to fund the Fairfield Mainstreet Association	City Manager	*More can be done with this. Only 7 events all year. This is unacceptable. We need to work more closely with this association to create more community events.	
<b>Action 6.3</b>			
Prepare a Health Action Plan for the Heart of Fairfield.	Community Development	*Have we done any work on this at all?	
<b>Action 6.4</b>			
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	*This is a fantastic idea. Anna would be happy to take this on.	
<b>Action 6.5</b>			

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	*Have any multi-family developments been completed in the plan area?
<b>Action 6.6</b> 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	*What is PBIA? What does the maintenance district do? What does it provide?
<b>Action 6.7</b> Work with private property 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 target Solano Community College and local private educators.	Economic Development	*Private schools are not permitted in the HOF, and vocational schools are allowed with a CUP. Why are we pushing this use?
<b>Action 6.8</b> 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	*We have agreed to allow this use, but sparingly. Should we be highlighting this use?
<b>Action 6.9</b> Work with partners to expand the use of the Downtown Theater.	Parks and Recreation	*What role does P&R play in programming? Are there any other partners to work with?

#### SHORT-TERM PHASE

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

<b>Action 1.1</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.	Economic Development/Planning (?)	*Can the City step up and organize events? What has Main Street Association done to facilitate more events?
<b>Action 1.2</b> 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	
<b>Action 1.3</b> Develop and implement a parking signage and wayfinding program to facilitate the efficient use of off-site parking and shared parking.	Planning/ Public Works	*Does our "Gateways" study touch on this?
<b>Action 1.4</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.	Planning/Public Works	*Has the City contacted the owners of the vacant parcels in the HOF? Could we use the space under arbors to install parklets?
<b>Action 1.5</b> 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	*This is a perfect place for outdoor concerts, movies in the park, etc.

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

<b>Action 2.1</b> Continue to coordinate with Solano County on the Solano County Government Center Master Plan process.	Planning/Economic Development	
<b>Action 2.2</b> 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	
<b>Action 2.3</b> 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	
<b>Action 2.4</b> Prepare an updated Nexus Study/Fee Study to determine the appropriate level of development impact fees for projects within the Plan Area.	Community Development	

##### Objective 3. Increasing the Mix of Uses in the Plan Area

<b>Action 3.1</b> Implement the Heart of Fairfield Plan zoning requirements to facilitate mixed-use urban development.	Planning	*Seems redundant.
<b>Action 3.2</b>		

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	*Again, seems redundant. What have we done to encourage this type of dev't in these areas?
<b>Action 3.3</b> Fund a comprehensive study of the costs, benefits, and potential sites for relocating the current City of Fairfield Corporation Yard.	Public Works	*Any progress on this? Ask Ryan or Paul.
<b>Objective 4. Establishing a Stronger Brand and Identity</b>		
<b>Action 4.1</b> 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	*Jorge will have info on this.
<b>Action 4.2</b> Work with Solano County, Caltrans, and private property owners to develop a program for the acquisition and installation of high impact public art.	Planning/Parks and Recreation	*Can Planning initiate an RFP for public art installations? Look into permanent and temporary art- include the public in decision making.
<b>Action 4.3</b> 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/Public Works	*Banners are up. Did we change our ord. to allow this permanently?
<b>Objective 5. Improving Key Streetscapes and Safety</b>		
<b>Action 5.1</b> 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	
<b>Action 5.2</b> Develop a street tree planting program for residential blocks south of Texas Street.	Public Works	*How is this implemented?
<b>Action 5.3</b> Work with the Fairfield Main Street Association to identify and address property maintenance issues.	Planning/Building/Code Enforcement	*Vacancy ordinance. MSA has done nothing to address the vacancy/blight problem downtown.
<b>Action 5.4</b> Prioritize projects in the Heart of Fairfield for available Solano Transportation Agency (STA), regional, and State grant funding opportunities.	Public Works	
<b>Action 5.5</b> Prioritize implementation of the West Texas Street Gateway project at the intersection of Interstate 80.	Public Works	*Brian is currently working on this?
<b>Action 5.6</b> Ensure that development in Downtown constructs sidewalks to current standards during construction of the project.	Planning	*Autozone improvements.
<b>Action 5.7</b> Incorporate the first phase bicycle lane program along the West Texas Street corridor.	Public Works	
<b>Objective 6. Enhancing Freeway Commercial Area/Gateway</b>		
<b>Action 6.1</b> Work with STA and Caltrans to implement the West Texas Street Gateway concepts that include landscaping improvements.	Public Works/Planning	
<b>Objective 7. Creating and Enhancing Community Gathering Spaces</b>		
<b>Action 7.1</b> Continue to work with Downtown neighborhood residents to plant trees in parkway strips between sidewalks and roadways.	Public Works/ Planning	*What role do residents play in planting street trees?
<b>Action 7.2</b> Incorporate private green spaces, with appropriate public access, in new residential projects in the Plan Area.	Planning	
<b>Action 7.3</b> Revisit the Civic Center Master Plan to identify options for play equipment near the Civic Center.	Parks and Recreation	
<b>Objective 8. Improving Allan Witt Park</b>		
<b>Action 8.1</b> Complete and implement the Allan Witt Master Plan to address visibility and perceived safety issues.	Public Works	

**Action 8.2**

Continue marketing efforts to improve the use of Allan Witt Park.

Parks and Recreation

**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

**Action 1.2**

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

Planning

**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

*\*Beck/Texas proposed dev't? Where are we with this?***Action 1.4**

Implement in phases the long-term road diet concepts for West Texas Street as development occurs along the corridor.

Public Works

**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

*\*Has there been any progress/feasibility studies?***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

**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.

**Action 3.2**

In the road diet concept implementation for West Texas Street, incorporate the first phase bicycle lane program along the corridor.

Planning

*?***Objective 4. Improving Residential Streets South of Texas Street within Downtown****Action 4.1**

Continue implementing the Design Concept for Broadway Street.

Planning

**Action 4.2**

Improve pedestrian connection between Downtown Fairfield and Suisun City through enhanced lighting.

Planning

*\*Through applications for new development?***Action 4.3**

Complete the sidewalk network Downtown, including repair of walkways in poor condition.

Public Works

*\*Have areas in need of repair been identified?***Action 4.4**

Reduce street width, provide traffic calming measures, implement angled parking along Broadway Street and other areas where appropriate.

Public Works

**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.

**Action 5.2**

Continue implementing the relocation of the City's corporation yard and clear the existing site for new development.

**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

**Action 5.4**

Develop a marketing concept for the former corporation yard site.

Economic Development

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

**Action 6.1**

Incorporate Heart of Fairfield Plan streetscape concepts into catalyst site development, or other development Downtown and on West Texas Street, to serve as prototypes/examples for future development.

Planning

**Action 6.2**

Continue the street tree planting program for residential blocks south of Texas Street.

Planning

**Action 6.3**

Work with Fairfield Main Street Association to address property maintenance issues in both neighborhoods.

Planning

\*Is the MSA concerned with properties so far south?

**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

**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 (?)

\*What role does ED play in tree planting? Is there funding for this?

**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

\*Has there been any dialog between the City and the County on this?

**Action 7.3**

Incorporate green spaces, private and with appropriate public access, in new residential projects in the plan area.

Planning

**Action 7.4**

Develop and implement a landscape enhancement plan for Allan Witt Park to address visibility and perceived safety issues.

Parks and Recreation

**Action 7.5**

Continue ongoing marketing efforts to improve the use of Allan Witt Park.

Parks and Recreation

## Implementation Action Plan Section of the Heart of Fairfield Specific Plan

### ONGOING PHASE

Actions	Primary Responsibility	Partners	Estimated Cost	Potential Funding Source(s)
<b>Objective 1. Encourage Appropriate Development</b>				
<b>Action 1.1</b> Expand and implement the Façade Improvement Program within the Heart of Fairfield specific plan area.	Economic Development		\$150,000	CDBG, General Fund
<b>Action 1.2</b> Implement the Heart of Fairfield Plan zoning requirements to facilitate mixed-use urban development.	Planning			Planning Fees
<b>Action 1.3</b> Implement the Heart of Fairfield zoning requirements.	Planning			Planning Fees
<b>Action 1.4</b> 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
<b>Action 1.5</b> Facilitate new development by providing funding for utility upgrades.	Public Works, Economic Development	PG&E	Varies	Utility Undergrounding Account
<b>Objective 2. Supporting the City and County Centers</b>				
<b>Action 2.1</b> Continue to coordinate with Solano County to discuss County plans for the Downtown Government center.	Community Development	Solano County		
<b>Objective 3. Expanding Access to Recreational Open Space</b>				
<b>Action 3.1</b> 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
<b>Objective 4. Targeting Economic Development</b>				
<b>Action 4.1</b> 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
<b>Action 4.2</b> Develop a program to provide technical assistance, planning incentives, and outreach to non-conforming businesses to encourage relocation if necessary.	Economic Development			General Fund
<b>Objective 5. Diversifying Housing</b>				
<b>Action 5.1</b> Implement the Heart of Fairfield Plan zoning requirements related to reduced parking requirements as a development incentive.	Planning			General Fund, Development Fees

**Action 5.2**

Impelemnt the Heart of Fairfield Plan zoning requirements to facilitate development of mixed-use, live-work, and other innovative housing types.

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.

\$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 quantfy 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		
<b>Action 6.9</b> Work with partners to expand the use of the Downtown Theater.	Parks and Recreation	Solano Community College		
<b>SHORT-TERM PHASE</b>				
<b>Objective 1. Creating a Vibrant Downtown Core</b>				
<b>Action 1.1</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.	Economic Development/Planning	Planning, Fairfield Main Street Association	\$10,000	Fairfield Main Street Association, General Fund
<b>Action 1.2</b> 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		
<b>Action 1.3</b> 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
<b>Action 1.4</b> Work with the Fairfield Main Street Association, interested businesses, and/or property owners to develop temporary or permanent parklests that can provide space for outdoor restaurant seating.	Planning	Public Works, Fairfield Main Street Association	\$50,000	Public-Private Partnership with Businesses
<b>Action 1.5</b> 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
<b>Objective 2. Facilitating and Incentivizing Development on "Catalyst" Sites</b>				
<b>Action 2.1</b> Continue to coordinate with Solano County on the Solano County Government Center Master Plan process.	Planning/Economic Development	City Manager, Fairfield Main Street Association		
<b>Action 2.2</b> 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
<b>Action 2.3</b>				



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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<b>Action 2.4</b> 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

<b>Action 3.1</b> Implement the Heart of Fairfield Plan zoning requirements to facilitate mixed-use urban development.	Planning			Planning Fees
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<b>Action 3.2</b> 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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<b>Action 3.3</b> 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

<b>Action 4.1</b> 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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<b>Action 4.2</b> 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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<b>Action 4.3</b> 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

<b>Action 5.1</b> 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
<b>Action 5.3</b> 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)
<b>Action 5.4</b> 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
<b>Action 5.5</b> Prioritize implementation of the West Texas Street Gateway project at the intersection of Interstate 80.	Public Works	Planning, STA, Caltrans	TBD	Grants
<b>Action 5.6</b> Ensure that development in Downtown constructs sidewalks to current standards during construction of the project.	Planning	Public Works		Development Exactions
<b>Action 5.7</b> Incorporate the first phase bicycle lane program along the West Texas Street corridor.	Public Works	Planning	\$80,000	One Bay Area Grant
<b>Objective 6. Enhancing Freeway Commercial Area/Gateway</b>				
<b>Action 6.1</b> 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
<b>Objective 7. Creating and Enhancing Community Gathering Spaces</b>				
<b>Action 7.1</b> Continue to work with Downtown neighborhood residents to plant trees in parkway strips between sidewalks and roadways.	Public Works/ Planning		\$55,000	General Fund
<b>Action 7.2</b> 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
<b>Action 7.3</b> 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
<b>Objective 8. Improving Allan Witt Park</b>				
<b>Action 8.1</b> Complete and implement the Allan Witt Master Plan to address visibility and perceived safety issues.	Public Works	Planning, Parks and Recreation	\$168,000	AB1600
<b>Action 8.2</b> 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					
<b>Action 1.1</b>					
Implement the Heart of Fairfield Plan zoning requirements to facilitate mixed-use urban development.	Planning				Planning Fees
<b>Action 1.2</b>					
Implement the Heart of Fairfield Plan zoning requirements to facilitate infill residential and mixed-use development on West Texas Street.	Planning				Planning Fees
<b>Action 1.3</b>					
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
<b>Action 1.4</b>					
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
<b>Action 1.5</b>					
As demand increases, provide new bus routes and stops within Downtown.	Public Works	Planning, FAST	\$50,000		Grants
Objective 2. Creating Neighborhood Recreational Opportunities Downtown					
<b>Action 2.1</b>					
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
<b>Action 2.2</b>					
Implement recommendations in the revised Fairfield Civic Center Master Plan for neighborhood paly 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					
<b>Action 3.1</b>					
Ensure that development in Downtown constructs sidewalks to current standards during construction of the project.	Planning	Public Works			Development Exactions
<b>Action 3.2</b>					
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 Redidential Streets South of Texas Street within Downtown					

<b>Action 4.1</b> Continue implementing the Design Concept for Broadway Street.	Planning	Public Works, Economic Development	\$7,800,000	Metropolitan Transportation Commission, Developer Exactions
<b>Action 4.2</b> Improve pedestrian connection between Downtown Fairfield and Suisun City through enhanced lighting.	Planning		\$250,000	Metropolitan Transportation Commission Grants, CDBG
<b>Action 4.3</b> Complete the sidewalk network Downtown, including repair of walkways in poor condition.	Public Works	Private Developers		CDBG, One Bay Area Grants, Developer Exactions
<b>Action 4.4</b> 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
<b>Objective 5. Relocating the City's Corporation Yard</b>				
<b>Action 5.1</b> 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
<b>Action 5.2</b> Continue implementing the relocation of the City's corporation yard and clear the existing site for new development.			TBD	General Fund, Comprehensive Study Recommendations
<b>Action 5.3</b> 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
<b>Action 5.4</b> Develop a marketing concept for the former corporation yard site.	Economic Development	Planning, Public Works	\$20,000	General Fund
<b>Objective 6. Creating a Transit Station Neighborhood near the Suisun-Fairfield Train Station.</b>				
<b>Action 6.1</b> 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
<b>Action 6.2</b>				

Continue the street tree planting program for residential blocks south of Texas Street.	Planning	Public Works	TBD	Tree Mitigation Funds
<b>Action 6.3</b> 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)
<b>Action 6.4</b> 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
<b>Objective 7. Creating and Enhancing Community Gathering Spaces</b>				
<b>Action 7.1</b> Continue to work with downtown neighborhood residents to plant trees downtown and on West Texas Street.	Economic Development		\$55,000	General Fund
<b>Action 7.2</b> 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
<b>Action 7.3</b> 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
<b>Action 7.4</b> 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
<b>Action 7.5</b> Continue ongoing marketing efforts to improve the use of Allan Witt Park.	Parks and Recreation		\$1,000	Grants, Donations