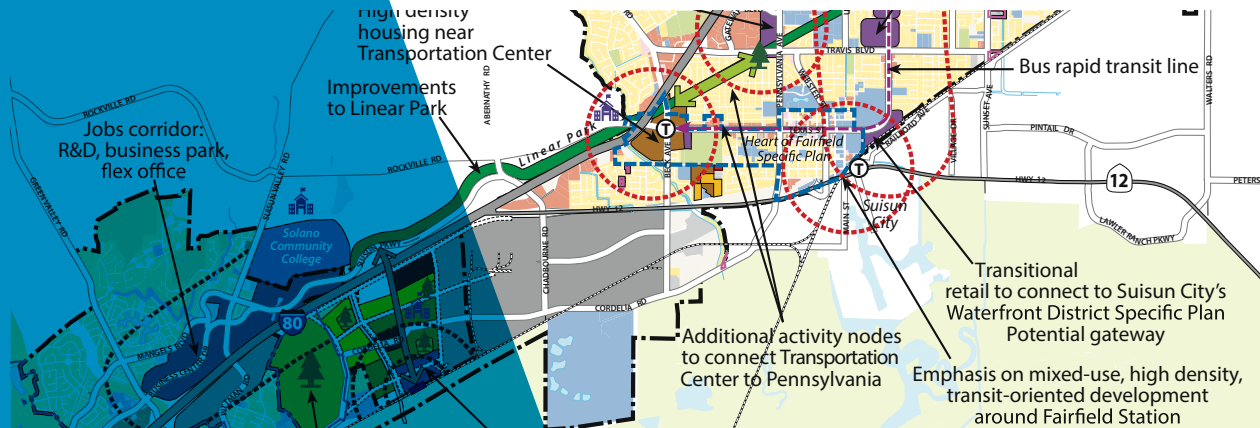


City of Fairfield General Plan Update

Alternatives Report

October 2021



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FEHR  PEERS

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Chapter 1

Introduction



1.1 Purpose

What will Fairfield be like in 30 years? The Fairfield Forward 2050 project provides an exciting opportunity to define the vision and goals for the city, plan for growth and change, and create a policy framework that will help to improve the city's quality of life. Fairfield Forward 2050 consists of a comprehensive General Plan Update encompassing all elements of the city's General Plan that was last comprehensively updated more than 20 years ago.

This Alternatives Report represents a key step in the update process, where the community will consider and evaluate the best path to achieve Fairfield's vision for the future. Each alternative contains various concepts that represent different options for future growth and preservation in Fairfield, addressing goals for housing, conservation, economic development, and bikeable/walkable neighborhoods that have been outlined as some of the key priorities by the community. These Alternatives build on existing conditions and assessment of planning challenges and opportunities, and input from the community through workshops, stakeholder meetings, and a city-

wide survey conducted in early 2021. The City's Planning Commission and the City Council have also provided their input on what they see as key challenges and priorities for the city.

Feedback from community members on these Alternatives will lead to the formulation of a Preferred Plan, which will serve as the foundation of the new General Plan. The Preferred Plan does not have to be just one of the Alternative scenarios presented here; rather, it will likely consist of the most desirable characteristics of the different Alternatives, infused with new ideas generated during public discussions.

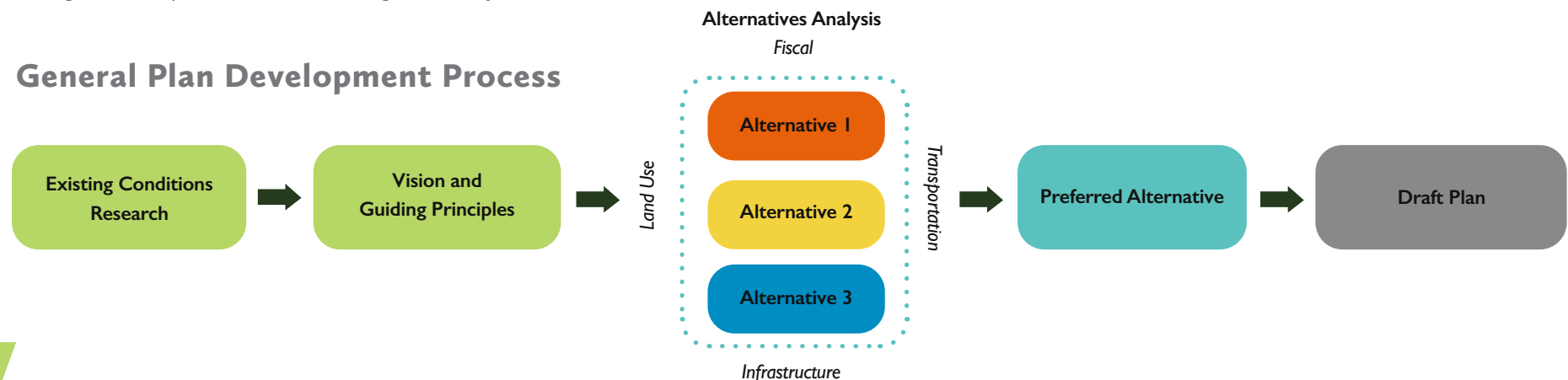
While the Alternatives vary in the extent and distribution of development, they all focus on central concepts, highlighted during the visioning phase of the update process:

- Improving connections between neighborhoods to enhance community identity and sense of place, and to promote bike- and walkability;

- Incorporating a range of housing options to meet the needs of current and future Fairfield residents;
- Balancing the need for additional housing and amenities for residents with the need to preserve open space, the environment, and agricultural lands;
- Promoting climate resilience and reducing greenhouse gas emissions; and
- Ensuring that future businesses are able to thrive in Fairfield and support a diverse economic base.

Because of the conceptual nature of these Alternatives, it is important to consider them relative to these overarching goals. More specific planning, including details on land use classifications, precise locations of parks and schools, key roadway connections, and other development policies will occur once consensus is reached on concepts for the Preferred Plan.

General Plan Development Process



1.2 Fairfield Forward 2050

In January 2021, the City of Fairfield began the process to prepare a comprehensive update to its General Plan to reflect current community conditions and priorities, and to facilitate its ongoing transformation to a vibrant 21st century community. The State of California requires each city and county to have a comprehensive General Plan that outlines the community's long-term policies related to growth and development. As noted above, Fairfield's current General Plan was last comprehensively updated over 20 years ago. The updated General Plan will address a spectrum of topics including land use, housing, transportation, public services, environmental quality, safety, and other topics.

In conjunction with the General Plan Update, the City of Fairfield is also preparing an update to its Housing Element as well as its first ever Climate Action Plan (CAP). The CAP will contain measures to reduce Fairfield's greenhouse gas emissions over the next 30 years, and outline adaptation and resiliency strategies. The Housing Element, which is the only element of the General Plan required by the State to be updated on an eight-year cycle, will ensure that Fairfield is doing its part to meet the housing needs of the region. The Housing Element will contain policies and programs to comply with regional and state regulations and to promote a variety of housing options to meet the needs of residents of all income levels. The land use Alternatives presented here will work alongside the policies and programs of the CAP, Housing Element, and other General Plan elements to promote their shared vision.

Public Involvement and Participation

The process of drafting a new General Plan enables the community to assess opportunities and challenges, establish a vision for the city's future, and outline a systematic process to achieve the vision. Preparation of the General Plan is far more than a legal formality – it is an opportunity for community members to define Fairfield's future, and to ensure a high quality of life for themselves and for subsequent generations. Key outreach efforts in the General Plan process to date that have informed the development of the Alternatives discussed here include:

1. Fairfield Forward Visioning Survey (February-March 2021)
2. Virtual Community Workshops (February 2021)
3. Interviews with Key Stakeholders (February 2021)
4. Fairfield Student Outreach (March 2021)
5. In-Person Pop-Up Outreach (Summer 2021)
6. General Plan Advisory Committee Meetings (March-June 2021)

For summaries of the key takeaways from these outreach efforts and other information regarding the General Plan Update, visit www.FairfieldForward.com.



1.3 Report Organization

This report presents the Alternatives in four chapters:

- 1 Introduction:** Report purpose and Fairfield Forward 2050 project background.
- 2 Approach and Baseline Assumptions:** Description of the process for development of the Alternatives, including results from the community outreach process, and presentation of existing baseline conditions and development assumptions.
- 3 Alternatives:** Text, statistics, and maps of potential options for land use changes to describe the three development strategies contained within the Alternatives.
- 4 Comparisons:** Major components of the Alternatives, including their development potential, traffic impacts, infrastructure impacts, and fiscal impacts, are presented side-by-side for comparison.

