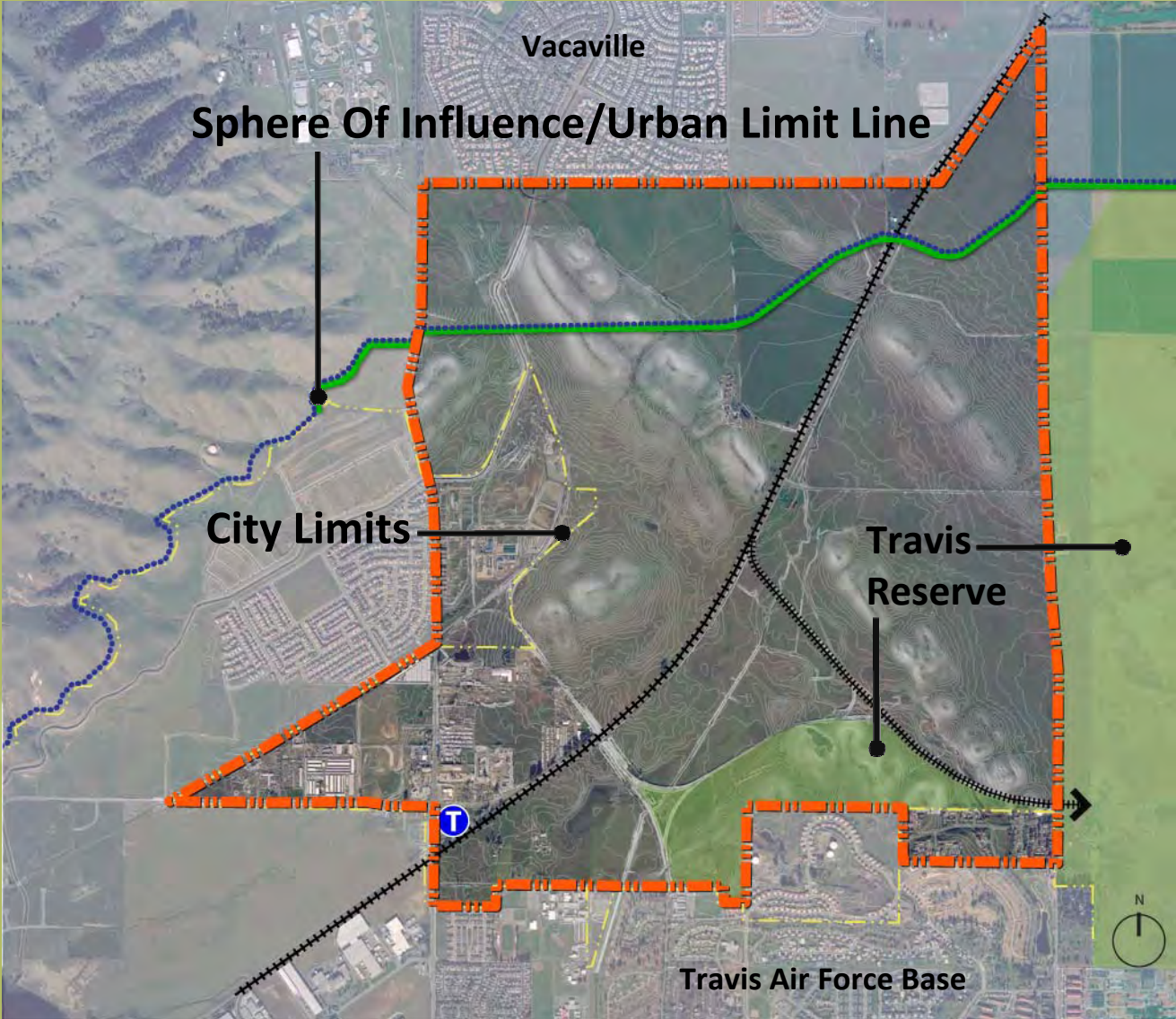


Fairfield Train Station Specific Plan

City Council Meeting

April 20, 2010

Study Area Boundary



Development Envelope: April 2009



Guiding Principles: 2009

- Transit-oriented Development
- Diversity of Housing Types
- Economic Development
- Amenities
- Travis Compatibility
- Financially Sustainable for City
- Robust Open Space System

Requested Actions

Adopt Resolution 2010-91

- Direct staff to prepare Draft EIR & Specific Plan
- Approve Guiding Principles and Policies
- Approve MOU with Cannon Station
- Authorize staff to prepare a draft Development Agreement (DA)

Policy Questions

- Does the Land Plan match City Council's vision for the area?
- Is this the maximum development envelope the City Council wishes to study?
- Is the City Council satisfied with the terms of the MOU?

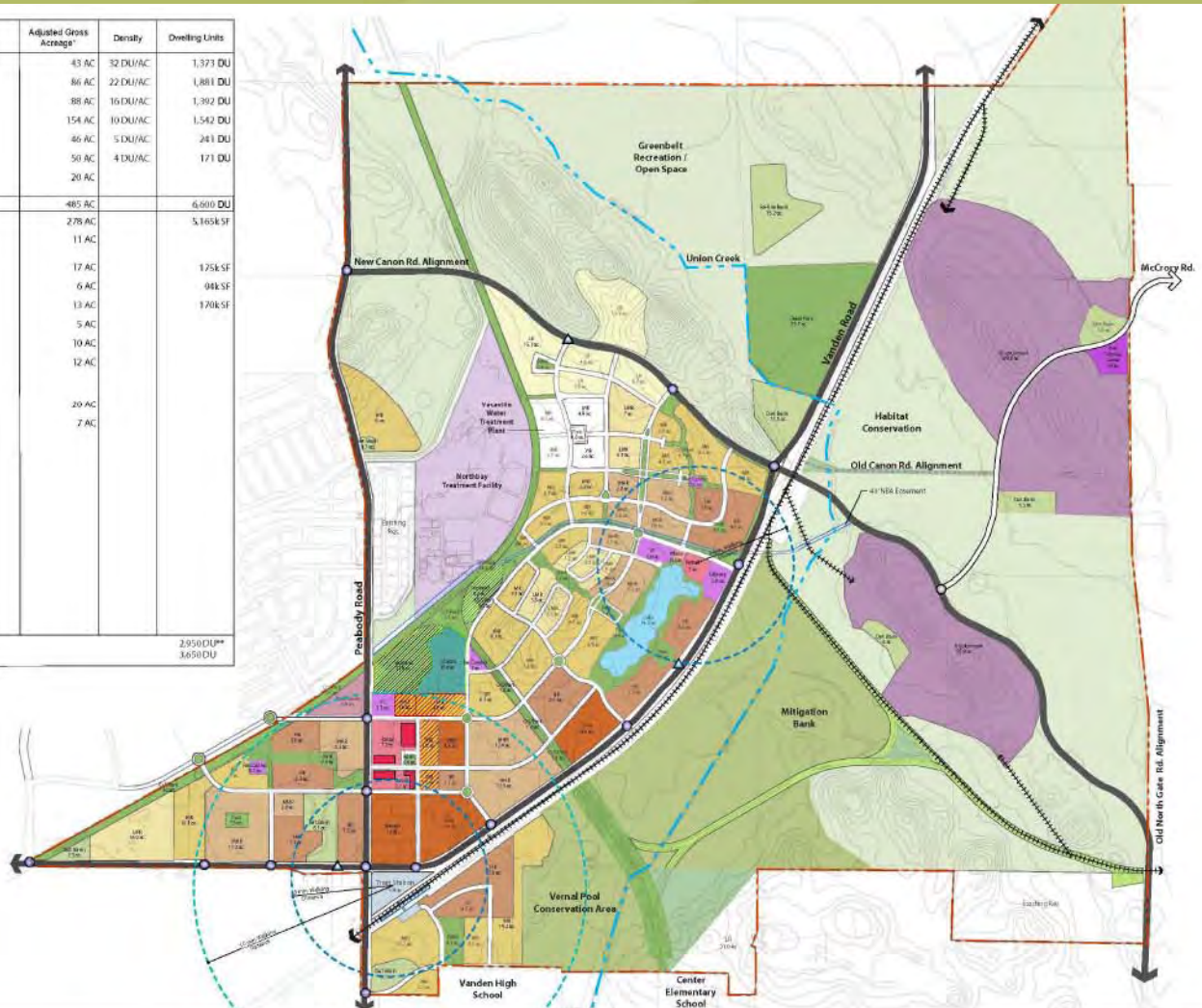
Preliminary Land Plan



Preliminary Land Plan

Land Use	Adjusted Gross Acreage*	Density	Dwelling Units
VHR (24-35 DU/AC)	43 AC	32 DU/AC	1,373 DU
HR (18-24 DU/AC)	86 AC	22 DU/AC	1,881 DU
MHR (12-18 DU/AC)	88 AC	16 DU/AC	1,392 DU
MIR (8-12 DU/AC)	154 AC	10 DU/AC	1,542 DU
LMR (4.5-8 DU/AC)	46 AC	5 DU/AC	241 DU
LR (<1.5 DU/AC)	50 AC	4 DU/AC	171 DU
Storm Water Quality (4% of Residential Acreage)	20 AC		
Subtotal	485 AC		6,600 DU
Employment***	2.78 AC		5,163 SF
Storm Water Quality (6% of Employment Acreage)	11 AC		
Retail	17 AC		1,754 SF
Warehouse (Berthing)	6 AC		944 SF
Mixed Use	13 AC		1,704 SF
Fire Training Center	5 AC		
School	10 AC		
Community Facilities (College, Club, Ice Center, Fire Station, Office Club, Community Center, Library)	12 AC		
Water treatment facilities	20 AC		
Train Station	7 AC		
Park/Linear Park/Open Space			
Wetlands			
Detention/No-Use Basin			
Infiltration Bank/ Vernal Pool Conservation			
Greenbelt/Conservation Area			
Rail Alkatum Rail ROW			
Open Space East of Vanden			
+++++ Rail			
○ Signalized Intersections			
△ Unsignalized Intersections			
North Area Residential			2,950 DU**
South Area Residential			3,650 DU

* Adjusted Gross acreage shown in table. Additional local streets shown on plan to illustrate design intent.
 ** Does not include 200 possible DU on Vande Water Treatment Site.
 *** Employment acreage not to exceed 300 acres.



Fairfield Train Station Specific Plan Area Land Use Plan

ALCOM 0 400 800 1,600
1"=400' 4/8/2010

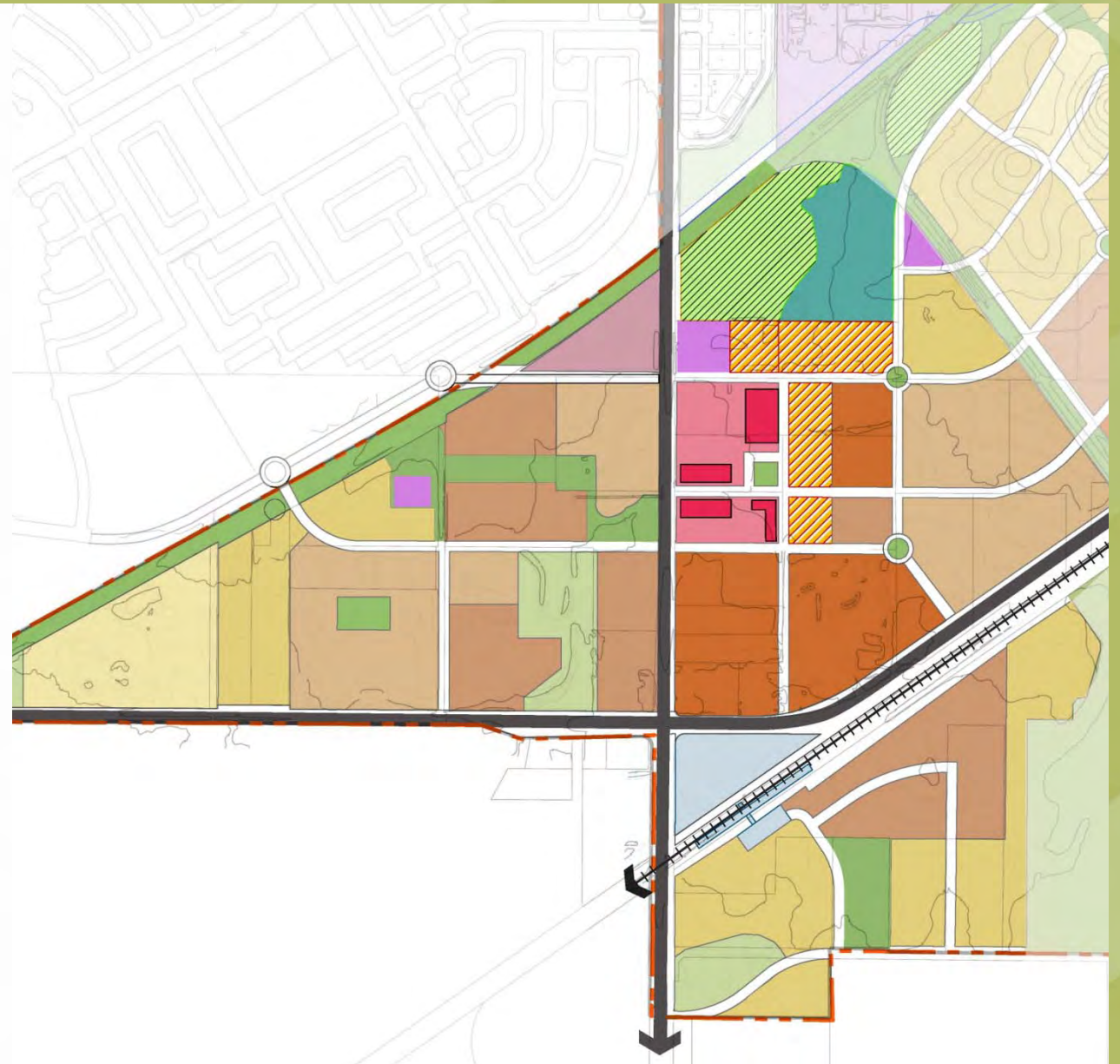
Summary Land Use Table

	Acreage	Dwelling Units (DU)	Square Footage
RESIDENTIAL			
South Area - Residential	219.6	3,650	
North Area - Residential	265.4	2,950	
Potential residential units located on the Vacaville water treatment site		200	
Total Proposed Residential	485.0	6,800	
EMPLOYMENT			
Employment Sub-Total	322.6		5,604,700
PARKS / OPEN SPACE			
Park/Open Space Sub-Total	1,753.5		

Transit District

LEGEND:

-  VHR (22-32 Du/Ac)
-  HR (18-22 Du/Ac)
-  MHR (14-18 Du/Ac)
-  MR (8-14 Du/Ac)
-  LMR (4.5-8 Du/Ac)
-  LR (2.5-4.5 Du/Ac)
-  Employment
-  Retail
-  Warehouse (Existing)
-  Mixed Use
-  Fire Training Center
-  School
-  Community Facilities (Village Clubs, Rec. Center, Fire Station, District Club, Community Center, Library)
-  Water Treatment Facilities
-  Train Station
-  Park/Linear Park/Open Space
-  Wetlands
-  Detention Basins
-  Mitigation Bank/
Vernal Pool Conservation
-  Greenbelt/Conservation Area
-  Rail

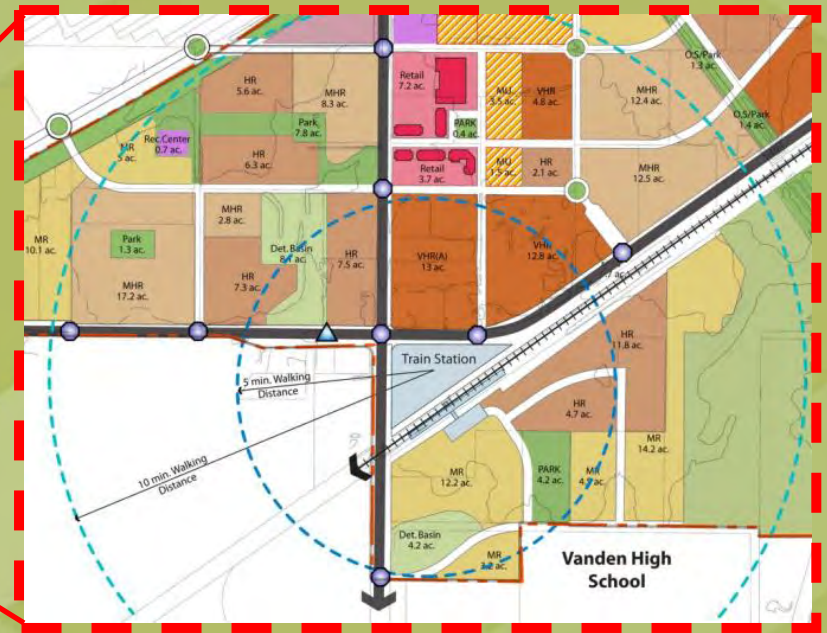
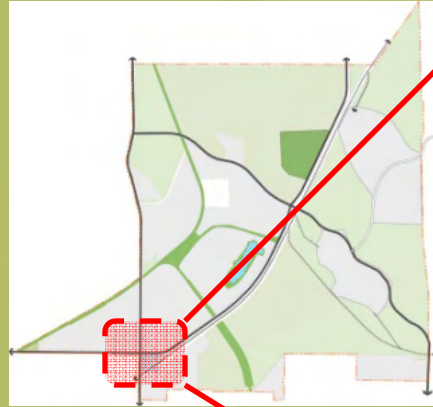


Fairfield-Vacaville Train Station Funding/Schedule

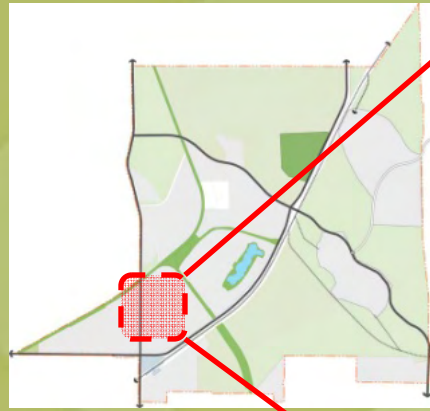
<u>Revenue Source</u>	<u>Amount</u>
(in millions)	
Regional Measure 2	\$ 22.25
Toll Bridge	\$ 9.00
State Grants	\$ 4.00
Federal Earmarks	\$ 2.92
Northeast Fees	\$ 1.20
Fairfield & Vacaville	\$ 0.60
Confirmed Total	\$ 39.97
Estimated Cost to Complete	\$ 40.00



The Train Station – Connectivity and Density



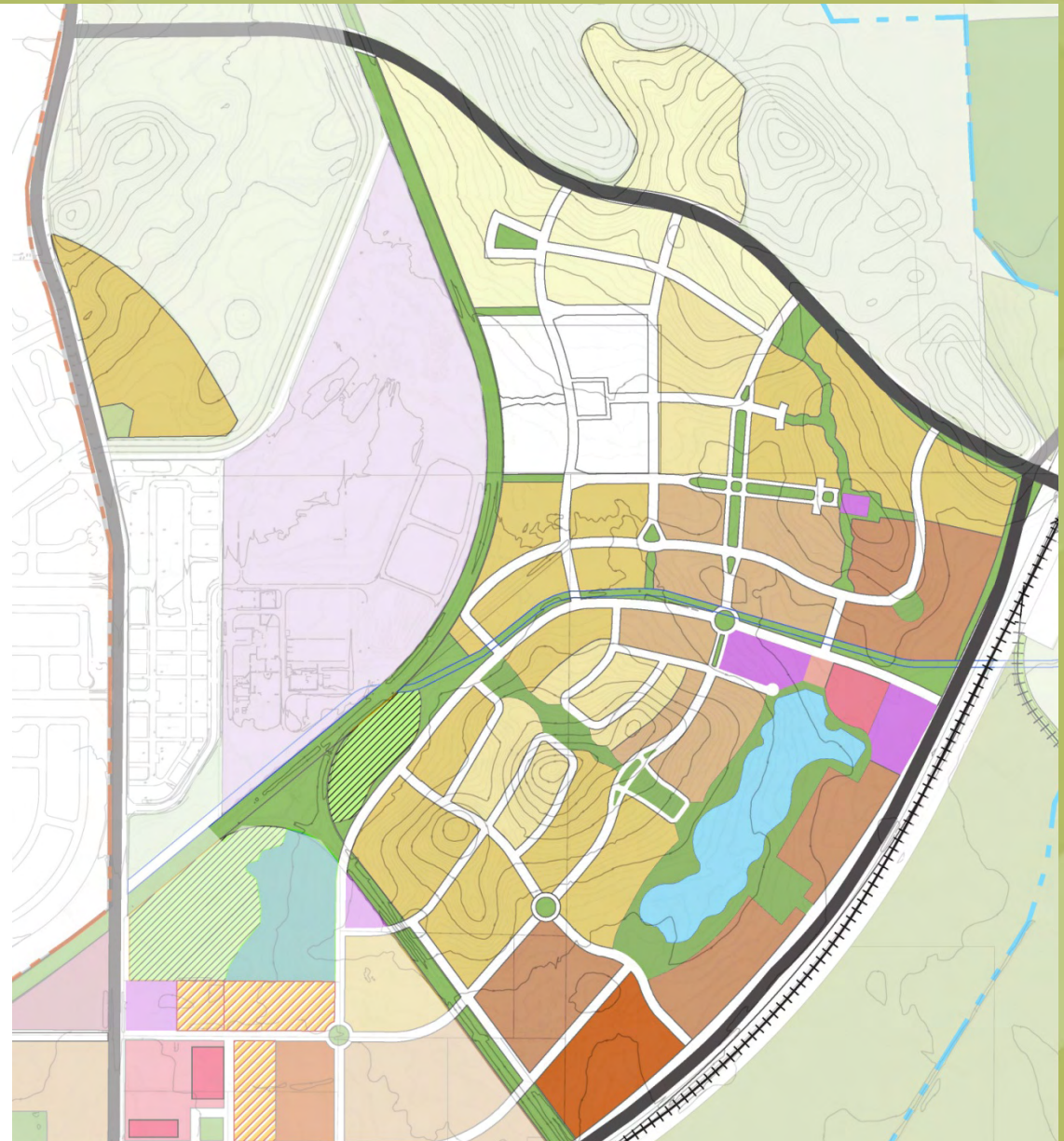
The Town Center – Creating a Strong Sense of Place



Lake District

LEGEND:

-  VHR (22-32 Du/Ac)
-  HR (18-22 Du/Ac)
-  MHR (14-18 Du/Ac)
-  MR (8-14 Du/Ac)
-  LMR (4.5-8 Du/Ac)
-  LR (2.5-4.5 Du/Ac)
-  Employment
-  Retail
-  Warehouse (Existing)
-  Mixed Use
-  Fire Training Center
-  School
-  Community Facilities (Village Clubs, Rec. Center, Fire Station, District Club, Community Center, Library)
-  Water Treatment Facilities
-  Train Station
-  Park/Linear Park/Open Space
-  Wetlands
-  Detention Basins
-  Mitigation Bank/ Vernal Pool Conservation
-  Greenbelt/Conservation Area
-  Rail



Public Lake Park – Great Amenities Make Great Communities

Key Attributes:

1. The Lake is 13 Acres with 12 Acres of surrounding Park

2. Amenities include:

- Parking
- Lake Promenade
- Lake Trail
- Fishing Point
- Seating Plaza
- Benches
- Great Meadow
- Amphitheater
- Themed Gazebo
- Boathouse
- Exercise Station
- Lake Observation



Deck



The Great Park – A Citywide Amenity

Key Attributes:

1. This Park is 50 Acres

2. Amenities include:

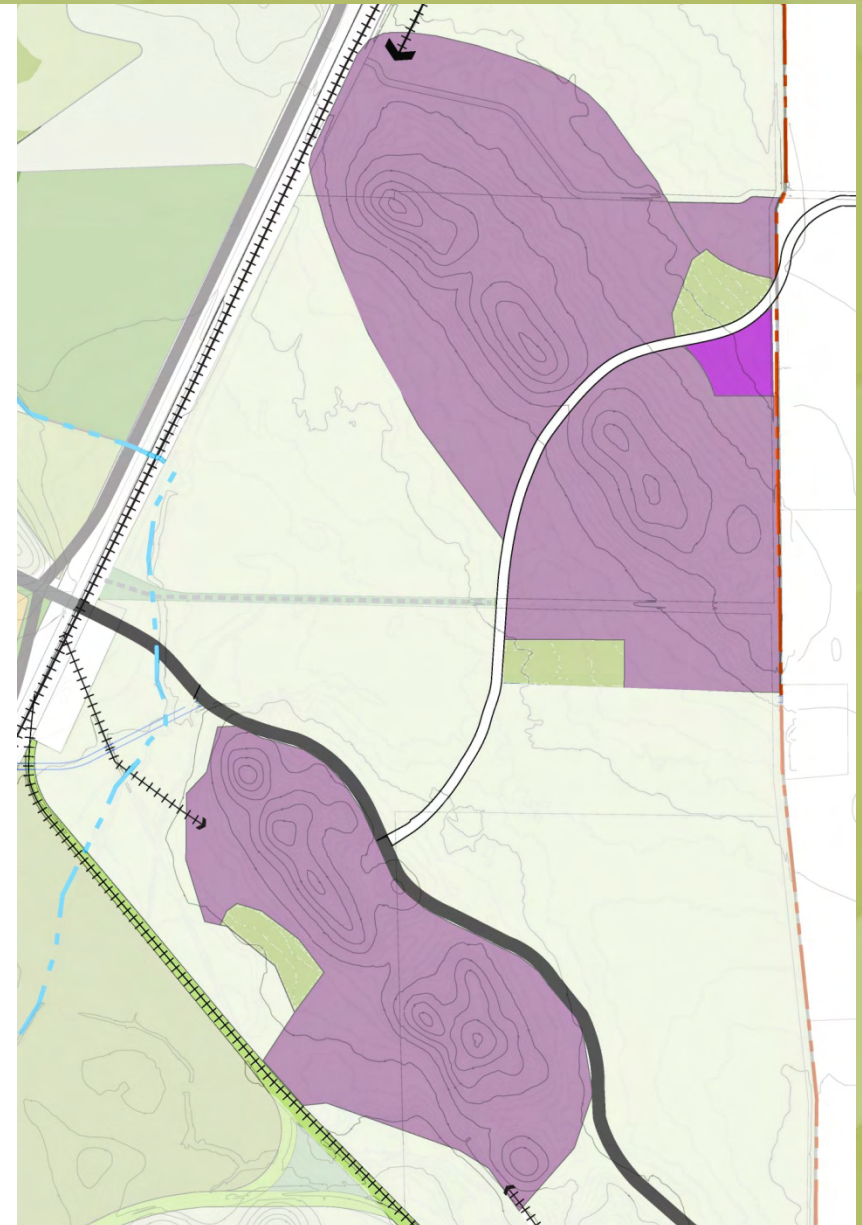
- Sports Fields
- Skate Park
- Picnic Area
- Concession/Restroom
- Tot Lots
- Climbing Wall
- Great Lawn
- Amphitheater
- Jogging Trail
- Restored Union Creek
- Wetlands and Bog
- Airplane Hill Look-out
- Lake
- Fishing Island
- Parking
- Bridge
- Orchard



Industrial District

LEGEND:

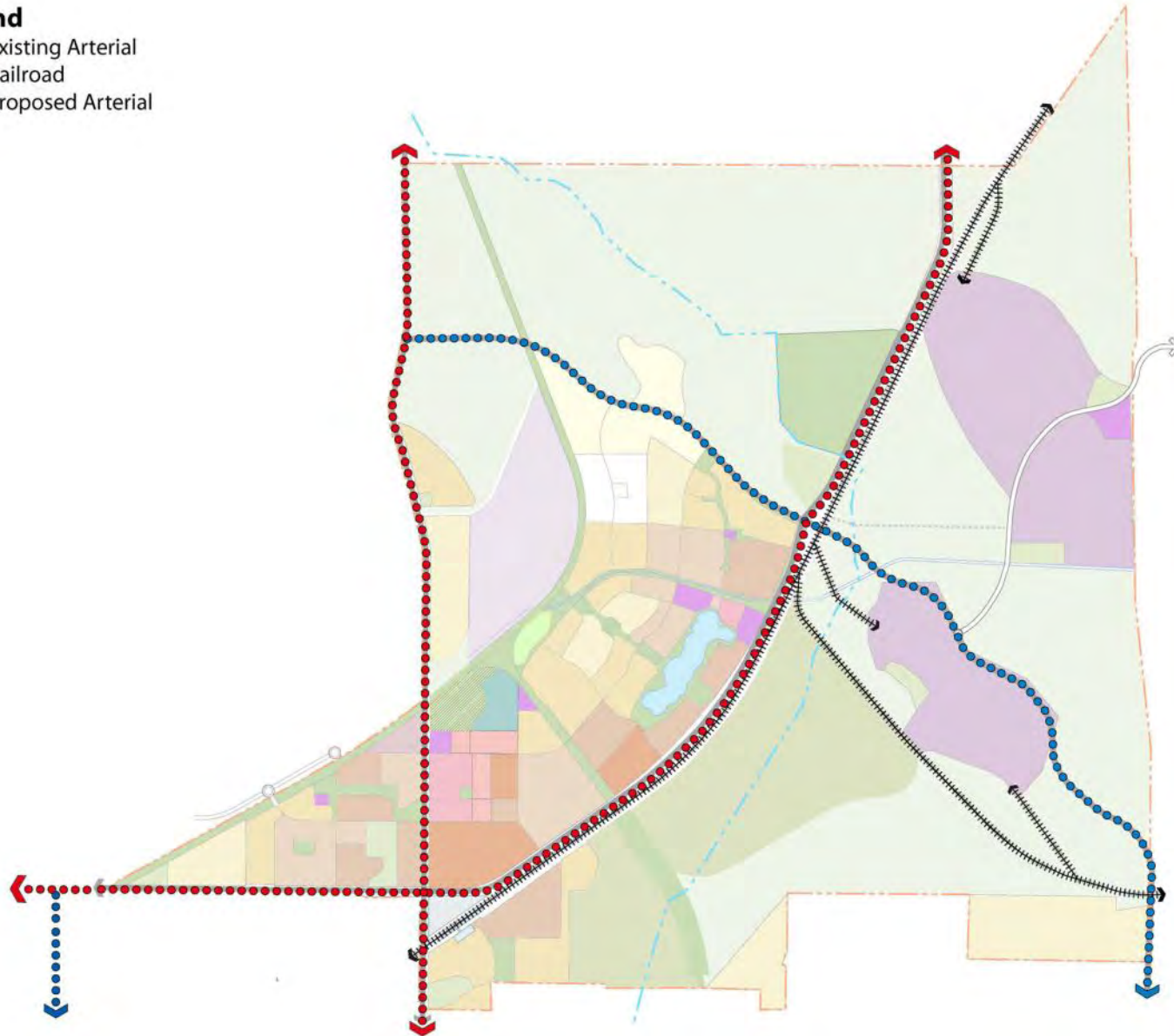
-  VHR (22-32 Du/Ac)
-  HR (18-22 Du/Ac)
-  MHR (14-18 Du/Ac)
-  MR (8-14 Du/Ac)
-  LMR (4.5-8 Du/Ac)
-  LR (2.5-4.5 Du/Ac)
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-  Retail
-  Warehouse (Existing)
-  Mixed Use
-  Fire Training Center
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-  Park/Linear Park/Open Space
-  Wetlands
-  Detention Basins
-  Mitigation Bank/ Vernal Pool Conservation
-  Greenbelt/Conservation Area
-  Rail



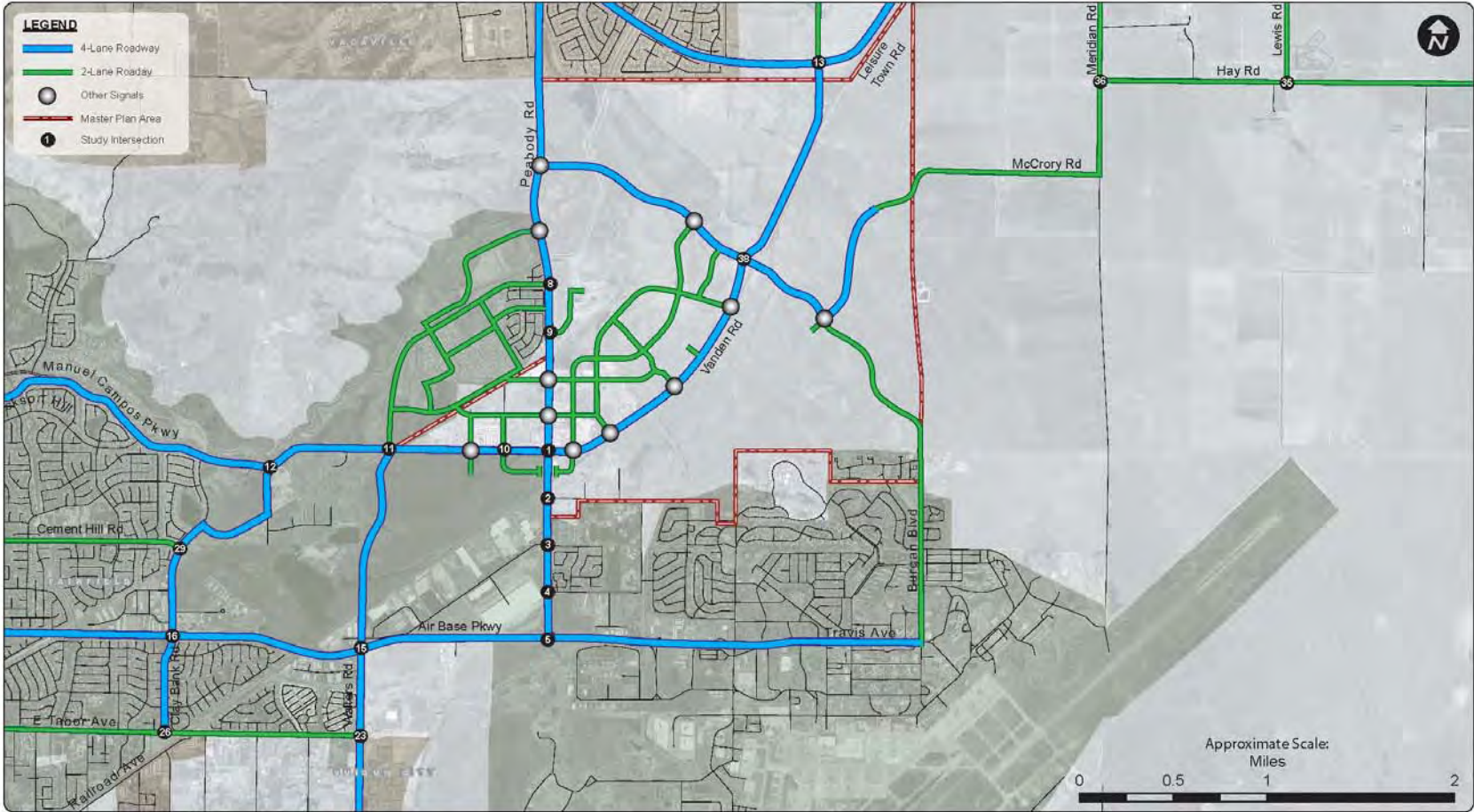
Area Roadway Network

Legend

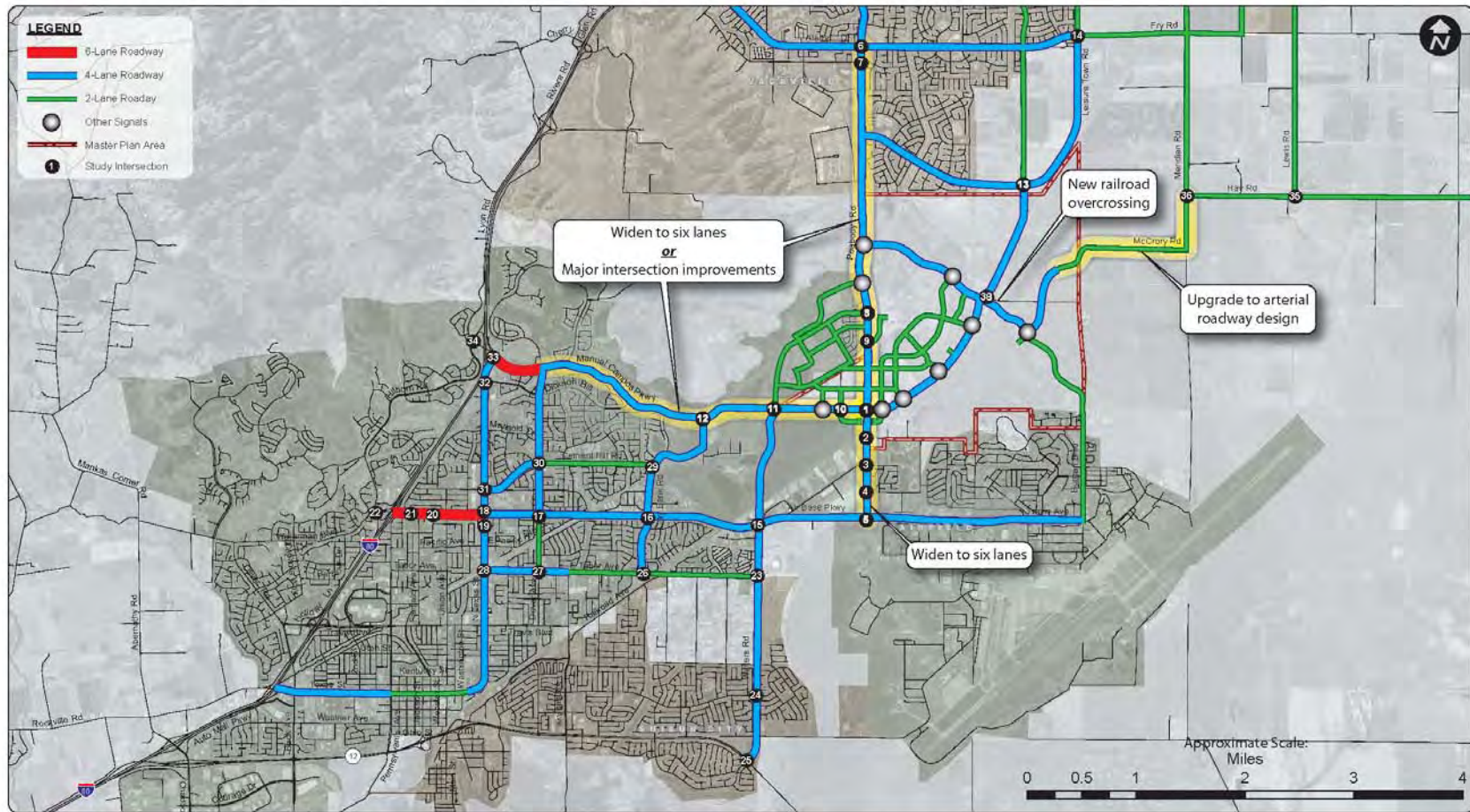
- Existing Arterial
- ++++ Railroad
- Proposed Arterial



Specific Plan Roadway Network



Preliminary Traffic Mitigations



Northeast Fairfield Station Area Specific Plan

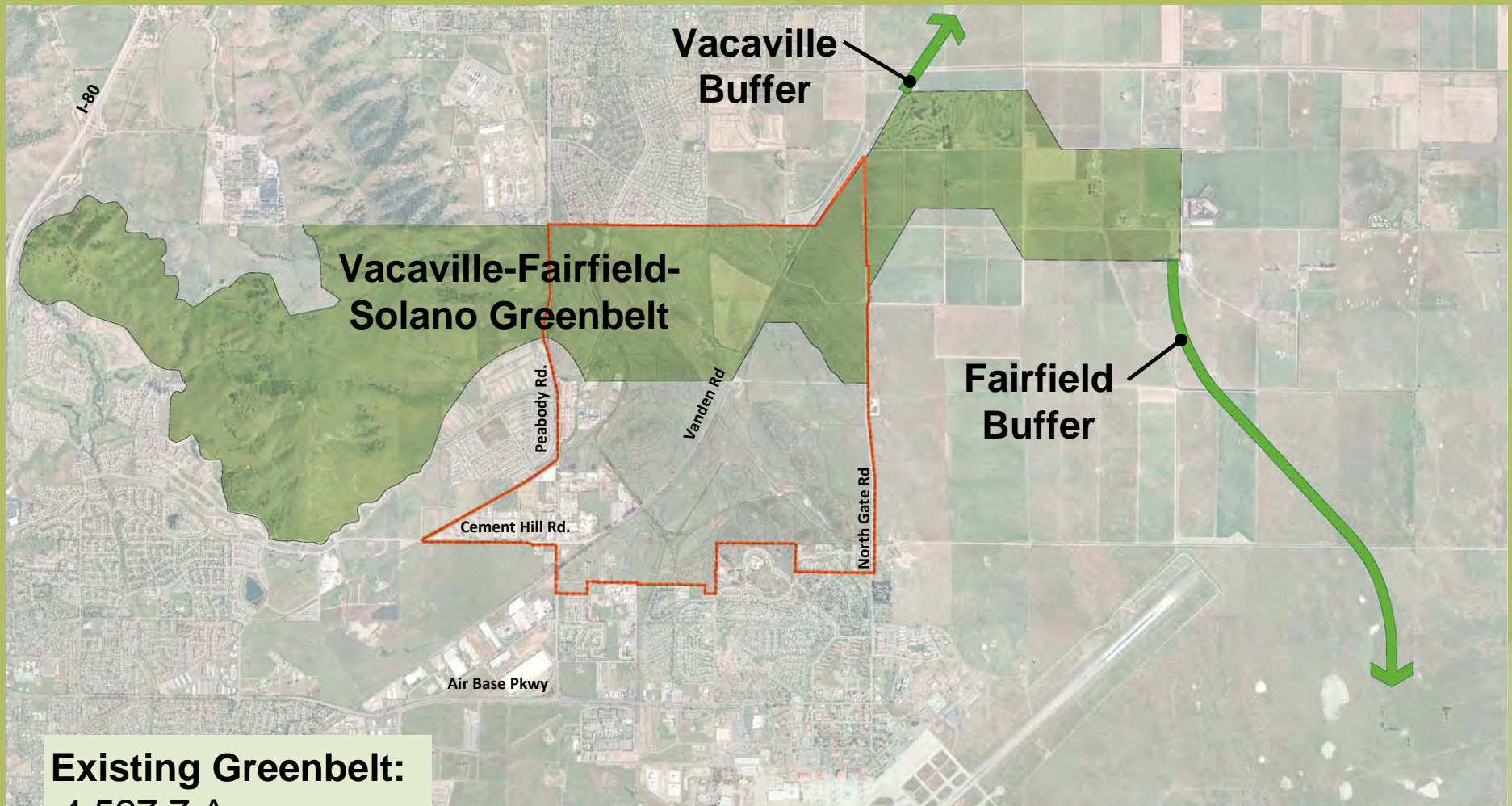
A Connected System of Trails



Greenbelt Amendment

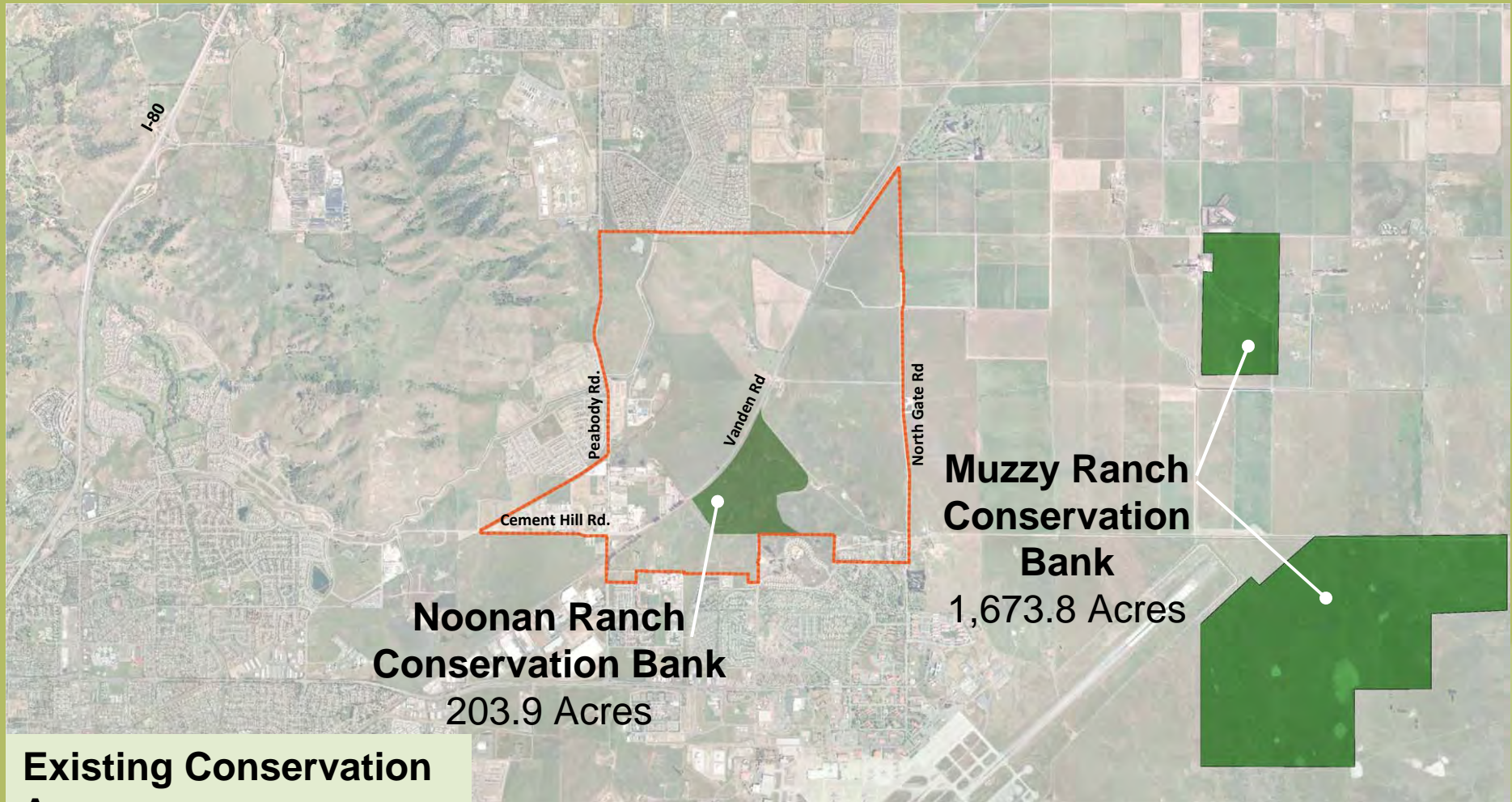


Existing Greenbelt



Existing Greenbelt:
4,527.7 Acres

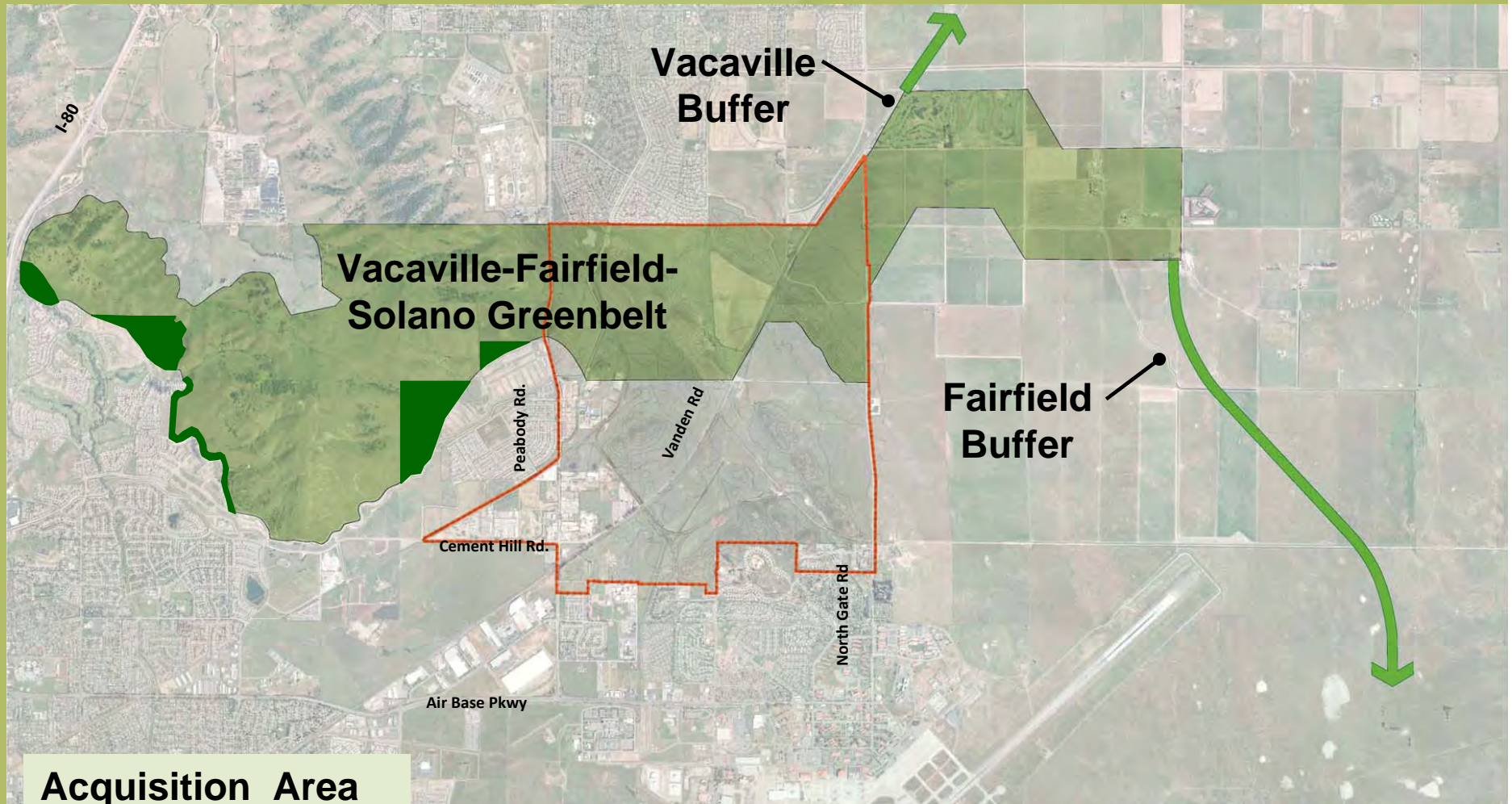
Existing Conservation Areas



Existing Conservation Areas:

1,877.7 Acres

Greenbelt: Open Space Acquisitions

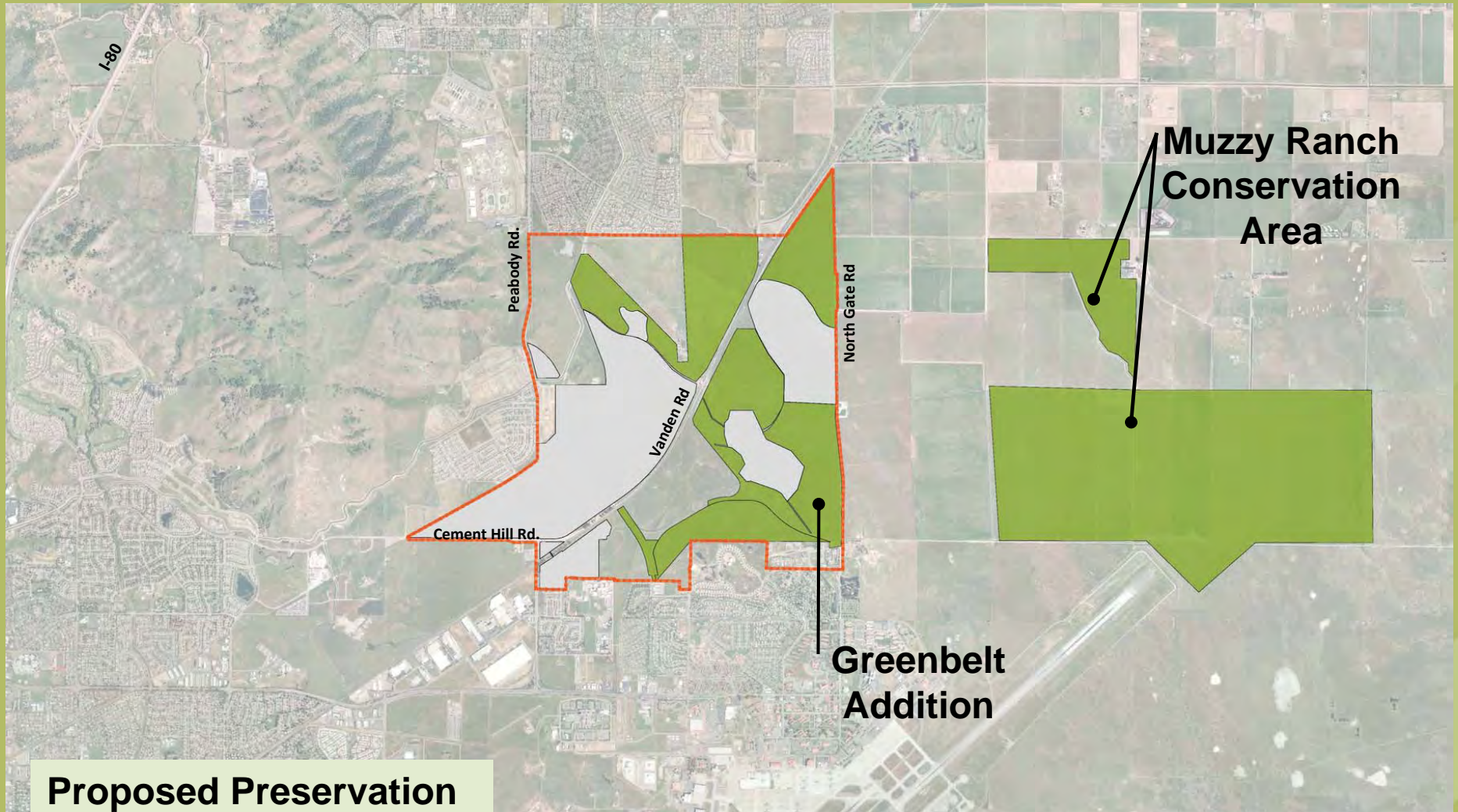


Acquisition Area
210 Acres



Conservation easements or ownership by City (acquired or conditioned)

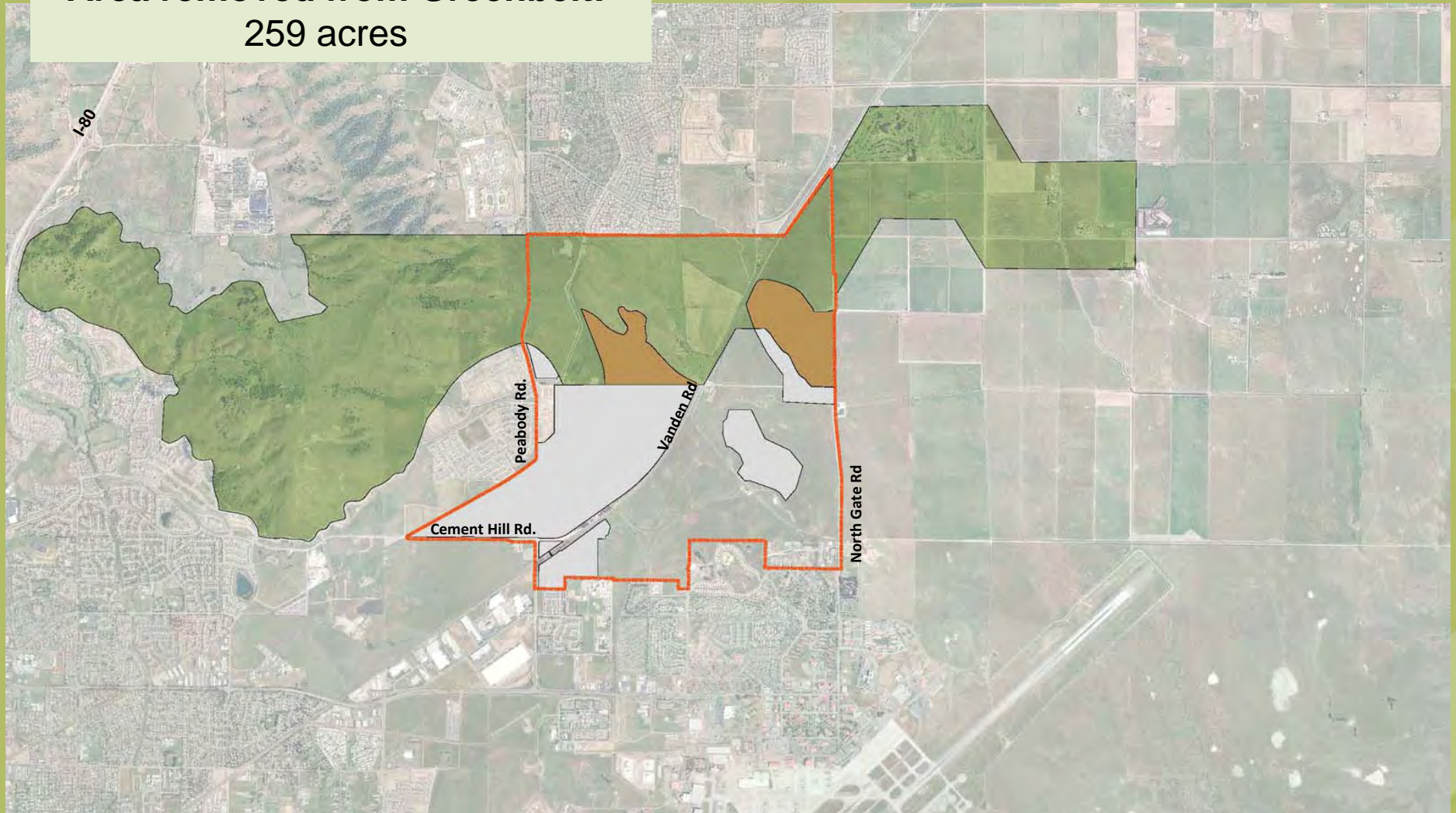
Proposed Open Space Preservation



Proposed Preservation
2520.0 Acres

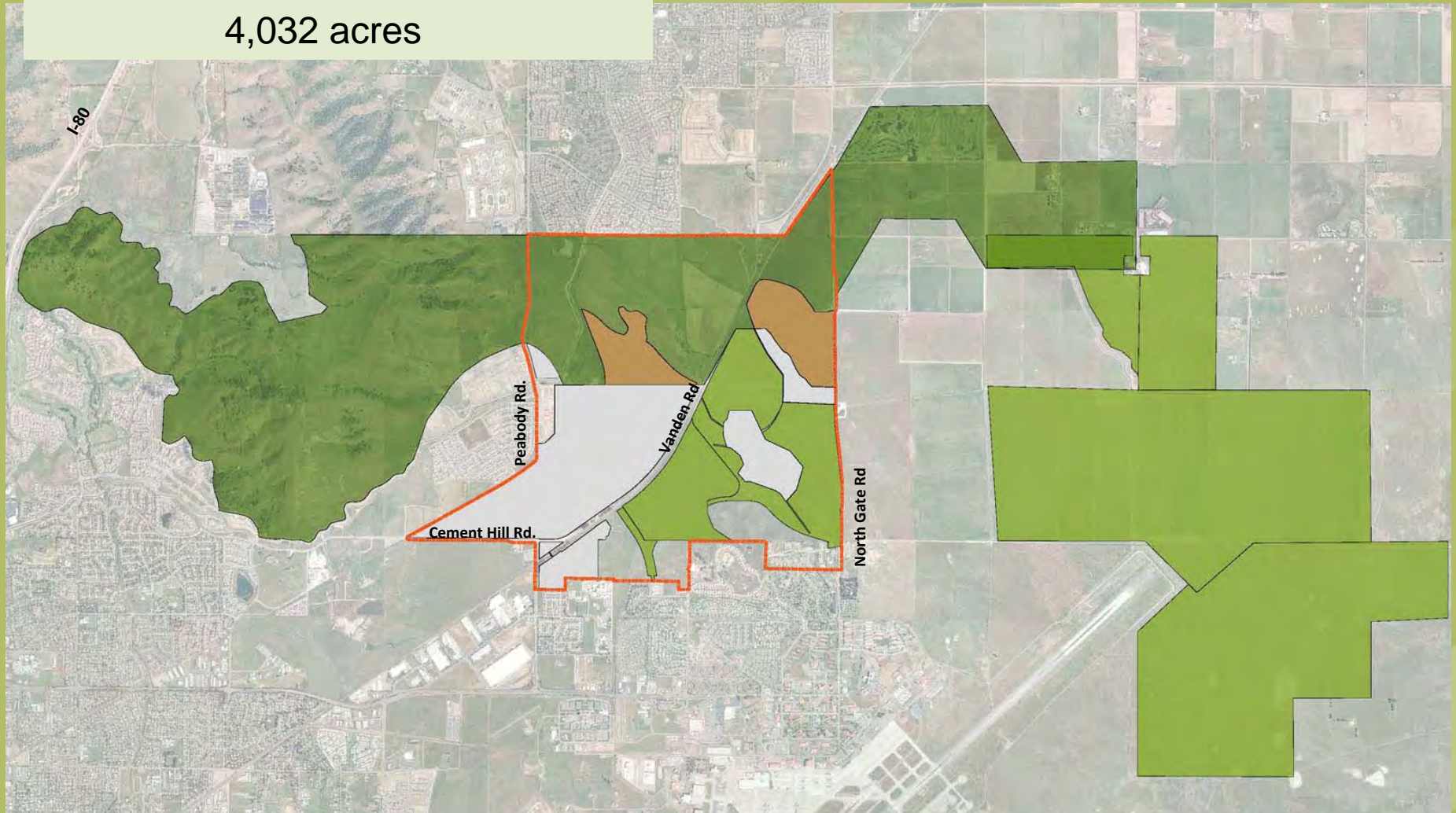
Area Removed from Greenbelt

Area removed from Greenbelt:
259 acres



Additions to Greenbelt

Area added to Greenbelt:
4,032 acres



Greenbelt Revised Area

Original Greenbelt Area	4,528 acres
Proposed Impact Area of Greenbelt	(259 acres)
Proposed Addition to Greenbelt	4,032 acres
<hr/>	
Total Proposed Greenbelt	8,301 acres

Specific Plan Implements Greenbelt

- Direct preservation of 2500 acres of open space
- Establish open space fee for acquisition of additional land
- Proceeds from sale of City land may be used for open space acquisition
- Construction of public parks and trails within Greenbelt
- Key biological resources are protected

MOU Overview

- Non-binding Agreement
 - No City obligation to approve
 - Any subsequent approvals may vary from MOU
- Affects only Canon Station property
- Purpose
 - Defines Project Description for EIR
 - Sets framework for subsequent Development Agreement with Canon Station

MOU Summary: Financial

- New development pays for needed infrastructure
- New residential development to generate tax revenue = cost of city services
- Specific Plan will improve City's overall financial situation
- Backbone Infrastructure CFD
- Municipal Services CFD
 - Not less than CFD 2006-1

MOU Summary: Fire

- Fire Station Study Required
- New fire station required in addition to Station #39, or
- Relocate Station #39
- Canon Station to pay for all costs associated with additional or relocated fire station, including additional staffing costs

MOU Summary: Land Exchange

- City acquires ownership of 204-acre Kelley property
- Canon Station acquires ownership of 98-acre surplus City property
- Canon Station provides additional compensation to City for difference in land value
- Compensation uses for redevelopment or open space acquisition

MOU Summary: Redevelopment

- City to consider establishing 200-acre redevelopment project area
- Canon Station to front \$200,000 for redevelopment formation costs
- Specific Plan will allow re-location of existing uses to new industrial park
- Development Agreement: incentives and/or obligations of Canon Station to facilitate relocation

Public Benefits

- Promotes use of rail station
- Job creation
- Open Space Preservation
- Recreational Amenities
- Peabody Road redevelopment
- Supports Travis Air Force Base
- Provides future housing



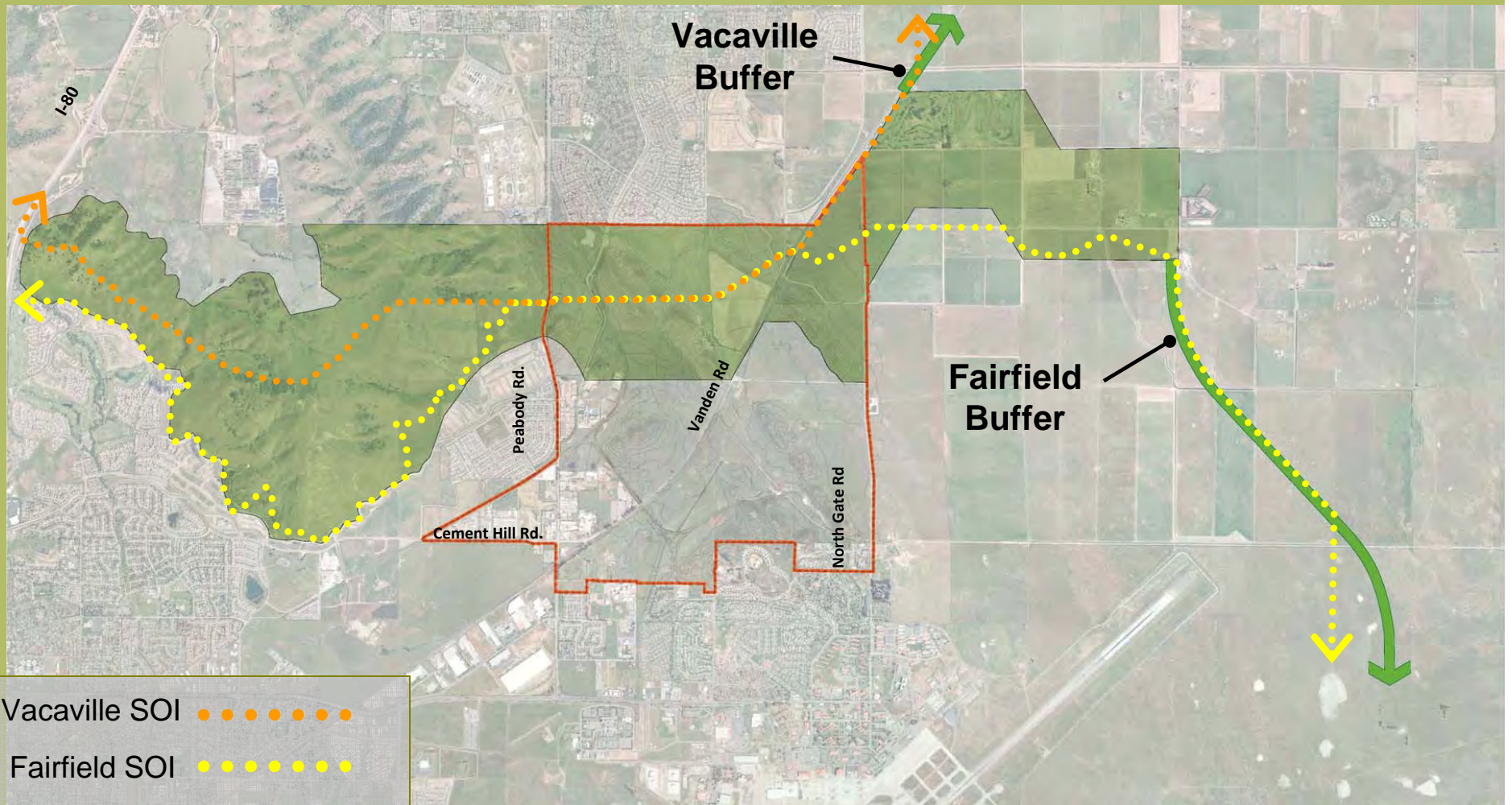
Staff Recommendation

- Adopt Resolution
 - Direct staff to proceed with preparation of draft Specific Plan and EIR
 - Approve Guiding Principles and Policies
 - Approve MOU with Canon Station
 - Authorize staff to prepare draft Development Agreement with Canon Station

Subsequent Actions: 2011

- Certify Environmental Impact Report
- Approve General Plan Amendment
- Adopt Specific Plan
- Adopt Development Agreement

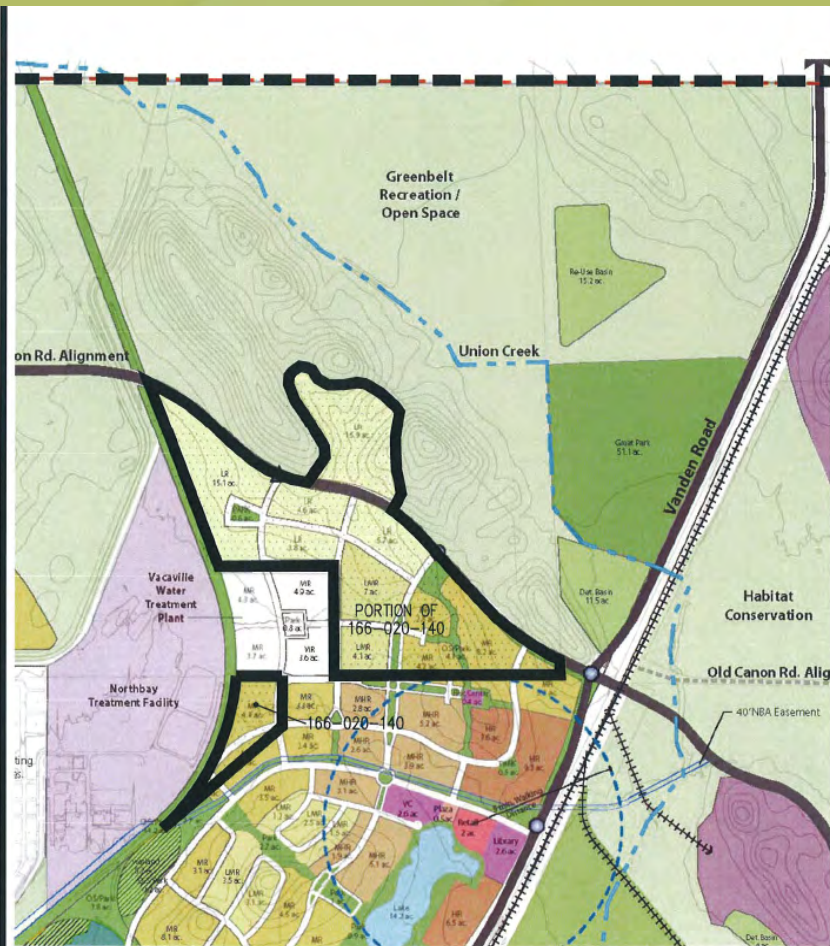
Greenbelt and Sphere of Influence Boundaries



Vacaville SOI ●●●●●●●●

Fairfield SOI ●●●●●●●●

Study Area



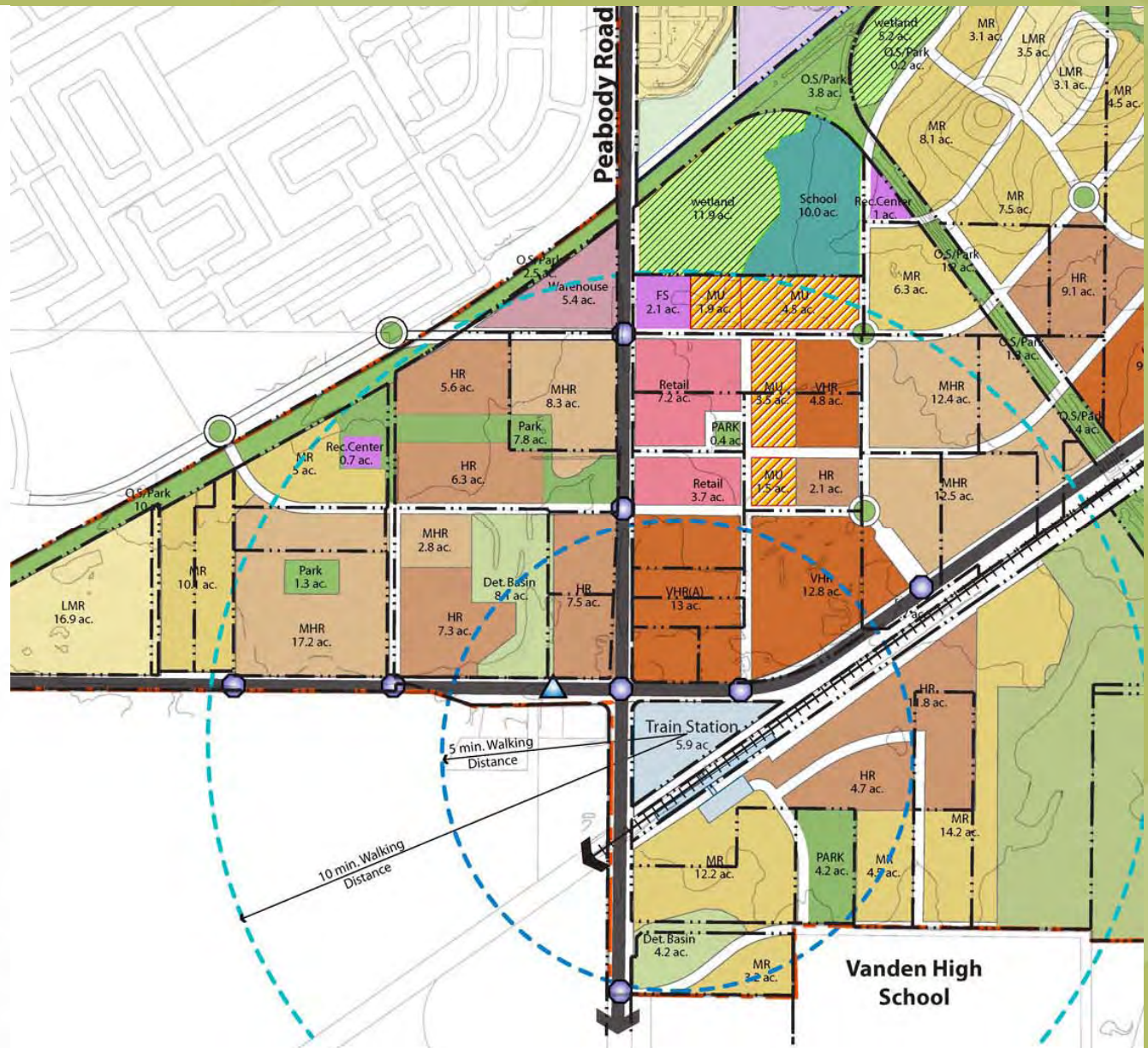
CITY-OWNED PROPERTIES
 NORTHEAST FAIRFIELD
 TRAIN STATION AREA SPECIFIC PLAN STUDY



Land uses Align with Ownership Boundaries

LEGEND:

- VHR (22-35 Du/Ac)
- HR (18-22 Du/Ac)
- MHR (12-18 Du/Ac)
- MR (8-12 Du/Ac)
- LMR (4-8 Du/Ac)
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- Wetlands
- Detention Basins
- Mitigation Bank/ Vernal Pool Conservation
- Rail
- Signalized Intersections
- Unsignalized Intersections
- Ownership Boundaries



Proposed Revised Greenbelt

Proposed Revised Greenbelt:
8,301.0 Acres

