

ISSUES & RECOMMENDATIONS

Street Design and Character

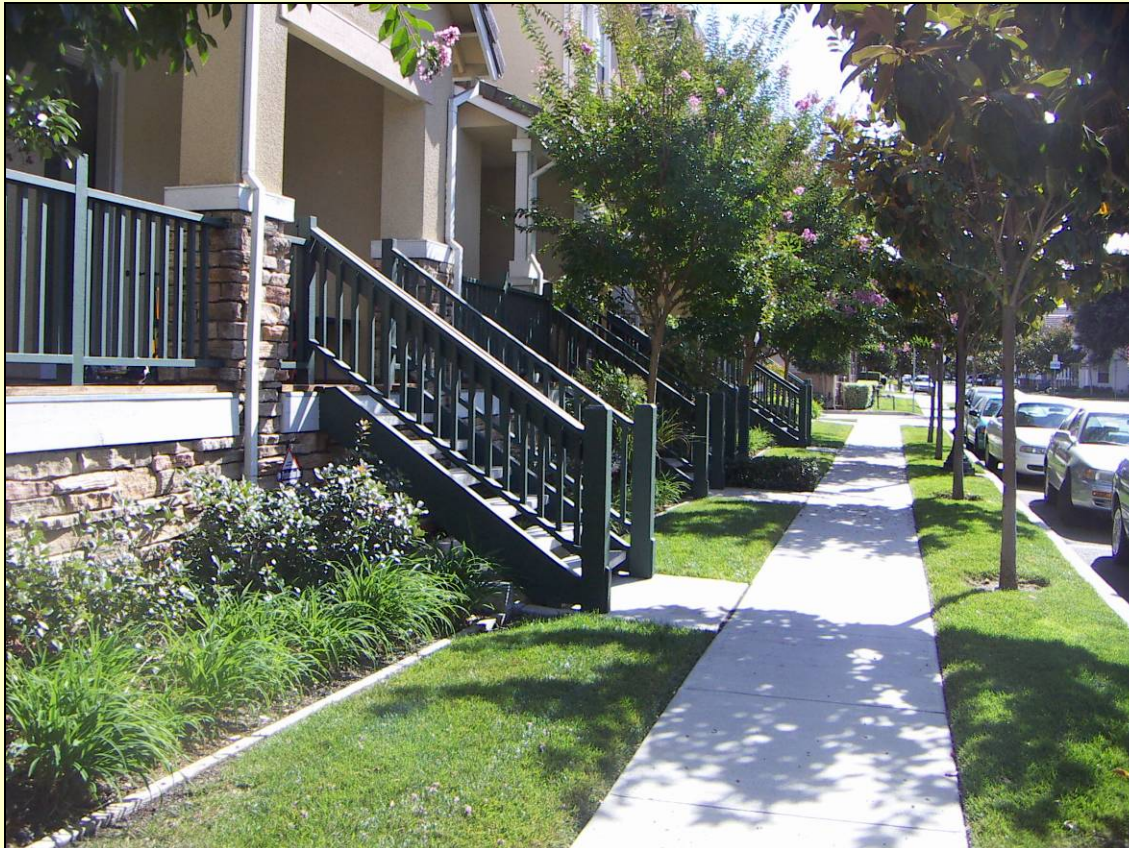


Concept Plan Alternatives

Fairfield Station Area Specific Plan

ISSUES & RECOMMENDATIONS

Street Design and Character – Mountain View Whisman

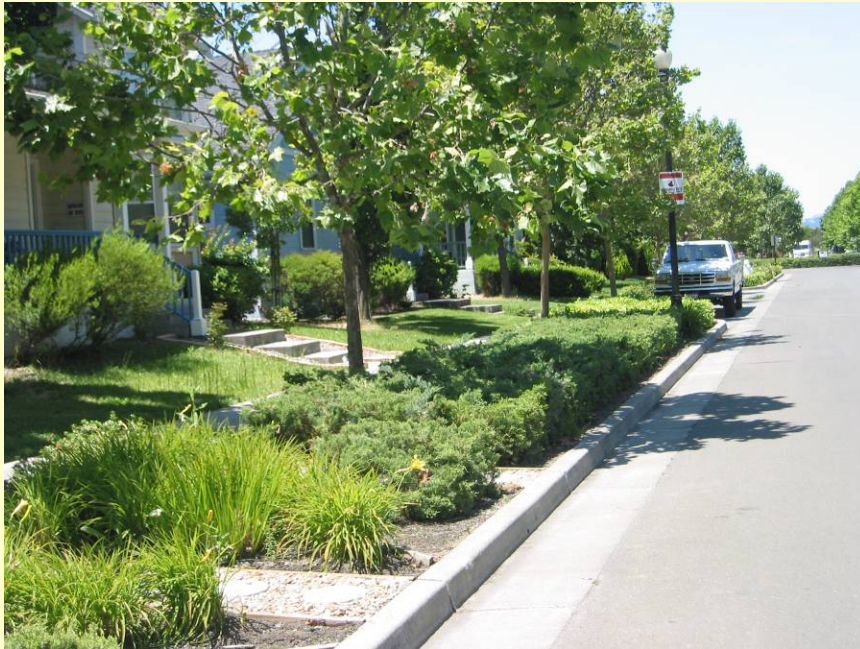


Concept Plan Alternatives

Fairfield Station Area Specific Plan

ISSUES & RECOMMENDATIONS

Street Design and Character - Suisun



Concept Plan Alternatives

Fairfield Station Area Specific Plan

ISSUES & RECOMMENDATIONS

Street Design and Character – Whitney Park



Concept Plan Alternatives

Fairfield Station Area Specific Plan

ISSUES & RECOMMENDATIONS

Street Design and Character Recommendations:

- **Collectors – 36 ft. curb to curb; City Standard**
- **Streets – 32 ft. curb to curb; Old City Standard – Bell St.**
- **4-5 ft. sidewalks**
- **5-6 ft. planter strips**



Concept Plan Alternatives

Fairfield Station Area Specific Plan

ISSUES & RECOMMENDATIONS

Other Development Standards

- Building Relationships to Major Roadways
- Design Strategies for Noise Mitigation - Uses Adjacent to the Railroad Tracks
- Wind
- Storm Drainage
- Train Station

ISSUES & RECOMMENDATIONS

Development Standards – Storm Drainage

- Must develop storm drainage and retention capacity within the area; it is not possible to use McCoy Detention Basin
- Use Creek in NE Sub Area for Storm Drainage – landscape for Scenic and Recreation Value
- To the Extent Possible, Develop a Storm Water Conveyance System that Provides:
 - Habitat
 - Drainage
 - Detention
 - Landscaping Opportunities
 - Compliments Bike and Pedestrian Trails



Questions & Comments

Concept Plan Alternatives

Fairfield Station Area Specific Plan

Fairfield Station Area Specific Plan



NEXT STEPS

Infrastructure and Implementation

- Transportation
- Schools
- Public Safety
- Parks
- Water System
- Wastewater System
- Storm Drainage System
- Utilities

NEXT STEPS

Planning Commission and City Council Policy Direction Needed at This Stage

- Street System and Bike Routes
- Phasing
- Residential Development Types
- Types of Parks
- Street Character
- Type and Location of Commercial
- Recommended Locations for Different Development Types
- Development Standards

NEXT STEPS

- **Planning Commission November 9, 2005**
- **City Council Review in January**
- **Preferred Plan**
- **Develop Detailed Specific Plan**
- **Draft Environmental Impact Report**

Fairfield Station Area Specific Plan



Workshop #2: Concept Plan Alternatives

October 25, 2005