

**City of Fairfield Minutes
Regular Meeting of City Council
May 26, 2026**

Council-Manager Briefing

Mayor Miller called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Dale Paullus, Debbie Pennington, Adam Kraft and Gwen Brill. Staff members present: Scott Timmer, Greg Kathman, Erin Lynn, Laurie Murphy, Alisha Wilson, Steve Wolterman, Adam Sackenheim, Ben Mann, Jason Hunold, Chris Addison, Diana Davenport, Steve Maynard and Chad Cooper.

Development Services Director Greg Kathman and Planning Manager Erin Lynn presented the Fairfield Forward Update. See attached slides.

Business Meeting Call to Order

Mayor Miller called the Regular Meeting to order at 7:02 PM.

Prayer/Pledge of Allegiance

Councilmember Kraft led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Councilmember, 1st Ward Leslie Besl
Councilmember, 2nd Ward Dale Paullus
Councilmember, 3rd Ward Debbie Pennington
Councilmember, 4th Ward Adam Kraft
Councilmember, At-Large Tim Meyers
Councilmember, At-Large Gwen Brill
Councilmember, At-Large Matt Davidson

Agenda Modifications

None.

Executive Session Requests

Councilmember Kraft, seconded by Councilmember Pennington, moved for Executive Session to discuss the purchase of property for public use. Roll call vote. Motion carried 7-0.

Special Presentations

1. Fire Department Oath of Office:
Fire Chief Chad Cooper
Lieutenant Sean Loy
Fire Apparatus Operator Steve Smith

Mayor Miller administered the ceremonial oath of office.

Citizen Comments

None.

Council Reports

Councilmember Besl congratulated the Finance Department for receiving the financial report award.

Councilmember Pennington reported that Barrett Paving is scheduled to start resurfacing project next month and a complete list of streets is available on the city website. She also commented that the parade was awesome and thanked city employees for attending.

Councilmember Kraft announced that Parks and Recreation's summer season has begun and that the first movie will hopefully be rescheduled. The aquatic center opened Saturday and the Memorial Day parade was held on Monday, golf leagues are underway, Village Green concerts start this Thursday, the splash pad opened Friday, as well as the Marsh paved trail.

Public Hearing(s)

None.

Approval of Minutes

1. Regular Meeting Minutes - May 11, 2026

The Regular Meeting Minutes of May 11, 2026 were approved as written and submitted.

Old Business

1. Development Services - Councilmember Gwen Brill

- a. Ordinance to authorize a grant in the amount of \$100,000 to be made to the Fairfield Helping Neighbors Fund at the Fairfield Community Foundation for the purpose of supporting city residents that cannot physically or financially complete necessary exterior home repairs.

Councilmember Brill presented the third reading of this ordinance. Councilmember Gwen Brill, seconded by Tim Meyers, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 61-26. APPROVED 7-0.

- b. Ordinance affirming the designation of the Community Improvement Corporation of Fairfield as the City's agency for development in the City and authorizing a grant of \$100,000 to be made to the Community Improvement Corporation of Fairfield for public purposes.

Councilmember Brill presented the third reading of this ordinance. Councilmember Gwen Brill, seconded by Tim Meyers, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 62-26. APPROVED 7-0.

2. Public Works - Councilmember Debbie Pennington

- a. Ordinance accepting public improvements and releasing the maintenance and performance bonds for Emerald Lake Section 4 (High Point Court).

Councilmember Pennington presented the second reading of this ordinance.

New Business - Motion to Read All New Business by Title Only

Councilmember Besl, seconded by Councilmember Meyers, moved to read all New Business by title only. Motion carried 7-0.

1. Development Services - Councilmember Gwen Brill

- a. Ordinance to authorize the City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area School Compensation Agreement, which will provide property tax incentives to NorthPoint Development, LLC for the construction of five speculative industrial buildings at the property known as the Jacquemin Farm at 8105 Seward Road and 3603 Tylersville Road, and declaring an emergency.

NorthPoint Development, a real estate development firm based in Kansas City, Missouri, plans to acquire approximately 140 acres of the Jacquemin Farm property near the intersection of Seward and Tylersville Roads. NorthPoint plans to develop a new speculative industrial park on the site, to be known as "Butler County Trade Center." The project is targeted for e-commerce, general distribution, and manufacturing companies. NorthPoint has constructed similar Class A industrial campuses in the City of Fairfield including Union Centre Logistics Park on Seward Road and Fairfield Trade Center on Firebird Drive.

NorthPoint has requested tax incentives in order to offer competitive lease rates to attract high-quality building tenants and to partially offset increased development costs due to floodplain constraints and necessary roadway and utility infrastructure improvements. Should this project proceed, NorthPoint will construct five new Class A warehouse/manufacturing buildings totaling approximately 1.29 million square feet. The cost of the new construction is anticipated to exceed \$130.7 million. NorthPoint estimates 520 employees and more than \$22.3 million in payroll will be created in the new buildings.

Approval of the ordinance would authorize the City Manager to enter into two agreements. The first is a Community Reinvestment Area (CRA) Agreement. The CRA Agreement would provide a 10-year, 75% property tax incentive on the assessed value of the buildings. Due to the speculative nature of the project, NorthPoint has agreed to make payments to the city should building occupants not create jobs and payroll that generate income tax receipts that meet or exceed targets established in the agreement.

The second agreement is a multi-party School Compensation Agreement. NorthPoint has agreed to compensate the Fairfield City School District and Butler Tech annually, in

compliance with the City's Tax Incentive Guidelines. The Board of Education of the Fairfield City School District will consider the agreement at its meeting on May 21, 2026.

Councilmember Brill presented the first reading of this ordinance. Councilmember Gwen Brill, seconded by Tim Meyers, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Gwen Brill, seconded by Tim Meyers, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 63-26. APPROVED 7-0.

2. Public Utilities - Councilmember Tim Meyers

- a. Resolution authorizing the City Manager to grant a permanent easement to Duke Energy Ohio, Inc., to enable the extension of Duke electric infrastructure near the City's Wastewater Treatment Plant on Groh Lane and declaring an emergency.

The City of Fairfield is nearing construction completion on its first-ever local renewable energy project - a 5-acre, 1.5 Mega-Watt-dc solar array just east of the City's wastewater treatment plant. To connect the solar array into the electrical distribution network, it is necessary that Duke Energy make some system and equipment modifications near the plant's existing electrical transformer unit and generator switchgear. To allow for these modifications, Duke Energy needs a permanent easement to impact a very small portion of the wastewater treatment plant parcel (4799 Groh Lane).

Councilmember Meyers presented the first reading of this resolution. Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Debbie Pennington, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

RESOLUTION NO. 9-26. APPROVED 7-0.

- b. Ordinance to authorize the City Manager to enter into a contract with L and T Painting Inc. for the 2026 Public Utilities Hunter Water Tank Rehabilitation Project

Through this project, the City's 3.0 million gallon Hunter Road Water Storage Tank and tank foundation will be cleaned, repaired, and painted. Also included is the installation of cathodic protection, safety equipment, and other miscellaneous repairs.

The Hunter Road Water Tank is one of the City's six drinking water storage tanks, and the primary tank in the City's "Hunter/Mack" pressure zone. This pressure zone is located on the south side of the City and is home to many water customers, including Mercy Hospital of Fairfield. The Hunter Road Water Storage Tank is a critical component of the water distribution system. Coating systems are applied to water towers/tanks primarily to prevent corrosion and structural deterioration, ensuring a long service life and potable water safety. These systems create a protective barrier against rust, weathering, and UV damage, while also complying with health regulations to prevent contamination.

The project was prepared for formal competitive bidding, with nine (9) bids received and opened on 5/4/2026. Staff recommends that the bid be awarded to L and T Painting Inc., the lowest and best bidder. Bids are summarized on the attached sheet. A contractual appropriation is requested for L and T Painting Inc. in the amount of \$244,560.00 (\$203,800.00 plus a contingency of \$40,760.00). Contingency amount on this project is higher than normal; funds may be used to cover additional costs associated with the repair of potential internal tank coating failures, especially near the tank floor and around the tank fill pipe. NOTE: Last internal inspection was performed in July 2024.

Third-party technical inspection support for this project will be provided by Dixon Engineering under a previously executed purchase order.

Rules suspension is requested to expedite project advancement. The City intends to have the contractor start working on the tank in late August 2026 – in accordance with bid specifications.

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Dale Paullus, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 64-26. APPROVED 7-0.

- c. Ordinance to authorize the City Manager to enter into a contract with the Henry P. Thompson Company (HPT) for the purchase of Primary Clarifier parts necessary to maintain continuous operation and declaring an emergency.

Funding is being requested for Wastewater primary clarifier upgrades. The primary clarifiers are essential to the operation at the Wastewater Plant, starting the process with removal of organic solids and floating materials. Current equipment has exceeded the operating life projections and needs replacing to maintain current operations. We own and operate an Evoqua brand system and parts are exclusive to this supplier.

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Dale Paullus, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 65-26. APPROVED 7-0.

3. Public Works - Councilmember Debbie Pennington

- a. Ordinance to authorize the City Manager to execute and file the application for financial assistance and enter into an agreement with OKI for a grant to fund a portion of the Pleasant Avenue Paving Improvements between Hunter and Wesse! and declaring an emergency.

It is necessary for City Council to authorize the City Manager to execute an OKI grant application for financial assistance.

The City of Fairfield is working towards submitting a grant application for the paving improvements on Pleasant Avenue to be concurrent with the addition of the Pleasant Avenue multi-use path. Work will be between Hunter Road and Wessel Drive and would take place in 2027.

OKI has made available grant funding through the STBG Repaving Pilot Program with twenty percent local match required for asphalt paving projects that meet a certain criterion and need. Our application will include three inches of milling, overlay, pavement markings, and maintenance of traffic. The total funding amount allowed to be requested for this particular grant program is \$800,000.

The remainder of Pleasant Avenue will likely be paved within the next few years but has not yet been programmed by ODOT. ODOT provides up to 80% funding on eligible paving items for State and US routes within municipal corporations through the ODOT Urban Paving Program.

Councilmember Pennington presented the first reading of this ordinance. Councilmember Debbie Pennington, seconded by Dale Paullus, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Debbie Pennington, seconded by Adam Kraft, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 66-26. APPROVED 7-0.

4. Finance & Budget - Councilmember Leslie Besl

- a. Ordinance to establish salaries and hourly rates for certain Municipal Court employees of the City of Fairfield, Ohio and to authorize and limit the numbers and types of certain Municipal Court Employees, to repeal Ordinance No. 57-25 and all amendments thereto and declaring an emergency.

The employees covered by the Municipal Court wage and salary ordinance are compensated on a Pay for Performance basis. There are no automatic increases or cost of living adjustments for these employees. While the adjustments to the pay ranges are not designed to automatically trigger pay increases, periodic upgrades to the structure help to maintain the Court's competitive position in the marketplace regarding employee retention, recruitment and succession.

Councilmember Besl presented the first reading of this ordinance. Councilmember Leslie Besl, seconded by Dale Paullus, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Debbie Pennington, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 67-26. APPROVED 7-0.

- b. Ordinance to amend Ordinance No. 148-25 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2026, and ending December 31, 2026.”
- Contractual Appropriations: \$337,823 total (\$244,560 for Hunter Water Tank Rehabilitation Project (Public Utilities); \$93,263 for Primary Clarifier Rebuild (Public Utilities))

Councilmember Besl presented the first reading of this ordinance. Councilmember Leslie Besl, seconded by Adam Kraft, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Dale Paullus, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 68-26. APPROVED 7-0.

- c. Ordinance to amend Ordinance No. 148-25 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2026, and ending December 31, 2026.”
- Non-Contractual Appropriations: \$275,572 (see below for description)

Councilmember Besl presented the first reading of this ordinance. Councilmember Leslie Besl, seconded by Debbie Pennington, moved to suspend second and third readings. Motion carried Yes 7, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Adam Kraft, moved to adopt. Motion carried Yes 7, No 0, Abstained 0.

ORDINANCE NO. 69-26. APPROVED 7-0.

\$40,000 - 2026 Grounds, Entryways & Landscaping Program (Public Works)

\$47,826.00 - Wastewater Division – Sanitary Sewer Smoke Testing (Public Utilities)

\$93,010 - Purchase of Chevrolet Tahoe for Fire (Public Works)

\$44,444 - HVAC Energy Upgrades and Repairs at the Community Arts Center (Public Works)

\$50,292 - Justice Center Repairs and Upgrades (Public Works)

Meeting Schedule

Monday, June 8 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, July 13 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, August 10 - Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Clerk Wilson read the meeting schedule.

Executive Session of Council (if Needed)

Council recessed to Executive Session at 7:32 PM.

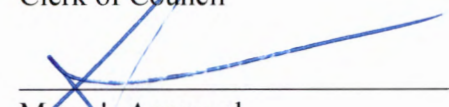
Adjournment

The Regular Meeting adjourned at 7:45 PM.

ATTEST:



Clerk of Council



Mayor's Approval

Date Approved: 6/8/26

Comprehensive Plan Update

Council Manager
Briefing

May 26, 2026

FAIRFIELD FORWARD



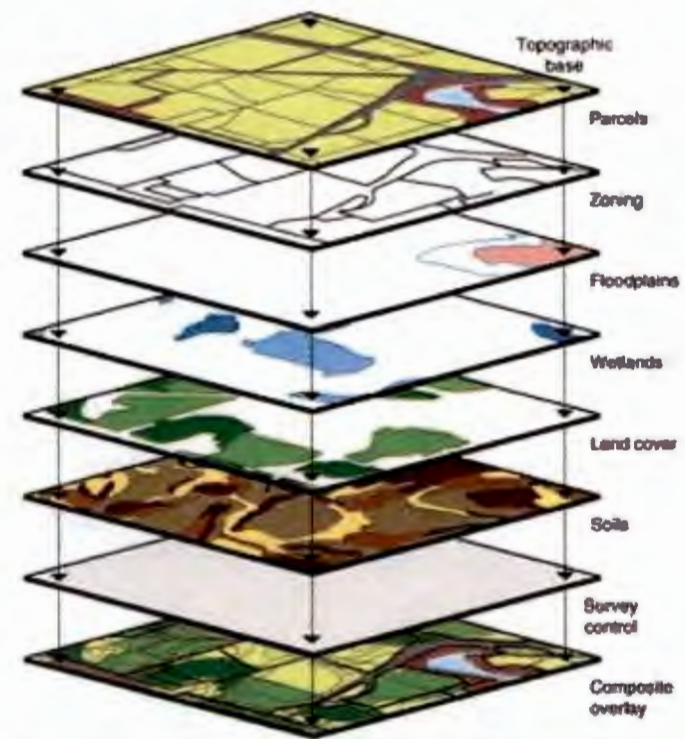


5- Year Update to the Comprehensive Plan

- Original plan was adopted in 2019
- Update will reflect changes in demographics, economy, and community trends
- Balance existing goals and policies with new priorities
- Plan guides:
 - ✓ Land use, infrastructure, housing and economic development
 - ✓ Redevelopment and future investment decisions
 - ✓ Four small areas for special attention to ensure balanced growth

What is a Comprehensive Plan?

- Long-term roadmap guiding growth, development, and redevelopment
- Sets community goals and policies for city investment
- Informs zoning, capital improvements, and investment decisions without being a regulatory document itself
- Built on public input to reflect shared community values



Planning Team



Advisory Committee



Residents and
Community
Members



Elected
Officials



City Staff



Planning
Commission



Board of
Zoning Appeals



Parks Board



Chamber of
Commerce



Advisory Committee

- Steve Miller – Mayor
- Gwen Brill – City Council
- Dale Paullus – City Council
- Katie Braswell – Fairfield Community Foundation
- Lori Brown – Resident
- Peggy Emerson – Fairfield Chamber
- Don Hassler – Planning Commission
- Scott Lepsky – Planning Commission
- Drew Mangino – Resident
- Tanner Meyers – Parks Board
- Megan Murray – Parks Board
- Missy O'Brien – Planning Commission
- Tony Rawe – BZA
- Boyce Swift – Resident
- Edwina Zettler – Resident

City Staff

- Scott Timmer – City Manager
- Greg Kathman – Development Services Director
- Erin Lynn – Planning Manager
- Nathaniel Kaelin – Economic Development Manager
- Eva Joseph – Development Specialist



Public Outreach

- Online information and engagement
✓ <https://engage.kzf.com/fairfield-forward>
- Online survey
- Fairfield Flyer newsletter articles
- Virtual Open House
- Facebook Posts
- City Website



Online Community Survey

- Advertised 6 weeks in the fall on various social media platforms and Fairfield Flyer
- Advertisement
 - ✓ Fairfield Flyer
 - ✓ City websites – city, police, parks, fire
 - ✓ Fairfield Residents website
 - ✓ Chamber website
 - ✓ Fairfield City Schools website
 - ✓ Advisory Committee



Help Shape Fairfield's Future!

Take the *Fairfield Forward* Comprehensive Plan online survey today!

In 2019, the City adopted its long-range comprehensive plan *Fairfield Forward* – our community's roadmap for growth, redevelopment, parks, transportation, housing, and sustainability.

Now, six years later, we are updating the plan to reflect shifting economic and development trends throughout the city.

This update keeps *Fairfield Forward* relevant, aligns with regional planning requirements, and ensures it reflects today's community priorities. Your input will guide this update and help shape the city for the next 20 years.

Take the survey today at engage.bxf.com/fairfield-forward

Take the survey:



Community Survey – Key Take Aways



- Strong, consistent praise for city's parks, trails, wooded areas and playground improvements
 - ✓ "We have the best local parks in the state."
- Residents value friendly neighbors, family-friendly environment and the small-town feel
 - ✓ "The community. The people are what make this place great."
- Satisfaction with city maintenance and public safety
 - ✓ "The city is very well run, efficient, and responsive to your needs"
- Like the close proximity to the expressways, ease of getting around and amenities like Jungle Jim's
 - ✓ "Good location."

Online Community Survey

What improvements
would make the Fairfield
Town Center livelier?



78%
More Restaurants



40%
Support for small/local
businesses



38%
More Events and
Programming



35%
Better Public Spaces



30%
Better sidewalks and
trails to connect places



14%
New housing options nearby



14%
Public Art

Virtual Open House

- Online information and engagement
 - ✓ <https://engage.kzf.com/fairfield-forward>
- Open from May 18 – June 19
- Review proposed updates
- Share feedback
- Advertisement



Virtual Open House Now Live!

Fairfield is updating its Comprehensive Plan and we want your input!

We've drafted recommendations for housing, economic development, land use, and key areas like Town Center and Route 4. Now it's your turn to weigh in. Visit the Virtual Open House to:

- ✓ Review proposed updates
- ✓ Explore goals and future concepts
- ✓ Share your feedback directly online

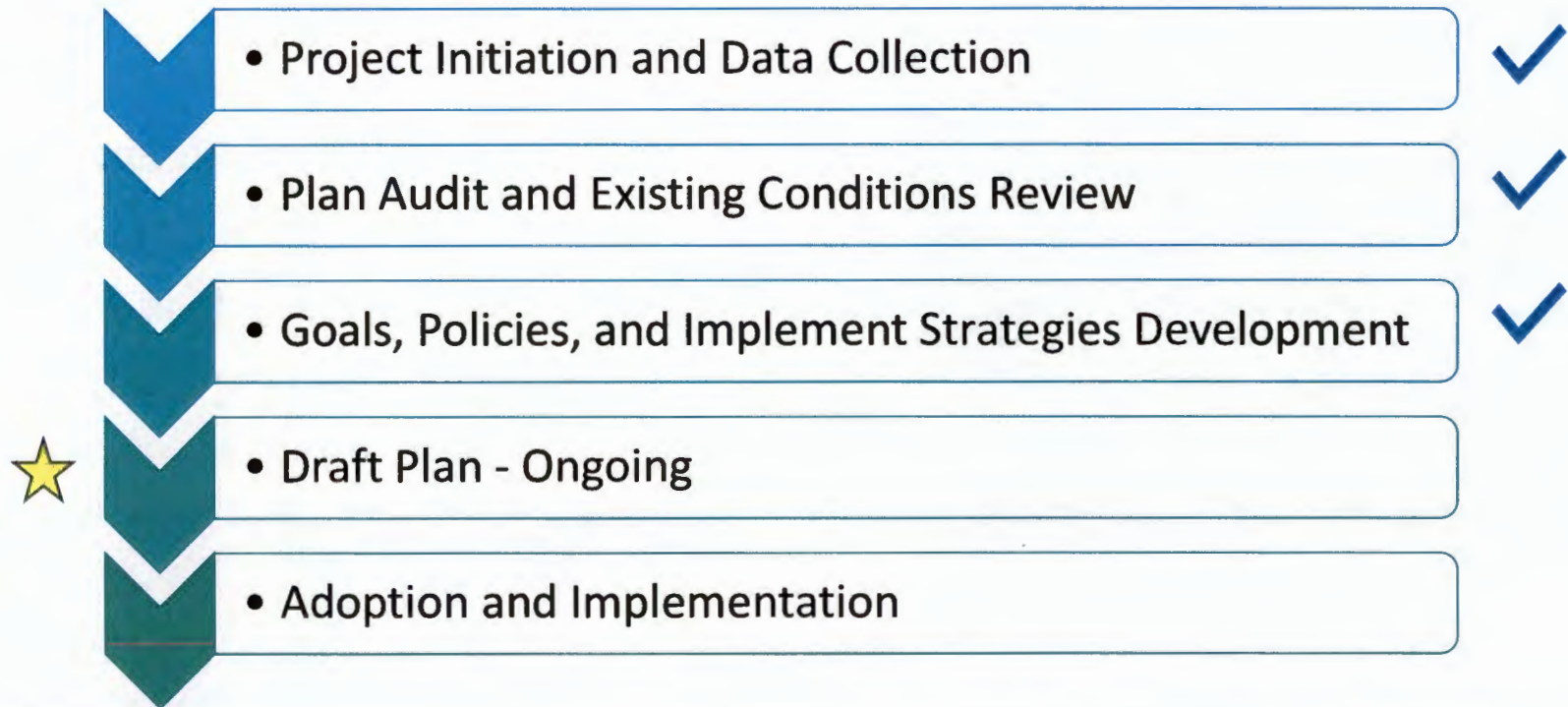
Participate now:



Participate anytime May 18th through June 19th. Help shape Fairfield's future – your ideas matter!

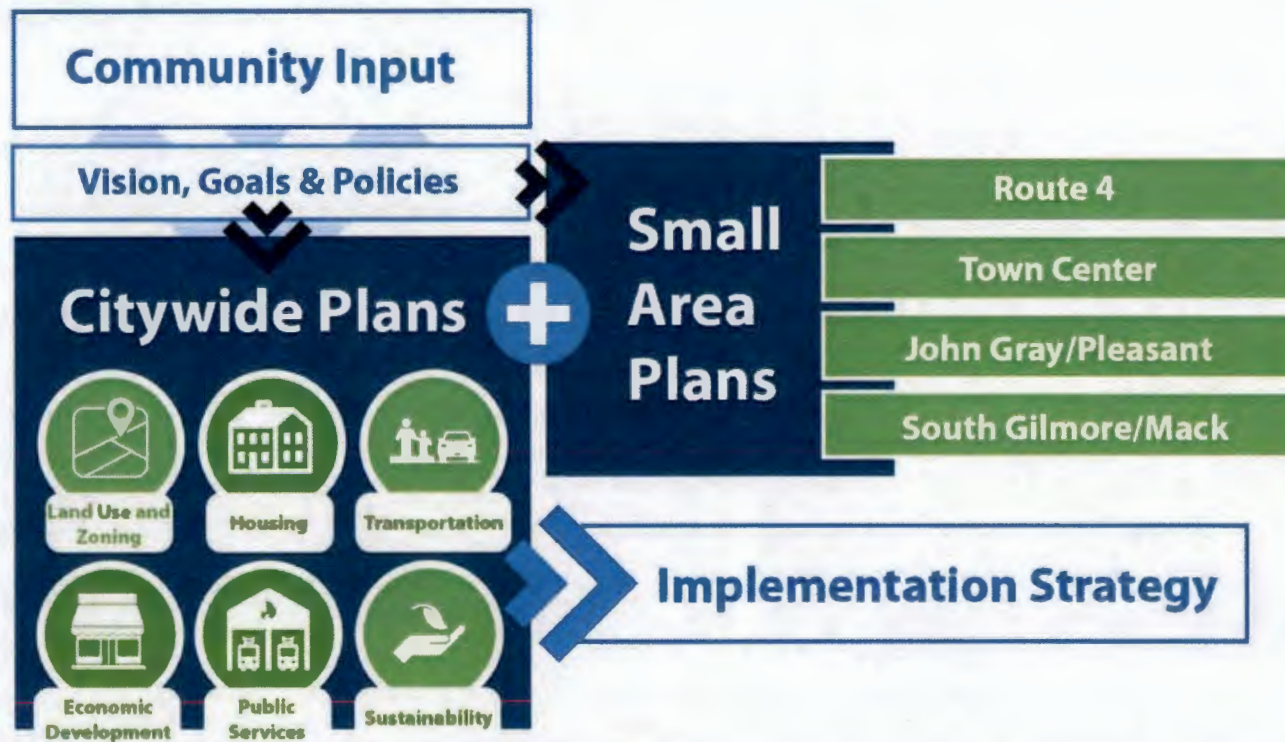
Join the conversation today at engage.kzf.com/fairfield-forward

Update Process: What have we done so far?



Existing Comprehensive Plan

Fairfield Forward – 2019 Plan Elements



Goals, Policies and Implementation Strategies



- **49 Goals**
 - ✓ 40 completed and ongoing
- **106 Policies**
 - ✓ 95 completed and ongoing
- **53 Implementation Strategies**
 - ✓ 47 completed and ongoing

Examples:

- ✓ Conduct a comprehensive overhaul of the zoning code to implement plan recommendations
- ✓ Consider acquiring underperforming or blighted properties and landbank them for future development
- ✓ Require that development and redevelopment meet high standards of design
- ✓ Require infill housing to be compatible with surrounding housing & general characteristics of the neighborhood

Completed Studies and Plans



Fairfield
Connects



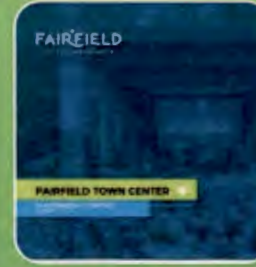
Pleasant
Avenue
Corridor
Study



Planning
and Zoning
Code
Update



Fairfield
Sustains



Town Center
Placemaking
Strategy



Marsh Park
Master Plan

Comprehensive Plan Update

National Context



Technology / A.I.



**E-Commerce &
Delivery Services**



Work from Home



**Housing Affordability
& Availability**



Value Retail



Experiential Retail



**Walkability &
Connectivity**



**“Placemaking”
in the Suburbs**

Fairfield Development 2020-2025

Industrial Growth

- ~\$ 1 billion investment
- Corporate Projects
 - ✓ 10 expansions / 3 new firms
 - ✓ > 3,375 jobs retained / > 900 new jobs
- Speculative Construction
 - ✓ 3.75 M square feet
 - ✓ Fully-leased
 - ✓ > 1,500-2,000 new jobs



Take-Away: Strong market; healthy tax base; largely built-out

Fairfield Development 2020-2025



Commercial Growth

- Market-Driven

- ✓ New quick-service restaurants, coffee shops, and fueling stations
- ✓ Drive-throughs / auto-oriented

- Redevelopment

- ✓ Acquisition and demolition of older commercial properties by the CIC
- ✓ Continued investment by existing businesses



Take-Away: Market demand exists; public intervention can help fill gaps

Fairfield Development 2020-2025

Residential Growth

- Housing Construction

- ✓ 55 new homes
- ✓ Final phase of Emerald Lake
- ✓ No active subdivisions

- Development Interest

- ✓ Approvals for multiple projects:
 - Whispering Hill
 - John Gray & Pleasant
 - Patterson Place/Minnicks



Take-Away: Sites have challenges; demand for new options

Major Themes Within Plan Update

Continue and Enhance:

- ✓ Focus on Infill Development and Redevelopment
 - Business retention & expansion
 - Continue blight removal and land banking
- ✓ Improve Connectivity
 - Continue Fairfield Connects implementation
- ✓ High Design Standards
 - Implement zoning code standards for building design, landscaping, signage
 - Commercial Revitalization Grant program
- ✓ High Quality Public Services
- ✓ Protect & Preserve Existing Neighborhoods
 - Vigorous enforcement of property maintenance codes



Major Themes Within Plan Update

New Concept: Mixed Use Nodes

- ✓ Located in select, walkable locations
- ✓ Built-in customer base for retail and restaurants
- ✓ Activity and vibrancy outside of peak hours
- ✓ Attracts professionals with discretionary income
- ✓ Mix of uses increases financial feasibility of projects



NEWS > LOCAL NEWS

Apartments, \$2 million in new features coming to West Chester's square

Township official: 'The Square was always intended to feel like a room — a place for people to gather.'

Commercial Real Estate

'A huge upgrade:' City Council approves concept plan for 250-unit apartment project on hotel site



West Chester

\$75M plan, 5 new buildings unveiled in suburban revitalization project

by Brian Planalp, Cincinnati Business Courier | Thu, November 20, 2025 at 8:57 PM



Sharonville



Blue Ash

District at Deerfield's luxury apartments open as part of new \$150M mixed-use destination

Unlink URL Order Reprints Gift this Article

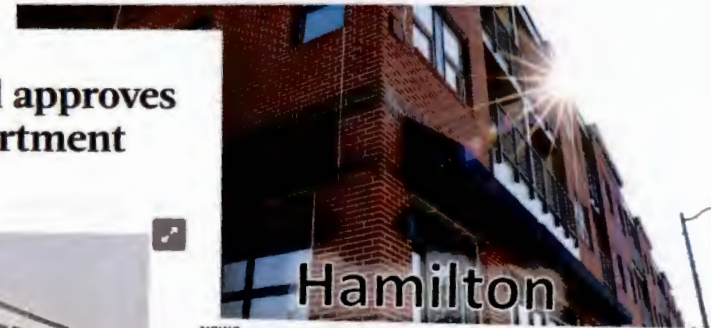
Expand



Deerfield

New Hamilton apartments Rossville Flats are nearly move-in ready

First tenants will be living there next month.



Hamilton

West Chester expands housing options with new apartment project approval

Sue Klesewetter Special to The Cincinnati Enquirer USA TODAY NETWORK
June 26, 2023, 8:01 a.m. ET

Unlink URL Order Reprints Gift this Article

Expand



West Chester

Major Themes Within Plan Update

New Concept: Expanded Housing Options

- ✓ Recognize housing as economic development
"Housing is where jobs sleep at night"
- ✓ Driver for resident attraction and retention
- ✓ Most undeveloped residential sites have development challenges
- ✓ Consider public sector assistance to facilitate desired housing types, densities, and quality



Major Themes Within Plan Update

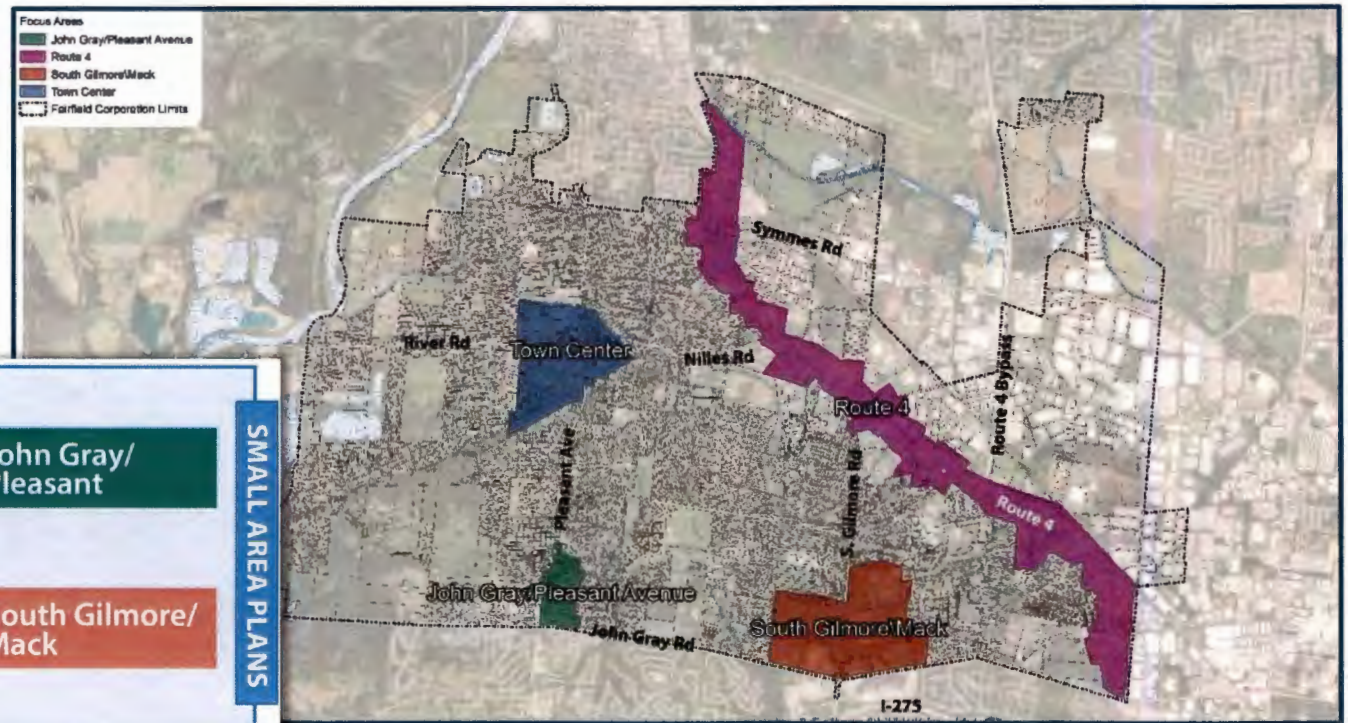
Expanded Concept: Quality of Life Amenities

- ✓ Enhance parks, public spaces, and trail network
- ✓ Increase events and programming
- ✓ Attract new restaurants and experiential retail options
- ✓ Use placemaking to create unique destinations and strengthen the Fairfield brand



Small Areas

Targeted plans
addressing specific
localized areas



Route 4
Corridor



John Gray/
Pleasant



Town Center



South Gilmore/
Mack

SMALL AREA PLANS

Route 4 Corridor

Proposed Vision Statement

Fairfield Forward envisions that this area will remain **Fairfield's primary commercial corridor** with enhanced building design, landscaping, safer walking conditions, and redevelopment that brings new energy to older sites.



Town Center

Proposed Vision Statement

Fairfield Forward envisions that this area will grow into a **vibrant, compact district** with additional places to gather, dine, shop, work and live, all within a walkable environment shaped by high-quality design.



John Gray/Pleasant

Proposed Vision Statement

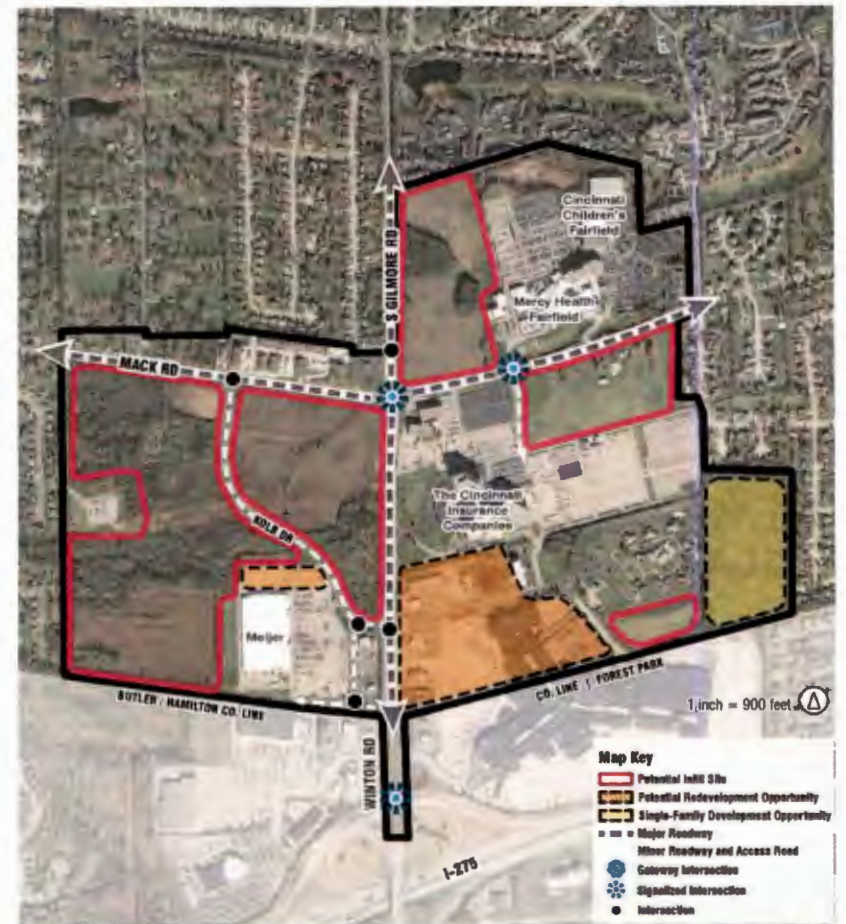
Fairfield Forward envisions that this area will grow into a **welcoming, attractive gateway** featuring neighborhood-friendly retail and service uses, attractive landscaping and building architecture, and new housing options that complement the surrounding residential neighborhoods.



South Gilmore/Mack

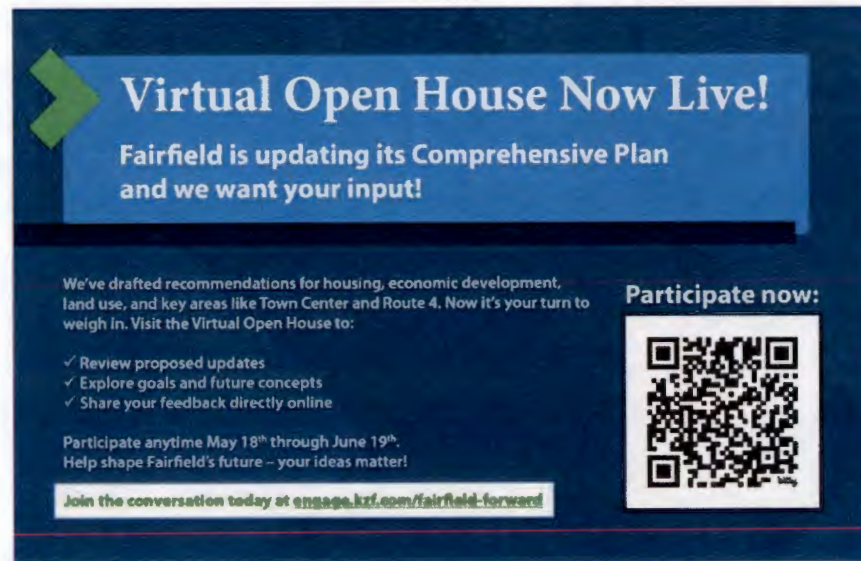
Proposed Vision Statement

Fairfield Forward envisions that this area will continue to be a **high-quality employment district** with professional offices, medical uses, supporting retail, and mixed-use opportunities, all connected by improved mobility, coordinated development, and strong design standards.



Virtual Open House

- Online information and engagement
 - ✓ <https://engage.kzf.com/fairfield-forward>



Virtual Open House Now Live!

Fairfield is updating its Comprehensive Plan and we want your input!

We've drafted recommendations for housing, economic development, land use, and key areas like Town Center and Route 4. Now it's your turn to weigh in. Visit the Virtual Open House to:

- ✓ Review proposed updates
- ✓ Explore goals and future concepts
- ✓ Share your feedback directly online

Participate anytime May 18th through June 19th.
Help shape Fairfield's future – your ideas matter!

Join the conversation today at engage.kzf.com/fairfield-forward

Participate now:





**Comments
or
Questions?**