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Page B9

# Good things do come to those who wait



**BRIAN MILLER**



**KARL DUMAS**

*Economic notes*

A few years ago, community members decided in public meetings to endorse the one-year closing of Peabody Road so that they could be rewarded with a new overcrossing for the railroad tracks. Good things are starting to really happen in northeastern Fairfield. Peabody Road opened this summer, and construction on the new Fairfield-Vacaville Train Station is well underway and on schedule.

One of the key infrastructure pieces in future development in this part of town will be Jepson Parkway, a regional roadway connecting Highway 12 to Interstate 80. Jepson



*Courtesy photo*

See Things, Page B8 **An artist's rendition of the Canon Station Development.**

# Things: Canon Station unique

From Page B7

Parkway is a transportation reliever route to provide an alternate path for travel between Suisun City, Fairfield and Vacaville.

The city opened bids Oct. 4 for the construction of the segment of Jepson Parkway between Peabody Road and the future "lake entrance" for the Canon Station Development. This project will replace approximately one mile of existing Vanden Road with a four-lane separated arterial roadway. Public Works staff is working to verify the bid package and is planning to bring the project to the City Council in November to award the construction contract.

This roadway construction is funded primarily with state funds allocated by the California Transportation Commission. The water and sewer utilities will be funded from the developer (Canon Station) contributions.

This major roadway is particularly timely, as the Planning Commission this week approved a Master Planned Unit Development Permit for Canon Station. This project constitutes Area 4 of the Train Station Specific Plan, described as "the Lake District."

The tentative subdivision map approved by the Planning Commission provides for a total of 513 residential lots and various other residential,

commercial and recreational parcels. When combined with the recent approval of plans in Area 3 to the south (near the intersection of Peabody Road and Markeley Lane), we can see interest in developing northeastern Fairfield is growing, and will help create a special residential community.

One of the things that will make Canon Station a unique project is the new recreational lake developed at the heart of the Lake District. The planned community will be a mix of low-, medium- and high-density residential development surrounding the approximately 11-acre lake, along with 11 acres of public parkland ringing the lake, a 10-acre retail village at the western edge of the lake, a new public library, a private recreational complex, parks and trails, and a connection to the Fairfield Linear Park.

The latter connection will provide a direct link for bicyclists and ambitious pedestrians between the Lake District and the rest of the city, all the way to Solano Community College. The Lake District will also have direct connections to elementary, middle and high schools to the south via a new pedestrian bridge over Vanden Road. These connections are all aimed at encouraging walking and bicycling as alternatives to private motor vehicle use in the Specific

Plan Area.

Canon Station will be unique in the Solano County marketplace, being the first residential community centered on a large public lake. The Village Square, a public library site, and retail development will all take advantage of the lake, offering public gathering spaces, a private recreation club for homeowners and outdoor dining opportunities.

Canon Station is also designed to provide diversity in housing types, sizes and configurations. In Area 4, the overall mix of housing units includes two-, three-, four- and five-bedroom homes ranging between 1,455 square feet up to almost 2,700 square feet.

Fairfield already offers neighborhoods centered on golf (Rancho Solano and Paradise Valley), open space (Eastridge), and peacocks and a nature center (Rolling Hills). Canon Station will bring something new to the table, and we are looking forward to seeing the community develop over the coming years.

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*Economic Notes is an update from Fairfield City Hall written by Brian Miller and Karl Dumas of the Fairfield Planning and Development Department. They can be contacted at 428-7461 or email at [kdumas@fairfield.ca.gov](mailto:kdumas@fairfield.ca.gov) or [bkmiller@fairfield.ca.gov](mailto:bkmiller@fairfield.ca.gov).*