

Northfax
Small Area Plan
Implementation Guide Updates
July 2026

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Performance Metrics

The following tables are provided as a tool to measure progress in the implementation of the range of recommendations in the Northfax Small Area Plan. The primary measurement of implementation is whether or not progress has been made in implementing that action. The primary responsible party and a timeframe for completion for each action is provided in the table. Updates to recommendations in the July 2026 Implementation Guide are in red.

These tables should be reviewed on a regular basis to ensure that progress has been made on implementing or completing each of the actions per the defined schedule.

Glossary for Lead Responsibility:

<u>Abbreviation</u>	<u>Department or Agency</u>
CDP	Community Development and Planning
CM	City Manager
ED	Economic Development
His.	Historic Resources
HS	Human Services
P&R	Parks and Recreation
PW	Public Works
Trans.	Transportation
UF	Urban Forestry

Economic Development

Recommendation		City Council Goal	Lead Dept.	Completion	Status/Next Steps
ED-1	Ensure a balanced mix of uses with new development within the Activity Center.	Economic Development, Redevelopment	CDP	Ongoing	To be considered as redevelopment occurs. CDP and FCED staff to communicate the vision of the plan to other staff, the development community, property owners, prospective businesses, the Planning Commission, City Council, and other stakeholders. ED conducted a retail viability study of Old Town and Northfax, which supported increasing retail square footage.
ED-2	Develop a publicity and marketing strategy for Northfax.	Economic Development	ED	2026	Marketing of Northfax is ongoing. ED hired a consultant that is currently developing online and print materials. Several opening ceremonies have been held for Point 50 businesses, and a ribbon cutting ceremony was held for the University Drive extension through Northfax. FCED has developed driving tours highlighting office space and development opportunities for potential business and developers. FCED created a Livability in Fairfax City interactive map and z-card as part of the marketing strategy.
ED-3	Track data as new land uses come in to replace older ones and analyze their long-term economic and fiscal impacts.	Economic Development	CDP	Ongoing	CDP staff to begin compiling fiscal models from development projects. The EDA is considering asking the City to hire a consultant to conduct economic impact analyses.

Infrastructure

Recommendation		City Council Goal	Lead Dept.	Completion	Status/Next Steps
I-1	Have a unified landscape team to coordinate landscape design across multiple properties and timelines, including planting standards, open space design, phasing, etc.	Redevelopment, Neighborhoods	CDP	2026	Development of design guidelines for the linear park is underway. I-1, I-6, and I-8 are all supported throughout the same project and consultant team. City’s Urban Forester reviews all land development properties to provide oversight to landscape plan submission. Tree preservation and planting (TPP) guide is complete and sets standards for all projects. TPP includes a master tree list with recommended uses and invasive species list.
I-2	Provide new active street connections and alleys in “superblocks.”	Transportation	CDP, Trans	Ongoing	This will be considered during development review and in the Two-Year Transportation Plan. The University Drive extension was completed in 2022, the Northfax West roadway is currently under construction, and funding has been awarded the Northfax East/West Road. The north-south roadway in Northfax West is complete.
I-3	Monitor storm sewer capacity along Chain Bridge Road as new developments occur.	Redevelopment	PW	Ongoing	CDP and PW staff will consider a trigger to study these areas as well as a periodic criteria review. Current developments in these areas currently meet state quality and quantity standards.
I-4	Encourage future developments to place existing overhead utilities underground.	Redevelopment	CDP	Ongoing	This will be considered during development review.
I-5	Increase stormwater requirement metrics by 15% beyond state minimums within Northfax.	Redevelopment	PW	2026	Per state code, such requirements may not be established for specific areas without meeting specific criteria. This recommendation will be further evaluated with future reviews of the small area plan. Design discussion on the linear park have begun and design guidelines will contribute to stormwater management.
I-6	Establish a unified stormwater strategy for the linear park	Redevelopment	CDP	2028	Development of design guidelines for the linear park is underway; design guidelines will contribute to stormwater management. This action will be coordinated with Northfax East/West Road. I-1, I-6, and I-8 are all supported throughout the same project and consultant team.

Infrastructure

Recommendation		City Council Goal	Lead Dept.	Completion	Status/Next Steps
I-7	Track environmental impacts data over time.	Redevelopment	UF	Ongoing	Staff to develop process for collecting base data. UTC assessment completed Fall 2023 including a 10-year change analysis. 3-year online software package purchased which will track land cover classification changes as new NAIP imagery is released. The tree inventory software has been updated with 2023 land cover data to show 2023 tree canopy coverage and land cover changes from 2021-2023. Data will be reviewed and shared during UFMP.
I-8	Explore capital investment in public open space and transportation infrastructure within the Activity Center, such as the linear park, the public plaza, and Orchard Street.	Redevelopment, Transportation	CDP, Trans	Ongoing	Development of design guidelines for the linear park is underway. I-1, I-6, and I-8 are all supported throughout the same project and consultant team. A portion of the proposed linear park street network is included in the approved WillowWood development. Funding was awarded for the Chain Bridge Road shared use path between Assembly Drive and Northfax Street and funding has been awarded for the Northfax East/West Road.
I-9	Connect green spaces, as possible, to create an interconnected network that facilitates both movement and recreation.	Redevelopment, Neighborhoods	CDP	Ongoing	This will be considered during development review and potentially through the CIP. The citywide Urban Tree Canopy Assessment mapped land cover including tree cover and possible plantable areas providing a resource to find opportunities to improve green space connection.

Properties

	Recommendation	City Council Goal	Lead Dept.	Completion	Status/Next Steps
P-1	Encourage property consolidation, where applicable, that will lead to developments that better serve the community.	Redevelopment, Economic Development	CDP, ED	Ongoing	Support for consolidations will be considered on an individual basis. Density bonuses for property consolidation are being explored as part of the SAP Zoning Ordinance amendments.
P-2	Determine and implement a use for the City-owned property at 10500 Fairfax Blvd.	Redevelopment, Economic Development	CM	2030	On hold depending on consolidation into adjacent developments. Included in new visioning project.

Regulations

	Recommendation	City Council Goal	Lead Dept.	Completion	Status/Next Steps
R-1	Consider rezoning all properties to allow for residential, hotel, and mixed-use, potentially with the CU Commercial Urban zone.	Redevelopment, Economic Development	CDP	2026	A project is underway to improve alignment between the Zoning Ordinance and adopted Small Area Plans, with completion expected by the end of 2026.
R-2	Consider offering incentives, including increased height and density, to property owners for increased public space beyond minimum requirements, as needed by the design goals.	Redevelopment, Economic Development	CDP	2026	This will be coordinated with the Zoning Ordinance review described in Recommendation R-1.
R-3	Consider developing a historic microdistrict at the 29 Diner property.	Redevelopment, Neighborhoods	CDP	2028	This was considered during the Historic Resources study, which was completed in 2021. Additional research and consideration to follow.
R-4	Consider developing Northfax-specific design guidelines.	Redevelopment, Neighborhoods	CDP	2028	A project to update the design guidelines to better align with the Small Area Plans is underway.
R-5	Explore a green building standard for all construction within Northfax.	Redevelopment, Neighborhoods	Sust	2026	CDP staff to begin researching peer policies for interim LEED-Silver requirement or equivalent. This will be further considered in the Green Building Policy currently underway and may recommend a similar benchmark with identified incentives.
R-6	Where possible, implement street tree beds with a minimum volume of 500 cubic feet of soil per tree.	Redevelopment	UF	Ongoing	PFM updates for landscaping details and standards are complete. The Tree Preservation and Planting Guide has soil volume standards that may exceed this in many cases.

Stakeholder Engagement

Recommendation		City Council Goal	Lead Dept.	Completion	Status/Next Steps
SE-1	Coordinate land use plans with the Fairfax County government.	Governance, Economic Development	CDP	Ongoing	Fairfax County Government is aware of the recommendations of the adopted Northfax SAP. The County and the City regularly coordinate on the review of new development proposals in close proximity to jurisdictional boundaries.
SE-2	Institute a community education plan where each development provides a display showing on-site sustainability initiatives, including stormwater capture, energy production, alternative transportation, green building, and others as appropriate.	Redevelopment	CDP	2028	CDP staff will coordinate with CM on standards.
SE-3	Consider implementing a BID or similar organization for Northfax.	Governance, Economic Development	ED	2030	To be considered as reinvestment grows. City staff will participate at the appropriate time.
SE-4	Form a Northfax Guidance Committee that meets regularly to discuss planning efforts and stakeholder concerns. The committee should include a wide variety of stakeholders.	Governance	CDP	Ongoing	Quarterly meetings for the Comprehensive Plan Implementation Work Group, which will include Small Area Plan implementation amongst its aims, were launched in 2022. The work group is staff-led, though community stakeholders will be invited to participate as well.
SE-5	Hold coordination meetings with property owners along the linear park that communicate expectations for design elements and coordination of stormwater strategies.	Governance, Redevelopment	CDP	Ongoing	All property owners with property along the linear park were invited to a meeting in June to discuss the linear park design guidelines project.

Transportation

	Recommendation	City Council Goal	Lead Dept.	Completion	Status/Next Steps
T-1	Implement a pedestrian crossing at Orchard Street and Chain Bridge Road that connects Northfax West with Northfax East.	Transportation, Neighborhoods	Trans.	2028	Action pending development proposals from Northfax West and East. Funding has been awarded for the Northfax East/West road which includes a pedestrian crossing across Chain Bridge Rd.
T-2	Require developers to provide bike parking or bike storage as part of the design review or entitlements process.	Transportation	CDP	Ongoing	To be enforced during development review. The Bicycle Master Plan includes updating bike parking guidelines.
T-3	Require developers to provide or contribute to new street or trail connections to the surrounding neighborhoods to enhance overall connectivity as part of the design review or entitlements process.	Transportation, Neighborhoods	CDP	Ongoing	The Small Area Plan allows for exemption from the state's proffer law, enhancing ability for developers to participate. A potential connection to the George Snyder Trail is included in the WillowWood Phase 2 development proposal. The Northfax West constructed a trail connection to the Cobbdale neighborhood, a shared use path along Chain Bridge Road, and part of the Northfax West roadway network (connecting Farr and Orchard).
T-4	Allow developers a more streamlined review process if the proposed development fits within the proposed land uses, to include minimizing TIA requirements.	Transportation, Governance	CDP	Ongoing	Further evaluation will be required to determine how to proceed on the potential TIA study.
T-5	Complete pedestrian crossings along Fairfax Boulevard that better connect Northfax to its surroundings.	Transportation, Neighborhoods	Trans.	2030	Construction of the Warwick and Farr intersection is underway.
T-6	Enhance transit facilities and provide coordination for frequent bus service and stops with shelter, bench, and real-time arrival information.	Transportation	Trans.	Ongoing	The CUE Transit Development Plan is underway with expected completion by the end of 2026 .
T-7	Coordinate with employers to establish a Transportation Demand Management (TDM) program.	Transportation	Trans.	2028	This will be included in a citywide TDM policy.
T-8	Coordinate with employers to encourage non-single-occupant vehicle commuting.	Transportation	Trans.	Ongoing	This will be included in a citywide TDM policy.

Transportation

	Recommendation	City Council Goal	Lead Dept.	Completion	Status/Next Steps
T-9	Implement a road diet on Eaton Place that converts the existing four-lane divided street into a three-lane street with a turn lane and buffered bike lanes.	Transportation	Trans.	2030	Bike lanes were included as a long-term recommendation in the Bicycle Master Plan. A second left turn lane from SB Chain Bridge to EB Eaton Place makes conversion to a three lane road more challenging. This design should be re-evaluated with future small area plan reviews.
T-10	Allow developers to offer transit passes, bikeshare memberships, and shuttles in lieu of meeting parking requirements.	Transportation	Trans.	Ongoing	To be included in TDM study per Recommendation T-7. Follow up with City Attorney on how to obtain funds for study from developers. Transit passes included as TDM commitment for Northfax West (townhomes) and senior living) and Willowwood Phase 1.
T-11	Establish bikeshare and scooter-share programs.	Transportation	Trans.	Ongoing	Dockless scooter-share program is underway and e-scooters can be deployed on public streets in Northfax. Bikeshare system expansion to Northfax will require further study. Trail counters on the I-66 trail will inform potential recommendations for bike-share expansion.
T-12	Fund public parking in lieu of parking requirements.	Transportation	CDP	Ongoing	Staff to review case studies and determine how to integrate into the regional TIA study per Recommendation T-4. Timeline to proceed development of TIA RFP.
T-13	Encourage the use of mobile parking apps.	Transportation	Trans.	Ongoing	This will be included in a citywide TDM policy.
T-14	Develop a curbside management plan that clearly identifies pick-up and drop-off spaces, loading areas, bikeshare and scooter-share parking, and on-street parking with various regulations by streets and block faces.	Transportation	Trans.	Ongoing	Would be included as part of any future Northfax TIA.
T-15	Track data as new land uses come in to replace older ones and analyze their long-term impacts on transportation.	Transportation	Trans.	Ongoing	Scooter usage data, automated passenger count (APC) data, and TDM surveys provide data that allow staff to track long-term impacts. Surveys included as TDM commitment for Northfax West (townhomes and senior living) and Willowwood Phase 1.

Transportation

	Recommendation	City Council Goal	Lead Dept.	Completion	Status/Next Steps
T-16	Coordinate transportation plans with the Fairfax County government.	Transportation, Governance	Trans.	Ongoing	CDP staff to coordinate with County staff as needed.
T-17	Implement “The Spine,” coordinating design and marketing efforts with City staff, stakeholders, and the Bicycle Master Plan effort.	Transportation, Neighborhoods	Trans.	2035	Construction of the University Drive bike lanes between North St and Layton Hall Dr will begin in 2026.
T-18	Add trails that connect pedestrians and bicyclists to Cardinal Road, McLean Avenue, and The Assembly.	Transportation, Neighborhoods	Trans.	2030	The Chain Bridge Road shared use path between Assembly Drive and Northfax Street is in design.
T-19	Study implementation and timing of Fairfax Boulevard bicycle and pedestrian facilities.	Transportation	Trans.	2030	Timing for bicycle improvements identified as a long-term improvement in the Bicycle Master Plan. Pedestrian improvements may be separately prioritized at that time. The Pedestrian Masterplan, which is part of the Move Fairfax City plan, is underway.
T-20	Implement shared parking garages in the Activity Center that are designed to accommodate center-wide parking needs.	Transportation, Economic Development	Trans.	2030	To be included in TIA or a separate parking study and cost analysis to be conducted.