

**Old Town Fairfax
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 Old Town 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

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	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	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 South Street extension is also proposed as a new active street connection.
I-2	Monitor storm sewer capacity in Old Town North 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. Stormwater and sanitary sewer analyses are required with all redevelopment proposals.
I-3	Encourage future developments to place existing overhead utilities underground.	Redevelopment	CDP	Ongoing	This will be considered during development review.
I-4	Connect green spaces, as possible, to create an interconnected network that facilitates both movement and recreation.	Transportation, 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.
I-5	Implement the Arts Walk and associated mural program to promote the arts and artists in Old Town.	Economic Development, Neighborhoods	P&R	2028	P&R staff currently applying for related grants. An arts walk is now occurring twice yearly. Support for property owners to be considered with Old Town Guidance Committee. This could require a modification of the Design Guidelines. The FCED Facade & Interior Improvement Grant allows for art installations and murals. A new mural has been added to 10407 Main St.

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	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	Examine potential uses for the Amoco site.	Redevelopment, Economic Development	ED	2026	FCED previously studied this site for hotel-development and was not supported by the MCC. Can restart this process.
P-3	Examine alternate uses for the Old Town Square parking lot.	Redevelopment, Economic Development	P&R	2030	Alternate uses potentially dependent on Amoco site.
P-4	Examine alternate uses for the Old Town Hall parking lot.	Economic Development	P&R	2026	CDP to expand on recommendation to clarify vision.
P-5	Discuss an affordable housing partnership with the Truro Anglican Church.	Neighborhoods, Redevelopment	HOU	2028	CDP staff held an initial call with Truro staff about an affordable housing partnership as part of the existing Social and Civic Network property study.

Regulations

Recommendation		City Council Goal	Lead Dept.	Completion	Status/Next Steps
R-1	Ensure the City's Design Guidelines support the recommendations, including those pertaining to height, of the Small Area Plan.	Redevelopment	CDP	2026	A project to update the design guidelines to better align with the Small Area Plans is underway.
R-2	Review the City's Design Guidelines to ensure it allows property owners to select from a wide range of colors for their buildings.	Redevelopment	CDP	2026	Initial review of the guidelines indicate that property owners are generally unrestricted in color palette. No concerns about property owner's ability to select desired colors in practice have been raised at the Comprehensive Plan Implementation Work Group's Old Town-specific meeting.
R-3	Consider revising the Historic Overlay District boundaries to coordinate with the revised Federal Register Historic District, once received.	Redevelopment	CDP	2026	The National Register Historic District project, led by EHT Traceries, did not support revising the National Register district's boundaries to coincide with the Historic Overlay District's boundaries. Changes to the Historic Overlay District boundaries may be considered with the Small Area Plan Zoning Ordinance Amendments project.
R-4	Ensure the Transition Overlay District supports the height recommendations of the Small Area Plan.	Redevelopment	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 . This includes review of the Transition Overlay District.
R-5	Ensure the Historic Overlay District supports the height recommendations of the Small Area Plan.	Redevelopment	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 . This includes review of the Historic Overlay District.

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	The City has coordinated with the County on public projects in the Old Town Activity Center, as well as private projects, particularly those closest to the Judicial Complex.
SE-2	Form an Old Town 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 include Small Area Plan implementation amongst its aims, were launched in 2022. The work group is staff-led, though community stakeholders are invited to participate as well.
SE-3	Coordinate with George Mason University on an ongoing basis to identify areas of joint interest with regards to the Small Area Plans.	Governance, Economic Development, Redevelopment	CDP	Ongoing	This is being discussed as part of Mason West Campus planning and previously as part of the Mason master plan.
SE-4	Identify and regularly hold events that use the Arts Walk and other Small Area Plan ideas.	Neighborhoods, Economic Development	P&R	Ongoing	Requires property owner participation. Support for property owners to be considered with the Comprehensive Plan Implementation Work Group. Twice-yearly walking tours highlighting the Arts Walk are ongoing. Interactive map showing locations of art installations and historic locations is complete.

Transportation

Recommendation		City Council Goal	Lead Dept.	Completion	Status/Next Steps
T-1	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-2	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.
T-3	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 in a potential TIA study.
T-4	Establish bikeshare and scooter-share programs.	Transportation	Trans.	Ongoing	The scooter share pilot program was recently updated and converted to a permanent program with a new ordinance. Bike-share stations were installed in fall 2023.
T-5	Enhance transit facilities and provide coordination for frequent bus service and stops with shelter, bench, and real-time arrival information.	Transportation	Trans.	Ongoing	The City implemented route enhancements for CUE at The Flats on University and Scout on the Circle. The CUE Transit Development Plan is underway with expected completion in by the end of 2026.
T-6	Coordinate with employers to establish a Transportation Demand Management (TDM) program.	Transportation	Trans.	2028	Will be considered in the Transportation Demand Management study.
T-7	Coordinate with employers to encourage non-single-occupant vehicle commuting.	Transportation	Trans	Ongoing	TBD based on recommendations of the TDM plan.

Transportation

	Recommendation	City Council Goal	Lead Dept.	Completion	Status/Next Steps
T-8	Extend the existing University Drive road diet between Armstrong Street and South Street northward to Layton Hall Drive.	Transportation	Trans.	2026	Construction of the University Drive bike lanes between North St and Layton Hall Dr is expected to begin in 2026.
T-9	Study an extension of the planned Blenheim Boulevard two-way cycle track and wide sidewalks southward between Layton Hall Drive and North Street.	Transportation	Trans.	2030	A segment is also proposed as a long-term improvement in the Bicycle Master Plan.
T-10	Allow developers to offer transit passes, bikeshare memberships, and shuttles in lieu of meeting parking requirements.	Transportation	CDP	Ongoing	To be included in TDM study per Recommendation T-6. The Flats on University has a proffer that encourages residents to use bikeshare through a voucher for membership. Parking reduction incentives will be considered in the draft SAP Zoning Ordinance update.
T-11	Fund public parking in lieu of parking requirements.	Transportation	CDP	Ongoing	The parking study for Old Town does not recommend a new large scale parking facility. The SAP ZO amendments may consider strategies to encourage shared parking.
T-12	Encourage the use of mobile parking apps.	Transportation	Trans.	Ongoing	This will be included in a citywide TDM policy.
T-13	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	This will be evaluated in the Old Town Circulation Study which is part of the Move Fairfax City Plan.
T-14	Track data as new land uses come in to replace older ones and analyze their long-term impacts on transportation.	Transportation	Trans.	Ongoing	City staff working with consultant to identify metrics. Scooter usage data, automated passenger count (APC) data, and TDM surveys provide data that allow staff to track long-term impacts. Surveys are included as TDM commitments for the Flats and City Center West. The Flats TDM survey was conducted in fall 2025.

Transportation

	Recommendation	City Council Goal	Lead Dept.	Completion	Status/Next Steps
T-15	Coordinate transportation plans with the Fairfax County government.	Transportation, Governance	Trans	Ongoing	CDP staff continue to coordinate with Fairfax County staff on the Judicial Complex. Staff will also review a concept for Judicial Drive that is recommended in the Bicycle Master Plan with County staff as well as the South Street extension.
T-16	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-17	Study the network impacts of a new loop road with both one-way pair and two-way options.	Transportation	Trans.	2026	The Old Town Circulation Study, which is part of the Move Fairfax City plan, is underway.
T-18	Study options for off-peak parking lanes on North Street, including daily timing, towing policies, and engineering details.	Transportation	Trans.	2026	Would be included as part of any future Old Town TIA. The Old Town Circulation Study, which is part of the Move Fairfax City plan, is underway.
T-19	Implement shared parking garages in the Activity Center that are designed to accommodate center-wide parking needs.	Transportation, Economic Development	Trans.	2035	City staff to research parking analysis, cost estimates, and financing options. Would be included as part of any future Old Town TIA. The recently completed Old Town Parking Study did not identify a future need for an additional dedicated public parking structure in Old Town assuming future development support by the adopted Small Area Plan and following current parking requirements. Future demand should be accommodated through shared parking.
T-20	Expand upon the 30% Main Street Streetscape project to reconfigure Main Street as a pedestrian precinct.	Transportation, Neighborhoods	Trans.	2035	Would be included as part of any future Old Town TIA. The Old Town Circulation Study, which is part of the Move Fairfax City plan, is underway.