



LAND USE STRATEGIES CHAPTER

Neighborhoods Content Area

Neighborhoods Guiding Principle. In 2035, Fairfax is a city with inviting neighborhoods, each with its own unique character.

Neighborhoods Goal 1. Preserve and enhance the existing character of established neighborhoods.

- Outcome N1.1. Infill development that complements surrounding homes in existing neighborhoods.
 - Action N1.1.1. Encourage infill residential and adjacent development in keeping with the character of existing neighborhoods.
 - Action N1.1.2. Review regulatory standards to ensure process encourages and enhances compatibility of infill development and redevelopment with surrounding neighborhood context in terms of height, scale and overall mix of uses.
 - Action N1.1.3. Develop a policy that all new housing be designed so that it blends with the character of the neighborhood in which it is located, emphasizing quality design and appearance.
- Outcome N1.2. Diverse mix of housing types that provide ample choices for residents at all stages of life.
 - Action N1.2.1. Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to multi-family, to keep the market well supplied.
- Outcome N1.3. Rehabilitation and maintenance of existing, aging housing stock.
 - Action N1.3.1. Support community-led preservation of residential areas of specific age and/or character.

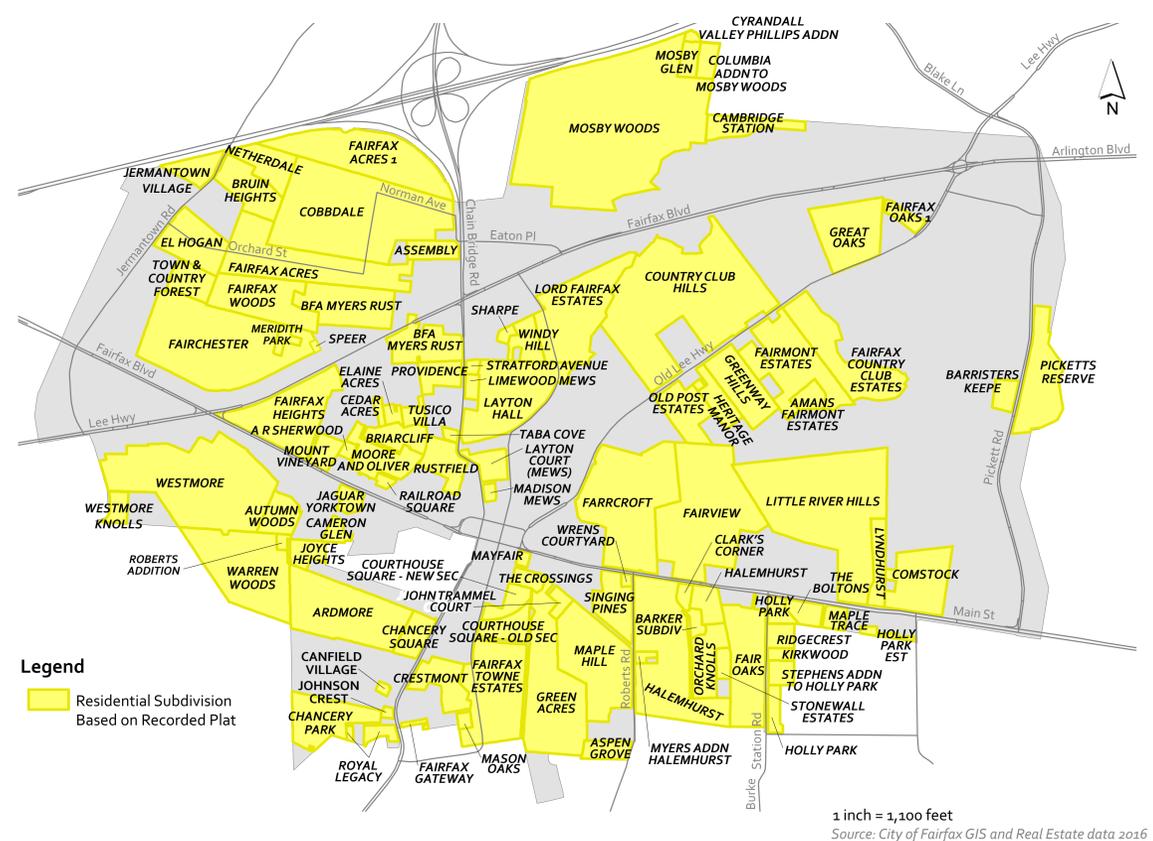
Neighborhoods Goal 2. Provide pedestrian and bicycle connections to commercial centers, parks, schools and other local destinations.

- Outcome N2.1. Residents of all abilities safely and easily move about the community.
 - Action N2.1.1. Identify opportunities for future open space and trails in neighborhoods that are deficient.
 - Action N2.1.2. Expand existing network to increase connectivity.
 - Action N2.1.3. Improve connectivity in identified neighborhoods.
 - Action N2.1.4. Target and coordinate public infrastructure improvements with desired infill, reinvestment and redevelopment areas to encourage and stimulate private development.

FIGURE 25: Detached Housing Styles



FIGURE 30: Residential Subdivisions



Metrics:

- Number of residential properties historically designated.
- Linear feet of trails added.