

Livable Fairfax

Giving voice to the community's vision for the future

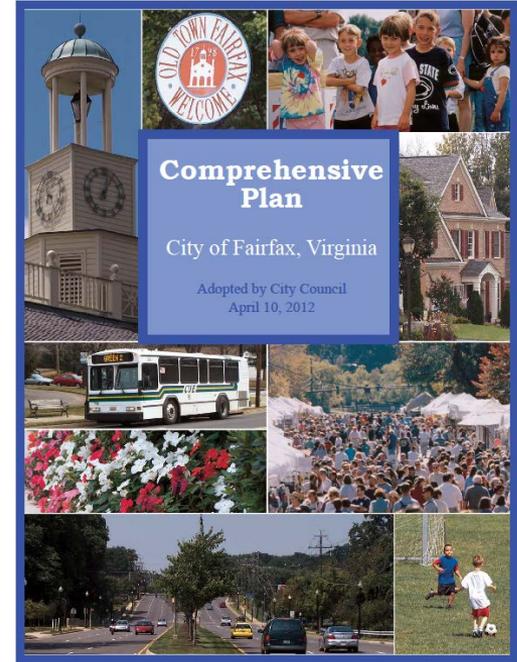


2035 Comprehensive Plan

October 19, 2017 Open House
2035 Comprehensive Plan
Draft Actions and Metrics

What is a Comprehensive Plan?

- Document describing a community's vision for how it wants to physically grow and develop over the next 10 to 20 years
- Provides guidance on land use, housing, transportation, economic development, environment, parks, arts, etc.
- Reflects community values
- Policy document for decision-making which informs zoning and budget decisions (CIP)



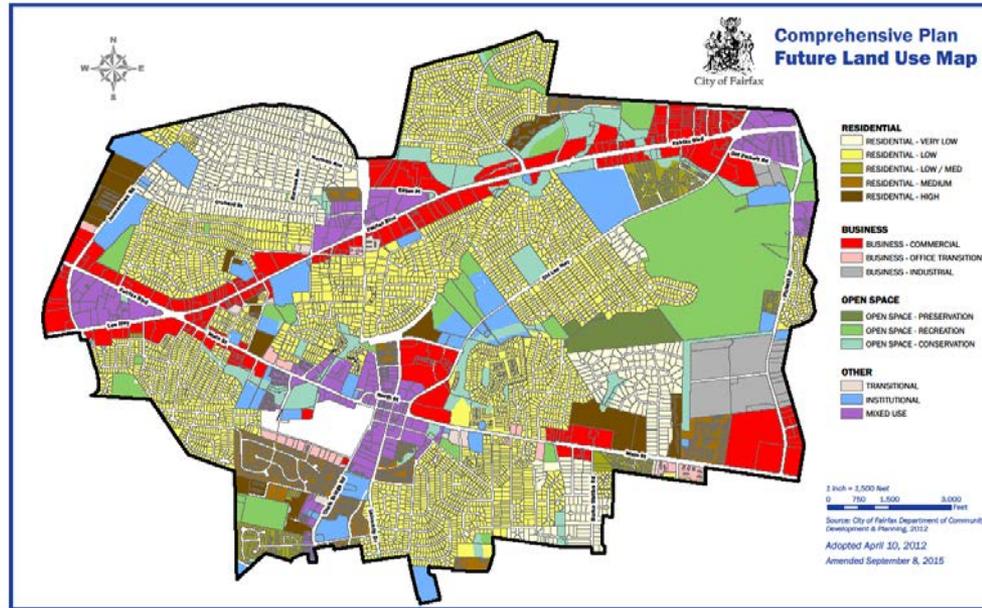
Code of Virginia Requirements (Sec. 15.2-2223)

- Comprehensive plan became mandatory for all Virginia localities in 1980
- Local planning commission tasked with preparing & recommending Plan to governing body (City Council) which is responsible for adopting it
- Plan intended to be general in nature and identify “approximate” locations and characters of major features
- Includes long-range recommendations for general development and a map of the area
- Certain requirements, but content and process left largely to locality



Code of Virginia Requirements (Sec. 15.2-2224)

- Methods of implementation ...



2035 Comprehensive Plan Timeline

	Spring 2016	Summer 2016	Fall 2016	Winter 2017	Spring 2017	Summer 2017	Fall 2017	Winter 2018	Spring/Summer 2018
Initial Input (Community Survey)	Active	Active	Light	Light	Light	Light	Light	Light	Light
Plan Development	Light	Active	Active	Active	Active	Active	Active (★)	Light	Light
Draft Plan	Light	Light	Light	Light	Light	Light	Light	Active	Active
Final Plan	Light	Light	Light	Light	Light	Light	Light	Light	Active



2035 Comprehensive Plan Public Engagement



2035 Comprehensive Plan Table of Contents

1. Introduction
2. Land Use Strategies
3. Transportation, Mobility and Connectivity
4. Environment and Sustainability
5. Economic Vitality
6. Community Services
7. Implementation

Appendices (Fact Book, Community Outreach & Communications, Chesapeake Bay Preservation)

2035 Comprehensive Plan Content Areas

1. Introduction

- Vision and Guiding Principles
- Planning Process
- Statutory Requirements

2. Land Use Strategies

- Land Use
- Neighborhoods
- Commercial Corridors and Local Activity Centers
- Housing
- Community Design and Historic Preservation

3. Transportation, Mobility and Connectivity

4. Environment and Sustainability

- Natural Environment
- Sustainability Initiatives

5. Economic Vitality

6. Community Services

- Education
- Parks and Recreation
- Cultural Arts
- Government and Public Safety
- Infrastructure and Utilities

7. Implementation

- Implementation Strategy (Matrix)

2035 Comprehensive Plan Structure

VISION: The inspirational statement of Fairfax in 2035

GUIDING PRINCIPLES: Content-specific inspirational statements

GOALS: General statements of the ideals toward which the City strives

OUTCOMES: What success looks like for each goal

ACTIONS: Specific steps necessary to realize each goal/outcome

METRICS: How to measure progress toward achieving each goal



2035 Comprehensive Plan Vision Statement

The City of Fairfax is a vibrant, livable 21st century community with a strong, sustainable economy that supports walkable, safe and convenient access to the natural and built environment.



2035 Comprehensive Plan Draft Actions/Metrics

Purpose of Today's Open House

- Provide input on the draft actions and metrics proposed for the 2035 Comprehensive Plan
- Actions/metrics organized by content area for each of the chapters in the Plan
- Actions/metrics developed based on Planning Commission discussions with City Boards and Committees, current Comprehensive Plan and best practices
- Consider the following questions as you review and provide comments on the draft actions and metrics ...

2035 Comprehensive Plan Draft Actions/Metrics

LAND USE STRATEGIES:

Neighborhoods

- How do we preserve existing neighborhood character?
- How do we ensure infill housing fits in with the existing character?

FIGURE 25: Detached Housing Styles

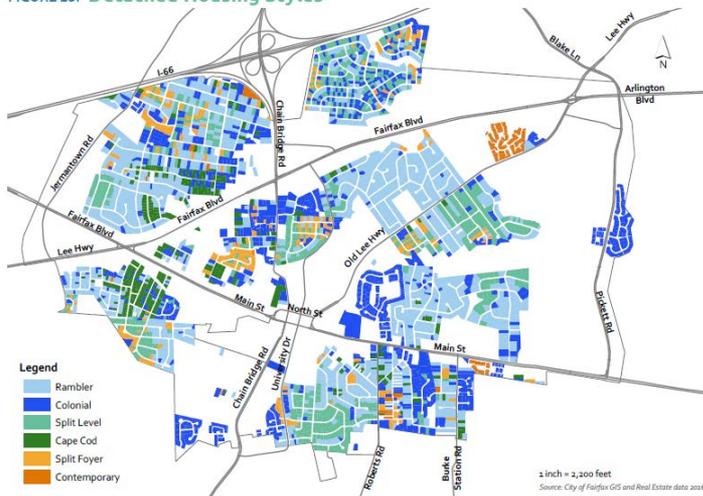
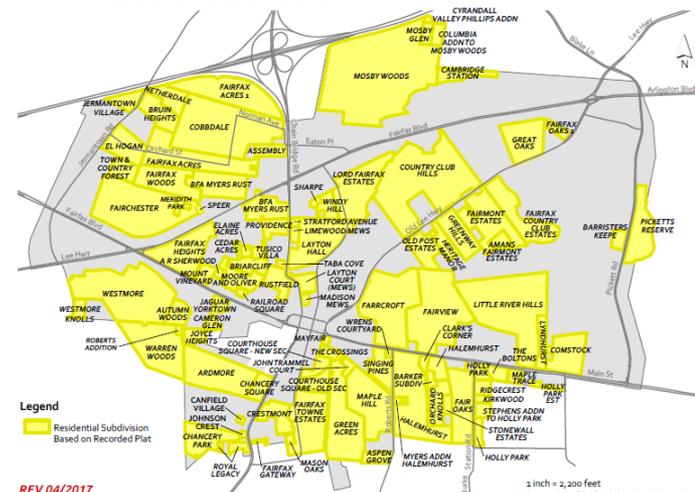


FIGURE 30: Residential Subdivisions

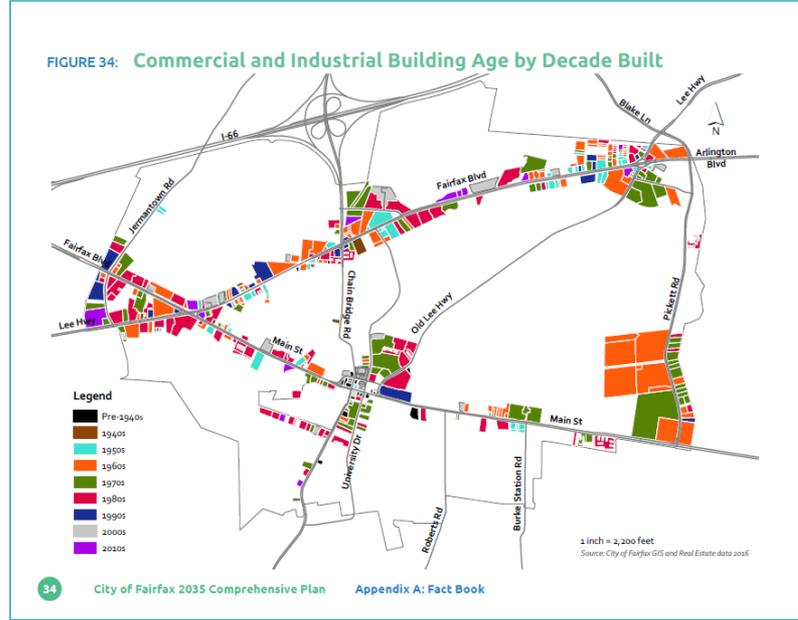
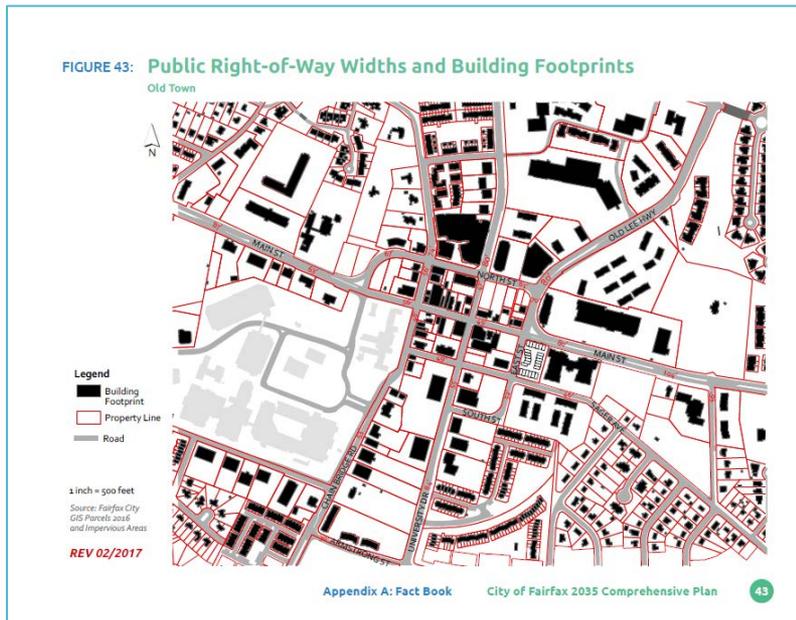


2035 Comprehensive Plan Draft Actions/Metrics

LAND USE STRATEGIES:

Commercial Corridors and Local Activity Centers

- How do we capitalize on the authenticity of Old Town to make it an even better place?
- How do we create attractive destinations at the centers along Fairfax Blvd?

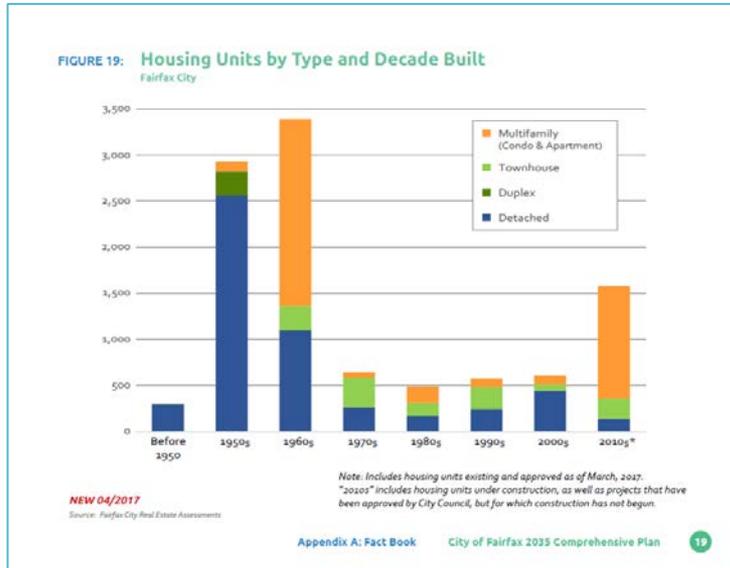
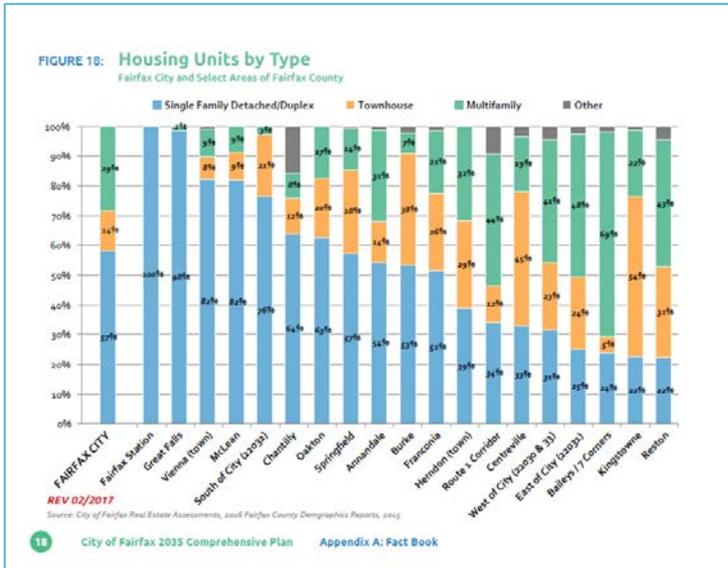


2035 Comprehensive Plan Draft Actions/Metrics

LAND USE STRATEGIES:

Housing

- Is the current housing stock reflective of the housing demand?
- How do we ensure there is housing that is affordable for all income levels?
- What is the desired mix of housing types (single-family, townhouses, multi-family)?

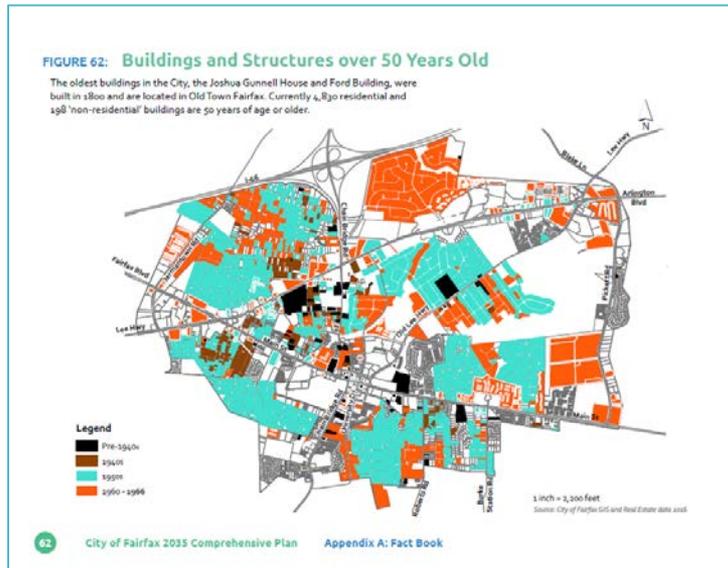
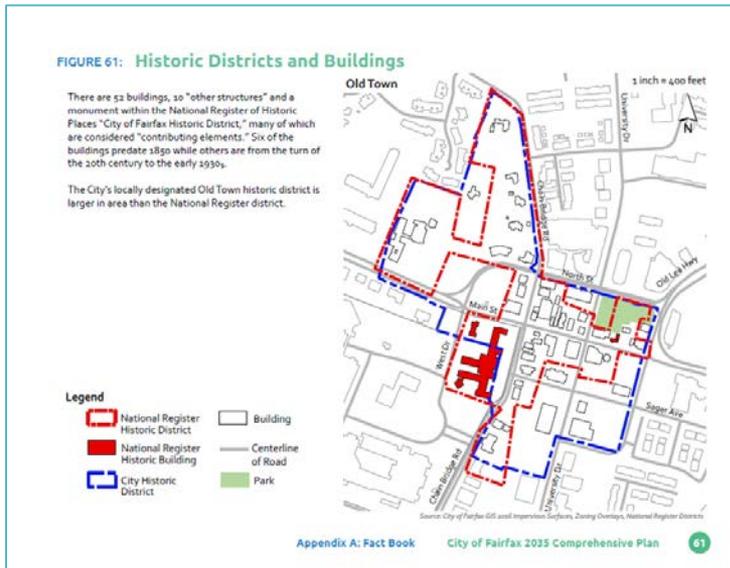


2035 Comprehensive Plan Draft Actions/Metrics

LAND USE STRATEGIES:

Community Design and Historic Preservation

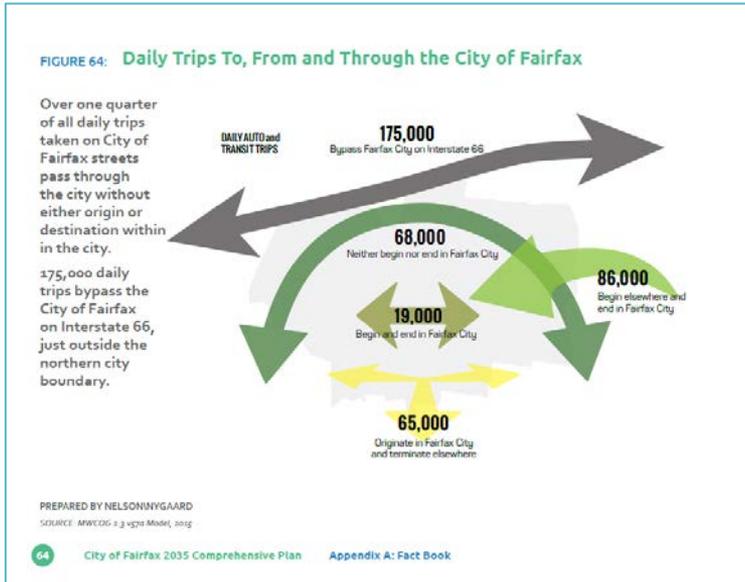
- What is the character and visual identify of the city's commercial centers?
- Do the commercial centers include vibrant public spaces for people to gather & interact?
- Are any historic structures threatened or in danger of being demolished?



2035 Comprehensive Plan Draft Actions/Metrics

TRANSPORTATION, MOBILITY & CONNECTIVITY:

- How do we ensure people of all ages and abilities can safely and conveniently move about the city either by walking, bicycling, riding the bus or driving?



2035 Comprehensive Plan Draft Actions/Metrics

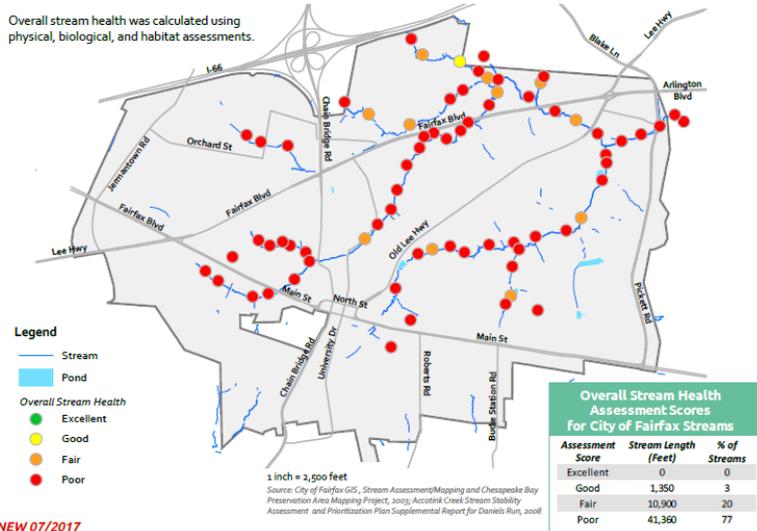
ENVIRONMENT AND SUSTAINABILITY:

Natural Environment

- What can we do to protect our water resources, tree canopy, natural habitats and wildlife?

FIGURE 93: Overall Stream Health

Overall stream health was calculated using physical, biological, and habitat assessments.



NEW 07/2017

FIGURE 103: Invasive Species

Invasive species are, generally, non-native species that cause ecological or economic harm. Some of the most common and highly invasive species in City Parks are:



Bamboo

Typically planted for its screening abilities, however, it grows very fast and can quickly colonize an area if not contained



English Ivy

An evergreen climbing plant that climbs up trees in search of more light and covers native ground cover



Honeysuckle Bush

Produces copious amounts of "junk food" berries that birds eat and disperse, spreading this highly invasive shrub



Mile-a-Minute/Devil's Tail

Grows very fast enveloping small native plants and forming a dense carpet



Kudzu

A climbing, semi-woody, perennial vine that kills or degrades other plants by smothering them under a solid blanket of leaves



English Ivy at Ashby Pond

Source: City of Fairfax Parks & Recreation Department, 2016

2035 Comprehensive Plan Draft Actions/Metrics

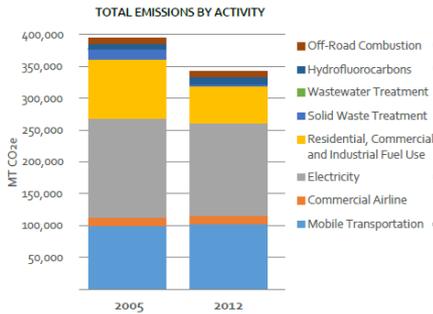
ENVIRONMENT AND SUSTAINABILITY:

Sustainability Initiatives

- What can we do to reduce our carbon footprint?
- What can we do to reduce energy usage in the city?

FIGURE 105: Greenhouse Gas Emissions

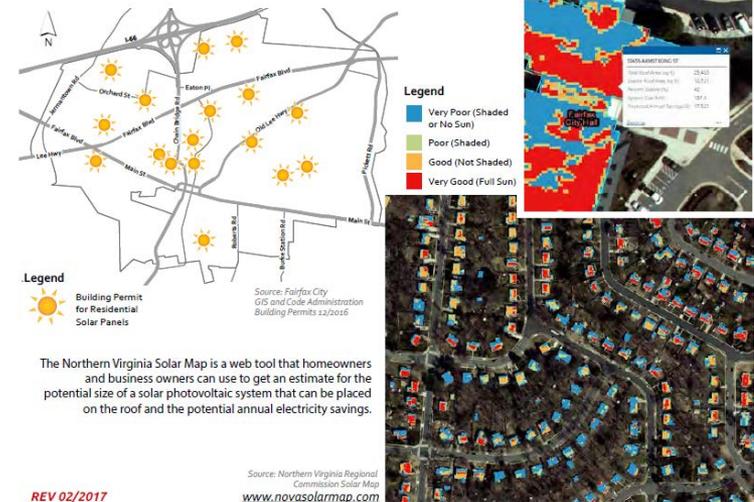
This summary of the City of Fairfax's greenhouse gas (GHG) inventory measures GHG emissions from community-wide activities, including the residential, commercial, industrial, and government sectors. All emissions are reported in metric tons of carbon dioxide equivalent (MT CO₂e). CO₂ equivalents offer a universal standard of measurement that allows for the comparison of different greenhouse gases based on their ability to trap heat in the atmosphere. Greenhouse gas emissions across all sectors in the City of Fairfax decreased by 13% between 2005 and 2012; from 394,172 MT CO₂e to 342,951 MT CO₂e.



Source: Greenhouse Gas Emissions Inventory for the Metropolitan Washington Region (2005-2012): http://www.mwco.org/store/Item.asp?PUBLICATION_ID=221



FIGURE 107: Solar Energy & Solarize NOVA Data

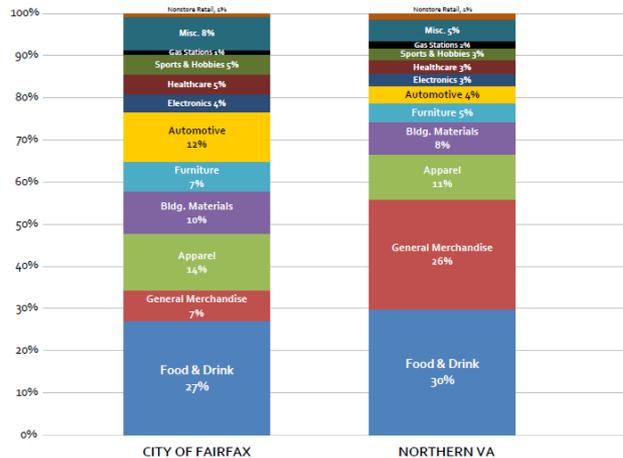


2035 Comprehensive Plan Draft Actions/Metrics

ECONOMIC VITALITY:

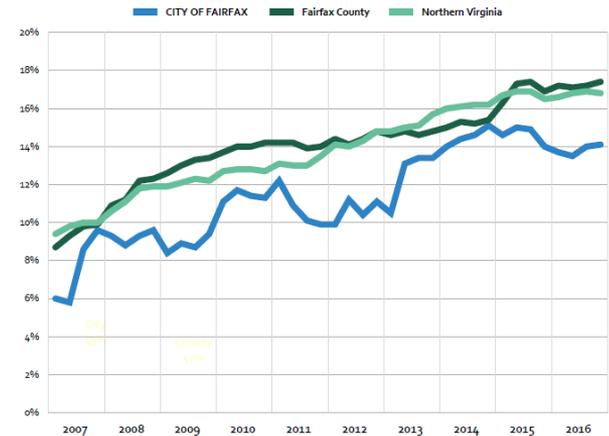
- How can we attract a greater mix of retail to fill the gaps in the market?
- How can we encourage business investment and entrepreneurship?
- How do we retain existing businesses and attract new ones to the city?

FIGURE 111: Percentage of Taxable Retail Sales by Store Classification, 2016



Source: Virginia Department of Taxation

FIGURE 114: Office Vacancy Rate 2007-2016



REV 02/2017

Source: CoStar, Dec 2016

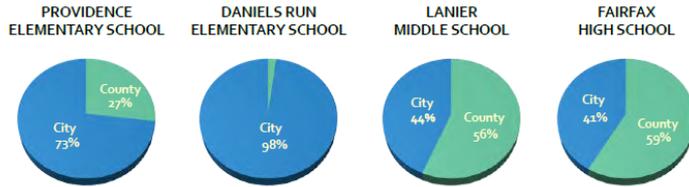
2035 Comprehensive Plan Draft Actions/Metrics

COMMUNITY SERVICES: Education

- Is there capacity to accommodate future growth/enrollment at existing public schools?

FIGURE 117: School Enrollment by Students Place of Residence and Program Capacity

Fairfax County Public Schools (FCPS) located in City of Fairfax, 2016



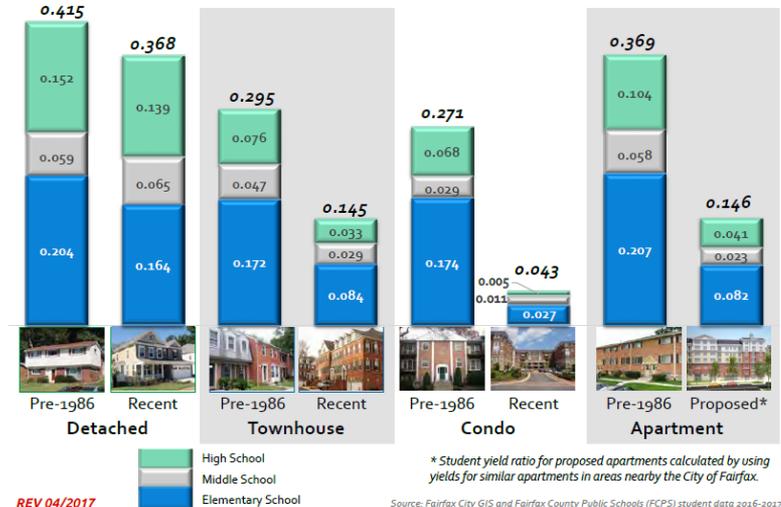
School	2016 Program Capacity	2010 Enrollment	2016 Enrollment	2016 % of Capacity	2021 Projected Enrollment
Fairfax High	2,406	2,375	2,347	98%	2,400
Lanier Middle	1,164	1,236	932	80%	967
Daniels Run	776	783	764	98%	837
Providence	934	929	892	96%	969

REV 06/2017

Source: Fairfax County Public Schools (FCPS) student data 2016-2017

FIGURE 124: Student Yield Ratios

Fairfax City, 2016



REV 04/2017

* Student yield ratio for proposed apartments calculated by using yields for similar apartments in areas nearby the City of Fairfax.

Source: Fairfax City GIS and Fairfax County Public Schools (FCPS) student data 2016-2017

2035 Comprehensive Plan Draft Actions/Metrics

COMMUNITY SERVICES: Parks and Recreation

- What do we need to do to maintain our high-quality parks, trails and recreational facilities?

FIGURE 126: Open Space and Parks by Type

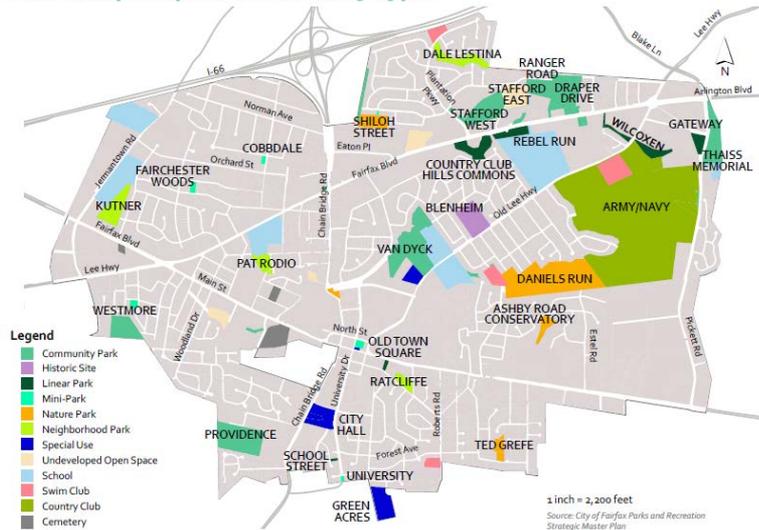
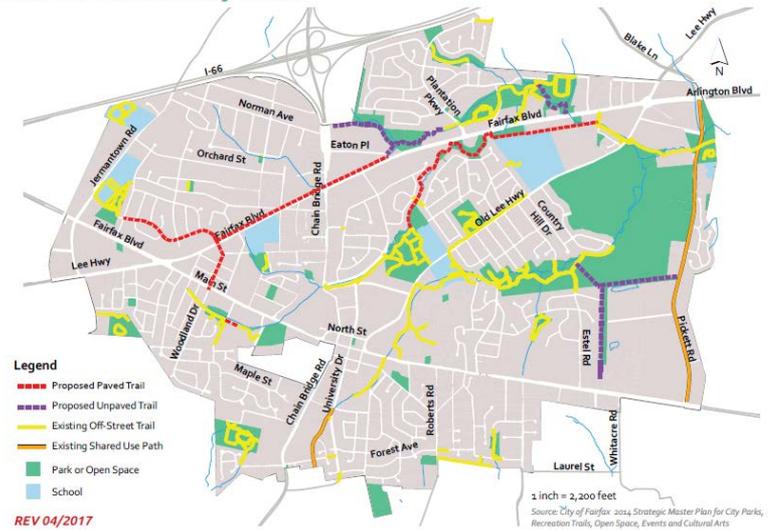


FIGURE 128: Planned City Trails



2035 Comprehensive Plan Draft Actions/Metrics

COMMUNITY SERVICES: Cultural Arts

- How can we further the arts in the commercial activity centers and throughout the community?



2035 Comprehensive Plan Draft Actions/Metrics

COMMUNITY SERVICES: Government and Public Safety

- How to ensure the City continues to provide quality services in an efficient and cost-effective manner?

FIGURE 131: Yearly Police Incidents

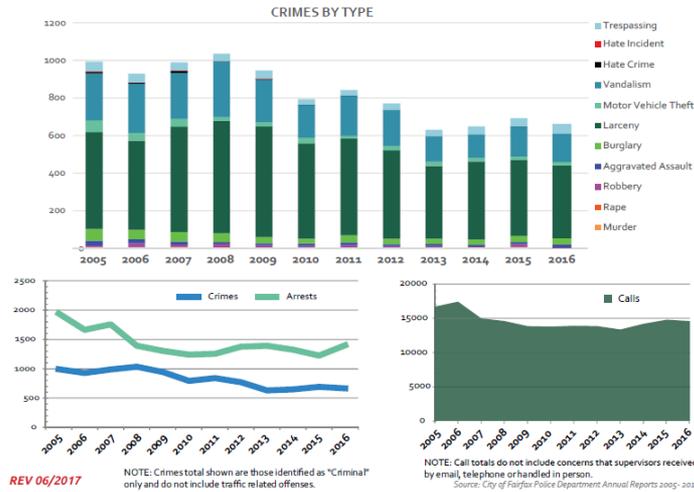


FIGURE 132: Fire Stations and Service Calls

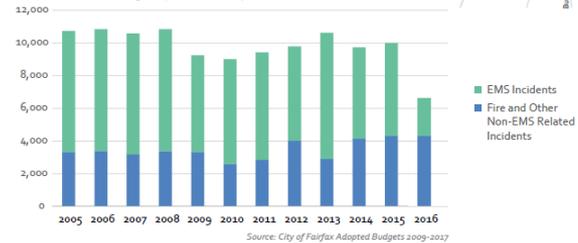
Fire Station #3 is a four-story building built in 1960 with an addition made in 1996 to expand the building and add two more floors. The building is owned by the volunteer fire department on University Drive and is the main station with administrative offices of the Chief, Assistant Chief, and other command staff personnel.

Station #33 on Fairfax Boulevard is a smaller station of one story with a loft, which was originally constructed in 1979 and added on to in 1995.

The Public Safety Training Center located on Colonial Avenue on a portion of the tank farm property includes an environmentally-friendly, propane-fed burn building used to conduct exercises and a high bay building to conduct training during all weather conditions.



Emergency Vehicle Responses to Service Calls



2035 Comprehensive Plan Draft Actions/Metrics

COMMUNITY SERVICES: Infrastructure and Utilities

- How to ensure infrastructure and utilities are well-maintained and meet future capacity needs?

FIGURE 131: Wastewater Collection System

The City's wastewater system consists of 108 miles of wastewater collection lines and 5 wastewater pumping stations, all of which conveys the wastewater to Fairfax County's Norman M. Cole Jr. Pollution Control Plant for treatment and disposal.

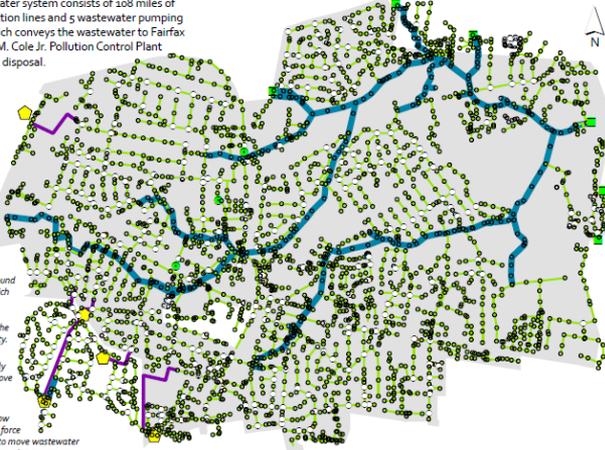
Legend

- Manhole
- Intersection
- Cleanout
- Meter Vault
- Pumping Station

PIPES BY FLOWTYPE

- Gravity/Trunk
Larger underground trunk mains which use gravity to transport the wastewater to the treatment facility.
- Gravity
Gravity pipes rely on gravity to move wastewater.
- Force
When gravity flow is not sufficient, force mains are used to move wastewater under pressure by using pumps or compressors located in pumping stations.

NEW 07/2017



1 inch = 2,200 feet
Source: City of Fairfax GIS sewer network 2006

FIGURE 132: Fairfax Water Service Areas

Since January 3, 2014, Fairfax Water has been the water provider for the City of Fairfax. The water quality in the City of Fairfax service area is excellent and consistently surpasses all federal and state standards.

Legend

- Customers in this service area receive water from the Potomac River and Occoquan Reservoir that is treated at the James J. Corbalis Jr. or Frederick P. Griffith Jr. treatment plants, owned and operated by Fairfax Water
- Customers in this service area receive water from the Potomac River that is treated at the McMillan and Dalecarlia water treatment plants, part of the Washington Aqueduct system, owned and operated by the U.S. Army Corps of Engineers
- Customers in this service area receive water from the Potomac River that is treated at the Dalecarlia water treatment plant, part of the Washington Aqueduct system, owned and operated by the U.S. Army Corps of Engineers

NEW 07/2017



Source: Fairfax Water 2008 Annual Water Quality Report

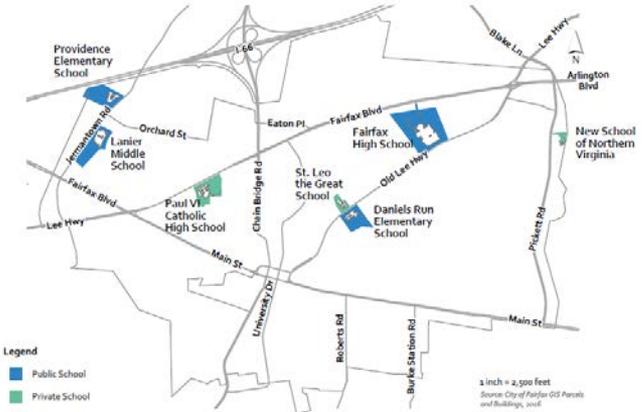
2035 Comprehensive Plan Community Input

- **November 15 Public Meeting** (6:00 - 8:00 pm, Sherwood Center) on Development Scenarios
- **December 7 Public Meeting** (6:00 - 8:00 pm, Sherwood Center) on Development Scenarios
- **Spring/Summer 2018** Review and Public Hearings on 2035 Comprehensive Plan



2035 Comprehensive Plan Next Generation Input

Engage and seek support from student bodies



Appendix A: Fact Book City of Fairfax 2035 Comprehensive Plan 119



Questions/Comments

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For More Information

www.fairfaxva.gov/LivableFairfax

