

Livable Fairfax

Giving voice to the community's vision for the future



2035 Comprehensive Plan

Scenario Planning Briefing
City of Fairfax Planning Commission
October 23, 2017

What Is Scenario Planning?

A way to illustrate – with graphics and numbers – what the future will look like, given different development contexts.

A different lens through which to see the Comprehensive Plan

What Is Scenario Planning?

Scenario Planning Can Estimate:

- **Some effects of growth and development patterns over the next 20-25 years;**
- **How we can best meet the City's needs;**
- **How various plans and strategies will meet certain local and regional needs.**

Can consolidate questions people have about future growth.

Envision Tomorrow

Envision Tomorrow is the software used for our Scenario Planning.

Free: 'Open Access' software package.

Suite of planning tools includes analysis and scenario design.

Includes indicators for land use, housing, demographics, fiscal impacts, economics, transportation, environment, and quality of life.

Envision Tomorrow

Inputs:

- **City's current characteristics;**
- **Future development options;**
- **Basic assumptions:**
 - **Land Use**
 - **Demographics**
 - **Transportation**
 - **Economics**

Envision Tomorrow

Main Inputs: Future Building & Types:



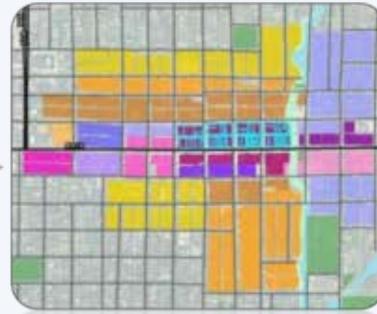
Building Types

*Several dozen
'types' of building
characteristics*



Development Types

*Mix of various
Building Types*



Scenario Development

*How the
Development Types
fit together*



Evaluation

Envision Tomorrow

Building Type
and GIS data
entered into
spreadsheet

Bend_SampleDataset_ET_ScenarioBuilder_v3.7.5.xlsxm - Excel

Alex Steinberger

File Home Insert Page Layout Formulas Data Review View Developer ACROBAT Tell me what you want to do

Clipboard Font Alignment Number Styles Cells Editing

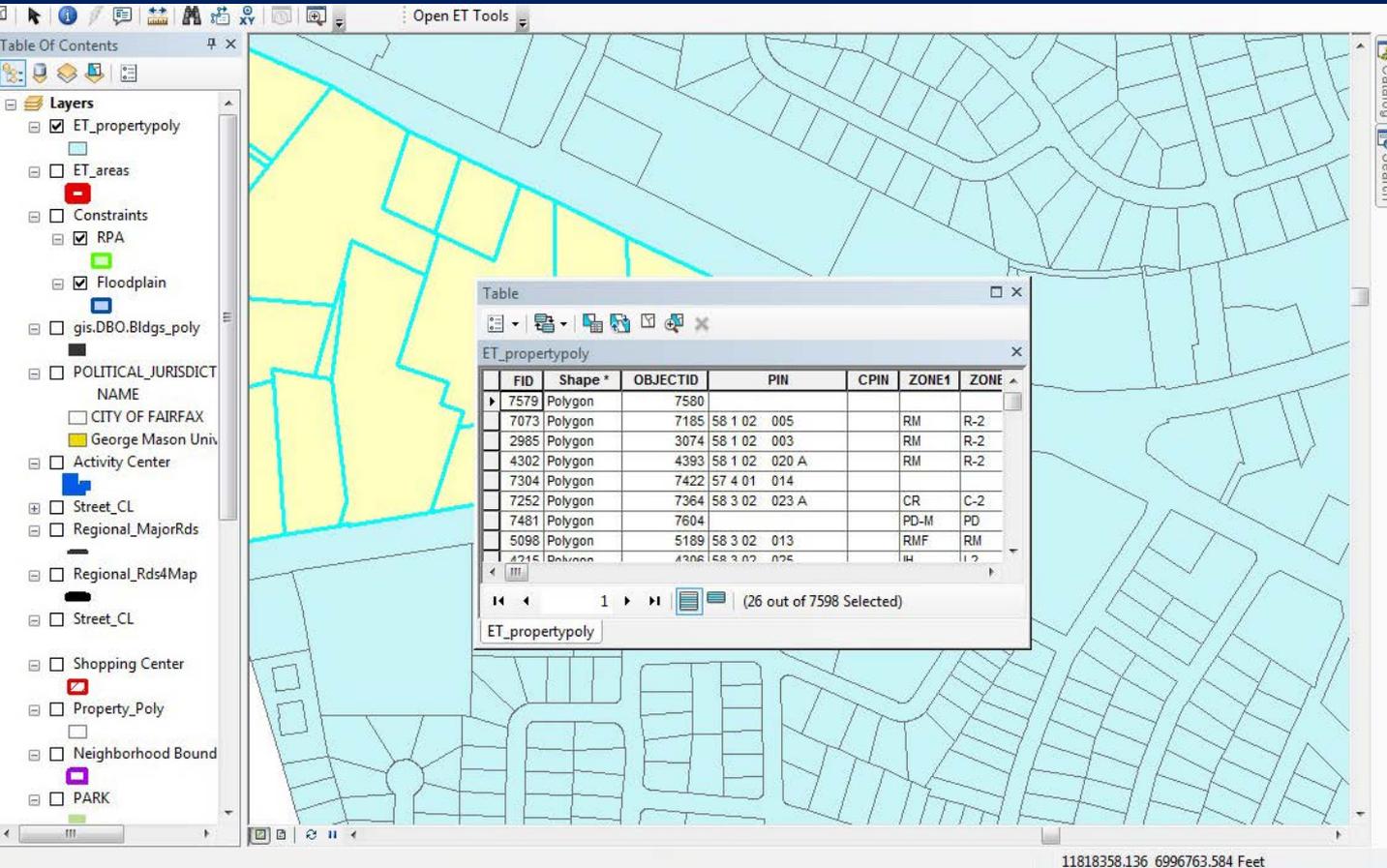
B_EPA_MXD_OtherVMT

	A	B	C	D	E	F	G	H
1	Load Buildings	1. Load your Prototype buildings	Building and Site Characteristics					
2	Clear Buildings							
	#	Building Name	Lot Size (Sq Ft)	Building Lot Coverage	Landscaping Lot Coverage	Parking Lot Coverage	Height (Stories)	Floor Area Ratio (FAR)
3								
4	1	Mixed-Use Residential Renter 5	40,000	60%	15%	25%	5	2.53
5	2	Apartment 3	40,000	53%	10%	37%	3	1.27
6	3	Suburban Apartment Complex 2	40,000	29%	20%	40%	2	0.56
7	4	Townhomes Medium	6,000	51%	20%	29%	2	0.92
8	5	Small Lot Single Family - 4,000 sq ft	4,000	38%	53%	9%	2	0.60
9	6	Large Lot Single Family - 20,000 sq ft	20,000	16%	82%	2%	1	0.14
10	7	Office 3	40,000	48%	15%	37%	3	1.59
11	8	Regional Retail / Mall	218,000	29%	25%	46%	1	0.23
12	9	Arterial Commercial	80,000	29%	24%	47%	1	0.23
13	10	Traditional Main Street Retail	10,000	58%	10%	33%	1	0.52
14	11							
15	12							
16	13							

Quick Start Guide Project Info Building Inputs Dev Type Streets Dev Type Building Mix Dev Type Attributes Summary New Summ ... 7

Ready Average: 0 Count: 10 Sum: 0 110%

Envision Tomorrow



Results are generated for various development scenarios.

Envision Tomorrow

Outputs:

- **City's future characteristics:**
 - Land Use (how much land is occupied by various uses)
 - Transportation (trip generation, etc.)
 - Fiscal Impact estimate of citywide scenarios
 - Environment (sustainability, emissions, etc.)
- **Several future development options compared.**

What's Next

Staff is preparing various scenarios:

- **Scenario Planning Open Houses:**

→ **Nov. 15 (6:00pm at Sherwood Ctr)** → **Assumptions**

→ **Dec. 7 (6:00pm at Sherwood Ctr)** → **Results**

- **Can be considered** one ingredient in determining our best course for the future.

Questions?