

Livable Fairfax

Giving voice to the community's vision for the future



2035 Comprehensive Plan

DEVELOPMENT SCENARIO PLANNING

What is development scenario planning?

It's a process that planners utilize to create a framework for looking into the future. It helps us understand the impacts of various types of development scenarios on the future shape, pattern and direction of growth in the city.

What software is being used to perform the scenario planning analysis?

The City of Fairfax is utilizing Envision Tomorrow, an open-access scenario planning package that allows users to analyze how their community's current growth pattern and future decisions impacting growth will impact a range of measures from public health, fiscal resiliency and environmental sustainability.

What information will the scenario planning analysis provide?

The information generated during a scenario planning process includes maps, charts, and performance measures that clearly indicate the preferred locations, densities and design characteristics of ideal growth areas, as well as areas in which growth is not desired.

How will the results of the scenario planning analysis be used?

The scenario planning effort will assist the city in preparing the 2035 Comprehensive Plan future land use map, which illustrates the desired land uses, organized by category, such as residential or commercial. It does not necessarily show land uses as they exist today. Rather, it's a map of what the community wants to have happen in the future. It informs zoning and development decisions.

How many scenarios will be analyzed?

The Envision Tomorrow software allows us to create up to five different scenarios. Staff has developed four scenarios: 1) dispersed; 2) local activity centers; 3) town centers; and 4) town centers + new neighborhoods. We are seeking community input on these scenarios and want your ideas for a potential fifth scenario.

What assumptions are being utilized for the scenario planning analysis?

Based on current trends, market analysis and forecast estimates, it is anticipated that the following amount of additional development could occur in the City of Fairfax over the next 15-20 years:

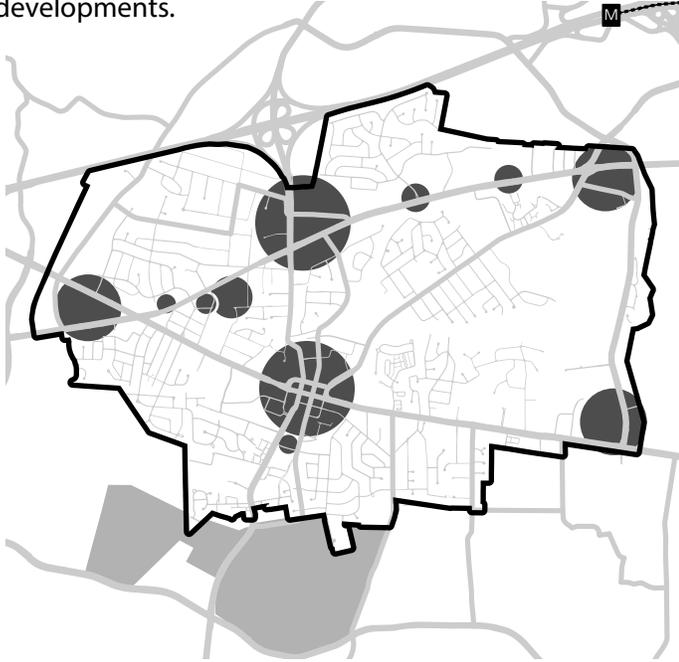
- 500,000 square feet of retail;
- 50,000 square feet of office; and
- 3,500 housing units.

Where and what does that development look like? *

The Development Scenarios:

1) Dispersed

Based on anticipated projects and existing development patterns, new retail, office and housing units are dispersed throughout the city as standalone commercial centers, townhouses, apartment buildings and mixed use developments.



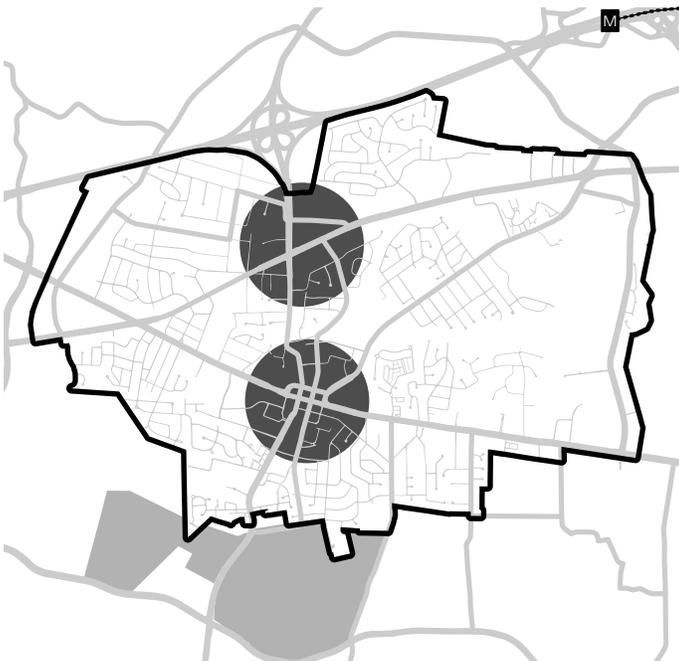
2) Local Activity Centers

New retail, office and housing units are situated in mixed use developments within the city's five activity centers at Kamp Washington, Northfax, Fairfax Circle, Pickett and Main, and Old Town/Downtown.



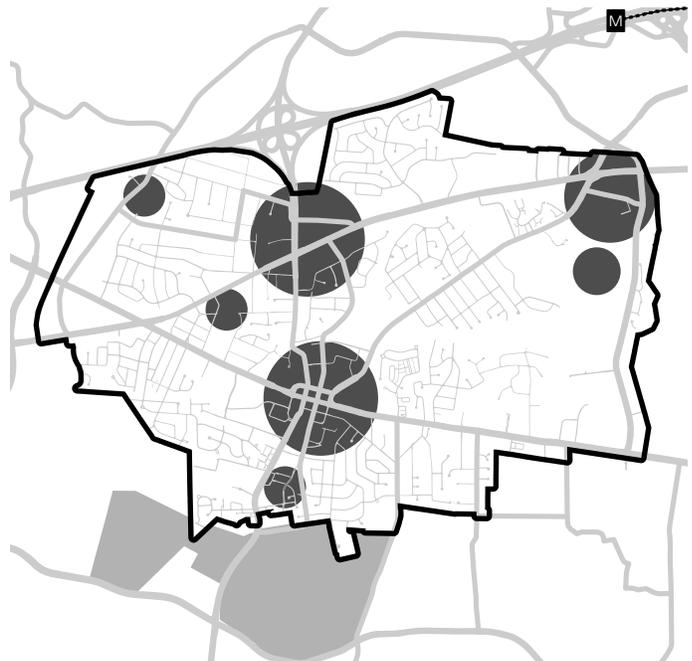
3) Town Centers

New retail, office and housing units are situated in mixed use developments within the town centers of Northfax and Old Town/Downtown.



4) Town Centers + New Neighborhoods

New retail, office and housing units are situated in mixed use developments within the town centers of Northfax, Old Town/Downtown and an expanded Fairfax Circle; while several new neighborhoods are located at opportunity sites in the city.



* Please note the development location dots are for illustrative purposes only.