

Livable Fairfax

Giving voice to the community's vision for the future

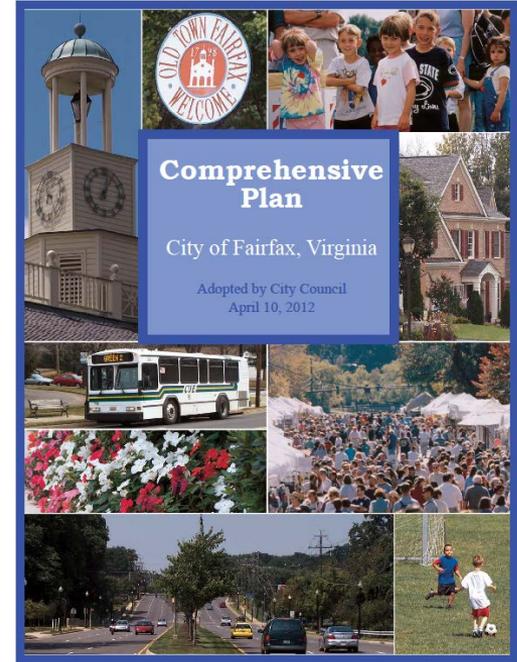


2035 Comprehensive Plan

November 15, 2017 Public Meeting
2035 Comprehensive Plan
Development Scenario Planning

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)



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.



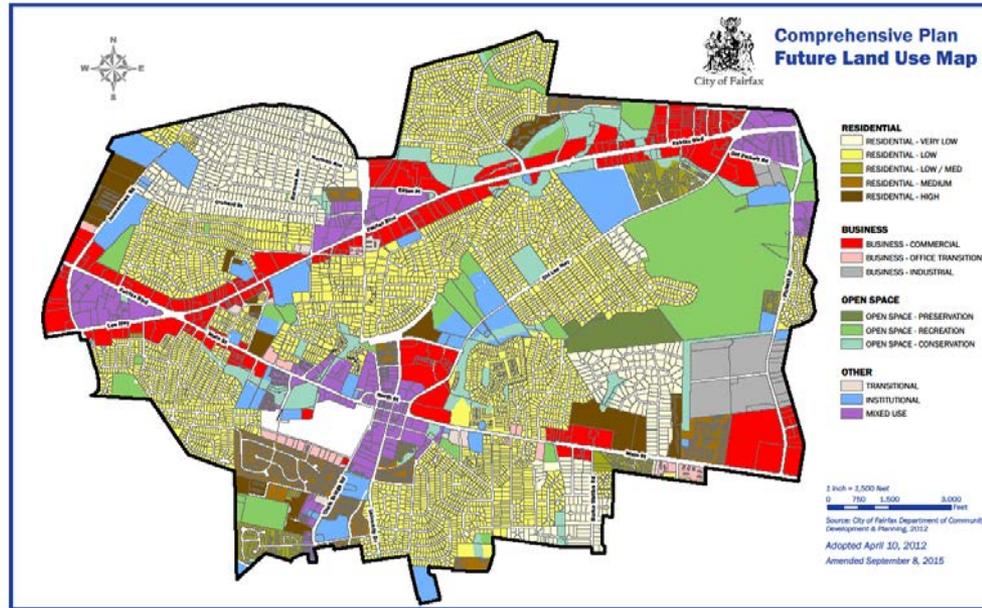
Code of Virginia Requirements (Sec. 15.2-2223)

- Comprehensive plan mandatory for all Virginia localities, since 1980
- Local planning commission prepares and recommends to governing body (City Council) who's responsible for adoption
- 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 ...



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?

- Can estimate effects of growth and development patterns over the next 15-20 years
- Help determine how to meet the City's goals
- Respond to questions on impacts of future growth



What software is being used for Scenario Planning?

Envision Tomorrow:

- FREE “open access” scenario planning 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



What info is needed to conduct Scenario Planning?

Inputs: Data, and Types of Development



Current City Characteristics

*Land Use,
Demographics,
Transportation,
Economics*



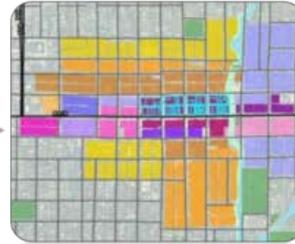
Building Types

*Several dozen
'types' of building
characteristics*



Development Types

*Mix of various
Building Types*



Scenario Development

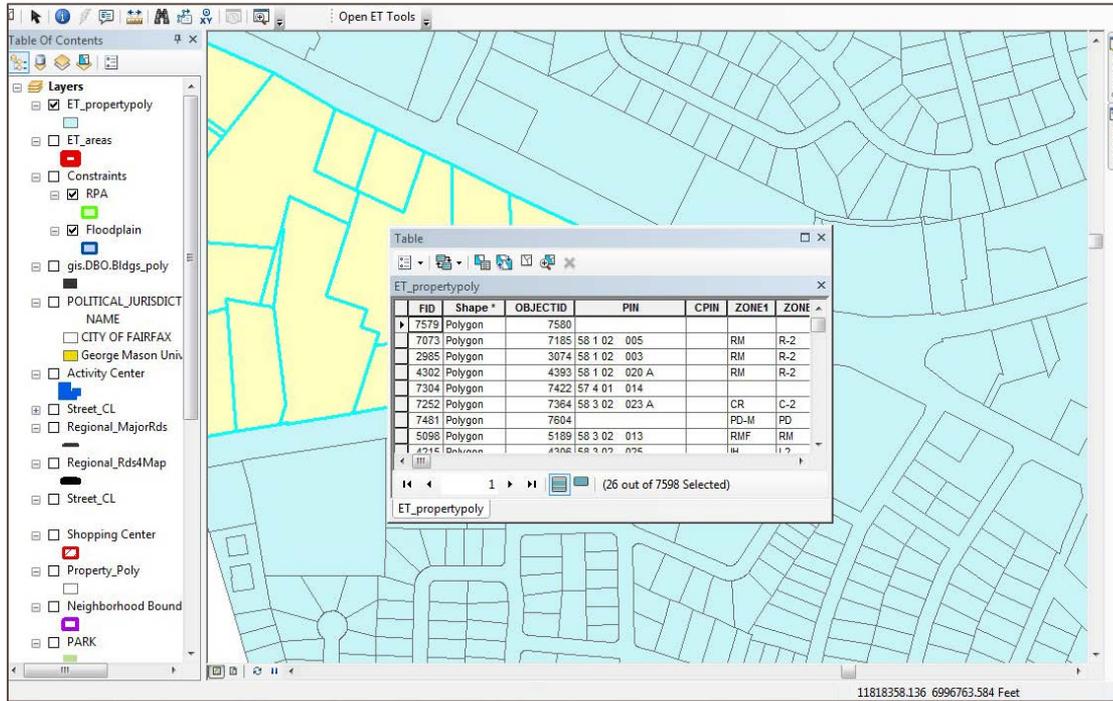
*How the
Development
Types fit together*



Evaluation



What info will Scenario Planning provide?



Results are generated for various Development Scenarios



What info will Scenario Planning provide?

Outputs:

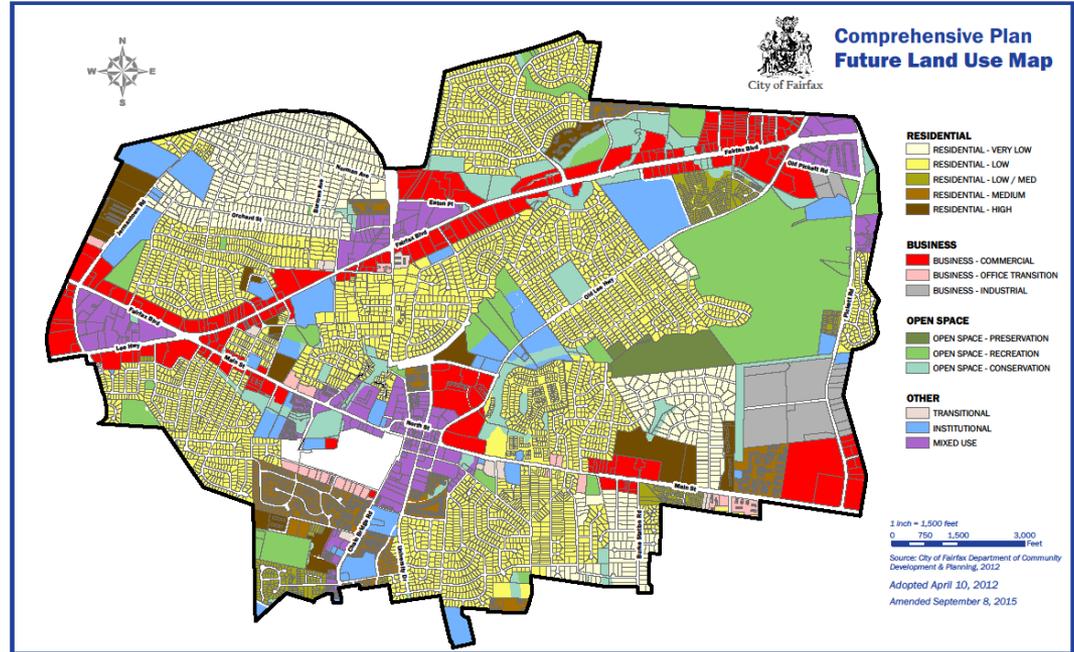
- City's current characteristics:
 - Land Use (how much land is occupied by various uses)
 - Transportation (trip generation, etc.)
 - Fiscal Impact estimate of citywide scenarios
 - Environment (sustainability, emissions, etc.)
- Several future development options compared



How will the results of Scenario Planning be used?

Assist in preparing 2035 Comprehensive Plan - Future Land Use Map

- Illustrates the desired land uses, by category
- Doesn't necessarily show land uses as they exist today
- What the community wants to have happen in 15-20 years
- Informs zoning and development decisions



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.



Development Scenarios

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.



Development Scenarios

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.



Development Scenarios

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.



Scenario Planning - What's Next?

- November 15 →

Assumptions

- December 7 →

Results

(6:00 pm @ Sherwood Center)



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



Questions/Comments

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For More Information

www.fairfaxva.gov/LivableFairfax

