Comprehensive Plan Overview

- Describes 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
- Informs zoning and budget decisions (CIP)
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.
Future Land Use Map

- **Method of Implementation:**

   ![Map of Future Land Use](image-url)
Scenario Planning Overview

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.
Scenario Planning Overview

- 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
- City is using **Envision Tomorrow** open-source software:
  - Includes analysis and scenario design
  - Includes indicators for land use, housing, population, fiscal impacts, economics, transportation, environment and quality of life
Scenario Planning Overview

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

Tonight’s Discussion
Our Scenario Plans

- Same Growth #s for all 5 scenarios

  This was done to examine how the scenarios differ from each other – looks at types of growth rather than intensity of growth

- Scenario Plans analyzed based on:
  - Land Use
  - Fiscal Impact
  - Transportation
  - Environment
Our Scenario Plans

- **Same Growth #s for all 5 scenarios:**

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<thead>
<tr>
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<tbody>
<tr>
<td>3,500 units</td>
<td>500,000 sf</td>
<td>50,000 sf</td>
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</table>

- 38% increase in housing units from MWCOG estimates
- 15% net increase in retail space based on current trends and Fairfax Blvd. Market Study
- 1% net increase in office space
Our Scenario Plans

- Same Growth #s for all 5 scenarios:

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<tr>
<td>3,500 units</td>
<td>500,000 sf</td>
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**Scenario Planning Objective:**
See how such growth would fit into Fairfax, given our 5 development scenarios
November 15 Public Meeting

- Residents discussed draft scenarios
  - Provided input on development preferences & scenario options

- As a result of the Nov. 15 meeting:
  - Draft scenarios modified
  - 5th scenario added
Our Scenario Plans

Dispersed  Local Activity Centers  Town Centers  Town Centers + New Neighborhoods  Linear Town Centers

Results generated for each scenario
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:

- Kamp Washington
- Northfax
- Fairfax Circle
- Pickett & Main
- Old Town/Downtown
New retail, office and housing units are situated in mixed use developments within the town centers of Northfax and Old Town/Downtown.
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.
New retail, office and housing units are located in small town centers throughout the Fairfax Boulevard Corridor.
Comparing the Results
1: Dispersed
Comparing the Results
2: Local Activity Centers
Comparing the Results
3: Town Centers
Comparing the Results
4: Town Centers + New Neighborhoods
Comparing the Results
5: Linear Town Centers
LAND USE
Building Square Footage Mix for New Developments

Dispersed: 87%
Local Activity Centers: 87%
Town Centers: 84%
Town Ctr + New N'hoods: 67%
Linear Town Centers: 85%

Hotel / Hospitality: 11%
Public / Civic: 12%
Office: 13%
Retail: 11%
Single Family: 10%
Townhome: 11%
Multifamily: 13%
LAND USE
Est. Average Household Size for New Housing Units

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Average Household Size</th>
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<tbody>
<tr>
<td>Dispersed</td>
<td>2.05</td>
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<tr>
<td>Local Activity Centers</td>
<td>1.85</td>
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<td>Town Centers</td>
<td>1.74</td>
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<tr>
<td>Town Ctr + New N'hoods</td>
<td>1.94</td>
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<tr>
<td>Linear Town Centers</td>
<td>1.67</td>
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LAND USE
Population & Housing Units per Acre for New Developments

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<thead>
<tr>
<th></th>
<th>Population</th>
<th>Housing Units</th>
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<tbody>
<tr>
<td>1. Dispersed</td>
<td>42.1</td>
<td>21.9</td>
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<tr>
<td>2. Local Activity Centers</td>
<td>38.5</td>
<td>22.0</td>
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<td>3. Town Centers</td>
<td>35.2</td>
<td>21.3</td>
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<tr>
<td>4. Town Ctr + New N’hoods</td>
<td>31.8</td>
<td>17.4</td>
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<tr>
<td>5. Linear Town Centers</td>
<td>36.8</td>
<td>23.2</td>
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Legend:
- Population
- Housing Units
TRANSPORTATION
Avg. Daily Vehicle Miles per New Housing Unit

1. Dispersed: 36
2. Local Activity Centers: 28
3. Town Centers: 26
4. Town Ctr + New N'hoods: 34
5. Linear Town Centers: 25
TRANSPORTATION
Parking Lot Coverage for New Developments

1. Dispersed: 23%
2. Local Activity Centers: 23%
3. Town Centers: 14%
4. Town Ctr + New N'hoods: 17%
5. Linear Town Centers: 18%
FISCAL
Sales Tax Revenue Per Acre for New Developments

1. Dispersed
2. Local Activity Centers
3. Town Centers
4. Town Ctr + New N'hoods
5. Linear Town Centers

$66,239
$65,100
$65,981
$52,311
$69,311
ENVIRONMENT
Energy Use per Household in New Developments

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<tr>
<th>Type</th>
<th>Energy Use (Million BTU/year)</th>
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<tr>
<td>Dispersed</td>
<td>67.9</td>
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<tr>
<td>Local Activity Centers</td>
<td>62.2</td>
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<td>Town Centers</td>
<td>58.8</td>
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<tr>
<td>Town Ctr + New N’hoods</td>
<td>68.2</td>
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<tr>
<td>Linear Town Centers</td>
<td>56.4</td>
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Results will assist in preparing Comprehensive Plan’s Future Land Use Map and other recommendations. This Map:

- Demonstrates what the community wants to have happen in 15-20 years
- Informs zoning and development decisions
- Is based on public input such as Scenario Planning
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 Timeline

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<th>Spring 2016</th>
<th>Summer 2016</th>
<th>Fall 2016</th>
<th>Winter 2017</th>
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Questions/Comments

703 / 385.7930
ComprehensivePlan@fairfaxva.gov

For More Information

www.fairfaxva.gov/LivableFairfax