

# Livable Fairfax

*Giving voice to the community's vision for the future*

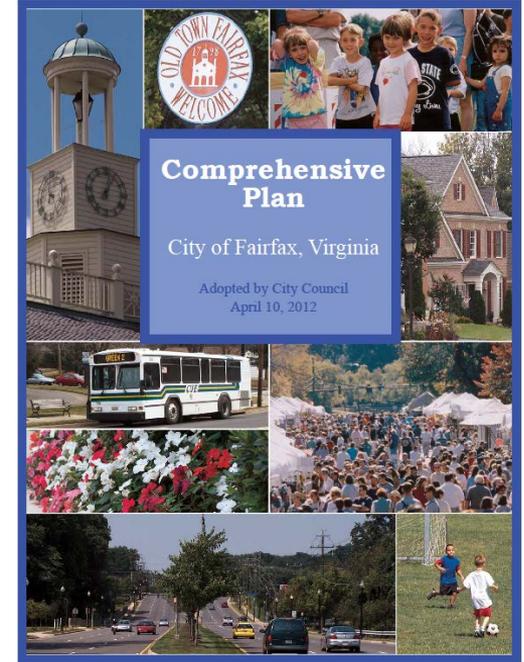


*2035 Comprehensive Plan*

**December 7, 2017 Public Meeting  
2035 Comprehensive Plan  
Development Scenario Planning Results**

# 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)



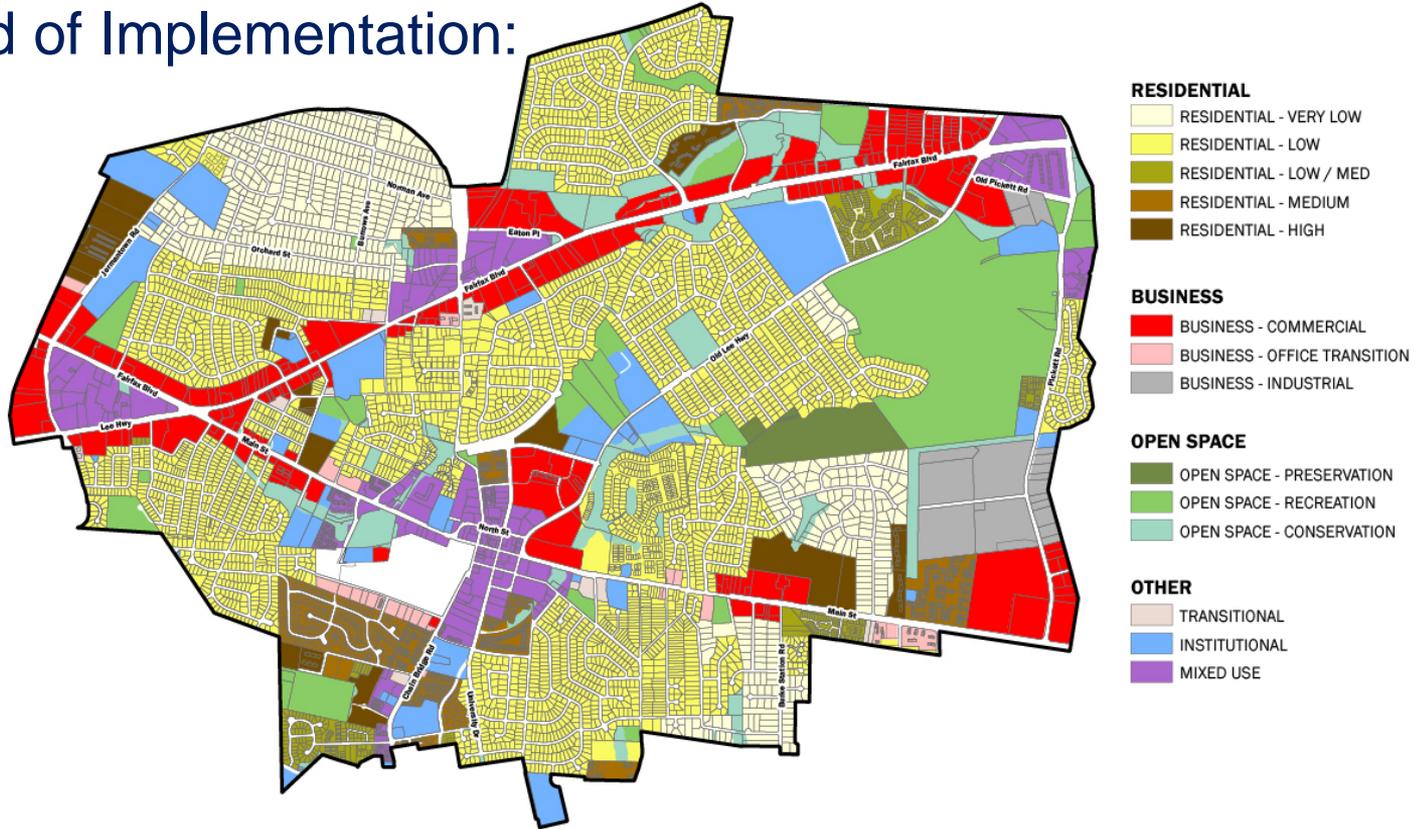
# 2035 Comprehensive Plan Vision Statement

**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.**



# Future Land Use Map

- Method of Implementation:



# 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*



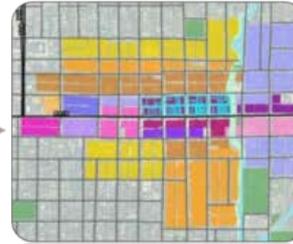
### Building Types

*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:

New Housing Units	New Retail Sq. Ft.	New Office Sq. Ft.
3,500 units	500,000 sf	50,000 sf

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:

New Housing Units	New Retail Sq. Ft.	New Office Sq. Ft.
3,500 units	500,000 sf	50,000 sf

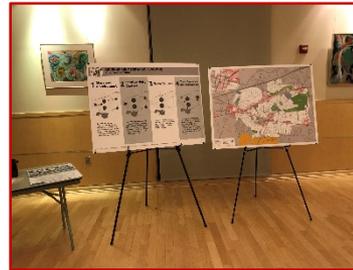
## Scenario Planning Objective:

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



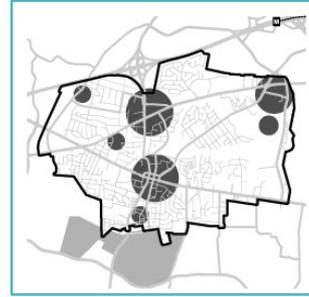
Local Activity Centers



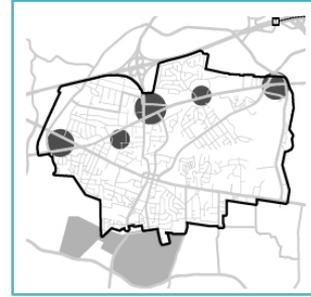
Town Centers



Town Centers +  
New Neighborhoods



Linear Town Centers



*Results generated for each scenario*



# 1: Dispersed

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



# 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.



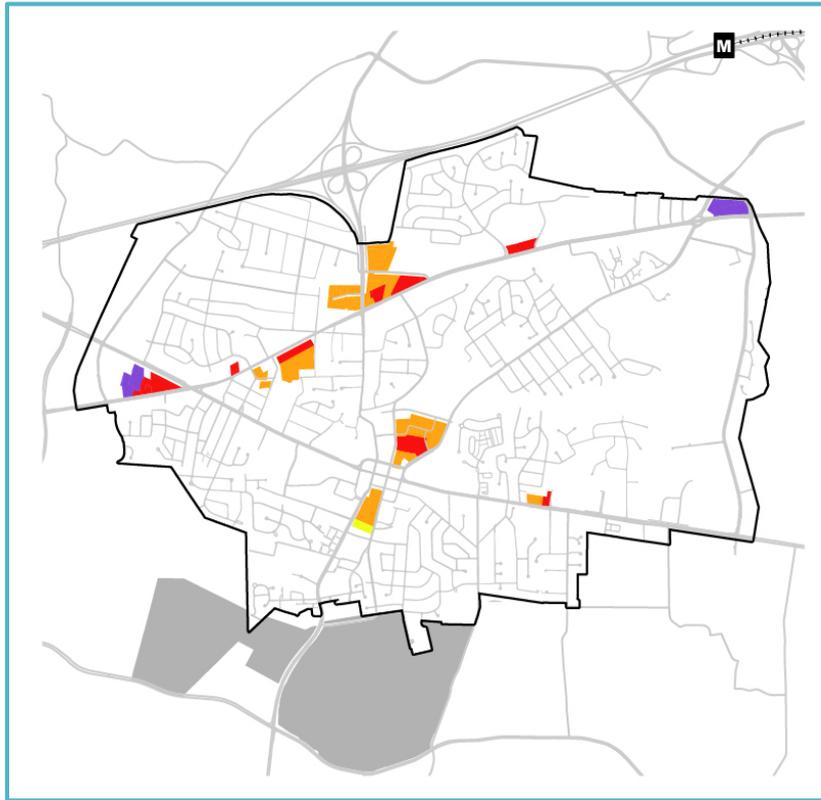
# 5: Linear Town Centers

New retail, office and housing units are located in **small town centers throughout the Fairfax Boulevard Corridor.**

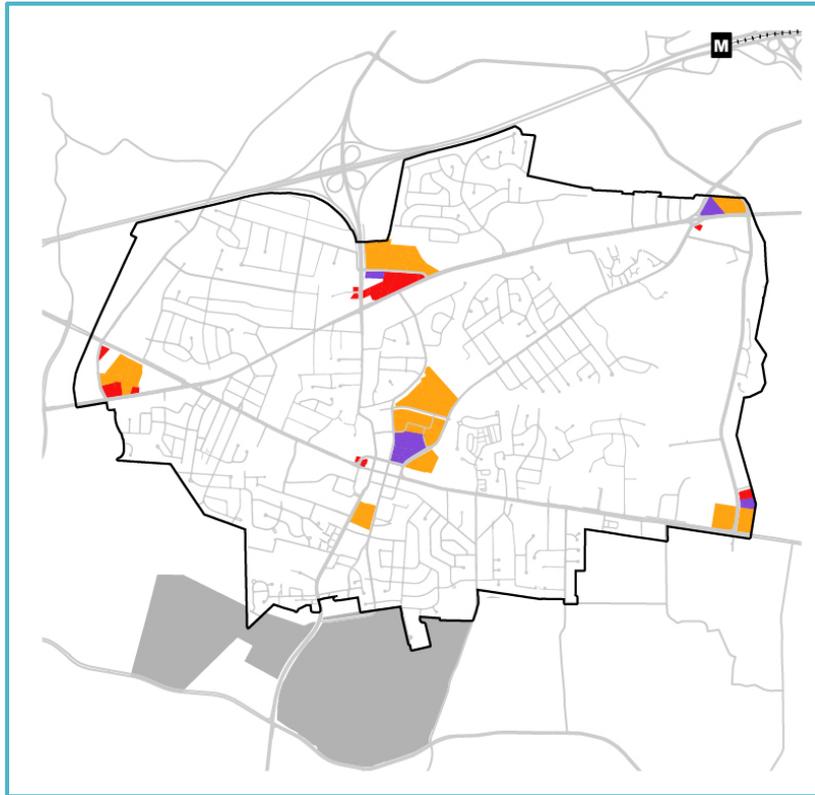


# Comparing the Results

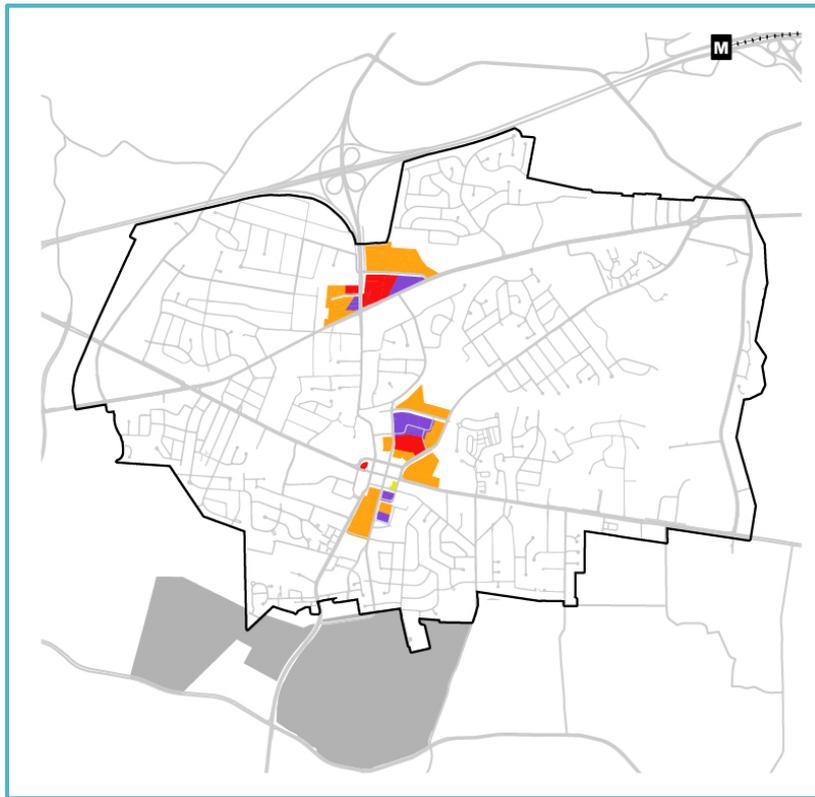
## 1: Dispersed



# Comparing the Results 2: Local Activity Centers

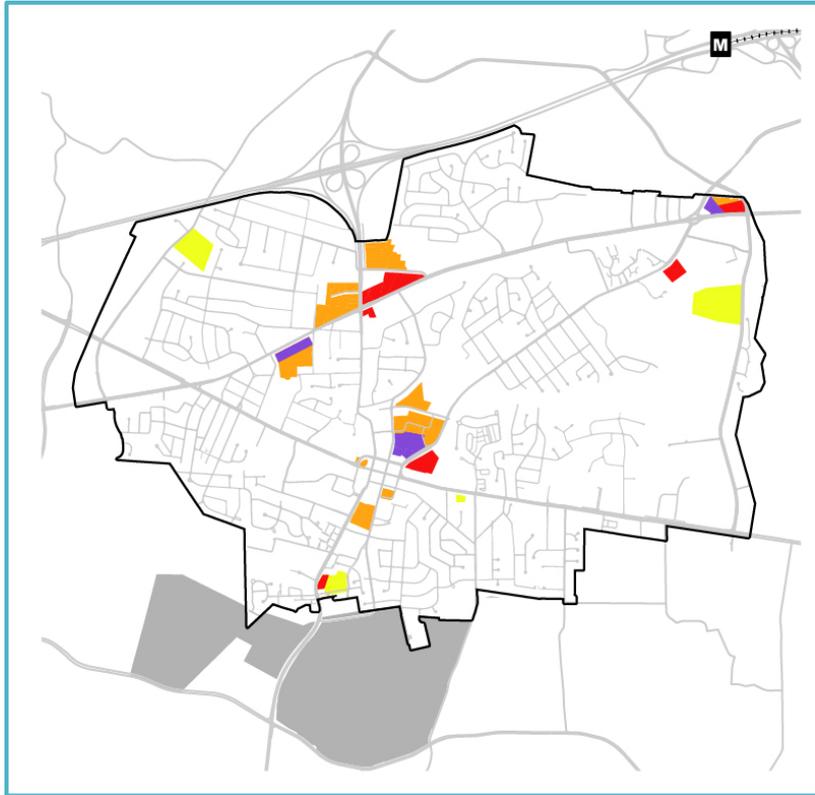


# Comparing the Results 3: Town Centers



# Comparing the Results

## 4: Town Centers + New Neighborhoods

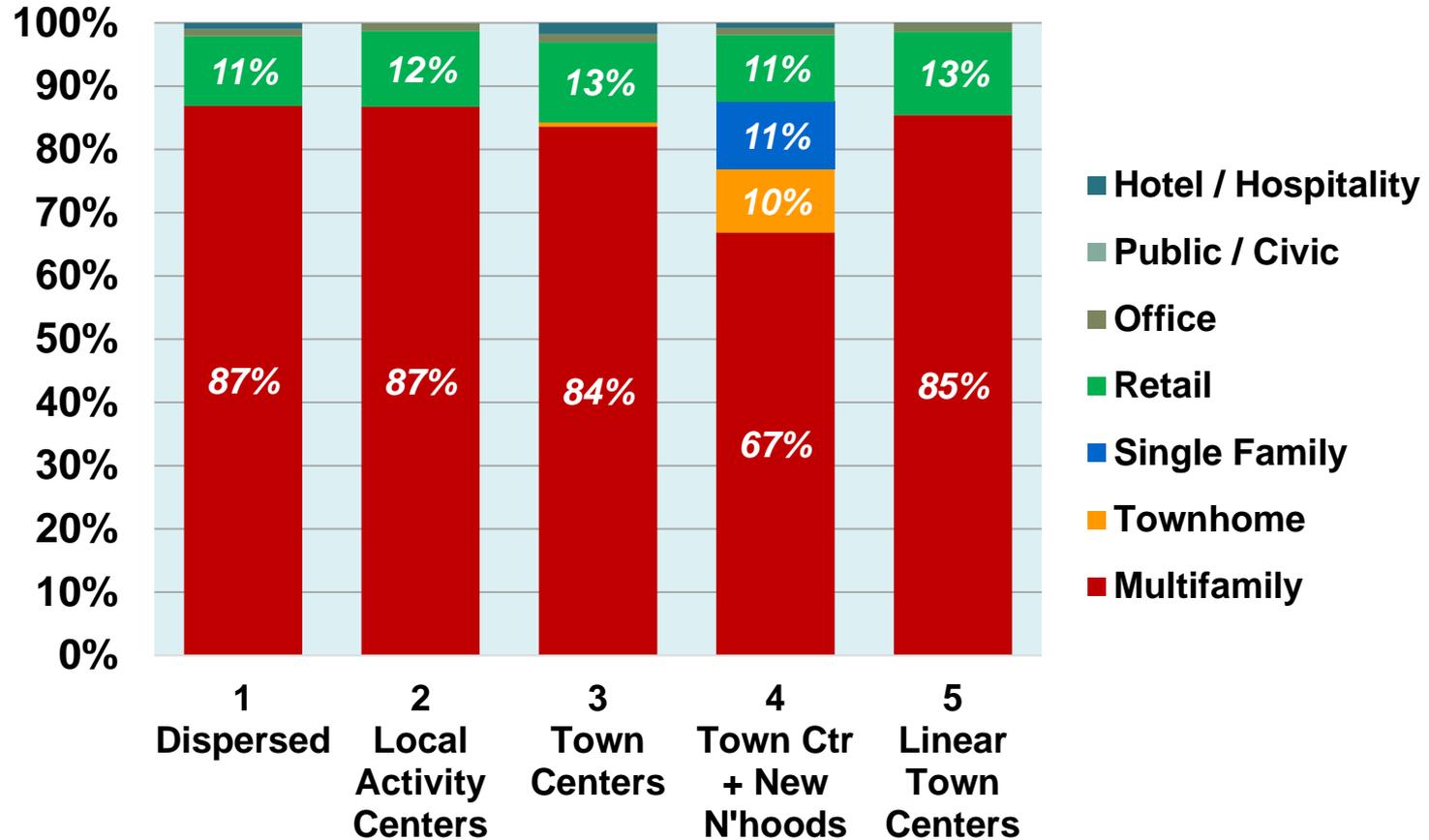


# Comparing the Results 5: Linear Town Centers



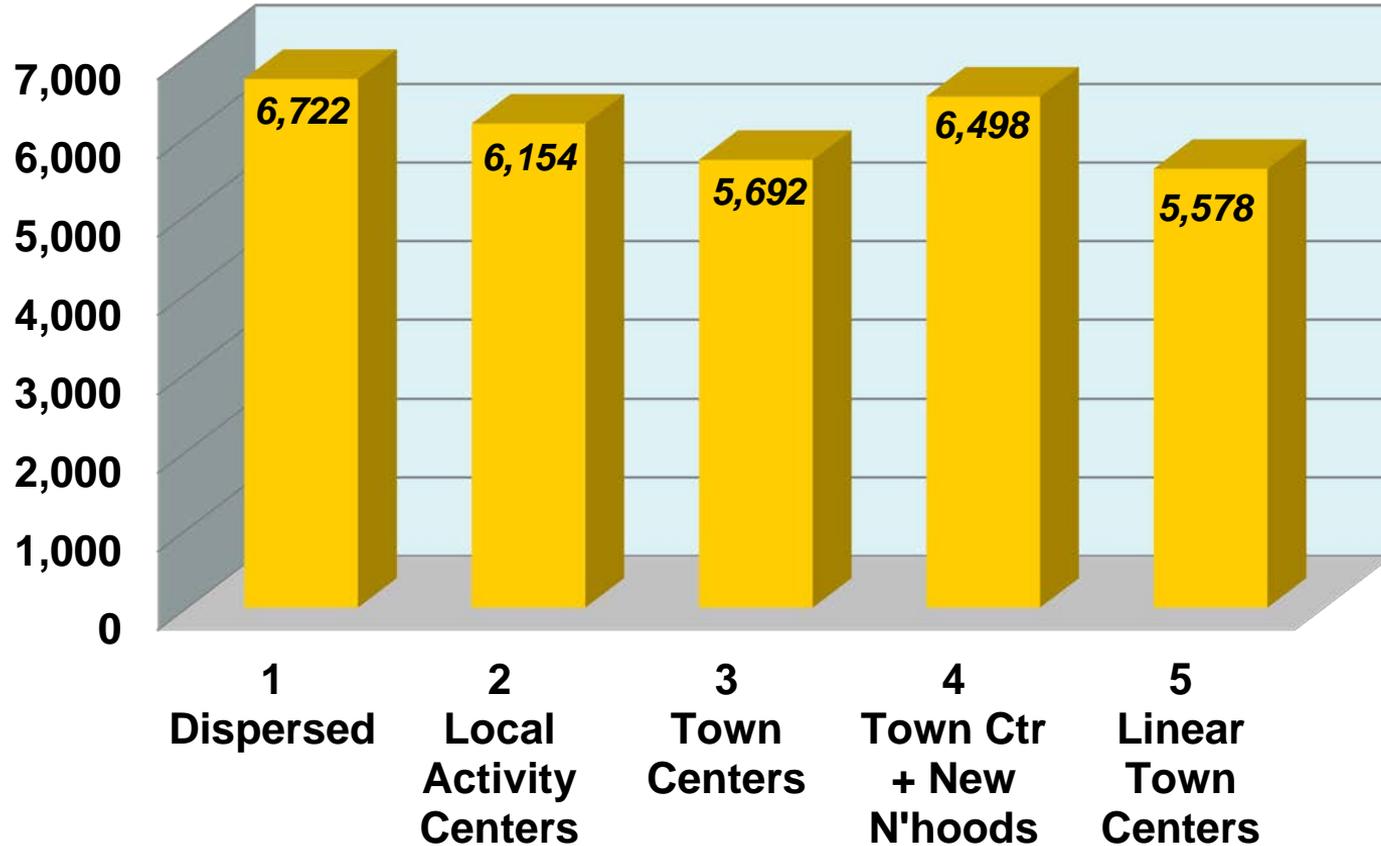
# LAND USE

## Building Square Footage Mix for New Developments



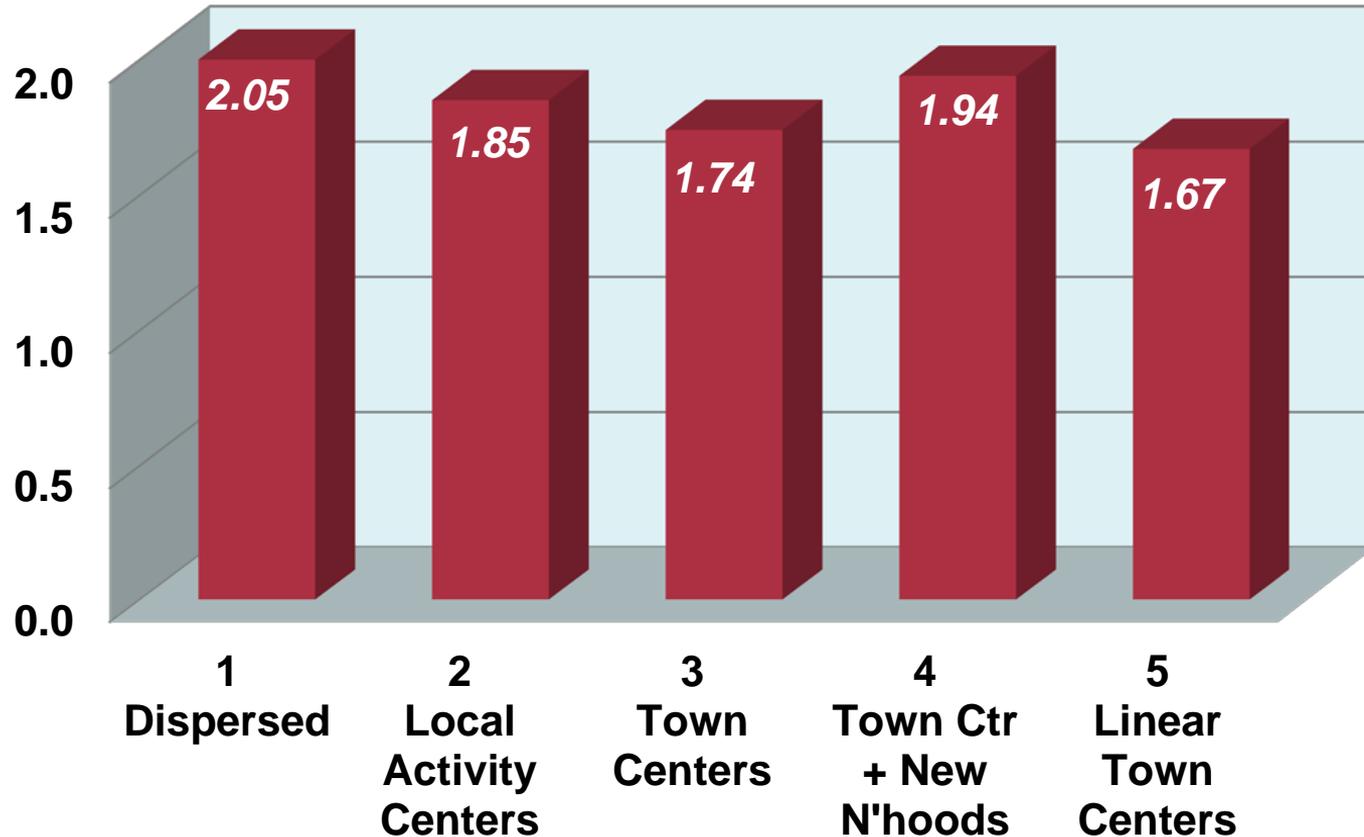
# LAND USE

## Est. Population from New Housing Units



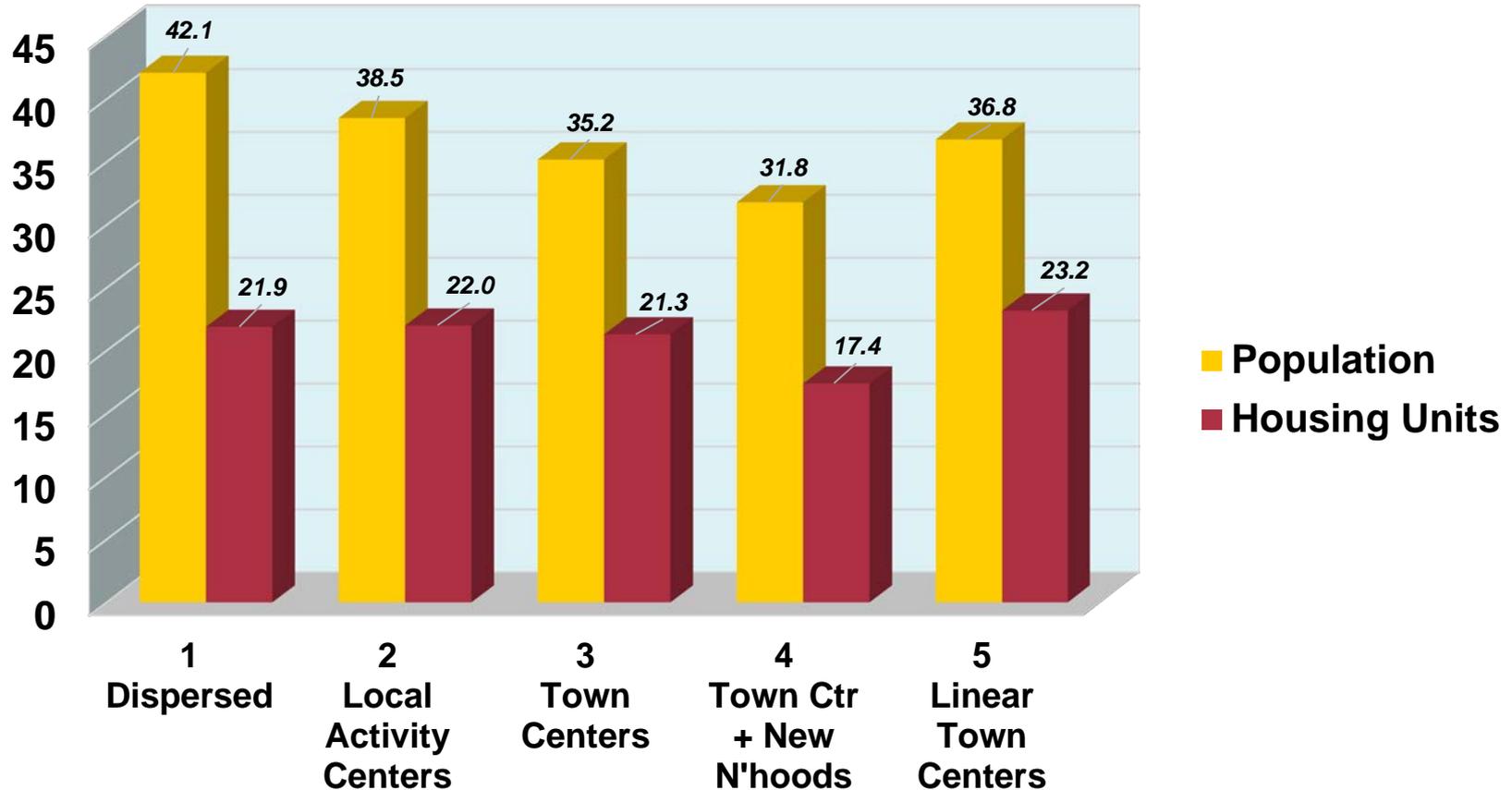
# LAND USE

## Est. Average Household Size for New Housing Units



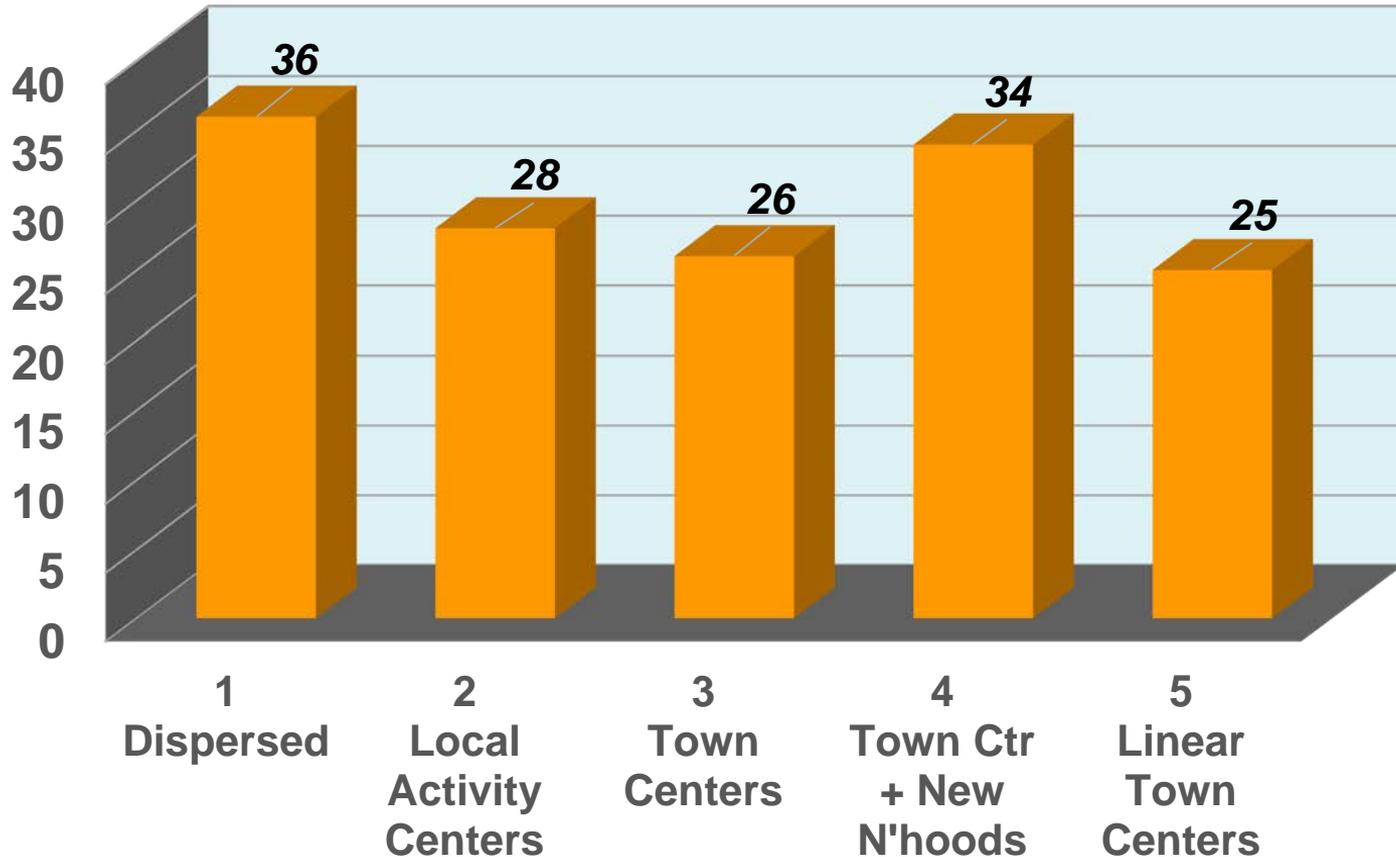
# LAND USE

## Population & Housing Units per Acre for New Developments



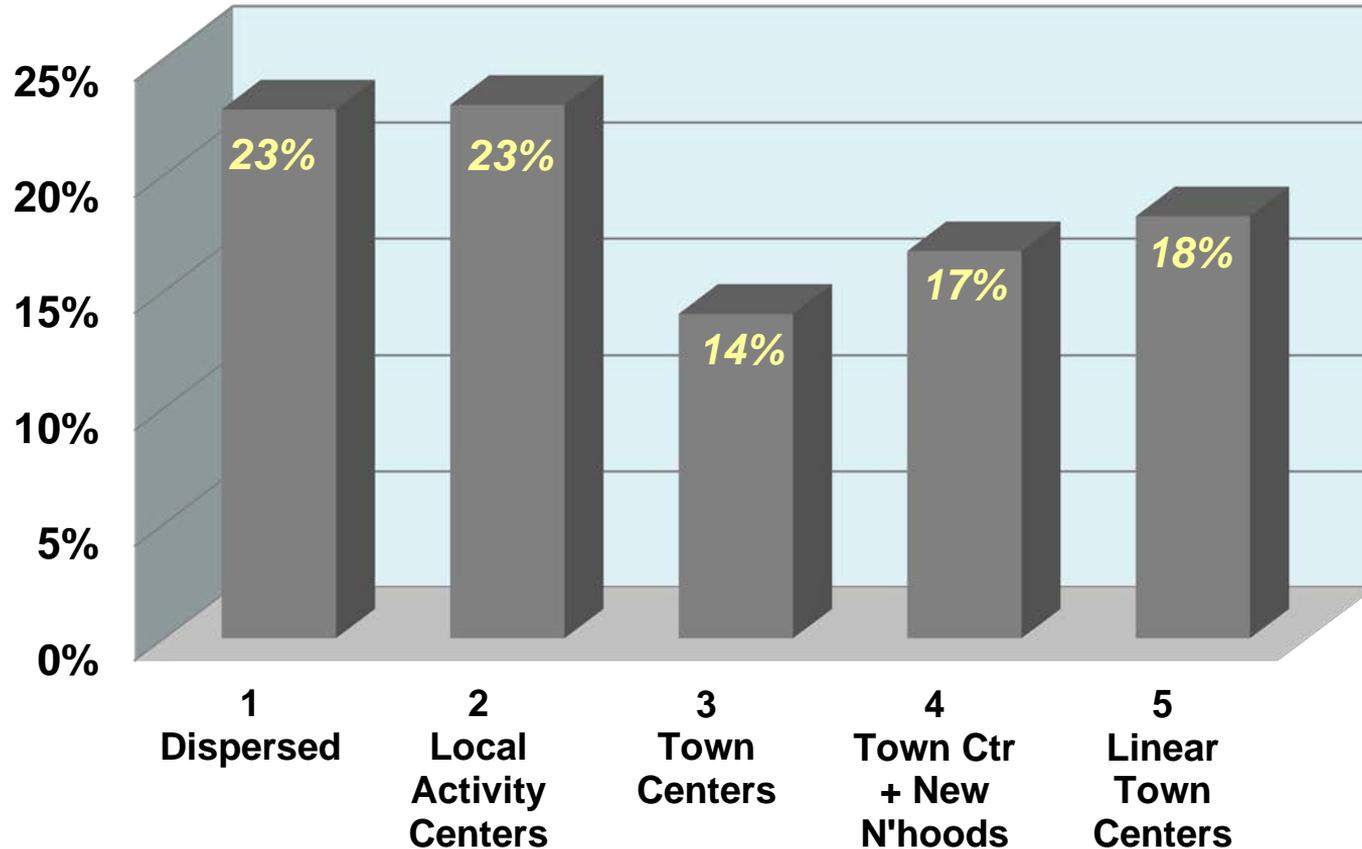
# TRANSPORTATION

## Avg. Daily Vehicle Miles per New Housing Unit



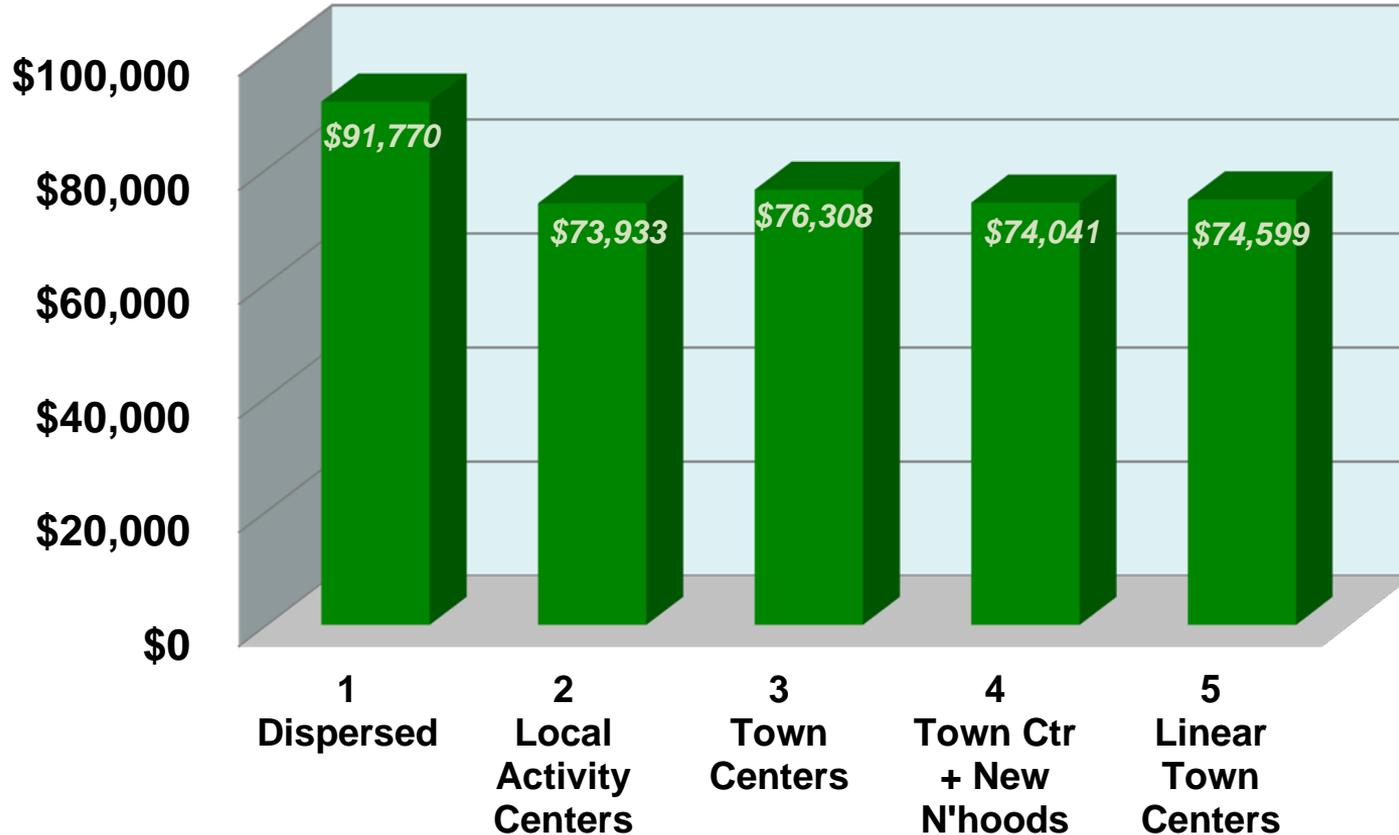
# TRANSPORTATION

## Parking Lot Coverage for New Developments



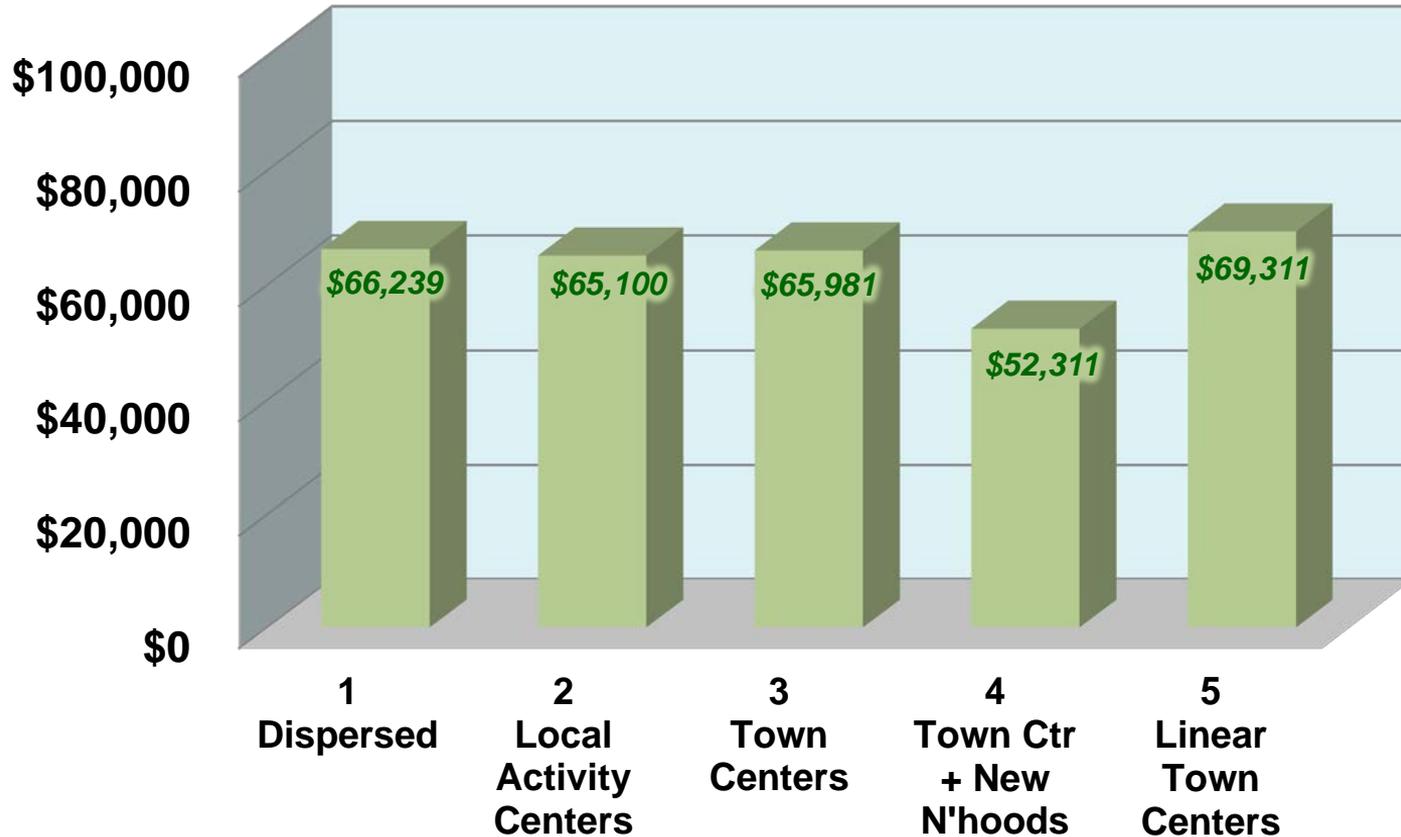
# FISCAL

## Property Tax Revenue Per Acre for New Developments



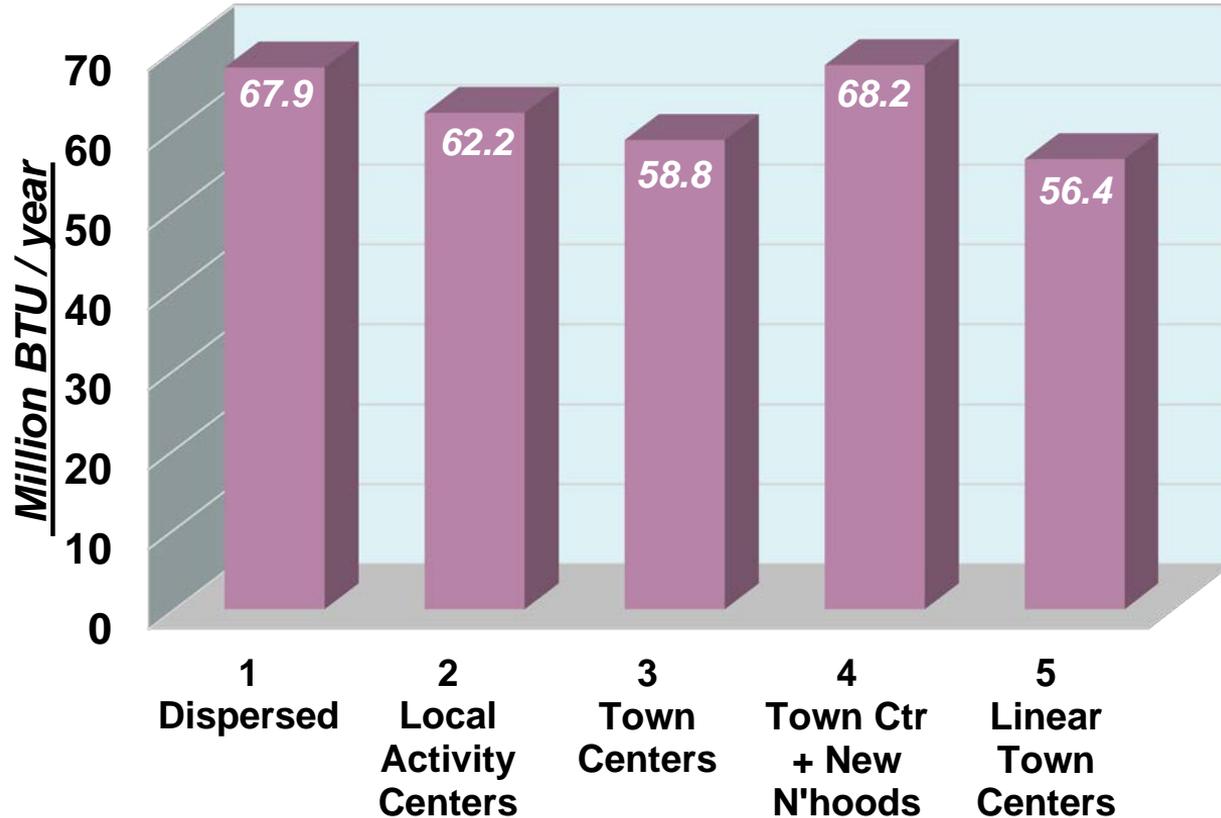
# FISCAL

## Sales Tax Revenue Per Acre for New Developments



# ENVIRONMENT

## Energy Use per Household in New Developments

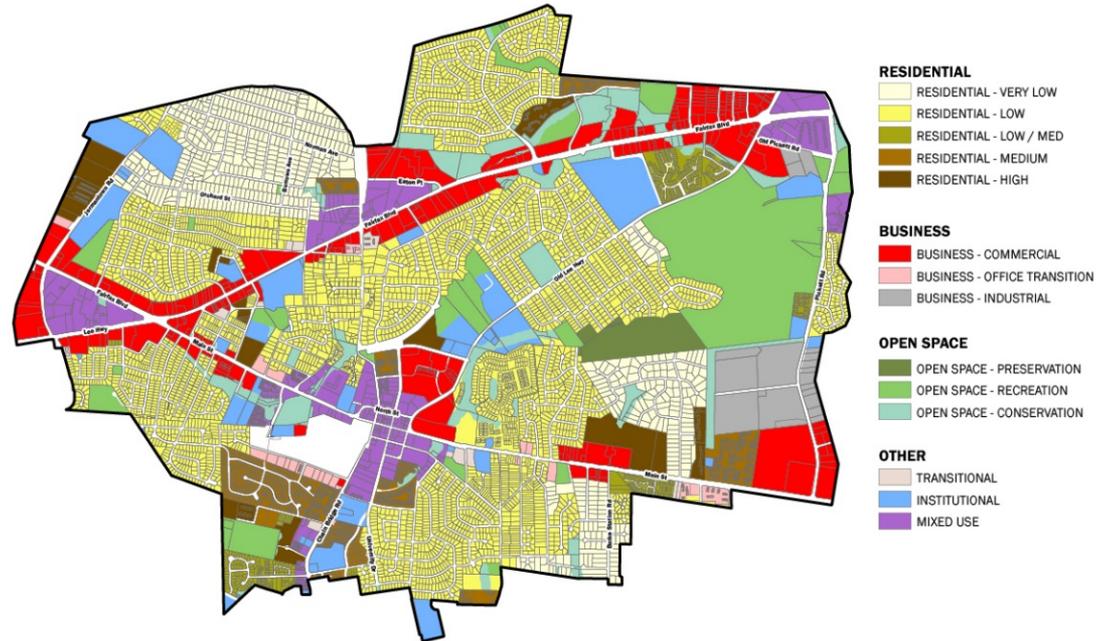


# Where To Go From Here

## Future Land Use Map

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



# 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 Timeline

	Spring 2016	Summer 2016	Fall 2016	Winter 2017	Spring 2017	Summer 2017	Fall 2017	Winter 2018	Spring/Summer 2018
<b>Initial Input (Community Survey)</b>	Active	Active	Light	Light	Light	Light	Light	Light	Light
<b>Plan Development</b>	Light	Active	Active	Active	Active	Active	Active with Star	Active	Light
<b>Draft Plan</b>	Light	Light	Light	Light	Light	Light	Light	Active	Active
<b>Final Plan</b>	Light	Light	Light	Light	Light	Light	Light	Light	Active



# Questions/Comments

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# For More Information

[www.fairfaxva.gov/LivableFairfax](http://www.fairfaxva.gov/LivableFairfax)

