

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 was used to perform the scenario planning analysis?

The City of Fairfax utilized 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 transportation, fiscal resiliency and environmental sustainability.

What information does the scenario planning analysis provide?

The information generated during a scenario planning process includes maps, charts, and performance measures that provide alternatives in order to evaluate 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 were analyzed?

The Envision Tomorrow software allows us to create up to five different scenarios. Based on public input, staff analyzed five scenarios: 1) dispersed; 2) local activity centers; 3) town centers; 4) town centers + new neighborhoods; and 5) linear town centers. Information on each scenario is attached.

What assumptions were 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.

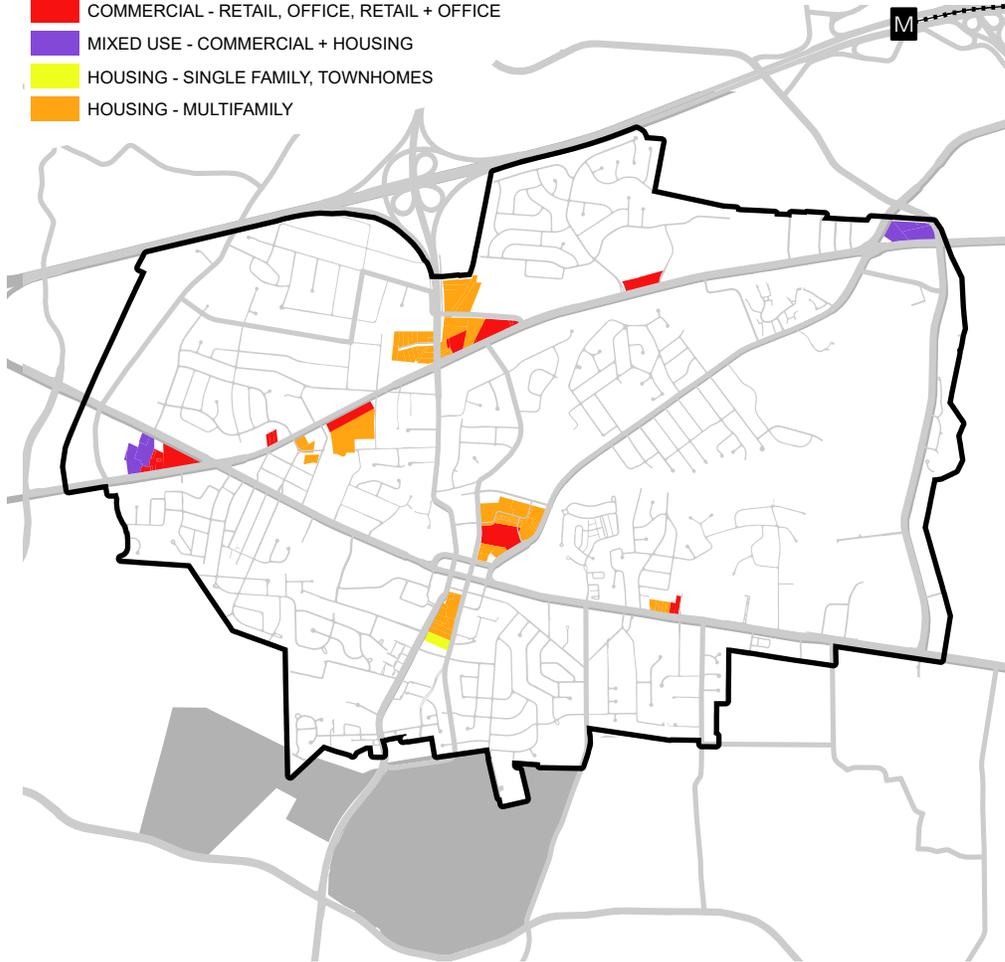
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DISPERSED DEVELOPMENT

Based on anticipated developments and existing development patterns, new retail, office and housing units dispersed throughout the city as a combination of single-use and mixed use developments.

LEGEND

- COMMERCIAL - RETAIL, OFFICE, RETAIL + OFFICE
- MIXED USE - COMMERCIAL + HOUSING
- HOUSING - SINGLE FAMILY, TOWNHOMES
- HOUSING - MULTIFAMILY



* Please note the development locations shown on the map above are for scenario purposes only to demonstrate possible location and concentration of development.

LOCATION	RETAIL SQUARE FEET	OFFICE SQUARE FEET	HOUSING UNITS
Breezeway/Fairfax Gardens			96
Davies Property			30
Paul VI	41,168		333
Kamp Washington	132,295	11,916	402
Fairfax Blvd (west)	16,733		
Northfax	74,486	5,992	1,244
Fairfax Blvd (Stafford Dr/Plantation Pkwy)	51,478		
Fairfax Circle	88,902		467
Main St Center	13,647	3,412	85
Old Town/Downtown	82,856	28,080	896
SCENARIO TOTALS	501,565	49,400	3,553

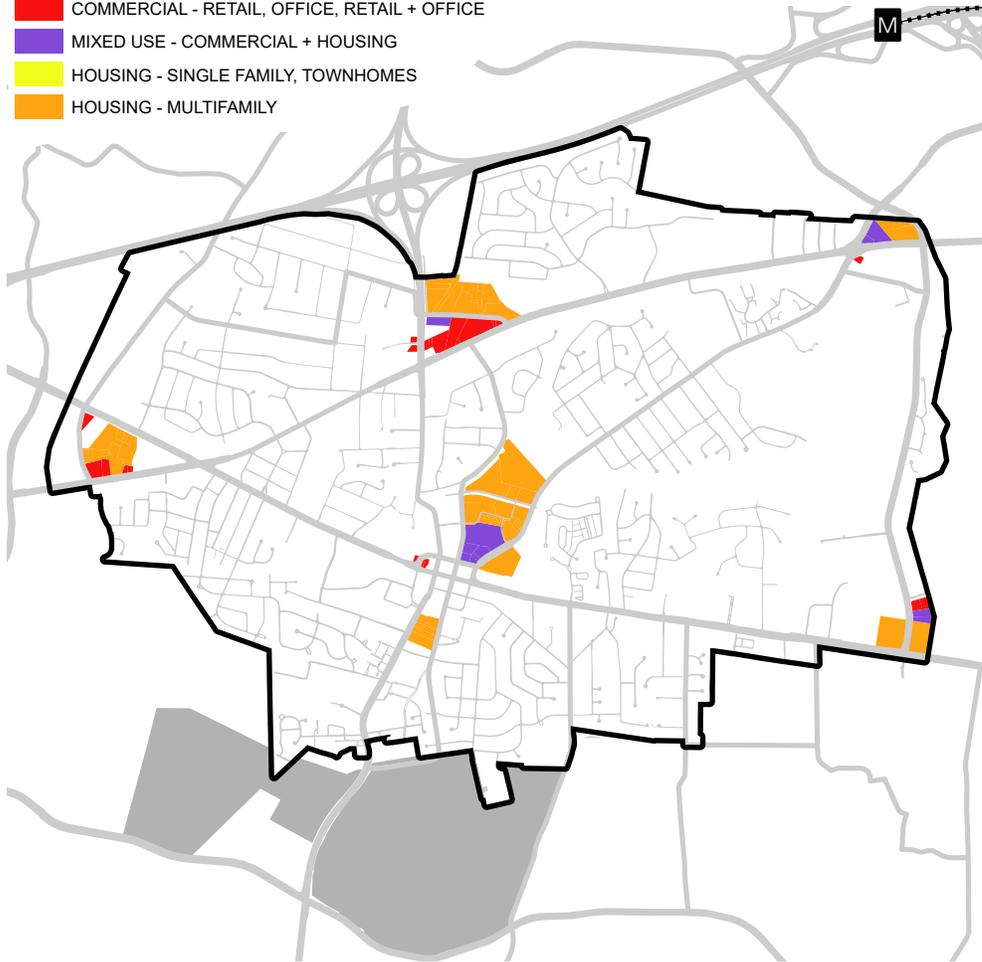
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LOCAL ACTIVITY CENTERS

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.

LEGEND

- COMMERCIAL - RETAIL, OFFICE, RETAIL + OFFICE
- MIXED USE - COMMERCIAL + HOUSING
- HOUSING - SINGLE FAMILY, TOWNHOMES
- HOUSING - MULTIFAMILY



* Please note the development locations shown on the map above are for scenario purposes only to demonstrate possible location and concentration of development.

LOCATION	RETAIL SQUARE FEET	OFFICE SQUARE FEET	HOUSING UNITS
Kamp Washington	57,865	7,645	476
Northfax	191,281	7,753	729
Fairfax Circle	52,205	3,931	287
Pickett and Main	41,783	15,339	502
Old Town/Downtown	158,324	16,187	1,522
SCENARIO TOTALS	501,458	50,855	3,516

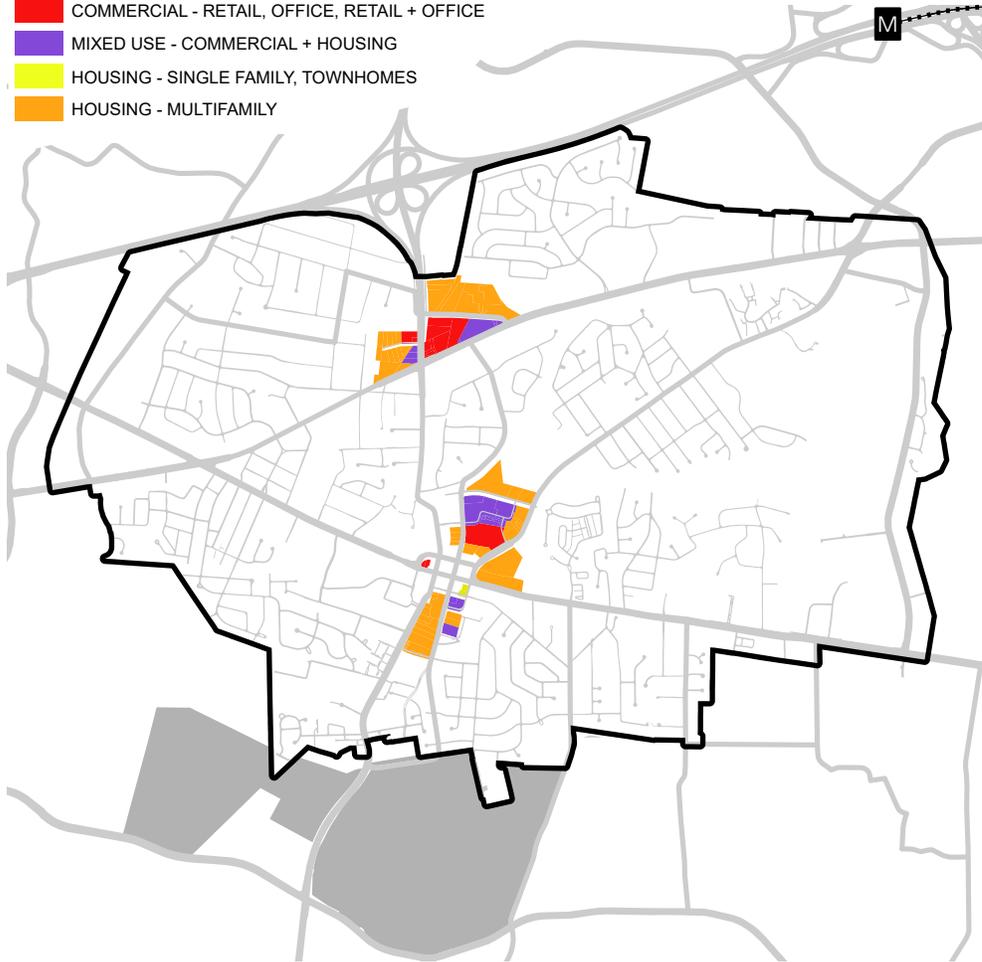
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TOWN CENTERS

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

LEGEND

- COMMERCIAL - RETAIL, OFFICE, RETAIL + OFFICE
- MIXED USE - COMMERCIAL + HOUSING
- HOUSING - SINGLE FAMILY, TOWNHOMES
- HOUSING - MULTIFAMILY



* Please note the development locations shown on the map above are for scenario purposes only to demonstrate possible location and concentration of development.

LOCATION	RETAIL SQUARE FEET	OFFICE SQUARE FEET	HOUSING UNITS
Northfax	252,423	25,573	1,746
Old Town/Downtown	252,737	24,444	1,699
SCENARIO TOTALS	505,160	50,017	3,445

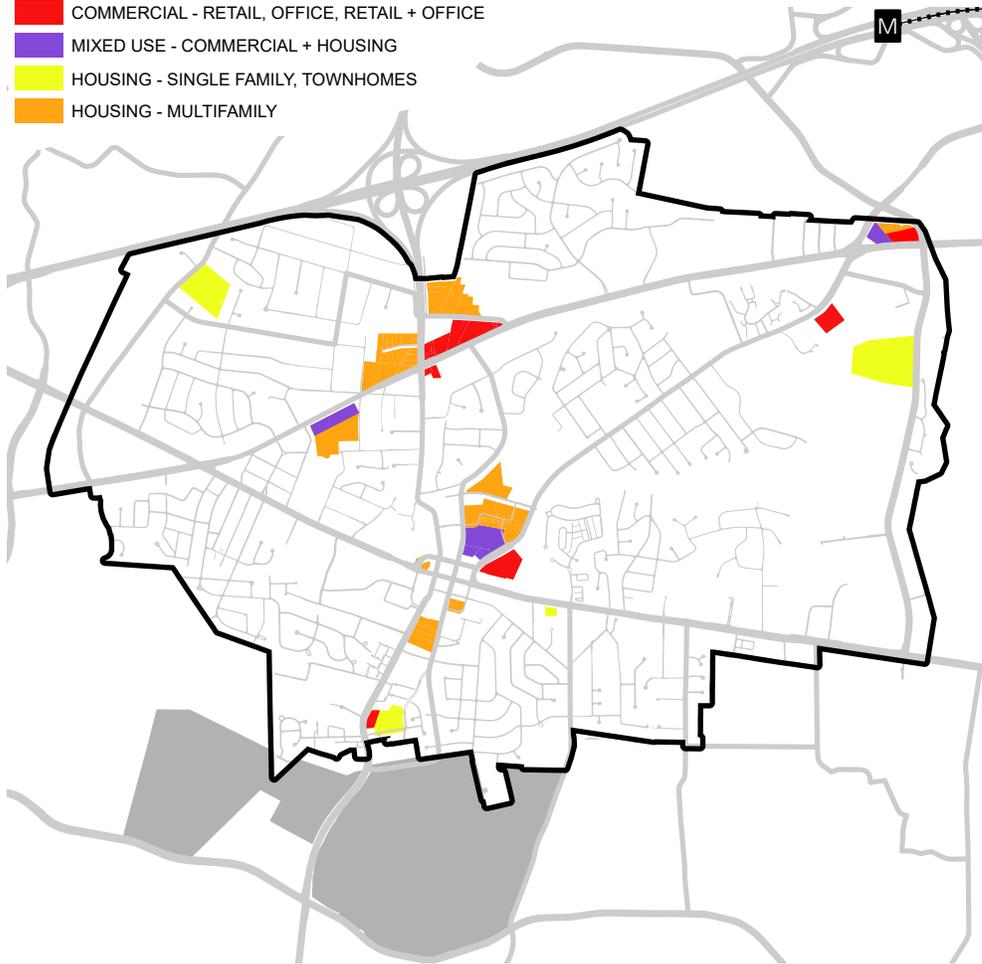
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TOWN CENTERS + NEW NEIGHBORHOODS

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.

LEGEND

- COMMERCIAL - RETAIL, OFFICE, RETAIL + OFFICE
- MIXED USE - COMMERCIAL + HOUSING
- HOUSING - SINGLE FAMILY, TOWNHOMES
- HOUSING - MULTIFAMILY



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LOCATION	RETAIL SQUARE FEET	OFFICE SQUARE FEET	HOUSING UNITS
Northfax	165,853	22,124	1,346
Old Town/Downtown	182,400	14,132	1,223
Fairfax Circle/Army Navy Country Club	87,722		561
County Property Yard on Jermantown Rd			108
Fairfax Christian Church			9
Inova on Chain Bridge Rd	13,637	13,637	76
Paul VI High School	59,649		226
SCENARIO TOTALS	509,261	49,893	3,549

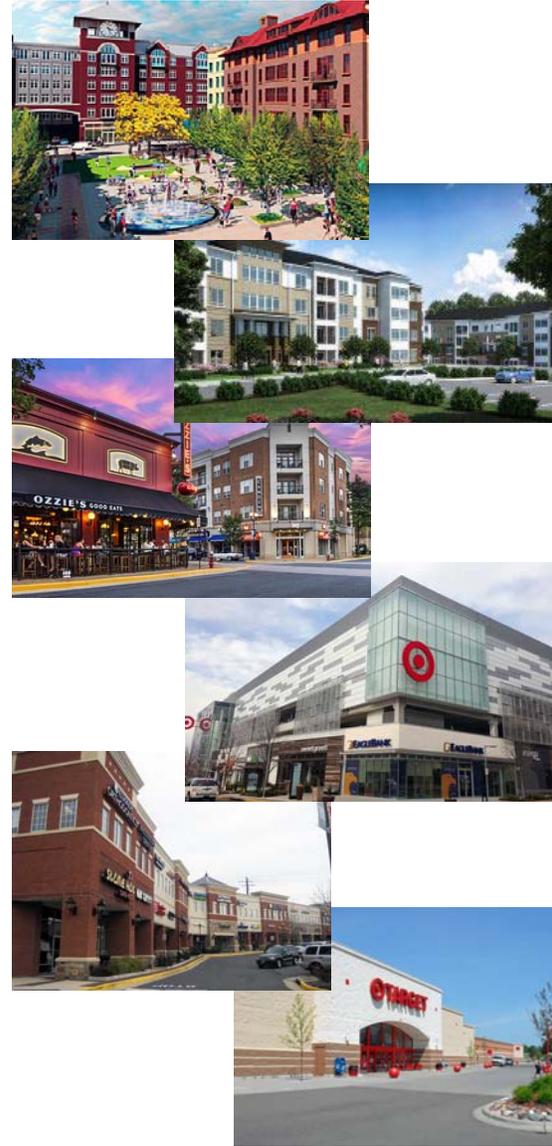
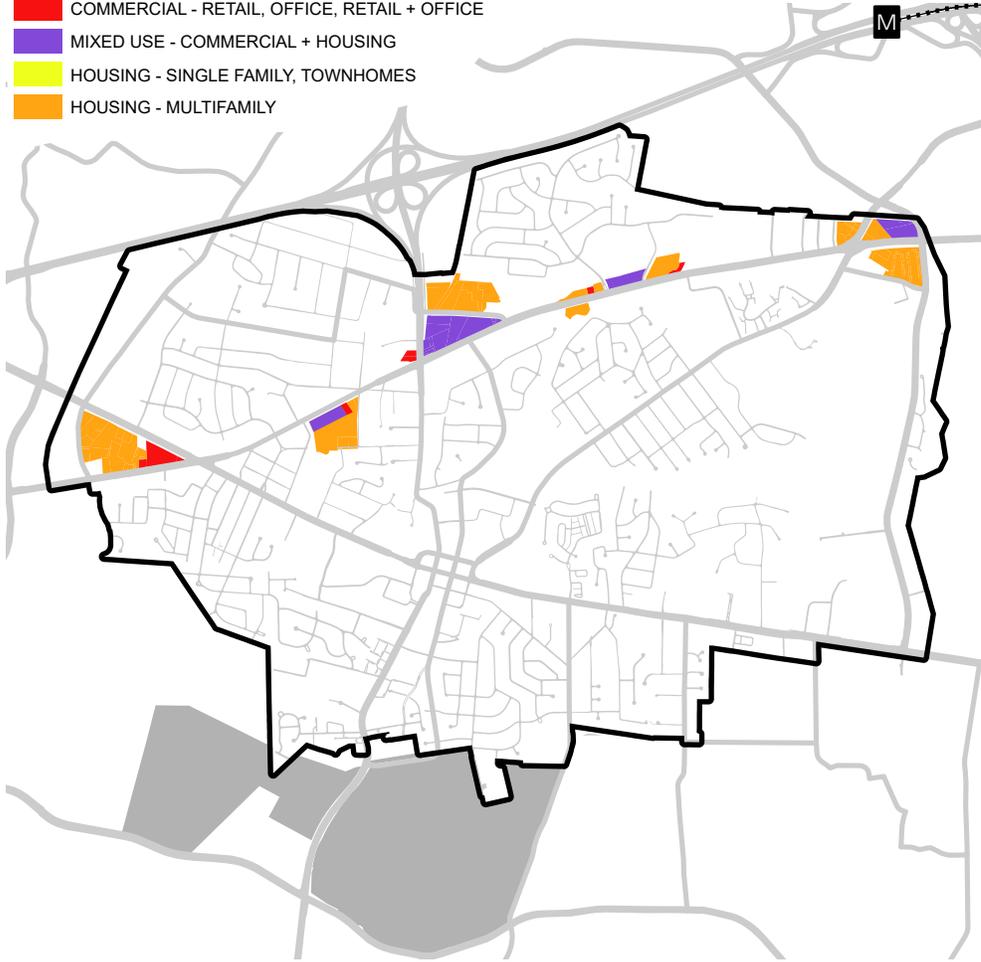
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LINEAR TOWN CENTERS

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

LEGEND

- COMMERCIAL - RETAIL, OFFICE, RETAIL + OFFICE
- MIXED USE - COMMERCIAL + HOUSING
- HOUSING - SINGLE FAMILY, TOWNHOMES
- HOUSING - MULTIFAMILY



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LOCATION	RETAIL SQUARE FEET	OFFICE SQUARE FEET	HOUSING UNITS
Kamp Washington	78,517	7,852	743
Paul IV	49,665	6,140	546
Northfax	240,154	22,493	1,024
Stafford Dr/Plantation Pkwy	61,445	13,997	313
Fairfax Circle	75,425		887
SCENARIO TOTALS	505,206	50,482	3,513