Create your own Development Scenario!

1) Place **ALL** of the dots on the map in **ANY** location where you think new retail, office and housing development should occur in the City over the next 20 years. Use your imagination!

2) Next to the dots, write the letter of your preferred development type (A-T) from the examples shown on the handout.

We need accessible housing in walkable neighborhoods for older adults moving out of single family homes as well as people with disabilities. A percentage should be affordable rental units.
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Source: City of Fairfax GIS Planning 2017, prepared Nov 2017
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Retail
Office
Housing
Create your own Development Scenario!

Mike Fabio

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Source: City of Fairfax GIS Parcels 2013, prepared Nov 2013

Community Development and Planning
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- Retail
- Office
- Housing
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Source: City of Fairfax GIS Products 2013, prepared Nov 2013

Community Development and Planning
Greetings,

I was not able to attend any of the meetings, and marking things on a map seems likely to result in a lot of work for someone to turn that into a report, so permit me to offer some observations.

People in my children's generation, mostly, are turning away from the automobile culture. If Scout at the Circle works, then there will be additional development around Fairfax Circle. Ideally, that would include more of the same kind of housing, but perhaps including some townhouses or condos, as well as professional offices, in addition to retail. Thought should be given to improvements to enable cycling and walking in the area (that will require cooperation with Fairfax County); it could draw people from as far as the eastern edge of the development around the Metro station.

Unless the Orange Line Metro is, in fact, extended, and a station is located near the intersection of I66 and VA123 (given that the jurisdictions cannot agree on a dedicated funding source for Metro, that is years away, if it ever happens), Northfax probably will never come to much. Seriously, what is the draw? Strip malls accessible from an Interstate?

Fairfax City's biggest draw for development is probably Fairfax City, i.e., Old Town. It's close enough to George Mason University to be a place where faculty of the expanding institution might want to live - again, if the area can be made adequately walkable. Redeveloping the Courthouse Square Shopping Center would be an excellent start. Consider providing for enhanced bicycle options, maybe even a bike share system, to enable easy non-automobile transport between the GMU campus and Old Town. Thinking a bit further into the future (but not as far into the future as a Metro station near Northfax), there could easily be self-driving minibuses shuttling between points on the campus and points in Old Town within ten years.

Finally, consider connecting Old Town and the area around Fairfax Circle with a much-enhanced Old Lee Highway that provides better options for walkers and cyclists (and, please, a two-way bike path like the Washington and Old Dominion Trail, not bike lines on either side of a roadway). That would encourage people who live along Old Lee Highway to head to Old Town or to Fairfax Circle. It would almost certainly produce higher property values (and, therefore, more tax revenues). I know that work has been done on the design, but let's keep advancing that project.

Sincerely,
Tim Andrews