



City of Fairfax 2035 Comprehensive Plan



Adopted February 12, 2019



City of Fairfax, Virginia

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This is an exciting time for the City's Comprehensive Plan to be significantly revised — not only because it has been 15 years since such an extensive effort has been taken, but also because of the many opportunities happening right now that will impact our future.

Our region is undergoing a major economic shift. Federal spending as a portion of the overall regional economy continues to diminish. This greatly impacts the demand for federal workforce and contractors. Meanwhile, technology-based businesses are flourishing and have made numerous high-profile investments in the region.

The City and George Mason University, at our southern border, have the opportunity to work together to take advantage of this shift and be critical players in the new regional economy. In addition, there are many other opportunities in this plan to leverage the regional economy to benefit the community.

Commercial Redevelopment: Many of the City's commercial properties date to the 1950s and are no longer competitive to attract top-tier tenants. The land use plan provides new flexibility and clarity to encourage property owners to revitalize their properties to meet modern demands and remain competitive in the commercial market.

Housing and Neighborhoods: The City's older housing stock is increasingly being renovated and expanded to keep up with current trends in design and amenities to attract employees in the new economy. The Comprehensive Plan encourages new housing types to attract a wider array of residents and to create and maintain a supply of units that is more affordable.

Historic Resources: The long history of the City provides a unique identity that separates the City from the bulk of Northern Virginia, making it an ideal place to invest. This history will continue to be communicated through preservation of the numerous historic structures and landscapes and celebrated through events and festivals.

Multimodal Transportation: This Comprehensive Plan is supported by the City's recently completed Multimodal Transportation Plan. It envisions a

more accessible City for cars, bikes, pedestrians and public transit alike, and accommodates anticipated innovative technologies in transportation. A number of new funding sources also make implementing these initiatives much more feasible than in the past.

Environment: The City will embrace new technologies and promote policies and regulations for a more sustainable future, both locally and globally. New measures will improve the quality of our streams through better stormwater management. The City will vigorously pursue best practices to reduce the volume of waste generated from commercial and residential properties.

Community Services: The City has always prided itself on providing the highest quality public services. Maintaining this stature requires continued investment and monitoring public service facilities for needed improvements, particularly as new technologies and innovations emerge.

The City Council, the Planning Commission, and all of the stakeholders who participated in the development of this plan look forward to seizing the opportunities that will influence the City during the next 15 to 20 years — from an advancing regional economy to new technologies and innovations to support services and environmental sustainability. Together, these opportunities will support a strong, sustainable economy for our vibrant 21st-century community.

Sincerely,

Mayor David L. Meyer

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* Term or service ended prior to Planning Commission recommendation or City Council adoption of plan.