June 1, 2016 Comprehensive Plan Briefing
Environmental Sustainability Committee

What is a Comprehensive Plan?

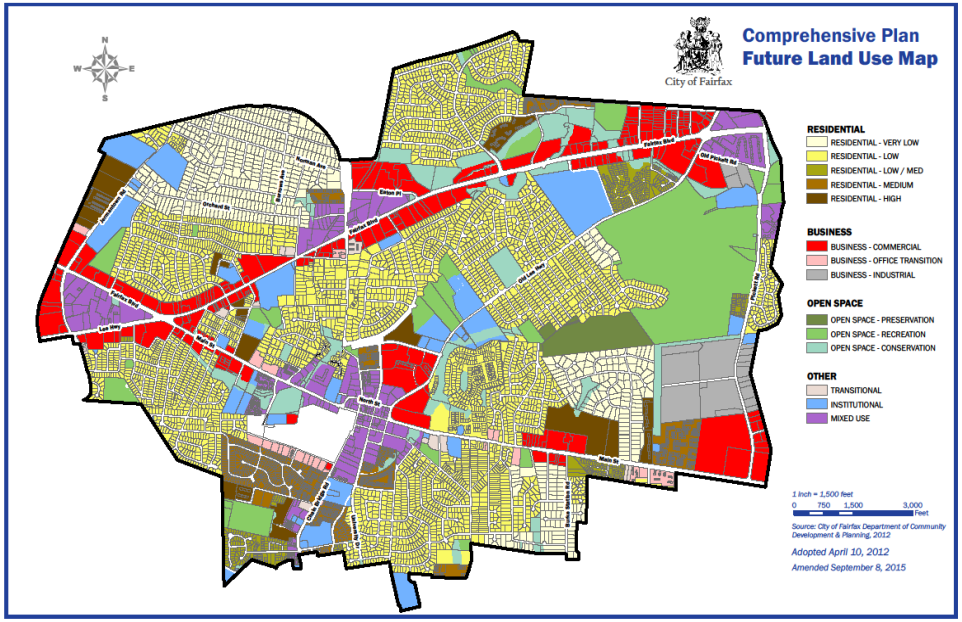
- Document describing a community's vision for how it wants to physically grow and develop in the near future (20-year planning horizon)
- Provides guidance on land use, transportation, housing, economic development, environment, public facilities, parks, arts, and historic preservation
- Policy document for decision-making which informs zoning and budget decisions, i.e., the capital improvement program (CIP)

Mandated by Code of Virginia

- Comprehensive plan became mandatory for all Virginia localities in 1980
- Local planning commission tasked with preparing and recommending comprehensive plan to governing body (City Council) which is responsible for adopting it
- Plan intended to be general in nature and identify "approximate" locations & characters of major features
- Required to contain a transportation plan which identifies needs and recommendations along with maps showing road and transportation improvements
- Must also designate areas & means for construction, rehabilitation, and maintenance of affordable housing

Mandated by Code of Virginia

- Methods of implementation …



Mandated by Code of Virginia

- At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it's advisable to amend the plan
  - 2008-2011 - Planning Commission reviewed 2004 Comprehensive Plan
  - 2011 - Planning Commission recommended major update in two-step process
    - First step – Amend existing Comprehensive Plan
    - Second step – Draft new Comprehensive Plan
  - 2012 - City Council adopted minor revision to 2004 Plan
    - First step of two-step process
    - Updated population and housing data
    - Incorporated Fairfax Boulevard Master Plan (Appendix D)

Comprehensive Plan Process

- Following process initiated in 2011
- CD&P staff and Planning Commission to lead
  - With input from City Council, City Boards and Commissions, residents, business owners, other stakeholders (GMU, County, etc.) and City staff
  - Standing Planning Commission work session item
  - Kick-off process with community survey

Comprehensive Plan Process

- Initial Community Input (Winter 2016)
  - Develop and distribute community survey
  - Survey results to be used to formulate the vision, goals and objectives
- Plan Development (Spring 2016-Winter 2017)
  - Determine content areas/table of contents
  - Develop detailed schedule and workplan
  - Collect and analyze data
  - Share analysis and develop alternatives w/community input
  - Solicit feedback w/community input and develop plan recommendations
- Draft Plan (Spring/Summer 2017)
  - Solicit comments from community on draft plan and revise accordingly
- Final Plan (Summer/Fall 2017)
  - Hold public hearing and recommend revised final plan

Project Management

- Process being led by Planning Commission and Planning Division staff
- Planning staff
  - In-house “consultant”
  - Different staff teams to lead content areas
- Multimodal transportation plan (9 month process)
  - Consultant led
  - Coordinated with overall Plan development

Multimodal Transportation Plan

- City received federal funding to prepare plan
- Nelson\Nygaard
  - AECOM, ZGF Architects, Data Collection Group, Sharp & Co.
- Plan Goals:
  - Educate stakeholders and general public on best practices and trends in multimodal transportation planning and design
  - Develop a vision for the City that supports a multimodal transportation system
  - Set priorities, including concept-level cost estimates for certain projects, for achieving that vision

Community Survey

- Provides an opportunity for the community to identify issues and be part of the process from the beginning (proactive) as opposed to top-down approach (reactive)
  - Bottom-up process … collect ideas before presenting ideas
- Raises awareness of planning process
- Recognizes matters and issues of importance to be evaluated in greater detail
- Ensures a more complete discussion
- Survey Results Meeting – June 6 at Sherwood Center

Public Engagement Strategy

- Traditional Outreach + Technology + Creativity = Universal Awareness and Maximum Participation
  - Public meetings, open houses, focus groups
  - Email, city alert
  - Text messages
  - Facebook, Twitter, Instagram
  - Staff hours in the community (i.e., @ library, coffee shop)
  - Go where people gather … Rock the Block, Fall Festival, etc.

Plan Development

- Place-based plan (recommended during 2011-12 process)
  - Provides context to topic/content areas
- Use of maps and other imagery to tell the Fairfax story
- Collect and analyze data that answers the key questions
- Solicit input through mix of traditional and non-traditional engagement strategies
- Written in an easy-to-understand style
- Linkages amongst various content areas

Proposed Chapter Outline

1. Introduction
   - Vision Statement
   - Planning Process
   - Statutory Requirements
2. Land Use Strategies
   - Land Use
   - Neighborhoods
   - Redevelopment Areas
   - Housing
   - Community Design and Historic Preservation
3. Transportation, Mobility and Connectivity
4. Environmental Sustainability
   - Natural Environment
   - Sustainability Initiatives
5. Economic Vitality
   - Business Retention and Promotion
6. Community Services
   - Education
   - Parks, Recreation and Cultural Arts
   - Public Safety
   - Infrastructure and Utilities
7. Implementation
   - Strategies, Priorities and Performance Metrics

Appendices: Fact Book, Community Survey, Community Outreach

1. Introduction

- Vision Statement
  - Results of community survey used to define major themes of the Plan
- Planning Process
  - Description of steps taken to develop the Plan
- Statutory Requirements
  - Code of Virginia - Sections 15.2-2223 and 15.2-2224
  - Required vs optional elements

2. Land Use Strategies

- Land Use
  - Future land use map and land use categories (req.)
- Neighborhoods
  - Descriptions/character
  - Stabilizing force in City
  - Infill housing, connectivity
- Redevelopment Areas
  - Centers/nodes and corridors
  - Urban Development Areas (optional) HB2 eligibility
- Housing
  - Existing housing stock
  - Designate areas for construction, rehab and maintenance of affordable housing (required)
  - Senior and student housing
- Community Design and Historic Preservation
  - Placemaking opportunities
  - Historic & cultural resources

3. Transportation, Mobility & Connectivity

- Multi-modal transportation plan that designates a system of transportation infrastructure needs
- Required elements:
  - Consider roadways, pedestrian & bicycle accommodations and public transportation facilities
  - Show hierarchy of roads (arterials, collectors, and local)
  - Prepare map of improvements with cost estimates
  - VDOT review prior to final consideration and adoption

4. Environmental Sustainability

- Natural Environment
  - Location and features of natural elements
- Sustainability Initiatives
  - Meeting needs of present without compromising ability of future generations to meet their needs
  - Identify specific practices/programs to reduce overall impact of built environment on natural environment
  - Sustainability as a concept considered throughout Plan

5. Economic Vitality

- Business Retention and Promotion
  - Strategies for retention and promotion for both bricks and mortar investments and policies that provide assistance or opportunities to local businesses
  - Linkage between neighborhood centers and access to goods and services as measurement of quality of life

6. Community Services

- Education
  - Public facilities and services; future needs
  - FCPS and George Mason University
- Parks, Recreation and Cultural Arts
  - Incorporate 2014 Strategic Master Plan
  - Trails may be updated as part of multi-modal plan
- Public Safety
  - Police and Fire facilities and services; future needs
- Infrastructure and Utilities
  - Public facilities and services; future needs

7. Implementation

- Strategies, Priorities and Performance Metrics
  - Provide direction on how to achieve vision for the City
  - Identify and prioritize specific strategies to advance goals and objectives
  - Identify responsible party for strategies
  - Establish process for ongoing monitoring of progress toward goals

Plan Development – Input/Coordination

Key Content Areas	City Staff and Others	Boards/Commissions
Land Use Strategies	CD&P, Historic Resources Director	BAR, CAC, FRHC, Historic Fairfax City Inc., PC
Transportation, Mobility and Connectivity	Public Works, VDOT, WMATA, GMU, Fairfax County, NVTC, MWCOG	PC
Environmental Sustainability	Sustainability Coordinator, Public Works, Parks & Recreation	ESC, PC
Economic Vitality	Economic Dev. Director, City Manager, MWCOG	EDA, PC
Community Services	City Schools, George Mason University, Parks & Recreation, Police, Fire, Public Works, Fairfax Water, Fairfax County	School Board, PRAB, Commission on the Arts, PC

Schedule

	Spring 2016	Summer 2016	Fall 2016	Winter 2017	Spring 2017	Summer 2017
Initial Input (Community Survey)	*	*				
Plan Development		^	* ^	* ^		
Draft Plan					*	
Final Plan						*

* Milestone Public Activity (Survey Results, Data Analysis, Development Scenarios, Plan Recommendations, Public Hearings)

^ Key Coordination with City Boards and Commissions

Note: Coordination with City Council to occur throughout the planning process

Data Collection – Key Questions

- Where are the areas of natural environment in the City? areas inhabited with invasive species?
- What is the City's carbon footprint? energy usage?
- What is the tree canopy in the City?
- Where is green infrastructure (e.g. green roofs, rain gardens, pervious pavers, etc.) located in the City?

Comments/Questions