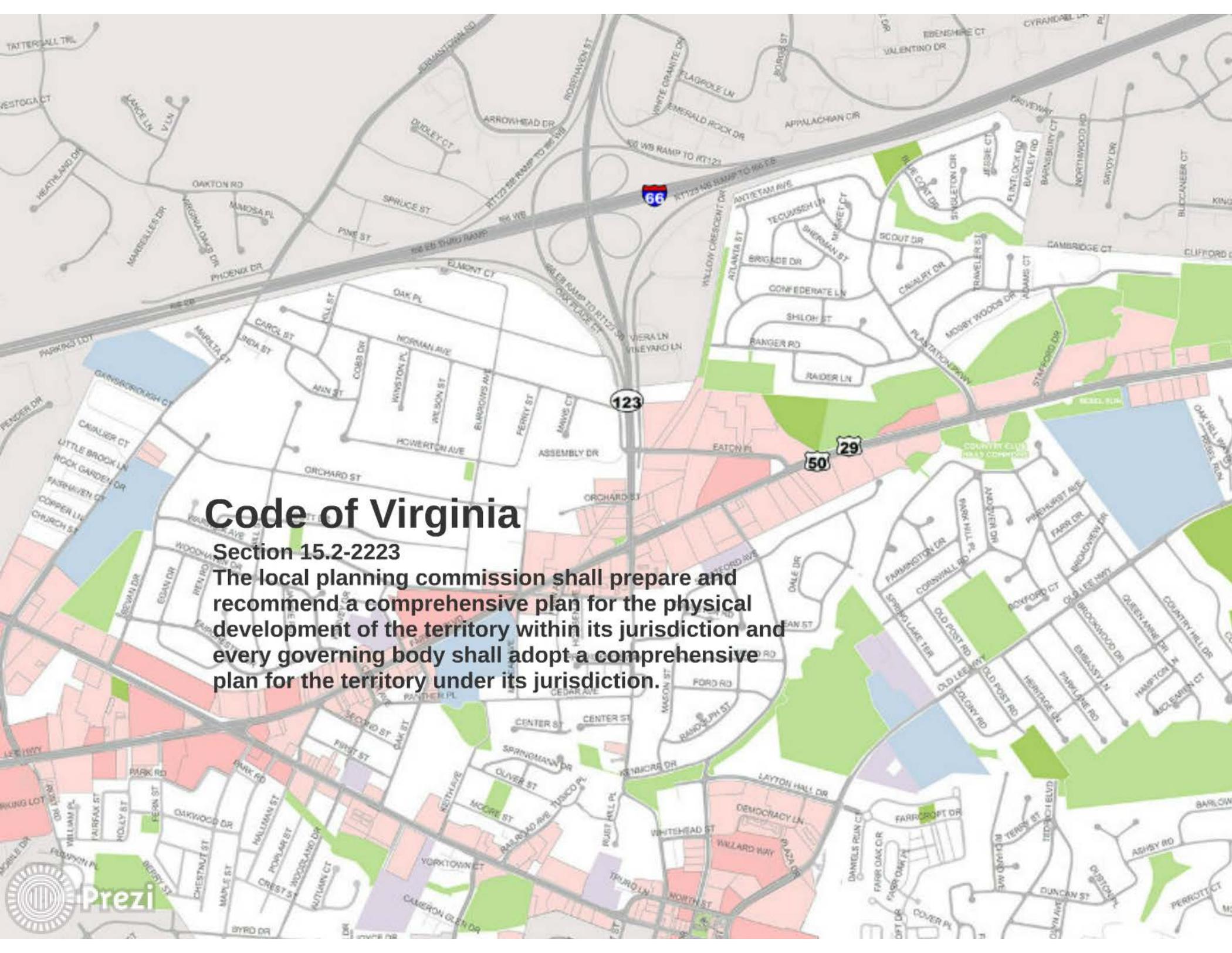


# City of Fairfax

GEORGE MASON UNIVERSITY



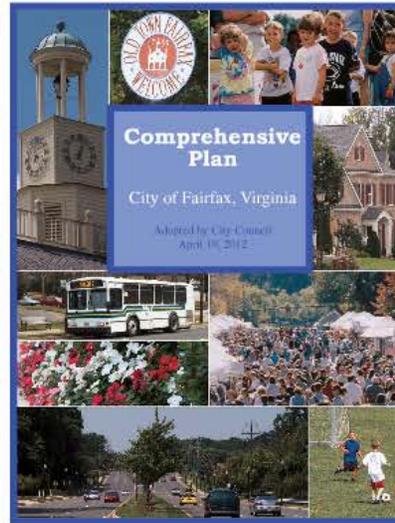


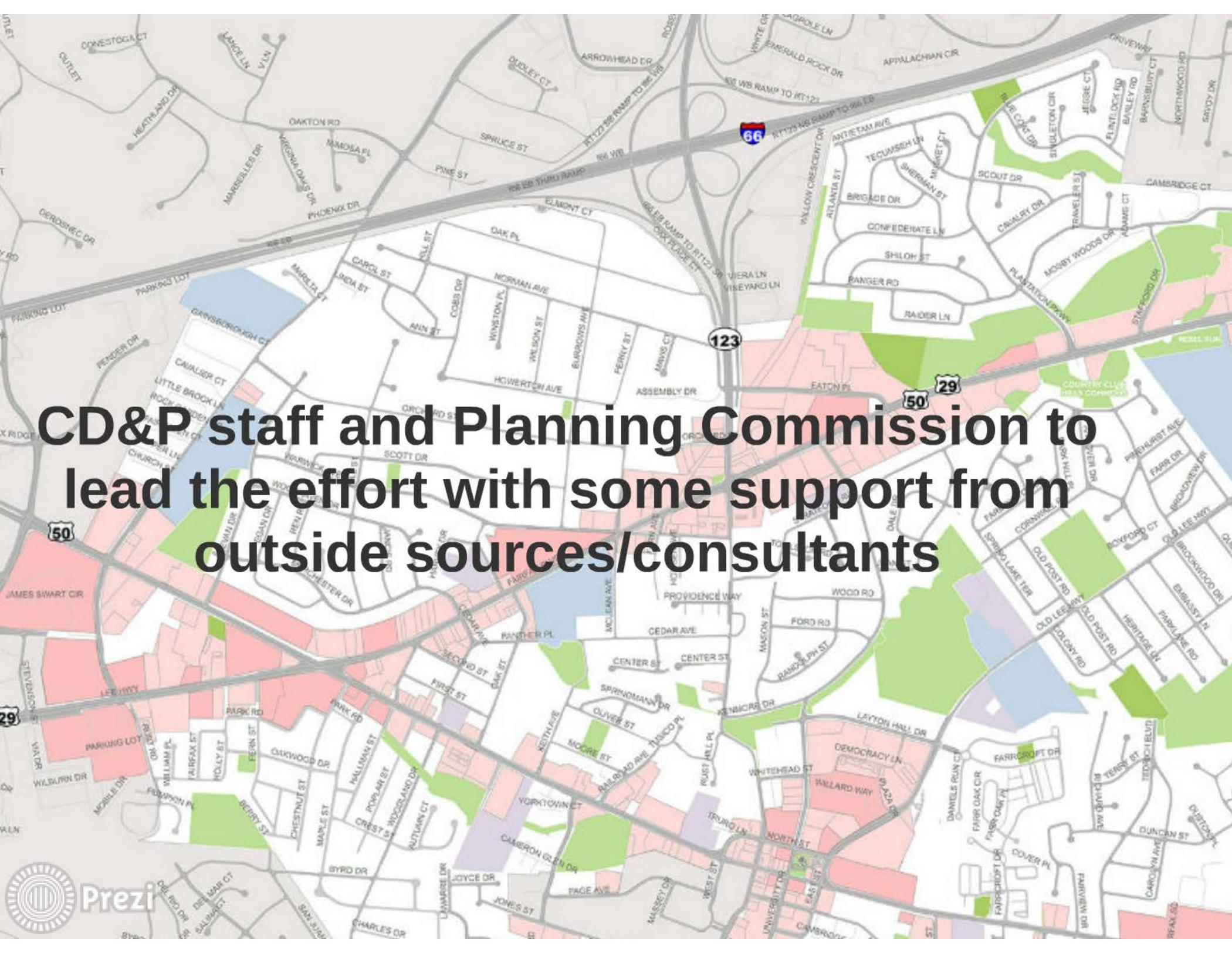
# Code of Virginia

## Section 15.2-2223

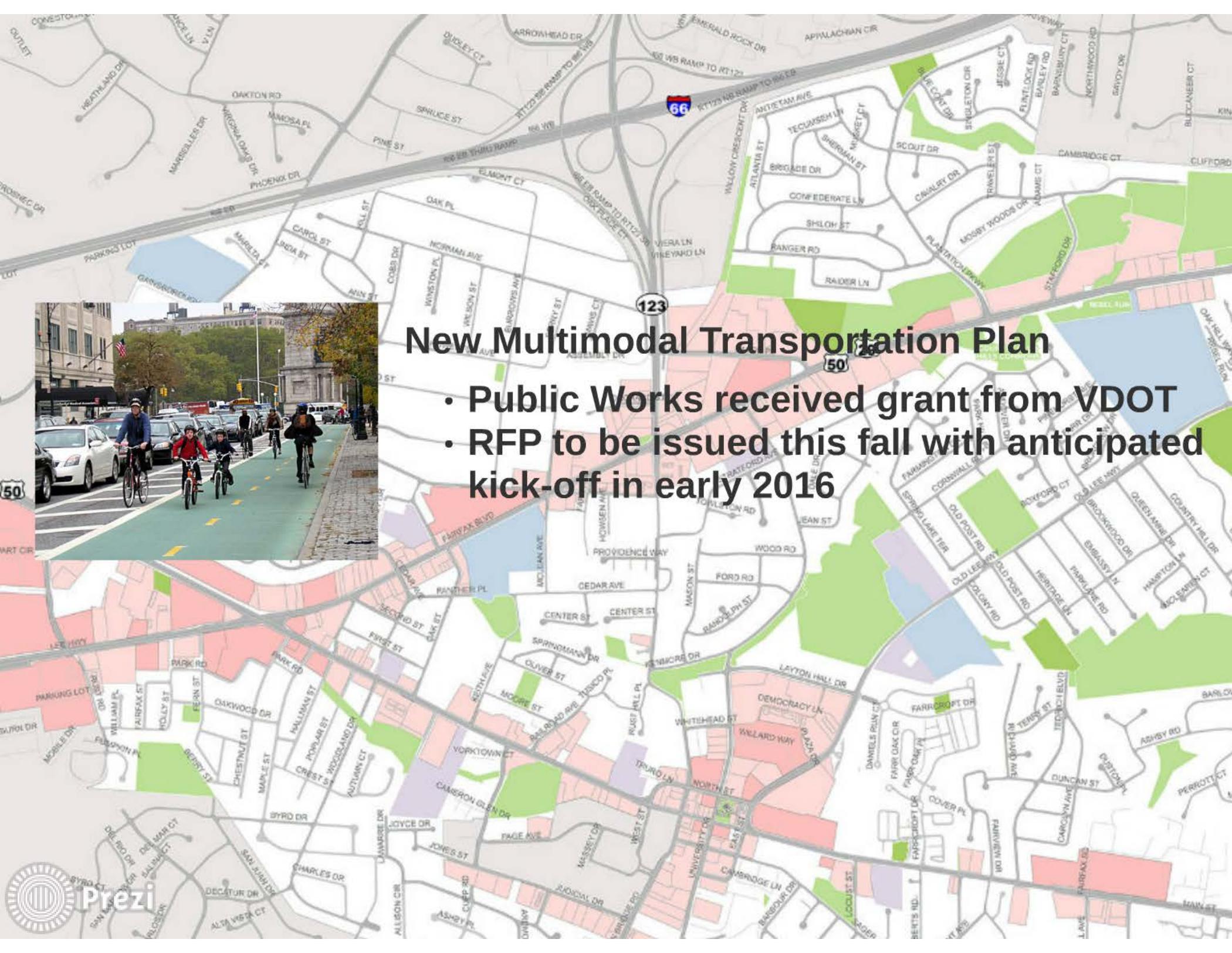
The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.

**This will be a  
major overhaul,  
not an update**





**CD&P staff and Planning Commission to lead the effort with some support from outside sources/consultants**



## New Multimodal Transportation Plan

- Public Works received grant from VDOT
- RFP to be issued this fall with anticipated kick-off in early 2016



**Critical that Multimodal  
Transportation Plan is  
integrated and developed  
concurrently with  
Comprehensive Plan**





### BRIEFING PAPER SERIES COMPREHENSIVE PLAN MECHANICS

Government Development & Planning | 2011-2014

#### TABLE OF CONTENTS

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#### CONTACT

Community Development & Planning  
City Hall Annex Room 207  
10605 Leesboro Street  
Fairfax, VA 22030  
Hours: 8:00 am to 5:00 pm weekdays  
(Phone) 703-386-7930

#### EXECUTIVE SUMMARY

The City of Fairfax Planning Commission has initiated discussions regarding updating the City's Comprehensive Plan, which was adopted in 2004. During the initial stages of these discussions, a series of briefing papers will be published on matters related to planning. The topics of the papers include:

- Comprehensive plan overview
- Models of development
- Land use and zoning
- Regional infrastructure issues
- Economic development opportunities and partnerships
- Sustainability and the environment
- Multimodal transportation
- Public facilities and lands
- Total Impact Analysis
- Census 2010 data update
- Annexes

The papers are intended to provide information that may be useful in the process to update the Comprehensive Plan moving forward. The papers will explore the aforementioned topics in detail, providing both a local perspective and examples of best practices that may be applicable to the City of Fairfax. In addition, the papers will provide context for the discussion by providing background information and where applicable, a historical context.

The proposed update to the City of Fairfax Comprehensive Plan is the impetus behind all of the briefing papers, so in the first paper, Comprehensive Plan Mechanics, the fundamentals of this document and the process to create it are explained. A comprehensive plan is a fairly common public document for local governments around the country, serving as the basic for a range of decisions regarding public infrastructure and development. However, the document itself and the planning process can vary significantly from locality to locality, so this paper covers the history of comprehensive planning, the legal requirements for comprehensive plans in the State of Virginia, the content of previous plans in the City of Fairfax, and examples of recent planning trends and practices.

# Background on Comprehensive Plan process initiated in 2011 (before decision to do minor update)

- Key component was discussing major issues via briefing papers



- ⇒ Comprehensive plan mechanics
- ⇒ Models of development
- ⇒ Land use and zoning
- ⇒ Regional development snapshot
- ⇒ Economic development opportunities and partnerships
- ⇒ Sustainability and the environment
- ⇒ Multimodal transportation
- ⇒ Public facilities and lands
- ⇒ Fiscal Impact Analysis
- ⇒ Census 2010 data update
- ⇒ Parking

The purpose of the issue briefs was to address the primary content areas and build upon existing reports and studies

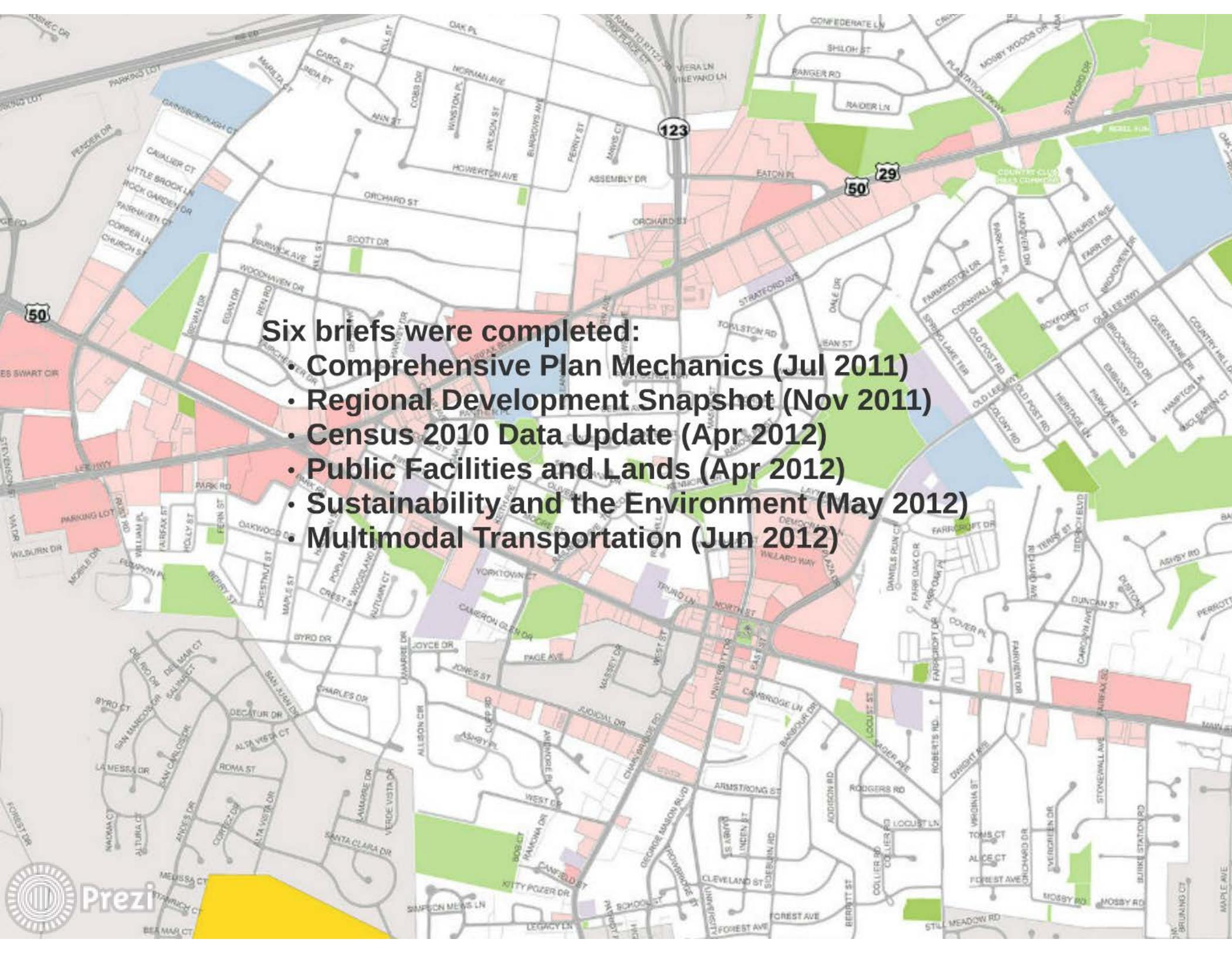
- Frame the issues, educate the community and provide a mechanism to present previous information in a new light

Some content areas have been addressed, i.e., fiscal impact analysis and zoning

Most info is still relevant and can be repackaged and shared as part of this process

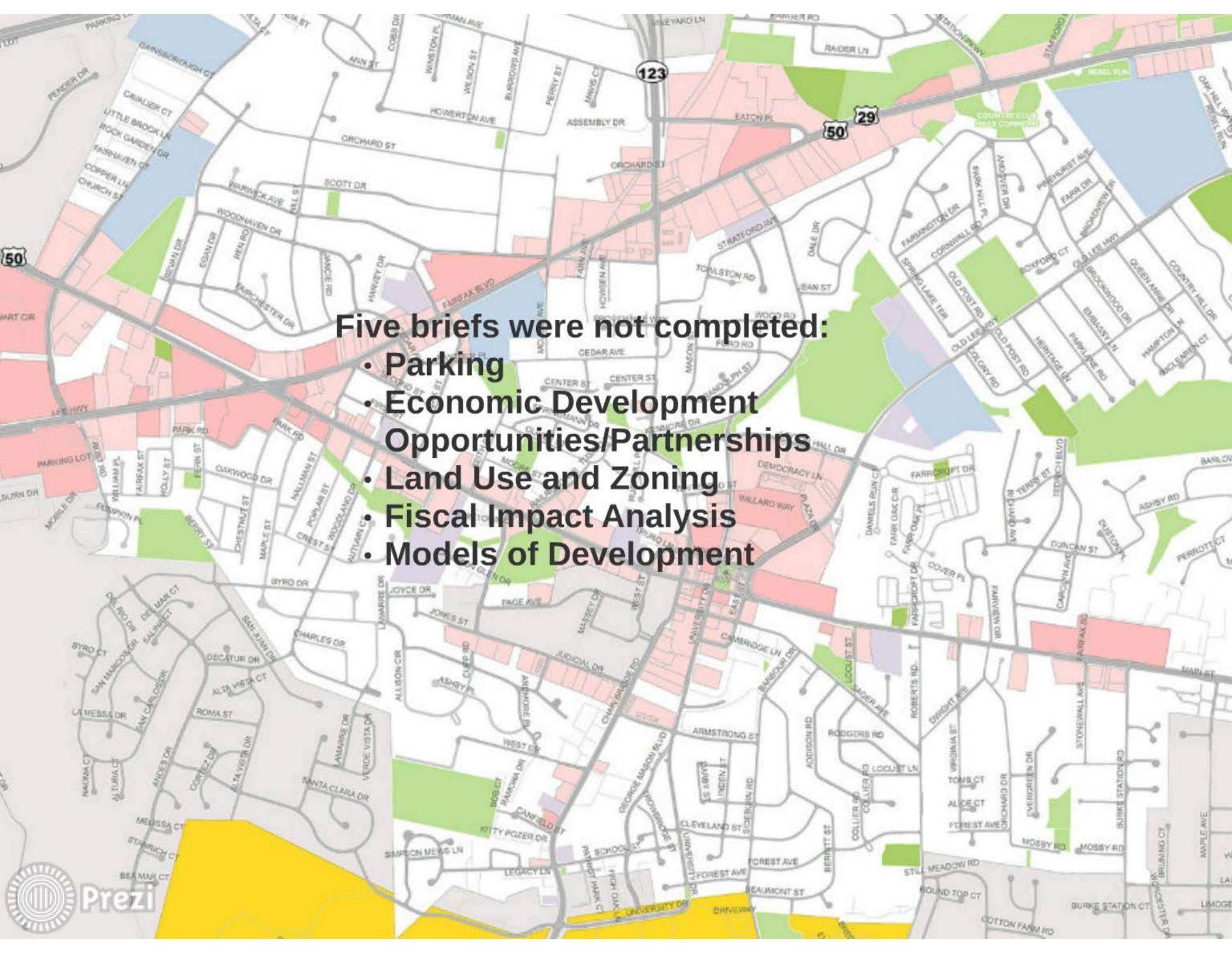
**ZONING ORDINANCE**  
CITY OF FAIRFAX, VIRGINIA  
Public Review Draft  
Printed 8/22/2015





**Six briefs were completed:**

- **Comprehensive Plan Mechanics (Jul 2011)**
- **Regional Development Snapshot (Nov 2011)**
- **Census 2010 Data Update (Apr 2012)**
- **Public Facilities and Lands (Apr 2012)**
- **Sustainability and the Environment (May 2012)**
- **Multimodal Transportation (Jun 2012)**



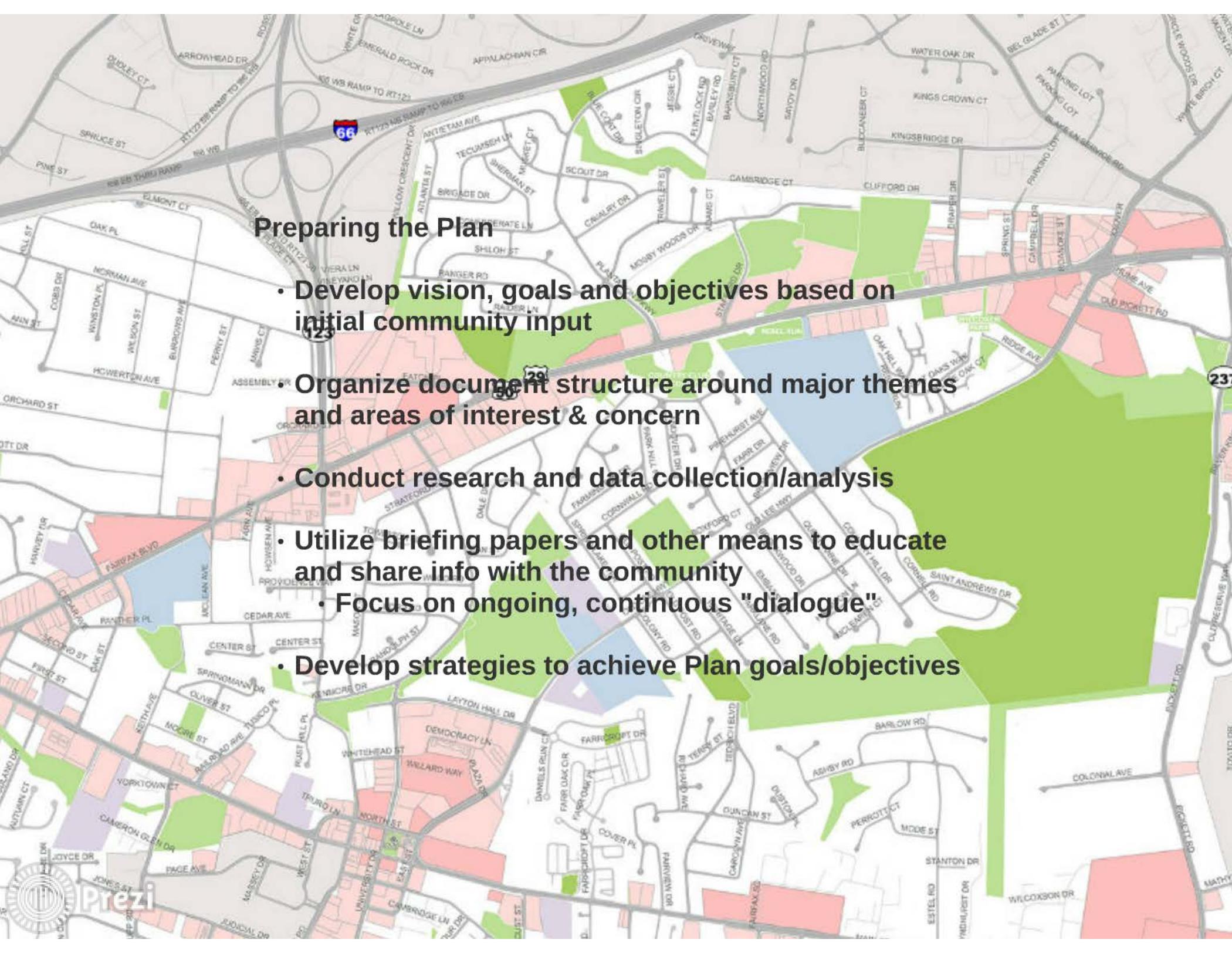
**Five briefs were not completed:**

- **Parking**
- **Economic Development Opportunities/Partnerships**
- **Land Use and Zoning**
- **Fiscal Impact Analysis**
- **Models of Development**



**First step in Comprehensive Plan process ... start with the community**

- **Solicit feedback to guide the Plan's focus**
  - **Statistically valid survey**
- **Develop survey tool with input from:**
  - **City Council**
  - **Planning Commission**
  - **Other City Committees/Boards (ESC, EDA, etc.)**
  - **City Departments (Parks & Rec, Public Works, etc.)**
- **Research best practices in Comp Plan structure/organization**

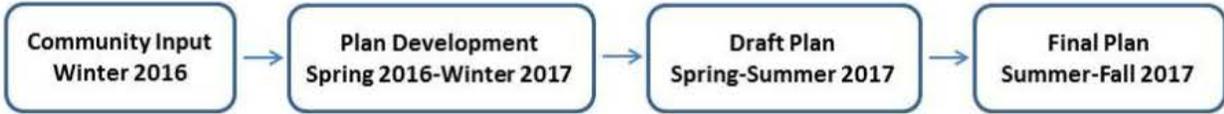


## Preparing the Plan

- Develop vision, goals and objectives based on initial community input
- Organize document structure around major themes and areas of interest & concern
- Conduct research and data collection/analysis
- Utilize briefing papers and other means to educate and share info with the community
  - Focus on ongoing, continuous "dialogue"
- Develop strategies to achieve Plan goals/objectives



# Proposed Timeline/Milestones



# Public Engagement Strategy

- **Bottom-up process ... collect ideas *before* presenting ideas**
  - **Community survey to ask what's important to you?**
- **Traditional outreach + Technology + Creativity**
  - **Public Meetings/Open Houses/Focus Groups**
  - **Email/City Alert**
  - **Text Messages**
  - **Facebook, Twitter, Instagram**
  - **Staff hours in the community (@ library, coffee shop)**
  - **Neighborhood walkabouts, bikeabouts, etc.**
- **Goal is participation from all neighborhoods and population groups**





Come Play With Us!  
Build The City  
With Legos

CITY OF FAIRFAX...  
Where do you  
LIVE!  
WORK!  
DO?  
© 2012, CCLM.org



Prezi BY DESTINATIONS...

FAIRFAX COUNTY  
AGE MASON UNIVERSITY

Fairfax  
Fairfax County  
Fairfax City



# Livable Fairfax

## Preparing the City's New Comprehensive Plan

### City of Fairfax - 2015 Fall Festival Questionnaire

- 1) Do you live in the City of Fairfax? (circle one)
  - a) Yes
  - b) No (skip to question #4)
- 2) About how long have you lived in the City of Fairfax? (circle one)
  - a) Less than 5 years
  - b) 5-10 years
  - c) 11-20 years
  - d) Over 20 years
- 3) What do you like about living in the City of Fairfax? (circle all that apply)
  - a) Schools
  - b) Parks, Trails and Open Space
  - c) Location/Accessibility
  - d) Close to Work
  - e) Home/Neighborhood
  - f) Small-Town Feel/History
  - g) Shops and Restaurants
  - h) Other \_\_\_\_\_
- 4) What do you think the City should focus on in the Comprehensive Plan? (circle all that apply)
  - a) Schools
  - b) Parks, Trails and Open Space
  - c) Pedestrian & Bicycle Facilities
  - d) Streets and Vehicle Circulation
  - e) CUE Bus/Public Transportation
  - f) Housing Options/Affordability
  - g) Shops and Restaurants
  - h) Arts and Entertainment
  - i) Economic Development/Redevelopment
  - j) Renewable Energy/Sustainability Efforts
  - k) Collaboration with George Mason University
  - l) Other \_\_\_\_\_
- 5) Do you want be involved in preparing the City's Comprehensive Plan? (circle one)
  - a) Yes
  - b) No
- 6) How would you prefer to get information and provide comments on the Plan? (circle all that apply)
  - a) Public Meetings/Open Houses
  - b) Email/City Alert
  - c) Text Messages
  - d) Facebook, Twitter, Instagram
  - e) Staff hours in the community (@library, coffee shop, etc.)
  - f) Other \_\_\_\_\_
- 7) Please provide your contact information to receive more information on the Comprehensive Plan:

Name \_\_\_\_\_

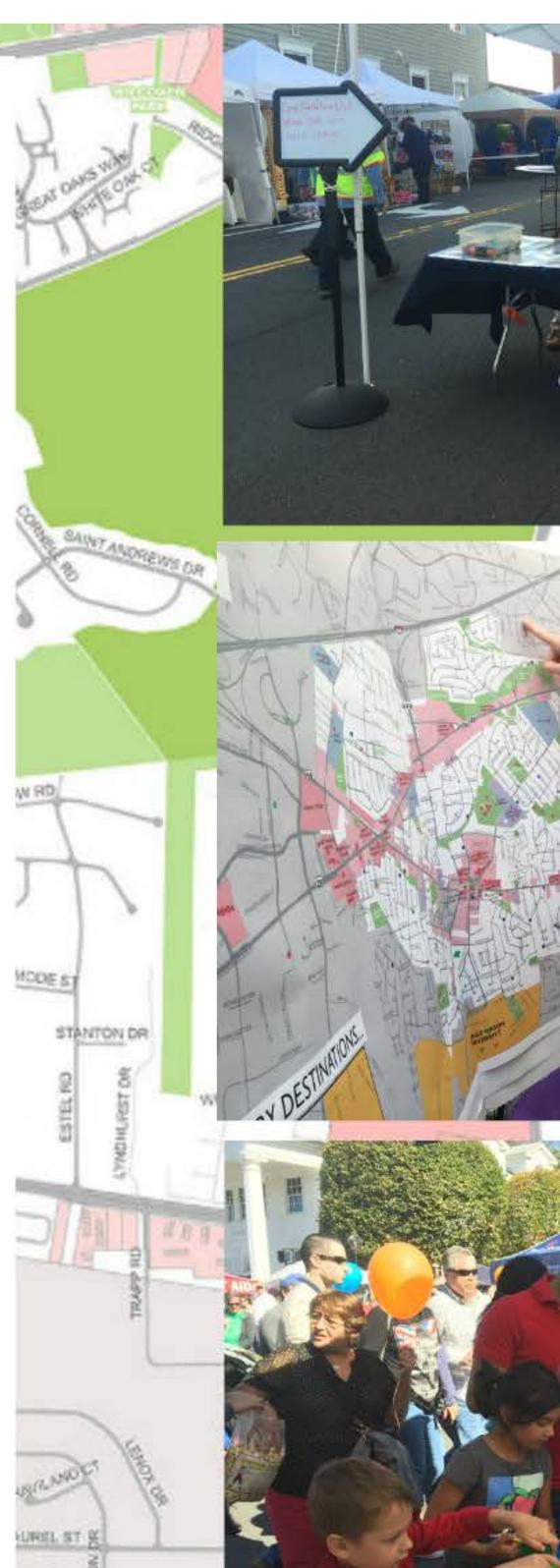
Address \_\_\_\_\_

Email \_\_\_\_\_

Mobile Phone \_\_\_\_\_

#### What is a Comprehensive Plan?

- Document describing a community's vision for how it wants to physically grow and develop in the near future
- Provides guidance on land use, transportation, housing, parks, education, economic development, environment, arts & historic preservation
- Policy document for decision-making -- informs zoning and budget decisions (CIP)



use, transportation, housing, parks, education, economic development, environment, arts & historic preservation

- Policy document for decision-making -- informs zoning and budget decisions (CIP)

**3) What do you like about living in the City of Fairfax? (circle all that apply)**

- a) Schools
- b) Parks, Trails and Open Space
- c) Location/Accessibility
- d) Close to Work
- e) Home/Neighborhood
- f) Small-Town Feel/History
- g) Shops and Restaurants
- h) Other \_\_\_\_\_

**4) What do you think the City should focus on in the Comprehensive Plan? (circle all that apply)**

- a) Schools
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- j) Renewable Energy/Sustainability Efforts
- k) Collaboration with George Mason University
- l) Other \_\_\_\_\_

**5) Do you want be involved in preparing the City's Comprehensive Plan? (circle one)**

- a) Yes
- b) No

**6) How would you prefer to get information and provide comments on the Plan? (circle all that apply)**

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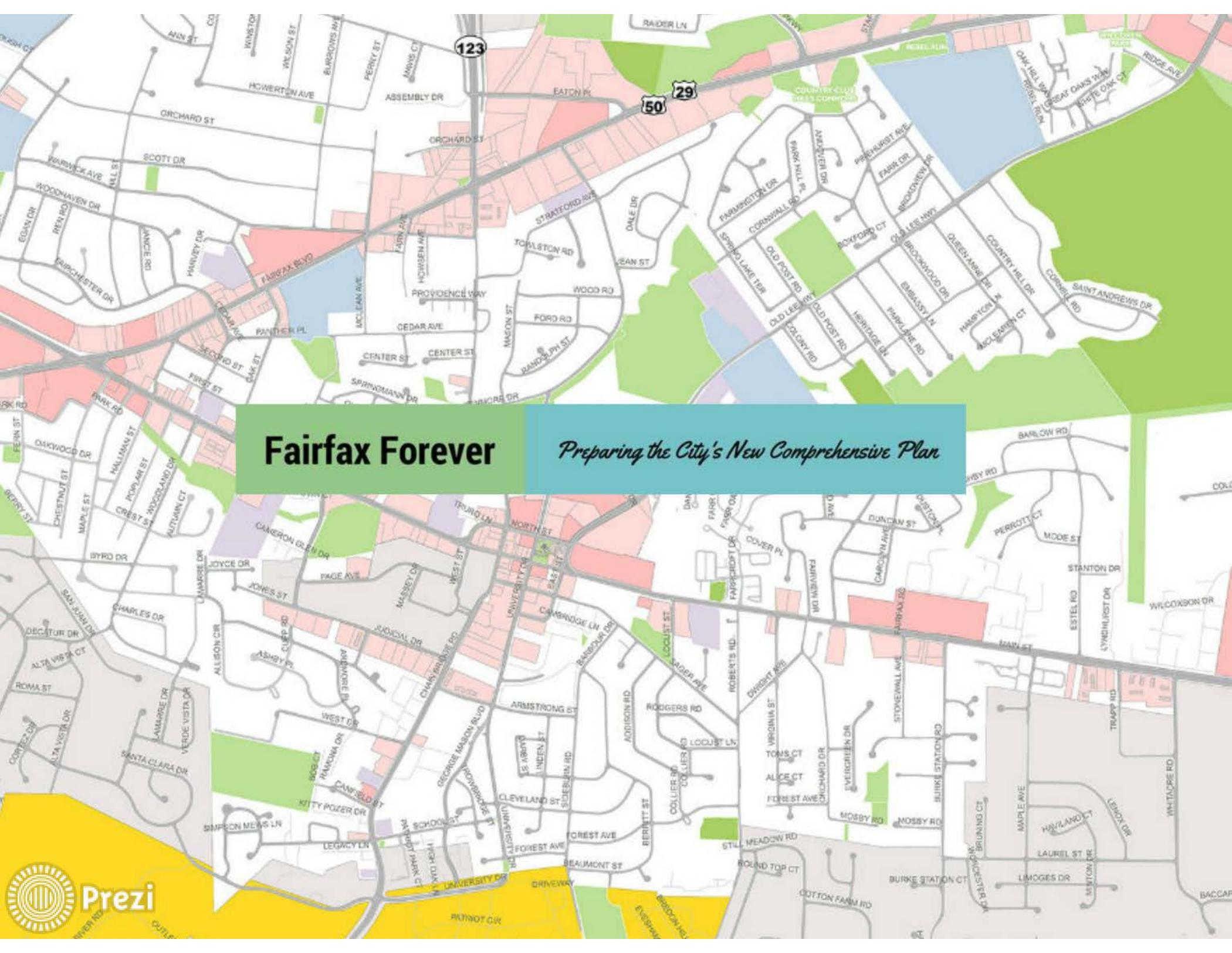
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## Next Steps

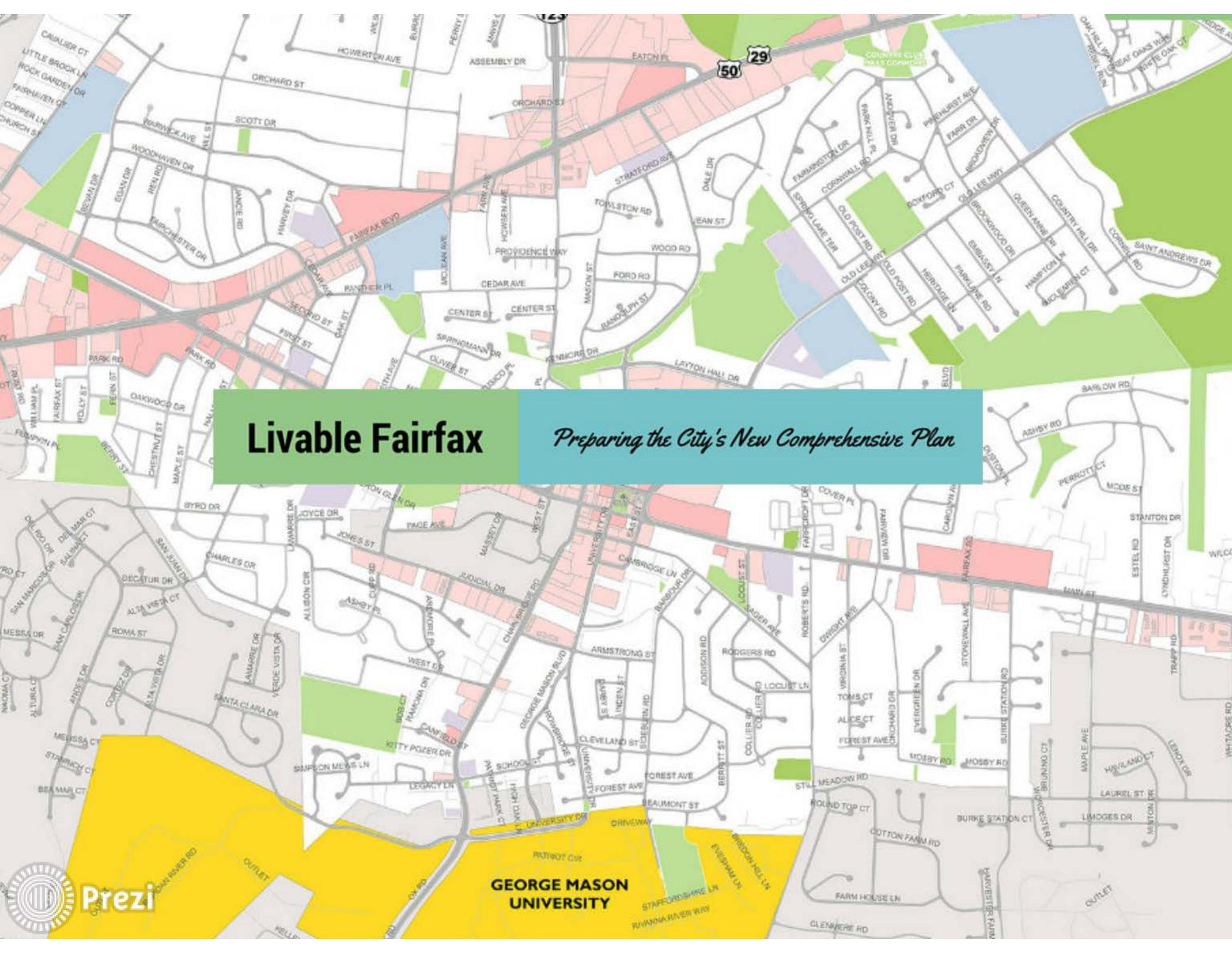
- Refine approach and discuss with City Council
- Work session tentatively scheduled for Nov 3
- Develop survey instrument



# Fairfax Forever

*Preparing the City's New Comprehensive Plan*





# Livable Fairfax

*Preparing the City's New Comprehensive Plan*



**GEORGE MASON UNIVERSITY**

