

Livable Fairfax City

Giving a voice to the community's vision for the future



2035 Comprehensive Plan

**Comprehensive Plan Briefing
Fairfax Renaissance Housing Corporation
June 14, 2016**

What is a Comprehensive Plan?

Describes a community's vision for how to 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;

Informs City zoning and budget decisions – i.e., the Capital Improvement Program (CIP).



Mandated by Code of Virginia

Comprehensive plan mandatory for all localities;

Planning commission prepares and recommends comprehensive plan to governing body (City Council), which is responsible for adoption;

Intended to be general in nature and identifies “approximate” locations & character of major features;

Must contain transportation plan identifying needs and recommendations, and transportation improvements;

Must designate areas & means for construction, rehabilitation, and maintenance of affordable housing.

Mandated by Code of Virginia

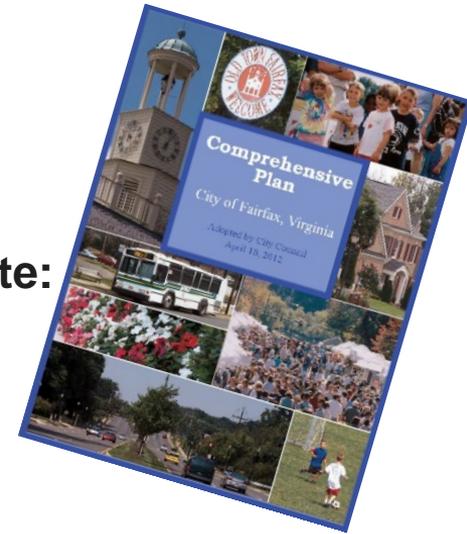
At least once every 5 years the comprehensive plan must be reviewed by the planning commission to determine whether it should be amended:

2004 – Plan adopted

2008-2011 – Planning Commission reviewed Plan

2011 – Planning Commission recommended major update:
1st step: Amend existing Plan (minor revisions)
2nd step: Draft new Plan

2012 – City Council adopted minor revision to 2004 Plan
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 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

Led by Planning Commission & 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 (consultant)



Plan Goals:

Educate stakeholders and public on 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

Opportunity for residents to identify issues and be part of the process from the beginning:

Proactive – as opposed to reactive – approach

Bottom-up process... collect ideas before presenting ideas

Raises awareness of planning process

Recognizes important issues to be evaluated in greater detail

Ensures a more complete discussion

Survey Results Meeting – June 6



Public Engagement Strategy

Traditional Outreach + Technology + Creativity =
Universal Awareness and Maximum Participation

Public meetings, open houses, focus groups

E-mail, 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 in 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 key questions

Solicit input through mix of traditional and non-traditional engagement strategies

Written in an easy-to-understand style

Linkages between 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 & Historic Preservation

3. Transportation, Mobility and Connectivity

4. Environmental Sustainability

- Natural Environment
- Sustainability Initiatives

5. Economic Vitality

- Business Retention & Promotion

6. Community Services

- Education
- Parks, Recreation & Cultural Arts
- Public Safety
- Infrastructure and Utilities

7. Implementation

- Strategies, Priorities, Metrics

Appendices: Fact Book, Community Survey, Community Outreach

1. Introduction

- **Vision Statement**
 - Results of community survey used to define major themes
- **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 & 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 & Historic Preservation**

- Placemaking opportunities
- Historic & cultural resources



3. Transportation, Mobility & Connectivity

- **Multimodal 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)
 - 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



5. Economic Vitality

- **Business Retention, Attraction & Creation**
 - 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 & Cultural Arts**
 - Incorporate 2014 Strategic Master Plan
 - Trails may be updated as part of multimodal 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



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

Examine Current Housing Stock

- Mix of housing unit types
- Trends in housing market / development
- Analysis of City by neighborhood

Real estate trends in sales & by housing type



Data Collection & Key Questions

How is City progressing towards existing Comp Plan goals?

- Move-up housing
- Affordable housing
- Enhancing existing housing stock



Data Collection & Key Questions

Move-up Housing

- How has goal of providing move-up housing been progressing?
- How should this goal be addressed in new plan?
 - Purely cost-based, or other criteria, such as dedicated senior housing?



Data Collection & Key Questions

Affordable Housing

- New goal as of 2013
- Is the goal helping address the problem of affordable housing?
- Should there be a focus?
 - Zoning (proffer) considerations
 - Dedicated affordable developments or scattered units?
 - Rental vs. ownership
 - Income range



Data Collection & Key Questions

Enhancing Housing Stock

- Data on renovations
- **Renaissance program goals**
 - Renaissance projects (type, cost, location)
 - Type of projects most in demand
 - How can Renaissance program best help City achieve its housing goals?



Comments / Questions:

We're always available to talk:

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