



December 12, 2016 Planning Commission Work Session
2035 Comprehensive Plan Draft Goals and Outcomes

2035 Comprehensive Plan Structure

Vision – is the inspirational statement of Fairfax City in 2035

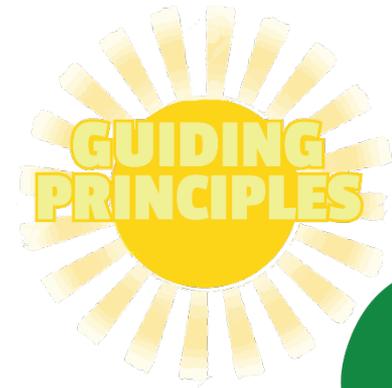
Guiding Principles – are content-specific inspirational statements

Goals – are general statements of the ideals toward which the city strives

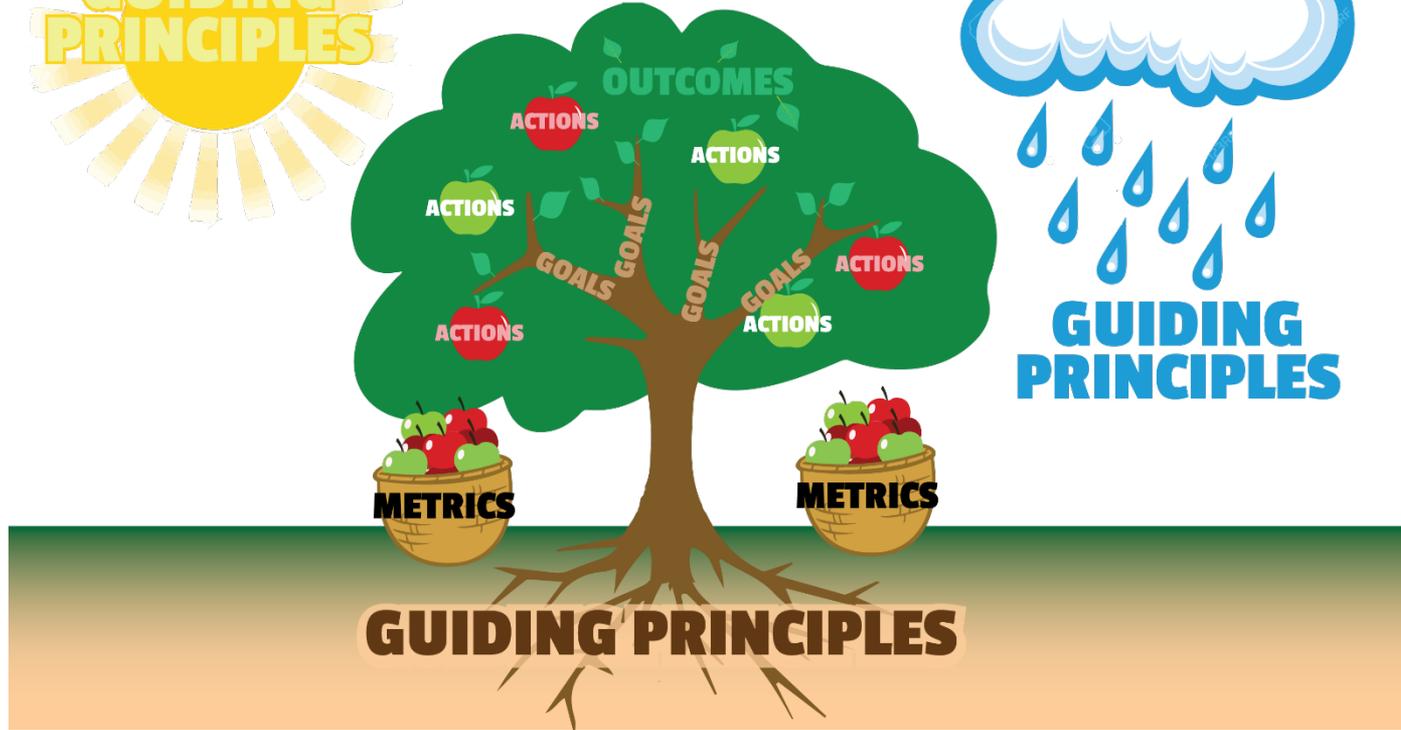
Outcomes – define what success looks like for each goal

Actions – define the specific steps necessary to realize each outcome/goal

Metrics – provide a method to measure progress toward achieving each goal



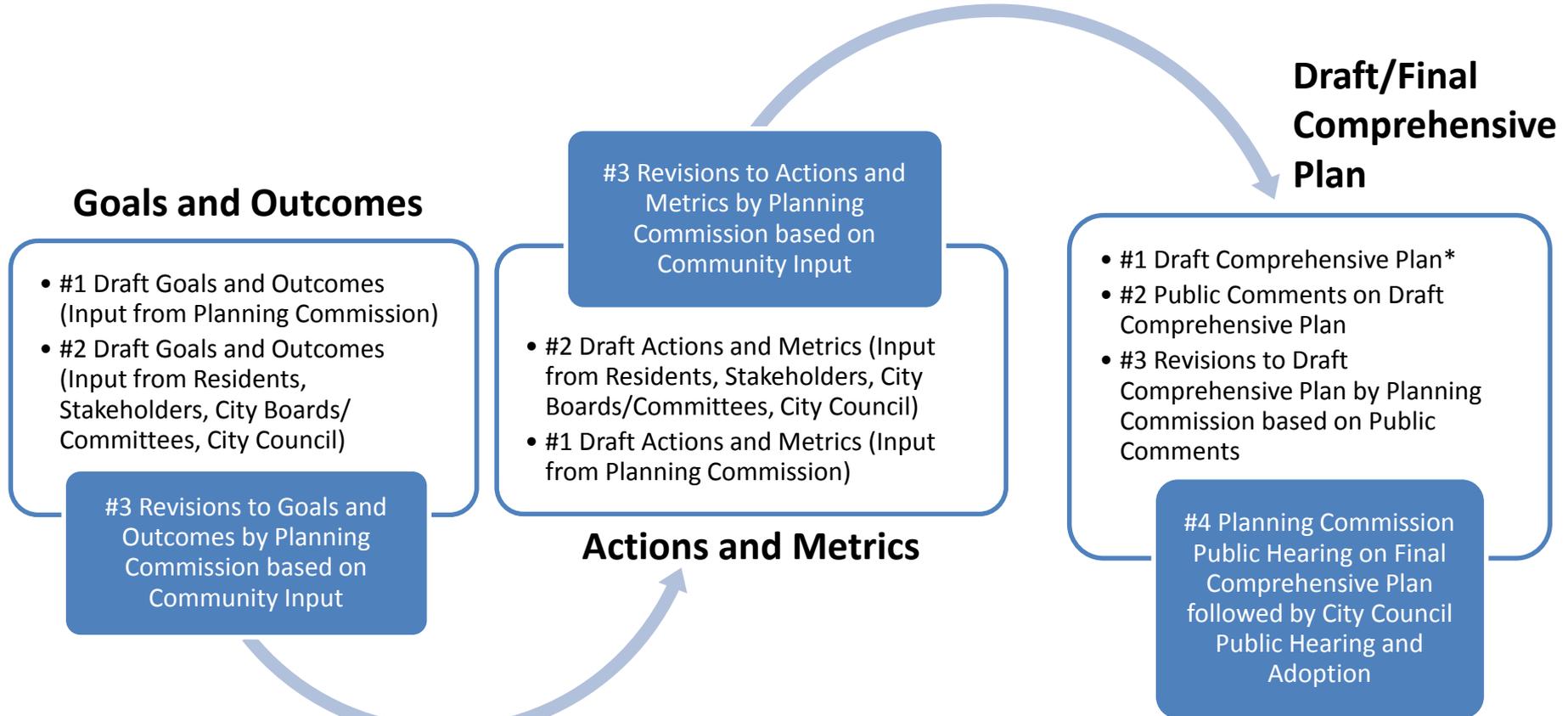
VISION



2035 Comprehensive Plan Structure

December 2016 thru 2017

Iterative Process to Draft Goals, Outcomes, Actions and Metrics



*Compilation of revised Vision, Guiding Principles, Goals, Outcomes, Actions and Metrics

Supporting Information and Data

- Draft Fact Book (daily tidbits and 11-28-16 comments)
- Discussions with City Council, Planning Commission, City Boards and Committees
- Community input received on community survey and draft vision statement
- Recommendations from Comprehensive Plan, Vision Fairfax Mason Charrette, Fairfax 2020 Commission Report, other City plans, i.e., Parks and Recreation Strategic Master Plan
- National and state best practices

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1. Introduction
 2. Land Use Strategies
 3. Transportation, Mobility and Connectivity
 4. Environmental Sustainability
 5. Economic Vitality
 6. Community Services
 7. Implementation
- Appendix A – Fact Book
- Appendix B – Community Outreach/Input

Draft Goals and Outcomes

Chapter 2 -Land Use Strategies

- Land Use and Demographics
- Neighborhoods
- Commercial Corridors and Local Activity Centers
- Housing
- Community Design and Historic Preservation

Chapter 4 – Environmental Sustainability

- Natural Environment

* Parking Lot for Actions and/or Metrics that may come up as part of the discussion

Land Use and Demographics

Guiding Principle. In 2035, Fairfax is a city with the appeal of a small town and a population that is diverse in its culture, demographics and lifestyles, situated in the center of the growing region and within easy access to the nation's capital.

Land Use and Demographics Goal 1. Ensure new development and redevelopment are complementary to surrounding neighborhoods and contribute to an attractive, accessible and economically viable place.

Outcome LUD1.1 Future land use map and categories that provide for a mix of development types and meet market demand.

Outcome LUD1.2 Zoning regulations and development practices that support high-quality design and provide for a high quality of life.

Land Use and Demographics

Land Use and Demographics Goal 2. Accommodate residents of all ages, incomes and backgrounds.

Outcome LUD2.1 Diverse population that contributes to the City's economic vitality and culture of inclusiveness.

Outcome LUD2.1 George Mason University graduates choose to live in the City as they begin and move through their careers and lives.

Neighborhoods

Guiding Principle. In 2035, Fairfax is a city with inviting neighborhoods, each with its own unique character.

Neighborhoods Goal 1. Preserve and enhance the existing character of established neighborhoods.

Outcome N1.1 Infill development that complements surrounding homes in existing neighborhoods.

Outcome N1.2 Diverse mix of housing types that provide ample choices for residents at all stages of life.

Outcome N1.3 Rehabilitation and maintenance of existing, aging housing stock.

Neighborhoods

Neighborhood Goal 2. Improve quality of life by providing pedestrian and bicycle connections to commercial centers, parks, schools and other local destinations.

Outcome N2.1 Residents safely and easily walk and bike about the community.

Outcome N2.2 Reduced use of automobiles for local trips.

Neighborhood Goal 3. Foster a greater sense of neighborhood identity.

Outcome N3.1 Open communication between residents and the City.

Outcome N3.2 Universal civic pride and community participation.

Commercial Corridors and Local Activity Centers (formerly Commercial Centers and Redevelopment Areas)

Guiding Principle. In 2035, Fairfax is a city with flourishing centers of commercial and mixed-use activity that include an assortment of grocery stores, restaurants, cafés, entertainment venues, retail stores and housing.

Commercial Corridors and Local Activity Centers Goal 1: Enhance commercial activities along the City's major corridors with a mix of retail and service offerings in an attractive and welcoming setting.

Outcome CCLAC1.1 Commercial corridors with attractive physical characteristics that serve the shopping, dining and service preferences of nearby residents and workers.

Outcome CCLAC1.2 Tenants representing diverse business sectors that meet current and emerging trends in neighborhood-serving retail and service demands.

Commercial Corridors and Local Activity Centers (formerly Commercial Centers and Redevelopment Areas)

Commercial Corridors and Local Activity Centers Goal 2: Promote redevelopment in the City's activity centers that strengthens our economic vitality, provides commercial and residential opportunities for sustained demand and reinforces the City's regional appeal.

Outcome CCLAC2.1 Enhanced City tax base – in terms of real estate valuation, business revenue and fiscal stability – generated by development that sustains high-demand businesses and quality mixed-use environments that benefit the community's long-term prosperity.

Outcome CCLAC2.2 Mixed-use destinations that successfully compete with other regional centers and complement the City's existing neighborhoods.

Housing

Guiding Principle. In 2035, Fairfax is a city with a choice of housing types that meet the needs of our community at all stages of life.

Housing Goal 1: Ensure the appropriate accommodations and availability of safe housing units that are affordable for individuals and families with income levels from 60% to 100% of the region's median household income.

Outcome H1.1 Affordable housing units have been added to the City's housing stock through redevelopment and strategic investments.

Outcome H1.2 Preservation of and reinvestment in the City's existing supply of affordable multifamily rental housing units.

Housing

Housing Goal 2: Provide seniors with housing options in the City that are suitable for a range of senior living choices, such as aging in place, dedicated senior housing or assisted living/nursing care.

Outcome H2.1 A range of accessible housing types with appropriate levels of support and care are available for senior residents.

Housing Goal 3: Housing types that are not heavily represented in the current housing inventory are supported in order to provide a greater variety of housing options for residents.

Outcome H3.1 Continued development of housing types, such as upscale, move-up housing, considered to be underrepresented in the City's existing stock of housing units.

Outcome H3.2 Expansion of housing opportunities that increase supply while maintaining existing neighborhood character, such as accessory dwelling units (ADUs).

Housing

Housing Goal 4: Continue to support the Fairfax Renaissance Housing Corporation (FRHC) and its work to incentivize residential improvements and expand the program.

Outcome H4.1 Expanded FRHC program has increased its reach within the community, impacting a greater number of housing units.

Community Design and Historic Preservation

Guiding Principle. In 2035, Fairfax is a city with architecture that contributes to a vibrant, creative place and complements our historic character.

Community Design and Historic Preservation Goal 1. Require high-quality, sustainable design and construction of new buildings along with modifications and additions to existing buildings.

Outcome CDHP 1.1: Clear expectations for the required design elements and building materials for the City's historic districts and commercial centers.

Outcome CDHP 1.2: Attractive buildings and inviting open spaces that contribute to the City's economic vitality and unique sense of place.

Community Design and Historic Preservation

Community Design and Historic Preservation Goal 2. Protect and enhance the City's historic resources.

Outcome CDHP 1.1 Protection of eligible structures, properties and neighborhoods preserved through local historic designation and strategic investments.

Outcome CDHP 1.2 Redevelopment that respects other nearby historic structures and the established architectural pattern.

Outcome CDHP 1.3 Promotion of educational, economic and recreational benefits of historic structures, properties and districts.

Natural Environment

Guiding Principle. In 2035, Fairfax is a city with a healthy ecosystem of naturally flowing streams, native plants, wildlife, contiguous natural habitat areas and a healthy tree population.

Natural Environment Goal 1. Protect public health and the environment through policies and programs that improve the quality of Fairfax City's natural resources.

Outcome NE1.1 Enhanced water resources and watersheds in the City.

Outcome NE1.2 Clean, healthy air that supports plant, animal, aquatic and human life.

Outcome NE1.3 Healthy, diverse trees that are part of a well-managed urban forest, valued and recognized for its positive social, environmental, economic and public health impacts on the community.

Natural Environment

Outcome NE1.4 A protected and diverse population of native vegetation located throughout the community.

Outcome NE1.5 Restored and preserved natural open spaces and contiguous greenway corridors that provide natural habitats for plants and wildlife.

Natural Environment Goal 2. Prepare for the impacts from natural and man-made hazards.

Outcome NE2.1 Reduced risk and increased capacity to meet the challenges associated with natural hazards.

Outcome NE2.2 Reduced exposure to toxins and pollutants in the environment.

Next Steps

- Staff to develop draft goals and outcomes and discuss with Planning Commission:
 - January 9 - Economic Vitality, Sustainability, Parks/Recreation
 - January 23 - Education, Public Safety, Utilities
- Solicit input from residents, stakeholders, staff, City boards/committees and City Council in January-February
- Planning Commission in March review comments on draft goals and outcomes and revise, as needed

Comments/Questions