

Livable Fairfax

Giving voice to the community's vision for the future



2035 Comprehensive Plan

**May 8, 2017 City of Fairfax Planning Commission
Joint Work Session with City Boards and Commissions**

SWOT Technical Analysis

Neighborhoods / Housing / Community Design and Historic Preservation

Tonight's Meeting

Purpose: Fact Book SWOT technical review to develop initial list of Actions & Metrics for 2035 Comprehensive Plan

Topics: Neighborhoods / Housing / Community Design and Historic Preservation (45 minutes per topic)

1st of 4 Joint Work Sessions

May 22: Commercial Centers and Redevelopment Areas / Economic Vitality

June 12: Environment and Sustainability / Infrastructure and Utilities / Parks, Recreation and Cultural Arts

June 26: Education / Government and Public Safety

2035 Comprehensive Plan Process

	Spring 2016	Summer 2016	Fall 2016	Winter 2017	Spring 2017	Summer 2017	Fall 2017	Winter 2018	Spring 2018
Initial Input (Community Survey)	Active	Active	Light	Light	Light	Light	Light	Light	Light
Plan Development	Light	Active	Active	Active	Active	Active	Active	Light	Light
Draft Plan	Light	Light	Light	Light	Light	Light	Light	Active	Active
Final Plan	Light	Light	Light	Light	Light	Light	Light	Light	Active

Prepare Actions and Metrics (summer-fall 2017)

- Actions define the specific steps necessary to realize each outcome, and ultimately, each goal
- Metrics provide a method to measure progress towards achieving that goal

SWOT: Existing & Future Analysis

Strengths: Existing characteristics that contribute to our success.

Weaknesses: Existing problems that keep us from reaching our goals.

Opportunities: Future prospects that can help us reach our goals.

Threats: Future challenges that can keep us from reaching our goals.

Neighborhoods

Draft Strengths

- **Neighborhoods that are distinct in housing type, age & character.**
- **Newer housing has further diversified our mix of housing types.**
- **Access to recreation & open space.**

Neighborhoods

Draft Weaknesses

- **Most detached/duplex houses built before 1970s & can lack modern amenities.**
- **Lack of street connections limits ingress/egress to several neighborhoods.**
- **Numerous subdivisions create arbitrary divisions in several neighborhoods.**

Neighborhoods

Draft Opportunities

- **Plan for possible future redevelopment of Country Club (if club relocates or moves).**
- **Use housing programs to assist in upkeep & modernization of existing housing.**
- **Improve access to recreation & open space**

Neighborhoods

Draft Threats

- **Adjacent or infill development may be incompatible w/ existing neighborhoods.**
- **Aging housing stock requires reinvestment to meet consumer preferences.**
- **Lack of neighborhood connections puts pressure on limited available transportation connections.**

Housing

Draft Strengths

- **Varied housing units.**
- **Healthy real estate market: City's housing in strong demand.**
- **Robust levels of residential reinvestment.**
- **City's location provides flexible commuting options.**

Housing

Draft Weaknesses

- **Heavy concentration of 1950s/60s housing may not be up to current market preferences.**
- **Housing affordability: High cost of housing relative to incomes.**
- **Lack of specialized housing (i.e., senior housing).**

Housing

Draft Opportunities

- **Recent projects adding inventory for some housing types.**
- **City gov't committed to residential reinvestment.**
- **Real estate market's continued strength: long-term desirability.**

Housing

Draft Threats

- **Insufficient options for households earning less than area's median income.**
- **Few options for senior housing.**
- **Regional transportation inadequacies.**

Community Design & Historic Preservation

Draft Strengths

- **Distinct neighborhoods & commercial areas.**
- **Numerous buildings, properties & districts that add to the City's character and history.**

Community Design & Historic Preservation

Draft Weaknesses

- **Lack of protections for many structures over 50 years old.**
- **Activity Centers (Kamp Washington, Northfax, Fairfax Circle) and connecting corridors lack visible differentiation.**
- **Prevalence of older commercial development w/ dated architecture & site design.**

Community Design & Historic Preservation

Draft Opportunities

- Older buildings w/ architectural or historic value that could be protected and preserved.
- Neighborhoods could be included in historic districts.
- Redevelopment that enhances Old Town.
- Redevelopment in Activity Centers that adds to our City's character & desirability.

Community Design & Historic Preservation

Draft Threats

- **Adjacent or infill development may be incompatible w/ existing neighborhoods.**
- **Loss of historic structures to redevelopment.**

Comments / Questions

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