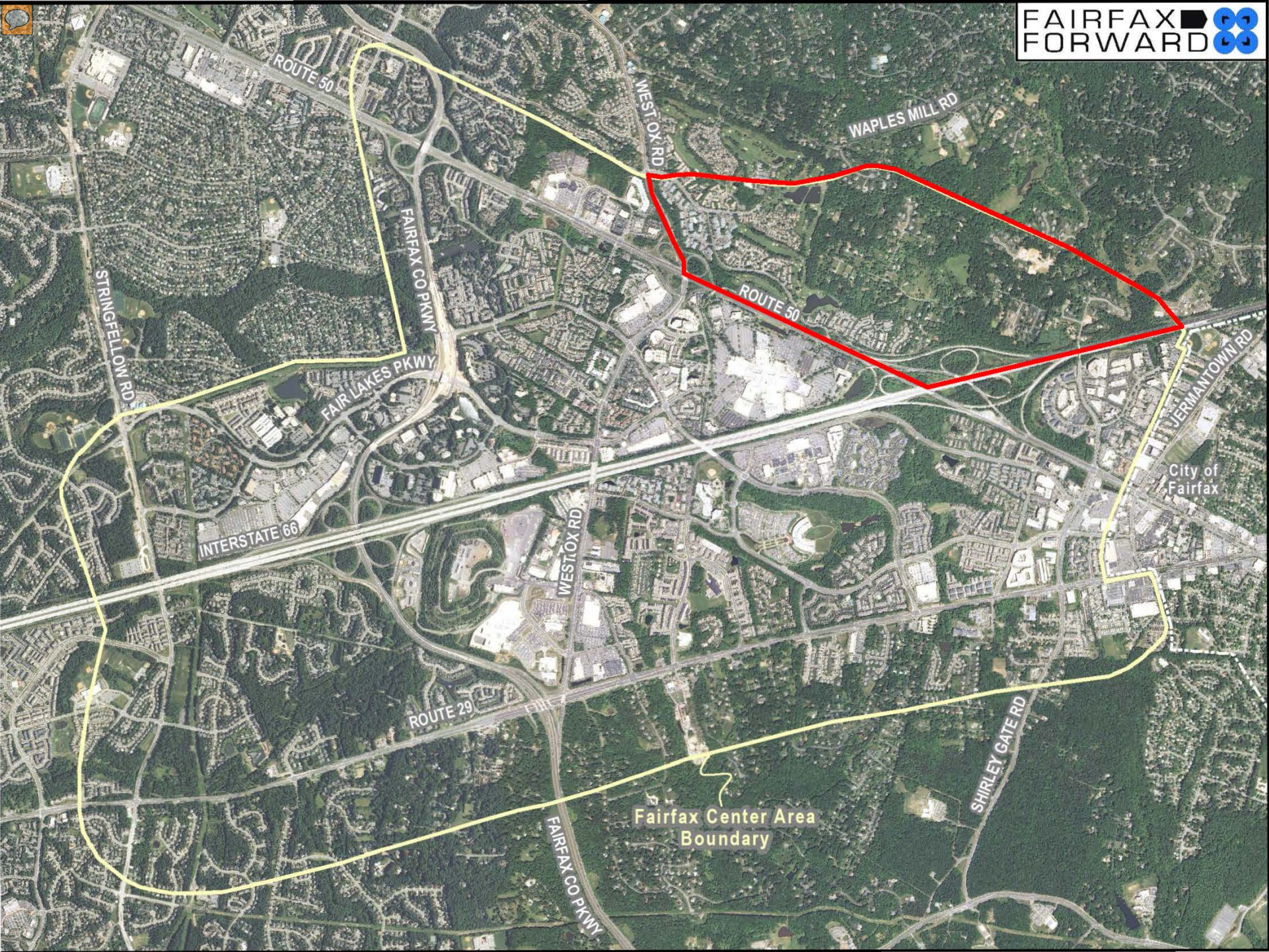
FAIRFAX CENTER AREA STUDY

PROVIDENCE DISTRICT
PHASE I KICKOFF
FEBRUARY 2014

Agenda

- What is the Comprehensive Plan and why is it important to you?
- About the study
- Existing conditions
- What do you think?

FAIRFAX FORWARD


FAIRFAX FORWARD
ROUTE 50
WEST OX RD
WAPLES MILL RD
FAIRFAX CO PKWY
ROUTE 50
STRINGFELLOW RD
FAIR LAKES PKWY
JERMANTOWN RD
City of Fairfax
INTERSTATE 66
WEST OX RD
ROUTE 29
SHIRLEY GATE RD
Fairfax Center Area Boundary
FAIRFAX CO PKWY

Agenda

- What is the Comprehensive Plan and why is it important to you?
- About the study
- Existing conditions
- What do you think?

FAIRFAX FORWARD

The Comprehensive Plan

FAIRFAX FORWARD

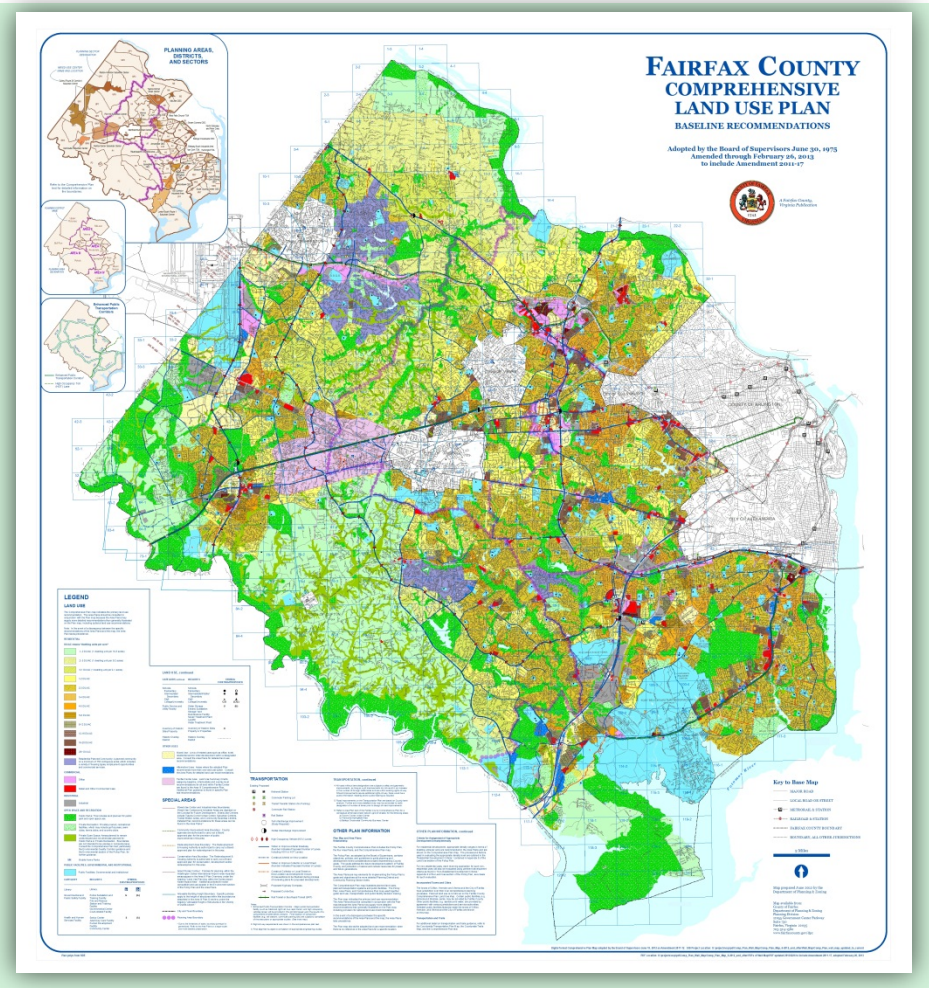
The Comprehensive Plan

- Statutory mandate: required by the Code of Virginia to shape the orderly development of the county
- Role: A GUIDE for decision-making about the county's land use
  - Promote public health, safety and welfare
  - Manage growth, change and renewal of community
  - Ensure a continued high quality of life for residents
  - Balance diverse community goals
- Scope: Anticipate change over the next 20-30 years

FAIRFAX FORWARD

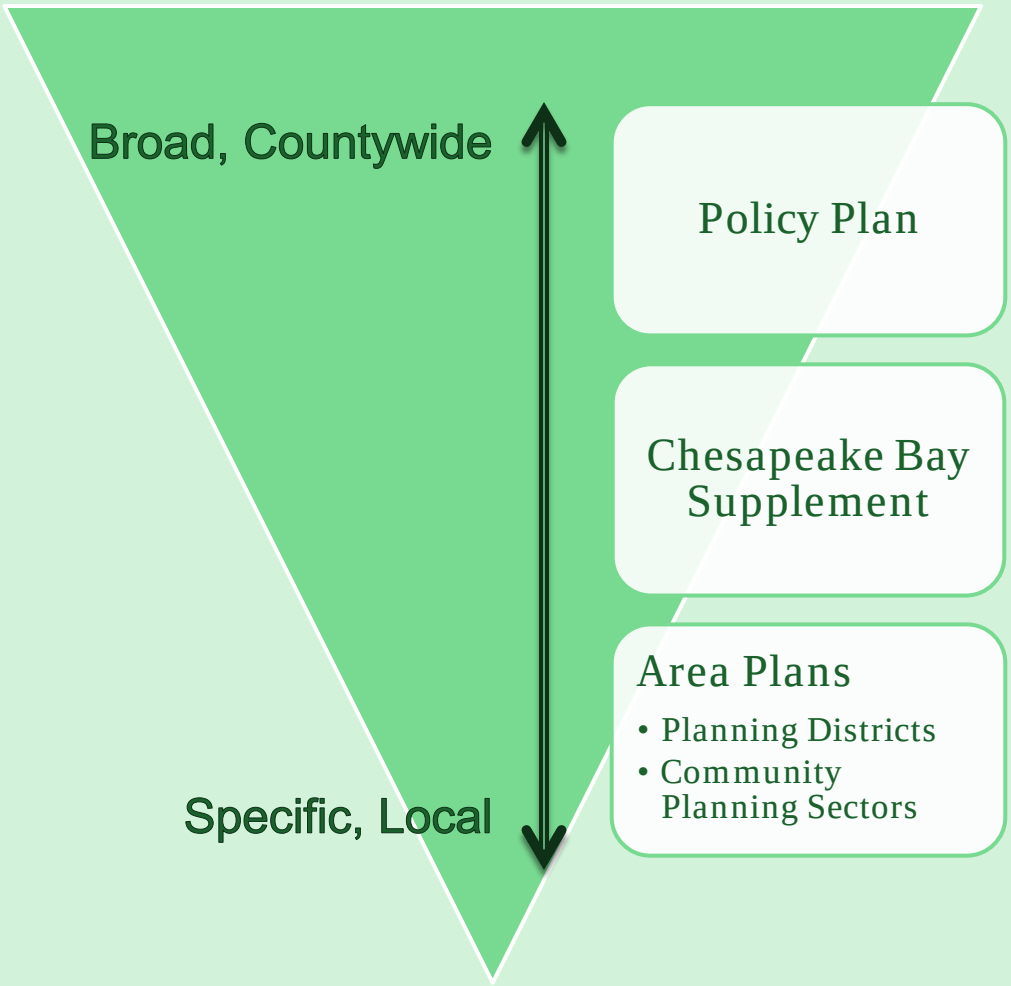
The Comprehensive Plan

- GENERAL LAND USE <u>GUIDANCE</u>
  - Residential
  - Industrial
  - Mixed Use
  - Retail
  - Institutional
  - Public Open Space
  - Office
  - Parks



FAIRFAX FORWARD

Comprehensive Plan Framework



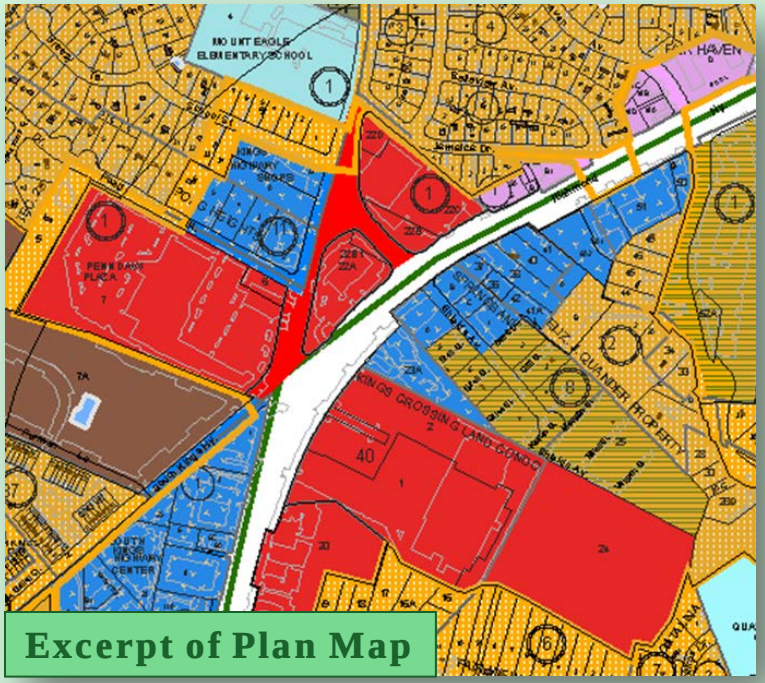
Maps

- Comprehensive Land Use Plan
- Transportation Plan
- Trails Plan

FAIRFAX FORWARD

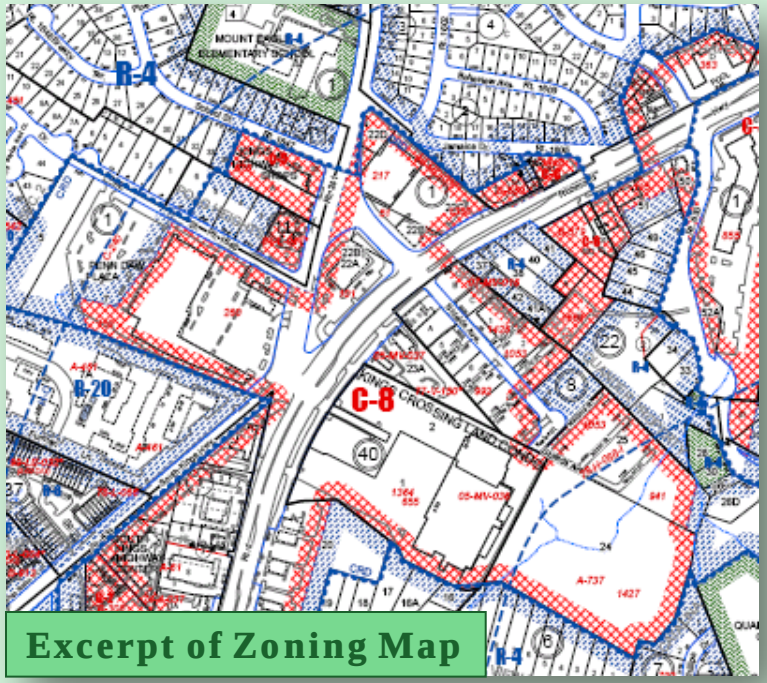
Planning is different from Zoning

The Plan gives general guidance about the long-term vision of an area.



Excerpt of Plan Map

The Zoning Ordinance is a tool to implement the Comprehensive Plan.

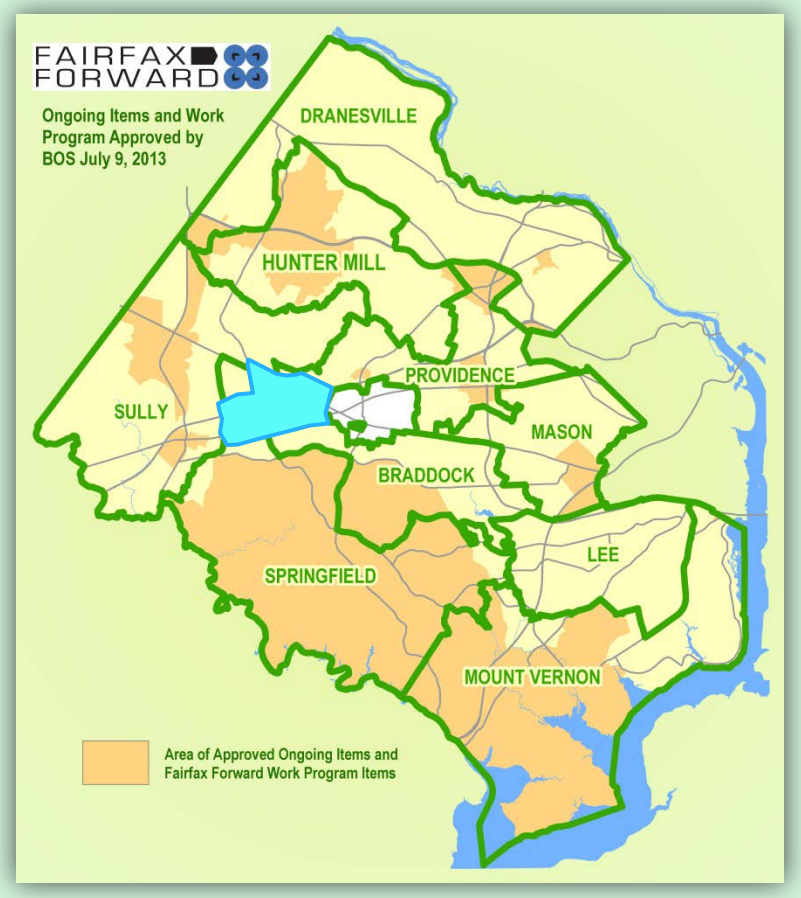


Excerpt of Zoning Map

FAIRFAX FORWARD

Ways to Amend the Plan

- Comprehensive Plan Amendment Work Program
  - The Fairfax Center Area is one of the first studies
- Board authorized Plan amendments



FAIRFAX FORWARD

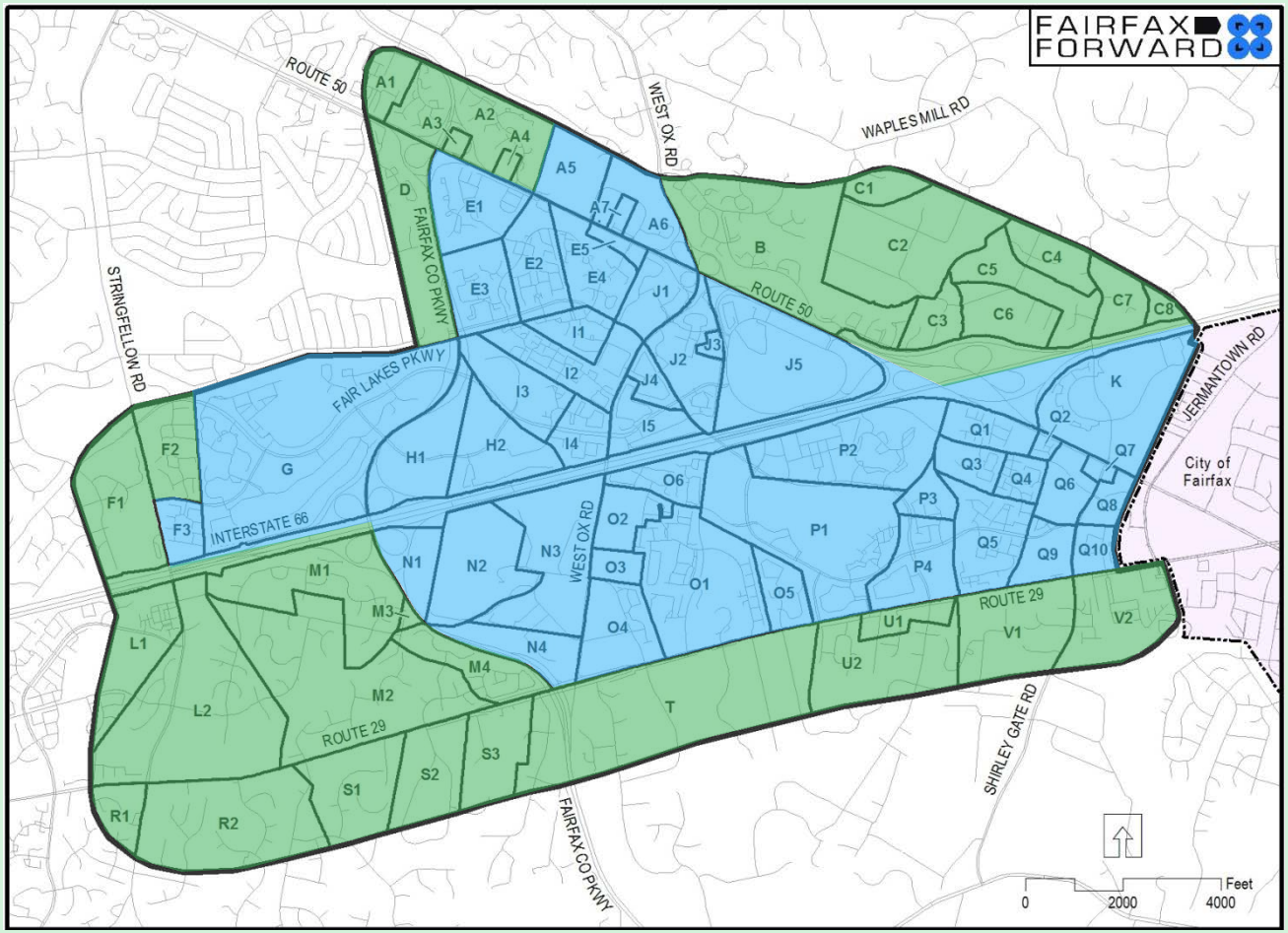
Fairfax Center Area Study

FAIRFAX FORWARD

Study Phases

Phase I: Transition Areas

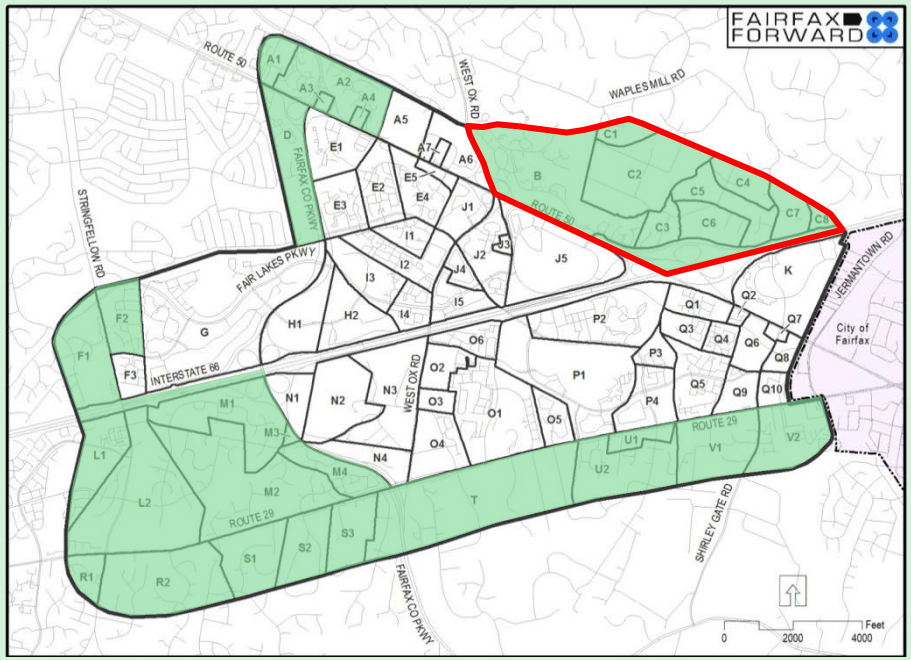
Phase II: Suburban Center and Areawide Guidance



FAIRFAX FORWARD

Transition Areas

- Established low density residential areas and suburban neighborhoods
- Examine current recommendations to ensure they remain up-to-date
- Evaluate and incorporate changes based on public input



FAIRFAX FORWARD

Existing Conditions Report

- Published September 2013
- Provides information on the study area geography, areawide policies, land uses, and public facilities in the study area.
- Purpose is to create a uniform baseline knowledge of the area and identify other considerations for the study.
- Study website:

  www.fairfaxcounty.gov/dpz/fairfaxcenter

FAIRFAX FORWARD

Study Kickoff Open House

- October 2013
- Presented Comprehensive Plan information, Existing Conditions
- Held a small group exercise to share ideas about the future of the Fairfax Center Area
  - What are the present strengths and weaknesses in the Fairfax Center Area?
  - What are the opportunities and challenges you see in the next 20 years in the Fairfax Center Area?

FAIRFAX FORWARD

Virtual Meeting - October 7, 2013 Fairfax Center Area Study Open House

The kick-off meeting for the Fairfax Center Area planning study was held on October 7, 2013. County staff presented information about the county's Comprehensive Plan and planning process and reviewed the existing conditions of the study area. Community members were able to review presentation materials in more depth and were asked to give their opinions on priorities for the area.

Presentation materials

Fairfax Center Existing Conditions Report

Fairfax Center Area Study Poster Presentations

- Environment
- Heritage Resources
- Housing
- Land Use
- Parks and Recreation
- Public Safety
- Schools and Libraries
- Transportation-Roads
- Transportation-Transit
- Water and Sewer

www.fairfaxcounty.gov/dpz/fairfaxcenter/virtualmeeting1007.htm

October 7, 2013 Open House Presentation

To get a sense of the future of the Fairfax Center Area, two questions were asked to open house participants. We would like you to share your ideas about the future of the Fairfax Center Area! Please answer the following two questions:

1. What are the strengths or weaknesses you presently see in the Fairfax Center Area?

2. What are the opportunities or challenges you see for the Fairfax Center Area in the next 20 years?:

Summary of Small Group Discussion

Summary of Virtual Open House Comments - Updated through November 7, 2013

*This document summarizes public comment on comprehensive planning issues from the Virtual Fairfax Center Area Open House. Comments that are off-topic or unclear in their applicability to planning issues in the Fairfax Center Area, or are deemed inappropriate based on social media policies for deleting comments are not summarized. For a complete listing of comments that have been received, please email or call the Department of Planning and Zoning, Planning Division at (703)324-1380, TTY 711 (Virginia Relay Center).

Submit

Study Kickoff Open House

- General Themes
  - The Fairfax Center Area is well-located near major transportation routes and has a variety of housing types and commercial uses
  - Enjoy the less-dense nature of areas south of Lee Highway
  - Improved signage for existing parks, more active recreation opportunities
  - Need more schools
  - Improve pedestrian and bicycle connectivity
  - Expand multi-modal transportation options

FAIRFAX FORWARD

Phase I Timeline

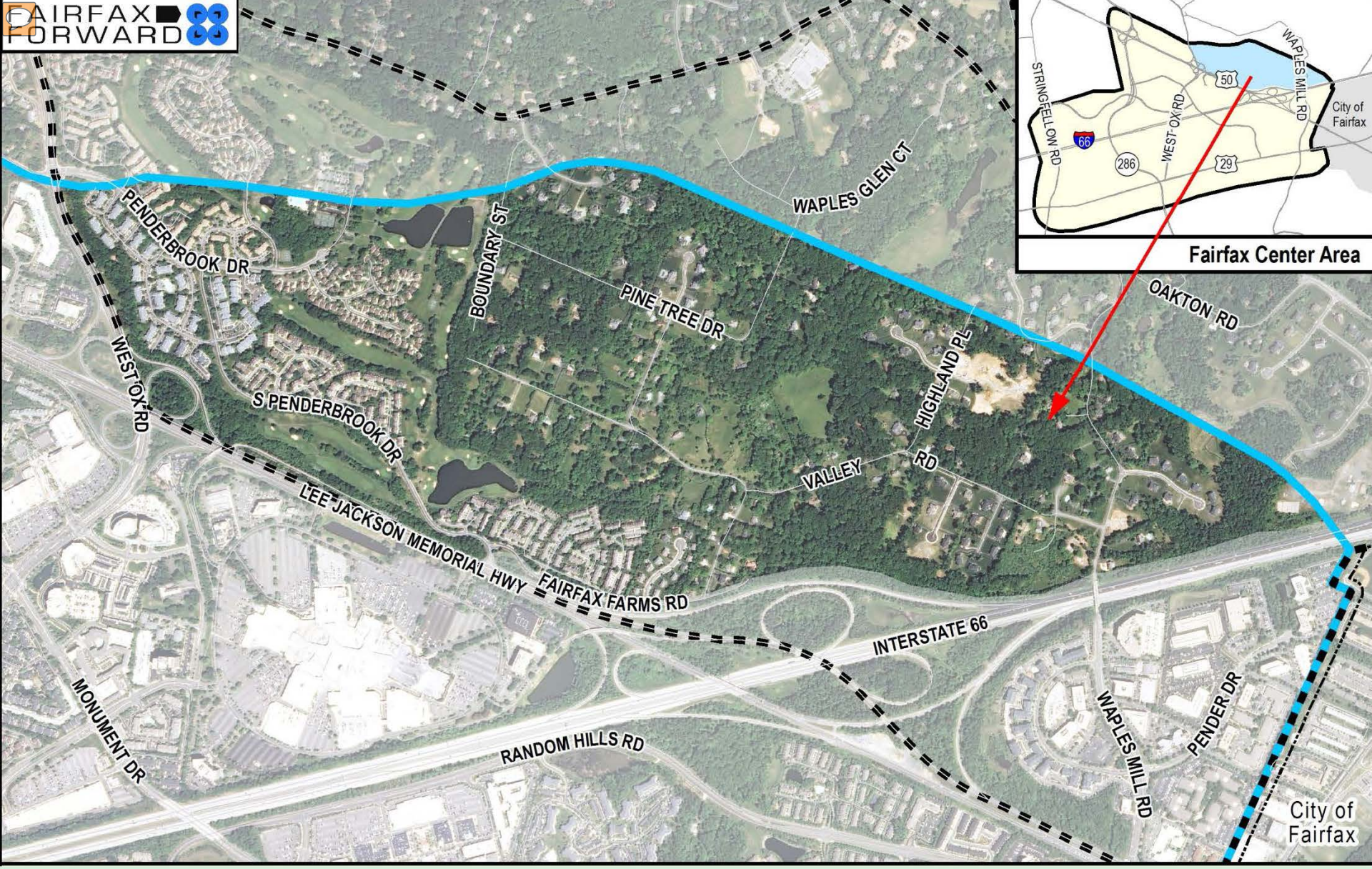
Fall 2013	• Existing Conditions Report and Study Kickoff open house
Winter 2014	• Phase I Outreach Meetings
Spring 2014	• Analysis of proposed changes
Summer 2014	• Review and comment on recommendations
Fall 2014	• Planning Commission and Board of Supervisors Public Hearings

FAIRFAX FORWARD

Planned and Existing Land Use

Providence District

FAIRFAX FORWARD



Area-wide Land Use Policy: Preservation of existing stable neighborhoods with infill development of a compatible use, type, and intensity

FAIRFAX FORWARD

Stay Informed

- Visit the study webpage:
  - http://www.fairfaxcounty.gov/dpz/fairfaxcenter
- Send an email to:
  - DPZFairfaxCenter@fairfaxcounty.gov
- Join the study listserv:
  - http://www.fairfaxcounty.gov/email/lists (look for "Fairfax Center Area planning study news" under Land Use & Development)
- Like us on Facebook
  - https://www.facebook.com/fairfaxlanduse
- Call our office:
  - (703) 324-1380
- Visit us:
  - The Department of Planning and Zoning, Planning Division
    12055 Government Center Parkway, Suite 730, Fairfax, VA 22035

FAIRFAX FORWARD

Feedback

FAIRFAX FORWARD

What do you think?

- Open House Themes:
  - Good location and mix of uses
  - Character of area south of Lee Highway
  - Need better park signage
  - More active recreation opportunities
  - Need more schools
  - Improved bicycle/pedestrian connectivity
  - Expand multimodal transportation options
- Is there anything else to add?
- How do these ideas apply to this part of the Fairfax Center Area?

FAIRFAX FORWARD

What do you think?

- This portion of the Fairfax Center Area consists of portions of the Fairfax Farms and Penderbrook subdivisions. This area is developed with and planned for residential uses, including single-family homes, townhouses, and low-rise multifamily residential units. Do you think that the planned land uses in this portion of the Fairfax Center Area align with your future vision?
  - If yes, why do you think the planned uses are appropriate?
  - If no, what alternatives would you suggest?

FAIRFAX FORWARD