

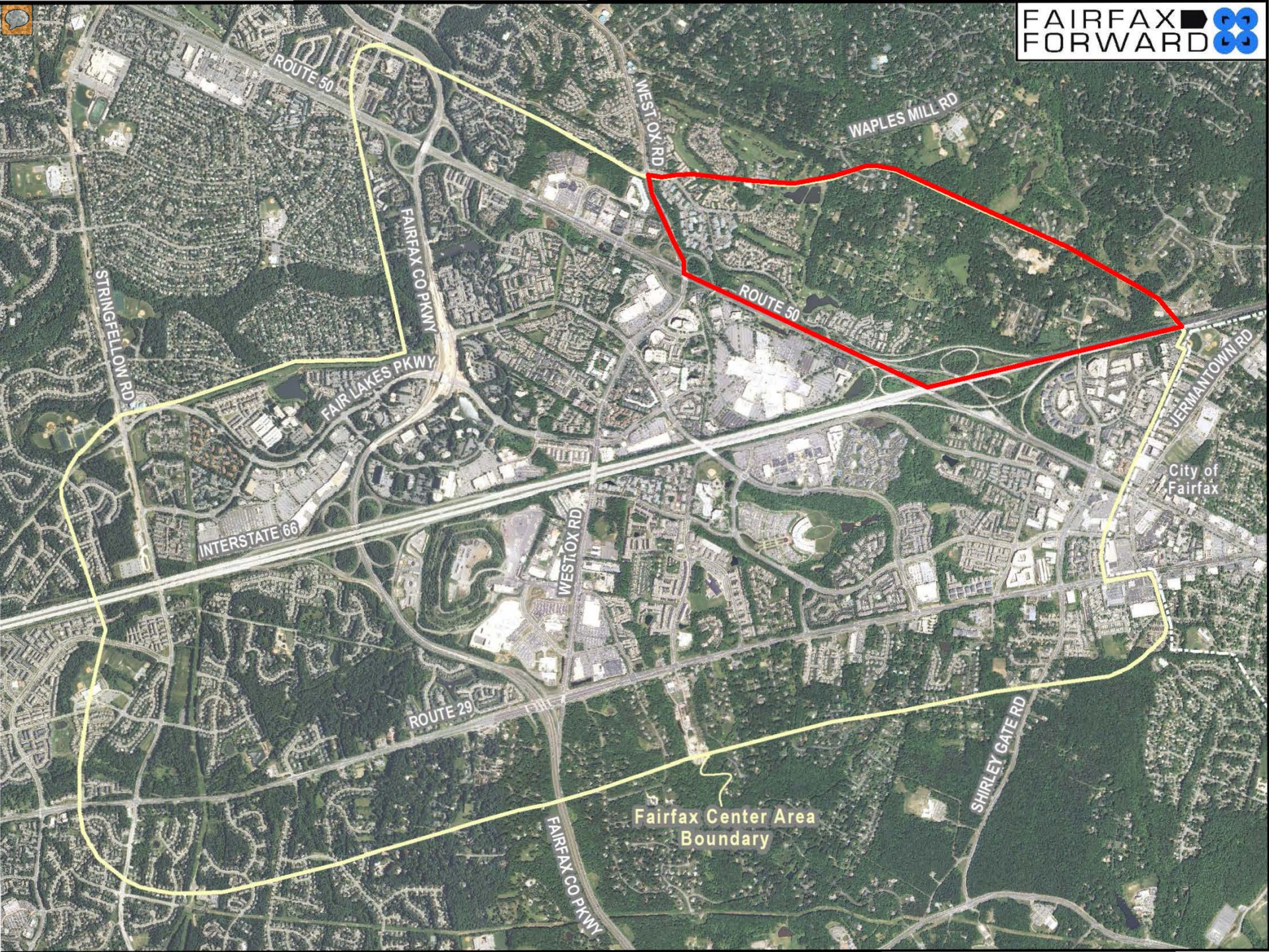
FAIRFAX CENTER AREA STUDY

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?





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The Comprehensive Plan



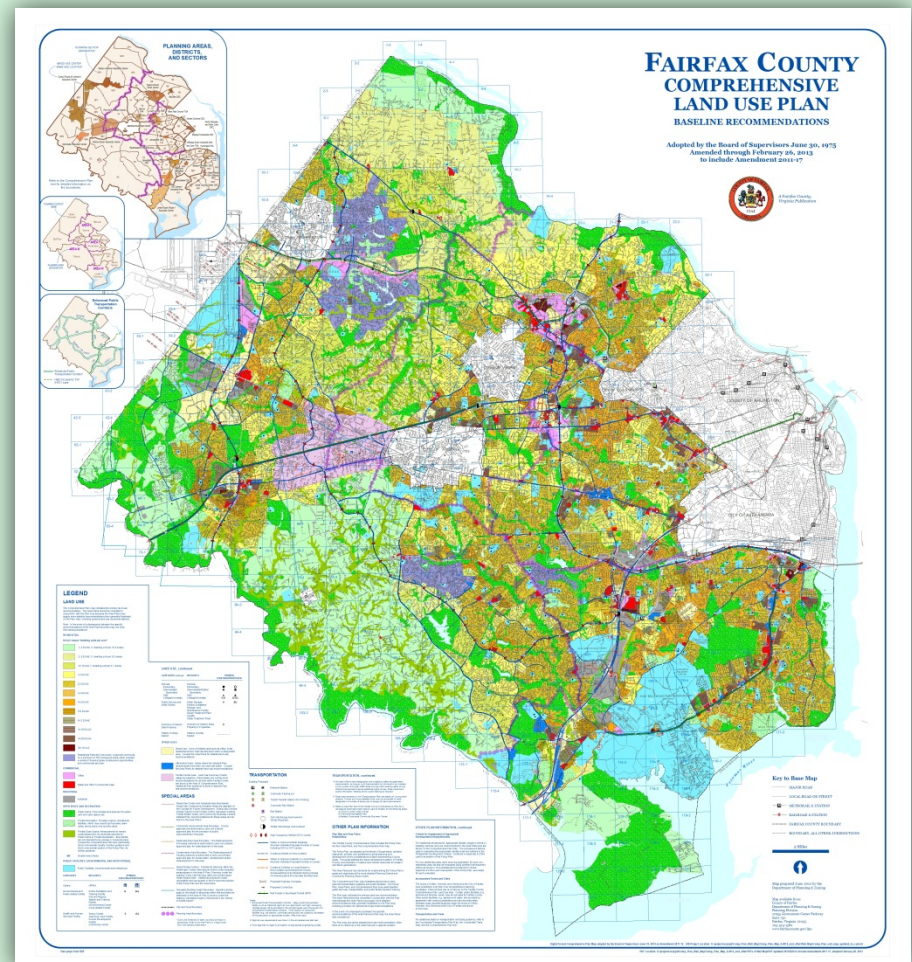
The Comprehensive Plan

- ❑ 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

The Comprehensive Plan

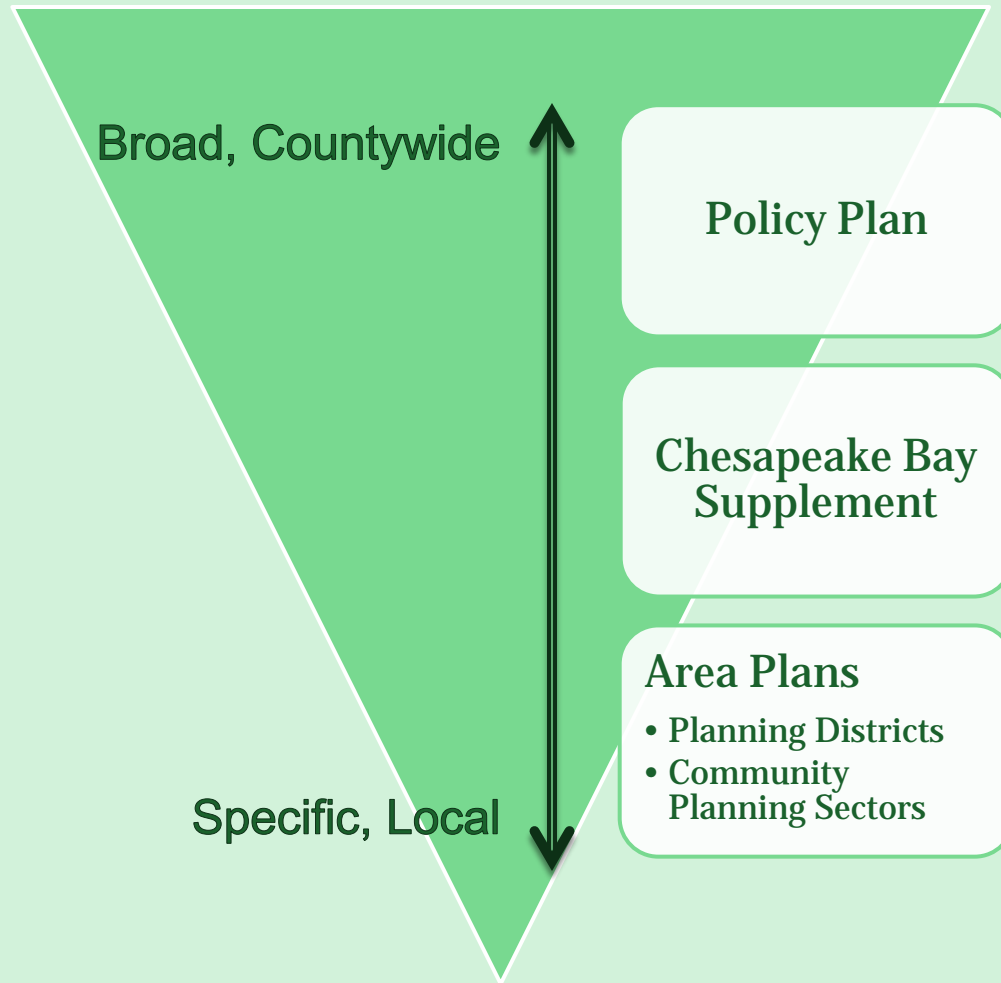
□ GENERAL LAND USE GUIDANCE

- Residential
- Industrial
- Mixed Use
- Retail
- Institutional
- Public Open Space
- Office
- Parks





Comprehensive Plan Framework

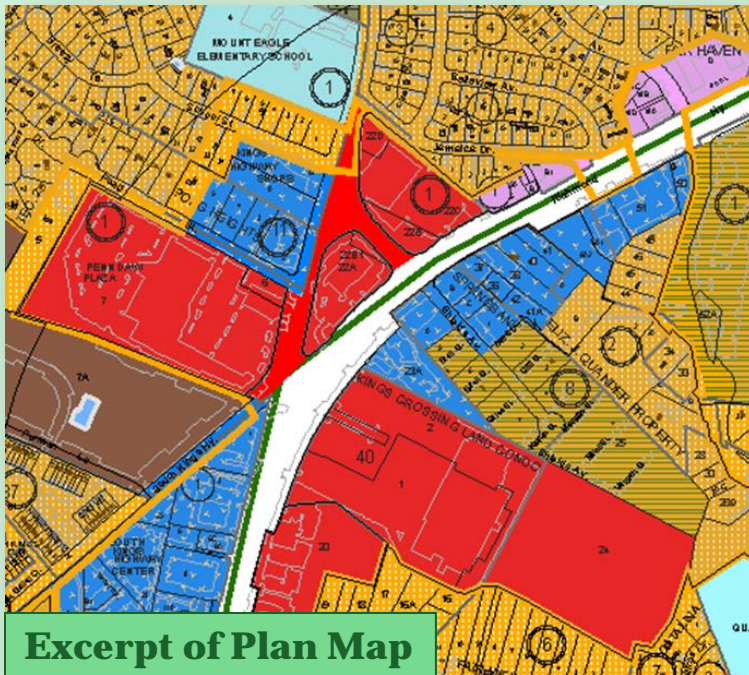


Maps

- Comprehensive Land Use Plan
- Transportation Plan
- Trails Plan

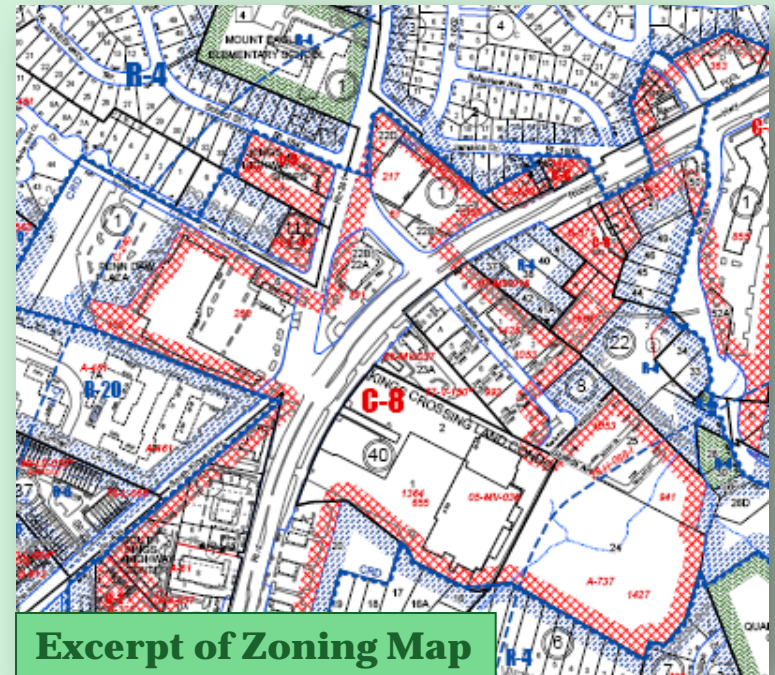
Planning is different from Zoning

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



Excerpt of Plan Map

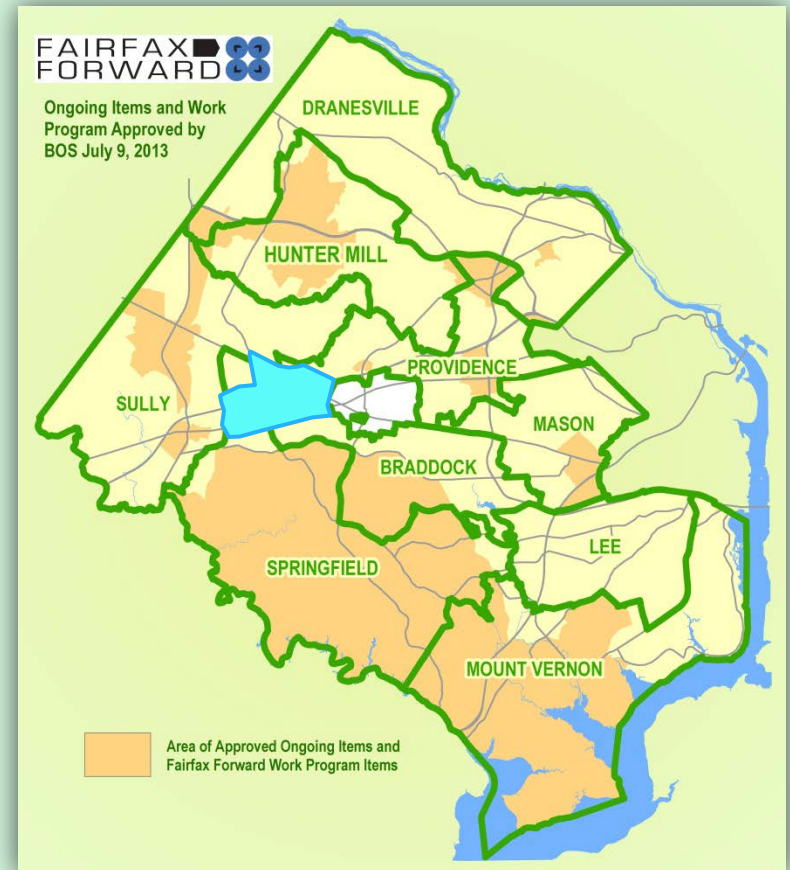
The Zoning Ordinance is a tool to implement the Comprehensive Plan.



Excerpt of Zoning Map

Ways to Amend the Plan

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



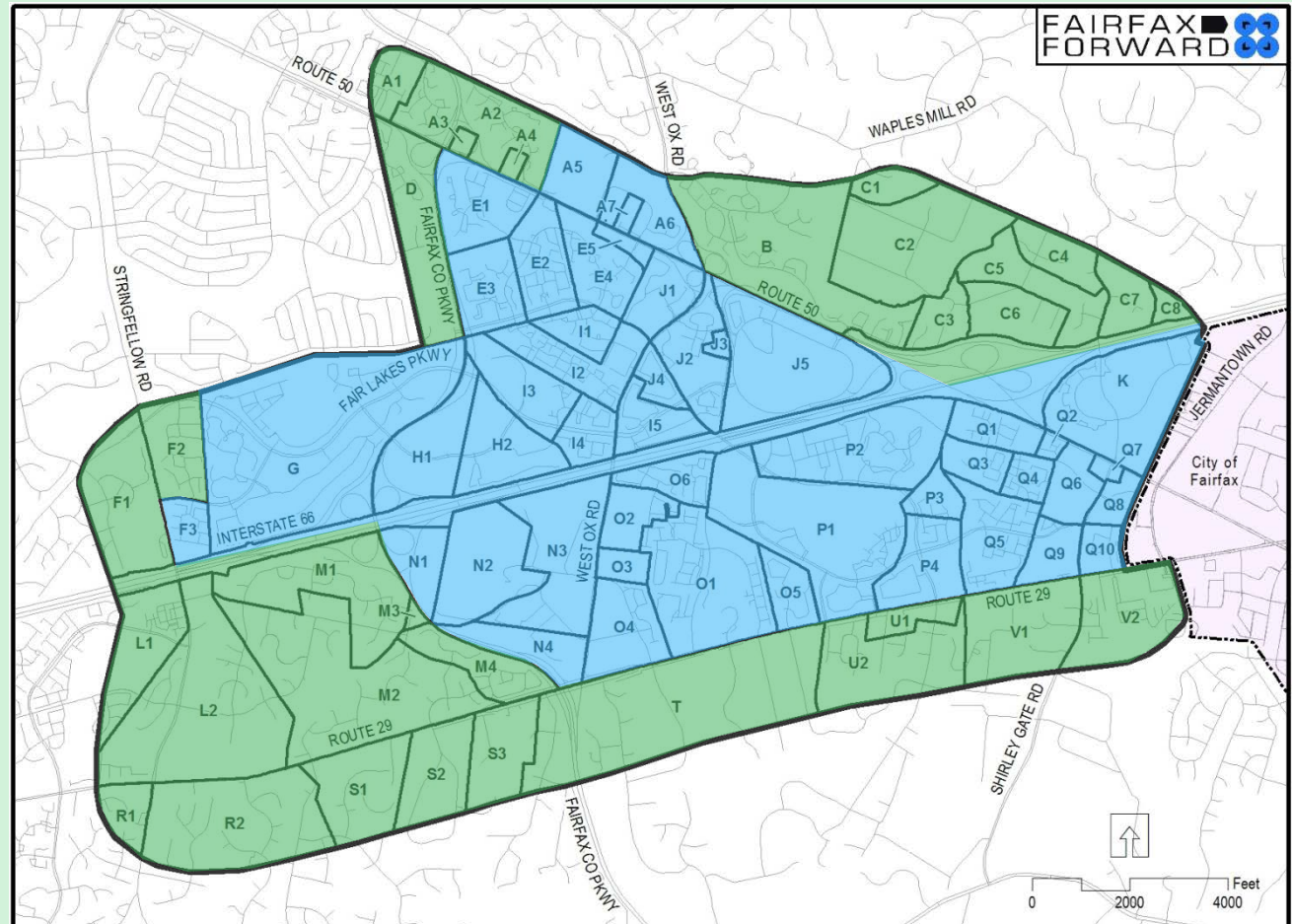


Fairfax Center Area Study

Study Phases

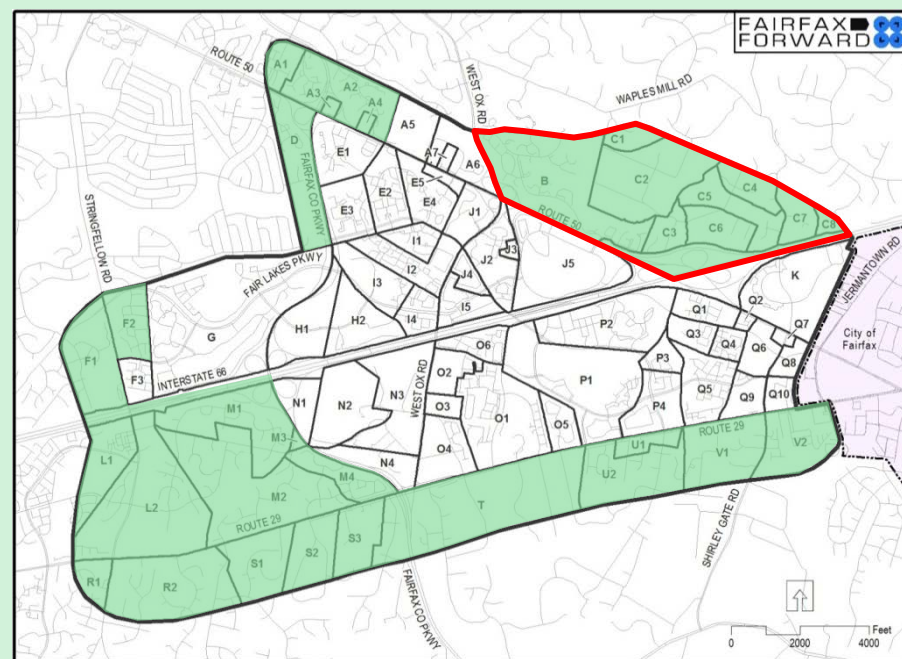
Phase I:
Transition
Areas

Phase II:
Suburban
Center and
Areawide
Guidance



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



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



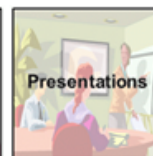
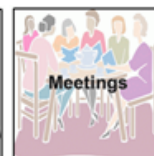
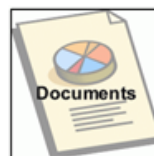


Study Kickoff Open House

- ❑ 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 Center
Area Study



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

[October 7, 2013 Open House Presentation](#)



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

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



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

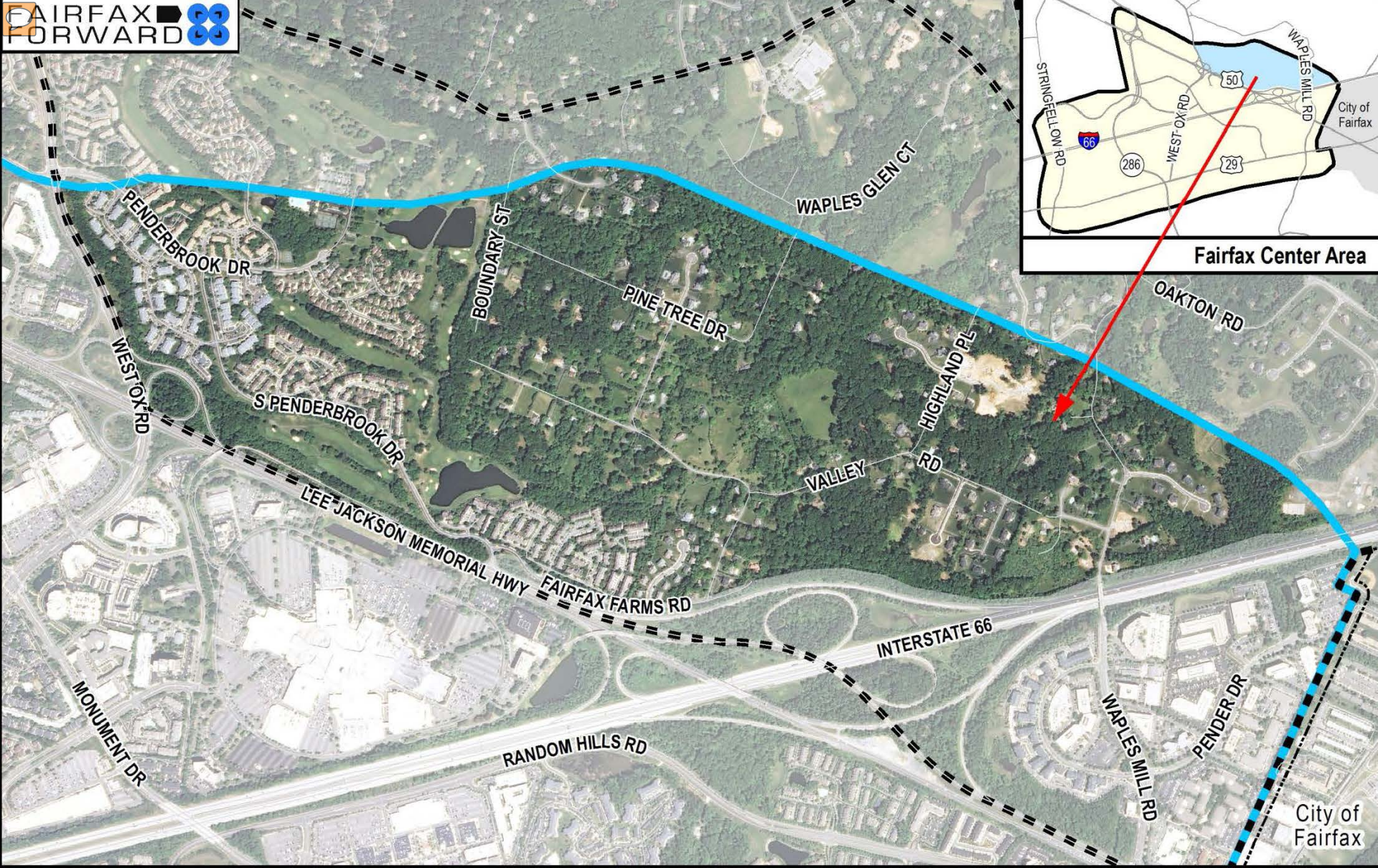
Fall 2014

- Planning Commission and Board of Supervisors Public Hearings



Planned and Existing Land Use

Providence District



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



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

Feedback

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?

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?