



State of the City

JANUARY 20, 2018

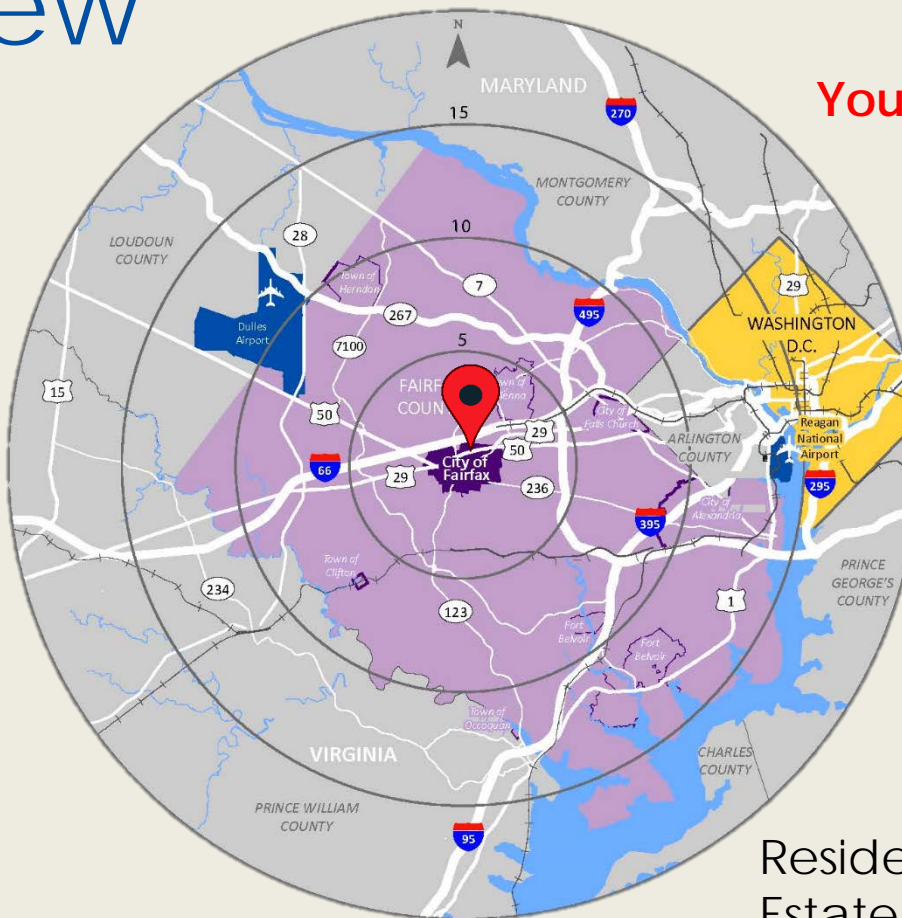
CITY HALL COUNCIL CHAMBERS



City Overview

Population	24,164
Housing Units	8,968
Registered Voters	15,500
Public School Membership	3,125
Median Household Income	\$105,297

Total Budget: \$140,046,671



You are Here

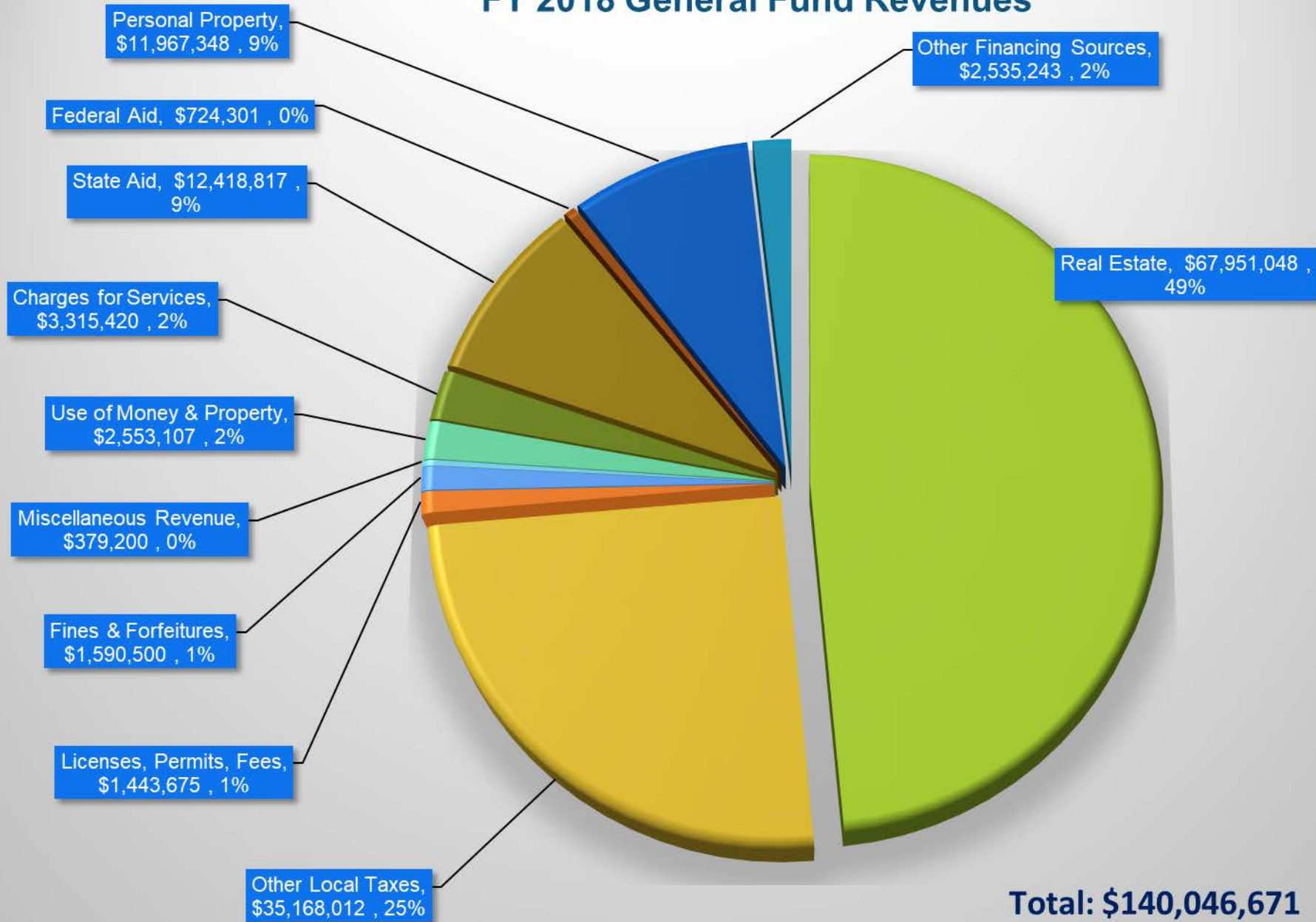
	Tax Rate
Residential Real Estate Tax Rate	\$1.06 per \$100 of assessed value
Commercial Real Estate Tax Rate	\$1.165 per \$100 of assessed value



City Budget and Financial Position



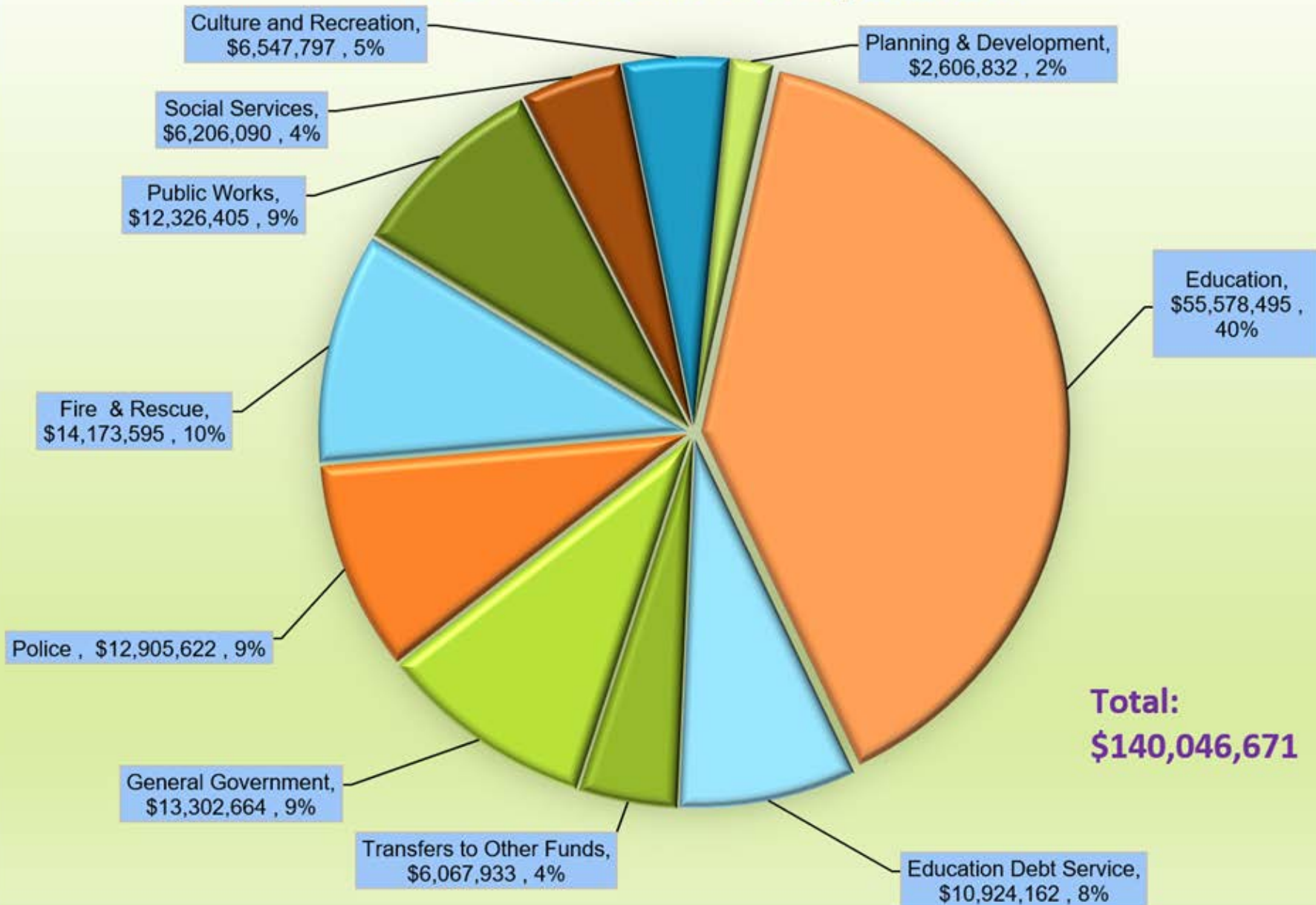
FY 2018 General Fund Revenues

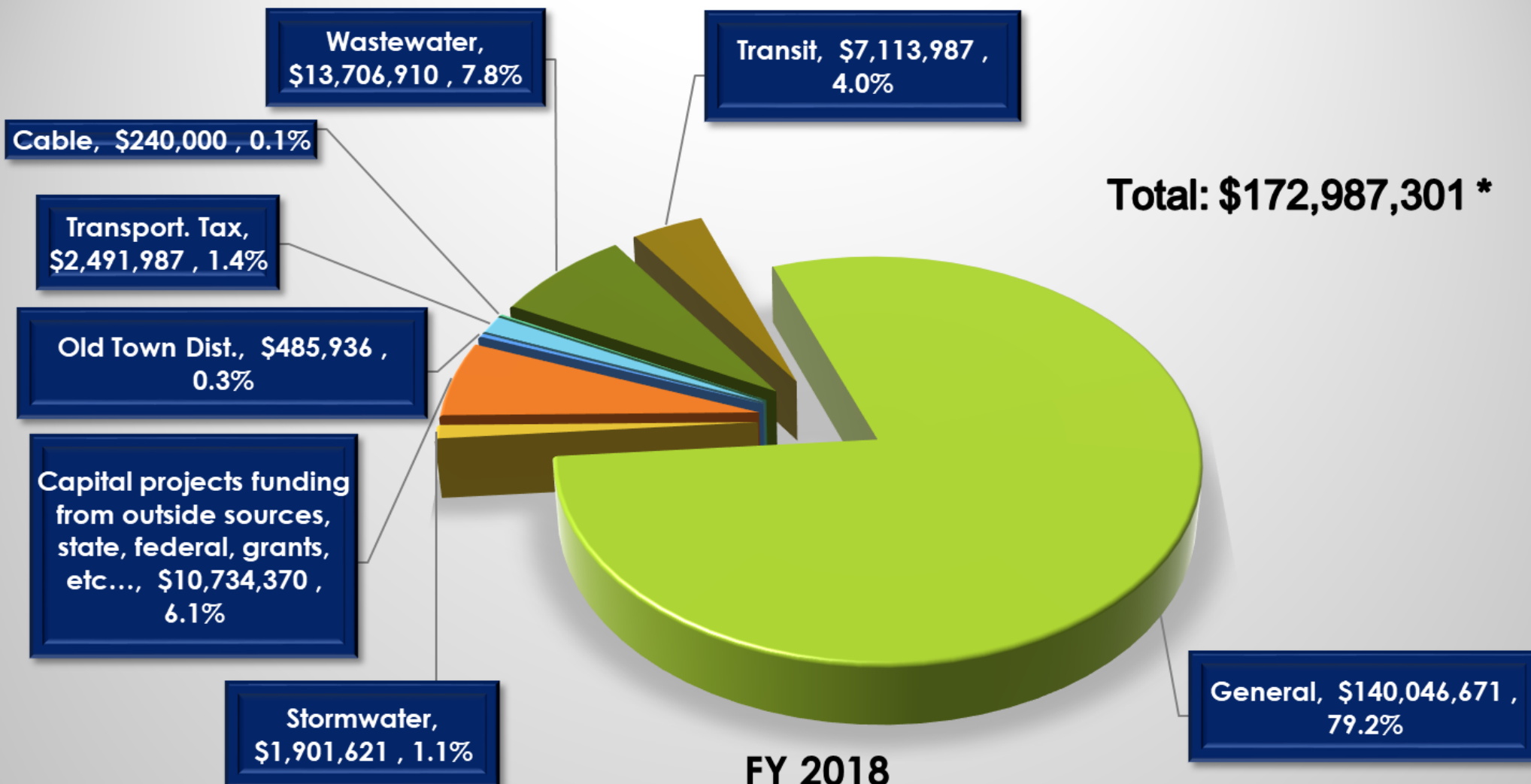


Total: \$140,046,671



FY 2018 General Fund Expenditures





Total: \$172,987,301 *

FY 2018
Expenditures by Fund



City's Financial Position

The debt limit permitted by the State is 10% of the assessed tax base

\$6,039,623,044 (assessed tax base)

X 10% (permitted by State)

\$603,962,304 (allowable debt limit)

The City's fiscal policy is to limit city debt to 30% of the allowable limit

Total Indebtedness: \$153,499,923 or 25.42%

Annual Debt Service Payment: \$13,992,555

As a Percentage of the total expenditure budget: 8%

Comprehensive Plan



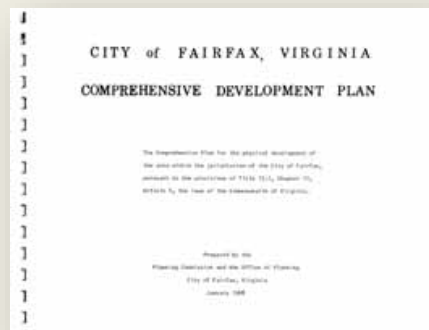
What is it?

- A policy document that describes a community's vision for how it wants to physically grow and develop over the next 20 years.
- Informs land use regulations through the zoning and subdivision ordinances as well as budget decisions through the Capital Improvement Program (CIP).



Comprehensive Plans Through the Years

1968



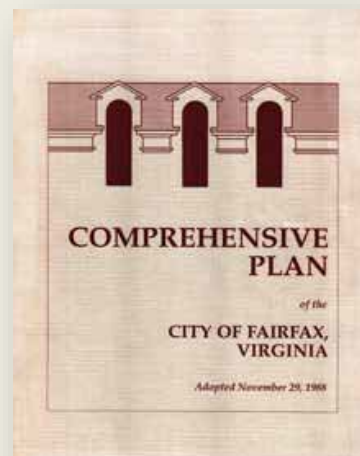
1975



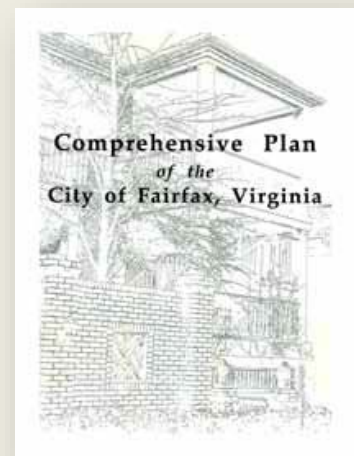
1982



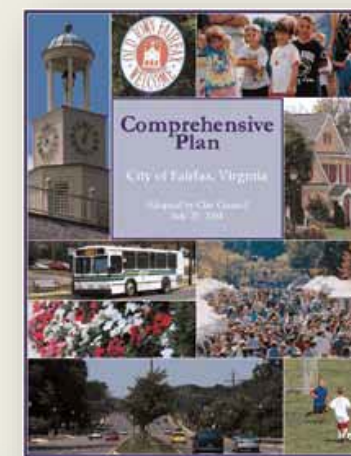
1988



1997



2004 & 2012





INSPIRES FUTURE PLANNING FOR...

Livable Fairfax
Giving voice to the community's vision for the future
2035 Comprehensive Plan

2035 Comprehensive Plan

Housing

Parks

Transportation

Historic
Preservation

Land Use

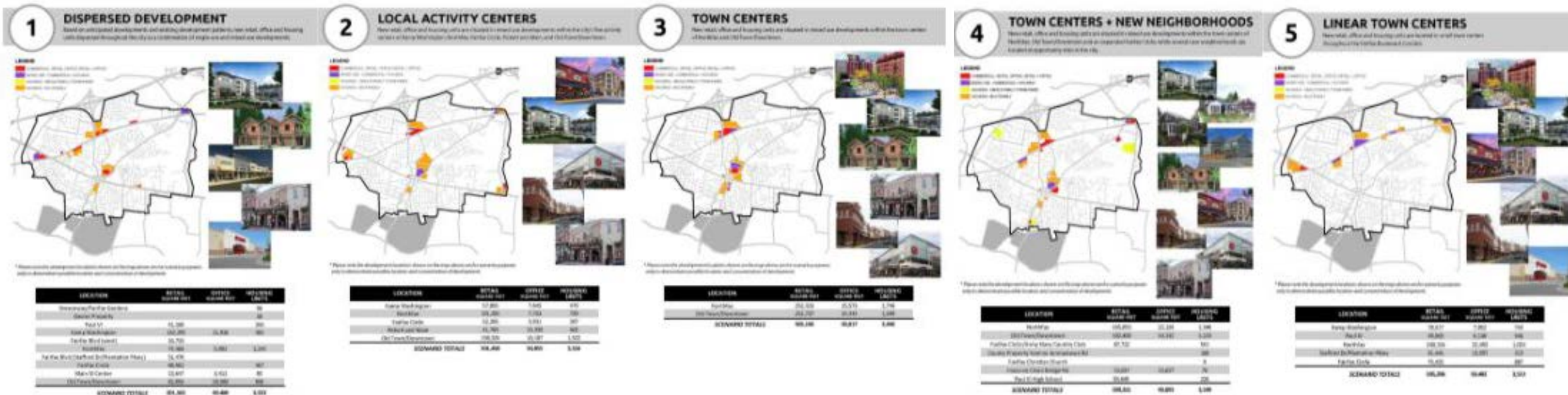
Economic
Development

Public
Facilities

Sustainability



Citizen Input Needed



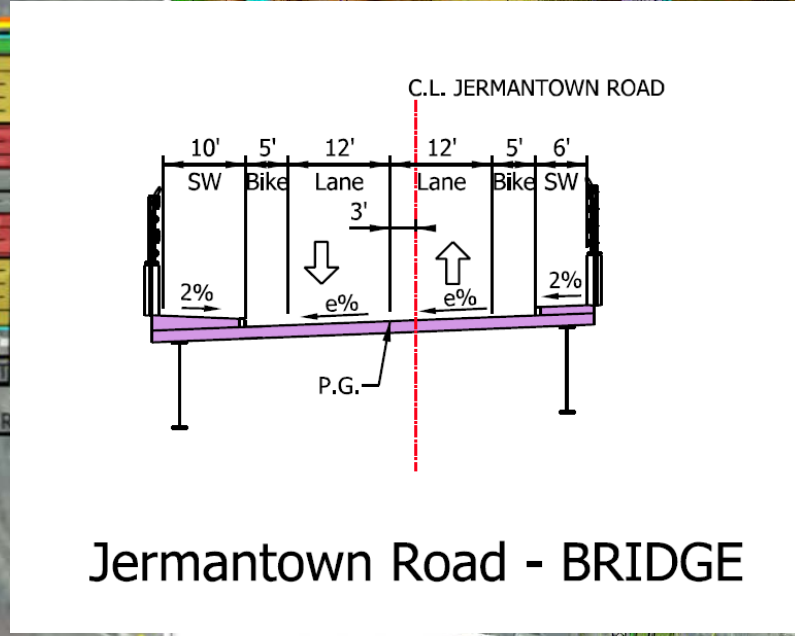
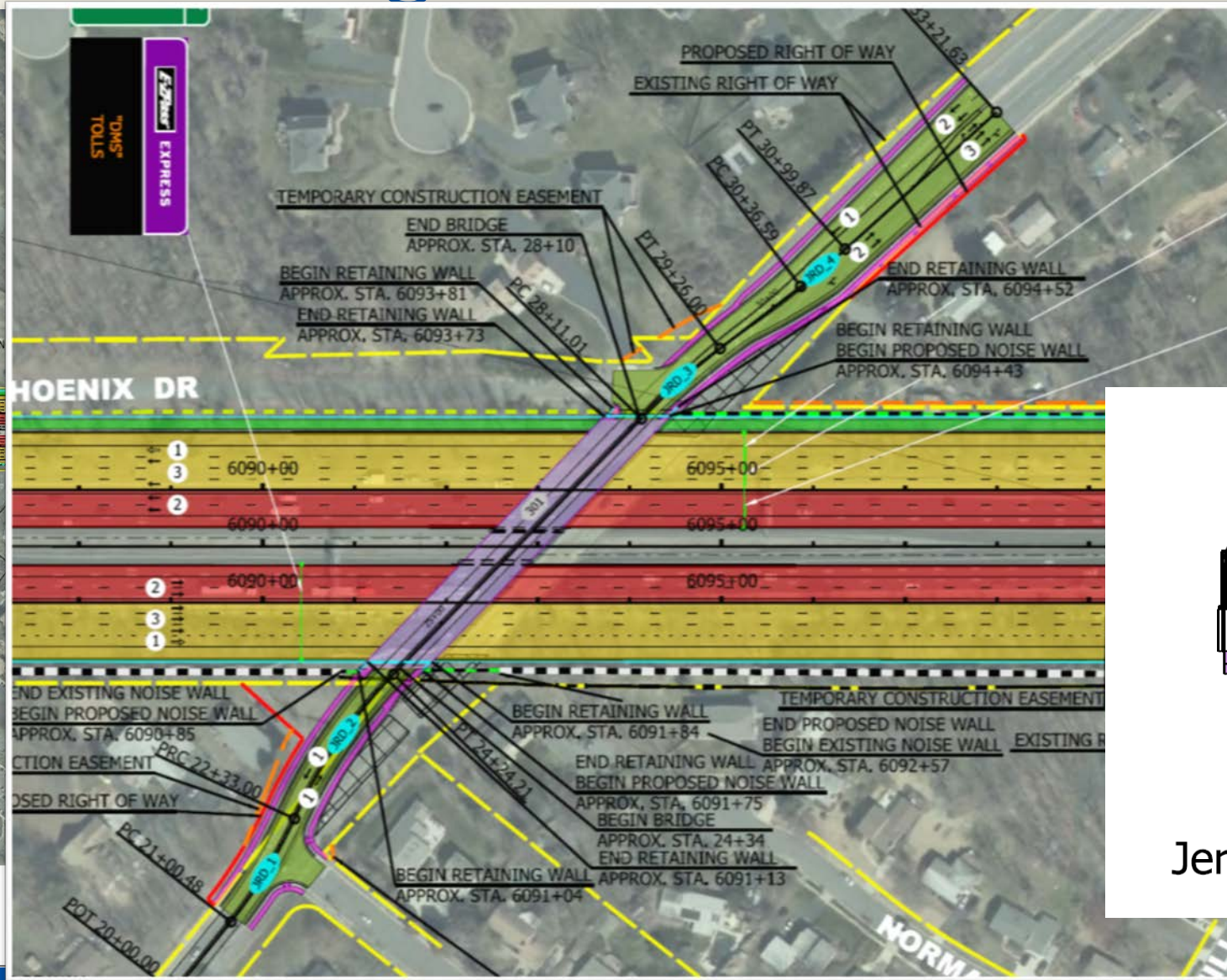
www.surveymonkey.com/r/6HMX3PN

Survey will be open through the end of January 2018.



Funding Awards

Jermantown Road Bridge Expansion

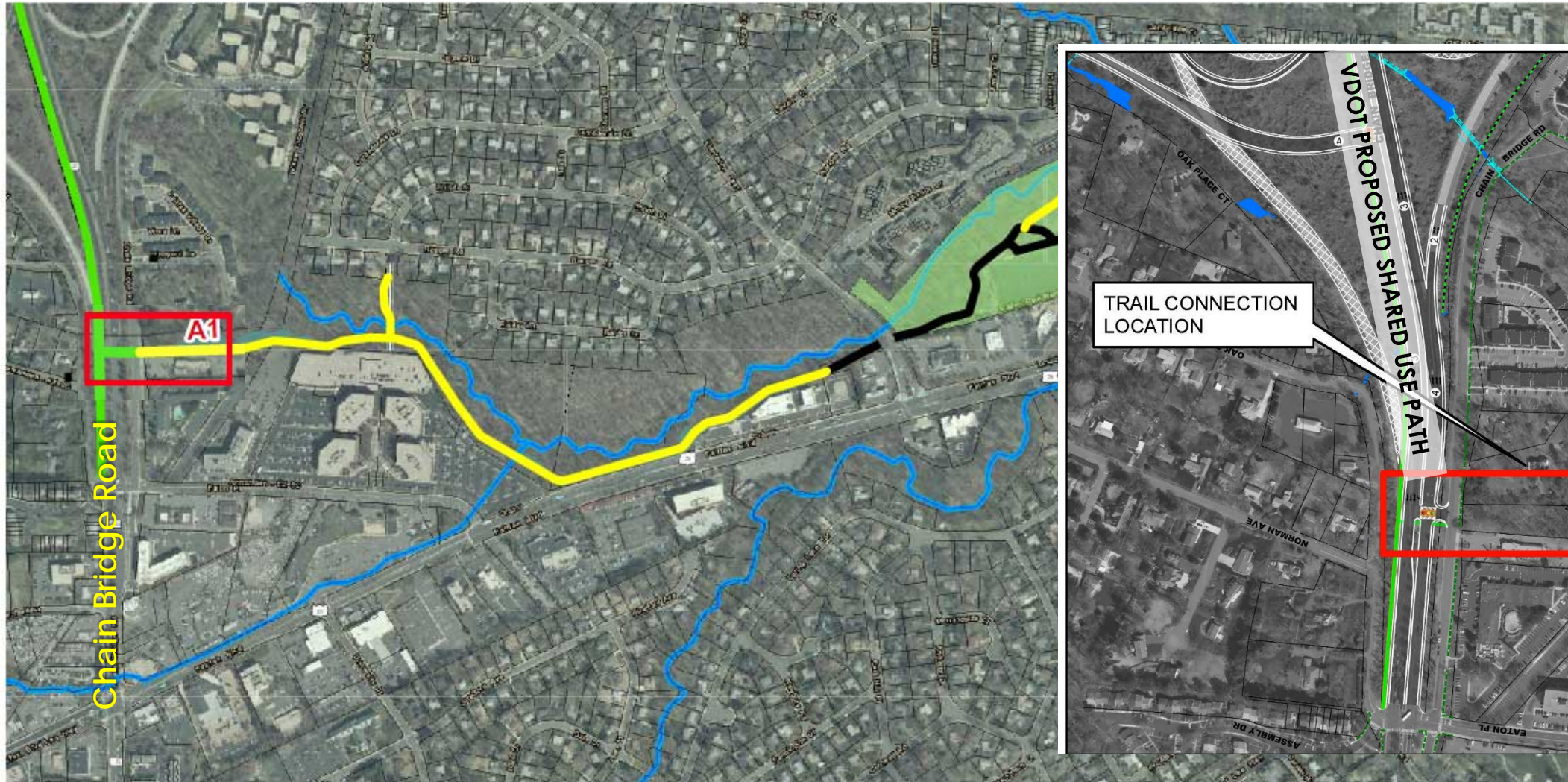


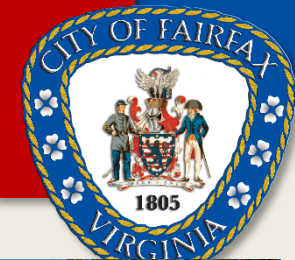
Jermantown Road - BRIDGE



Funding Awards

George Snyder Trail





Development – Near Completion

Mount Vineyard, Oak St & W 1st St



64 multifamily condos
30 "two over two" condos
38 townhouses



Development – Near Completion

The Enclave, 9450 Silver King Ct.



80 for-sale multifamily condos



Development – Near Completion

Mayfair on Main, 10340 Main Street



25 townhouse units





Development – Approved, Under Construction

Scout on the Circle



392 rental apartments
88,000 sq.ft. retail including 54,000 for grocery



Development – Potential Application

Novus, 11101 and
11091 Fairfax Blvd
and
11160 Lee Highway

403 rental apartments
29,000 sq. ft. retail

Redesign Proposal Anticipated

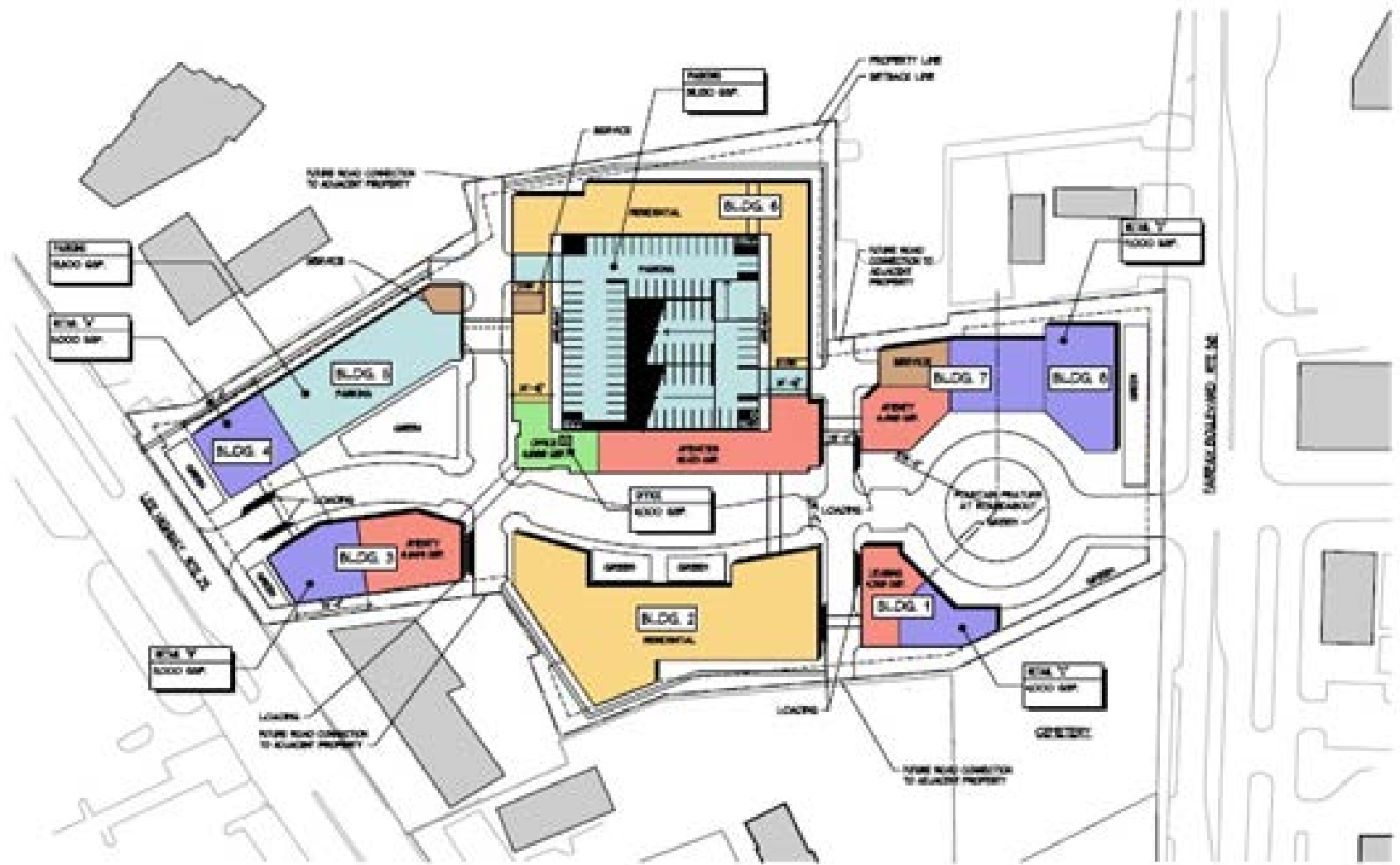




GROUND FLOOR USES

LEGEND:

	RESIDENTIAL		SERVICE
	APARTMENT		PARKING
	RETAIL		OFFICE







Development – Approved, Under Review

Fairfax Shopping Center



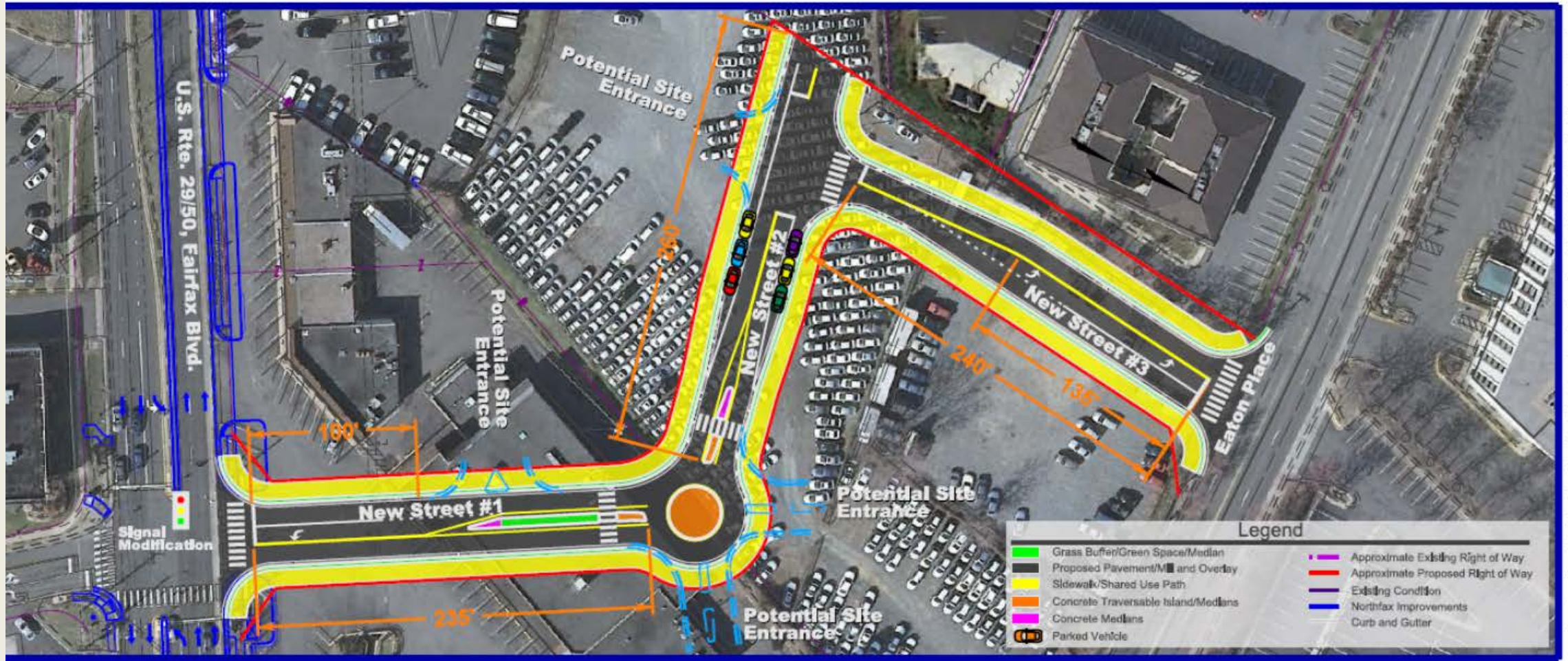


Fairfax Shopping Center

48,000 sq. ft. shopping center
including 30,000 for grocery



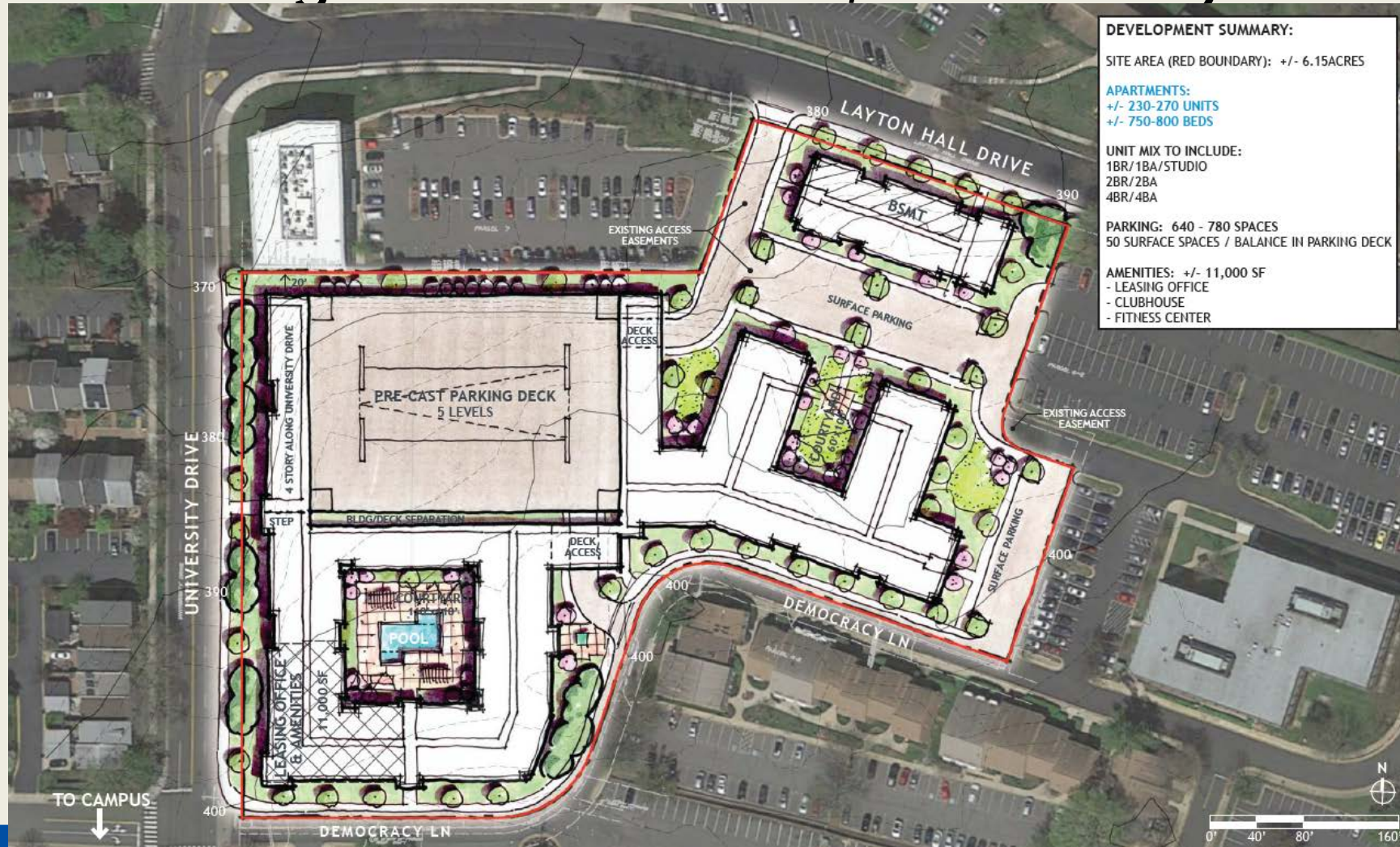
Development – Approved, Under Review Northfax





Development – Potential Application

Capstone Collegiate Communities, Democracy Lane



DEVELOPMENT SUMMARY:
SITE AREA (RED BOUNDARY): +/- 6.15ACRES
APARTMENTS:
+/- 230-270 UNITS
+/- 750-800 BEDS
UNIT MIX TO INCLUDE:
1BR/1BA/STUDIO
2BR/2BA
4BR/4BA
PARKING: 640 - 780 SPACES
50 SURFACE SPACES / BALANCE IN PARKING DECK
AMENITIES: +/- 11,000 SF
- LEASING OFFICE
- CLUBHOUSE
- FITNESS CENTER

230-270 Units

750-800 Beds

1, 2, & 4
Bedrooms
Units







Development – Application Under Review

Paul VI
High School,
Fairfax Boulevard

Previous Proposal
555 Units



220 **for-sale multifamily condominiums,**

200 **rental apartments,**

110 **for-sale townhouses,**

25 **affordable senior rental apartments**

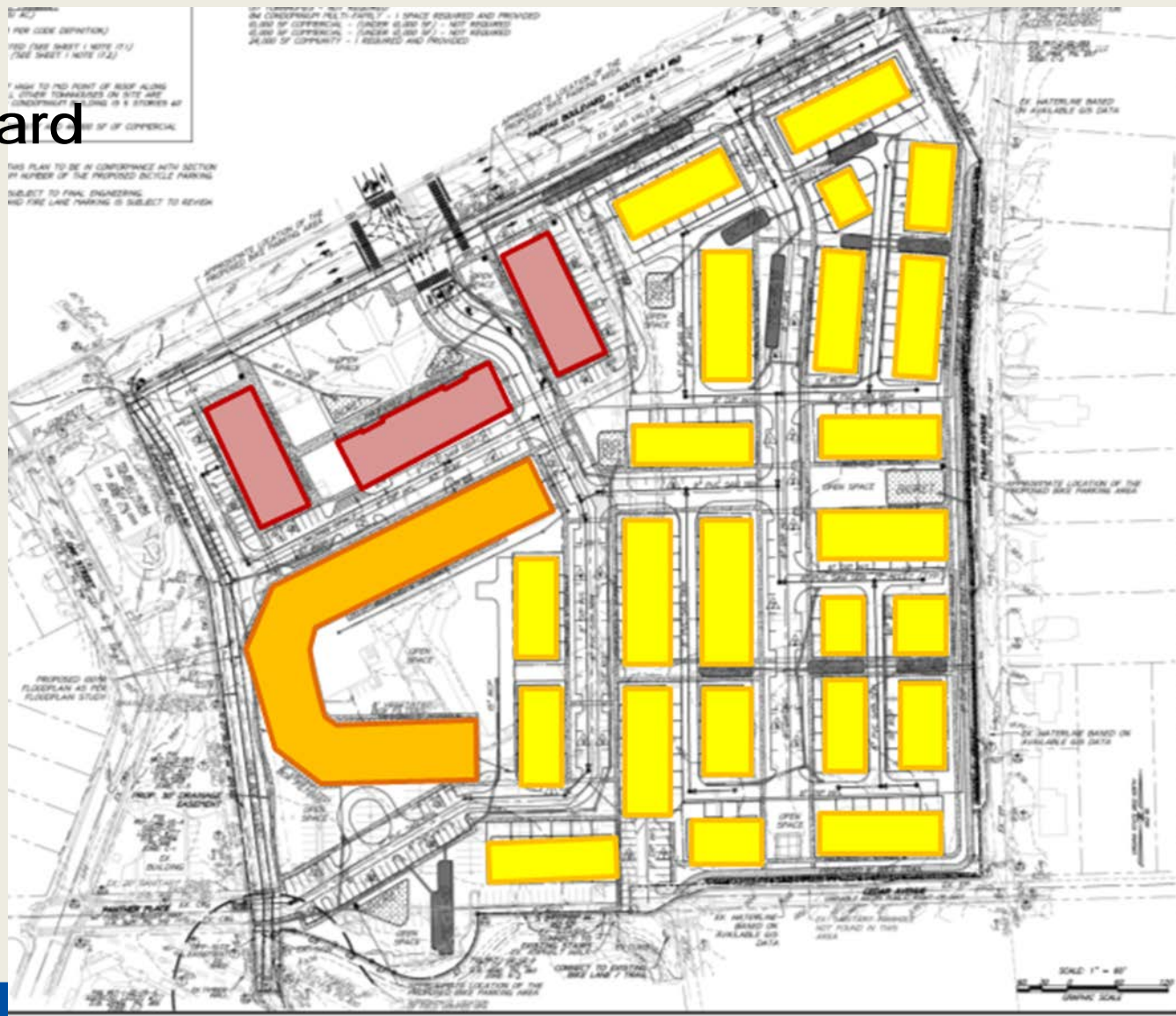
10,000 sq. ft. **commercial**

24,000 sq.ft. **community space**



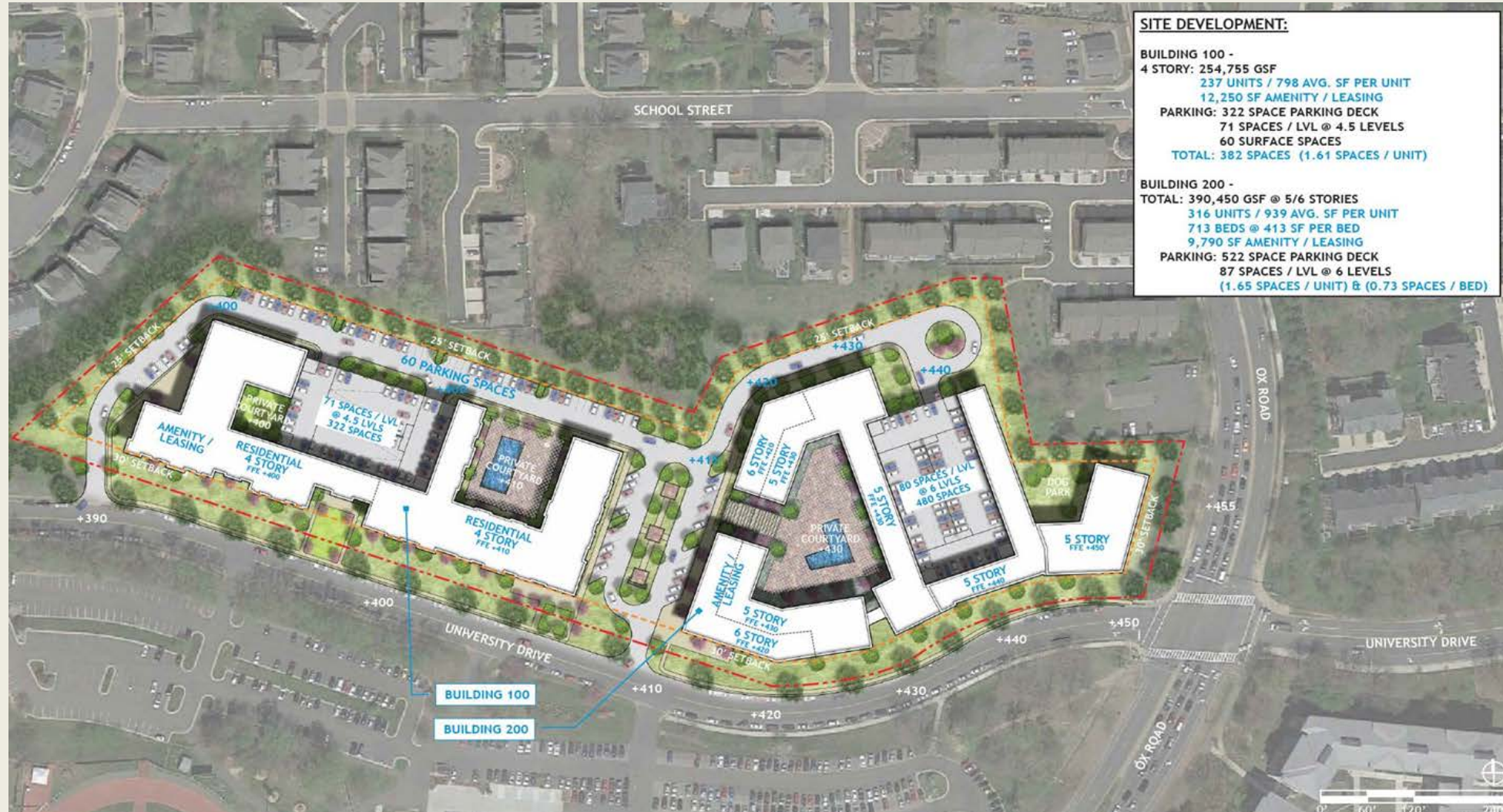
Paul VI High School, Fairfax Boulevard

Current Proposal
321 Units



- 184 for-sale multifamily condominiums,
- 137 for-sale townhouses,
- 20,000 sq.ft. commercial
- 24,000 sq.ft. community space

GMU – West Campus



SITE DEVELOPMENT:

BUILDING 100 -
 4 STORY: 254,755 GSF
 237 UNITS / 798 AVG. SF PER UNIT
 12,250 SF AMENITY / LEASING
 PARKING: 322 SPACE PARKING DECK
 71 SPACES / LVL @ 4.5 LEVELS
 60 SURFACE SPACES
TOTAL: 382 SPACES (1.61 SPACES / UNIT)

BUILDING 200 -
 TOTAL: 390,450 GSF @ 5/6 STORIES
 316 UNITS / 939 AVG. SF PER UNIT
 713 BEDS @ 413 SF PER BED
 9,790 SF AMENITY / LEASING
 PARKING: 522 SPACE PARKING DECK
 87 SPACES / LVL @ 6 LEVELS
(1.65 SPACES / UNIT) & (0.73 SPACES / BED)

Economic Growth



Recent Redevelopment – By Right



Recent Redevelopment – By Right



Baskin Robins and Coffee Shop,
Fairfax Boulevard





Moving Forward – Challenges & Opportunities

- Downtown – KIMCO and Downtown Merchants
- Northfax – National firm to help plan
- Consider “micro-BIDS” for commercial centers
- GMU – pursue academic /cultural presence within the City



Challenges & Opportunities

- Fairfax County – pursue partnership for joint use facility: Willard Health Center/City Recreation Center
- Housing – incorporate affordable housing policy into our zoning ordinance
- Transportation – continue investment to transform major corridors
- Tax base – add \$500M of new private-capital investment in the next 5 years and an additional \$500M in the following 5 years



Quality of Life – What is Our Perspective

Great Employees – we invest in them, they invest in us



Well Maintained Roads & Infrastructure



Minimal Substantive Crime



220 acres of park land and 28 miles of trails



Trash, Recycling and Yard Waste Management



Questions, Comments, Ideas