

**Key Recommendations for Old Town Fairfax**

		2035 Comprehensive Plan	Vision Fairfax Mason	Fairfax 2020 Commission Report	City of Fairfax Old Town Fairfax Revitalization Plan	City of Fairfax Design Guidelines
Land Use	Support land planning that regulates the mix of land uses and composition as well as balances connectivity for pedestrians, bicyclists, and motorists.	X	X	X		
	Develop sites north and south of the historic Old Town, and work with Fairfax County to plan and complete development adjacent to and within the Massey Complex.	X	X	X	X	
	Work with GMU to create a plan for downtown. Develop, however, a strategy for the downtown area that does not rely solely on the presence of the University.		X	X		
	Target and coordinate public infrastructure improvements with desired infill, reinvestment, and redevelopment areas to encourage and stimulate private development.	X	X			
	New development should break up large blocks to a more walkable scale and favor mixed uses, grid-type street patterns with new secondary and tertiary streets, on-street parking, and off-street parking only in the rear of buildings to encourage street-level activity.	X				X
Landscaping and Streetscape	Create well-defined outdoor spaces that provide opportunities for informal interactions and public outdoor access.				X	X
	Streetscapes will be attractively designed and maintained with plant materials, street furniture, and lighting that is appropriate in style and materiality and for their location.	X			X	X
Housing	Look for near term opportunities to add housing in Old Town. The City should be willing to permit more urban densities where the proposed housing incorporates quality design and careful attention to the surrounding neighborhoods.		X	X	X	
Preservation	Coordinate plans with historic district & buildings in Old Town as a part of the larger Downtown.		X			
	Prevent and reverse the deterioration of existing residential and commercial development.	X		X		
Multimodal Transportation	Extend the street grid, when possible, to allow for greater traffic distribution and network resiliency.	X	X			
	Safety for all road users should be enhanced through quality design and the implementation of traffic calming measures.	X		X	X	
	Consider charging for parking in Old Town, both on-street and in garages.	X			X	
	Consider implementing new technologies, either as trials or permanently, that provide real-time information for transit arrivals, parking availability, and shared bicycles and vehicles.	X				
	Consider traffic control devices and amenities which favor local access and pedestrian circulation within Old Town over through traffic.				X	
	Develop and adopt a bicycle network plan linking major destinations including George Mason University, Old Town, Metrorail, and the regional trail system.	X				
	Promote transit- and bicycle-friendly design features in development projects.	X				
	Enhance wayfinding, directional signs, and information, with an initial focus on Old Town. Coordinate with GMU, as necessary.	X	X	X		
Sustainability and Environment	Consider implementing innovative pilot initiatives that advance new technologies (e.g., regenerative power, solar-powered charging stations, etc.).	X				
Economic Development	Encourage the growth of retail and restaurants in Old Town through creating new commercial areas attracting top-tier tenants; targeting businesses of an appropriate scale; targeting residents, tourists, and GMU students and faculty; and providing pedestrian amenities.	X		X	X	
	Develop a branding and marketing strategy.	X				
	Work with the City's Economic Development Authority to encourage redevelopment of underutilized properties, provide economic support for investment, and recruit new businesses.	X	X			
Parks & Recreation and the Arts	Identify locations for either permanent or temporary performing arts venues.	X	X	X		
	Enhance Old Town Square as a destination and community gathering place by providing a venue for arts, recreation, and green space.	X				