

Livable Fairfax

Giving voice to the community's vision for the future



Old Town Visioning Committee Kickoff

May 30, 2019 · 5-8 PM

City of Fairfax Work Session Room

Example Vision: Portland, ME

ECONOMIC DEVELOPMENT VISION + PLAN PORTLAND MAINE

CORE
ECONOMIC
DEVELOPMENT
FOCUS
GROW THE ECONOMY

CORE
ECONOMIC
DEVELOPMENT
FOCUS
ENRICH THE CREATIVE
ECONOMY

CORE
ECONOMIC
DEVELOPMENT
FOCUS
SUPPORT BUSINESS

Example Vision: Phoenix, AZ

DOWNTOWN PHOENIX STRATEGIC VISION:

THEME 1 – KNOWLEDGE ANCHORS

THEME 2 – DOWNTOWN LIVING

THEME 3 – GREAT NEIGHBORHOODS

THEME 4 – ARTS AND ENTERTAINMENT HUB

THEME 5 – DISTINCTIVE SHOPPING

THEME 6 – GREAT PLACES/GREAT SPACES

THEME 7 – THE CONNECTED OASIS

Example Vision: Fairfax County

The Fairfax County Board of Supervisors'
Strategic Plan to Facilitate the
Economic Success
of Fairfax County

GOALS:

Further Diversify
Our Economy

Create Places Where
People Want to Be

Improve the Speed,
Consistency, and
Predictability of the
Development
Review Process

Invest in Natural
and Physical
Infrastructure

Achieve Economic
Success through
Education and
Social Equity

Increase Agility of
County Government

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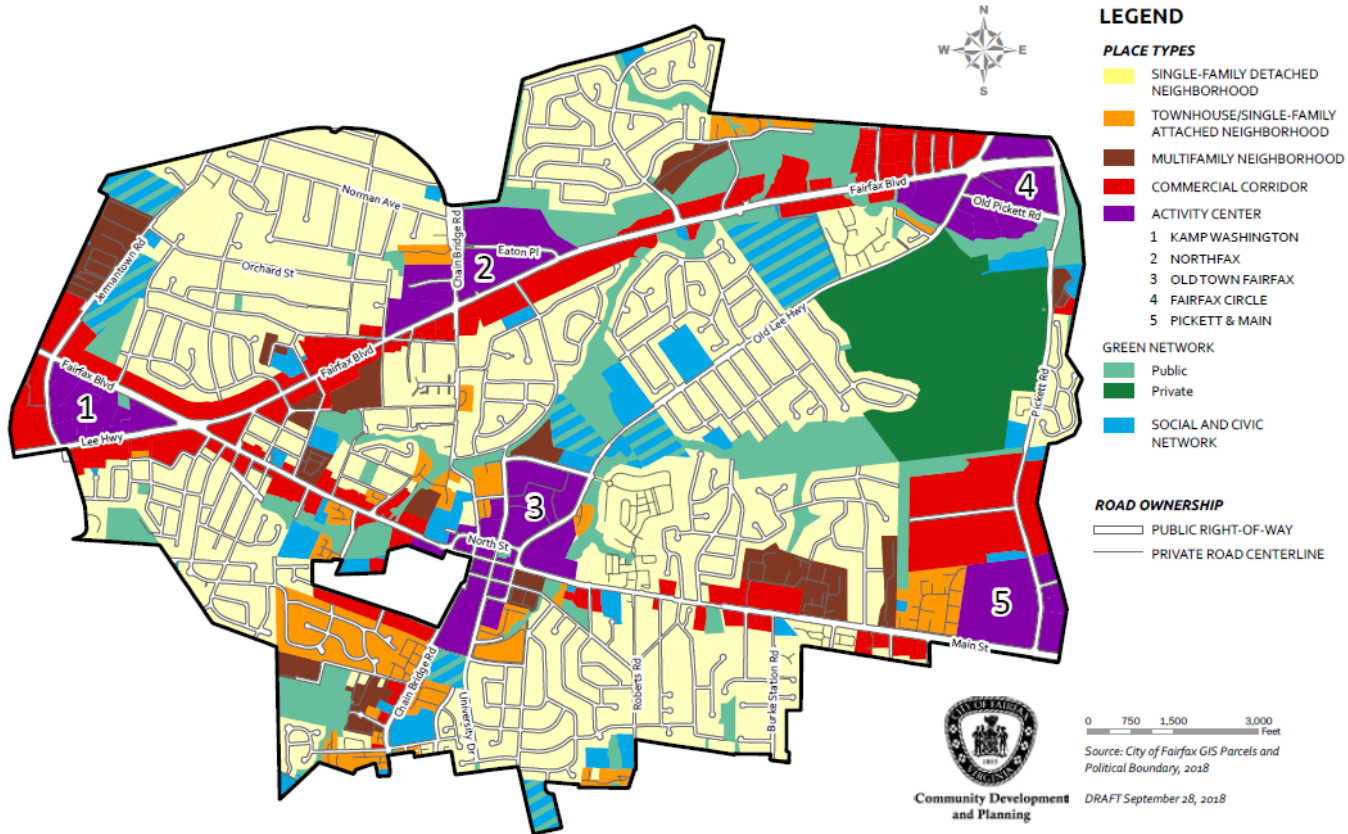
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Old Town Map

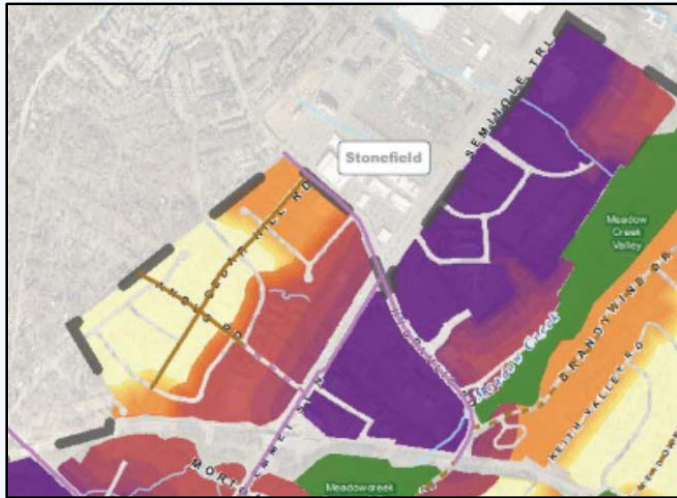


Future Land Use Map



What is a Small Area Plan?

- State Code: “a portion of a comprehensive plan... that is specifically applicable to a delineated area within a locality rather than the locality as a whole.”



**City of Charlottesville
Comprehensive Plan**



**Hydraulic
Small Area Plan**

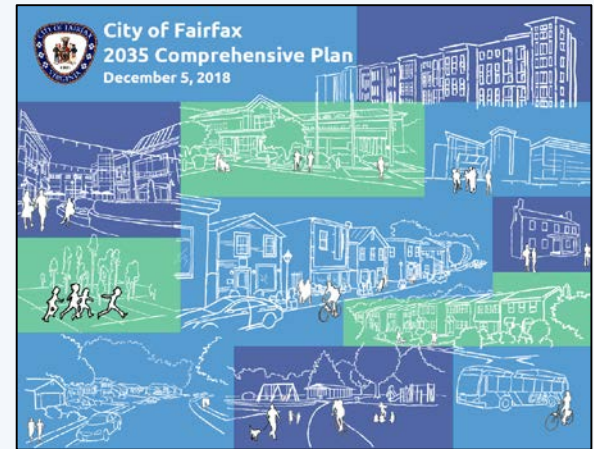
Background Analysis

- Staff reviewed five documents and reports to determine key recommendations for present-day Old Town:
 - 2035 Comprehensive Plan
 - Vision Fairfax Mason
 - Fairfax 2020 Commission Report
 - City of Fairfax Old Town Fairfax Revitalization Plan
 - City of Fairfax Design Guidelines



2035 Comprehensive Plan

- Written in conjunction with City staff, City Council, the Planning Commission and the overall community and approved on February 12, 2019
- Describes the vision for City-wide physical growth and development in the near future and serves as a policy document for decision-making that informs zoning and budget decisions
- Provides guidance on land use, transportation, housing, economic development, environment, public facilities, parks, arts, and historic preservation



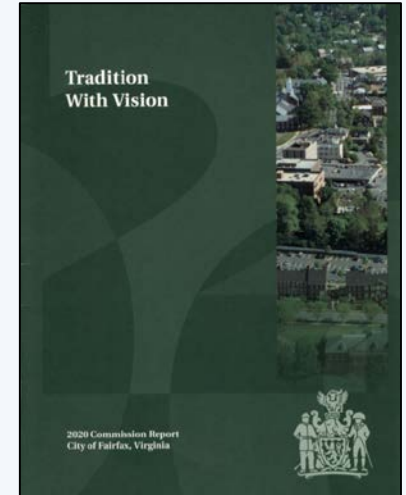
Vision Fairfax Mason

- Three-day charrette (November 6-8, 2014) hosted by the City and George Mason University that explored the connectivity, livability, and sustainability between Mason and Old Town
- Charrette participants provided input on housing, land use and transportation, multimodal transportation (including pedestrians and bicycles), economic development and retail, the arts, and town/gown relations
- Consultant helped facilitate meetings and prepared summary report



Fairfax 2020 Commission Report

- 1992 report developed in conjunction with residents, businesses, and community representatives, organized into sub-committees
- Provides City-wide guidance on economic development, land use, town/gown relations (Mason and NOVA), transportation, the environment, community appearance, housing, education, social services, recreation and culture, and public services and utilities



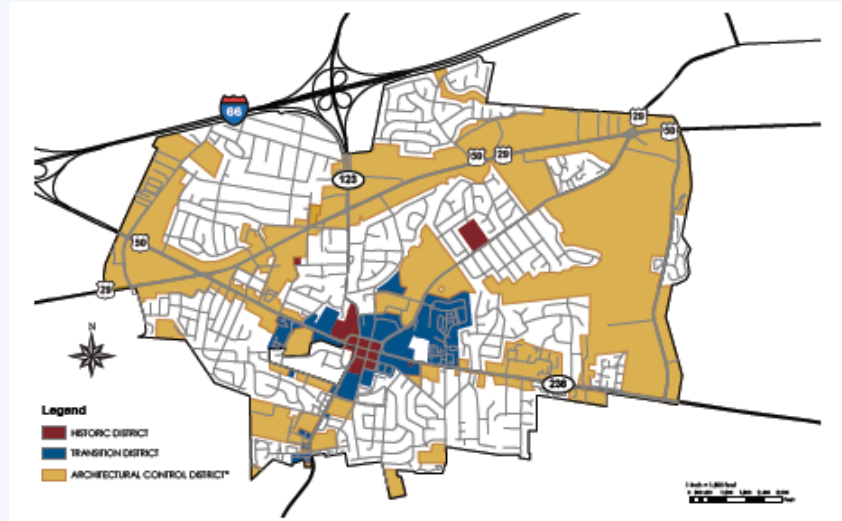
City of Fairfax Old Town Fairfax Revitalization Plan (aka: “Phipps Report”)

- 1989 report developed for the City by a team of consultants (Phipps Group-led)
- Proposes a development program for Old Town revitalization by addressing rehabilitation and development, land use, traffic management and parking, and design and public improvements



City of Fairfax Design Guidelines

- Developed by consultants and adopted July 24, 2018
- Establishes architectural and design standards for new and rehabilitated construction within the Historic Overlay District, Transition Overlay District, and Architectural Control Overlay District



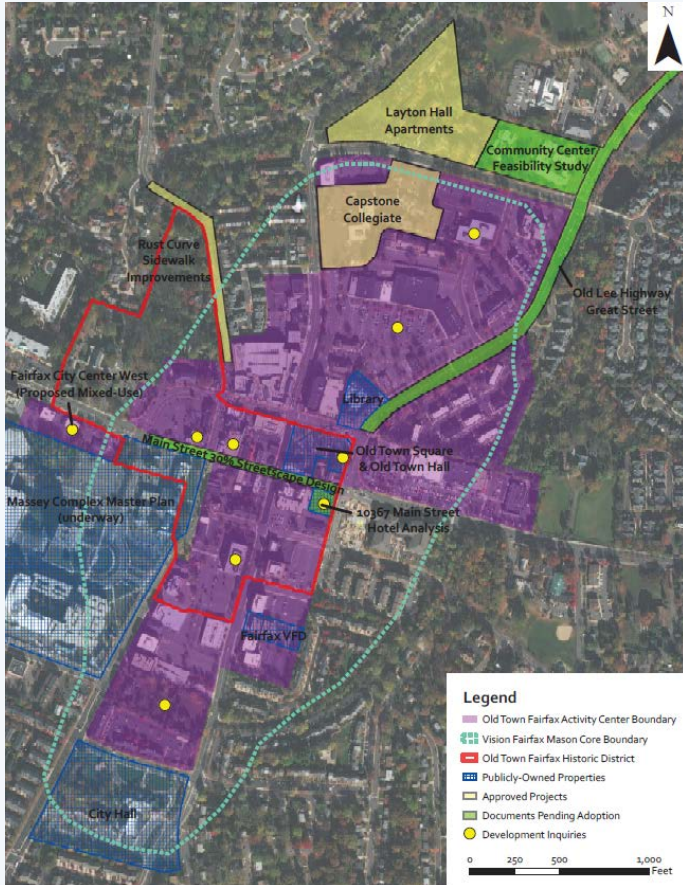
Recurring Themes for Key Recommendations

- **Land Use** – Support land planning that regulates a mix of land uses and composition; breaks up blocks to a walkable scale; and balances connectivity for pedestrians, bicyclists, and motorists.
- **Landscaping and Streetscape** – Streetscapes and outdoor spaces should be attractively designed and furnished.
- **Housing** – The City should add new housing at more urban densities where appropriate.
- **Preservation** – Prevent and reverse deterioration of existing Old Town development in accordance with applicable design guidelines.

Recurring Themes for Key Recommendations

- **Multimodal Transportation** – Enhance safety for all road users, expand the existing street grid, and support non-motorized forms of transportation.
- **Sustainability and Environment** – Consider implementing innovative pilot initiatives that advance new technologies.
- **Economic Development** – Target top-tier commercial tenants and a wide variety of patrons and encourage redevelopment of underutilized properties.
- **Parks & Recreation and the Arts** – Enhance Old Town Square as a destination for events and identify locations for either temporary or permanent performing arts venues.

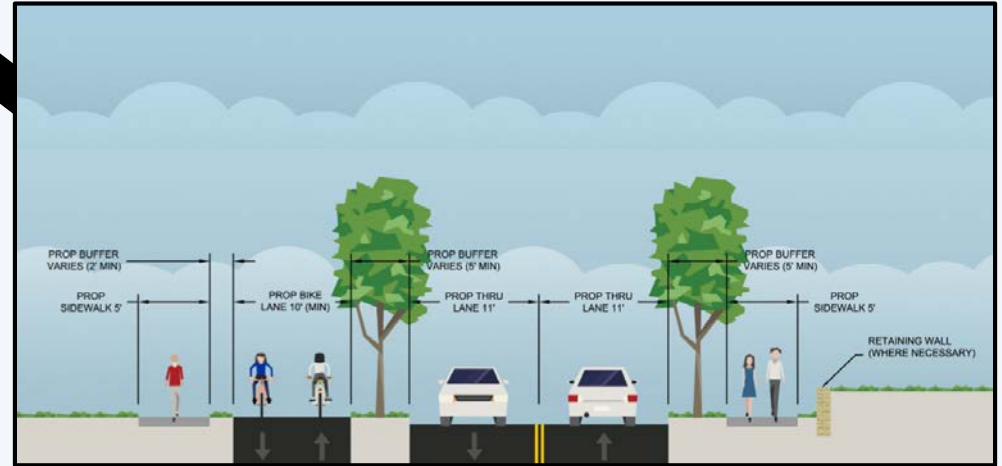
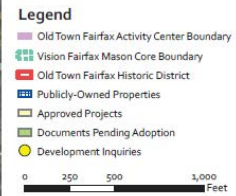
Current and Proposed Projects



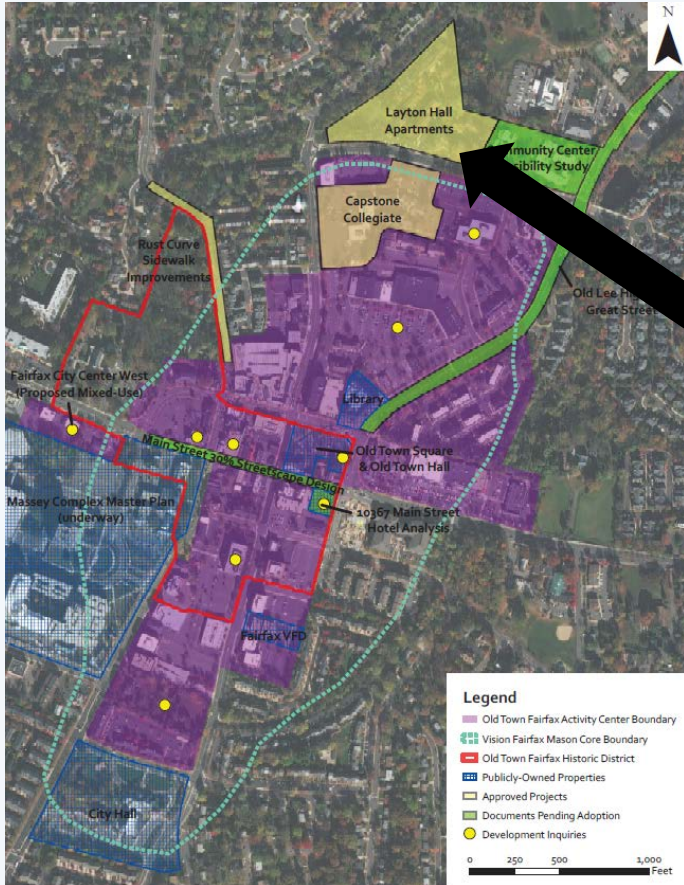
Discuss:

1. Community Center
2. Old Lee Highway
3. Layton Hall
4. Capstone
5. Rust Curve
6. Main Street Streetscape
7. 10367 Main Hotel Analysis
8. Fairfax City Center West
9. Davies Property
10. Massey Complex Masterplan

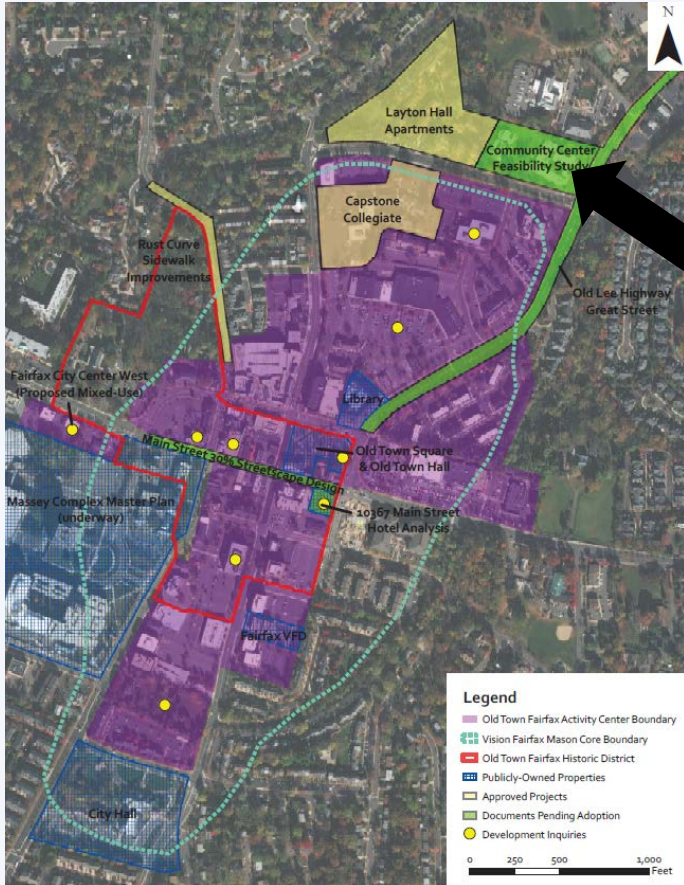
Old Lee Highway



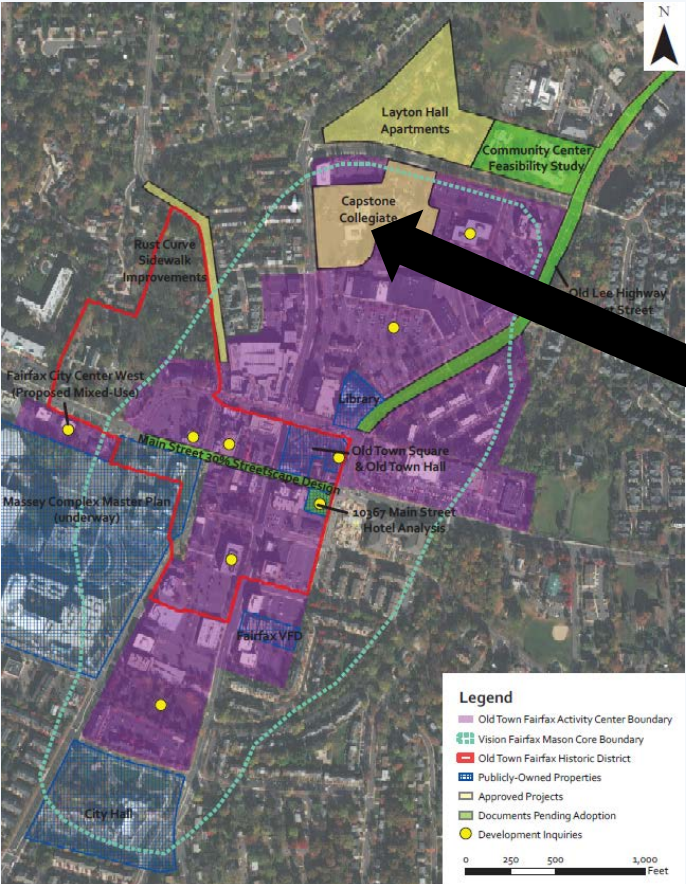
Layton Hall



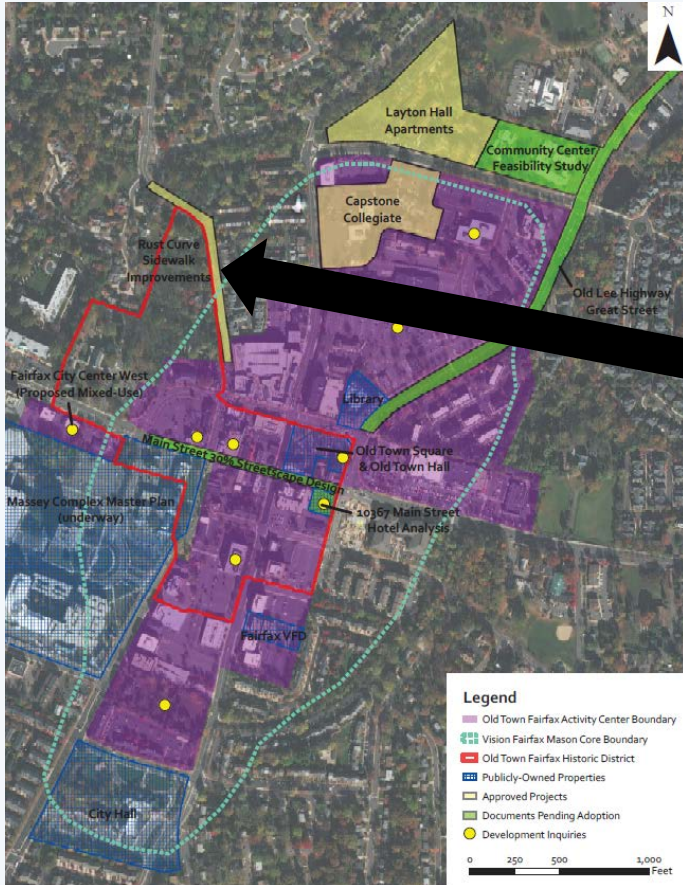
Community Center



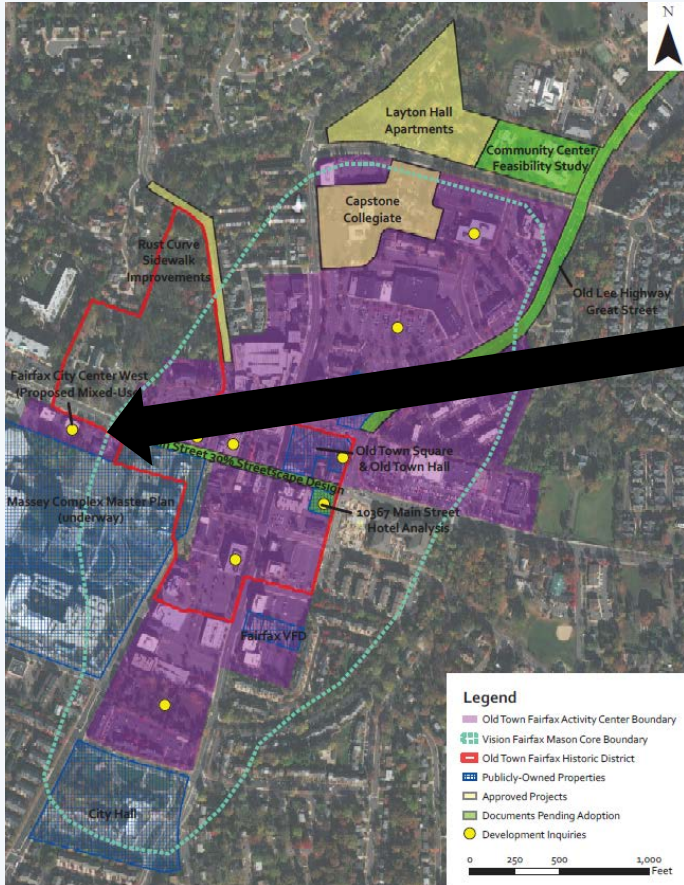
Capstone



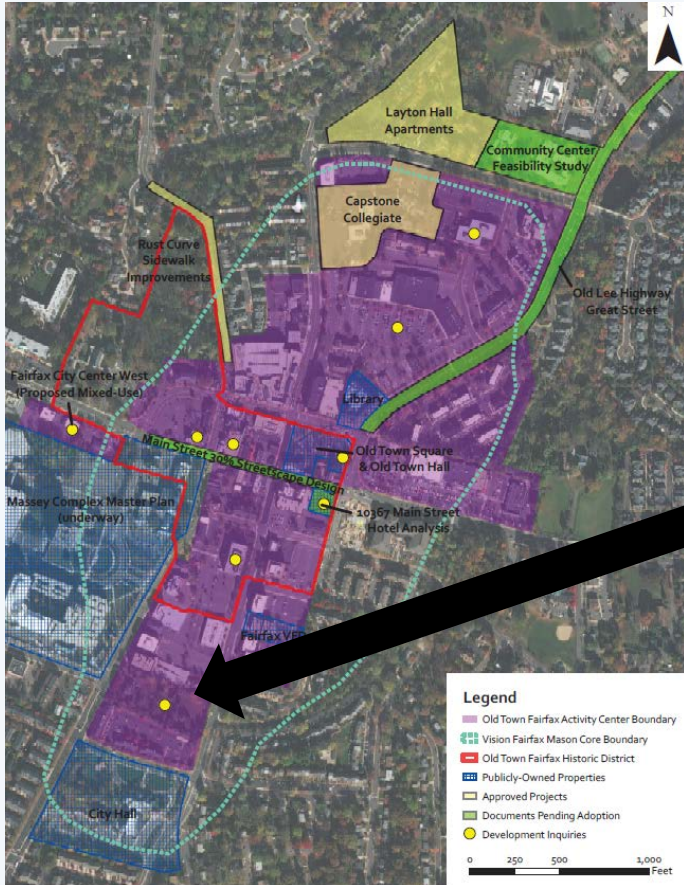
Rust Curve Sidewalk



Fairfax City Center West



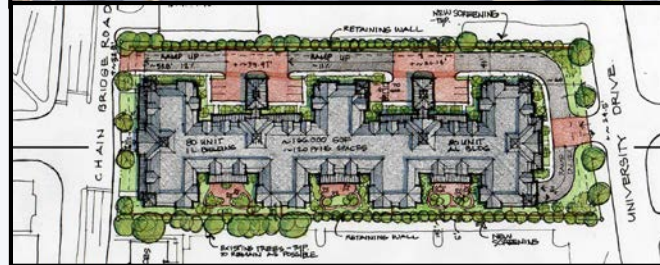
Davies Property



2016



2018



2019

Massey Complex



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