



City of Fairfax, Virginia
10455 Armstrong St. • Fairfax, VA 22030-3630
703-385-7930 • www.fairfaxva.gov

February 12, 2024

Honorable Mayor and Members of City Council
City of Fairfax
10455 Armstrong Street
Fairfax, Virginia 22030

RE: Planning Commission 2023 Annual Report

Dear Mayor Read and Members of the City Council:

On behalf of the City of Fairfax Planning Commission, I am pleased to submit our annual report as required by the Virginia Code and approved unanimously by the Planning Commission's members. As we have stated previously, this report represents far more than an obligation for us. Each of us feels privileged to serve the City as we do, and we are proud to report to you what we have accomplished this year.

The attached report provides a high-level view of the state of Planning in the City, particularly as it applies to our 2035 Comprehensive Plan. It also contains the metrics you have become accustomed to seeing related to the routine activities of the Commission. We include a summary of progress and accomplishments related to the Comprehensive Plan and the adopted Small Area Plans. The City has continued to make excellent progress implementing the Action Items in the Comprehensive Plan since it was adopted in 2019 as well as the Old Town, Northfax and Kamp Washington small area plans since they were adopted over the past few years.

The detailed Implementation Guides are available for your review at the following links:

2035 Comprehensive Plan:

<https://www.fairfaxva.gov/home/showpublisheddocument/22405/638416155242430000>

Old Town Small Area Plan:

<https://www.fairfaxva.gov/home/showpublisheddocument/22515>

Northfax Small Area Plan:

<https://www.fairfaxva.gov/home/showpublisheddocument/22517>

Kamp Washington Small Area Plan:

<https://www.fairfaxva.gov/home/showpublisheddocument/22519>

Any of these Implementation Guides can also be provided to you by Staff.

Thank you for your interest, engagement, and guidance in the work of the Planning Commission in 2023. I'm delighted with the Commission we have in place and how well we collaborate and undertake our duties so responsibly. We all are so especially appreciative of the excellent and dedicated staff we are privileged to partner with as well.

We look forward to partnering with and advising you throughout this year, particularly as we complete the Fairfax Circle Small Area Plan and continue work on the 5-year review and update of the Comprehensive Plan. We are striving to complete Comprehensive Plan review, including both Planning Commission and City Council public hearings, before the August recess and look forward to timely and productive engagement with you along the way.

Respectfully,

A handwritten signature in blue ink, appearing to read "James Feather".

James Feather, Chair

cc: Robert A. Stalzer, City Manager
Valmarie Turner, Deputy City Manager
Melanie Zipp, City Clerk
Brooke Hardin, Director, Community Development & Planning

Enclosure: *Planning Commission 2023 Annual Report and 2035 Comprehensive Plan and Small Area Plans Implementation Guide Update Presentation.*



City of Fairfax Planning Commission 2023 ANNUAL REPORT

Section 15.2-2221 of the Code of Virginia and Section 2-235 of the City Code require that the Planning Commission submit an annual report to the City Council concerning the operation of the Commission and the status of planning in the City. The Planning Commission is pleased to provide the following information to the Council summarizing the Commission's activities during 2023 and the initiatives set forth in the City's 2035 Comprehensive Plan, both of which are in furtherance of the Council's goals.

2023 BY THE NUMBERS

- 

8
COMMISSION MEMBERS
- 

19
REGULAR MEETINGS
- 

18
WORK SESSIONS
- 

7
PUBLIC HEARINGS
- 

2
RESOLUTIONS
- 

8
COMPREHENSIVE PLAN
ACTIONS UNDERWAY

COMMISSION MEMBERSHIP

The following members served on the Planning Commission in 2023: Mark Angres (Chair), Anthony Coleman, Paul Cunningham, Amir Eftekhari, James Feather (Vice Chair; Chair), Kirsten Lockhart (Vice Chair), Matthew Rice, and Kevin Denton.

On January 9, 2023, Mark Angres was re-elected Chair and James Feather was re-elected Vice Chair. James Feather was re-appointed to serve as the Planning Commission's representative to the Board of Architectural Review. Matthew Rice was re-appointed to serve as the Commission's representative to the Parks and Recreation Advisory Board. After Mark Angres stepped down, James Feather was elected Chair and Kirsten Lockhart was elected Vice Chair on April 24, 2023.

WORK SESSIONS

Work Session Topic	Number of Work Sessions Held
Old Town Fairfax Small Area Plan zoning alternatives discussion	1
FY2024-FY2028 CIP Discussion	1
Pre-application briefing for 10120 Fairfax Boulevard	1
Kamp Washington Small Area Plan Implementation Guide discussion	1
Park Road Townhomes redevelopment	1
Two-year transportation program discussion	1
Five-year review of the 2035 Comprehensive Plan	7
Housing Strategy and Report discussion	1
Zoning Text Amendments for tree preservation, research and development, social service delivery, and other miscellaneous amendments	2
Pre-application briefing for The Ox Block A	1
Pre-application briefing for Courthouse Plaza Shopping Center	1
Safe Streets for All funding application discussion	1
Post-submission work session for WillowWood Phase 1	1
Pre-application briefing for 9461-9495 Silver King Court	1
Fairfax Circle Small Area Plan	1
Comprehensive Plan and Small Area Plan Implementation Guide updates	1
Pre-application briefing for 3575 Chain Bridge Road, 10464-10480 Fairfax Boulevard	1
Post-application discussion for 4131 Chain Bridge Road (Davies property)	1
FY2025-2029 CIP Discussion	3
Pre-application briefing for 10201 Fairfax Boulevard (Gatewood Plaza)	1
Total	30

City of Fairfax Planning Commission **2023 ANNUAL REPORT**

RESOLUTIONS

- Adopted resolution PC-23-01 approving the proposed proposed concession stand at Fairfax High School project as being substantially in accord with the adopted City of Fairfax 2035 Comprehensive Plan, unanimously. (January 23)
- Adopted resolution PC-23-02 identifying that the Planning Commission recommends the City Council approve the Capital Improvement Program FY 2024 to FY2028 proposed, subject to conditions identified by the Planning Commission, unanimously. (January 23)

PUBLIC HEARINGS

Date	Topic	Outcome
January 23	Determination of accordance with the Comprehensive Plan per Section 15.2-2232 of the Code of Virginia for the proposed Concession Stand at Fairfax High School.	Adopted resolution PC-23-01 approving the proposed concession stand at Fairfax High School project as being substantially in accord with the adopted City of Fairfax 2035 Comprehensive Plan, unanimously.
January 23	Consideration of a recommendation to City Council on the Proposed Capital Improvement Program for Fiscal Year 2024 to Fiscal Year 2028.	Adopted resolution PC-23-02, identifying that the Planning Commission recommends the City Council approve the Capital Improvement Program FY 2024 to FY 2028 proposed, subject to conditions identified by the Planning Commission, unanimously.
June 26	Request of Ox Hill Realty, LLC, for a Zoning Map Amendment (rezoning) from CG Commercial General and CR Commercial Retail in the Old Town Fairfax Transition Overlay District (TOD) with proffers; a Special Use Permit to allow an upper-story mixed-use building, and special exceptions.	Recommended City Council approval, 6:1, with Commissioner Angres voting against.
September 11	Request from Caglayan Investment Group, applicant, by Keith Martin, agent, for consideration of a Zoning Map Amendment (Rezoning) from CR Commercial Retail zoning district to RT Residential Townhouse zoning district in the Architectural Control Overlay District (ACOD) with proffers and special exceptions to allow development of 13 Townhomes.	Recommended City Council approval, unanimously.
September 25	Proposed amendments to the Code of the City of Fairfax, Chapter 110 (Zoning) to amend portions of the articles and sections contained therein, including Zoning Districts and Regulations, Site Development Standards, Development Review and Definitions.	Recommendation to City Council for approval of the proposed amendments, as modified, approved 4:1 with Commissioner Lockhart voting against.
October 23	Proposed amendments to the Code of the City of Fairfax, Chapter 110 (Zoning) to amend portions of the articles and sections contained therein, including Site Development Standards and Definitions, relating to special flood hazard districts.	Approved, unanimously.
November 13	Proposed amendments to the Code of the City of Fairfax, Chapter 110 (Zoning) to amend portions of the articles and sections contained therein, including Zoning Districts and Regulations, and Site Development Standards, relating to the use known as research and	Approved, unanimously.

2035 COMPREHENSIVE PLAN COMPLETED ACTIONS

Of the 288 action items in the 2035 Comprehensive Plan, many are underway and 17 are substantially complete. Those completed include the study and implementation of the bikeshare program, the adopted Bicycle Masterplan, the completion of the Housing Assessment, and trail connections to the planned I-66 facility. It should also be noted that 188 items are Ongoing.

2035 COMPREHENSIVE PLAN ACTION ITEMS

The below charts provide a snapshot of action items from the 2035 Comprehensive Plan. The first chart provides a summary of action items by category, timeframe for initiation, and current status. The second chart is specific to items where Community Development and Planning staff play a role. Although the Planning Commission may not play a specific role in all actions' updates, these statuses provide insight into the status of planning within the City. The Planning Commission would like to recognize the extraordinary work done by the City's professional staff as well as the many Boards and Commissions that have worked through the challenging year to make success happen for the City. Information about action items where the Planning Commission plays a specific role can be found in the section "2035 Comprehensive Plan Actions Underway by the Planning Commission," located beneath the charts. The latest Implementation Guide in its entirety can be found at fairfaxva.gov/government/community-development-planning/planning/current-comprehensive-plan.

	Total Actions	Ongoing		Immediate (<2 Years)		Short-Term (2-5 Years)		Long-Term (>5 Years)	
		All	In Progress	All	In Progress	All	In Progress	All	In Progress
Land Use	63	36	36	15	14	10	10	2	2
Multimodal Transportation	93	37	37	9	9	39	32	8	5
Environment and Sustainability	40	9	9	16	16	15	15	0	0
Economic Vitality	16	7	7	6	6	3	1	0	0
Community Services	76	47	47	23	22	6	5	0	0
Total	288	136	136	69	67	73	63	10	7

Action where...	Actions	Status
CDP has sole responsibility	26	• All 26 Ongoing, Immediate, and Short-Term items are underway
CDP shares lead responsibility with other department(s)	124	• All 53 Ongoing items are underway • 27 of 28 Immediate items are underway or complete • 35 of 37 Short-Term items are underway • 4 of 6 Long-Term items are underway

2035 COMPREHENSIVE PLAN ACTIONS UNDERWAY BY THE PLANNING COMMISSION

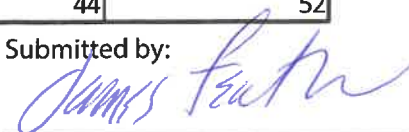
- LU1.1.1 – Maintain and update the Comprehensive Plan Future Land Use Map.
- LU1.1.2 – Use the Comprehensive Plan as a guide when considering new development.
- LU1.1.3 – Refer to and update the Comprehensive Plan Parcel Specific Recommendations as necessary.
- LU1.2.1 – Review and update the Zoning Ordinance to ensure consistency with the Comprehensive Plan.
- CCAC2.3.5 – Prepare Small Area Plans for Activity Centers.
- CCAC2.3.6 – Target and coordinate public infrastructure improvements with desired infill, reinvestment, and redevelopment areas to encourage and stimulate private development.
- H1.1.1.1 – Conduct a housing assessment to examine the types of housing that are most in demand in the City for a full income range of households, or are most supportive of growing sectors of the local economy.
- H2.1.2 – Provide regulatory and financial incentives to increase the City's supply of affordable housing.

OLD TOWN FAIRFAX, NORTHFAX, AND KAMP WASHINGTON SMALL AREA PLANS' ACTION ITEMS

Similar to above, the below chart provides an update on action items from the Old Town Fairfax, Northfax, (approved by the City Council in June 2020) and Kamp Washington Small Area Plans (approved by the City Council in October 2022).

	Old Town Fairfax	Northfax	Kamp Washington
Total Action Items	41	45	53
Action Items In Progress	41	44	52

Submitted by:



James Feather, Chair



**2035 Comprehensive Plan, Old Town Fairfax, Northfax, and
Kamp Washington Implementation Guides
Winter 2024 Update**

Update Summary – 2035 Comprehensive Plan

- 69 Action Items with updates since last review
 - 180 total updates since 2022 Annual Report submitted

City of Fairfax

2035 Comprehensive Plan **IMPLEMENTATION GUIDE UPDATES**

January 22, 2024



Land Use Updates

- 17 items updated
- Activities resulting in Action Item updates include:
 - FLUM and parcel specific recommendations will be considered in the Comprehensive Plan update
 - Pedestrian connection projects underway (Fern Street Connector, Pickett Road Trail, Judicial Drive missing link)
 - Housing assessment complete

Multimodal Transportation Updates

- 29 items updated
- Activities resulting in Action Item updates include:
 - Pedestrian Master Plan, Citywide Safety Action Plan, and Old Town Circulation Study funded
 - Construction of missing link of sidewalk on the east side of Chain Bridge Road planned for 2024
 - Roadway safety audit underway for Main Street between Old Town and Pickett Road
 - Transportation communications specialist consultant hired

Environment and Sustainability Updates

- 12 items updated
- Activities resulting in Action Item updates include:
 - Green Building Policy underway
 - Tree inventory and UTC complete
 - Funding requested for FY2025 for Climate Adaptation and Resiliency Plan

Economic Vitality Updates

- 2 items updated
- Activities resulting in Action Item updates include:
 - LIFFT program underway

Community Services Updates

- 10 items updated
- Activities resulting in Action Item updates include:
 - Facility condition assessment complete
 - Parks and Recreation Strategic Masterplan Update underway
 - Stormwater and Wastewater infrastructure assessment and maintenance ongoing

2035 Comprehensive Plan Implementation Status

Action where...	Actions	Status
CDP has sole responsibility	26	<ul style="list-style-type: none"> All 26 Ongoing, Immediate, Short-Term, and Long-Term items are either underway or complete
CDP shares lead responsibility with other department(s)	124	<ul style="list-style-type: none"> All 53 Ongoing items are either underway or complete 27 of 28 Immediate items are either underway or complete 35 of 37 Short-Term items are underway 4 of 6 Long-Term items are underway

Update Summary – Old Town Fairfax Small Area Plan

- 8 Action Item with updates since last review
- Activity resulting in Action Item updates since last review includes:
 - Segment of the University Drive road diet between South Street and Layton Hall Drive in design with construction expected in 2025
 - Safe Streets for All grant received

**Old Town Fairfax Small Area Plan
Implementation Guide Updates
January 2024**

Update Summary – Northfax Small Area Plan

- 10 Action Items with updates since last review
- Activities resulting in Action Item updates since last review include:
 - Tree Preservation and Planting Guide underway
 - Funding application submitted for Chain Bridge Road shared use path between Assembly Drive and Northfax Street
 - Green Building Policy underway

**Northfax Small Area Plan
Implementation Guide Updates
January 2024**

Update Summary – Kamp Washington Small Area Plan

- 8 Action Items with updates since last review
- Activities resulting in Action Item updates since last review include:
 - Funding application submitted for Fern Street Connector
 - Urban Tree Canopy assessment identified possible planting locations

**Kamp Washington
Small Area Plan
Implementation Guide Updates
January 2024**

Small Area Plans Implementation Status

	Old Town Fairfax	Northfax	Kamp Washington
Total Action Items	41	45	53
Action Items in Progress	41	45	52

All but one of the action items for all three small area plans are in progress.

Next Steps

- Approve of Annual Report submission to City Council or provide recommendations for edits



**2035 Comprehensive Plan, Old Town Fairfax, Northfax, and
Kamp Washington Implementation Guides
Winter 2023 Update**