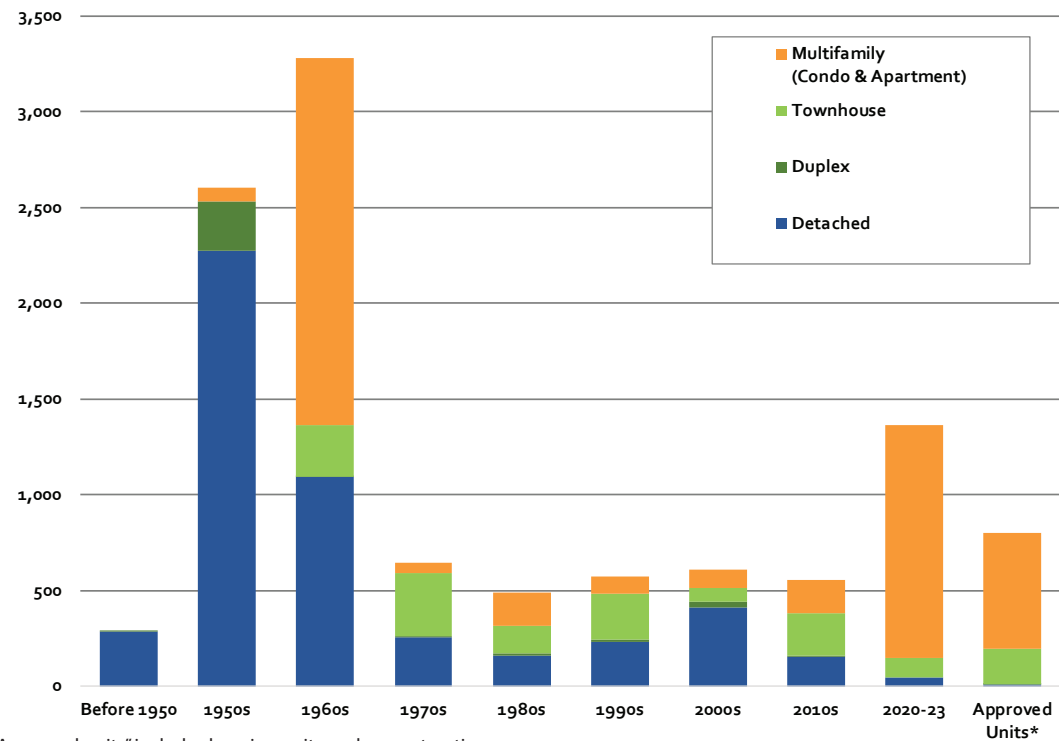


2 Land Use

The City’s residential neighborhoods are distinct in housing type, age, and character. While much of the land area of the City is encompassed by single-family neighborhoods initially developed in the 1950s and 1960s, there are also a significant amount of multifamily neighborhoods built primarily during the 1960s. Since then, the City has continued to accommodate residential development on smaller sites, including single-family homes, townhomes, and multifamily residences.

As developable land has become scarcer, new residential development has been more dependent on infill and redevelopment sites. Developers are offering higher-end products and seeking greater densities to offset the higher land values and development costs associated with redevelopment sites. In addition, some homes in existing single-family neighborhoods are being significantly renovated, expanded, or redeveloped.

FIGURE 2 HOUSING UNITS BY TYPE AND DECADE BUILT



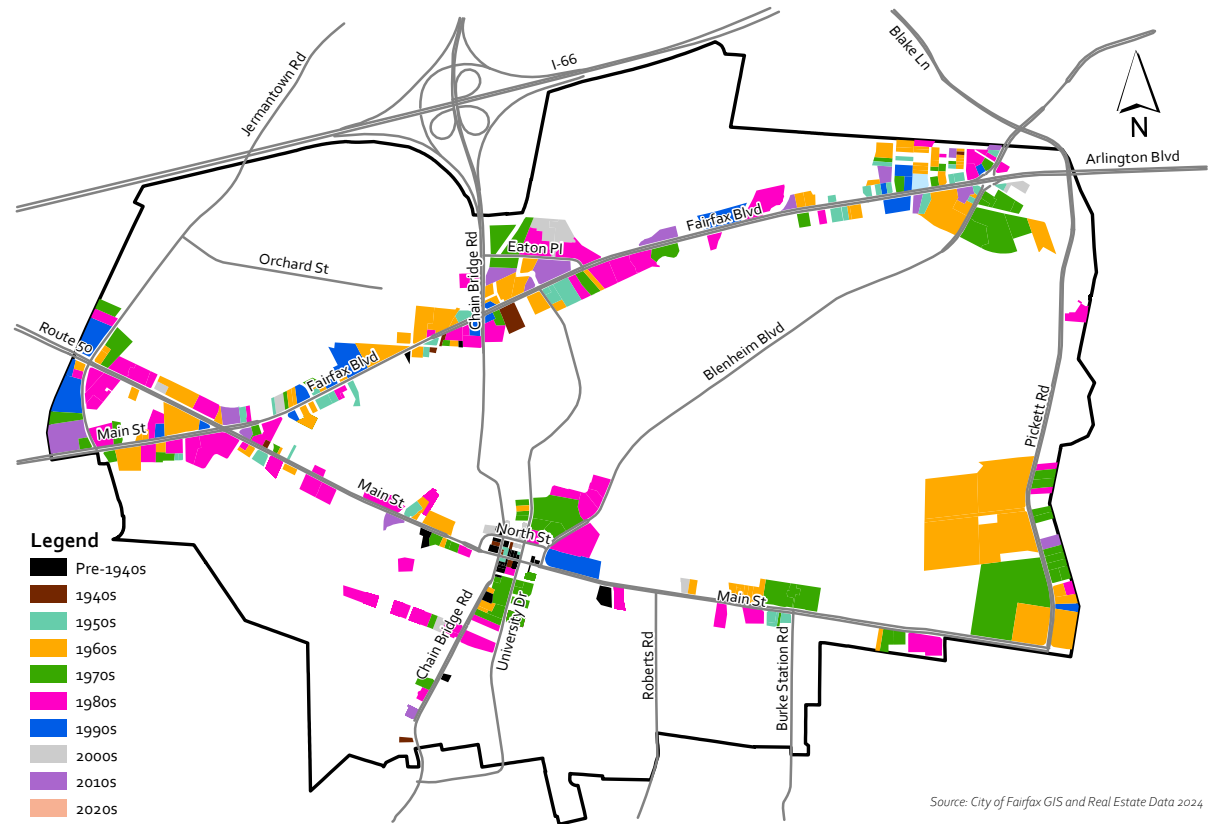
Note: “Approved units” includes housing units under construction, as well as projects that have been approved by City Council, but for which construction has not begun.

Source: Fairfax City Real Estate Assessments, December 2023
Includes units under construction or approved as of December 2023

Commercial uses in the City have historically benefited from its location at a crossroads of several regional transportation routes. While most neighborhoods in the City were established in the 1950s and 1960s, heavy commercial growth continued through the 1980s. This was fueled by continuing regional population growth and by general market trends that supported extensive office and retail growth. There has been less commercial growth in recent years as the commercial real estate market has changed and new development in surrounding areas of Fairfax County has added competition to the local market. Despite this, the City has experienced some redevelopment of older commercial properties, and recent mixed-use projects demonstrate that unsubsidized redevelopment remains feasible.

The Land Use Chapter encompasses the following Guiding Principles: Land Use Strategies, Neighborhoods, Commercial Corridors and Activity Centers, Housing, and Community Design and Historic Preservation.

FIGURE 3 COMMERCIAL AND INDUSTRIAL BUILDING AGE BY DECADE BUILT



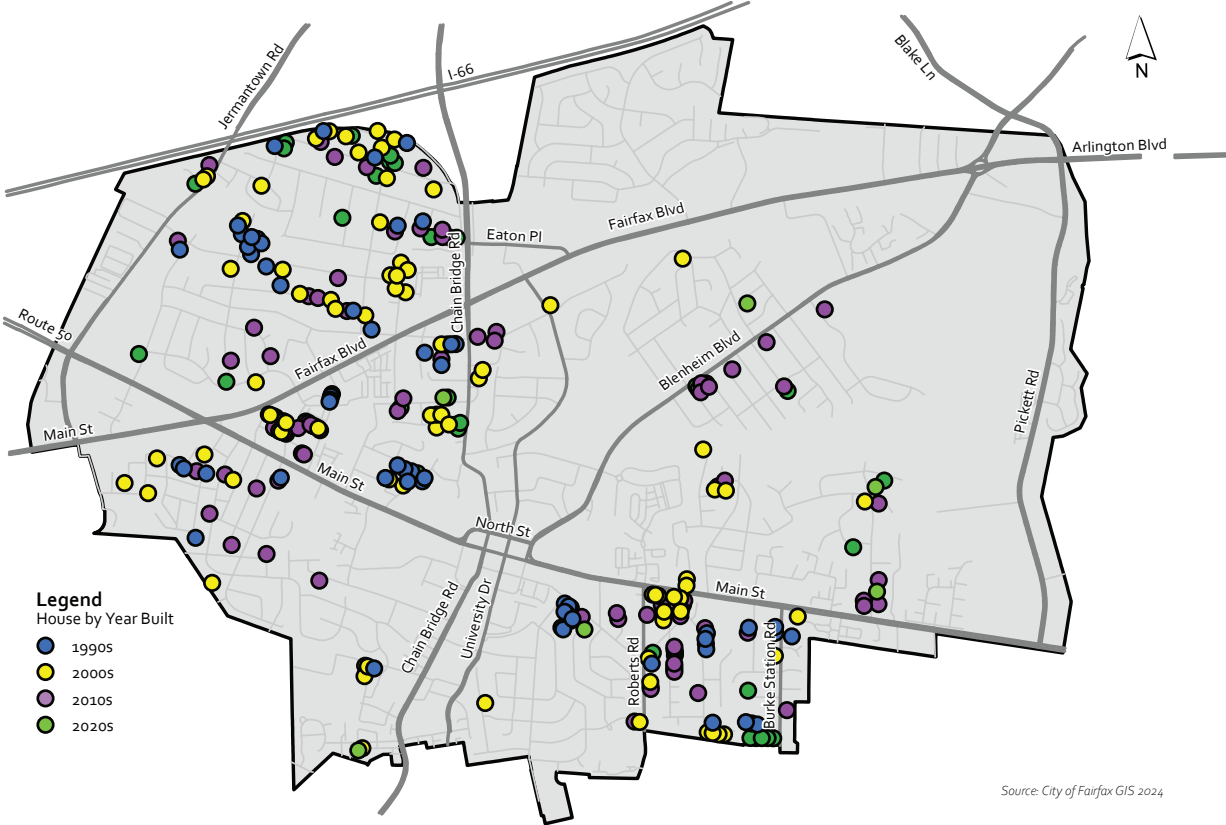
Opportunities and Challenges

Residential improvements

With an aging housing stock, there is consistent pressure for upgrading or replacing existing homes. While this can help keep neighborhoods current with consumer desires and housing preferences, it can also impact the character of existing neighborhoods.



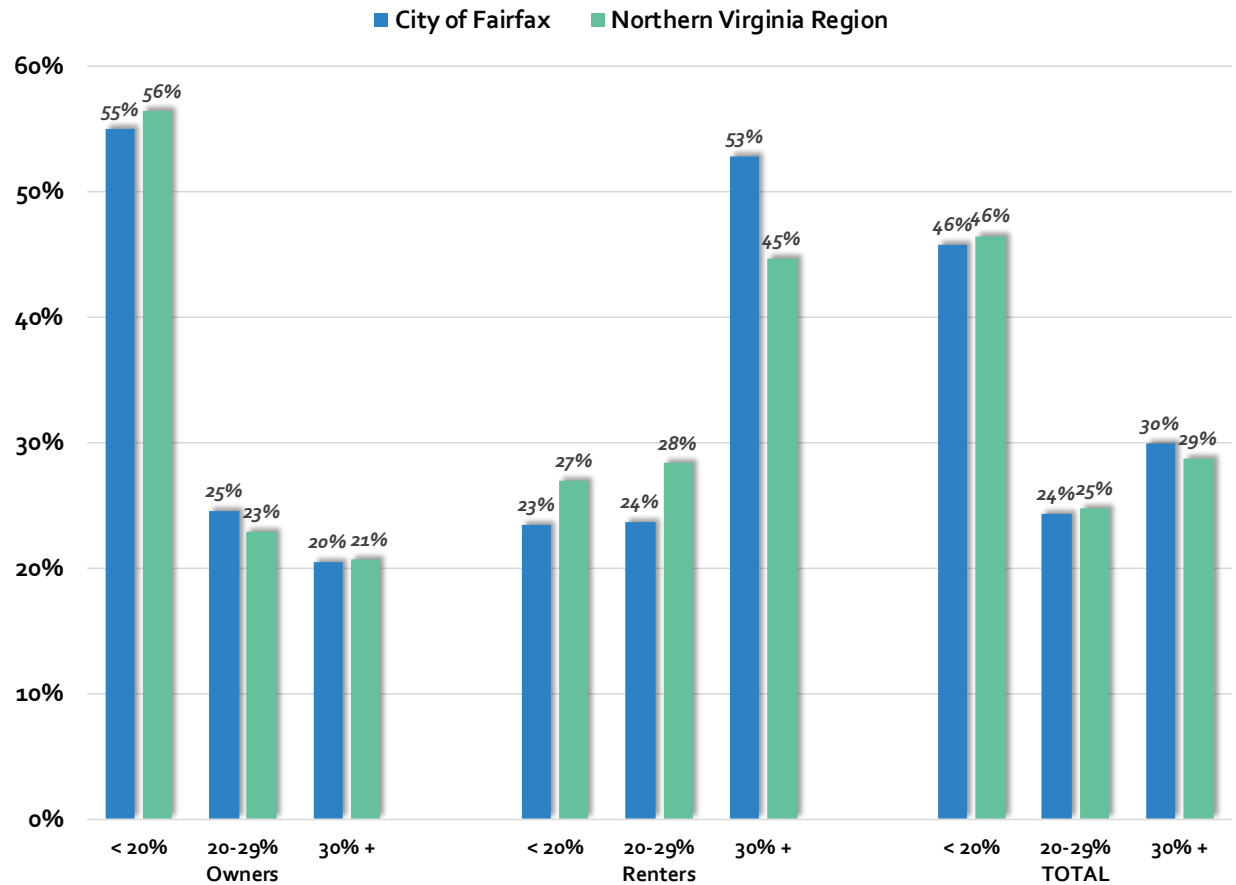
FIGURE 4 INFILL HOUSING BY DECADE BUILT



Housing affordability

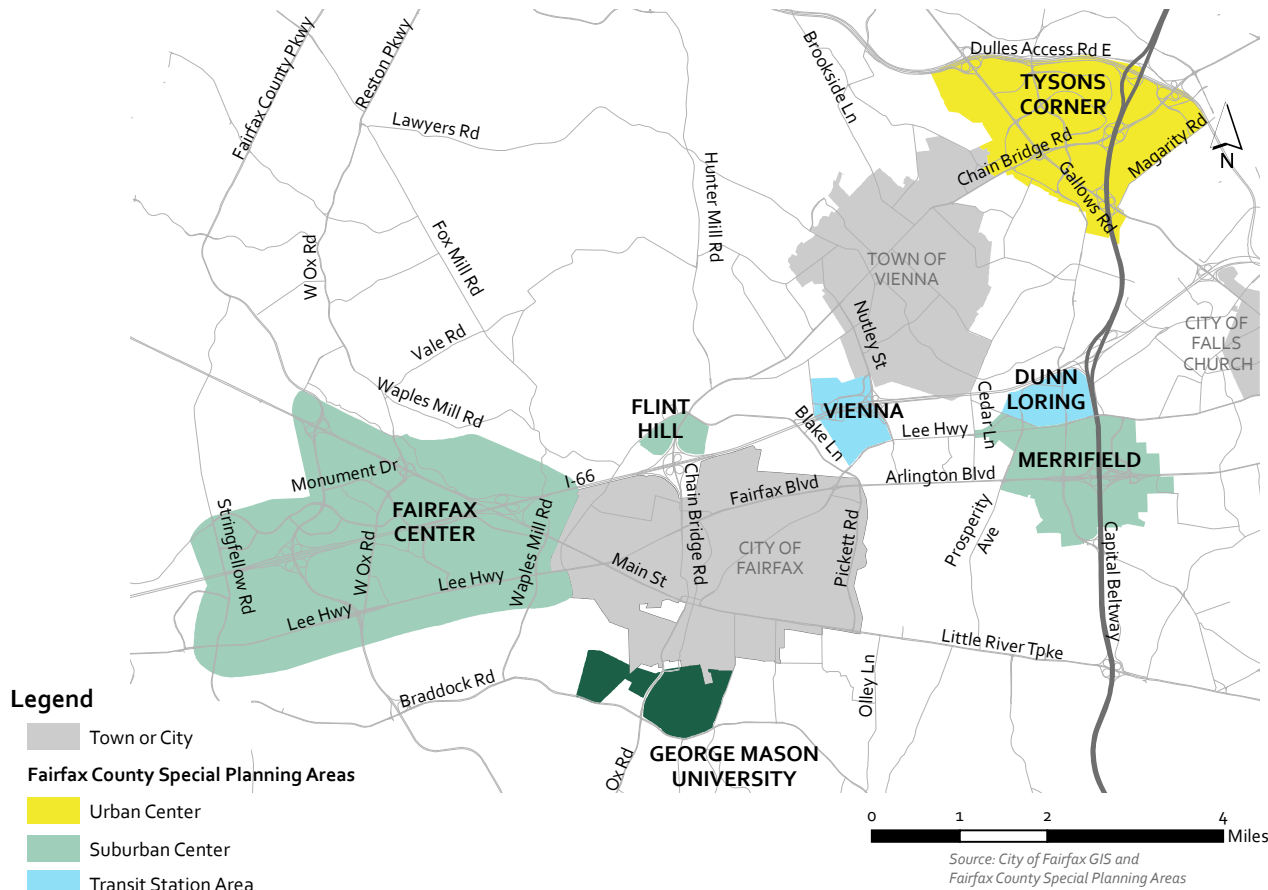
As the regional economy has grown, increases in housing values have outpaced increases in income. As a result, there are few residential units in the City that are affordable to lower income households. About one-third of City households spend more than 30% of their income on housing costs, as shown in Figure 5, which also highlights that over half of renters are potentially cost-burdened. Meanwhile, newer residential development in the City tends to be less affordable than older residential communities.

FIGURE 5 HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME BY TENURE AND IN TOTAL



Source: US Census ACS 2018-2022

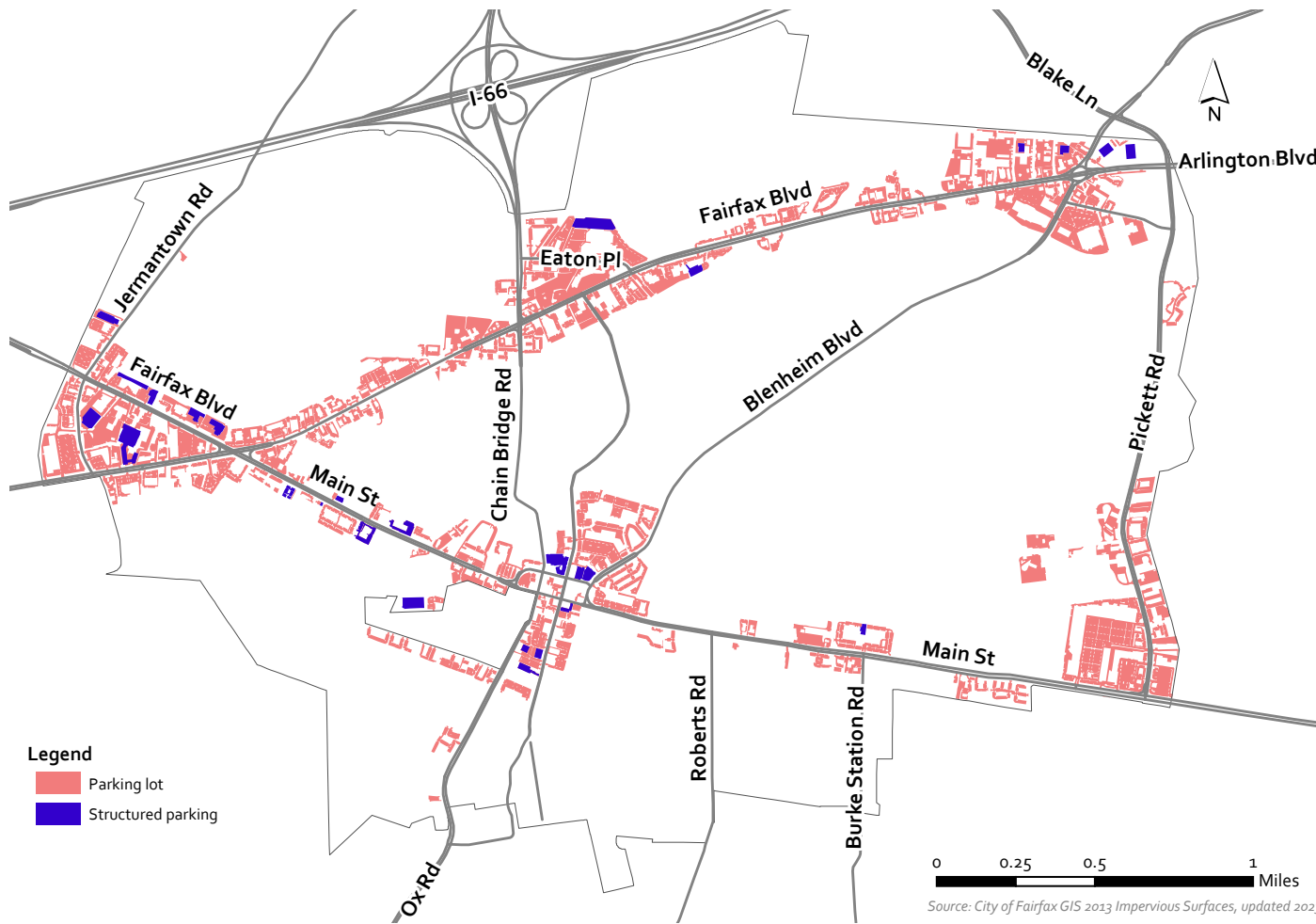
FIGURE 6 NEARBY MAJOR MIXED-USE CENTERS



Commercial market changes

While the City’s office and retail occupancy rates remain strong, regional and national trends have added uncertainty to the continued marketability of commercial properties in the City. In addition, new development, particularly to the east and west of the City supported in Special Planning Areas of the Fairfax County Comprehensive Plan as shown in Figure 6, absorbs potential demand for destination commercial offerings.

FIGURE 7 COMMERCIAL AND INDUSTRIAL SURFACE AND STRUCTURED PARKING



Commercial redevelopment potential

There are numerous commercial properties throughout the City with the potential for redevelopment or to be repositioned for current market demands. Characteristics of potential redevelopment sites include significant amounts of surface parking, as shown in Figure 7, and low building-to-land value ratios.

Land Use Strategies

More than 200 years of growth and development have formed Fairfax into a unique small city with development patterns and building styles that span multiple eras. A variety of land uses are distributed throughout the City to complement and support each other. Existing land uses and a summary of land use coverage areas in the City are shown in Figure 8. The City, however, continues to evolve to accommodate changing needs of residents and businesses. The Land Use Strategies Guiding Principle supports measures to manage growth in such a way to allow the City to evolve while maintaining the unique character that has taken decades to build.

Managing development depends heavily on the Comprehensive Plan Future Land Use Map (shown on p. 23). This map, which is supported by Goal 1 of this Guiding Principle, illustrates the desired land uses in the City organized by Place Types, which are locations within the City that are intended to share similar physical characteristics and have both zoning and Street Types (as defined under Multimodal Transportation Goal 2) that are consistent with these characteristics.

Guiding Principle:

In 2035, Fairfax is a city with... a close-knit community and a population that is diverse in its culture, demographics, and lifestyles, that capitalizes on its location in the center of the growing region and with easy access to the nation's capital.



Rather than show land uses as they exist today, the Future Land Use Map shows how the Comprehensive Plan foresees appropriate development over the next 15 to 20 years. The Place Types shown on the map communicate the types of uses and character of development envisioned throughout the City.



Land Use Strategies

Goal 1

Ensure development is complementary.

While the 6.3 square mile City is primarily built out, leaving few opportunities for large new development, there is consistent pressure for the City's variety of land uses to adapt to environmental, economic, and cultural demands. This means that some flexibility must be provided with a balanced mix of development types that accommodate adaptations without negatively impacting the existing community. New development and redevelopment should be complementary to surrounding areas and contribute to an attractive, accessible, and economically viable place.

This can be managed by using the Future Land Use Map in conjunction with recommendations of this Comprehensive Plan and the requirements of the Zoning and Subdivision Ordinances to guide development

- OUTCOME LU1.1:** The Future Land Use Map is used in conjunction with other recommendations from the Comprehensive Plan to guide development throughout the City.
 - ACTION LU1.1.1** Maintain and update, as necessary, a Future Land Use Map that provides for a balanced mix of development types and addresses current and future needs of the City.
 - ACTION LU1.1.2** Use the Future Land Use Map (Figure 9), Place Types, and general text from the Comprehensive Plan as a guide when considering new development throughout the City.
 - ACTION LU1.1.3** Monitor the adopted small area plans and amend them as necessary to accommodate changes to local priorities, account for adjustments in the real estate market, and consider other fluctuating factors.
 - ACTION LU1.1.4** Refer to Parcel Specific Recommendations, as detailed on pages 40-45, for potential alternative uses. Amend the Comprehensive Plan to provide additional Parcel Specific Recommendations as appropriate.
 - ACTION LU1.1.5** Balance city goals and policies, such as those addressing the natural environment, economic vitality, mobility, equity, housing, health, and community facilities and services, when considering land use decisions.
- OUTCOME LU1.2:** Zoning regulations and other standards accommodate and encourage high-quality development practices.
 - ACTION LU1.2.1** Regularly review the Zoning and Subdivision Ordinances and the Zoning Map to ensure they are able to support the Future Land Use Map and other guidance of the Comprehensive Plan and Small Area Plans.
 - ACTION LU1.2.2** Establish level of service standards or capacity analyses to allow all City services to prepare for demands resulting from future development.

within the City. While the Future Land Use Map communicates the most appropriate types of uses and character of development, the Zoning and Subdivision Ordinances provide the regulatory measures to accommodate such development. The Ordinances may

occasionally be amended to furnish necessary changes for various land uses.

Future Land Use Map

The Future Land Use Map is provided in Figure 9, with specific guidance on development for each of the Place Types identified on the map provided on the following pages. Additional guidance is provided for certain specific sites beginning on page 40. When using the Future Land Use Map, consideration should also be given to the other Guiding Principles of this chapter, depending on site location and types of uses.

The following information is provided for each of the Place Types:

1. **Definition:** A brief description of the types of uses and structures the Place Type applies to.
2. **Zoning Districts:** A list of Zoning Districts that are most likely to accommodate the uses and structures provided in the definition for the Place Types.
3. **Street Types:** A list of the types of streets (as provided in the Multimodal Transportation Chapter) most appropriate for the Place Type.
4. **Physical Characteristics:** A description of general preferences for site design and building placement.
5. **Concept diagrams and photos:** Provided to show typical development patterns for each Place Type.

Most new development is anticipated to occur in areas designated as an Activity Center Place Type. There are five areas of the City that have this Place Type designation: Old Town Fairfax, Northfax, Kamp Washington, Fairfax Circle, and Pickett & Main. The following additional guidance is provided for the Activity Center Place Type:

6. **Use Characteristics:** Since multiple uses can be accommodated in the Activity Center Place Type, separate physical characteristics are provided for various uses to ensure that new development provides a consistent character in spite of varying uses.
7. **Residential Limitations:** As a more detailed analysis of specific development scenarios is not included in this plan, limitations on the number of residential units that can be absorbed in each Activity Center are provided. This is intended to communicate to developers and the general public that unrestrained increases in residential development will not be considered in these areas of the City.

Small Area Plans

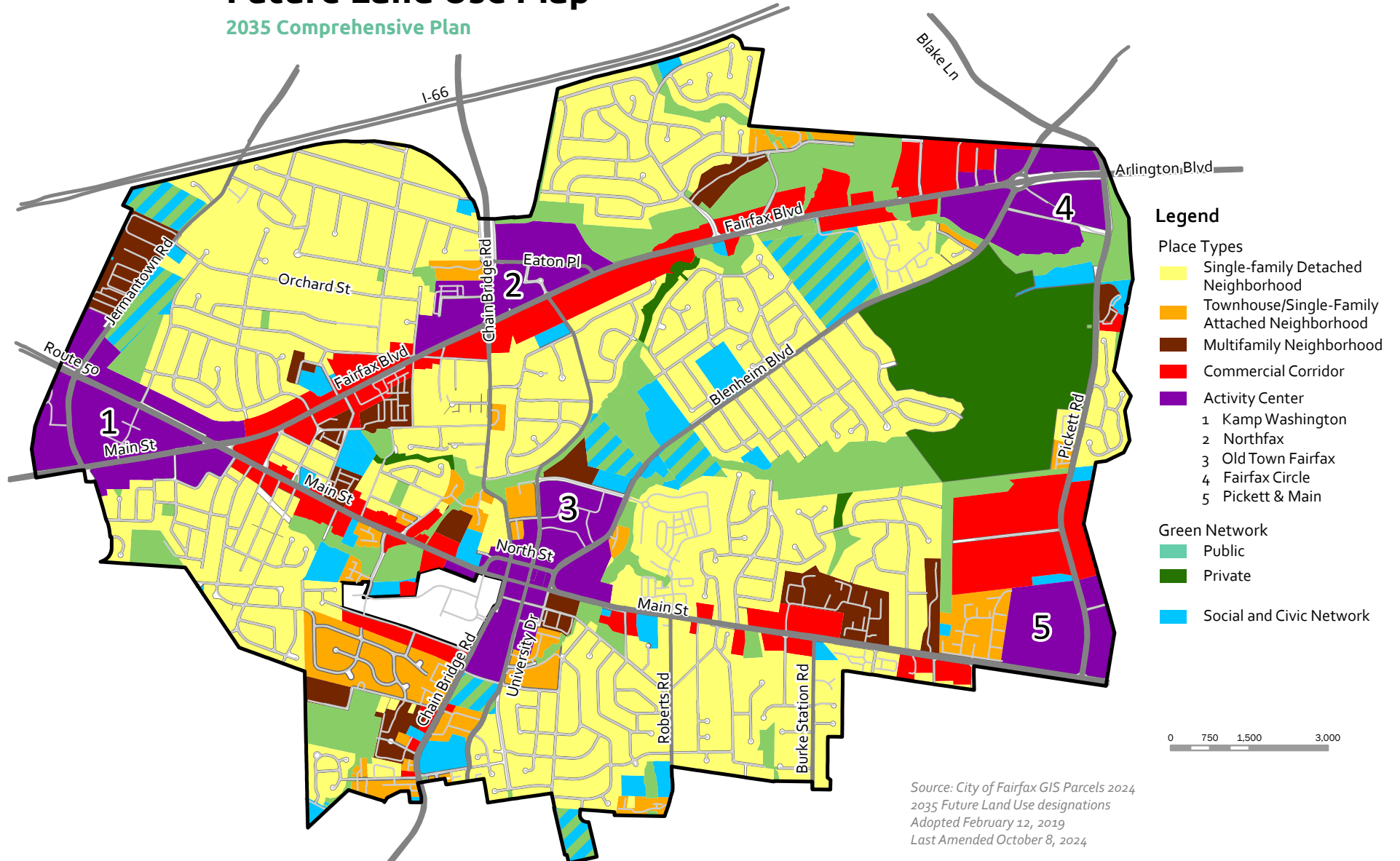
Small Area Plans provide more specific recommendations on issues such as land use, open space, and transportation than that provided in the Comprehensive Plan for areas defined as Activity Centers on the Future Land Use Map. The recommendations from each plan supersede the general Activity Center Place Type recommendations.

While brief descriptions of the Activity Centers are provided in the Activity Center Place Type description, refer to the respective Small Area Plans as applicable for specific guidance for any area within each Activity Center.

FIGURE 9 FUTURE LAND USE MAP

Future Land Use Map

2035 Comprehensive Plan



SINGLE-FAMILY DETACHED NEIGHBORHOOD

Definition

The Single-Family Detached Neighborhood Place Type, identified in yellow on the Future Land Use Map, applies to neighborhoods that are primarily developed with single-family detached homes. Accessory uses associated with these residences are permitted, such as home-based businesses and accessory dwelling units.

Physical Characteristics

New development of single-family detached homes in an existing residential neighborhood should reflect the character of that neighborhood by providing similar lot widths, height, and building setbacks as surrounding properties. In order to support shared stormwater management facilities and usable open space, narrower lot widths and building setbacks may be considered where a new development provides a similar overall density to the surrounding neighborhood. New development is considered to be within an existing neighborhood where any vehicular access is taken from an existing Neighborhood - Limited Connection Street or a Neighborhood Circulator. New residential units on all lots that are adjacent to those streets should be oriented with the front of the structure facing that street, even where vehicular access is taken from a new public or private street. Predicated on the underlying zoning district and additional density permitted through the provision of affordable dwelling units, the Single-Family Detached Neighborhood Place Type supports up to nine (9) dwelling units per acre and a maximum height of 3 stories.

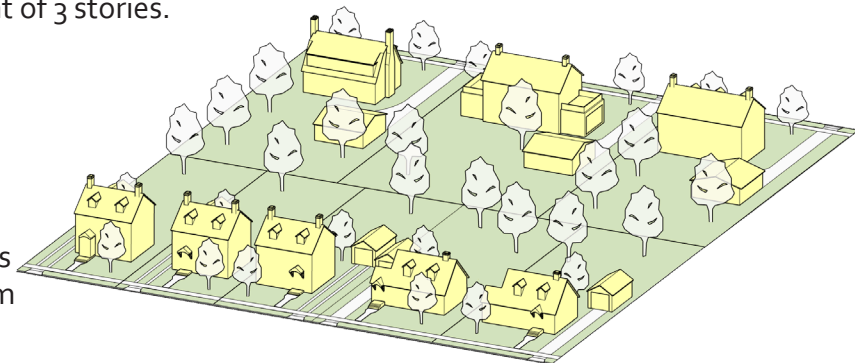


Zoning Districts

- RL, Residential Low
- RM, Residential Medium
- RH, Residential High
- PD-R, Planned Development Residential
- PD-M, Planned Development Mixed-Use

Street Types

- Neighborhood - Limited Connection
- Neighborhood Circulators
- Some existing Single-Family Detached Neighborhoods are present along Avenues and Commercial Mains, such as portions of Chain Bridge Road, Blenheim Boulevard, and Main Street.



TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD

Definition

The Townhouse/Single-Family Attached Neighborhood Place Type, identified in orange on the Future Land Use Map, applies to neighborhoods that are primarily developed with townhouses and single-family attached or duplex housing. Single-family detached uses may be considered in the Townhouse/Single-Family Attached Neighborhood Place Type when developed in conjunction with Townhouse/Single-Family Attached Neighborhood uses.

Physical Characteristics

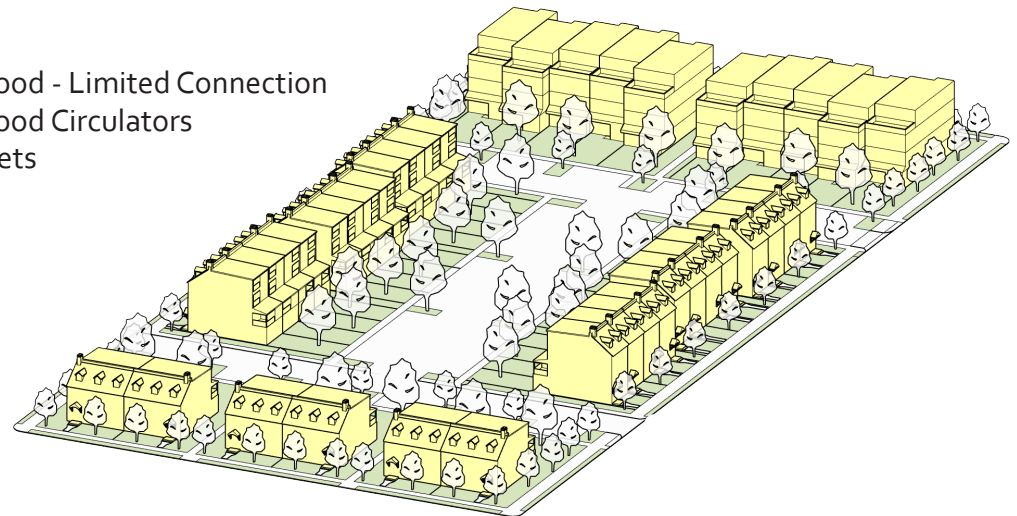
The design and layout of new Townhouse and Single-Family Attached Neighborhood developments should reflect the location of the development within the City. In particular, development that is adjacent to Single-Family Detached Neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for that portion of the site that is adjacent to any such neighborhood. Otherwise, a building height of up to four stories may be considered. Predicated on the underlying zoning district and additional density permitted through the provision of affordable dwelling units, the Townhouse/Single-Family Attached Neighborhood Place Type supports up to 14.4 dwelling units per acre.

Zoning Districts

- RT, Residential Townhouse
- RT-6, Residential Townhouse
- PD-R, Planned Development Residential
- PD-M, Planned Development Mixed-Use

Street Types

- Neighborhood - Limited Connection
- Neighborhood Circulators
- Active Streets
- Avenues



MULTIFAMILY NEIGHBORHOOD

Definition

The Multifamily Neighborhood Place Type, identified in brown in the Future Land Use Map, applies to neighborhoods that are primarily developed with multifamily apartment or multifamily condominium housing. Townhouse/Single-Family Attached Neighborhood uses and Single-Family Detached Neighborhood uses may be considered in the Multifamily Neighborhood Place Type when developed in conjunction with Multifamily Neighborhood uses.

Physical Characteristics

The design and layout of new Multifamily Neighborhood developments should reflect the location of the development within the City. Development that is adjacent to Single-Family Detached or Townhouse/Single-Family Attached neighborhoods within City limits, or to neighborhoods zoned primarily for single-family detached or single-family attached residences within adjacent jurisdictions, should have a maximum of three floors and provide landscaped setbacks for portions of the site that are adjacent to any such uses. Otherwise, a building height of up to five stories may be considered. In order to retain the relative affordability available in many existing multifamily structures, redevelopment of existing multifamily sites within Multifamily Neighborhood land use areas, where additional density is permitted by the Zoning Ordinance, should consider accommodating existing multifamily structures. Predicated on the underlying zoning district and additional density permitted through the provision of affordable dwelling units, the Multifamily Neighborhood Place Type supports up to 24 dwelling units per acre and a maximum height of 5 stories.

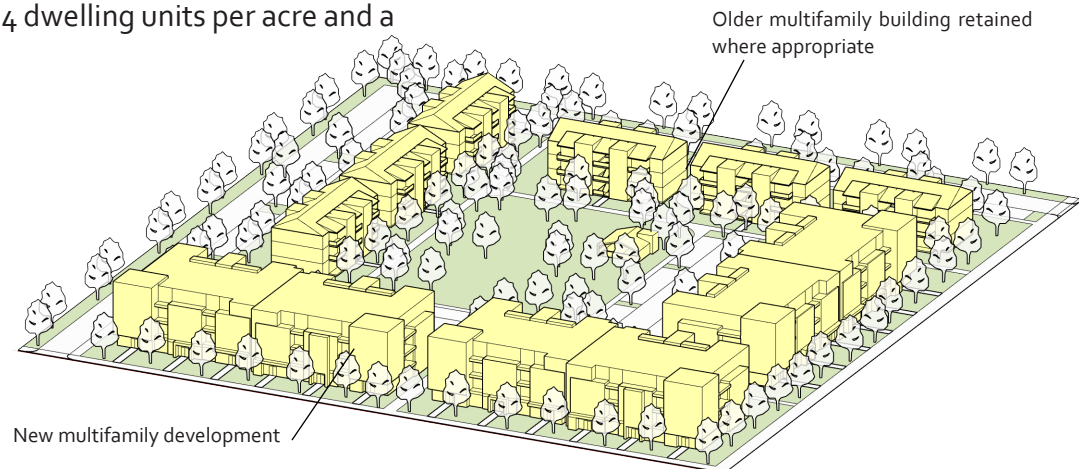


Zoning Districts

- RMF, Multifamily
- PD-R, Planned Development Residential
- PD-M, Planned Development Mixed-Use

Street Types

- Neighborhood - Limited Connection
- Neighborhood Circulators
- Active Streets
- Avenues



COMMERCIAL CORRIDOR

Definition

The Commercial Corridor Place Type, identified in red on the Future Land Use Map, includes a mix of retail, restaurant, service, medical, office, and other commercial uses. Limited manufacturing and other light industrial uses may also be considered and adaptive reuse of existing industrial properties for commercial or other light industrial uses is encouraged. Heavy industrial uses should not be added or expanded beyond areas where they currently exist (such as the tank farm on Pickett Road). Residential uses are not recommended in Commercial Corridors. Commercial areas should accommodate access via a variety of transportation modes and be accessible to adjacent neighborhoods via pedestrian and bicycle facilities.

Physical Characteristics

Commercial Corridor Place Types can accommodate a variety of buildings from small footprint retail buildings to multi-story office buildings. The desired orientation and placement of buildings on a Commercial Corridor site is primarily dependent on the adjacent Street Type. For sites located along Commercial Mains, buildings should have similar setbacks and building orientation as recommended for the nearby Activity Centers. Parking is encouraged in above-ground structures or underground, should be provided to the side or rear of buildings, and should be screened from view from the right-of-way by building mass or landscaping. For sites located along other street types, buildings should be located near front property lines with parking provided to the side or rear. Direct pedestrian access should be provided from the sidewalk in the right-of-way to primary building entrances. Predicated on the underlying zoning district, the Commercial Corridor Place Type supports a density of a minimum Floor Area Ratio (FAR) of 0.4 for commercial development and a maximum building height of 3 stories to 5 stories. Refer to the City of Fairfax Design Guidelines for more specific guidance on site design.

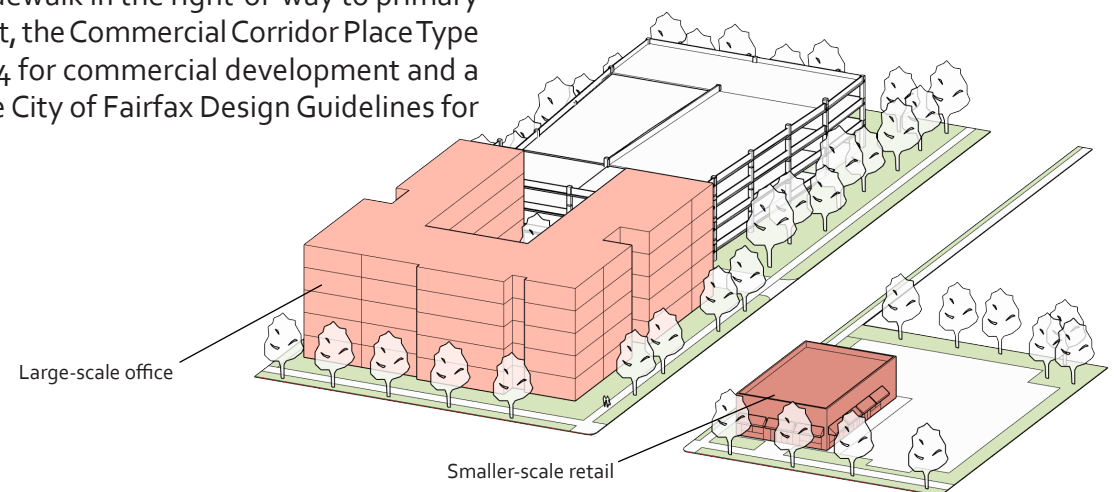


Zoning Districts

- CL, Commercial Limited
- CO, Commercial Office
- CR, Commercial Retail
- CG, Commercial General
- IL, Industrial Light
- IH, Industrial Heavy
- PD-C, Planned Development Commercial
- PD-I, Planned Development Industrial

Street Types

- Commercial Mains



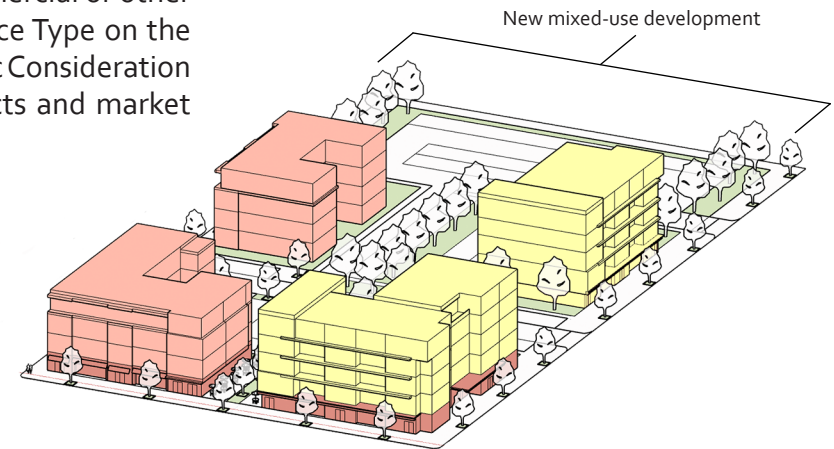
MIXED-USE

Definition

The Mixed-Use Place Type, identified in light purple on the Future Land Use Map, allows a complimentary mix of commercial uses, multifamily housing, townhouses, single-family homes, and uses supported in the Social and Civic Network and Green Network Place Types, either in the same building (i.e., vertical mixed use) or as a combination of single-use buildings featuring a range of complementary uses (i.e., horizontal mixed use). Any redevelopment of an existing commercial property within this Place Type should maintain a strong commercial presence and incorporate green building practices. Limited manufacturing and other light industrial uses may also be considered and adaptive reuse of existing industrial properties for commercial or other light industrial uses is encouraged. Consideration of new locations for this Place Type on the Future Land Use Map should only occur where identified through a Parcel Specific Consideration (see pages 40-45) and is subject to review of factors such as economic impacts and market analyses.

Physical Characteristics

The Mixed-Use Place Type can accommodate a variety of building types based on the different uses permitted. General physical characteristics for different uses are provided under Use Characteristics below. In general, buildings should be located near front property lines with parking provided to the side or rear and in structured or below-grade facilities where reasonable. Direct pedestrian access should be provided from the sidewalk in the right-of-way to primary building entrances. Cross access for vehicles and pedestrians should be provided between Mixed-Use sites and any adjacent sites with a Mixed-Use, Commercial Corridor, or Activity Center Place Type designation. Predicated on the underlying zoning district, the Mixed-Use Place Type supports a maximum height of five stories.



MIXED-USE (con't)

Use Characteristics

Following are descriptions of additional characteristics for specific uses that are supported in the Mixed-Use Place Type.

Commercial: Commercial uses include office, retail, hotel, and other uses permitted with a special use permit in any of the commercial districts in the Zoning Ordinance. Commercial uses may be provided in a variety of building forms and as stand-alone uses or as part of a mix of uses in a single structure.

Residential: Residential uses include multifamily residential, townhomes, single-family detached homes, and specialty residential uses as components of mixed-use buildings or as stand-alone buildings. Predicated on the underlying zoning district, the Mixed-Use Place Type supports up to 48 dwelling units per acre. Residential uses should not be provided on the ground floor for any portion of a structure facing a Commercial Main.

Industrial: Industrial uses that may be supported in the Mixed-Use Place Type include those that are permitted in any industrial district, but not those that are only permitted by special use permit. Industrial uses should only be supported where such uses would not have a negative impact on other uses on the site or in nearby areas. While certain industrial uses may be considered as components of mixed use buildings, such buildings should be designed to minimize negative impacts between uses.

Public, Civic, and Institutional: Public, civic, and institutional uses that are allowed by special use permit in commercial districts in the Zoning Ordinance may be provided as components of mixed-use buildings or as stand-alone buildings.

Zoning Districts

- CL, Commercial Limited
- CO, Commercial Office
- CR, Commercial Retail
- CG, Commercial General
- CU, Commercial Urban
- IL, Industrial Light
- IH, Industrial Heavy
- PD-C, Planned Development Commercial
- PD-I, Planned Development Industrial

Street Types

- Commercial Mains
- Avenues

ACTIVITY CENTER

Definition

The Activity Center Place Type, identified in dark purple on the Future Land Use Map, applies to locations where pedestrian-oriented, mixed-use development is strongly encouraged. Uses should be integrated as a mix of commercial uses, multifamily housing, and townhouses, either in the same building (i.e., vertical mixed-use) or as a combination of single-use buildings featuring a range of complementary uses within the Activity Center (i.e., horizontal mixed-use). Additional uses include those supported in the Social and Civic Network and Green Network Public Place Types. Refer to adopted Small Area Plans for additional detail on land use recommendations within Activity Centers.

Physical Characteristics

Activity Centers can accommodate a variety of building types based on the different uses permitted and varying characteristics among individual Activity Centers. General physical characteristics for specific uses are provided under Use Characteristics (p. 31-32) and more specific recommendations are provided in Small Area Plans for each Activity Center. In addition to the guidance provided below, Small Area Plans should be referenced for specific guidance on physical characteristics of development for any site within an Activity Center.

In general, new development in Activity Centers should support a connected street network as recommended in the Multimodal Transportation Chapter of the Comprehensive Plan, provide an improved streetscape and pedestrian connections to surrounding uses, including links to the existing pedestrian network, and include inviting public and/or private open spaces. Buildings should be oriented toward streets or open spaces with direct pedestrian access to these areas. Parking should be provided in structured or below-grade facilities where reasonable.

Development in Activity Centers must meet the Code of Virginia definition for an Urban Development Area (Virginia Code § 15.2-2223.1) and follow the recommendations for Private Site Design and Elements in the applicable district of the City of Fairfax Design Guidelines. Predicated on the underlying zoning district, the Activity Center Place Type supports a density of a minimum FAR of 0.4; at least six townhouses or at least 12 multifamily dwelling units per acre; or any proportional combination of residential and commercial densities. Maximum densities are limited by the physical recommendations for each site in the associated Small Area Plan, such as maximum height, identified open spaces, and space allocation for new streets. Maximum building heights vary within each Activity Center with specific recommendations for each site provided in the Small Area Plans.



ACTIVITY CENTER (con't)

Use Characteristics

Following are descriptions of preferred physical characteristics for uses that are recommended in Activity Centers. In general, Activity Centers are intended to allow flexibility in uses for individual sites, provided new development contributes to an overall mixed-use environment for each Activity Center. The Small Area Plans support this by avoiding specifying uses for most individual sites. Instead, each Small Area Plan provides an anticipated growth potential for primary use types, such as residential, office, and retail, which serve as a benchmark for reviewing the progress of the Small Area Plans and adjusting recommendations as needed.

Despite allowing for general flexibility in uses, each Small Area Plan identifies certain locations where ground floor retail is specifically recommended to establish a cohesive retail presence and a critical mass of retail offerings. In addition, specific uses are recommended for certain sites where the characteristics of that site afford unique benefits for such uses. For this reason, Small Area Plans should be referenced when considering future uses for any site within an Activity Center.

Direct fiscal benefits to the City from residential developments are not typically as strong as those from commercial properties. In order to avoid significant displacement of commercial uses in Activity Centers, new residential development should first focus on lower value commercial or industrial sites unless a significant commercial component is included.

Office: Office uses are acceptable as components of mixed-use buildings or as stand-alone buildings.

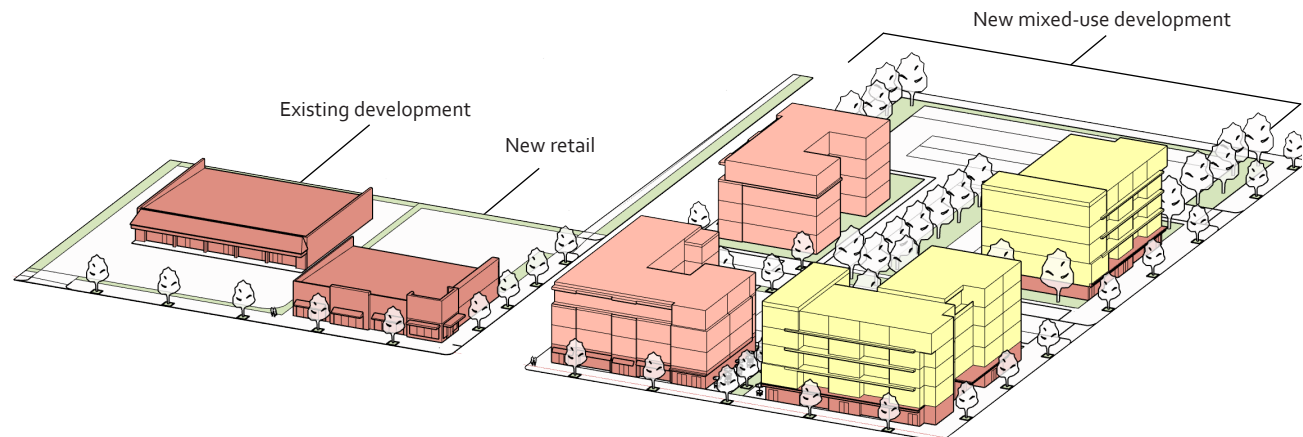
Retail: Retail uses may be provided on the ground floor of mixed-use buildings, as stand-alone buildings, or on upper floors of buildings where larger tenant floor area requirements would detract from an active presence on the first floor. Ground floor retail should be provided where specifically identified in Small Area Plans.

Zoning Districts

- CU, Commercial Urban
- PD-R, Planned Development Residential
- PD-C, Planned Development Commercial
- PD-M, Planned Development Mixed Use

Street Types

- Active Streets
- Commercial Mains



ACTIVITY CENTER (con't)

Use Characteristics Continued

Hotel: Hotels are acceptable as components of mixed-use buildings or as stand-alone buildings.

Public, Civic, and Institutional: Public, civic, and institutional uses that are allowed by special use permit in commercial districts in the Zoning Ordinance may be provided as components of mixed-use buildings or as stand-alone buildings.

Residential Multifamily: Residential multifamily uses are acceptable as components of mixed-use buildings or as stand-alone buildings. Ground floor residential uses in multifamily or residential mixed-use buildings, including accessory spaces and amenities but not including residential lobby areas, should not be provided along Commercial Mains, unless such uses are identified in adopted Small Area Plans. Where ground-floor residential units are located adjacent to Active Streets or Commercial Mains, direct exterior access should be provided to individual units.

Townhouse: Residential townhouses should be considered to serve as a transitional use to existing lower-intensity development outside of the Activity Center and where specified in a Small Area Plan.



ACTIVITY CENTER - OLD TOWN FAIRFAX

The Old Town Fairfax Activity Center (“Old Town Fairfax”) encompasses a cultural hub for the City, with a concentration of historic buildings, public services, active open space, and commercial buildings. Old Town Fairfax can capitalize on its proximity to George Mason University to attract university supported businesses and arts and entertainment venues. The entirety of Old Town Fairfax is within the Old Town Fairfax Historic Overlay District (HOD) or the Old Town Fairfax Transition Overlay District (TOD) and is subject to those provisions of the Zoning Ordinance and the City of Fairfax Design Guidelines.

Refer to the Old Town Fairfax Small Area Plan, dated June 2020, for specific recommendations within Old Town Fairfax, including locations for future streets and open spaces, opportunities for pedestrian connections across Commercial Mains, building form (including appropriate locations for more or less restrictive building heights from the Activity Center standards), and general land use and development limitations. The overall concept plan for Old Town Fairfax, as provided in the Small Area Plan, is shown to the right.



MAP KEY

1. Historic Main Street
2. Old Town Square
3. New Arts Walk
4. Old Town Parking Garage (Existing)
5. New Parking Garage
6. Regional Library
7. Proposed Public Open Space
8. New Loop Road Connection
9. “The Spine” - Connector to GMU

ACTIVITY CENTER - NORTHFAX

The Northfax Activity Center (“Northfax”) is considered the most appropriate location in the City to accommodate a regional mixed-use destination. Its location at the intersection of Fairfax Boulevard and Chain Bridge Road, with immediate access to Interstate 66 and a potential future Metro station, is more accessible than other Activity Centers. It is also equidistant from existing regional mixed-use destinations at Merrifield and Fairfax Corner. In order to leverage these characteristics, the City should strive to market Northfax to a wide range of commercial tenants and retail uses. New residential uses and amenities such as open spaces and a pedestrian-friendly multimodal transportation network, should also be leveraged to improve Northfax’s commercial marketability.

Refer to the Northfax Small Area Plan, dated June 2020, for specific recommendations within the Northfax Activity Center, including locations for future streets and open spaces, pedestrian connections, building height and form, general land use, and development limitations. The overall concept plan for Northfax, as provided in the Small Area Plan, is shown to the right.



ACTIVITY CENTER - KAMP WASHINGTON

Due to its geographic location, the Kamp Washington Activity Center (Kamp Washington) serves many functions for the city as a gateway, a retail hub, and a neighborhood destination. Despite this, it lacks many attributes that can help it better serve these functions such as memorable destinations, usable open spaces, and convenient connections to adjacent neighborhoods. The Kamp Washington Small Area Plan strives to maintain the strong commercial market the area enjoys while improving the physical characteristics. It sets five goals for the Activity Center - cultivating memorable places, designing high quality transitions from the commercial corridor to neighborhoods, improving the multimodal environment, creating quality and sustainable open spaces, and allowing land uses to evolve to meet future needs.

Refer to the Kamp Washington Small Area Plan, dated October 2022, for additional guidance on any parcel or public area within the Activity Center. The overall concept plan for Kamp Washington, as provided in the Small Area Plan, is shown at right for reference.



ACTIVITY CENTER - FAIRFAX CIRCLE

The Fairfax Circle Activity Center (“Fairfax Circle”) serves as a primary transportation node for travel to the Vienna/Fairfax-GMU Metro Station and other points east. It is also the topographical low point of the City where the majority of stormwater from the City flows through in Accotink Creek. The Fairfax Circle Small Area Plan seeks to balance the heavy transportation demand and environmental sensitivity by accommodating new development and improved transportation access while expanding and improving natural buffers around the creek. The plan is based on the following goals - creating a sustainable neighborhood linked to Accotink Creek, reinventing the Fairfax Circle intersection, establishing an economically vibrant, mixed-use community, and providing easy access by car, bus, bike, or on foot.

Refer to the Fairfax Circle Small Area Plan, dated July 2024, for additional guidance on any parcel or public area within the Activity Center. The overall concept plan for Fairfax Circle, as provided in the Small Area Plan is shown at right for reference.



ACTIVITY CENTER - PICKETT AND MAIN

Recognizing the Pickett and Main Activity Center is made up of relatively larger and fewer parcels than the other four Activity Centers, the complexities of establishing a unified and coordinated development framework are less of a concern. For this reason, a detailed Small Area Plan as has been completed for the other Activity Centers is not recommended at this time. Instead, a more modest planning effort with participation by property owners, community members, and other stakeholders should be conducted to identify priorities and desired elements to be targeted in future development, other improvements on private property, or public improvements. Key considerations should include access and safety for pedestrians and bicyclists, including addressing challenges crossing Main Street or Pickett Road, and vehicular access and circulation issues for individual properties.

In the interim, any new development within the Pickett and Main Activity Center should contribute toward a connected street grid, contain usable open space, and have high quality design. Any unified development application that contains a residential component should have a density of no more than 48 dwelling units per acre and contain a mix of uses within the development site.



SOCIAL AND CIVIC NETWORK

Definition

The Social and Civic Network Place Type, identified in blue on the Future Land Use Map, includes public and private schools, libraries, places of worship, post offices, and other public facilities. There are no specific corresponding Street Types for this category because the varying types of Social and Civic Network land uses are appropriate in a variety of conditions. There is no zoning district specifically related to this Place Type. More information on the zoning districts for which uses in this Place Type are permitted, or constitute a special use, is provided in the Principal Use Table in the Zoning Ordinance. In order to support the recommendations of the Housing Guiding Principle in this chapter, residential uses may be considered in conjunction with other uses in the Social and Civic Network Place Type, provided such residential uses are considered affordable and developed at a density that is complementary with surrounding areas.

Physical Characteristics

New development of, or modifications to existing, social and civic uses located in any Residential Neighborhood should complement the character of the surrounding properties and provide transitional screening where necessary. Any new, or modifications to existing, social and civic uses located in an Activity Center should reflect the typical context of the center. New buildings should be oriented towards the street network and provide additional pedestrian connections to surrounding uses as recommended in the Multimodal Transportation Chapter of the Comprehensive Plan.



GREEN NETWORK

Definition

The Green Network Place Type includes public spaces, such as active and passive parks, trails, playing fields, public recreation facilities, cemeteries, open space, and private facilities such as golf courses and other open space where public access is not desired by the Comprehensive Plan. There are no zoning districts specifically related to this Place Type. Green Network uses are permitted in the CR, Commercial Retail; CU, Commercial Urban; and CG, Commercial General zoning districts and constitute a special use in all of the residential zoning districts. Outdoor recreational uses, such as tennis courts and golf courses, are permitted as a special use in all of the nonresidential zoning districts except for CL, Commercial Limited.

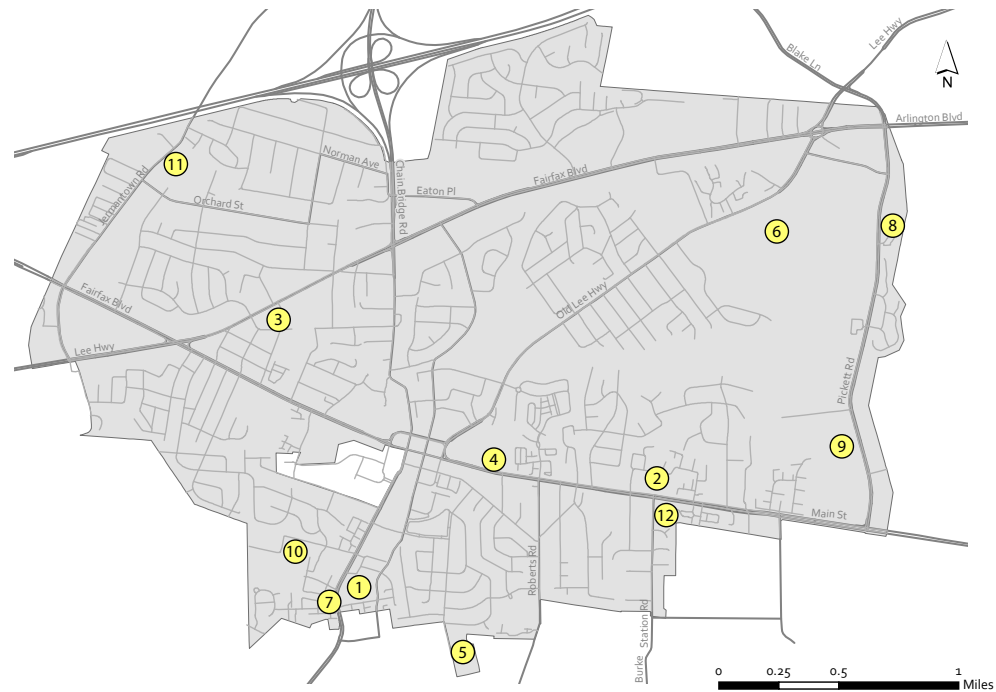
Physical Characteristics

New recreational facilities should provide connections to the pedestrian and street network as recommended in the Multimodal Transportation Chapter of the Comprehensive Plan. Proposed connections to other green spaces to complete the network should be prioritized for recreation and transportation purposes as well as for ecological benefits. Properties in the network also include natural areas for conservation and protection. Parking facilities for specific recreational uses should be integrated into the site so as not to prioritize vehicular access over pedestrian connections.



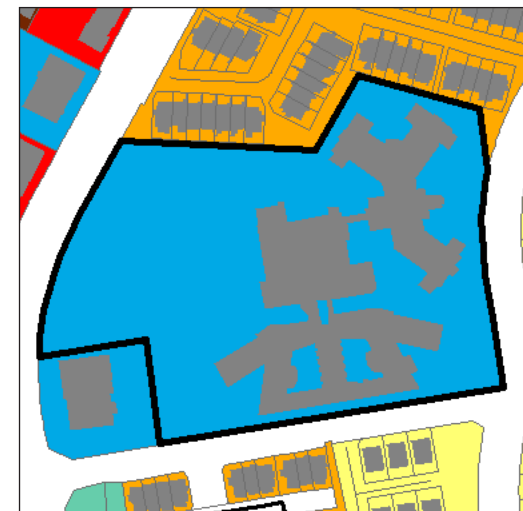
Parcel Specific Considerations

In some cases, the appropriate Place Type for a parcel or group of parcels can vary based on the specifics of design, changes in market demand, and variations in surrounding conditions. Several sites in the City have been identified for further consideration of their Place Type designation based on these factors. These sites are identified on the map to the right and described below. While alternatives may be considered, the existing Place Type designation on the Future Land Use Map is the primary recommendation for each site. This list may be expanded in future modifications of this plan.



1. Inova Emergency Room

The Inova Emergency Room site, located on Chain Bridge Road, School Street, and George Mason Boulevard, encompasses 9.6 acres and is currently occupied by the Inova Fairfax Emergency Care Center. This site is likely to become available for redevelopment within the next few years. Its unique location makes it suitable for different uses and it could be considered for a designation as Mixed-Use Place Type to include commercial, multifamily, and/or townhouse uses. Commercial uses are appropriate along Chain Bridge Road. Any multifamily development should provide substantial buffering to abutting residential uses to the north. Building heights should be no more than three floors along the north, east, and south property lines. Additionally, townhouse uses may be considered as a transition to adjacent, lower-density residential uses.



2. Fairfax Square

The three parcels that make up the Fairfax Square office complex at 9840-9946 Main Street present a unique opportunity for a cohesive mixed-use development. While the multi-story office building at 9900 Main Street is in a strong position to be retained, the surrounding smaller buildings and surface parking could be redeveloped. These properties could be considered for a designation as Mixed-Use Place Type. Such redevelopment should include a mix of residential and commercial uses with no net loss of commercial floor area. New development should create cohesive community with the adjacent Fairfax Square Apartments and provide additional usable open space, commercial space that supports surrounding neighborhoods, and improved pedestrian connectivity.



3. Oak Street Properties

Five parcels (059 through 063 on the attached map) located along the west side of Oak Street between Fairfax Boulevard and Cedar Avenue are designated as Single-Family Attached and Single-Family Detached though they are surrounded by higher intensity uses, including the Overlook at Fairfax Boulevard redevelopment to the west and commercial uses to the north and east. While the Place Type designation supports the current uses, these properties may be appropriate for a Multifamily Neighborhood Place Type designation if they are all included in a parcel consolidation. Alternatively, parcel 063 may be appropriate for a Commercial Corridor designation if it is consolidated with properties with that Place Type designation to the north.



4. Farr Homeplace

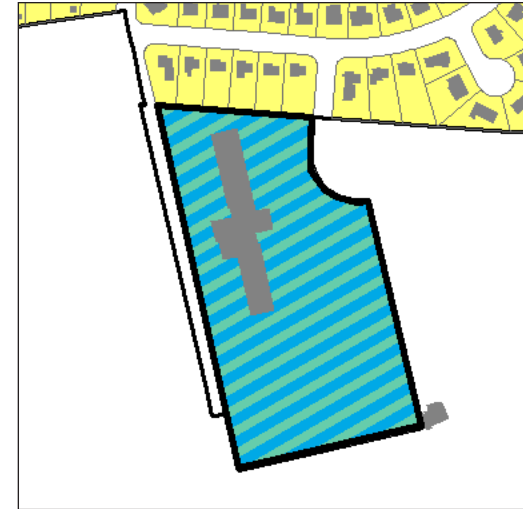
This 9.4-acre property located along Main Street between Farrcroft and Main Street Marketplace is privately-owned and the location of the "Farr Homeplace," also known as "Five Chimneys." There is a Resource Protection Area in the rear of the property. Although no historic designation exists, it should be explored for inclusion within a Historic Overlay District. An alternate use may include Single-Family Attached Neighborhood. Any development should retain the existing house, minimize disturbance in the Resource Protection Area, and consider appropriate relationships with the Farrcroft neighborhood to the east.



5. Green Acres

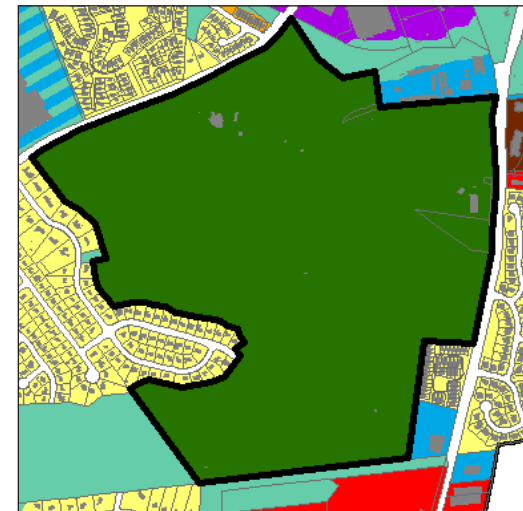
The Green Acres site encompasses 10 acres of land surrounded by George Mason University with one street leading to it through a residential neighborhood. The 2016 Green Acres Feasibility Study found that it is not best suited for the community center use it currently serves and recommended a new community center be constructed elsewhere in the City. The study proposed three alternatives for the future use of the Green Acres site; retaining the entire site for future community uses, selling the entire site, or retaining a portion of the site for community use and selling a portion of the site. The study does not recommend specific uses.

The City of Fairfax School Board reserves the right to retain the site for construction for a future school if necessitated by enrollment demands. This is governed through a covenant on the property. For this reason, the Social and Civic Network Place Type designation should remain. If this covenant is transferred to another property in the City, the site would become available for other uses.



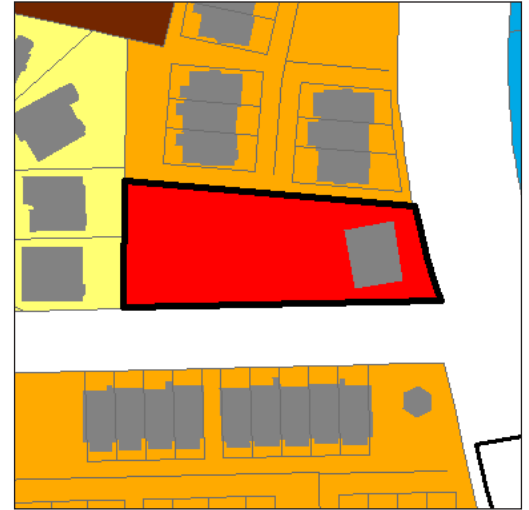
6. Army Navy Country Club

Covering approximately 234 acres, the Army Navy Country Club is the largest individual property in the City and the largest area of open space. While there are no known plans for the Country Club to vacate or for the property to be developed, and this plan supports continued use of the property for open space, priorities for the future of the site should be considered. Given the wide array of potential implications development of this site could have on the various Guiding Principles for the City, an advisory committee should be formed to conduct a comprehensive analysis and provide recommendations on key priorities if development becomes likely.



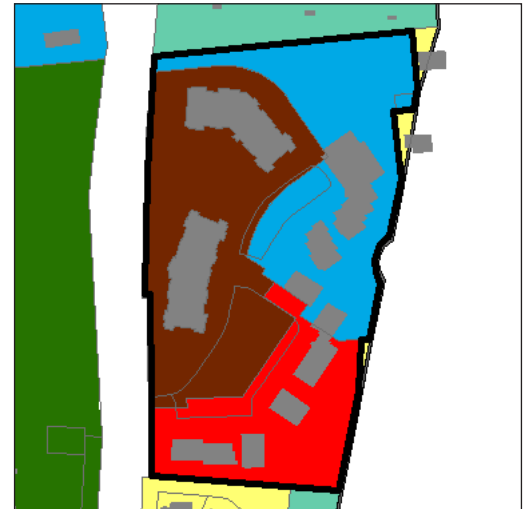
7. 4328 Chain Bridge Road

Encompassing just over half an acre, this site is located on the northwest corner of Chain Bridge Road and School Street. Adjacent properties to the north, west, and south are occupied by townhomes and single-family homes that are not expected to be redeveloped within the timeframe of this plan. Redevelopment on this site should be limited to three stories to integrate with surrounding development. An alternative use for the site could include townhomes for which partial fourth stories could be considered for portions of the site that are not directly adjacent to shorter buildings.



8. Mantua Professional Center

The Mantua Professional Center was originally approved as an office development in 1975, though only a portion of the approved development was ever constructed. The original approved plan has been amended several times, including separate amendments that converted portions of the site to be used as a private school and multifamily condominiums. As a result, the original complex is now occupied by three distinct uses. Alternative uses could include multifamily residential or townhomes in the portions of the site currently designated as Commercial Corridor and Social and Civic Network. Any expansion of residential uses in the complex should be cognizant of existing neighborhoods to the south and east and should provide adequate transitions in these areas.



9. Tank Farm

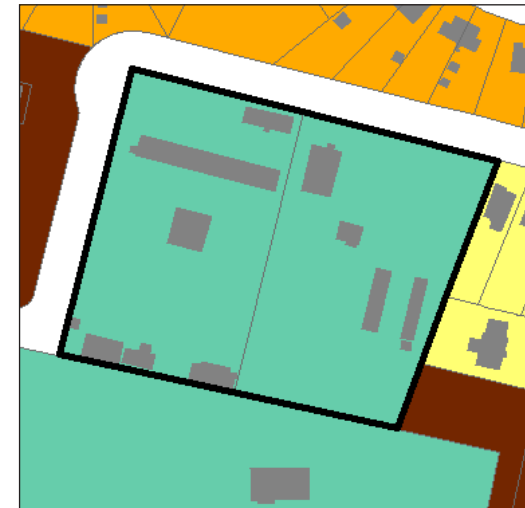
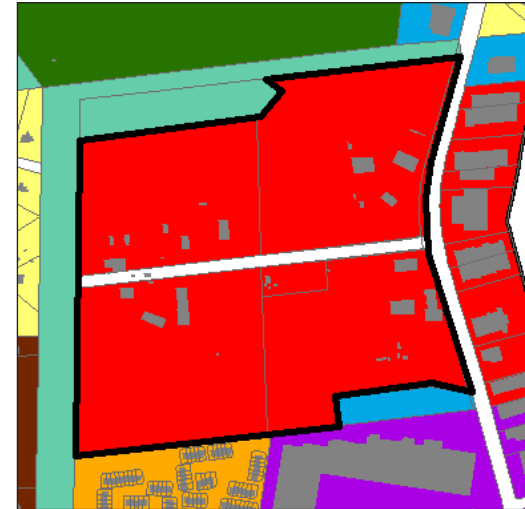
The Pickett Road tank farm comprises above-ground storage for four commercial gasoline and fuel oil facilities and an underground pipeline station on approximately 71 acres. No expansion of the existing heavy industrial uses at this site would be appropriate, and the Commercial Corridor place type is recommended for future development. While there are no known plans for the tank farm to be redeveloped, guidance on development priorities and alternative uses that complement recommendations for the Pickett & Main Activity Center should be established for the site.

Fairfax County Property Yards

Fairfax County currently owns and manages three property yards within the City, located on West Drive, Jermantown Road, and Main Street. Fairfax County may consider some of these locations for closure in order to provide more efficient services from a consolidated, centralized location. Should Fairfax County choose to vacate any of these locations and dispose of the properties, the City should consider pursuing acquisition. These properties have been identified as potential locations for park uses, open space, affordable housing partnerships between the City and non-profit entities, school sites, property yard functions, or other uses.

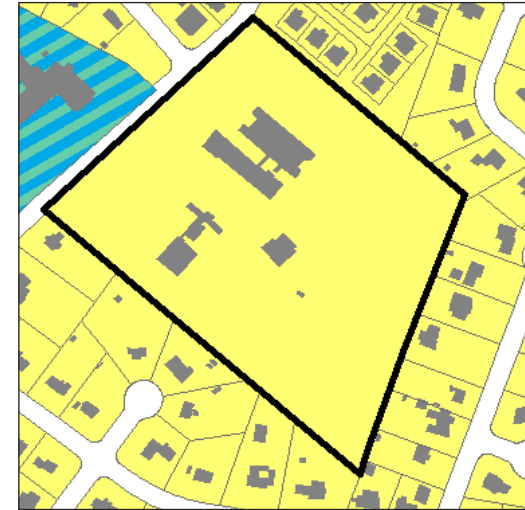
10. West Drive

The two properties that make up the West Drive Property Yard site encompass 4.2 acres and present a logical extension of the adjacent Providence Park. Their inclusion in the park area would also make Providence Park large enough to host a potential future elementary school in place of the Green Acres site, should that site be desired for other uses.



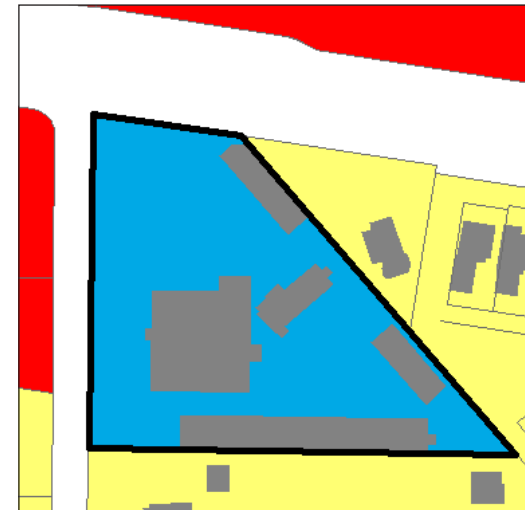
11. Jermantown Road

If this 15-acre property is discontinued as a property yard and the City does not acquire it, single-family detached residential uses are an appropriate use, consistent with surrounding uses. The cemetery on this parcel should not be impacted by any redevelopment.



12. Main Street

This 2.45-acre parcel is bounded on two sides by Main Street and Burke Station Road. If the City obtains this site, one potential reuse would be a relocation of some of the City's Public Works services, currently located at the Pickett Road Property Yard. The existing property yard has flooding issues and insufficient space. The Parks and Recreation Strategic Plan also recommends identification of new potential park sites in the southeast portion of the City. While this site is relatively small, open space uses would provide an amenity in a portion of the City in which open space is not abundant. If the City does not purchase this property, appropriate uses include single-family detached, single-family attached, or commercial uses.



Neighborhoods

Neighborhoods – the places where we live, learn, play, and increasingly work – constitute the largest geographical use of land in the City, though physical boundaries are not the only defining character trait of a neighborhood. Numerous characteristics define neighborhoods, including the period of building and development (Figure 10), subdivision patterns, architectural style, location of public amenities and services, and presence of social or civic organizations. The City’s neighborhoods each have their own unique character and offer a variety of housing and lifestyle opportunities.

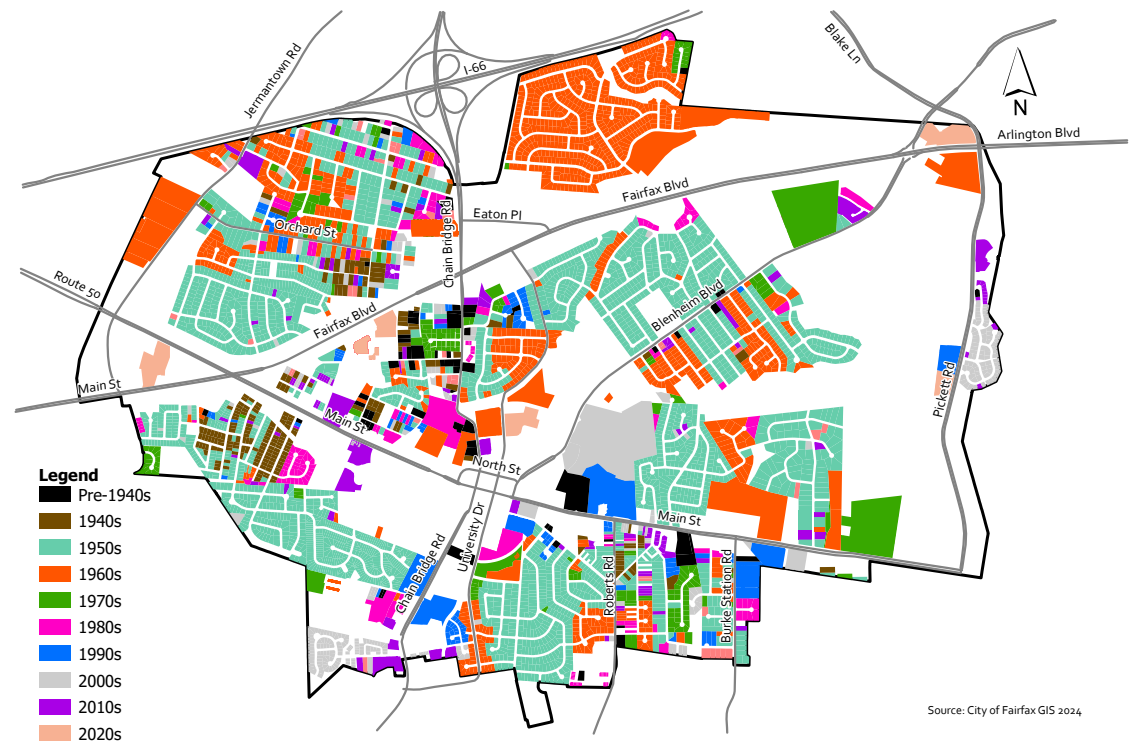
Neighborhoods are supported by a separate Guiding Principle in this Plan due to their importance to residents. City growth and development policies must both preserve the quality of neighborhoods and protect neighborhoods from adverse consequences of growth. However, this should not imply that Fairfax’s neighborhoods should remain static. Well-designed and properly scaled infill can be an appropriate strategy to foster walkability, better amenities, and housing affordability. This section’s goals strive to balance these concerns and take advantage of opportunities through improved policies and regulations, and increased communication with and within the community.

Guiding Principle:

In 2035, Fairfax is a city with...
inviting neighborhoods, each
with its own unique character.



FIGURE 10 HOUSING AGE BY DECADE BUILT



Neighborhoods

Goal 1

Enhance neighborhood character.

There is relatively little undeveloped land available in the City for new residential neighborhoods. As the City's housing stock ages, replacements for, or additions to, existing structures will be the prevalent methods of updating housing to meet current market demands. The City should use this as an opportunity to enhance the character and inclusiveness of the City's neighborhoods. Any modification or new construction on residential lots located in established neighborhoods should be compatible with the character of that neighborhood. In order to encourage reinvestment in neighborhoods, the City and civic associations should educate residents about programs available to them (such as Fairfax Renaissance Housing Corporation loans) and the processes involved in updating their homes.

OUTCOME N1.1: Infill housing complements the character of surrounding homes in existing neighborhoods.

ACTION N1.1.1 Maintain regulatory standards to ensure infill housing fits in with the surrounding neighborhood context.

OUTCOME N1.2: Residents have regular communication and positive interactions with the City government and the larger City community.

ACTION N1.2.1 Encourage and support community engagement through homeowner, condominium, and civic associations.

ACTION N1.2.2 Establish regular communication with homeowner, condominium, and civic associations and residential property managers as a means to keep individual citizens informed about City business.

ACTION N1.2.3 Foster equitable and representative participation of historically under-represented population groups using the City of Fairfax Title VI Public Engagement Plan framework.



Neighborhoods

Goal 2

Provide neighborhood pedestrian connections.

Walkability was frequently cited as a desired attribute of the City during the Comprehensive Plan’s public outreach process. Ensuring our neighborhoods are designed to both encourage pedestrian activity and to provide various transportation alternatives will enable people of all abilities to get around the City efficiently and reduce traffic congestion. Improving walkability is not just about adding more sidewalks and trails, but also looking at destinations residents can walk to – such as parks, schools, Commercial Corridors, Activity Centers, and other local destinations – and identifying the condition of the transportation network that can get them there. The strength of a network to get someone from point A to point B is only as good as its weakest link.

OUTCOME N2.1: Residents of all abilities safely and easily move about the community.

ACTION N2.1.1 Identify opportunities for future open space and trails in neighborhoods that are currently deficient in offering these amenities.

ACTION N2.1.2 Expand existing pedestrian network to increase connectivity within neighborhoods and to other destinations.



Commercial Corridors and Activity Centers

Fairfax's success in achieving the community's vision for future development hinges upon effective growth strategies for the City's areas of highest redevelopment potential. These areas will accommodate the majority of new commercial activity, higher density residential neighborhoods, and transportation improvements. Success in achieving this vision will be measured not by the magnitude of new investment, but rather by the attributes that can transform a disjointed pattern of development into an attractive and welcoming neighborhood. If the City's Commercial Corridors and Activity Centers can be transformed into areas with attractive physical characteristics and a mix of uses, then the City will realize a major aspect of its goal to be a vibrant community.

While higher intensity mixed-use redevelopment of older commercial properties can provide economic and social benefits to the community, these benefits would be most realized if concentrated in key areas to

Guiding Principle:

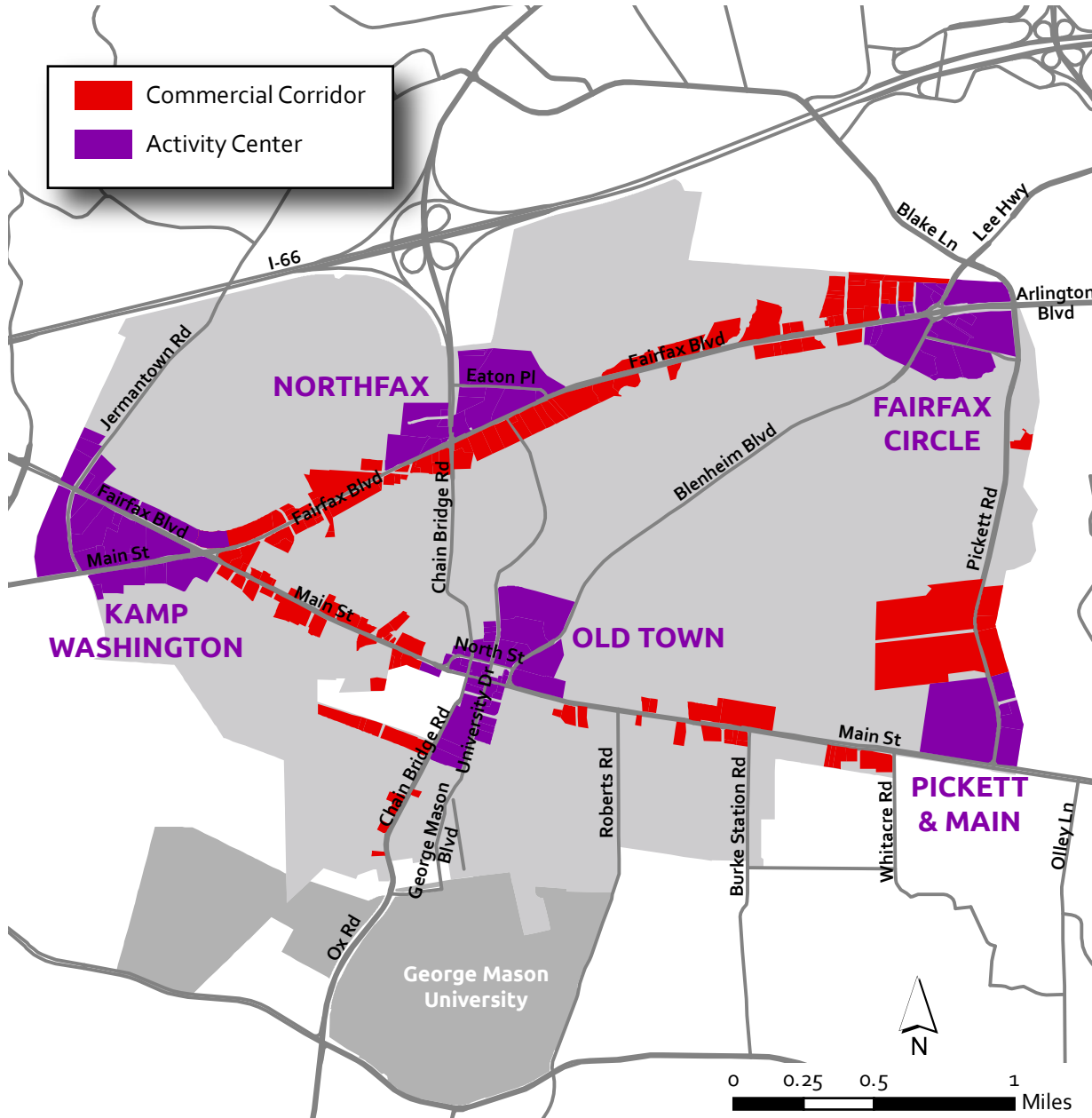
In 2035, Fairfax is a city with... flourishing centers of commercial and mixed-use activity that include an assortment of grocery stores, restaurants, cafes, entertainment venues, retail stores, offices, and housing.



Photo Credit: Hord Coplan Macht

allow new developments to complement each other, avoid oversaturating the market, and minimize impacts to existing neighborhoods. These types of uses are primarily envisioned in Activity Centers, as indicated on the Future Land Use Map.

FIGURE 11 ACTIVITY CENTERS AND COMMERCIAL CORRIDORS



While reinvestment and redevelopment of properties in Commercial Corridors is encouraged, incorporation of residential mixed uses is not recommended unless otherwise identified through a parcel specific recommendation. Stronger pedestrian orientation and improved aesthetics are encouraged in Commercial Corridors through the physical attributes of the Place Type and recommendations of the City of Fairfax Design Guidelines.

Commercial Corridors and Activity Centers

Goal 1

Enhance Commercial Corridors.

Many commercial properties in the City are underutilized with an overabundance of surface parking. These properties are often suitable for redevelopment, whether to achieve greater use of the land or to make the properties more market competitive. New development and redevelopment must enhance commercial activities along the City's major corridors with a mix of retail, office, and service offerings in an attractive and welcoming setting. Recently-approved projects indicate that there is demand for additional investment in many of these properties.

OUTCOME CCAC1.1: Commercial Corridors with attractive physical characteristics that provide shopping, dining, services, and other businesses.

ACTION CCAC1.1.1 Encourage commercial redevelopment that offers amenities and atmosphere to attract top-tier commercial tenants.

ACTION CCAC1.1.2 Identify underutilized properties (i.e., buildings assessed at considerably less than the total property value) and, working with the City's Economic Development Authority, encourage redevelopment.

ACTION CCAC1.1.3 Encourage creativity and architectural excellence in new commercial developments.

ACTION CCAC1.1.4 Develop urban design concept diagrams for small block and multi-block areas along the City's Commercial Corridors outside the Activity Centers.

ACTION CCAC1.1.5 Encourage tree-lined and heavily-landscaped property edges, particularly where surface parking is adjacent to the public rights-of-way.

ACTION CCAC1.1.6 Provide pedestrian and bicycle connections to nearby neighborhoods.

OUTCOME CCAC1.2: Tenants representing diverse business sectors meet current and emerging trends in neighborhood-serving retail, service, and other business demands.

ACTION CCAC1.2.1 Strengthen existing retail businesses and expand choices to capture retail spending by residents.

ACTION CCAC1.2.2 Create a marketing plan to generate excitement about the current retail and service offerings.

ACTION CCAC1.2.3 Provide flexibility to allow more commercial uses to locate in industrial districts.

ACTION CCAC1.2.4 Provide flexibility for certain industrial uses that have little to no greater impacts to surrounding properties than most commercial uses to locate in commercial districts.

Commercial Corridors and Activity Centers

Goal 2

Promote redevelopment in the City's Activity Centers.

While actions throughout the City will contribute to the community's vision for the City's future, those pertaining to land use planning in these specific areas carry an outsized importance. The City will promote redevelopment in Activity Centers to strengthen economic vitality; provide retail, office, and residential opportunities for sustained demand; and reinforce the City's regional appeal. Given the potential scope of redevelopment opportunities, new construction in these areas to accommodate various types of housing units and commercial tenants could accomplish many of the goals set forth elsewhere in this Plan's Land Use Chapter.

OUTCOME CCAC2.1: Activity Centers are well-designed and desirable places to live, work, shop, and dine.

ACTION CCAC2.1.1 Reference Small Area Plans for guidance on private development within the Old Town, Northfax, Kamp Washington, and Fairfax Circle activity centers.

ACTION CCAC2.1.2 Reference Small Area Plans for guidance on design and investment in public improvements within the Old Town, Northfax, Kamp Washington, and Fairfax Circle activity centers.

ACTION CCAC2.1.3 Recognizing there are fewer property owners, making for less complex coordination efforts, develop general recommendations for future redevelopment in the Pickett & Main Activity Center to be included in the Comprehensive Plan rather than develop a separate small area plan.

ACTION CCAC2.1.4 Target and coordinate public infrastructure improvements with desired infill, reinvestment, and redevelopment areas to encourage and stimulate private development.

OUTCOME CCAC2.2: City policies, codes, standards, and guidelines reflect the recommendations of adopted small area plans and support implementation.

ACTION CCAC2.2.1 Prepare public improvement plans for each activity center that identify responsible parties and processes for establishing new streets, open spaces, and other public improvements.

ACTION CCAC2.2.2 Prepare parking management plans for each activity center that identify opportunities for shared parking facilities or shared parking among properties and establish a process to implement such facilities or shared-parking arrangements.

ACTION CCAC2.2.3 Review City codes and policies and amend as necessary to support implementation of the recommendations of the small area plans, including City standards for public infrastructure, requirements for private development, and incentives to support establishment of public improvements.

Housing

In order to function equitably and inclusively, the City must prioritize the availability of housing units for people of widely varying income levels, ages, and lifestyle choices. While there is great variety among the approximately 10,500 housing units in the City, several types or characteristics of housing may be underrepresented among the current housing mix, especially as other nearby communities undergo redevelopment and expand their offerings.

Although the City is primarily built out, a variety of new housing types can be accommodated through redevelopment to broaden the current offerings and accommodate changing demands. Accordingly, housing that is affordable, housing that is designed for older adults and people with disabilities, and housing for growing families seeking modern single-family housing without leaving the City should be prioritized. Existing housing units

Guiding Principle:

In 2035, Fairfax is a city with... a choice of housing types that meet the needs of our community.

can also accommodate changing demands through renovations and retrofits. Prioritizing additional housing units in underrepresented market segments, improving the functionality of existing housing units, and accommodating in-demand housing types would help to ensure that the City is as welcoming as possible to current and potential residents, regardless of socioeconomic status, age, or other circumstances.

In addition to expanding housing choices, proactive strategies should be taken to ensure that existing housing units that are affordable are preserved and that new units that are affordable are added to the City's overall housing unit mix.



Housing Goal 1

Support a wide range of housing types.

It is vital that a variety of high-quality, attractive housing choices continue to be available in the City to support differing needs and demands of residents. Housing needs and demands are reflective of the existing housing stock and fluctuating market trends, making them subject to change over time. Specific housing types are identified in the Land Use Strategies Section of the Comprehensive Plan. Current shortages could include multifamily rentals and condominiums, which are in strong demand nationwide, and townhomes, of which the City currently has a lower ratio than many surrounding communities in Fairfax County. Although significant single-family development is not anticipated as the City is primarily built-out, potential redevelopment and infill housing that keep up with modern expectations and meet demand are encouraged.

OUTCOME H1.1: Residential development in Activity Centers, along with an emphasis on market-driven needs, fills gaps in the City's housing supply.

ACTION H1.1.1 Support development of housing units in the Activity Centers that are suitable for a wide range of household incomes, that produce an overall mix of rental and for-sale units, and that emphasize walkability and connectivity.

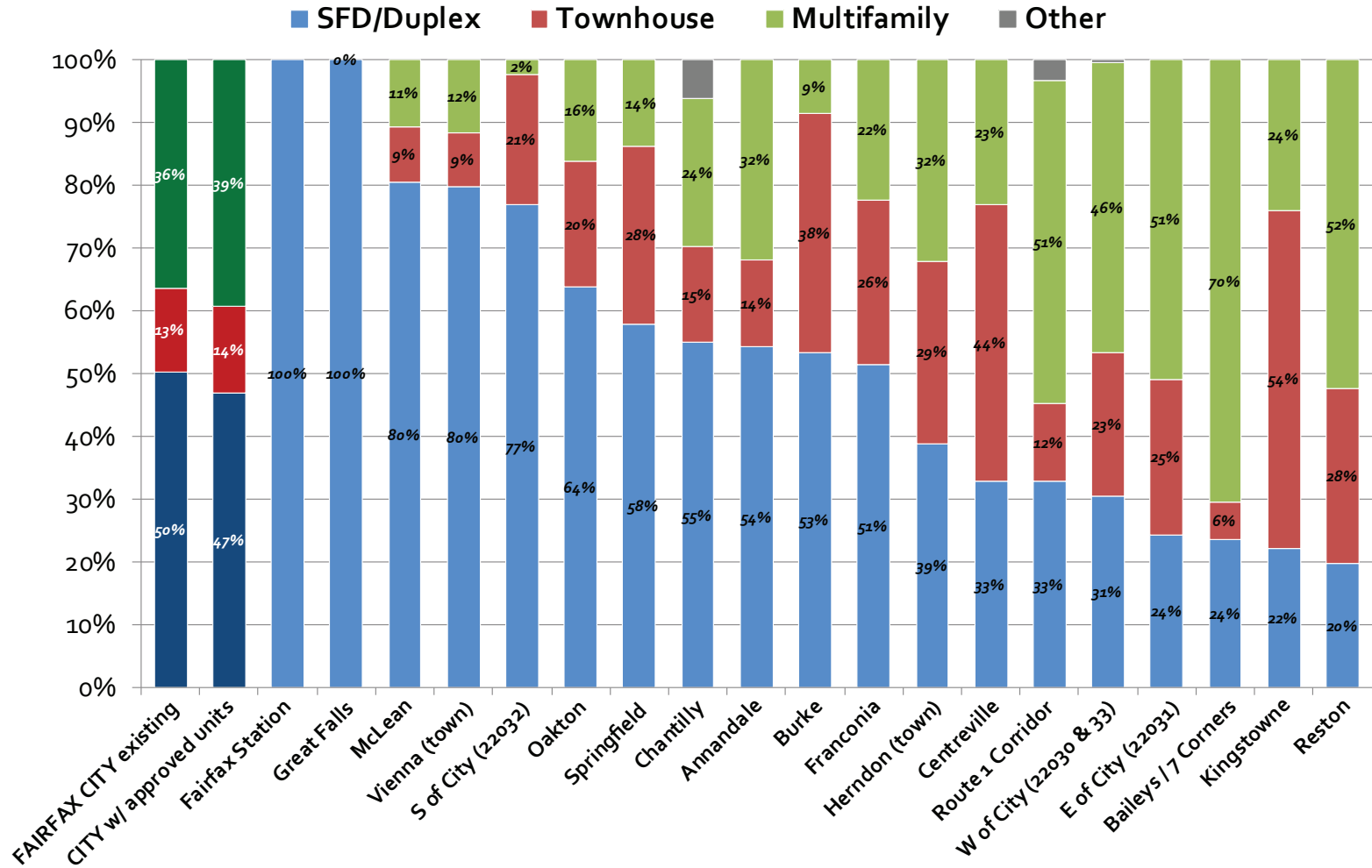
ACTION H1.1.2 Continue to identify and emphasize the construction of housing units that fill gaps in the local housing market.

ACTION H1.1.3 Revise zoning regulations to expand opportunities for accessory dwelling units, while ensuring they do not negatively impact surrounding neighborhoods.



Figure 12 on the following page provides a comparison of housing type percentages between the City (both current and approved) and select parts of Fairfax County.

FIGURE 12 HOUSING UNITS BY TYPE



Source: Fairfax County Demographic Report, 2023

Housing Goal 2

Ensure availability of housing that is affordable.

During the recent Housing Assessment process and the Comprehensive Plan outreach efforts, affordable housing rose to the forefront of the housing discussion. Code of Virginia Section 15.2-2201 defines affordable housing as “housing that is affordable to households with incomes at or below the area median income, provided that the occupant pays no more than thirty percent of his gross income for gross housing costs, including utilities.” In addition, Code of Virginia Section 15.2-2223 states that the Comprehensive Plan “shall include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality.”

OUTCOME H2.1: The City’s affordable housing unit stock has been preserved and grown through redevelopment and strategic investments.

ACTION H2.1.1 Maintain a robust housing affordability program and dedicated housing trust fund that could be used to rehabilitate and preserve existing housing that is affordable or to help leverage other funding streams for new construction.

ACTION H2.1.2 Provide regulatory requirements and financial incentives to increase the supply of affordable housing, including continued support of the Affordable Dwelling Unit requirements contained in the Zoning Ordinance.

ACTION H2.1.3 Work with Fairfax County Department of Housing and Community Development, other housing agencies, regional planning bodies, the private sector, and other partners to support administration of the housing affordability program, implement initiatives and programs to increase the supply of affordable and workforce housing.

ACTION H2.1.4 Participate in efforts by local, regional, and national entities to identify and address challenges in the housing market related to affordability.

ACTION H2.1.5 Provide alternative means of accommodating new dedicated affordable housing units, such as leveraging vacant or underutilized public land; supporting or partnering with private, non-profit, or faith-based organizations; and co-locating affordable housing with public construction.

ACTION H2.1.6 Evaluate the feasibility and benefit of increasing support for new manufactured housing communities as a source for affordable housing, including reviewing City policies and standards.

There are numerous tools available to encourage the establishment of new affordable residential units as well as to preserve existing “naturally occurring affordable housing” that is affordable to families earning below the

region’s median household income. Affordable housing should be encouraged in higher-density areas of the City, particularly in the Activity Centers.

Housing Goal 2

Ensure availability of housing that is affordable.



Photo Credit: Charles P. Johnson & Associates, Inc.

OUTCOME H2.2: The City's existing affordable multifamily rental housing units are preserved through reinvestment.

ACTION H2.2.1 Facilitate partnerships between existing property owners and nonprofit organizations to preserve and ensure long-term affordability of existing multifamily complexes.

ACTION H2.2.2 Promote the use of the Low Income Housing Tax Credits, tax abatements, low-interest loans, the PACE (Property Assessed Clean Energy) Program, and other funding sources available to reinvest in and upgrade existing multifamily complexes.

ACTION H2.2.3 Develop a strategic plan to guide prioritization efforts and resource allocation toward creating and preserving affordable housing and preventing homelessness.

ACTION H2.2.4 Develop a relocation assistance policy for residents displaced from affordable units for redevelopment instances where preservation is not possible.



Photo Credit: Walter L. Phillips Incorporated

Housing

Goal 3

Provide housing options for older adults and persons with disabilities.

Housing that is designed for older residents and persons with disabilities was another issue that rose to the forefront of the housing discussion during public outreach sessions. Housing should be suitable for a range of choices, such as aging in place, accessory dwelling units, dedicated senior housing, and assisted living/nursing care. In addition, options should be available for people with a variety of disabilities and incorporate features of universal design - the design of buildings, products, or environments to make them accessible to all people, regardless of age, disability, or other factors.

OUTCOME H3.1: A range of accessible housing types with appropriate levels of support and care is available for older adults and persons with disabilities that incorporate the concept of universal design, which provide opportunities for residents to age in place.

ACTION H3.1.1 Express preferences regarding housing units that are appropriate and/or in demand for seniors and those with disabilities and incorporate features of universal design at a range of price points.

ACTION H3.1.2 Encourage development of intentional neighboring, co-location, and congregate living facilities - a group of independent dwelling units that have common kitchen and dining areas - to support older adults and persons with disabilities.

ACTION H3.1.3 Review provisions within the City's Zoning Ordinance to identify and amend provisions that impede the ability to construct or modify housing containing minimal physical barriers for people of all ages and abilities, including but not limited to standards of universal design.

ACTION H3.1.4 Support the establishment of new affordable housing units dedicated for seniors.

ACTION H3.1.5 Encourage development of low maintenance, single level living options accessible for seniors.



Photo Credit: LSG Landscape Architecture

Housing Goal 4

Support residential improvements of existing housing units.

Home renovations and expansions allow existing housing units in the City to keep up with modern expectations, including characteristics such as floor area, layout, style, technological amenities, and sustainable infrastructure. The Fairfax Renaissance Housing Corporation has assisted in such housing improvement projects throughout the City since 2000, as shown in Figure 13. In addition, the City has engaged in other programs, such as Solarize Virginia, to encourage residents to consider sustainable elements in home renovations.

OUTCOME H4.1: The number of renovated housing units increases.

ACTION H4.1.1 Continue to provide homeowners an attractive opportunity to upgrade their homes through the Fairfax Renaissance Housing Program.

ACTION H4.1.2 Encourage energy-efficient retrofits that reduce water use and heating and cooling costs.

ACTION H4.1.3 Continue to enforce compliance with building and property maintenance codes to prevent deteriorated, unsafe, and unhealthy housing conditions.

ACTION H4.1.4 Incentivize reinvestment in existing multifamily complexes.

OUTCOME H4.2: City-sponsored residential improvement programs are expanded.

ACTION H4.2.1 Continue to explore modifications to the FRHC program to encourage greater participation.

ACTION H4.2.2 Encourage further engagement of programs to promote sustainable retrofits and incorporation of sustainable elements in residential renovations.

FIGURE 13 RESIDENTIAL IMPROVEMENT PROJECTS WITH FAIRFAX RENAISSANCE HOUSING CORPORATION (FRHC) LOANS

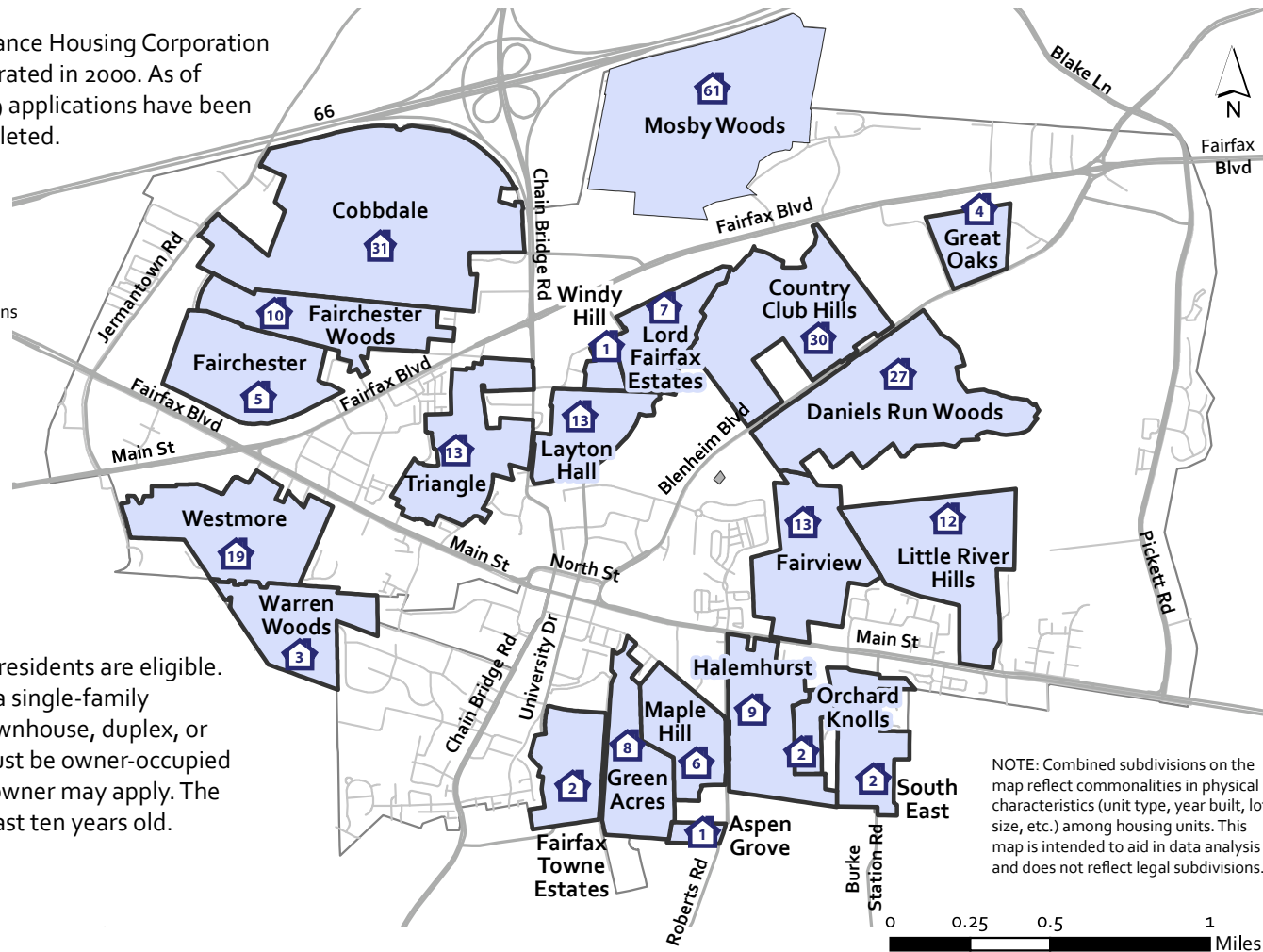
The Fairfax Renaissance Housing Corporation (FRHC) was incorporated in 2000. As of December 2023, 279 applications have been approved and completed.

Legend

 Received FRHC Loans

FRHC Eligibility:

Only City of Fairfax residents are eligible. The home must be a single-family detached house, townhouse, duplex, or condominium. It must be owner-occupied and only the homeowner may apply. The home must be at least ten years old.



NOTE: Combined subdivisions on the map reflect commonalities in physical characteristics (unit type, year built, lot size, etc.) among housing units. This map is intended to aid in data analysis and does not reflect legal subdivisions.

Source: Fairfax City GIS Parcels 2022 & FRHC Data January 2024

Community Design and Historic Preservation

An attractive, well-designed City instills civic pride, improves the visual character of the community, creates a strong, positive image, and attracts quality developments. Community Design relates not just to what buildings look like, but to the spaces between buildings, as well as to the street and public realm. While accommodating new growth and change, consideration must be given to preserving significant elements of the community that contribute to the City's unique character.

The intent of the Community Design and Historic Preservation Guiding Principle is to capitalize on unique features of the City in a manner reflecting the community's values and its connection to the history and traditions that distinguish it from other communities in the region, as well as create enhanced economic benefits for the entire City. This can be accomplished through review and adjustment of planning, regulatory and incentive tools, and by improving coordination

Guiding Principle:

In 2035, Fairfax is a city with... architecture that contributes to a vibrant, creative place and complements our historic character.



among stakeholders who impact the future development of the City, without unreasonably burdening the review process.

The primary resource on design elements for new construction, expansions, and renovations is the City of Fairfax Design Guidelines. Separate design characteristics are described in the guidelines for the Old Town Fairfax Historic Overlay District, the Old Town Fairfax Transition Overlay District (both described on the following pages), and the Architectural Control Overlay District (which encompasses all properties within

the City except for single-family residential properties and those properties located within one of the other overlay districts). The Board of Architectural Review, along with City staff, reviews development applications to determine if proposals meet the intent of the design guidelines.

Historic Overlay Districts

The majority of the City's historic architectural resources are concentrated in Old Town, the City's traditional core. Old Town is recognized and preserved both as a National Register of Historic Places district as well as through a City preservation district zoning overlay (Figure 14). There are 55 buildings, 2 "other structures," and a monument within the National Register of Historic Places' "City of Fairfax Historic District," many of which are considered "contributing elements." Six of the buildings predate 1850 while others are from the turn of the 20th century to the early 1930s. The City's locally-designated Old Town Fairfax Historic Overlay District is larger in area than the National Register district.

Legend







-  National Register Historic District
-  City of Fairfax Historic District
-  Centerline of Road
-  Contributing Structures
-  Non-Contributing Structures
-  Park

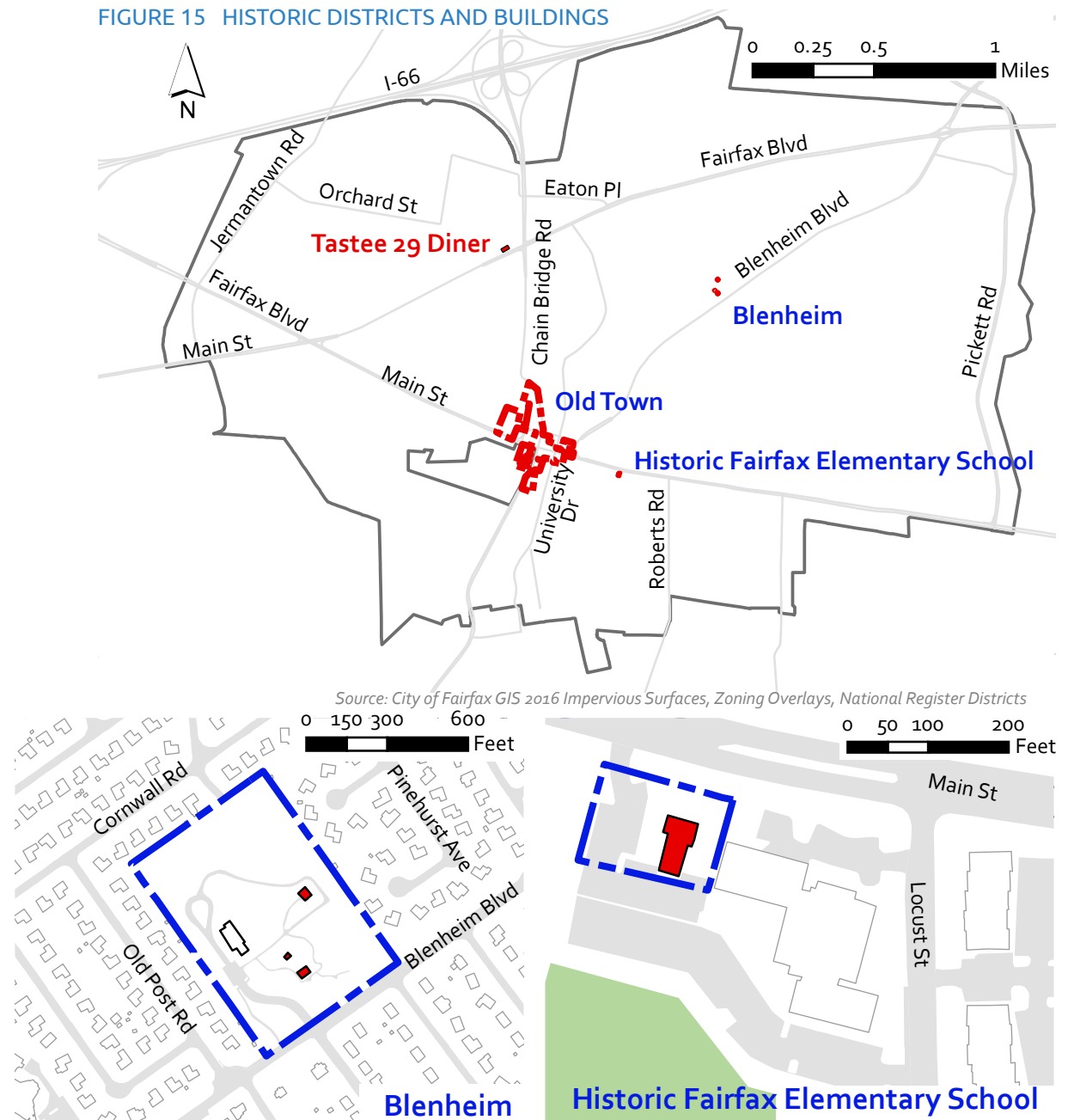
FIGURE 14 HISTORIC DISTRICTS AND BUILDINGS



In addition to Old Town, the City has historic zoning overlay districts for two other properties, the Fairfax Public School and Blenheim (Figure 15).

Additionally, there are many properties and structures with historic characteristics that have not been designated at the local, state, or national levels. Over 5,600 structures in the City are 50 years of age or older, one of the criteria to determine eligibility of historic designation. The significance of a given property or structure to architectural history, landscape history, events or activities in the past, or to lives of important people are other criteria for preservation. Remaining large estates such as the Farr Homeplace and the Sisson House may also be considered for preservation, as well as landforms such as the Manassas Gap Railroad Bed.

FIGURE 15 HISTORIC DISTRICTS AND BUILDINGS

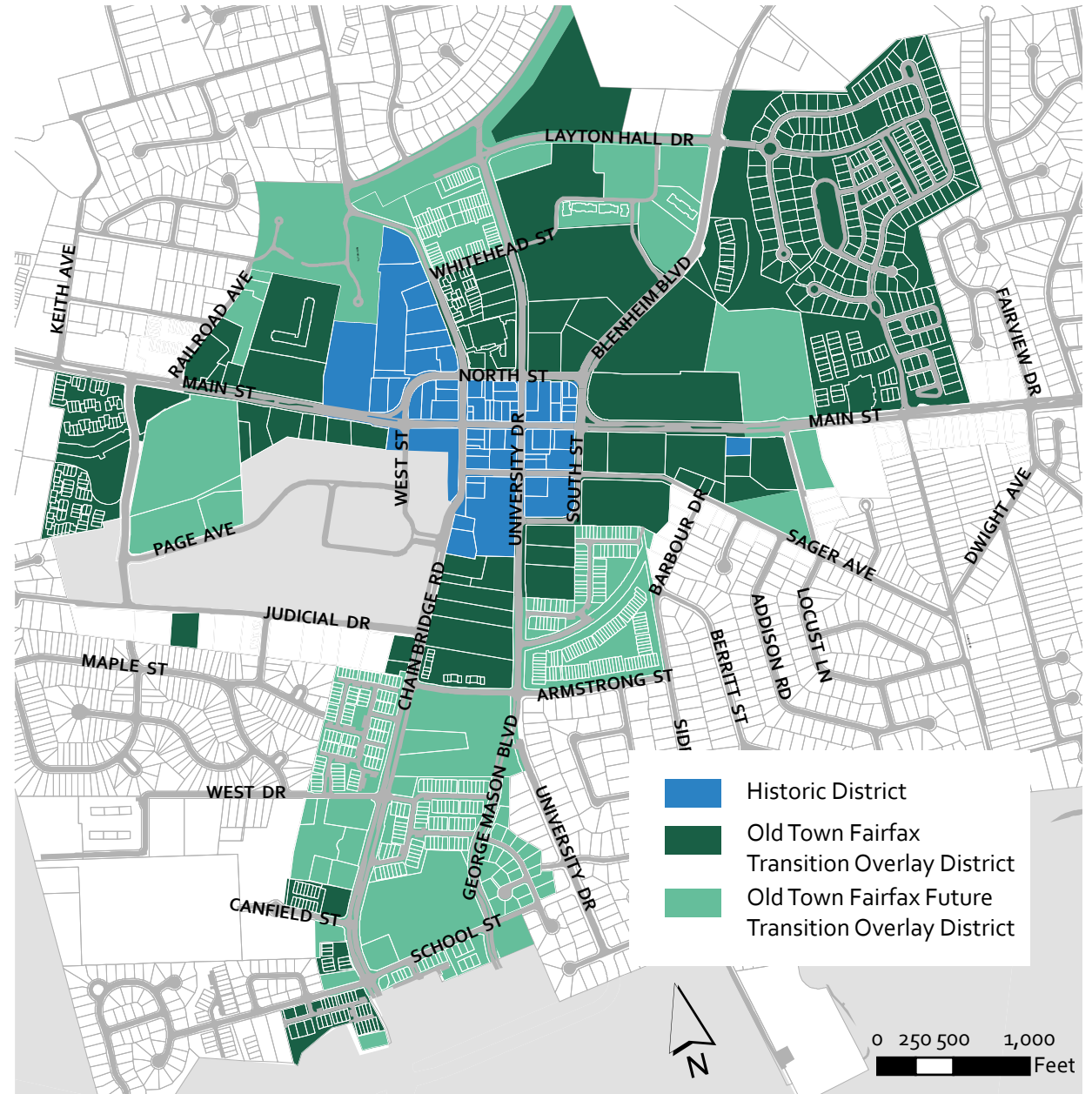


Old Town Fairfax Transition Overlay District (Transition District)

The Transition District is established in areas surrounding Old Town Fairfax as a means to ensure the character of those areas complements that of the historic districts. This is accomplished through regulations in the Zoning Ordinance limiting the height of new construction, encouraging buildings to be oriented toward the street, and requiring more extensive streetscape improvements than the base standards. The current extent of the Transition District and potential Future Transition Overlay District are provided in Figure 16.

Properties located in the Future Transition Overlay District may be added to the Transition District either upon application from the property owner (typically in conjunction with an individual property rezoning) or as part of a larger City-initiated rezoning. The extent of the potential expansion area for the Transition District stretches farther away from the historic district in order to continue these characteristics along corridors leading into Old Town Fairfax.

FIGURE 16 HISTORIC DISTRICTS AND TRANSITION OVERLAY DISTRICTS



Community Design and Historic Preservation

Goal 1

Require high-quality, sustainable design.

Beyond residential neighborhoods, there is a wide variety of building uses in the City, from office and retail buildings to industrial and institutional buildings. These buildings were constructed over several decades and encompass an array of design styles and architectural influences. The City requires high-quality, sustainable design and construction of new buildings and public spaces along with similarly high-quality modifications and additions to existing buildings and open spaces. The intent of the design review process in areas of the City outside the historic districts is to continue to allow architectural variety while encouraging higher quality materials and design rather than designating specific design styles. The City can further support

OUTCOME CDHP1.1: Expectations for the required design elements and building materials for the City’s historic districts and commercial centers are clear.

ACTION CDHP1.1.1 Determine design aesthetic of Fairfax Boulevard and Main Street with input from City boards and commissions and convey through the City of Fairfax Design Guidelines and other documents that may be prepared.

OUTCOME CDHP1.2: Attractive buildings, inviting public spaces, and welcoming gateways that contribute to our economic vitality and unique character.

ACTION CDHP1.2.1 Identify commercial economic investment areas and provide financial support through the Economic Development Authority.

ACTION CDHP1.2.2 Continue to develop and refine design standards with a menu of options to encourage variety, visual interest, and durability in the design of new development.

ACTION CDHP1.2.3 Explore public-private partnerships to create neighborhood centers inclusive of gathering places.

ACTION CDHP1.2.4 Create attractive gateway features at key City entry points.

aesthetic quality through public investment in invisible infrastructure, such as streetscapes and signage, and through public-private partnerships to promote desired types of development.

Community Design and Historic Preservation

Goal 2

Protect and enhance historic resources.

Inclusion of properties or structures in a local historic district should be based on the criteria described on p. 62. Local protections give the City the ability to designate specific characteristics of a property or district that are intended to be preserved, as well as provide regulatory measures that protect those properties. Local districts can be applied to individual properties or a group of properties, such as a neighborhood. Establishment of any new historic districts should be contingent upon support from owners of the affected properties.

OUTCOME CDHP2.1: Eligible structures, properties, and neighborhoods are protected through local historic designation and strategic investments.

ACTION CDHP 2.1.1 Develop and maintain an inventory of historic and archaeological resources readily available on the City's website.

ACTION CDHP 2.1.2 Support new locally-designated historic districts and landmarks, where appropriate.

ACTION CDHP 2.1.3 Preserve existing buildings of historic or architectural significance.

ACTION CDHP 2.1.4 Reference available resources to provide guidance on necessary archeological assessment for projects with anticipated ground disturbance in high sensitivity areas and develop standards for maintaining discovered artifacts.

OUTCOME CDHP2.2: Redevelopment respects nearby historic structures and the established architectural pattern.

ACTION CDHP 2.2.1 Ensure all new development subject to the requirements of the City of Fairfax Design Guidelines is compliant.

2.2.1.1 Continue to monitor Certificates of Appropriateness to ensure the Design Guidelines are effective.

2.2.1.2 Update the City of Fairfax Design Guidelines to establish consistency with Small Area Plans.

ACTION CDHP 2.2.2 Rezone all properties in the Old Town Fairfax Future Transition Overlay District to the Old Town Fairfax Transition Overlay District, either proactively or as each property seeks land use amendments.

Community Design and Historic Preservation

Goal 2

Protect and enhance historic resources.

Preservation and appreciation of historic properties and other historic resources in the City can be supported through events and programs that highlight the history of the City and the importance of the properties in historic events. City historic resources, such as the Fairfax Museum and Visitor Center, Blenheim Civil War Interpretive Center, and the Ratcliffe-Allison-Pozer House can be utilized to engage the public through special programs, tours, events, exhibitions, and outreach efforts.

OUTCOME CDHP2.3: The City's historic resources are utilized to provide educational programs to the community and promote preservation of historic properties.

ACTION CDHP 2.3.1 Promote greater awareness of the City's historic resources and the history of the City and surrounding area, identifying educational, economic, and recreational benefits of historic structures, properties, and districts in order to create enhanced economic benefits for the entire city.

ACTION CDHP 2.3.2 Evaluate the need to expand the Fairfax Museum and Visitor Center, currently located in the Historic Fairfax Elementary School building.

