



## **City of Fairfax, Virginia**

10455 Armstrong St. • Fairfax, VA 22030-3630

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January 28, 2025

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

### **RE: Planning Commission 2024 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 links to implementation guides for the Comprehensive Plan and each of our four adopted small area plans. The implementation guides, which are updated twice each year, track progress on each of the over 500 actions in these documents. Following are some of the major efforts in 2024 that have resulted in status updates in the implementation guides.

- Establishment of a mixed use place type
- Small Area Plans Zoning Ordinance updates
- Affordable Housing and Homelessness Strategic Plan
- Blenheim Boulevard Multimodal Improvements
- Government Center Parkway extension
- Safety Action Plan/Pedestrian Plan/Old Town Circulation Study underway
- Transit Development Plan update underway
- Green Building Policy
- Climate Action Plan
- SPROUT Fall tree plantings and winter invasives removal
- Solid Waste Assessment
- Parks and Recreation Strategic Masterplan
- Willard Sherwood Community Center
- Improvements at Old Town Hall and Old Town Square
- Fire Station 3 land acquisition
- Thaiss Park construction underway

- Old Town Parking Study
- Northfax East/West Road
- Warwick Ave and Farr Ave pedestrian crossing
- Gateway Park renovation and invasive removal
- Community Flood Preparedness Fund Grant

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>

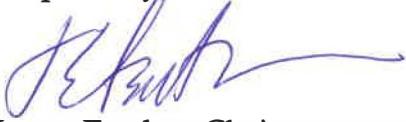
Kamp Washington Small Area Plan:

<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. 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.

Respectfully



James Feather, Chair

cc: Bryan D. Foster, City Manager  
Melanie Zipp, Assistant City Manager  
Brooke Hardin, Director, Community Development & Planning

Enclosure: *Planning Commission 2024 Annual Report and 2035 Comprehensive Plan and Small Area Plans Implementation Guide Update Presentation.*



# City of Fairfax Planning Commission

## 2024 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 2024 and the initiatives set forth in the City's 2035 Comprehensive Plan, both of which are in furtherance of the Council's goals.

### COMMISSION MEMBERSHIP

The following members served on the Planning Commission in 2024: Anthony Coleman, Paul Cunningham, James Feather (Chair), Kirsten Lockhart (Vice Chair), Matthew Rice, Kevin Denton and Betsy Briggs.

On January 8, 2024, James Feather was re-elected Chair and Kirsten Lockhart was re-elected Vice Chair. Kevin Denton was 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. Anthony Coleman was re-appointed to serve as the Commission's representative to the Facade Interior Improvement Committee.

### WORK SESSIONS

Work Session Topic	Sessions Held
FY2025-FY2029 CIP Discussion	1
Comprehensive Plan Review	9
Post-application discussion for The Ox Block A	1
Fairfax Circle Small Area Plan	1
Post-application discussion for 10120 and 10140 Fairfax Boulevard	1
Zoning Text Amendments for Erosion and Sediment Control, Stormwater Management, Chesapeake Bay.	1
City of Fairfax 2024 Fact Book	1
Zoning Text Amendments for Urban Agriculture.	1
Discussion of potential zoning options for Accessory Dwelling Units.	1
Comprehensive Plan and Small Area Plan Implementation Guide updates	1
Discussion of the Housing and Homelessness Strategic Plan.	1
Discussion of the Urban Forest Master Plan.	1
Discussion of the Green Building Policy.	1
FY2026-2030 CIP Discussion	2
<b>Total</b>	<b>23</b>


### 2024 BY THE NUMBERS

7   
COMMISSION MEMBERS

17   
REGULAR MEETINGS

23   
WORK SESSIONS

7   
PUBLIC HEARINGS

3   
RESOLUTIONS

9   
COMPREHENSIVE PLAN  
ACTIONS UNDERWAY

# City of Fairfax Planning Commission **2024 ANNUAL REPORT**

## RESOLUTIONS

- Adopted resolution PC-24-01 identifying that the Planning Commission recommends the City Council approve the Capital Improvement Program FY 2025 to FY2029 proposed, subject to conditions identified by the Planning Commission, unanimously. (January 22)
- Adopted resolution PC-24-02 to approve the Fairfax Circle Small Area Plan and recommended that City Council approve and adopt the draft dated June 24, 2024, subject to final approval of associated amendments in the update to the City of Fairfax 2035 Comprehensive Plan, and modifications provided by the Planning Commission, unanimously. (July 8)
- Adopted resolution PC-24-03 to approve the City of Fairfax Comprehensive Plan in the draft dated September 18, 2024, subject to modification provided by the Planning Commission, and recommended that City Council approves and adopts the plan, 7:0. (September 23)

## PUBLIC HEARINGS

Date	Topic	Outcome
22-Jan	Consideration of a recommendation to City Council on the Proposed Capital Improvement Program for Fiscal Year 2025 to Fiscal Year 2029.	Adopted resolution PC-24-01, identifying that the Planning Commission recommends the City Council approve the Capital Improvement Program FY 2025 to FY 2029 proposed, subject to conditions identified by the Planning Commission, unanimously.
22-Apr	Request for a Rezoning from CR Commercial Retail to CU Commercial Urban while retaining the Architectural Control Overlay District with proffers, to allow an upper-story mixed use building that consists of up to 260 multifamily units with 5,000 square feet of retail space at 10306 Eaton Place.	Recommended City Council approval, 4:1:1, with Commissioner Cunningham voting against and Commissioner Briggs abstaining.
8-Jul	Public Hearing and recommendation to City Council on the proposed Fairfax Circle Small Area Plan.	Adopted resolution PC-24-02 to approve the Fairfax Circle Small Area Plan and recommended that City Council approve and adopt the draft dated June 24, 2024, subject to final approval of associated amendments in the update to the City of Fairfax 2035 Comprehensive Plan, and modifications as provided by the Planning Commission, unanimously.
8-Jul	Proposed amendments to the Zoning Code for portions including Introductory Provisions, Site Development Standards, Decision-Making Bodies and Officials, Development Review and Definitions.	Recommended City Council approval, unanimously.
9-Sep	Request for consideration of a Special Use Permit to allow a restaurant with a drive-through facility and a Special Exception to provide an interior landscaped island for every ten spaces in the Commercial Retail District for 10140-10160 Fairfax Boulevard and 10120 Fairfax Boulevard, part of the Boulevard Marketplace Shopping Center.	Approved, unanimously.
9-Sep	Proposed amendments to the Zoning Code for portions including Zoning Districts and Regulations, Site Development Standards, and Definitions.	Approved, 6:1, with Commissioner Cunningham voting against.
23-Sep	Public Hearing on final recommendation to the City Council for amendments to the City of Fairfax 2035 Comprehensive Plan based on the five-year review conducted in accordance with Code of Virginia Section 15.2-2230.	Adopted resolution PC-24-03, to approve the City of Fairfax Comprehensive Plan in the draft dated September 18, 2024, subject to modifications discussed at that night's meeting, and recommended that City Council approve and adopt the plan, 7:0.



# City of Fairfax Planning Commission **2024 ANNUAL REPORT**

## 2035 COMPREHENSIVE PLAN ACTION ITEMS

The chart below provides a snapshot of action items from the 2035 Comprehensive Plan. The chart provides a summary of action items by category, timeframe for completion, and current status. 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](https://fairfaxva.gov/government/community-development-planning/planning/current-comprehensive-plan).

	Total Actions	Ongoing		2026		2028		2030		2035	
		All	In Progress	All	In Progress	All	In Progress	All	In Progress	All	In Progress
Land Use	70	54	50	12	3	2	0	1	0	0	0
Multimodal Transportation	98	73	69	7	6	5	4	5	3	3	2
Environment and Sustainability	64	47	44	10	10	5	4	1	1	1	1
Economic Vitality	21	20	20	0	0	0	0	1	1	0	0
Community Services	86	76	72	3	2	3	3	4	2	0	0
<b>Total</b>	<b>339</b>	<b>270</b>	<b>255</b>	<b>32</b>	<b>21</b>	<b>15</b>	<b>11</b>	<b>12</b>	<b>7</b>	<b>4</b>	<b>3</b>
CDP actions	65	49	43	11	2	3	1	2	0	0	0

## 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.
- LU1.1.4 - 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.
- CCAC2.1.1 - Reference the Small Area Plans for guidance on private development in Activity Centers.
- CCAC2.1.2 - Reference the Small Area Plans for guidance on public improvements in Activity Centers.
- CCAC2.1.4 - Target and coordinate public infrastructure improvements with desired infil, reinvestment, and redevelopment areas to encourage and stimulate private development.
- CCAC2.2.3 - Review City codes and policies and amend as necessary to support implementation of the Small Area Plans.
- H1.1.3 - Revise zoning regulations to expand opportunities for accessory dwelling units.

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

Similar to above, the chart below provides an update on action items from the Old Town Fairfax, Northfax, (approved by the City Council in June 2020), Kamp Washington (approved by the City Council in October 2022), and Fairfax Circle Small Area Plans (approved by Council in July 2024).

	Old Town Fairfax	Northfax	Kamp Washington	Fairfax Circle
Total Action Items	41	45	53	56
Action Items in Progress	41	44	52	44

## **2035 COMPREHENSIVE PLAN FIVE YEAR REVIEW**

In 2024, the Planning Commission completed the required five-year review of the Comprehensive Plan, as stipulated by Section 15.2-2230 of the Code of Virginia. Over the course of the year-long review, the Commission gathered feedback from City Boards and Commissions, community members, staff, and other stakeholders. This input, combined with the Commission's analysis and recommendations, led to an updated Comprehensive Plan that better aligns with the community's vision and evolving needs.

Below is a high level summary of updates that resulted from the five year review:

### **Land Use**

- Changes to the Future Land Use map
- New Mixed Use Place Type
- New actions to allow flexibility for commercial and certain industrial uses
- New and updated actions for affordable housing strategies
- New and updated actions for housing for older adults and persons with disabilities

### **Multimodal Transportation**

- Changes to street type standards
- Updated Transportation Projects Map and associated costs
- New actions to implement the recommendations of the Bicycle Masterplan and complete major transportation studies and analyses
- New and updated actions to balance goals for environmental protection and multimodal connectivity

### **Economic Vitality**

- De-emphasize concern with Class B office space
- New actions for marketing the Old Town and Northfax Activity Centers
- Removed goal of pursuing a single zip code

### **Environment and Sustainability**

- New and updated actions to incorporate the Chesapeake Bay Preservation Plan
- New and updated actions for protecting natural resources, green infrastructure, stormwater management, and invasive management
- New actions for public engagement, data-based decision making, balancing environmental protection with other goals
- New actions for electric vehicle readiness

### **Community Services**

- New action to monitor school capacity with new development
- Added statement committing to accessibility and preserving open and natural areas
- Added statement on constraints for and importance of visual art and generalized references to public art projects
- New actions to establish green infrastructure standards

Submitted by:



James Feather, Chair