

Fairfax City Citizens for Smarter Growth Attributes of Good Development Projects

Fairfax City Citizens for Smarter Growth (www.fairfaxcitysmartergrowth.wordpress.com) supports compact, walkable, mixed-use development. We welcome new development that expands transportation choices, creates vibrant public spaces, is environmentally responsible, improves the balance of office, commercial and residential uses in the city, and increases housing options for people of all ages and income levels. We believe that new development should:

- Encourage bicycling, walking, and other alternatives to driving
- Be integrated with nearby neighborhoods
- Contain a variety of different uses -- or add to the diversity of uses within a given area -- and sufficient density to make it possible to walk to fulfill a number of different everyday needs
- Provide sufficient retail and office uses to make the city a more compelling destination
- Be consistent with the City's Comprehensive Plan.

The list below identifies attributes of development projects that we encourage. The list is intended to be suggestive and constructive. Placemaking is complex and detail-intensive. No single development project can be expected to fulfill all of these attributes. The relative importance, and the relevance, of the attributes will vary depending on the circumstances of a given project.

Fostering strong businesses and generating tax revenues to support first-class services and public infrastructure	Y	N	N/A	Notes
Provides a range of business sizes in a compact walkable district with office, retail and residential uses integrated into them				
Includes retail store locations facing onto roads and sidewalks that meet the requirements of walkable neighborhoods				
Walkway is wide enough to accommodate outdoor sandwich signs, street furniture, outdoor dining areas, where applicable				
Provides seating or other amenities in pedestrian areas				

Landscaping softens the hardscape of building and sidewalk				
Outdoor lighting illuminates the storefront and signage and is at a pedestrian scale				
Improves the balance of office, retail and residential units in Fairfax City and immediately surrounding area				
Provides on-street parallel parking				
Commercial space creates a continuous street front leading from one block to another				
Commercial space is visible from public streets				
Loading zones are centrally located to serve the commercial district, and do not disrupt pedestrian continuity				
Providing places and means for city residents and visitors to be healthy and physically active	Y	N	N/A	Notes
Provides publicly accessible and usable open space or recreational amenities				
Contributes to and provides appropriate connections to the local pedestrian network for the following categories:				
<ul style="list-style-type: none"> Sidewalk network 				
<ul style="list-style-type: none"> Recreational trails 				

<ul style="list-style-type: none"> Bicycle network 				
Strengthens pedestrian connections to existing, off-site recreational facilities and open spaces				
Expanding transportation choices	Y	N	N/A	Notes
Streets are connected internally and to the larger street network at appropriate intervals. Provides a street grid and smaller block sizes.				
Streets include traffic calming features such as narrow travel lanes, tree buffers on sidewalk, median refuge islands, narrow curb radii, bulb-outs				
Includes centrally located, convenient bike parking				
Offers shuttle service to Metro (and other regional destinations), contributes to a city-wide shuttle service and/or provides subsidized CUE passes				
Helps make adjacent thoroughfares less intimidating to pedestrians, by bringing buildings closer to the street, adding traffic signals or pedestrian amenities, or designing entrances to encourage slow approaches				
Building community and civic life, and preserving our historic inheritance	Y	N	N/A	Notes
Buildings and other project features are oriented toward public streets				
Uses the space between the building and the street creatively and to encourage public interaction				

Minimal off-street surface parking				
Buildings are conveniently and safely accessible on foot directly from the street				
Includes space --interior or exterior -- for public use				
Commercial and retail ground floors				
Project's uses complement other uses in the area, and fill gaps in needed services, housing, and other uses				
Minimizes disturbance to and enhances protection of historic properties and archaeological sites				
Contributing to a more environmentally sustainable pattern of growth	Y	N	N/A	Notes
Reduces the amount of impervious surface area on the site from existing conditions				
Includes innovative stormwater management measures such as green roofs, constructed wetlands, pervious paving, rain gardens, water cisterns				
Providing living options for diverse populations and needs	Y	N	N/A	Notes
Adds favorably to the balance of housing options in the city and surrounding areas				
Housing types and/or price levels are physically mixed in the project and/or in relation to the nearby neighborhoods				