The City of Fairfax is pleased to submit the third progress report following the Planning for Economic and Fiscal Health workshop conducted by Smart Growth America on June 6-7, 2013. In addition to providing an overview of the economics of different land use patterns and their fiscal implications, the workshop offered an important opportunity for City officials and members of the public to continue discussions regarding the appropriate development strategies for Fairfax Boulevard. Fairfax Boulevard is well-established as a critical component of the city’s economy and character, and Smart Growth America provided timely recommendations for short-term actions that could help to target investment and establish clear expectations for future development.

The following list provides an update on the City of Fairfax’s progress since the last report:

- In furtherance of the action step identified during the workshop that recommended the City focus on one of the Fairfax Boulevard nodes and the market analysis completed thereafter that recommended a “creation of place” strategy for the Northfax node based on its development potential, the City has now engaged the services of a real estate development consultant to conduct a feasibility analysis for Northfax. Interviews with property owners and potential developers are currently underway.
- Right-of-way acquisition has commenced and utility relocation is being scheduled for the Fairfax Boulevard and Chain Bridge Road intersection improvement project. The design will improve connectivity and pedestrian access within the Northfax node.
- A comprehensive rewrite of the City’s Zoning Ordinance is underway with the goal of providing a user-friendly ordinance with a more predictable set of land use regulations and tools that will help the City to achieve high-quality infill and redevelopment projects. Draft sections of the code are being reviewed by a committee comprised of residents, business representatives, development industry professionals, and local board and commission members. The public is invited to attend the committee meetings and a website [http://www.zoningfairfax.com/](http://www.zoningfairfax.com/) continues to act as a central clearinghouse of information about the rewrite process. A public workshop on the entire draft code will be scheduled in the coming months.
- A mixed use development was approved for the Fairfax Circle node and another has been proposed for the Kamp Washington node. Each project along Fairfax Boulevard is being considered within the vision laid out for the boulevard in the Comprehensive Plan (which was reiterated in the workshop recommendations).
- Staff have been added and reorganized in the Community Development and Planning Department and forms and procedures have been updated to help streamline the review process and better assist applicants.

We look forward to continuing to implement the actions recommended during the workshop and extend our appreciation to Smart Growth America for the valuable guidance offered for Fairfax Boulevard.