Board of Architectural Review

DATE:	July 17, 2013
TO:	Board of Architectural Review Chair and Members
FROM:	Jack Blevins, Community Development Division Chief JB
SUBJECT:	10415 North Street – comments or suggestions to City Council regarding a demolition permit for a contributing structure in the Old Town Fairfax Historic District; and a concept plan for Old Town Square

ATTACHMENTS:
1. Relevant Code Sections
2. Analysis
3. Planning Commission Memo, dated March 3, 2012
4. Planning Commission Minutes of March 26, 2012 meeting
5. Background, including Current Designs for park and parking lots
6. Building Photographs

Nature of Request

1.	Case Number:	289-13-10H (13030062)
2.	Address:	10415 North Street and surrounding parcels
3.	Request:	Review and provide comments or suggestions from the BAR to City Council prior to any Council approval of requests within a historic district to (1) demolish an existing building, and (2) approve design for development of Old Town Square.
4.	Applicant:	City of Fairfax (by its consultant, RK&K)
5.	Applicant's Representative:	(Filed by William Springer, PE) Matt Thomasson, PE
6.	Status of Representative:	Agent
7.	Zoning:	C-2 Retail Commercial, Old Town Fairfax Historic District

Jurisdiction

Article XIX of the Zoning Ordinance includes provisions that both create the Board of Architectural Review (BAR) and define its powers, responsibilities, and jurisdiction. Article XIX, Sec. 110-915 (1) and (6) provides that City Council has jurisdiction in those requests in which the City is an applicant. These provisions further require that City Council consider BAR review comments or suggestions prior to City Council making any decisions in regards to "… moving, demolition, construction, reconstruction, alteration or restoration of any structure, improvement or significant landscape feature within an historic district."

Proposal Requests:

City Council seeks review comments or suggestions from the BAR prior to two Council actions for a location within the Old Town Fairfax Historic District. The first action would be approval of the demolition permit for the two-story building located at 10415 North Street; the second action would be approval of a final design for Old Town Square.

1.

Location:

Old Town Square includes portions of five of nine properties located in Old Town Fairfax Historic District, all of which are on the same block as Old Town Hall. This block is bounded by North Street, Old Lee Highway (or East Street), Main Street and University Drive.

The northern portion of the Old Town Hall block is defined by properties and portions of properties under common City ownership that are generally devoted to surface parking and landscaped open areas, with only one existing structure (10415 North Street). This structure is a vacant two-story wooden building (circa 1917) that was most recently occupied by a retail wig business and which is the building requested to be demolished by the City to make room for the park expansion.

Background:

Attachment 3 contains a copy of the staff memo to the Planning Commission dated March 26, 2012. This report contains an historical overview of the events that unfolded over time and that preceded the decision to undertake the Old Town Square project. Please refer to it for the necessary background to the establishment of the Old Town Square project. This memo also includes an analysis of the Comprehensive Plan relative to its guidance and recommendations contained therein that would affect the design of the Old Town Square property.

In a nutshell, surplus funds totaling $2.39M became available to the City in 2009 from a prior bond sale that financed the construction of the City's new regional library located across North Street from the Old Town Hall block. The City initially sought to determine what use of these surplus funds would most benefit the public, and decided on investing these surplus monies, plus an additional $400,000 in grant money, into physical improvements to the Old Town Hall block, specifically the redevelopment of the publicly-owned portions of the block, which are now collectively referred to as Old Town Square. From the summer of 2011 through the summer of 2012 the City conducted a public process that included the review of multiple concept plans and that later resulted in the selection of a final conceptual plan of redevelopment for Old Town Square (see Attachment 4). The City then chose a consultant who is has refined the concept plan and now proposes a final design for Old Town Square.

The plans for Old Town Square feature extensive landscaping, enhancement and restoration of the historic Kitty Pozer garden, a new public plaza, assorted landscape features, and the retention of surface parking. Notable is that the chosen concept plan is predicated on the removal of the existing building located at 10415 North Street.

1. Demolition of building at 10415 North Street.

The building located at 10415 North Street is described in the State of Virginia's Division of Historic Landmarks' File No. 151-3 (file on structures within the City's Old Town Fairfax Historic District and in the National Park Service's National Registry for Historic Places) as a detached residential house that was later converted for commercial use and constructed in a venacular architectural style, circa 1920. [City Real Estate records show the date of construction as 1917.] Attachment 6 provides photographs of this building. This structure is of wood frame construction and includes two stories and a low basement. It has a gambrel roof of composition

shingles with two front bays and is asymmetrical. This file further states that "This building is an example of the modest domestic architecture that was built in the 1920's when the Town of Fairfax experienced greater prominence as the county seat. It harmonizes in scale, mass, materials, and height with the character of the district." A portion of a Sketch Map within File No. 151-3 identifies the location of this particular structure and, by the Map's key, further identifies this building as a 'contributing element' to the City's designated Historic District.

The March 26, 2012 staff memo included in Attachment 3 references the need to demolish this building in order to accommodate the features of the chosen conceptual design for Old Town Square.

2. Old Town Square concept plan.

The chosen designs for Old Town Square include a 32,200 square-foot open space of an expanded Kitty Pozer Park and 43 parking spaces. The City plans for the retention of the existing Surf Shop building on a 6,900 square-foot lot (with the 10 required parking spaces remaining on-site). This building, owned by the City's Economic Development Authority is planned to be sold for private commercial use. Attachment 5 provides graphics representing the latest version of the site design.

Analysis:

The Zoning Ordinance provides criteria for consideration of applicant requests such as those made pursuant to this application. These criteria, along with the staff analysis of the requests, is included in Attachment 2

Conclusions

Staff believes that the applicants' requests to demolish the existing building located at 10415 North Street and approval of the park design for Old Town Square satisfy the applicable City Code and Zoning Ordinance provisions as well as the provisions and recommendations as contained in the Comprehensive Plan, the Community Appearance Plan, and the Old Town Design Guidelines.

Recommendation

Staff recommends APPROVAL of the demolition permit for the contributing building located at 10415 North Street and APPROVAL of the plans for Old Town Square.

Relevant Code Sections Attachment 1

Sec. 110-1071. Designation of districts.

(a) The architectural control overlay district is hereby designated as all land in the city which is located outside an historic district and zoned for other than single-family detached residences. In addition, any lot, parcel or area of land within any area zoned for single-family detached residences outside an historic district which is used for other than single-family detached residences or which is the subject of an application for a special use permit or building permit involving any such other use shall be part of the architectural control overlay district. The provisions of this article shall not apply to single-family attached residences after such residences have been initially erected.

Sec. 110-1072. Approval required for improvements.

(a) No structure or improvement located on any land within the architectural control overlay district, including significant landscape features appurtenant to such structure or improvement, shall be erected, reconstructed, altered or restored until the plans for the exterior architectural features and landscaping have been approved by the board of architectural review or the city council in accordance with the provisions of article XIX of this chapter. Plans for signs appurtenant to new and renovated shopping centers, and as otherwise provided for multi-tenant commercial buildings in subsection 110-180(b) shall also be subject to board of architectural review or the city council approval. The board of architectural review shall confine its review and approval to only those features which are subject to view from a public street, way or place. The provisions of this article shall not apply to regular maintenance of a structure, improvement or site; however, an exterior color change of a structure, or substantial portion thereof, shall be deemed an alteration and not regular maintenance.

Sec. 110-915. Powers and duties.

The board of architectural review shall have the following powers and duties:

(1) To review and decide any application requesting approval for moving, demolition, construction, reconstruction, alteration or restoration of any structure, improvement or significant landscape feature within an historic district...

(6) For development where the city is an applicant the city council shall be responsible for reviewing and making decisions regarding any application described in this section. The city council shall render its decision after considering review comments or suggestions forwarded by the board of architectural review. Unless otherwise specified by city council, such comments or suggestions shall be considered at a joint board of architectural review and city council work session.

Analysis

Attachment 2

The provisions and policy excerpts and the associated staff analyses below are intended to assist the BAR in formulating their review comments and suggestions to City Council.

Demolition of building at 10415 North Street

In considering the applicants' request for a demolition permit for the structure at 10415 North Street City Council will need to take into account the following section of City Code.

Sec. 110-954 Permit required for moving or demolition of structures.
(a) No structure existing within an historic district on the date of the adoption of this article shall be moved or demolished except in accordance with a permit approved by the board of architectural review or the city council, in accordance with the provisions of article XIX of this chapter. The board of architectural review or city council shall grant such permit unless it finds that:

(1) The structure is of such architectural or historic significance that its removal would be detrimental to the public interest or contrary to the purpose of this article; and

(2) The structure is of such old and unusual or uncommon design, texture and material that it could not be reproduced or could be reproduced only with great difficulty; or

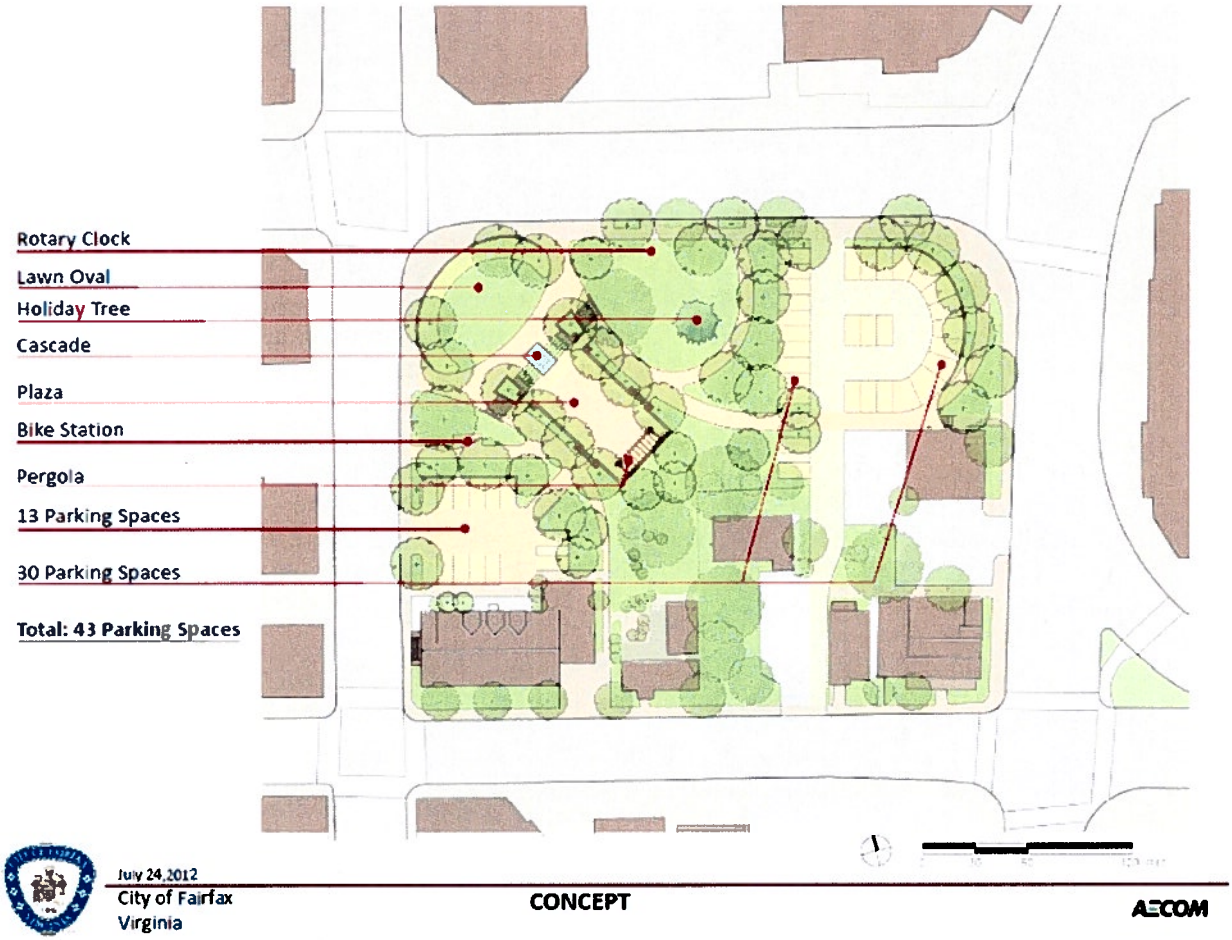
(3) Retention of the structure would help preserve and protect an historic place or area of historic significance in the city; or

(4) Retention of the structure would protect the general welfare by maintaining and increasing real estate values, generating business and employment, attracting new residents, as well as tourists, students, writers, historians, artists and artisans, encouraging study and interest in American or Virginia history, stimulating interest and study in architecture and design, educating citizens in American or Virginia culture and heritage, or making the city a more attractive and desirable place in which to live.

5.

Staff's knowledge of this particular structure is that it is neither historically nor architecturally significant, and that its removal would not be detrimental to the public interest. This structure's description as a 'modest example' of domestic architecture implies that it is not an uncommon design and does not contain such unique features that it could not be reproduced elsewhere and is thus worthy of preservation in its current location. Further, its past conversion from a residence to a commercial structure implies that it contained no features worthy of preservation nor is it worthy of conversion back to its original usage as a residence. On the contrary, removal of this specific structure to facilitate the redevelopment of the property on which this building is located (as part of the proposed Old Town Square project) would allow the provision of new site features, amenities, and uses that would provide benefits to the public far greater than would otherwise be provided by preserving this structure as it exists today. Staff therefore supports the applicants' request to remove this particular structure by demolition in order to facilitate the redevelopment of the Old Town Square project.

Old Town Square concept plan



The applicant's request for City Council approval of the design for Old Town Square requires evaluation of the overall concept plan utilizing the Historic District provisions contained in Sec. 110-952 – Approval required for improvements and Sec. 110-958 - Design Criteria. The request also requires evaluation using the Old Town Fairfax Historic Overlay District provisions in Sec. 110-978 – Special design requirements, as well as the various applicable policy guidelines and recommendations as contained in the City's Comprehensive Plan, the Community Appearance Plan (CAP) and the Old Town Design Guidelines.

6.

Sec. 110-952. - Approval required for improvements.

"No structure or improvement, including signs and significant landscape features appurtenant to such structure or improvement, located on any land within an historic district shall be erected, reconstructed, substantially altered or restored until the plans for architectural features, signs and landscaping have been approved by the board of architectural review or the city council in accordance with the provisions of this article and article XIX of this chapter. The board of architectural review shall confine its review and approval to only those features which are subject to view from a public street, way or place. The provisions of this article shall not apply to regular maintenance of a structure, improvement or site; however, an exterior color change of a structure, or substantial portion thereof, shall be deemed an alteration and not regular maintenance. The term "signs" shall be deemed to include those located within a structure which are plainly visible to motorists on adjacent streets." *(Code 1978, § 26-203; Ord. No. 2004-24, 11-30-2004)*

The entirety of the site proposed for redevelopment as Old Town Square is visible from adjacent public streets and the proposed demolition and redevelopment are classified as substantial alterations, and thus warrant BAR review and City Council approval.

Sec. 110-958. - Design criteria.

"(a) In accordance with the provisions of article XIX of this chapter, the board of architectural review or the city council shall review applications and requests for permits filed under this article for consistency with the following standards and criteria:

(1) The proposed structure or improvement shall promote the general welfare and protect the public health, safety and morals by tending to maintain and augment the city tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures, and making the city a more attractive and desirable place in which to live.

(2) The proposed structure or improvement shall encourage the stabilization, conservation and protection of the use and value of neighboring structures, areas and open space.

(3) The proposed design, material, texture, color, lighting, landscaping, dimension, line, mass, roof line and height of the proposed structure or improvement shall harmonize with the surrounding buildings and area.

(4) Freestanding buildings shall use the same or architecturally compatible materials, color, texture and treatment for all exterior walls.

(5) The proposed combination of architectural elements including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line and height conform to accepted architectural principles, as contrasted with engineering standards designed to satisfy safety or functional requirements only, and exhibit external characteristics of demonstrated architectural and aesthetic durability.

(6) The orientation and location of the proposed structure or improvement, and its relationship to open spaces and topography, shall be harmonious with the surrounding buildings and area.

(7) The design of the proposed structure or improvement as exhibited through its architectural elements shall not serve primarily as an advertisement or commercial display, shall exhibit exterior characteristics which are not likely to deteriorate rapidly, shall not be plainly offensive to human sensibilities or otherwise constitute a reasonable foreseeable detriment to the community.

(8) The design of any proposed signs and exterior lighting shall be harmonious with the proposed structure or improvement and with the surrounding buildings and area.

(9) The design of the proposed structure or improvement and site shall provide for the safe and efficient movement of pedestrian and vehicular traffic.

(10) The proposed structure or improvement shall serve to promote the general welfare by maintaining or increasing real estate values; generating business and employment; attracting new residents, tourists, students, writers, historians, artists and artisans; encouraging study and interest in American or Virginia history, culture and heritage; stimulating interest and study in architecture and design; or making the city a more attractive and desirable place in which to live and work.

(b) The board of architectural review shall not consider interior arrangement or features not subject to any public view and shall not make any requirement except for the purpose of preventing development obviously incongruous to the old and historic aspect of the area."
(Code 1978, § 26-209; Ord. No. 2004-24, 11-30-2004)

Staff believes that the proposed Old Town Square project will create a new identifiable landmark within the City's historic downtown central business district that will preserve historical sites and structures and will make the City a more attractive and desirable place to visit. This new landmark will primarily serve to make the surrounding downtown area that much better as it will serve as the primary focal point and centerpiece of and future catalyst to the entire downtown area. The proposed public uses and amenities proposed for Old Town Square will allow this redevelopment proposal to achieve all ten (10) standards and criteria within Sec. 110-958 and will positively impact surrounding properties, businesses, and uses in furthering the achievement of these same design criteria and standards.

Sec. 110-978. - <u>Special design requirements</u>.

"Each structure or improvement erected, enlarged or reconstructed in the Old Town Fairfax Historic District shall be designed and constructed in a manner which will complement the unique character and atmosphere of the district with respect to building size, scale, placement, design and the use of materials. Improvements with this district shall be subject to the review and approval of the board of architectural review or the city council, in accordance with the provisions of article XIX of this chapter, for consistency with the aforementioned standards, the city's comprehensive plan and the community appearance plan." *(Code 1978, § 26-209.4; Ord. No. 2004-24, 11-30-2004)*

Based on the staff's conclusions contained throughout this Analysis, the components of the proposed Old Town Square project will complement the unique character and atmosphere of the downtown historic district with respect to building size, scale, placement, design, and the use of materials. Staff believes that the proposed Old Town Square will be consistent with the various provisions of the special design requirements, the Comprehensive Plan, and the Community Appearance Plan.

<u>Comprehensive Plan</u>

<u>The Environment— Goal, Objectives & Strategies</u>

<u>Goal:</u> Enhance the quality of life through policies and programs that respect the natural environment and protect the City's citizens from environmental hazards.

<u>Objective ENV-1</u> Encourage the preservation of tree canopy and other natural features.

<u>Strategy ENV-1.3</u> <u>Support efforts to create green spaces and tree cover throughout the City.</u>

The City should extend its existing program of planting street trees in the street rights-of-way by planting additional trees on properties held by the City for open space purposes. These would include the rights-of-way originally acquired by the City for the possible future extension of streets, unused or excess land on properties that house specific City functions, and parkland. The City should acquire additional land and easements for the expansion of existing street rights-of-way to allow for tree-lined streets. This could be achieved through development proffers as well as through the establishment of a trust fund into which funds and donations may be placed for future acquisition. The City should continue to seek alternative funding sources for tree plantings and emphasize the use of native species.(pg. 33).

The Economy— Goal, Objectives & Strategies

Goal: Cultivate a diverse economy within the City that capitalizes on the City's assets, enhances its small-town character, and expands and strengthens the City's tax base.

Objective EC-1: Provide entrepreneurial leadership to stimulate a climate of businesses complementary to the economic, residential and aesthetic interests of the City.

Strategy EC-1.2 Update the Community Appearance Plan to improve the appearance of public properties and rights-of-way.
As stated in the Community Appearance chapter of this Plan, the City should update its Community Appearance Plan, which was last revised in 1994; public improvements should reflect the values of this updated appearance plan. A quality environment provides the setting for quality development. Investment in aesthetics by the public sector often acts as a catalyst for private aesthetic improvements, and recent public construction and renovations in the City (Sherwood Community Center, Police Station, new school construction, etc.) convey an image that the City would like to see replicated in private sector construction as well. If quality redevelopment is to be achieved, the City's commercial corridors, public investment in aesthetic improvements shouldbe initiated as funding becomes available. Grants and community investment should be examined as possible sources to provide or supplement these improvements.(pg. 49,50)
Strategy EC-1.3: Create recreational, cultural, aesthetic, shopping and other leisure-time amenities to attract workers and visitors as well as residents.
Arts and cultural events are heavily linked to economic development due to their ability to attract visitors – both for the events themselves and also to establish the City in people's minds as a first-class destination for regional trips and shopping excursions. Activities such as public concerts, sidewalk art shows and nature walks sponsored by private and public groups should
be considered to add interest to commercial areas of the City and enhance the desirability and uniqueness of the City's retail environment. Details of such events held and planned by the City may be found in the Cultural Resources chapter of this Plan. (pg. 50)

Strategy EC-1.5 Reinforce Old Town Fairfax as an economic and cultural focal point.
Old Town Fairfax is the historic and cultural core of the City. Composed of an historic commercial core and a surrounding Transition District, Old Town Fairfax is the City's oldest commercial center. Retail businesses and restaurants are appropriate for first floor spaces of
many existing Old Town office buildings and should be prominently located in future Old Town development. Among the desired retail businesses are specialty shops including antique shops, gift shops, craft shops, specialty food establishments, and restaurants for formal and casual dining. Cultural activities such as art exhibits, theater performances and other special events should also be held in the Old Town area after business hours.

In addition to capturing university-oriented business, a more intense local market within walking distance of Old Town must be cultivated to assure continuous activity – especially during evenings and weekends. The establishment of additional residential uses near, and to a limited extent within Old Town will help develop this market. Extended pedestrian improvements such as brick sidewalks and crosswalks can serve as identifying features linking the historic downtown

with the surrounding Transition District, and decorative gas lights and the undergrounding of utility lines will emphasize and improve the distinctive character of Old Town.

Future economic development in the historic commercial core will emphasize the placement of a critical mass of appropriately scaled retail, restaurant and residential uses that will reinforce the existing businesses and create new customers. This has been accomplished in part with the redevelopment of the Old Town Village site, and the goals will project forward to other potential redevelopment.

Within the Transition District, economic development efforts will focus on the establishment of uses that complement the historic core and contribute to the "Old Town" concept. Quality restaurant, retail, and residential uses are preferred land uses in the Transition District. Conversely, automobile-oriented uses such as gas stations and restaurants with drive-through facilities should be discouraged in this area. The physical environment should also reinforce the "Old Town" concept through development that is complementary in scale and character while emphasizing pedestrian access between the historic core and the Transition District.

Keeping the above qualities in mind, future Old Town redevelopment will need to offer parking and signage sufficient to make the new structures convenient and easily accessible to potential patrons. The redevelopment of the Main Street Marketplace has been critical to providing a more appropriate entrance to the historic area, and future redevelopment can use many of the same features to accentuate the connection with the historic core.

These features, together with continuous street-level retail and personal/professional service shops in the core area, will help draw shoppers to Old Town Fairfax. With well-advertised, relatively uniform business hours (including evenings), businesses should flourish in this refined atmosphere if pedestrians can be given safer, more convenient access to their downtown destinations. In conjunction with an overall program to enhance the vitality of Old Town, means of diverting traffic around the core area and improving traffic management should be identified and implemented. (Pg. 51)

Public Facilities and Services

As an independent jurisdiction in Virginia, the City is responsible for, and places major emphasis upon, providing quality public facilities and services.

Public Facilities

"… The City also owns historic buildings that are popular facilities for social and educational use. The Fairfax Museum and Visitors Center is housed in the Old Fairfax Elementary School, which was originally constructed in 1873. Old Town Hall, built in 1900, has served the community as a popular social and meeting place throughout its history. Old Town Hall also houses the Huddleson Library on the second floor which displays a collection of Civil War works, Virginia history books, as well as paintings and photography from local artists. The Ratcliffe-Allison House was built in 1812 with subsequent additions in the 1820s and 1920s…." (Pg. 69)

Public Facilities and Services— Goal, Objectives & Strategies

GOAL: Provide well-maintained facilities and superior services for City residents and businesses.

Objective PF-2 Maintain superior City facilities and services.

Strategy PFS-2.1 Continue to maintain historic City-owned properties.

"The City should maintain historic properties such as Old Town Hall, the Fairfax Museum and Visitors' Center, the Ratcliffe-Allison House and Historic Blenheim. (Pg. 84)

Parks, Recreation and Open Space
The City's diverse network of public parks and open lands are a viable resource benefiting human health, the traditional wooded residential character of the community, and the natural environment.

Parks and Recreation

City Parks

"Vest Pocket Parks, also known as mini-parks, are actually a subcategory of neighborhood parks. These parks often take advantage of odd-sized parcels of land created by modifications to structures, building demolitions or street relocations. Vest pocket park sites vary in size and serve neighborhoods by providing open space and play areas. Veterans Amphitheater,University Park and Kitty Pozer Garden behind the Ratcliffe-Allison House are examples of vest pocket parks in the City. (Pg. 87)

Existing Inventory and Priority Needs

"The City has a large park and open space system that is augmented by public school lands, homeowners' association properties, and other privately held open spaces. Combined, these spaces serve to provide recreational areas for citizensand area residents, protect neighborhoods from incompatible uses, and preserve the City's most sensitive natural features. Additional purchases of open space should further these ends, providing additional benefit to the community.

The former Weight Watchers site, which was purchased as part of the recent open space acquisitions, has been used as a gravel parking lot since the demolition of the building. Concepts for the entire block, referred to as George Mason Square, have been prepared and are under consideration. The proposed concept shows an expansion of the Kitty Pozer Garden including a gazebo, water features and an outdoor theater area with stepped seating." (Pg. 92)

Parks, Recreation and Open Space— Goal, Objectives & Strategies

Goal: Ensure, on a continuing basis, the provision of adequate open space for health, recreation, and environmental purposes

Objective PRO-2 Obtain or otherwise gain designation of small parcels for use as vest pocket parks as public gathering spaces, open space buffers or neighborhood passive recreation areas.

Strategy PRO-2.1 Wherever appropriate, convert excess rights-of-way and other City-owned properties to open space.

"The City has long held rights-of-way, buffer strips and other vacant lands for their open space value on an informal basis. The City should continue to study which of these lands are suitable to be formally designated as open space."(Pg. 93)

Strategy PRO-2.2 Facilitate the creation of vest pocket parks in areas of high pedestrian traffic or visual interest.
"One manner of enhancing the City's mixed-use areas, particularly Old Town and the three major centers along the Fairfax Boulevard corridor, is to create vest-pocket parks. These parks can serve two major functions: adding green space to relieve the congesting effects of intensive development and providing places for people to relax or visit near areas of employment or shopping. When possible, the City should encourage the inclusion of vest pocket parks during the processes of reviewing plans involving the redevelopment of focal areas within the City. (Pg. 93)

Objective PRO-3 Provide and maintain excellent facilities and services to accommodate present and future needs.

Strategy PRO-3.6 Reduce accessibility barriers and improve restroom facilities at parks.
"Park athletic facilities, including rentable pavilion areas should be made accessible as per the Americans with Disabilities Act (ADA), playgrounds should be made barrier free, and permanent restrooms should be installed at heavily-used parks. Additionally, any future park facilities or any future renovations of park facilities should be developed with accessibility for the disabled population in mind."(Pg. 94)

Community Appearance

Community appearance-related issues are of fundamental importance. Improving the City's appearance is essential if the City is to maintain its unique identity within the region.

"In contrast, the City's Historic Downtown area has retained some of its order and character that distinguishes it from the City's other commercial areas. The combination of the streetscape, building massing, brick sidewalks and overall scale in the historic downtown have resulted in an attractive, unique appearance."(Pg. 97)

Community Appearance Opportunities

"Enhanced community appearance can best be achieved through a process taking into account government efforts, community values and private development activities. A well- defined process is necessary to bring improved design quality, order and legibility to the City's appearance. In 1994, the City adopted a Community Appearance Plan that provided a vision to direct public and private improvements within the City of Fairfax.

The Community Appearance Plan (CAP) emphasizes improving the City's appearance by applying aesthetic guidelines and improved landscape standards to public and private development. In addition, architectural and site design details such as lighting and public and commercial signage are discussed. Landscape planting, signage, site details and architecture are evaluated with regard for traditional townscape principles. The Historic District Guidelines, adopted in 1993 to ensure that infill development, redevelopment, landscaping and signage in Old Town Fairfax will be compatible with its existing character, are an appendix to the CAP. The Old Town Fairfax component of the CAP presents broad recommendations for the improvement of the City's Historic Downtown and Transition Area. A particular emphasis of that component is the enhancement of the pedestrian environment. Through the use of text and graphics, recommendations are made for street frontage improvements, improved visual clarity, enhanced pedestrian circulation and the development of open space areas. Figure CA-1[Streetscape Measures graphic] illustrates measures that improve the context of the streetscape by use of plant materials and hardscaping. The CAP recommends the placement of utilities underground, a major capital improvement, to provide greater visual clarity to the downtown as illustrated in Figure CA-2[Underground Utilities photo]. The undergrounding of utilities has been an ongoing project in Old Town since 2006.

The Corridors component of the CAP recommends a program of improvements concurrent with planned road widening, redevelopment and new development projects. By programming extensive planting of various species trees as well as installation of planted center medians, decorative light fixtures and interesting site details, the Community Appearance Plan seeks to spur the transformation of the City's corridors. The Fairfax Boulevard Master Plan addresses many of the concerns noted in the Corridors component regarding the Fairfax Boulevard corridor and its intersection with Chain Bridge Road in particular."(Pg. 98)

Community Appearance Efforts

In addition to directly funding public landscape planting and other beautification projects, the City is also involved in the following community appearance-related programs:

"... • Funding improvements to City-owned Properties" (Pg. 101);

The City's Zoning Ordinance also supports improving the City's appearance. The most significant of these provisions are summarized below:

"... • The Old Town Fairfax "Overlay" zoning district ensures that future development is sensitive to the distinctive character of the area. (Pg. 102)

Community Appearance — Goal, Objectives & Strategies

Goal: Establish and maintain an attractive, distinctive image for the City based on well-maintained buildings, green spaces and plantings.

Objective CA-3 Encourage exemplary site and building design, construction and maintenance.

Strategy CA-3.2 Incorporate design elements in public improvement projects that will set a positive example for the private sector.
"Quality design in public improvement projects attracts superior private development. The City should exhibit the same quality of design and construction that it expects from private developers. Also, the City should encourage a similar philosophy in Fairfax County, State and Federal construction projects which are to be located in the City. The City Council has committed to establishing LEED Silver as the goal for all public facilities. Similarly, the City should also incorporate sustainable features in public improvement projects whenever possible." (Pg 105).

Strategy CA-3.3 Encourage the incorporation of public art in both public and private sector development.
"Art promotes better understanding of communities, reflects identity and origin and enriches lives. The City should encourage art in public areas including allocating City funds for art, encouraging public art through development requirements and hosting public art competitions. See also CR-2.1." (Pg. 105)

Objective CA-4 Facilitate the transformation of the Old Town area into an attractive, inviting pedestrian-oriented environment.

Strategy CA-4.1 Improve the aesthetics and pedestrian amenities in Old Town Fairfax.
"With unique turn-of-the-century architectural features, brick sidewalks and street trees already in place, this area serves as a focal point for the City's business and cultural activities. To enhance this area, the recommendations contained in the City's Community Appearance Plan should be implemented. These include providing decorative lighting, developing mini parks,
providing additional plantings and plazas and improving pedestrian walkways. In addition, the provision of brick crosswalks and additional pedestrian signals will encourage the use of existing and planned parking facilities in Old Town Fairfax." (Pg. 106)

Strategy CA-4.2 Maintain and enhance the City's publicly-owned historic buildings and grounds.
"City buildings and property should set the standard for excellence in both design and maintenance. The City should foster a program of regular maintenance, periodically monitor the condition of its properties and provide enhancements where necessary."(Pg. 106)

Strategy CA-4.3 Maintain the existing "small town" scale and character in future development.
"New development in the Old Town area should be compatible with older, historic development so that the existing character is not eroded or transformed. To ensure compatibility, new development should complement the existing architecture in terms of scale, setback, use of materials and detailing. All new development and redevelopment should be consistent with the CAP (including the Old Town Fairfax Historic and Transition District Guidelines). (Pg. 106)

Historic Resources

As the City of Fairfax celebrated 50 years as an independent city and more than 200 years as the crossroads of Northern Virginia in 2011, we are reminded of the importance of the City's rich heritage, which continues to provide a sense of identity, stability and continuity.

Historic and Archaeological Resources

"Among the City's most significant historic properties are a group of nineteenth and early twentieth century structures in the National Register City of Fairfax Historic District within Old Town Fairfax." (Pg. 108)

Districts

"The City has one National Register district, the City of Fairfax Historic District (see Map HSR–2 [National Register Historic District Map]). Within the National Register City of Fairfax Historic District, there are 52 buildings, 10 other structures and a monument, most of which are classified as "contributing" elements. Six of those buildings predate 1850, 14 were constructed around the turn of the 20th century and an additional 12 date from the 1920s and early 1930s. Approximately three-fourths of the buildings in the district are used for commercial purposes. Among the most notable historic buildings in Old Town Fairfax are the Fairfax County Courthouse, the William Gunnell House, the Ratcliffe-Allison House, Old Town Hall and the Ford Building. The second floor of Old Town Hall houses the Huddleson Library, a collection of
Civil War works and Virginia history books. Many of the other downtown historic structures are former residences that have been converted into office or retail space." (pg. 108)

"The City has four local historic districts identified as zoning overlay districts (see Map HSR-3); Old Town Fairfax Historic District, Fairfax Public School Historic District, Blenheim Historic District and the John C. Wood House Historic District. The City's Old Town Fairfax District
boundary does not exactly match the boundary of the National Register District and has a more than 10 acre larger area.... (Pg. 109)

Properties

"The City has four individual properties on the National Register (see Map HSR-3): the Fairfax Public School (now the Fairfax Museum and Visitors Center), the Ratcliffe-Allison House on Main Street, Blenheim, and the Tastee 29 Diner on Fairfax Boulevard. The Tastee 29 Diner is also included in the multiple property Diners of Virginia, MPS district. In addition to the National Register Designation, these historic properties are also listed on the Virginia Landmarks Register." (Pg. 109)

Recognition and Preservation of Historic Properties

"The National Historic Preservation Act (NHPA) of 1966 and subsequent amendments to NHPA created the National Register of Historic Places to recognize properties of local, state and national significance. The National Register designation is an honorary recognition of the architectural and historical significance of buildings, structures, archaeological sites, monuments or districts. It imposes no architectural controls or property restrictions unless federal funds or actions are involved, triggering review of potential impacts. However, qualifying property owners are eligible for federal and state tax credits for the proper rehabilitation of individually recognized properties that contribute to National Register Districts and Virginia Landmarks Register.

Overlay historic district zoning is the primary tool available to the City for the local regulatory protection of historic properties. A district may be composed of many properties or may be a single property. As described previously, there are currently four local overlay districts within the City which impose special bulk, area and use restrictions and design controls on structures and sites. Within these districts, all proposed alterations, demolitions and new construction must be reviewed and approved by the City's Board of Architectural Review. In addition to these existing districts, the City should decide if there are any smaller pockets of historic properties that are worth designating as historic areas. Some of the housing areas near Chain Bridge Road north of Old Town could possibly qualify for such a designation.

In addition to the designation of overlay districts, the City can also attempt to preserve its built heritage through the careful selection of structures to be designated as historic properties. As time passes, additional properties within the City, such as turn of the twentieth century residences, have also become eligible for historic designation. Several of these structures also have ties to the lands of their original large-lot estates, which should be preserved along with the structure, if at all possible. The City should monitor the age and status of these properties, making efforts to attain historic designations for deserving structures whenever appropriate.

The Design Guidelines—Old Town Fairfax Historic and Transition Districts is used by the Board of Architectural Review to evaluate proposals for rehabilitation of existing structures and construction of new buildings in the City's historic districts and the Transition Overlay District. In addition to providing guidelines for building and building features, landscaping and signs, the Guidelines reviews historic patterns of development in the City and offer a concise design profile of the City's Old Town Fairfax historic district. The variety of architectural styles and building features that create the character of the Old Town Fairfax district are described in detail in Design Guidelines." (Pg. 111)

Historic Resources—Goal, Objective & Strategies

Goal: Protect and enhance the City's historic resources for present and future residents.

Objective HR-1 Preserve and promote the City's historic resources.

Strategy HR-1.3 Discourage demolition or inappropriate use of valuable historic resources.
"Where appropriate, the City should provide regulatory protection for threatened properties through historic district overlay zoning. During new development or redevelopment activities, proffers should be sought that document and protect historic resources. Respectful adaptive reuse of historic properties should be encouraged." (Pg. 113)

Strategy HR-1.5 Maintain and update surveys of the City's architectural resources.
"Initial surveys of the City's historic resources have been completed. Some of the properties in the National Register City of Fairfax Historic District that were noncontributing because they were not yet 50 years old will soon be eligible for conversion to "contributing" status and therefore eligible for federal tax incentives. Regular updating of these surveys is important, since many more properties are approaching 50 years of age. Updates should include City-owned properties or those affiliated with the City in various ways (e.g. Barker House, Ratcliffe Cemetery)." (Pg. 113)

Strategy HR-1.8 Seek National Register nomination of additional historic resources, as appropriate.
"The City should support individual property owners in seeking National Register designation for their properties. In addition, the City should initiate designation for publicly held properties, as appropriate..."(Pg. 114)

Strategy HR-1.10 Incorporate historic preservation as an integral component of Old Town redevelopment plans.
"Downtown redevelopment will dramatically impact the National Register Historic District. Redevelopment concepts and plans should be reviewed to ensure the retention of historic buildings, features and landscape elements that contribute to our downtown historic districts. Aspects including scale, compatibility and historic sightlines and viewsheds should be considered in all redevelopment plans. Adequate archaeological investigations should be executed prior to the redevelopment of particular parcels." (Pg. 114)

Cultural Resources—Maximizing the Benefits of Our Heritage, Talents & Diversity

The celebration of the City's bicentennial in 2005 continues to call to mind the value of our rich cultural heritage, the wide range of visual and performing talent in our culturally diverse community, and the

many public events and venues that the City offers its citizens and visitors. The annual Independence Day Parade, with its broad mixture of themes, activities and participants, exemplifies the breadth and depth of the cultural heritage, talent and diversity found within the City of Fairfax. Our Cultural Resources enrich our civic pride and promote the City's commercial base.

Existing Special Events

The City sponsors many annual special events that offer a taste of the City's culture and traditions. These major annual events include a wide variety of cultural themes spread fairly evenly through the year.

- "During the Spring, Summer and Fall seasons the City hosts weekly **Farmers Markets**. These include a County-sponsored market at Van Dyck Park and a market at Main and North Streets sponsored by the Downtown Fairfax Coalition. These markets feature fresh foods in addition to a select assortment of other merchandise...

- In early December the City organizes the annual **Festival of Lights and Carols** in downtown Fairfax. This event features holiday illumination of the downtown Historic District, an evening of caroling, the lighting of the City tree and a visit from Santa Claus. Singers close the evening with traditional carols." (Pg. 116)

Resources for the Arts

- "Presented by the Fairfax Art League as part of a joint exhibition in Old Town Hall with Fairfax High School, **Art in the Park** includes a day in which the public has an opportunity to participate with artists and watch the artists as they work in the Kitty Pozer Garden in April." (Pg. 117)

The Arts in Community Development

"...The City has long recognized the value of its basic resources for the visual and performing arts and their value for promoting civic pride, action and stature. The Fairfax Art League is temporarily housed in the Old Town Village complex and hosts occasional performances in the plaza area. The location of the League offices, along with the use of the transitional retail space for exhibits and performances, has provided the arts with a strong visible presence in Old Town.

Upcoming redevelopment projects and the Fairfax Boulevard Corridor revitalization project offer more opportunities to incorporate the arts of the City into its building lobbies, streetscapes and other public and semi-public areas. Just as the City has incorporated brick sidewalks, gaslights and street trees into the fabric of Old Town Fairfax, the City would also benefit by reinforcing its tradition of involvement in the arts in the community through multiple avenues such as locating carefully chosen works of art at visual focal points throughout the City and providing more areas for outdoor performance events. An active and visible art community, given proper venues and opportunities to share their craft, can help create a vibrant and bustling downtown to entice visitors to spend more time in the City and boost the local economy. Public art also helps define the City's character and reinforces its sense of place." (Pg 119)

Cultural Resources— Goal, Objective & Strategies

Goal: Promote reasonable and appropriate integration of cultural features including the visual and performing arts into the built environment as a means of promoting tourism, civic involvement, civic pride and civic stature.

Objective CR-1 Develop cultural facilities that will promote tourism and enhance community interaction

Strategy CR-1.1 Take full advantage of the opportunities to promote tourism afforded by the City's cultural assets. Provide physical connections among historic sites, pedestrian plazas, public art,

restaurants, bed and breakfast establishments and performing arts facilities to promote the interaction available to tourists. Concentrate community appearance features in tourist areas.
Objective CR-2 Integrate the City's visual and performing arts into its community development program.

Strategy CR-2.1 Discuss the method and opportunities which public art can be introduced into public and semi-public areas so the public can benefit from an enhanced visual environment.
Public art, when appropriate to its environmental context, can beautify the public realm, create opportunities for community interaction, and reflect the character and traditions of the City. The City should consider formalizing a process for acquiring, receiving donations and identifying appropriate locations for installing works of art.

Strategy CR-2.2 Assure continuing locations for local musical and dramatic productions for residents and visitor. The City should promote private development of facilities that accommodate musical and dramatic performances. For instance, a large indoor theater or amphitheater could accommodate large citywide groups, while smaller outdoor gathering places of various sizes could be provided in several locations in and around the City for neighborhood-level gatherings.

Transportation — Safe and Efficient

Transportation planning in the City strives to obtain a balance between regional and local perspectives and between functional needs and quality of life issues.

Historic District Circulation
One of the goals for the revitalization of Old Town Fairfax is to refine pedestrian and vehicular circulation to make the Old Town area more accessible and to give it more of a pedestrian- friendly environment. Pedestrian access within Old Town Fairfax is generally accommodated by bricked sidewalks, public plazas, and informal through block connections. The sidewalks, in areas that have not received recent upgrades, are of insufficient width to accommodate the level of pedestrian traffic envisioned as this area is revitalized. Through the redevelopment process, there will be continued opportunities to improve the sidewalk widths and other pedestrian accommodations.

Also, Main Street and North Street were converted to two-way traffic in 2006 and numerous improvements were made to the pedestrian infrastructure. The sidewalk width in the City's Public Facilities Manual provides an absolute minimum for facilities across the City (4 feet in width), but more substantial widths should be considered for new development and redevelopment in areas with significant pedestrian use.

While convenient bicycle access to the Old Town area is an important consideration, the City will not be able to safely accommodate bicycle traffic throughout Old Town. A combination of routing trail access to the edges of Old Town and the provision of bicycle stations at trail gateways would enhance bicycle access to and from Old Town without introducing additional complexity to the provision of safe and convenient pedestrian and vehicular movement through
Old Town." (Pg. 126)

Transportation— Goal, Objectives & Strategies

Goal: Facilitate safe and convenient vehicular, pedestrian and bicycle circulation within the City while minimizing the adverse impacts of through traffic and automobile pollution.

"Objective T-7.10 Improve the Old Town Fairfax area traffic flow so that it is a safer environment for vehicles and a pedestrian-friendly environment for shoppers and tourists.

Strategy T-7.10.1 Pursue efforts to complete construction of bypass routes that divert through-traffic from the City. To improve downtown traffic flow and pedestrian safety, steps should be taken to reduce the through traffic volume in that area. This may be accomplished by the development of suitable

bypasses around the City, effective directional signage, and improvement of designated through-routes within the City.

Strategy T-7.10.2 Continue to provide the types of facilities necessary at critical downtown intersections to ensure that pedestrians are able to cross the streets safely and conveniently.
Where feasible, sidewalks should be improved to provide better separation of pedestrians from passing vehicular traffic. Sidewalks should be designed with appropriate barriers between the pedestrian and moving vehicles. Consideration should be given to continuing to optimize pedestrian crossing signals at critical downtown intersections. Improvements to these
intersections should also include brick (or special pavement) crosswalks that will emphasize to passing vehicles the presence of pedestrian crossings.

Strategy T-7.10.3 Continue to design vehicular and pedestrian travelways in Old Town so that they are complementary and have minimal conflict points. As the downtown redevelopment continues, the City should continue to provide adequate facilities for both vehicles and pedestrians. Sidewalk design should discourage mid-block crossing and driveway entrances
should be designed such that drivers are cognizant of pedestrians as well as other vehicles." (Pg 136)

Land Use—Creating and Protecting Neighborhoods and Centers

Old and new development patterns and redevelopment opportunities are key components of the City's aesthetic, economic and social framework. Maintaining a high quality of life within an urban context will distinguish the City from the surrounding suburban communities.

Old Town Fairfax
"Because of its historical significance and distinctive character, the City's Old Town area is examined in closer detail. Within the City, Old Town is unique because of the presence of well-preserved nineteenth and early twentieth century buildings, and its pedestrian qualities with short blocks, brick sidewalks, and gas lighting.

Old Town Fairfax contains two distinctive areas—the Historic District and the Transition Overlay District. A National Register Historic District is also contained within Old Town Fairfax, covering an area similar to the locally designated Historic District (see Map LU-2). Land use in these historic districts is described below in more detail.

Because the area immediately surrounding the Historic District is closely linked by the similarity of the existing development and use characteristics, it has been designated as the Transition Overlay District to emphasize its function as a transition to the Historic District. This designation affords greater control over development in that area and can be used to encourage increased pedestrian patronage of downtown businesses. The boundaries of the Transition Overlay District are shown in (Map LU-2). Combined with the Historic District, these areas are collectively known as Old Town Fairfax. Despite its historic attributes, the viability of Old Town Fairfax is threatened by the forces of intense traffic, development pressures, competition from regional malls and local shopping centers and the lack of abundant, accessible parking." (Pg 150)

The Historic Districts
"The distinction between the locally-designated Historic District and the state and federally-recognized National Register District is noteworthy. The National Register designation is an honorary recognition of the architectural and historical significance of the buildings and structures located in the district. It imposes no architectural controls or property restrictions unless public funds are involved for rehabilitation. However, qualifying property owners
are eligible for federal and state tax credits for the proper rehabilitation of contributing properties in National Register districts.

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The Old Town Fairfax Historic District, by contrast, is an overlay zoning district that imposes special bulk, area and use restrictions and design controls on structures and sites. Within that district, all proposed alterations, additions, demolitions and new construction must be reviewed and approved by the City's Board of Architectural Review." (Pg 151)

Old Town Fairfax Land Use

"...The City of Fairfax also owns numerous parcels in Old Town, consisting both of permanent structures and unimproved lots that may be developed in the future. In addition to Old Town Hall and the Ratcliffe-Allison House, the City owns three parcels of vacant land in the Historic District, all currently being used as surface parking lots. These include the 0.35-acre former Weight Watchers building site immediately north of Old Town Hall, a 0.4-acre former service station site at 10367 Main Street, and a 0.5-acre triangular-shaped parcel, located at the junction of North Street, Main Street, and Truro Lane. Furthermore, the City's Economic Development Authority (EDA) owns five lots, totaling approximately 0.6-acres, along Old Lee Highway and North Street; two of those lots currently contain buildings, The City also owns a 0.36-acre site located immediately north of Ratcliffe-Allison House, which was once the location of formal gardens, has been restored as the Kitty Pozer Garden and is an amenity easily accessible to Old Town Hall. Preliminary plans for the redevelopment of the block bounded by University Drive, North and Main Streets, and Old Lee Highway (including the City-owned and EDA-owned properties) into redesigned public open space and parking have been prepared for consideration by the City and the public." (Pg 152)

Land Use—Goal, Objectives & Strategies

Goal: Promote attractive, well-conceived land uses that preserve and enhance the City's unique character.

Objective LU-4 Promote Old Town Fairfax as the City's historic core and downtown cultural activity center.

Strategy LU-4.1 Emphasize pedestrian access and usability in Old Town.

"The enhancement of the pedestrian environment is critical to the viability of Old Town Fairfax. This includes not only improving sidewalks, but also developing "people places" such as plazas, mini-parks and other forms of usable, public open space. In addition, buildings and public improvements such as signs and street lighting should not reflect automobile orientation, but rather should emphasize a human scale." (Pg 157)

Strategy LU-4.6 Implement plans for George Mason Square that leverage its desirable location as well as complements the cultural identity of the block. The Old Town block known as George Mason Square, bounded by North Street, University Drive, Main Street, and Old Lee Highway, contains several publically-owned properties that are appropriate for redevelopment. In addition, the block contains some of Old Town's most recognizable buildings, including Old Town Hall, the Ratcliffe-Allison House, and the Draper House, and a small public open space, the Kitty Pozer Garden. Future development on publicly-owned properties in this block should include enhancements and enlargements to the public open space. The sensitive integration of public parking to support existing businesses, Old Town Hall, and the enlarged public space should also be a primary consideration within the design. Importantly, the expanded public open space would provide a premier, centrally-located gathering place, a noticeably lacking feature in Old Town." (Pg 157)

Land Use Plan

public space should also be a primary consideration within the design. Importantly, the expanded public open space would provide a premier, centrally-located gathering place, a noticeably lacking feature in Old Town." (Pg 157)

Land Use Plan

Well-conceived land uses maintain and enhance an ecologically sound and thriving residential community with a supporting and convenient commercial base.

Future Land Use

1. Old Town Fairfax: Historic Downtown & Transition District

"Old Town Fairfax is a very special combined neighborhood, business center and preservation area. In response to this special nature, the Land Use Plan designates most of the properties located in the historic downtown as Mixed Use to reflect not only the existing land use but also the preferred diversity in land uses. Properties comprising the Transition District are designated the various land uses indicated on the Future Land Use Map and elsewhere in this text. The designation of these areas in the Historic District and the Transition Overlay District allows the City to review each project with respect to its compatibility with the Historic Downtown and its contribution to the overall "old town" concept. Old Town Fairfax should contain a variety of land uses, including retail shops, restaurants, offices, residential uses, shared or public parking facilities, and open spaces." (Pg. 165)

"...Cultural activities should be stimulated by the use of existing facilities such as Old Town Hall, the Fairfax Museum and Visitors Center, and the Veterans' amphitheater, and through the promotion of additional art galleries, indoor and outdoor spaces for art and theater and plazas for art and craft performances and demonstrations...

Pedestrian plazas, mini parks, and other open green space should be provided throughout the entire Old Town area at highly visible locations and at natural nodes of pedestrian activity. Additional green areas or pedestrian amenities should be provided either on-site or off-site along with the development of any major new project.

In order to stimulate improved pedestrian circulation, the pattern of brick sidewalk pavement recommended by the Community Appearance Plan should be extended throughout the entire Old Town Fairfax area to establish its physical identity and guide the pedestrian flow. Pedestrian signalization should be added where needed, and brick or stamped asphalt crosswalks installed at all intersections. As part of the area's ongoing revitalization, ways of continuing to enhance the traffic pattern and improve traffic management should be identified and implemented.

In order to protect the historic significance and distinctive character of the Historic Downtown, individual development proposals for the Transition Area should be carefully reviewed to assure compatibility with this Plan and the "old town" concept. The Board of Architectural Review should continue to review projects in the Transition Area to assure harmony with the unique character of the Historic Downtown with respect to building size, scale, placement, design, signage and use of materials. However, additional guidance may be necessary to assure that redevelopment efforts render appropriate designs. A Special Area Plan should be proposed for Old Town to:

- Identify land uses and mixture of uses appropriate to street level, upper floors, and rear alleys, as well as specific types of retail, restaurant or service establishments that might best enable the City to accomplish its goals for the Old Town area;

- Identify appropriate locations for shared parking lots and parking structures;

- Locate and design pedestrian plazas, including pedestrian amenities and public art;

- Locate trail linkages and bicycle terminals; and

- Update the design guidelines for Old Town Fairfax.

To stimulate renovation activity and enhance economic vitality, the City should participate with organized business groups representing property owners and merchants by providing technical support or funding where appropriate" (Pg 166)

"The Special Area Plan should be used in conjunction with the Community Appearance Plan and Old Town Design Guidelines to serve as guides for public and private improvements throughout Old Town Fairfax. Decorative lighting, mini parks, appropriate landscaping and plazas and improved pedestrian walkways should be located throughout the area. The City should adopt standards for design and maintenance of City-owned properties to serve as a model and to promote excellence in these efforts.

The existing "small town" scale and character should be reflected in new development or redevelopment occurring throughout Old Town Fairfax so that the existing character of the Historic Downtown is not eroded or transformed. Standards for the Transition Area should ensure compatibility with the Historic Downtown by requiring that new development complement the existing architecture in terms of scale, setback, use of materials and detailing. The City should continue to seek assistance for preservation related activities, when appropriate, through the Certified Local Government and other related programs and should update its survey of historic sites within and nearby Old Town Fairfax.
Residential development in the Transition Area is essential to the success of Old Town Fairfax and should be guided by the site-specific descriptions in the Land Use Plan. Upper-floor residences should be encouraged in the Historic Downtown, and additional residential units sited nearby to encourage evening and weekend activities to assure a viable setting for commercial uses. Neotraditional residential development, which is based on the general concept of small town communities, is appropriate for new neighborhoods near Old Town Fairfax. Principal planning factors that contribute to a neotraditional community include mixed land
use, low-medium density housing, traditional street patterns, enhanced pedestrian circulation, formal civic open spaces, and a traditional architectural character." (Pg 167)

Staff believes that the findings drawn and presented on pages 5 and 6 in the staff memo to the Planning Commission dated March 26, 2012 and included as Attachment 3 to this staff report are still valid, and for the sake of readability have included them in their entirety immediately below. Please see Attachment 3 for further detail as desired.

*"**Findings***
Staff has reviewed the concept plan for the Old Town Plaza / Kitty Pozer Garden expansion project with respect to the guidance in the Comprehensive Plan and offers the following:

- ***The use of property for open space is consistent with the Mixed Use classification.*** *The definition of Mixed Use specifically identifies open space as appropriate within mixed use districts.*
- ***Diversity in land uses is a stated preference for Old Town Fairfax.*** *Public open space is not readily available in the core of Old Town Fairfax. The creation of a town square would further diversify the land uses in the area.*
- ***The Mixed Use classification does not designate specific locations for uses, but creates districts of uses.*** *Existing public spaces, as well as public facilities or institutions, in the Old Town Fairfax Mixed Use district are not specifically identified on the Future Land Use map in the Comprehensive Plan. The existing properties include: Old Town Hall, the Kitty Pozer Garden, City of Fairfax Regional Library, Fire Station #3, and parking areas. In addition, the locations of future public spaces, facilities, or institutions are also not noted within any of the Mixed Use districts in the City, with the exception of some areas of environmental conservation, as the exact locations for these supportive public spaces and facilities are intended to emerge as the district develops. Given this approach, it is not necessary to identify the specific location of a new or expanded public space or parking area in a Mixed Use district.*

- ***Creating spaces for people to frequent near shopping is a stated objective for Old Town Fairfax.*** *The expansion of the Kitty Pozer Garden and the incorporation of features such as paved walkways, tables and seating, and other amenities provide an attractive environment for shoppers and other visitors to the downtown area.*
- ***Providing public spaces at highly visible locations and nodes of pedestrian activity is recommended for Old Town Fairfax.***
  The proposed location of a public plaza at the corner of University Drive and North Street creates an activity area in the center of downtown. In addition, the proposed design creates views into the interior of the town square and Kitty Pozer Garden from other locations along North Street and University Drive, enhancing the presence of the space beyond what is adjacent to the street.
- ***Improvements to the pedestrian environment through lighting, landscaping, and usable public space are desired.*** *The proposed walkways, seating areas, plazas, and improved accessibility to landscaped areas enhance the pedestrian experience and provide a much higher level of usability as compared to current conditions.*
- ***Thoughtful approaches to providing parking are suggested for Old Town Fairfax.*** *The Comprehensive Plan contemplates shared parking or public parking to maximize the resource for the broader area. The Plan also supports the provision of adequate pedestrian facilities to make parking more accessible. The co-location of public space and parking is an efficient use of the property and the inclusion of enhanced pedestrian amenities throughout the project area support the linkage of the proposed parking lots to surrounding uses.*
- ***Outdoor locations that could accommodate arts and cultural activities are encouraged.***
  The proposed plaza and its surround seating, as well as the series of walkways throughout the town square and garden, provide potential venues and backdrop for visual or performance art events."

Community Appearance Plan (CAP) April 26, 1994

The CAP lists the following four basic goals as guidelines for recommendations for Old Town Fairfax:

- Preserve and enhance the distinctive identity of Old Town Fairfax.
- Ensure continuity and vitality of those factors which make Old Town a unique environment.
- Preserve, protect, and enhance the architectural and historic integrity of Old Town Fairfax.
- Identify opportunities to create an inviting pedestrian environment by developing usable open space, improving the streetscape and enhancing the system of sidewalks.

To accomplish these goals, it is necessary not only to improve upon the existing conditions, but also to implement a program which will visually and functionally tie the Historic District and Transition District together. It is also critical to ensure that future development throughout Old Town Fairfax complements the existing development within the Historic District with respect to design, scale, and use. (pg. 7)

The CAP includes Guidelines and Recommended Improvements including the following applicable to these requests:

- Pedestrian Orientation, including the provision of centralized parking, compactness of the area, distinctive architecture, pedestrian-oriented retail shops, and provision of a variety/mix of land uses.
- Transformation of urban fabric to increase accommodation of pedestrians, including adding public open spaces including streams and miniparks, wide sidewalks, benches, bus stop shelters, plazas, sculptures, fountains, bollards, pedestrian-scaled lighting, and planted open spaces. Other recommendations include the provision of distinctive pedestrian street crossings, pedestrian signals, and brick-paved crosswalks, methods to reduce vehicular speeds in the downtown area including traffic calming methods such as landscaped islands and on-street parking.
- <u>Creation of an open space system in the downtown area for passive recreational activity and to promote pedestrian interaction</u>.

- Kitty Pozer Garden improvements to increase pedestrian amenities and to tie and link it to adjoining historic properties and structures and the creation of formal entrances on the Garden's outside edges adjacent to existing public streets to increase its appearance and usability of this public space.
- Creation of a master plan for the Ratcliffe-Allison House, Old Town Hall, and Kitty Pozer properties.
- Determination of a permanent location for the periodic Farmer's Market that attracts pedestrians to the downtown area.
- Increase in landscaping downtown and all the variations thereof.
- Coordinating the use of lighting throughout the downtown.
- Coordinated efforts to provide street furniture, bus stop shelters, and trash receptacles.

Staff believes the applicants' proposal to redevelop the Old Town Square properties and tie it into the downtown urban fabric is in conformance with the aforementioned provisions of the CAP.

Old Town Design Guidelines June 1993

The following objectives have been identified as goals to achieve through the use of the various provisions and procedures and recommendations that are contained within the Old Town Design Guidelines that guide development activity within the downtown historic district:

1. **Avoid** demolishing buildings that contribute to the historic character of the district.
2. **Build** on the existing character of the historic district.
3. **Maintain** and strengthen the street 'wall' in the Main Street area and use the street wall as an urban design standard in the transition district.
4. **Respect** the boundary between the commercial areas and surrounding neighborhoods.
5. **Respect** the architectural character of the neighboring historic district when designing new large-scale developments located in the transition district.
6. **Undertake** changes that will improve the historic and transition areas for pedestrian use.
7. **Increase** the opportunities for open space to be used by pedestrians in the districts.
8. **Maintain** the FAIRFAX Courthouse area as the focal point of the district.
9. **Strengthen** the definition of the entrances and boundaries of the historic district.
10. **Continue** the emphasis on attractive and well-maintained landscaping within the districts.
11. **Respect** the existing physical street patterns and lot orientation of the historic district.

Lastly, Section 14 contains guidelines and specific recommendations and procedures for moving or demolishing a building located within the historic district.

Staff believes that the proposed conceptual redevelopment plan for Old Town Square meets the various provision of the Old Town Design Guideline.

MEMORANDUM

To: **Chairman Cate and Members of the Planning Commission**

From: **David Hudson, Director**
Brooke Hardin, Planning Division Chief

Subject: **Comprehensive Plan Determination for Old Town Square / Kitty Pozer Garden Expansion**

Meeting Date: **March 26, 2012**

A concept plan has been drafted to redevelop City-owned property in a portion of the block bounded by Main Street, University Drive, North Street, and Old Lee Highway. The concept plan contemplates the establishment of additional public spaces (plazas and green space) with various amenities, the removal and reorientation/reconstruction of parking spaces, the realignment of sidewalks, drive aisles, and vehicular curb cuts, and the removal of a structure. As a public property, the Code of Virginia (Section 15.2-2232) requires that the Planning Commission determine whether its planned use and features are "substantially in accord with the adopted comprehensive plan." This Comprehensive Plan determination (commonly referred to as a "2232") occurs prior to the construction, establishment, or authorization of a qualifying public project or activity.

Background

The Old Town Square / Kitty Pozer Garden expansion is planned for properties both long-held and more recently acquired by the City of Fairfax. Old Town Hall, gifted to the City in 1900 and located in the southwest corner of the block, and the neighboring Ratcliffe-Allison House with the adjacent Kitty Pozer Garden, deeded to the City in 1973 and extending through the entire block from Main Street to North Street, are contained within the parcel central to the planned town square and expanded garden. Properties to the east and west of the Kitty Pozer Garden were acquired by the City in 2004 and 2005. Five properties generally located in the northeastern quadrant of the block were acquired in July 2004 by the City's Economic Development Authority (EDA) for the purpose of promoting a unified and architecturally appropriate redevelopment of the site in a manner complementary to the Old Town Plaza development and the City of Fairfax Regional Library. The former Weight Watchers building property (10421 North Street), located in the northwest corner of the block, was acquired in July 2005 with monies associated with the City's open space expansion effort.

With the exception of the building housing Fairfax Surf Shop (3936 Old Lee Highway) and the building that housed the former Bravada's Wig Shop (10415 North Street), the buildings acquired as part of the property acquisitions in 2004 and 2005 have since been demolished. In the intervening years, the more recently acquired properties have served as construction staging areas for the Old Town Village and City of Fairfax Regional Library projects and as interim public parking lots. Two privately-owned properties (10382 and 10364 Main Street), located in the southeast corner of the block, would not be included within the planned Old Town Square / Kitty Pozer Garden expansion project.

As part of the financial reconciliation associated with closing out the City of Fairfax Regional Library construction project, it was determined that nearly $2.4 million in unspent bond funds remained within the budget (dollars from design and construction contingencies that were not used). The bond financing package allows for the funds to be spent for other improvements related to redevelopment in the downtown area, so City Council began considering options in June 2011 for the redeployment of the monies. In addition, the City is the recipient of $400,000 in grant funds for the construction of parking facilities in the downtown area. Combining the two funding sources, a project budget of approximately $2.8 million exists for the Old Town Square / Kitty Pozer Garden expansion project.

Existing Conditions

The block bounded by Main Street, University Drive, North Street, and Old Lee Highway is located in the Old Town Fairfax (or downtown) area of the City. The block contains nine individual parcels totaling approximately 2 acres. The existing Kitty Pozer Garden comprises approximately 1/3 of an acre. Eights buildings are located within the block, five of which are owned by the City of Fairfax. A north-south alley (public right-of-way) between North and Main Streets of approximately 9 feet in width serves properties in the eastern half of the block. Two public parking lots (created by the removal of buildings) with a total of 71 parking spaces currently exist within the block (32 are located on the eastern side and 39 are located on the western side of the block).

To the north of the block (across North Street), exists an office building, parking deck, and the City of Fairfax Regional Library. On the east side of the block is the building housing the Fairfax Surf Shop and across Old Lee Highway to the east is the Main Street Marketplace shopping center. To the west of the block (across University Drive), are located two retail buildings (one with offices on the second floor), a restaurant, and a parking lot serving the retail/office building. The south side of the block is not included within the planned redevelopment, so the buildings fronting on Main Street are adjacent to the southern edge of the project area. Across Main Street to south exists a public parking lot and a commercial complex of various retail/office uses with a dedicated parking deck.

The entire block is located within the C-2 Retail Commercial zoning district and the Old Town Fairfax Historic District (an overlay zoning district). The underlying district generally permits a range of retail, service, office, lodging, and municipal parking uses and the overlay adds a number of residential uses permitted by-right. The overlay district also includes height and yard provisions designed to maintain the scale and traditional setbacks of the historic area. Inclusion within the overlay district requires design review for new or altered structures and significant landscape features.

The majority of the block is listed as the City of Fairfax Historic District in the National Register of Historic Places (NRHP) and in the Virginia Landmarks Register (VLR) since 1986 and 1987, respectively. Old Town Hall, the Ratcliffe-Allison House and the "addition" building to its rear, 10376 Main Street (currently Oasis Bike Works), the Draper House, and 10415 North Street (formerly Bravada's Wig Shop) are all contributing structures within the district. While also contained within the City of Fairfax Historic District, the Ratcliffe-Allison House, which backs to the Kitty Pozer Garden, was individually nominated to the VLR and the NRHP in 1973.

Proposed Use

The concept plan for Old Town Square and the expansion of the Kitty Pozer Garden would redevelop the property with public spaces (plazas and green space) and public parking. The project area includes approximately 1.1 acres of the approximately 2 acres within the block and extends over five parcels (or portions thereof) of the nine parcels in the block. The public spaces are intended to be used on an informal, daily basis and for scheduled events and activities, which could include farmers' markets, concerts, fairs and festivals, and seasonal events (such as ice skating or others). Two public parking lots, totaling approximately 45 vehicle spaces, would be located in the northeastern portion of the block (+/-32 spaces) and the southwestern portion of the block adjacent to Old Town Hall (+/-13 spaces).

To accommodate the proposed project, a number of alterations to the property would be necessary. The building located at 10415 North Street (formerly Bravada's Wig Shop) would be removed. The existing interim public parking areas would be removed and reconstructed in a new configuration as permanent parking lots. Certain existing vegetation would remain, but some would be removed or relocated. Curb cuts serving the north-south alley would generally remain in the existing locations, but other vehicular access points to the block may be moved to accommodate the proposed town square.

The design and noted amenities (as depicted on the Concept 'H' drawing) are subject to change as the concept plan is further refined. The amenities proposed at this time include: a bike station, a gazebo, a fountain or water feature, the Rotary Clock (relocated from its current position on the property), tables and seating, and a location for statuary or other public art. The materials to be used, typical sections and profiles, and final locations of the public plaza, walkways, and parking lots are yet to be determined. Similarly, the vegetation to be removed as well as details on new trees, shrubs, and planting beds, would be prepared in a final landscape plan. The concept plan depicts only the general locations and features associated with the project.

Comprehensive Plan

The entire block bounded by Main Street, University Drive, North Street, and Old Lee Highway is designated as *Mixed Use* on the Future Land Use map in the Comprehensive Plan. *Mixed Use* is defined in the Land Use chapter (p.159) as follows (underline added to identify related language):

> *Certain locations in the City call for a flexible land use category that will permit development with a mixture of appropriate uses. The Mixed Use category permits a combination of commercial, residential and institutional development to be tailored to specific site conditions and transition needs. <u>Open space can also be included in mixed-use districts or as part of mixed-use developments.</u> For the areas of the City where a mixed-use designation is proposed, the specific site considerations are discussed in the Comprehensive Plan text.*

As is noted in the definition above, greater detail for each of the areas designated for Mixed Use in the City is provided for within the text of the Comprehensive Plan. The description of the Old Town Fairfax in the Land Use chapter (p.160-162) contains the following (underline added to identify related language):

- ~ *Old Town Fairfax is a very special combined neighborhood, business center and preservation area. In response to this special nature, the Land Use Plan designates most of the properties located in the historic downtown as Mixed-Use to reflect not only the existing land use but also the preferred diversity in land uses.*
- ~ *Old Town Fairfax should contain a variety of land uses, including specialty retail shops, restaurants, offices, residential uses, shared or public parking facilities, and open spaces.*
- ~ *Cultural activities should be stimulated by the use of existing facilities such as Old Town Hall, the Fairfax Museum and Visitors Center, and the Veterans' amphitheater, and through the promotion of additional art galleries, indoor and outdoor spaces for art and theater and plazas for art and craft performances and demonstrations.*
- ~ *Pedestrian plazas, mini parks, and other open green space should be provided throughout the entire Old Town area at highly visible locations and at natural nodes of pedestrian activity.*
- ~ *Decorative lighting, mini parks, appropriate landscaping and plazas and improved pedestrian walkways should be located throughout the area.*

In addition to the descriptions of desired conditions in Old Town Fairfax, the Comprehensive Plan also includes the following strategies related to the development of public spaces in Old Town Fairfax in the Open Space (p.94), Community Appearance (p.104), and Land Use (p152) chapters, respectively (underline added to identify related language):

> *Strategy OS-3.2 - Facilitate the creation of vest pocket parks in areas of high pedestrian traffic or visual interest.*
>
> *One manner of enhancing the City's mixed-use areas, particularly Old Town and the three major nodes along the Lee Highway/Fairfax Boulevard corridor, is to create vest-pocket parks. These parks can serve two major functions: adding green space to relieve the congesting effects of intensive development and providing places for people to relax or visit near areas of employment or shopping. When possible, the City should encourage the inclusion of vest pocket parks during the processes of reviewing plans involving the redevelopment of focal areas within the City.*
>
> *Strategy CA-4.1 - Improve the aesthetics and pedestrian amenities in Old Town Fairfax.*
>
> *With unique turn-of-the-century architectural features, brick sidewalks and street trees already in place, this area serves as a focal point for the City's business and cultural activities. To enhance this area, the recommendations contained in the City's Community Appearance Plan should be implemented. These include providing decorative lighting, developing mini parks, providing additional plantings and plazas and improving pedestrian walkways. In addition, the provision of brick crosswalks and additional pedestrian signals will encourage the use of existing and planned parking facilities in Old Town Fairfax.*
>
> *LU-4.1 Emphasize pedestrian access and usability in the Old Town.*

The enhancement of the pedestrian environment is critical to the viability of Old Town Fairfax. This includes not only improving sidewalks, but should also include developing "people places" such as plazas, mini-parks and other forms of usable, public open space. In addition, buildings and public improvements such as signs and street lighting should not reflect automobile orientation, but rather should emphasize a human scale.

Findings

Staff has reviewed the concept plan for the Old Town Plaza / Kitty Pozer Garden expansion project with respect to the guidance in the Comprehensive Plan and offers the following:

- **The use of property for open space is consistent with the *Mixed Use* classification.** The definition of *Mixed Use* specifically identifies open space as appropriate within mixed use districts.
- **Diversity in land uses is a stated preference for Old Town Fairfax.** Public open space is not readily available in the core of Old Town Fairfax. The creation of a town square would further diversify the land uses in the area.
- **The *Mixed Use* classification does not designate specific locations for uses, but creates districts of uses.** Existing public spaces, as well as public facilities or institutions, in the Old Town Fairfax *Mixed Use* district are not specifically identified on the Future Land Use map in the Comprehensive Plan. The existing properties include: Old Town Hall, the Kitty Pozer Garden, City of Fairfax Regional Library, Fire Station #3, and parking areas. In addition, the locations of future public spaces, facilities, or institutions are also not noted within any of the *Mixed Use* districts in the City, with the exception of some areas of environmental conservation, as the exact locations for these supportive public spaces and facilities are intended to emerge as the district develops. Given this approach, it is not necessary to identify the specific location of a new or expanded public space or parking area in a *Mixed Use* district.
- **Creating spaces for people to frequent near shopping is a stated objective for Old Town Fairfax.** The expansion of the Kitty Pozer Garden and the incorporation of features such as paved walkways, tables and seating, and other amenities provide an attractive environment for shoppers and other visitors to the downtown area.
- **Providing public spaces at highly visible locations and nodes of pedestrian activity is recommended for Old Town Fairfax.**
  The proposed location of a public plaza at the corner of University Drive and North Street creates an activity area in the center of downtown. In addition, the proposed design creates views into the interior of the town square and Kitty Pozer Garden from other locations along North Street and University Drive, enhancing the presence of the space beyond what is adjacent to the street.
- **Improvements to the pedestrian environment through lighting, landscaping, and usable public space are desired.** The proposed walkways, seating areas, plazas, and improved accessibility to landscaped areas enhance the pedestrian experience and provide a much higher level of usability as compared to current conditions.
- **Thoughtful approaches to providing parking are suggested for Old Town Fairfax.** The Comprehensive Plan contemplates shared parking or public parking to maximize the resource for the broader area. The Plan also supports the provision of adequate pedestrian facilities to make parking more accessible. The co-location of public space and parking is an efficient use of the property and the inclusion of

enhanced pedestrian amenities throughout the project area support the linkage of the proposed parking lots to surrounding uses.

- **Outdoor locations that could accommodate arts and cultural activities are encouraged.**
  The proposed plaza and its surround seating, as well as the series of walkways throughout the town square and garden, provide potential venues and backdrop for visual or performance art events.

Public Involvement

Following the initial discussions regarding other potentially-eligible projects to which the unspent library funds could be redeployed, City Council has held a number of meetings on the Old Town Square / Kitty Pozer Garden expansion project. Public outreach meetings were held on September 20, 2011 and January 10, 2012 to solicit feedback from the public. Various design options were considered and refined in response to feedback from the public and direction from City Council. A public hearing was held on January 24, 2012. Following the public hearing, City Council confirmed a single design concept (Concept 'H') and requested that a committee comprised of City staff and representatives from the Old Town Fairfax Merchants Association, Parks and Recreation Advisory Board, Historic Fairfax City, Inc., Community Appearance Committee, and Commission on the Arts convene to assist in the selection of a design firm to further refine the concept.

Recommendation

As mentioned previously, the design for the Old Town Square / Kitty Pozer Garden expansion is at a conceptual stage. Planning Commission determination of compliance with the Comprehensive Plan is appropriate at this time to support continued work on the effort. As the project is located within the Old Town Fairfax Historic Overlay District and is a project in which the City is the applicant, the City Code requires that the Board of Architectural Review provide comments and suggestions to City Council prior to it taking action on the final design. The final design (site plan) would also be required to comply with the Zoning Ordinance, meeting any related feature requirements, such as setbacks and tree canopy coverage for the parking lots. Staff recommends that the Planning Commission approve the proposed Old Town Square / Kitty Pozer Garden expansion project in accordance with Section 15.2-2232 of the Code of Virginia as the "general location or approximate location, character, and extent" of the proposed use and its features are "substantially in accord with the adopted comprehensive plan." Staff also notes that the proposed amendments to the Comprehensive Plan under consideration by the Planning Commission at this time do not materially affect the language or the maps in the Plan pertinent to this determination.

Additional Materials

Attachment A – Location Map
Attachment B – Property Ownership Map
Attachment C – Existing Land Use Map
Attachment D – Future Land Use Map
Attachment E – Concept 'H' Plan
Attachment F – Sample Motions

Approved April 9, 2012

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF FAIRFAX
CITY HALL, FAIRFAX, VIRGINIA
March 26, 2012

After determining that a quorum was present, Chairman Dennis Cate called the meeting to order at 7:00 p.m.

Members Present: Chairman Dennis Cate and Commissioners, David Berenbaum, Ross Landis and Jennifer Passey.

Member(s) Absent: Paul Cunningham, Tom Scibilia and Hollis Stambaugh.

Staff Present: Brooke Hardin, Planning Division Chief; Nancy Cranmer, Planner III and Tina Gillian, Secretary.

1. Pledge of Allegiance.

Chairman Cate led the Commission in the Pledge of Allegiance.

2. Discussion of Agenda.

MR. BERENBAUM MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. LANDIS, WHICH CARRIED UNANIMOUSLY.

3. Presentations by the public on any matter not calling for a public hearing.

No one came forward to speak.

4. Consideration of March 12, 2012 Meeting Minutes.

MR. LANDIS MOVED TO APPROVE THE MINUTES AS AMENDED, SECONDED BY MS. PASSEY, WHICH CARRIED UNANIMOUSLY.

5. Consideration of the application of Richmond American Homes of Virginia, Inc. for approval of a subdivision of Tax Map Parcels 57-4-01-002 A; 57-3-02-064; 57-3-02-067, 068, 068A and 069, located along School Street and Chain Bridge Road, pursuant to Chapter 86 of the City Code, for development of 27 townhouses, 4 duplex units and 4 single-family detached units in the Residential Planned Development District and a portion in the Old Town Fairfax Transition Overlay District.

30.

At this time, Mr. Cate recused himself and Mr. Berenbaum took over as Chair for this agenda item. Ms. Cranmer presented the staff report. She stated the applicant is requesting to consolidate five (5) contiguous parcels and resubdivide them into thirty one (31) lots for the construction of twenty six (26) townhomes and five (5) single-family detached units. In addition, the applicant is requesting to resubdivide one (1) parcel (located to the west of the five contiguous lots) into four (4) duplex lots. She reviewed previous Planning Commission recommendations and City Council approvals for this project. She reviewed the plats associated with the project and stated that staff recommends approval of the subdivision application provided that the following three conditions are fulfilled prior to signature approval by the Chairman:

1. Final site plan for Phase One shall be ready for approval.
2. Private street names to be revised, if necessary, and street addresses assigned for the lots.
3. HOA documents to be revised, if necessary, per City Attorney.

Mr. Berenbaum asked for clarification that access to the property was from School Street. Ms. Cranmer confirmed the access is from School Street.

At this time, Mr. Eric Spencer of Christopher Consultants, agent for the applicant, came forward to address the Planning Commission. He stated staff did a good job with tonight's presentation and he had no further comments regarding the application.

MR. LANDIS MOVED THAT THE PLANNING COMMSSION APPROVE THE ROYAL LEGACY COMMONS RECORD PLAT, FOR RICHMOND AMERICAN HOMES OF VIRGINIA, INC., ALSO KNOWN AS TAX MAP PARCEL 57-4-01-002A AND TAX MAP 57-3-02: PARCELS 067,068,068A, AND 069 LOCATED AT 4336 CHAIN BRIDGE ROAD, 10611 SCHOOL STREET, 10607 SCHOOL STREET, 10609 SCHOOL STREET, AND 4332 CHAIN BRIDGE ROAD, RESPECTIVELY, BECAUSE IT IS IN CONFORMANCE WITH THE GENERAL DEVELOPMENT PLAN/PRELIMINARY SITE PLAN APPROVED WITH THE REZONING AND LAND USE CASES FOR THE PROPERTY AND BECAUSE IT MEETS THE REQUISITES OF THE CITY CODE SUBJECT TO THE FOLLOWING CONDITIONS TO BE FULFILLED PRIOR TO SIGNATURE APPROVAL BY THE CHAIRMAN OF THE PLANNING COMMISSION:

1. FINAL SITE PLAN FOR PHASE ONE SHALL BE READY FOR APPROVAL.
2. PRIVATE STREET NAMES TO BE REVISED, IF NECESSARY, AND STREET ADDRESSES ASSIGNED FOR THE LOTS.
3. HOA DOCUMENTS TO BE REVISED, IF NECESSARY, PER CITY ATTORNEY.

SECONDED BY MS. PASSEY, WHICH CARRIED 3:0 W/MR. CATE RECUSING HIMSELF.

6. Comprehensive Plan Amendments.

Mr. Hardin reviewed the four revisions made to the Comprehensive Plan since the last Planning Commission public hearing held on March 12, 2012 and stated that staff recommends approval of the Comprehensive Plan (draft dated 1/24/12) with the additional revisions contained in Attachment A and recommends the approval and adoption of the revised Plan to City Council.

MS. PASSEY MOVED THAT THE PLANNING COMMISSION ADOPT RESOLUTION NUMBER PC-12-02, APPROVING AMENDMENTS TO THE CITY OF FAIRFAX COMPREHENSIVE PLAN AND RECOMMENDING THE APPROVAL AND ADOPTION OF THE AMENDMENTS TO CITY COUNCIL IN THE DRAFT DATED JANUARY 24, 2012, AS SUBSEQUENTLY REVISED BY THE COMMISSION THROUGH THE ITEMS CONTAINED IN ATTACHMENT A, SECONDED BY MR. LANDIS, WHICH CARRIED UNANIMOUSLY.

7. Comprehensive Plan Determination for Old Town Square/Kitty Pozer Garden Expansion.

Mr. Hardin reviewed the concept plan drafted to redevelop City-owned property in a portion of the block bounded by Main Street, University Drive, North Street and Old Lee Highway and stated that staff recommends approval of the proposed Old Town Square/Kitty Pozer Garden expansion project.

Mr. Berenbaum stated he can visualize this as public open space. His only concern is the surf shop building – he views it as 1950's construction rather than colonial architecture. He is hoping that someday the building could be renovated to reflect the area. He would like the appropriate materials to be used to reflect the historic atmosphere. He asked for clarification on the access to the parking lots.

Mr. Cate likes the appearance of the open space. He questioned staff about the reduction of parking spaces to approximately forty five (45) spaces, pedestrian access and vehicular access from Main Street and what can be done to modify buildings such as the surf shop.

MR. BERENBAUM MOVED THAT THE PLANNING COMMISSION APPROVE THE PROPOSED OLD TOWN SQUARE/KITTY POZER GARDEN EXPANSION PROJECT AS THE "GENERAL LOCATION OR APPROXIMATE LOCATION, CHARACTER, AND EXTENT" IS SUBSTANTIALLY IN ACCORD WITH THE ADOPTED COMPREHENSIVE PLAN, SECONDED BY MR. LANDIS, WHICH CARRIED UNANIMOUSLY.

Mr. Berenbaum suggested that staff pass along to City Council and the Board of Architectural Review that alternative types of paving be used for the parking lots and paved areas.

8. Planning Commission Bylaws Amendments.

Mr. Hardin reviewed the Planning Commissions' previous discussions on the Bylaws and stated that additional changes have been made to the text of the Bylaws and are reflected in attachment A of staff's memo to the Planning Commission.

Mr. Cate and Mr. Berenbaum discussed the sections regarding procedures for when the Chair cannot act as the Chair for certain agenda items. Mr. Berenbaum asked if Robert's Rules of Order should be followed for these situations. Mr. Hardin stated yes, it is the default. Mr. Berenbaum stated with Robert's Rules of Order in place he saw no need to change the text of the Bylaws. Staff will clarify whether Robert's Rules of Order apply to this situation before the next meeting.

No action at this time, the item will be continued to the next regular scheduled meeting date.

9. Staff Report.

Mr. Hardin updated members on the City Council and State General Assembly actions made since the last Planning Commission meeting. He updated the members on upcoming City Council agenda items and Fairfax County Transportation bicycle plans for Central Fairfax. He updated the members on upcoming agenda items for the next Planning Commission meeting.

10. Commission Comments.

Ms. Passey – No comments.
Mr. Landis – No comments.
Mr. Berenbaum – No comments.
Mr. Cate – Thanked staff for their hard work.

11. Adjournment.
Meeting Adjourned at: 7:50 p.m.

ATTEST: Tina Gillian
Tina Gillian, Secretary

33

OLD TOWN SQUARE

City Council Meeting – June 25, 2013

City of Fairfax
Virginia

Old Town Square: City Council Work Session Agenda

- Update the City Council on the Design Refinements
  - Old Town Square
  - Amoco Lot Site
  - Auld Shebeen Pedestrian Barrier

- Get Input/Suggestions from the City Council on the Design Refinements

- Incorporate the Comments Received from the City Council as the Design Progresses

- Upcoming Milestones
  - July 23: City Council Meeting to review Design Progression Plans
  - August 27: Submit Site Plan for Review
  - September 10: City Council Meeting for Design Approval

Rotary Clock

Lawn Oval

Holiday Tree

Cascade

Plaza

Bike Station

Pergola

13 Parking Spaces

30 Parking Spaces

Total: 43 Parking Spaces

Approved Concept

Rotary Clock

Lawn Oval

Holiday Tree

Cascade

Bike Station

Plaza

Pergola

Kitty Pozer Garden

13 Parking Spaces

30 Parking Spaces

Total: 43 Parking Spaces

June 25,2013

Old Town Square

Refined Plan

Potential locations for The Petersen Family Memorial Garden

Illustration of plaza terraces facing SE

June 25,2013

Old Town Square

Illustration of plaza terraces facing NE

The Lawn
2000 square feet
Up to 200 people

The Lower terrace
2000 square feet
Up to 200 people

The Upper terrace
1100 square feet
Up to 110 people

June 25,2013

Old Town Square

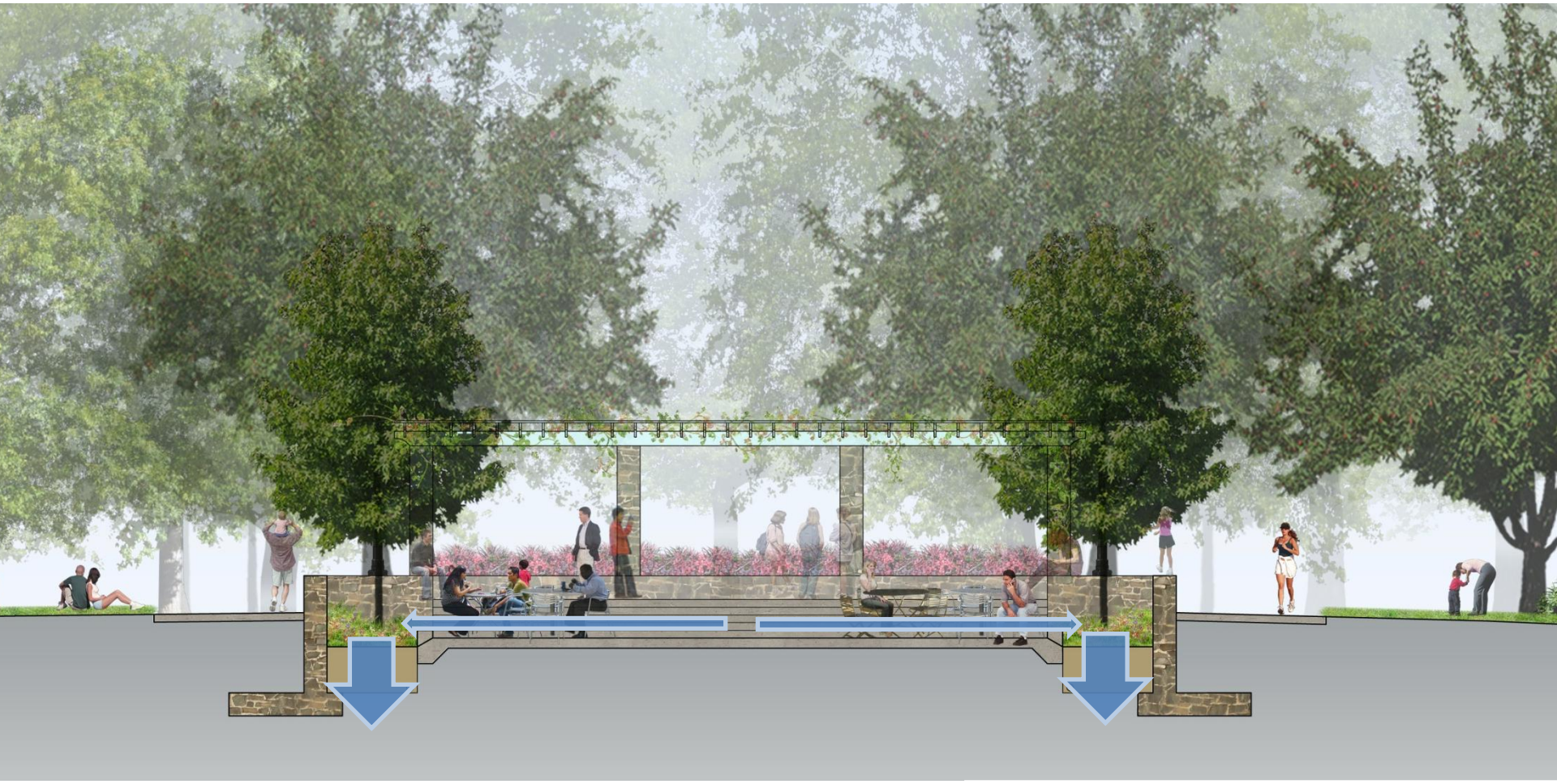
Capacity for events

Typical Saturday afternoon

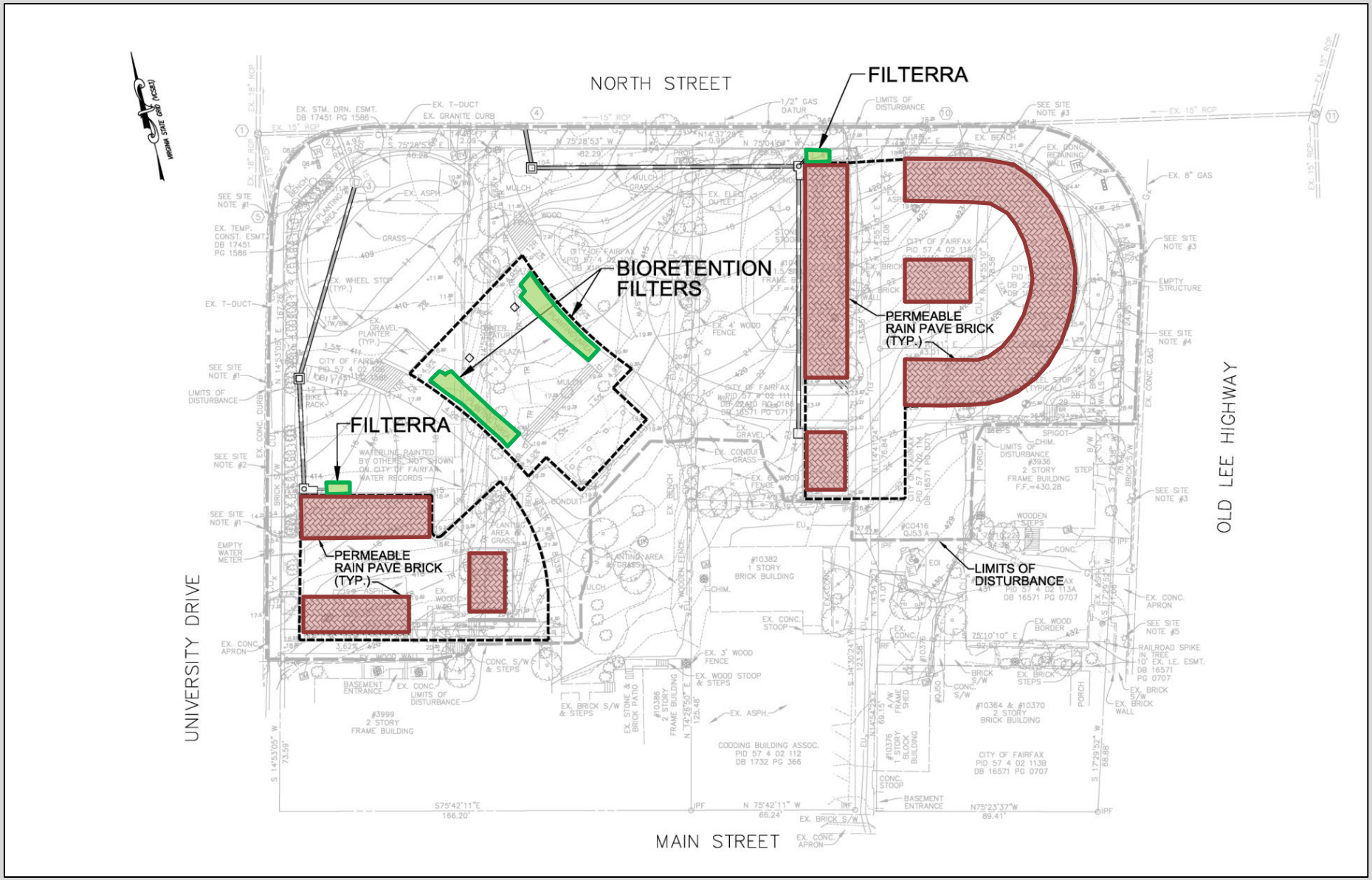
Flexible spaces

Wedding configuration

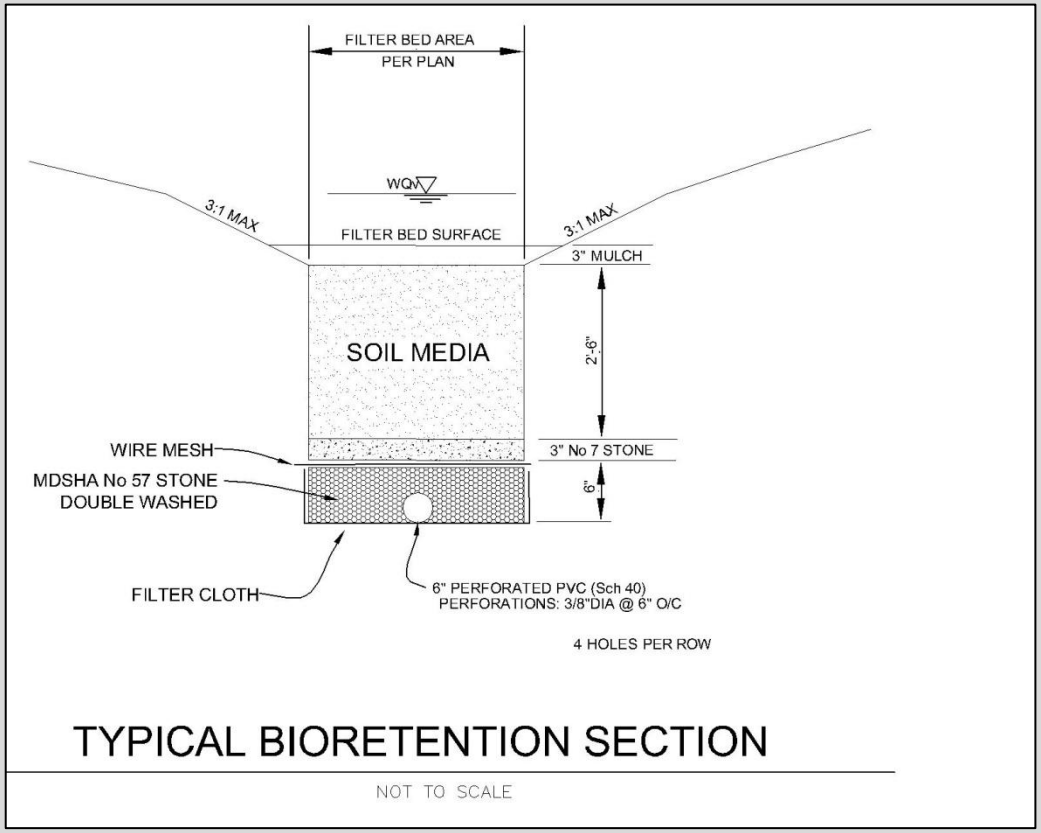
Festival/concert configuration



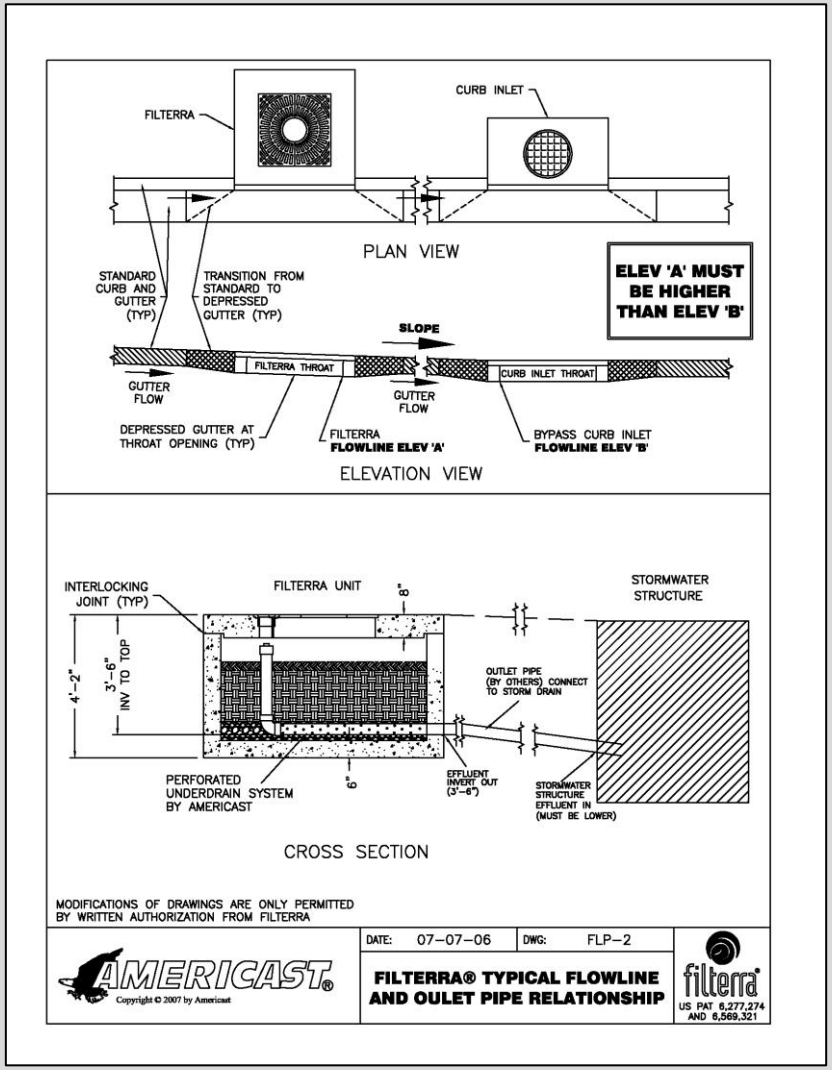
Integrated runoff management



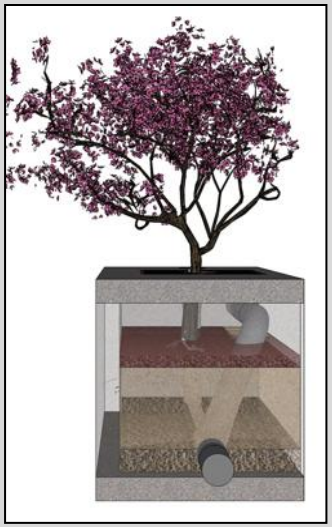
Old Town Square Stormwater Layout



Old Town Square Stormwater: Plaza Bioretention/Raingarden Filter



- Stormwater Management Water Quality Treatment
- Phosphorous Removal Credit
- Approved for use and common in Northern Virginia



Old Town Square Stormwater: Filterra (Tree Box Filter)

Old Town Hall

Historic Courthouse

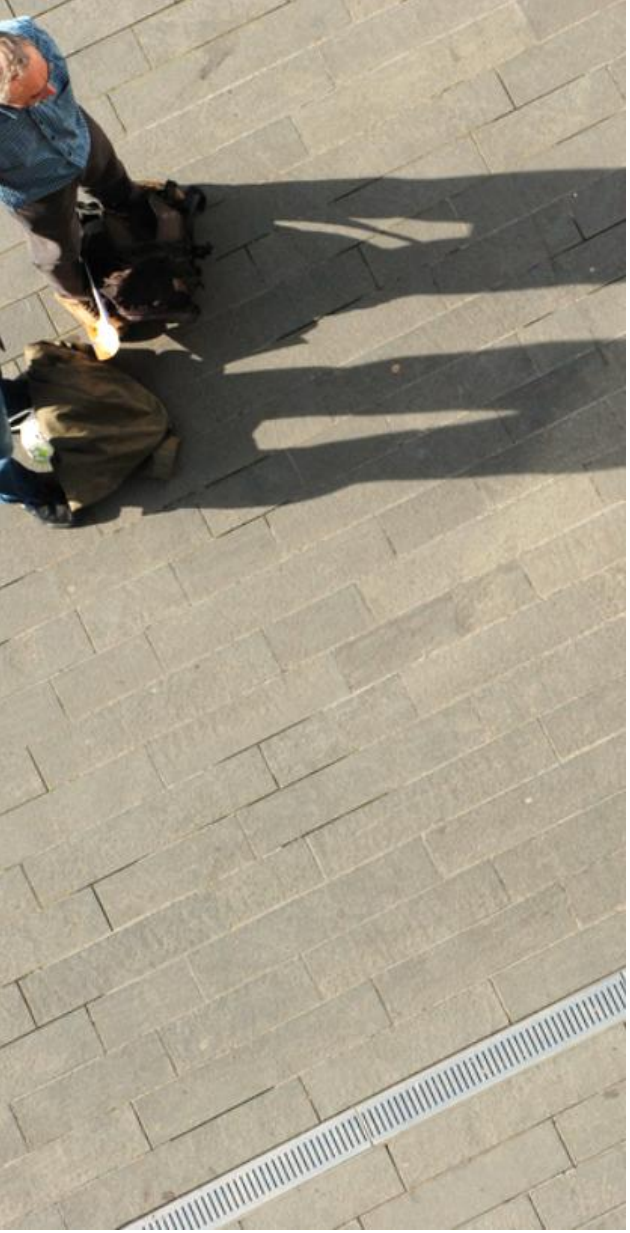
LEGEND

- STONE
- PERMEABLE BRICK
- RAIN PAVE BRICK
- ASPHALT

June 25,2013

Old Town Square

Paving



Stone

Permeable Brick

Standard Brick

June 25,2013

Old Town Square

Paving

LEGEND

ADA ACCESSIBLE ROUTE

June 25,2013

Old Town Square

Accessible routes

LEGEND

- SHRUBS AND GROUNDCOVER
- LAWN
- RAIN GARDEN / BIORETENTION
- GARDEN PRESERVATION

June 25,2013

Old Town Square

Planting

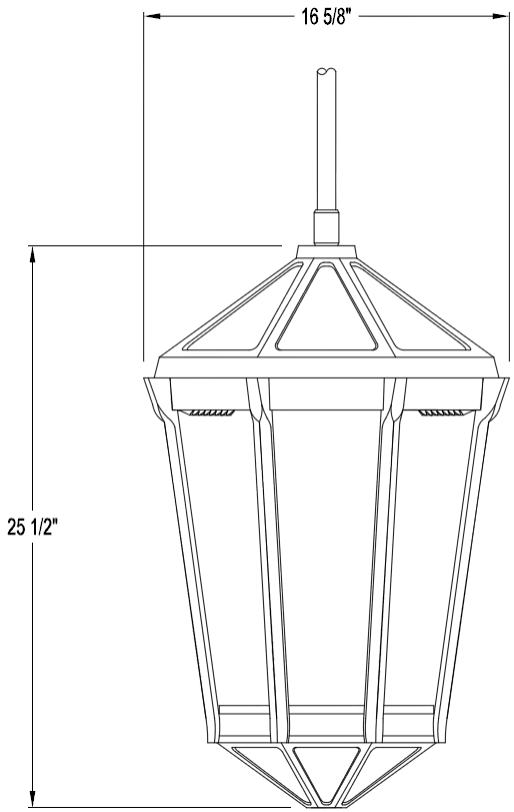
LEGEND

- STEP LIGHT
- SIGNATURE POST TOP LIGHT
- POST TOP LIGHT
- COLUMN LIGHT
- UPLIGHT

June 25,2013

Old Town Square

Lighting



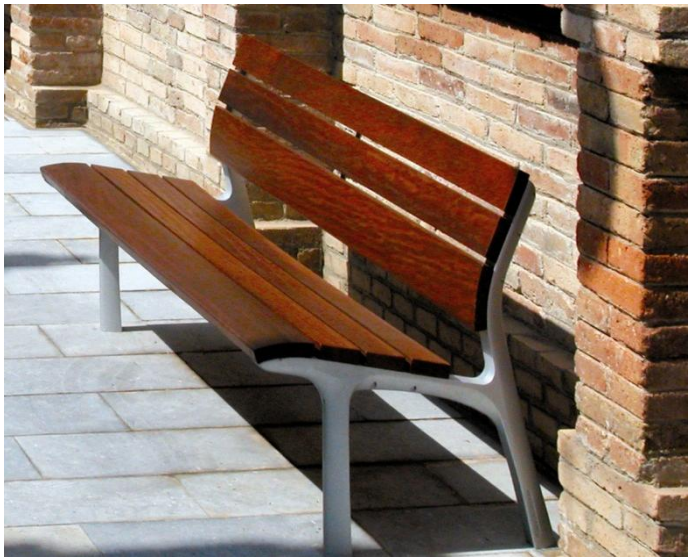
LED lighting

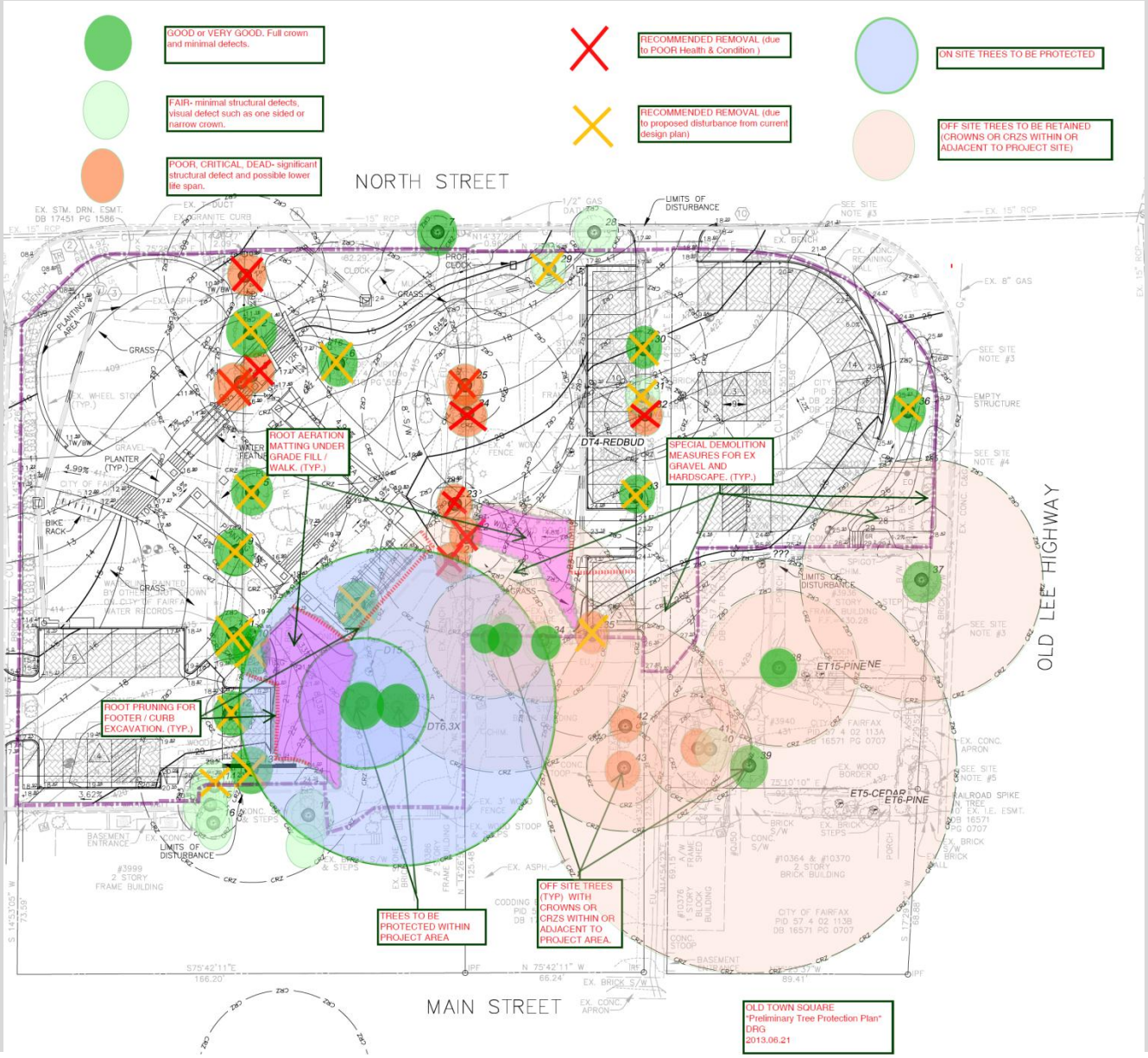
Precedent pre-engineered system

Water feature

Precedent pre-engineered system

Pergola





Preliminary Recommendations for Tree Protection Measures:

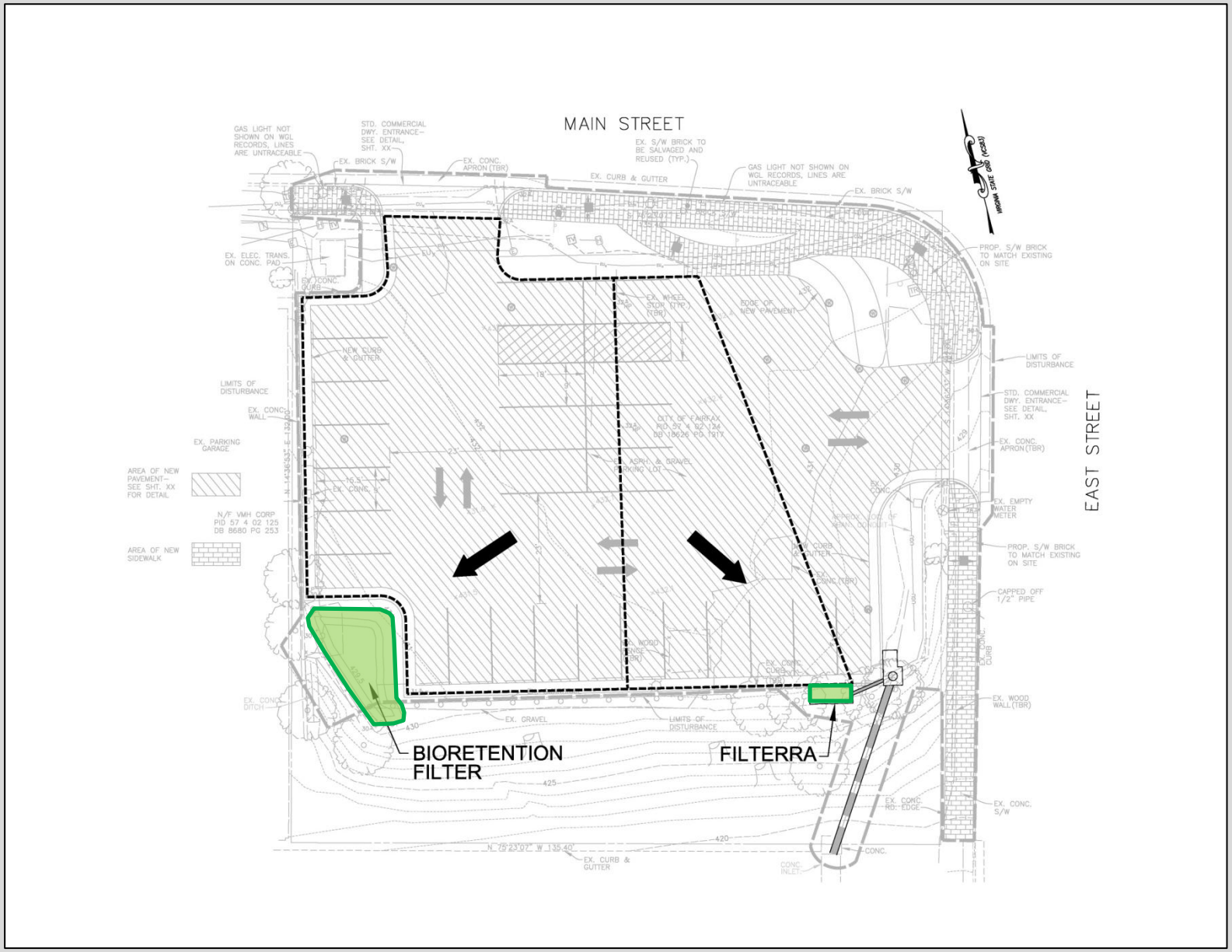
- Tree Protection Fence and Modified ESC within Protected CRZs.
- Special Demolition Measures within Protected CRZs.
- Root Pruning prior to grade cuts & excavation.
- Installation of Root Aeration Matting prior to grade fill & walks.
- SuperSonic Airtool (SSAT) excavation for underground utilities within Protected CRZs.
- Stress Reduction Measures applied to Protected Trees & Soils.

Caption or legend text example

June 25,2013

Old Town Square

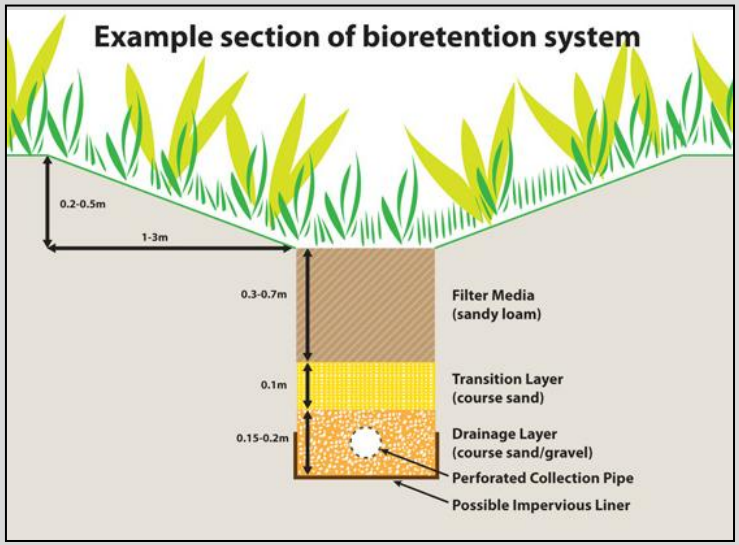
Amoco Lot

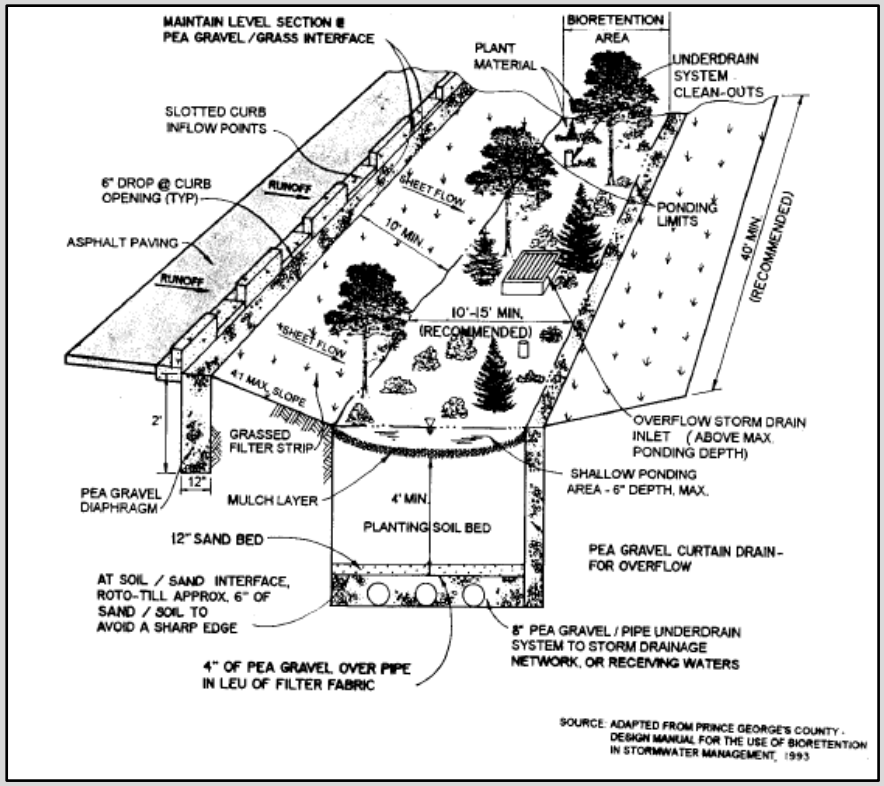


June 25,2013

Old Town Square

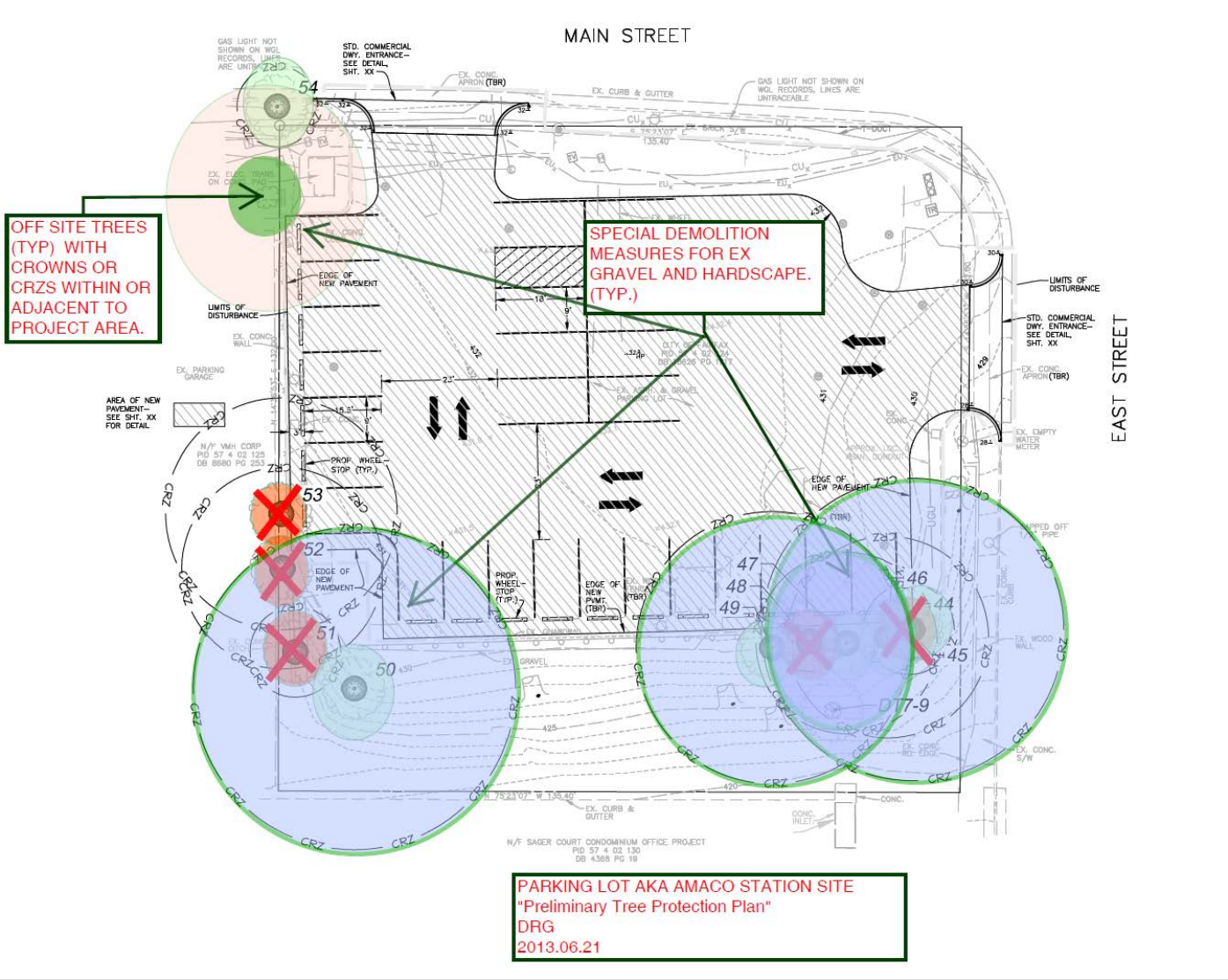
Amoco Lot Stormwater Layout





- Stormwater Management Quality and Quantity Treatment
- Commonly used in Urban Settings
- Phosphorous Removal Credit

Amoco Lot: Bioretention System Typical Implementation



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- Stress Reduction Measures applied to Protected Trees & Soils.

Construction: Tree Protection Measures

High strength steel fence with signage is specified for installation by the site arborist to control equipment access, staging and stockpile "creep" into designated tree protection area.

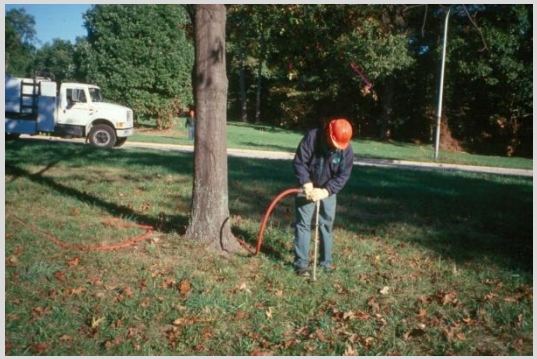
Excavation within CRZs by Arborist with SSAT for electrician to insert lighting conduits

Special Demolition Procedures within Protected CRZs

Arborist installation of Root Aeration Matting under grade fill and walkways within Protected CRZs.

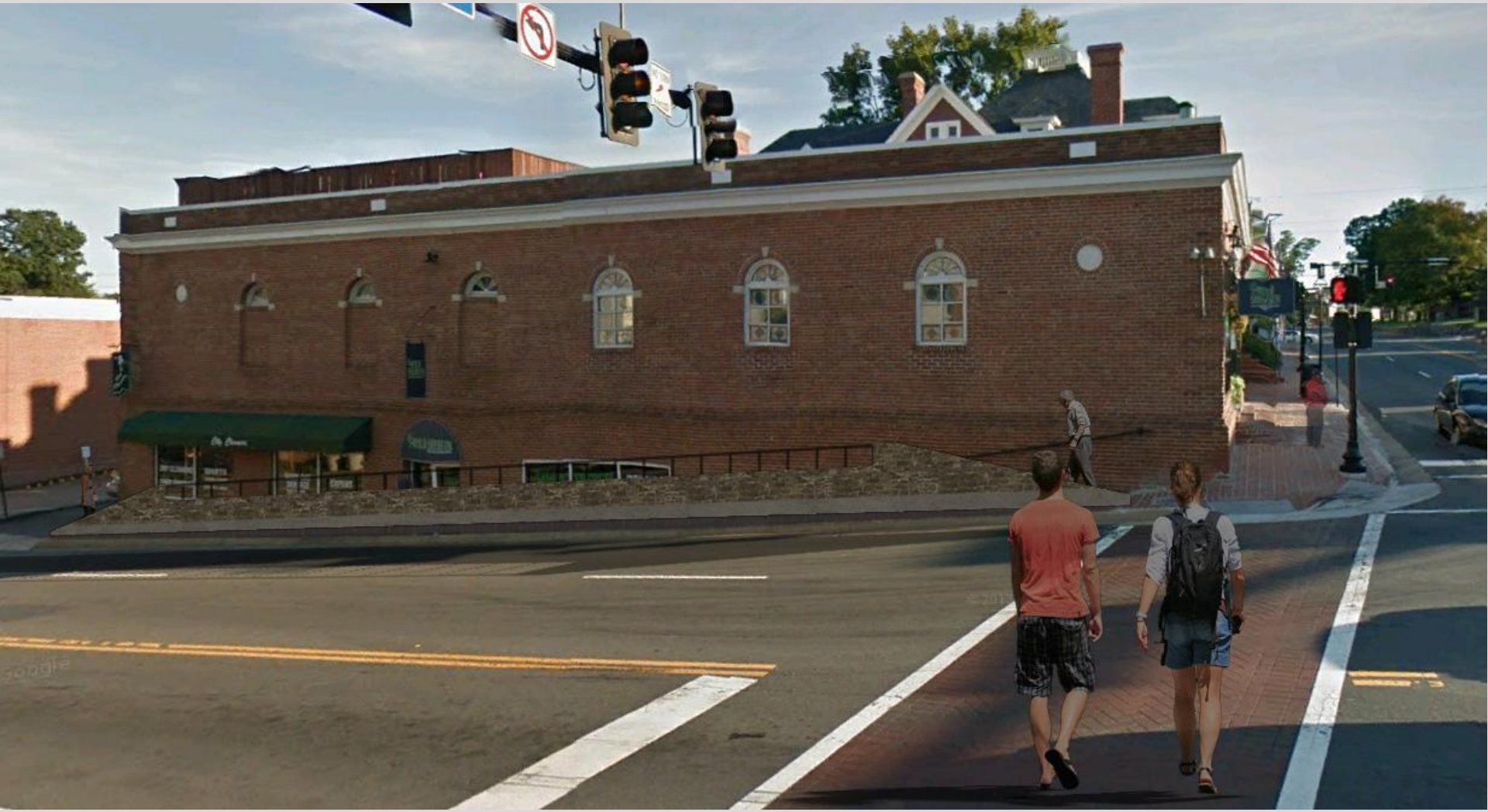
Stress Reduction Measures-

- Radial Mulching with SSAT to “De-compact” Soils
- Backfill with 50% Organic Compost
- Excellent time for soil injection of Compost Teas / Humate / Micronutrients
- Uncover subsurface girdling roots

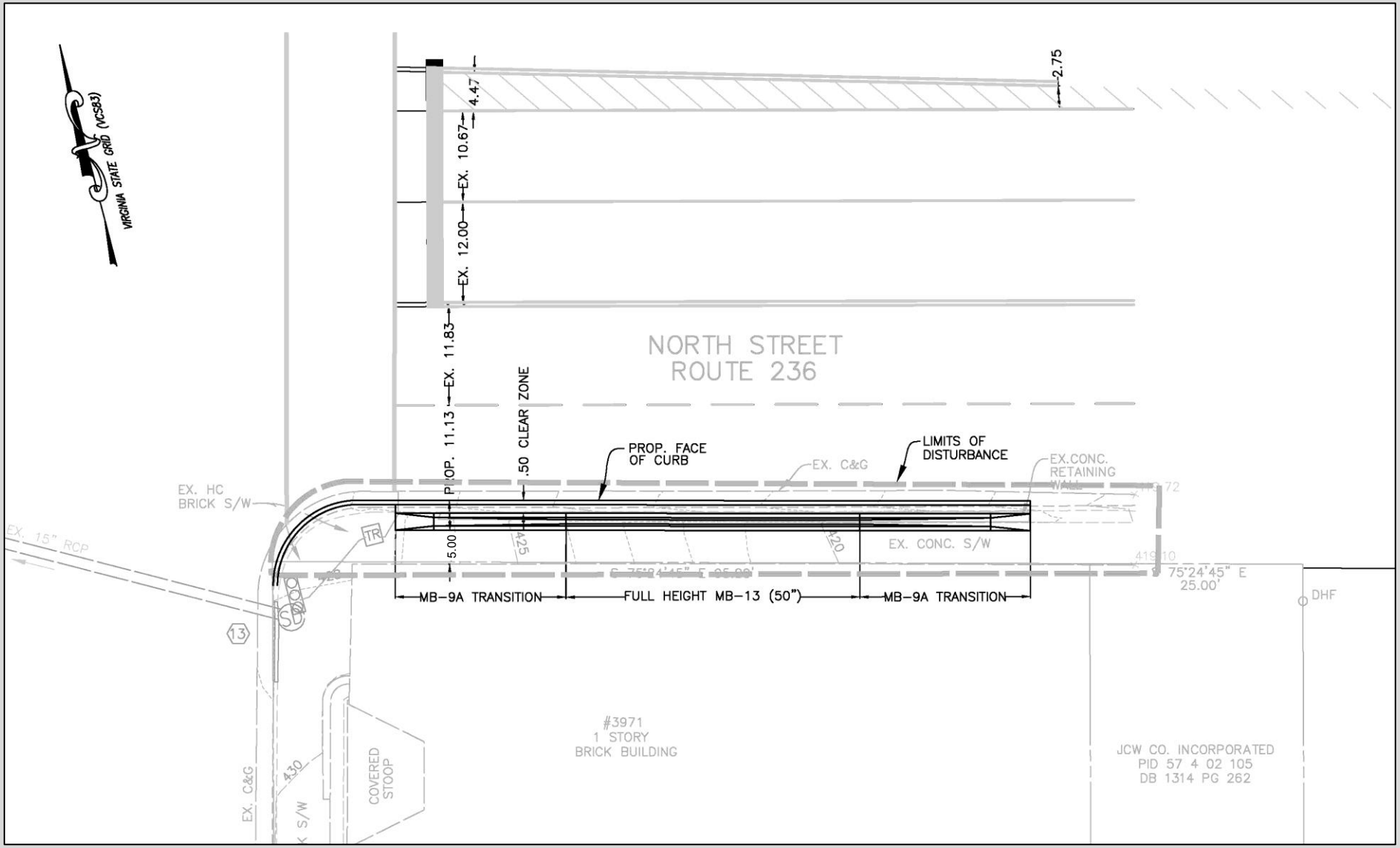


Stress Reduction Measures-

- Supplemental Watering- “Tree IV” with portable tank and timer. Mature trees need 100- 500 gal per week during drought.
- Wood Chip Mulch Ring/ Bed for moderating soil temperatures and moisture



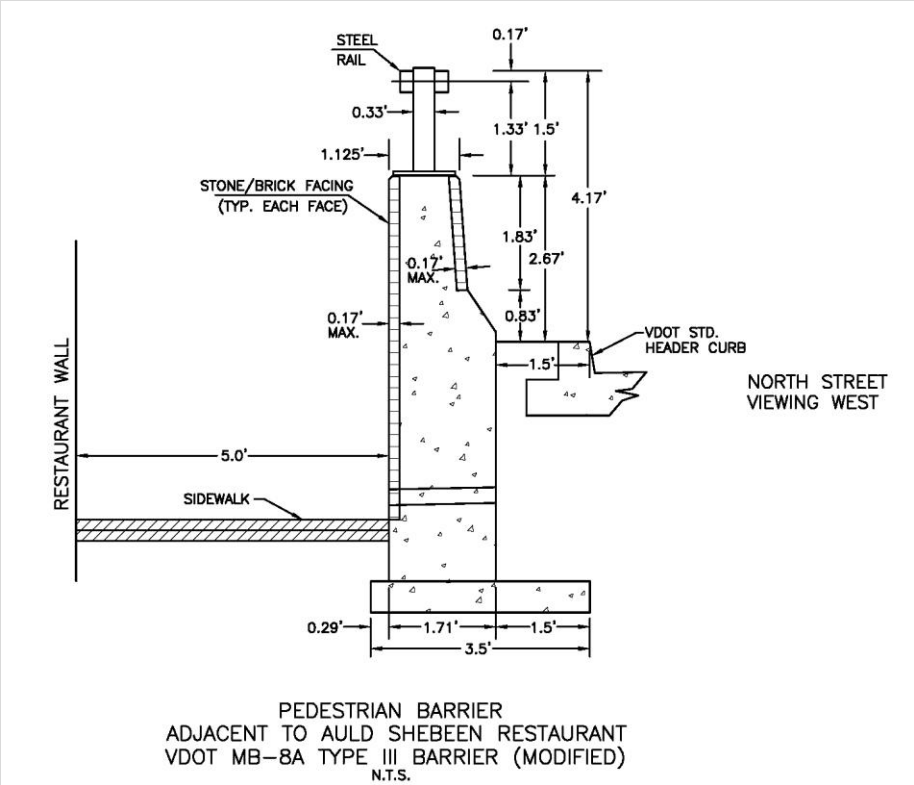
Auld Shebeen: Pedestrian barrier



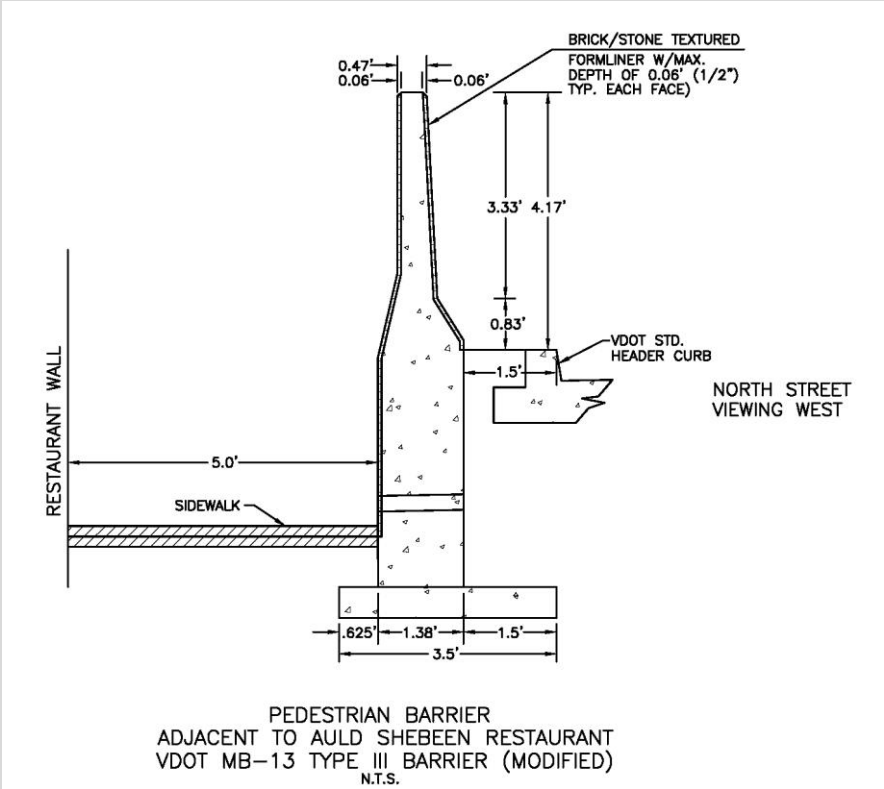
June 25,2013

Old Town Square

Auld Shebeen Pedestrian Barrier



Concrete barrier with brick/stone veneer



Concrete Barrier with textured formliner

- Safety shape barrier is required
- 1.5’ clear between face of curb and face of the barrier required
- Color can be added to concrete as desired
- Metal railing on top of the wall is an option
- Solid concrete with formliner vs. concrete with a veneer inlay

Old Town Square: City Council Work Session Wrap-up

- Get Input/Suggestions from the City Council on the Design Refinements
  - Provide Comments to the Design Team

- Incorporate the Comments Received from the City Council as the Design Progresses

- Upcoming Milestones
  - July 23: City Council Meeting to review Design Progression Plans
  - August 27: Submit Site Plan for Review
  - September 10: City Council Meeting for Design Approval

BRAVADAS
WIG DESIGN

VADAS

10415 North Street
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