

January 30, 2020



# DEVELOPMENT OF SMALL AREA PLANS

## **NORTHFAX** COMMUNITY CHARRETTE

CUNNINGHAM | QUILL ARCHITECTS PLLC

Bolan Smart  
Associates

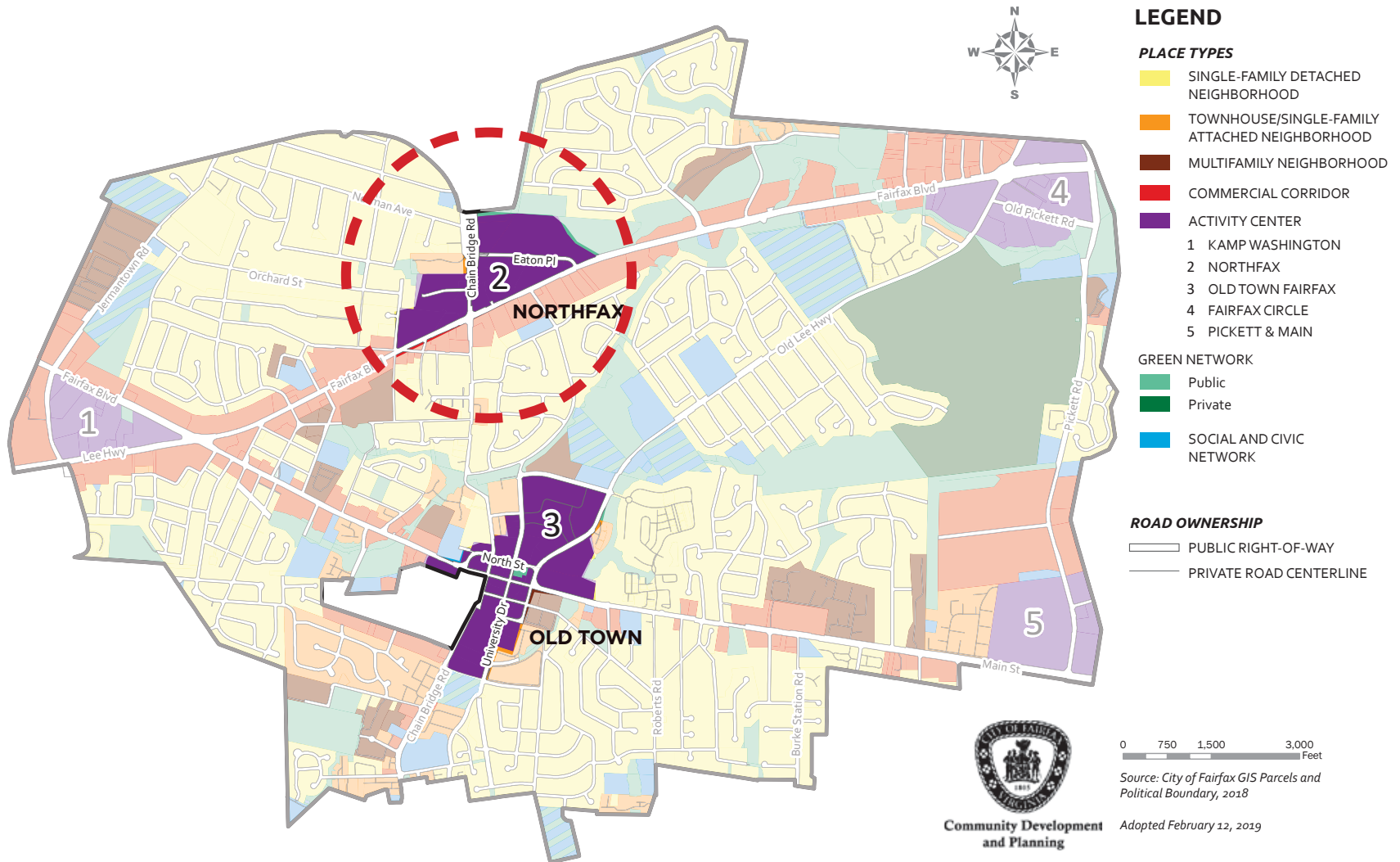
Kittleson &  
Associates

OCULUS

Walter L. UtilityPros  
Phillips

# BUILDING ON THE 2035 COMPREHENSIVE PLAN

## TWO ACTIVITY CENTERS: NORTHFAX & OLD TOWN



### LEGEND

#### PLACE TYPES

- SINGLE-FAMILY DETACHED NEIGHBORHOOD
- TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD
- MULTIFAMILY NEIGHBORHOOD
- COMMERCIAL CORRIDOR
- ACTIVITY CENTER
  - 1 KAMP WASHINGTON
  - 2 NORTHFAX
  - 3 OLD TOWN FAIRFAX
  - 4 FAIRFAX CIRCLE
  - 5 PICKETT & MAIN

#### GREEN NETWORK

- Public
- Private
- SOCIAL AND CIVIC NETWORK

#### ROAD OWNERSHIP

- PUBLIC RIGHT-OF-WAY
- PRIVATE ROAD CENTERLINE



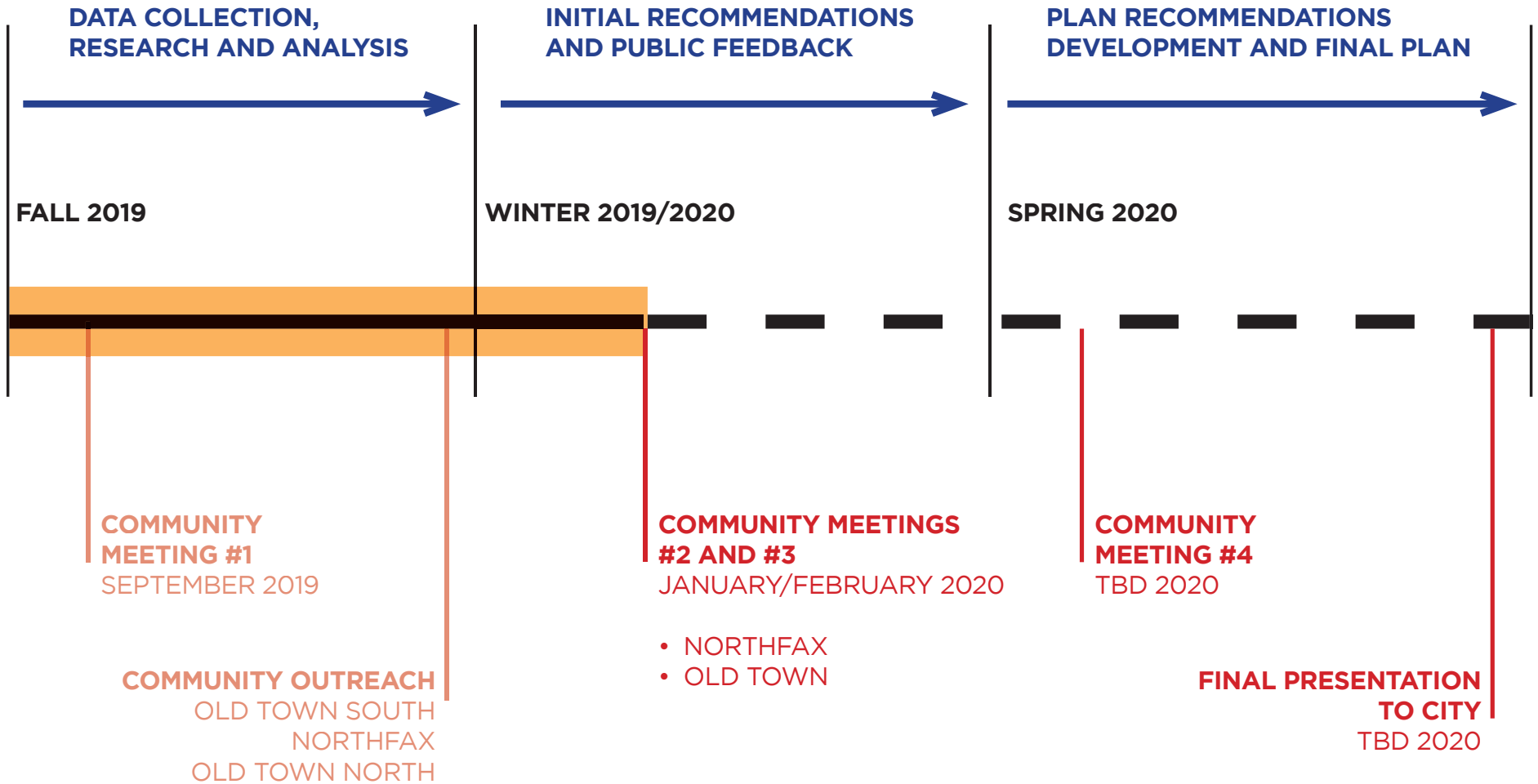
Community Development and Planning

0 750 1,500 3,000 Feet

Source: City of Fairfax GIS Parcels and Political Boundary, 2018

Adopted February 12, 2019

# PROJECT TIMELINE



# COMMUNITY OUTREACH INFORMING AND LISTENING



## STAKEHOLDER MEETINGS

- City Council and Planning Commission
- City Staff and Experts
- OLD TOWN
  - » Old Town South Residential Community
  - » Old Town North Residential Community
  - » Old Town Visioning Committee
  - » Commercial / Private Property Owners (Courthouse Plaza, Davies Property, City Center West, Bank of America, Others)
  - » Business Owners (Restaurant, Small Businesses, Others)
- NORTHFAX
  - » Northfax Residential Community
  - » Commercial Property Owners (Napolitano, Brown's Mazda, McKay, WillowWood, Point 50, Others)
  - » Auto Dealers
- OTHERS
  - » Civic Organizations (e.g. Citizens for Smarter Growth)
  - » Boards and Commissions
  - » George Mason University and Fairfax County



## COMMUNITY OUTREACH INFORMING AND LISTENING



### NORTHFAX COMMUNITY MEETING DECEMBER 5, 2019

- 49 Person Sign-In Sheet
- Public Comments from Northfax Community

### WHAT WE HEARD

#### HOPES / DESIRES:

- A Desire for a **Place to Gather and Come Together** and with **Experiential Retail**
- Community Wants to See **Open Space** (Playground, Dog Park, Green Spaces, Parks)
- Desire for a **“Third Place”** - Social Space Outside of Home and Work
- Want to See Expression of **Local Arts and Culture**
- **Stronger Pedestrian Connections** to Northfax at Chain Bridge Road and Fairfax Boulevard

#### CHALLENGES / CONCERNS:

- Concerns about **Heavy Traffic and Density**
- Lack of **Comfortable Sidewalks**
- No **Retail** or Restaurants
- **Pedestrian and Biking Safety** throughout City
- **No Places to Walk** to from Neighborhoods



# NORTHFAX EXISTING CONDITIONS

## OFFICE

- Challenged Regional Corporate Office
- Ongoing Local-Serving (Niche Market)

## RETAIL

- Need-Based Retail can Serve as a Neighborhood Node

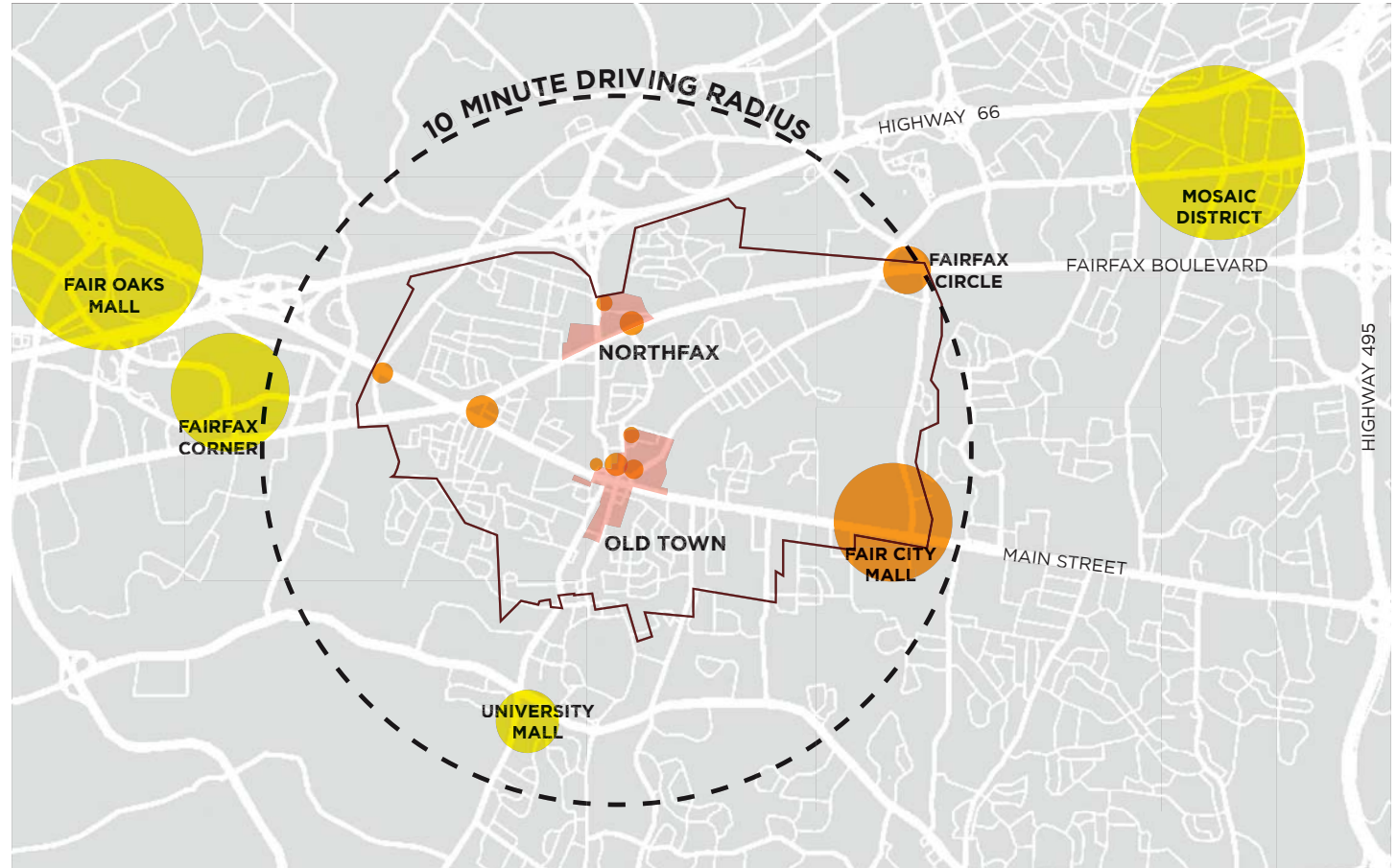
## HOTEL

- Established Local Hotel Market, but Can Be Strengthened with Amenities

## RESIDENTIAL

- Strong Residential Market
- Can Leverage Residential Development to Support Placemaking and Other Amenities

## MAJOR RETAIL & COMMERCIAL DEVELOPMENTS



# NORTHFAX

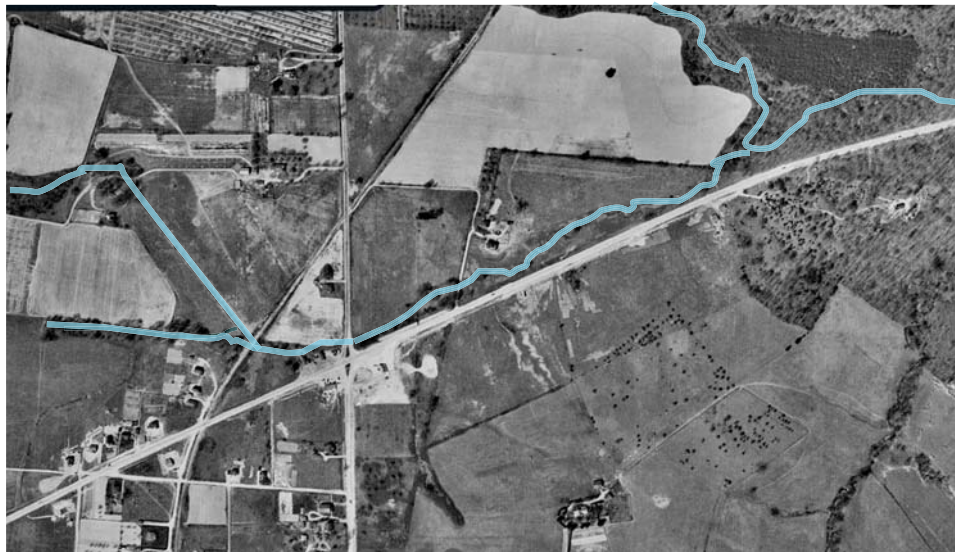
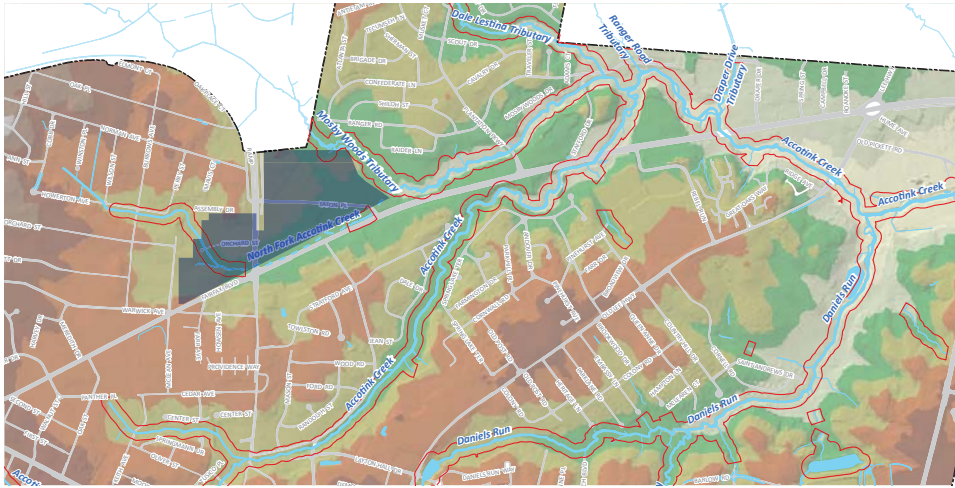
# EXISTING CONDITIONS





# IDEA #1: CREATING A NEW PLACE

Identity and Character - An Environmentally Focused Area

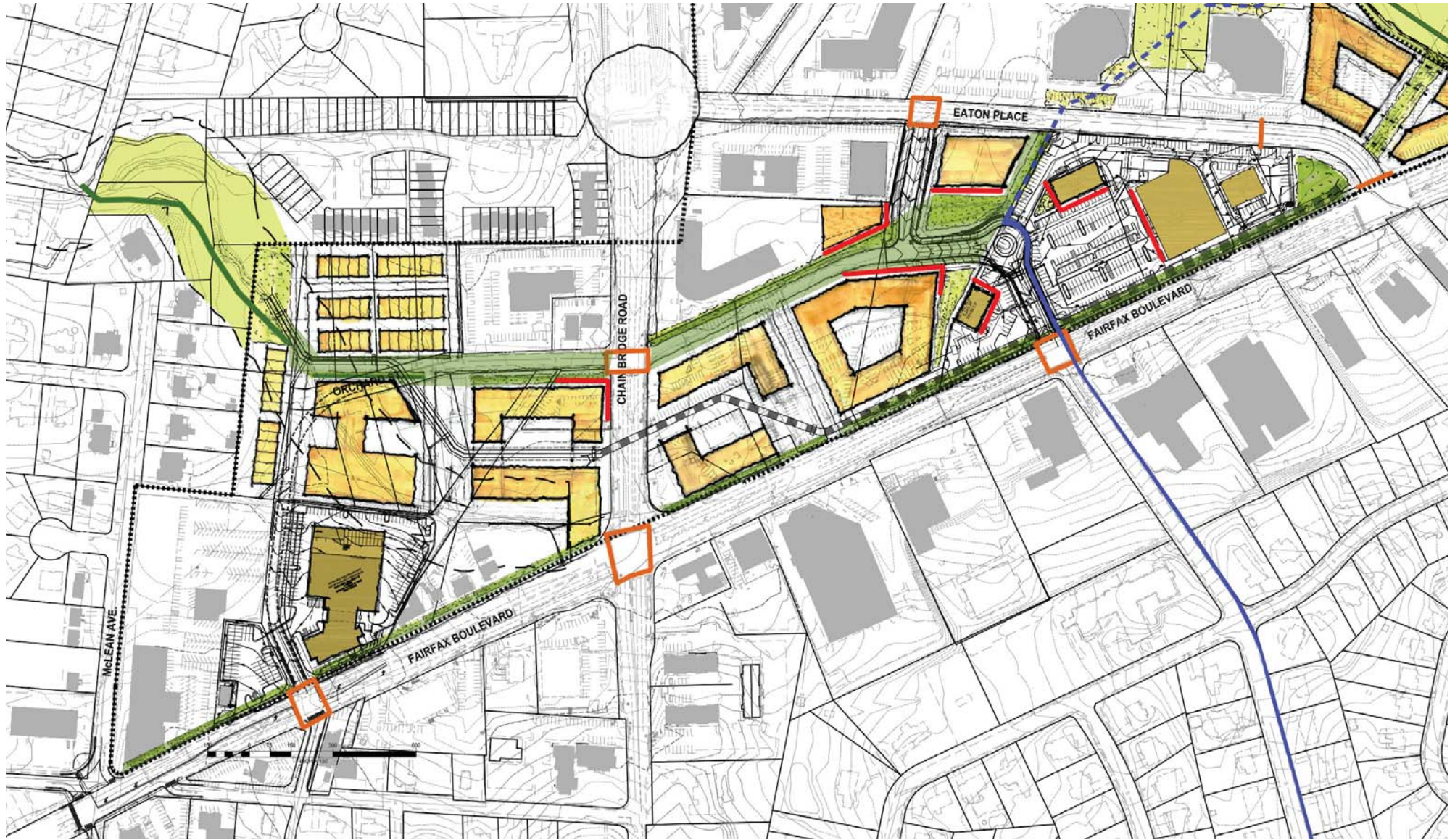


# IDEA #1: CREATING A NEW PLACE



# IDEA #1: CREATING A NEW PLACE

## PLACEMAKING AND IDENTITY



# IDEA #1: CREATING A NEW PLACE

## LINEAR PARK AND STORMWATER



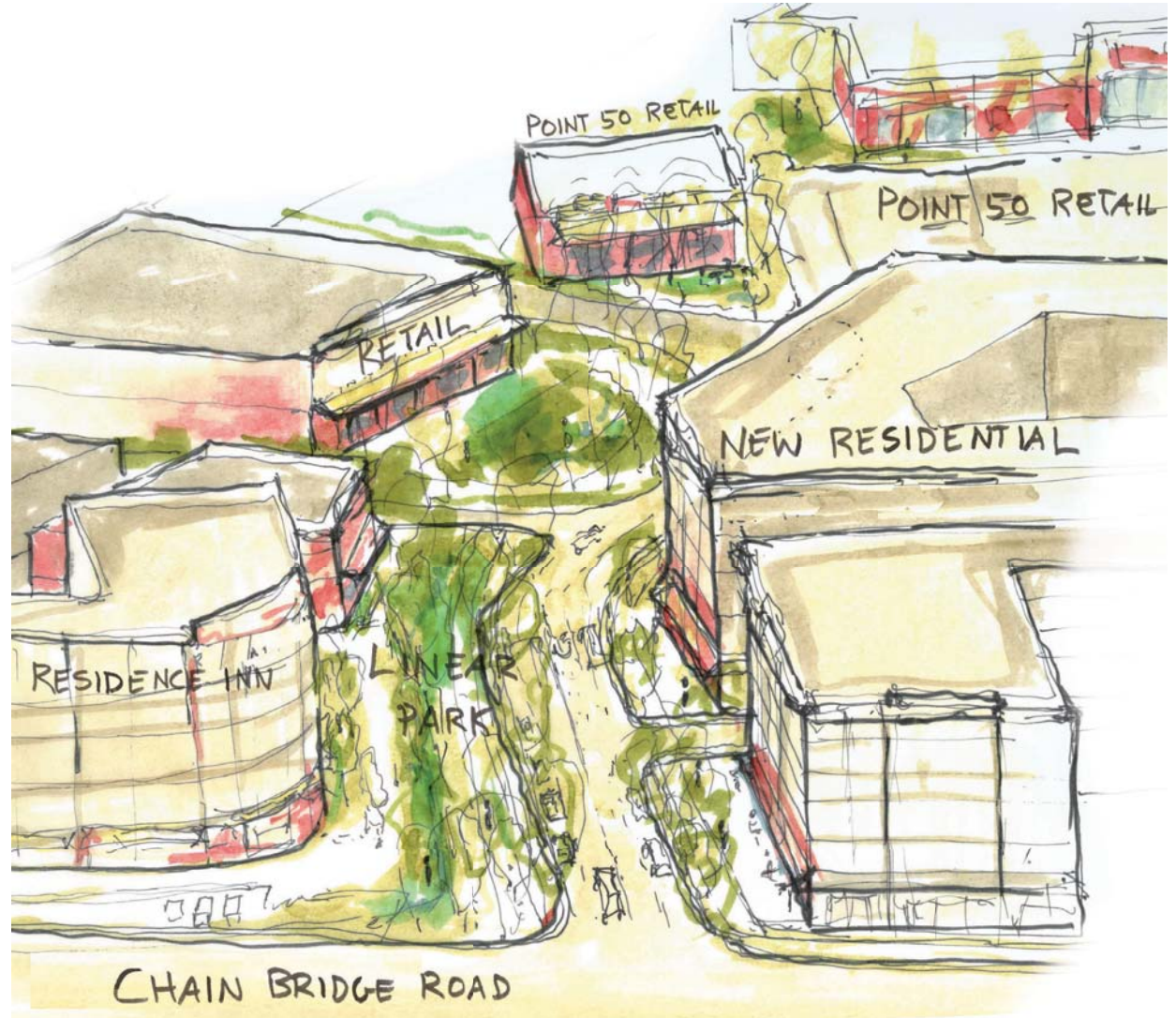
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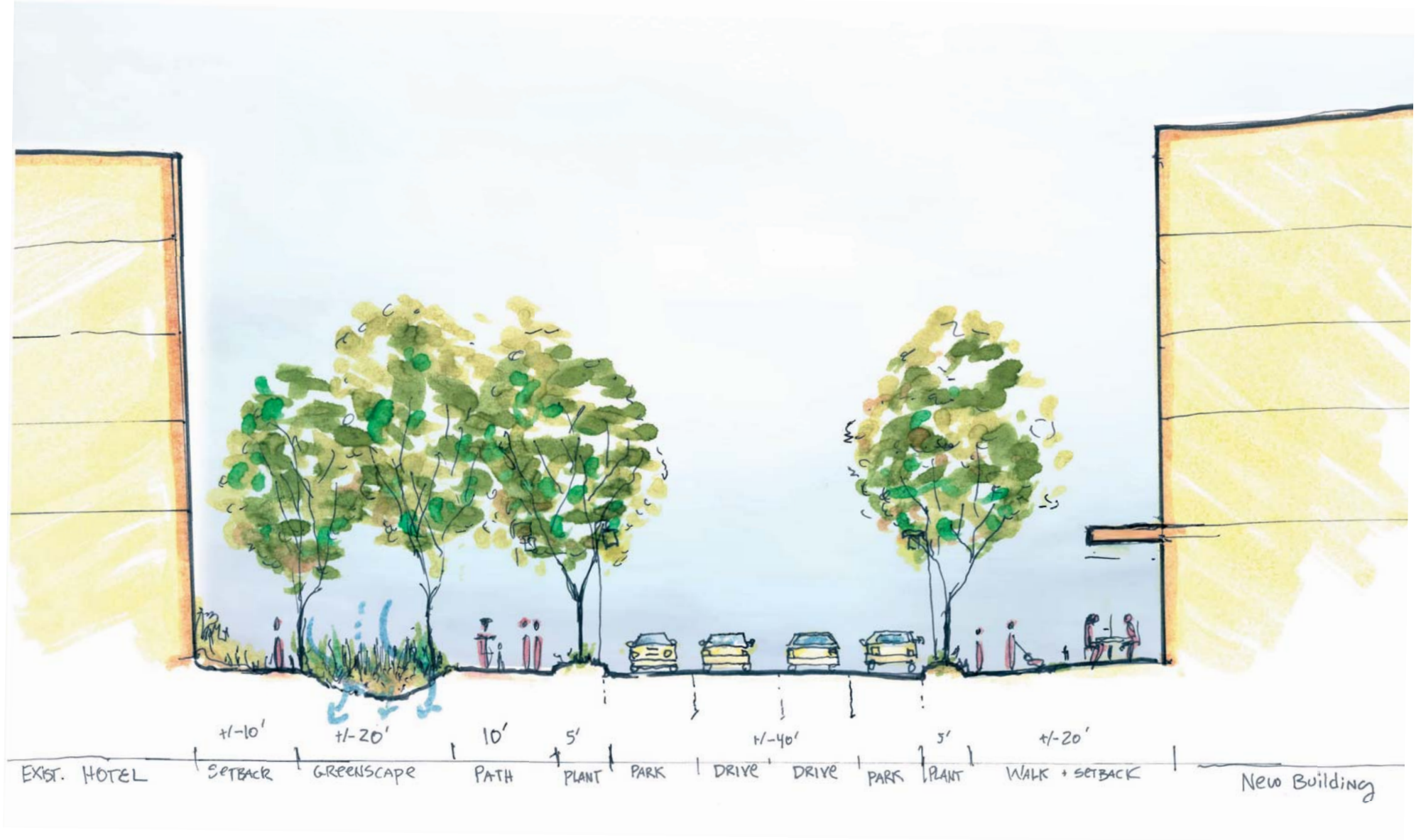
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# IDEA #1: CREATING A NEW PLACE

RETAIL AND PUBLIC SPACE





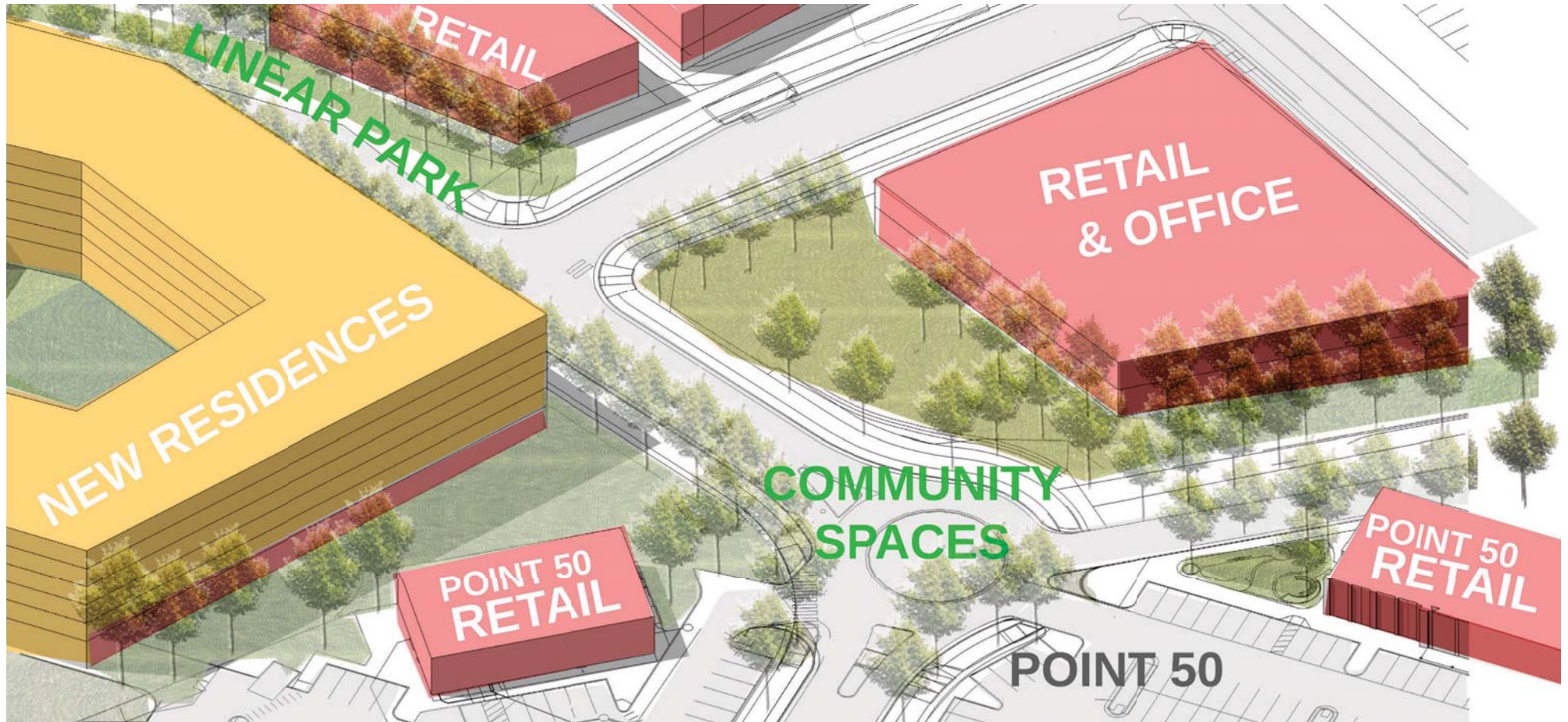
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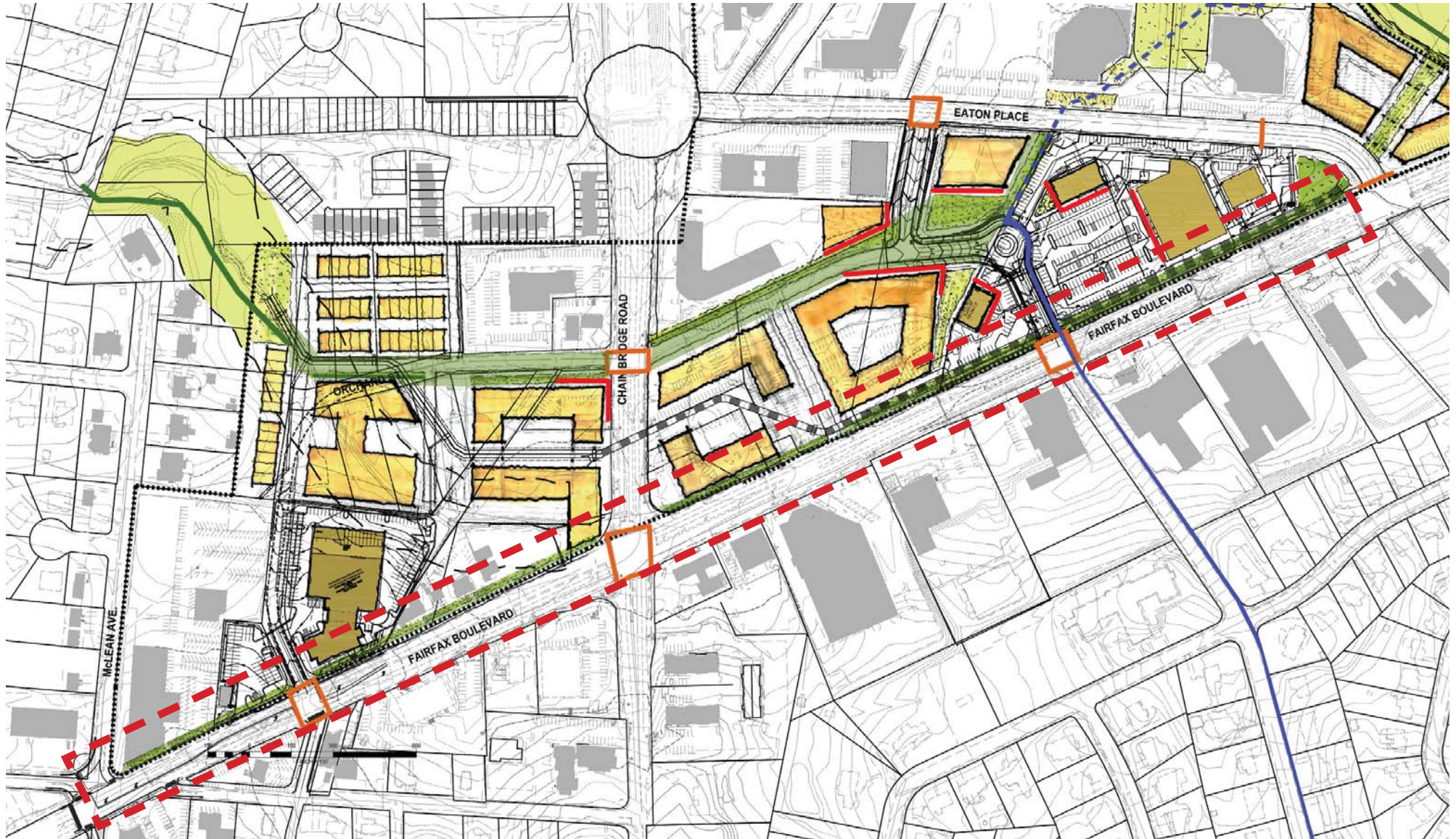
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## RETAIL AND PUBLIC SPACE



# IDEA #1: CREATING A NEW PLACE

## FAIRFAX BLVD. STREETSCAPE



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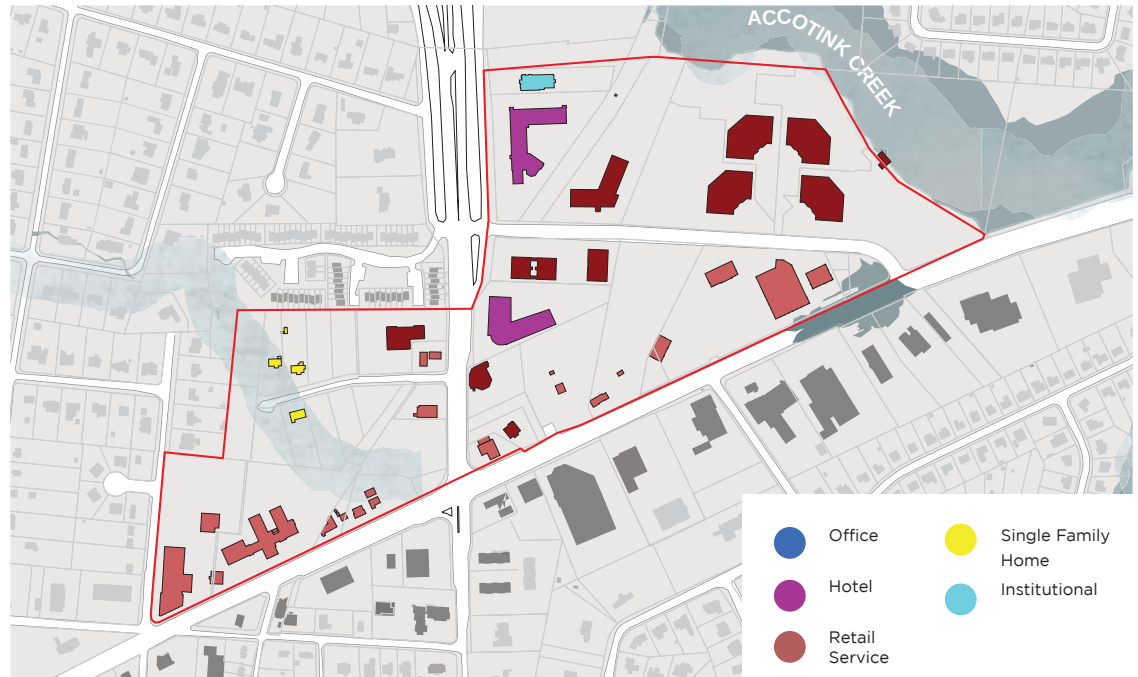
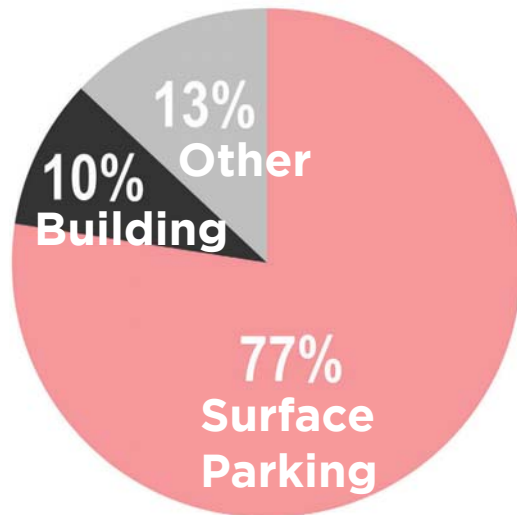


# IDEA #2: BALANCED LAND USE

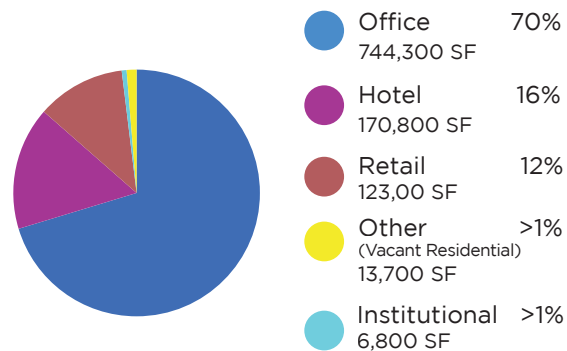
## EXISTING LAND USE

### Existing Land Use

- No Residential within Study Area
- Retail Buildout Underway at Point 50
- Hotel and Office Uses have Potential Synergy
- More than 75% of the Study Area Covered by Surface Parking

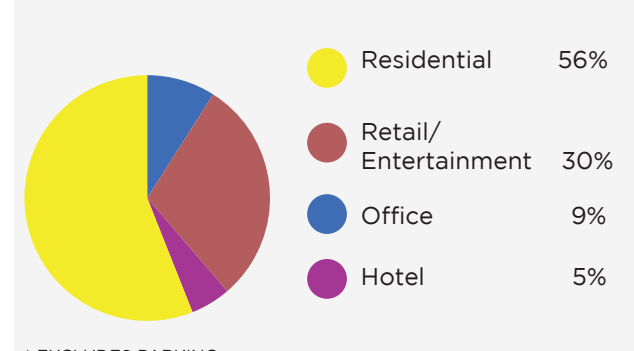


**NORTHFAX - CURRENT LAND USE**  
Approx 10% building land coverage



\* EXCLUDES PARKING

**EXAMPLE ACTIVITY CENTER LAND USE**

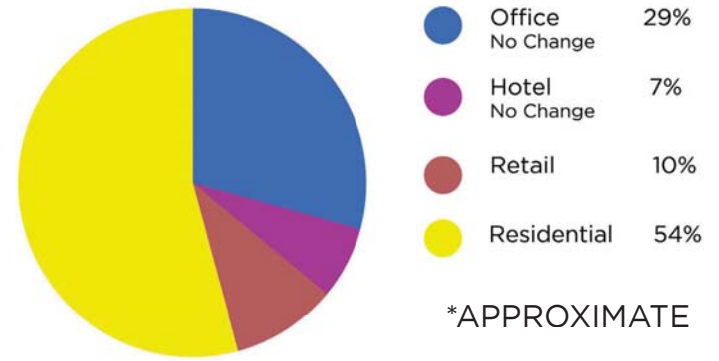
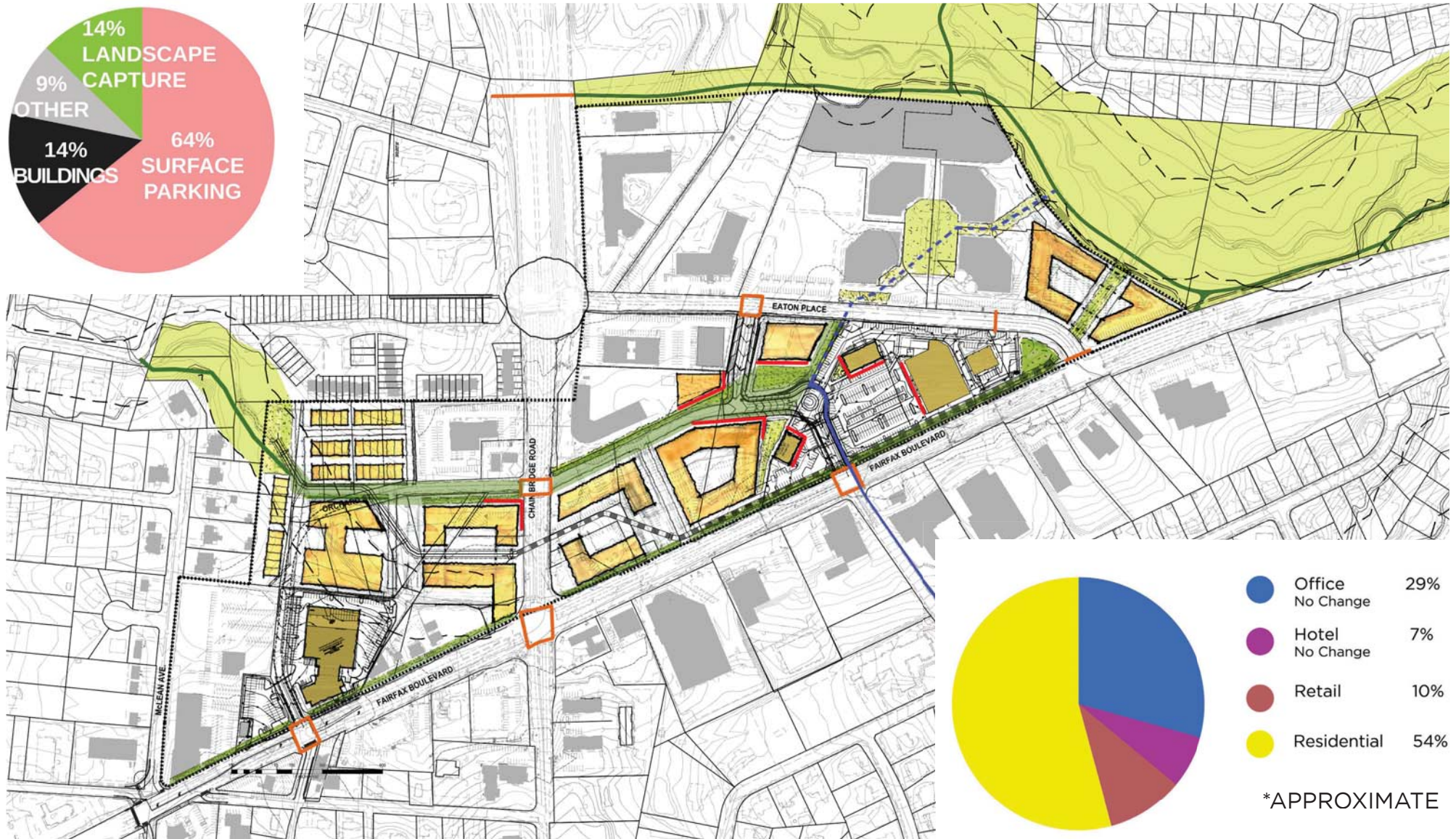
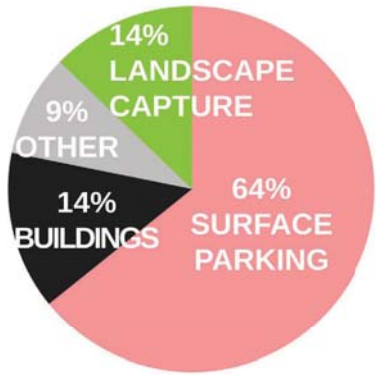


\* EXCLUDES PARKING



# IDEA #2: BALANCED LAND USE

## NEAR-TERM PLAN - LAND USE



\*APPROXIMATE

# IDEA #2: BALANCED LAND USE

## REGULATORY ISSUES

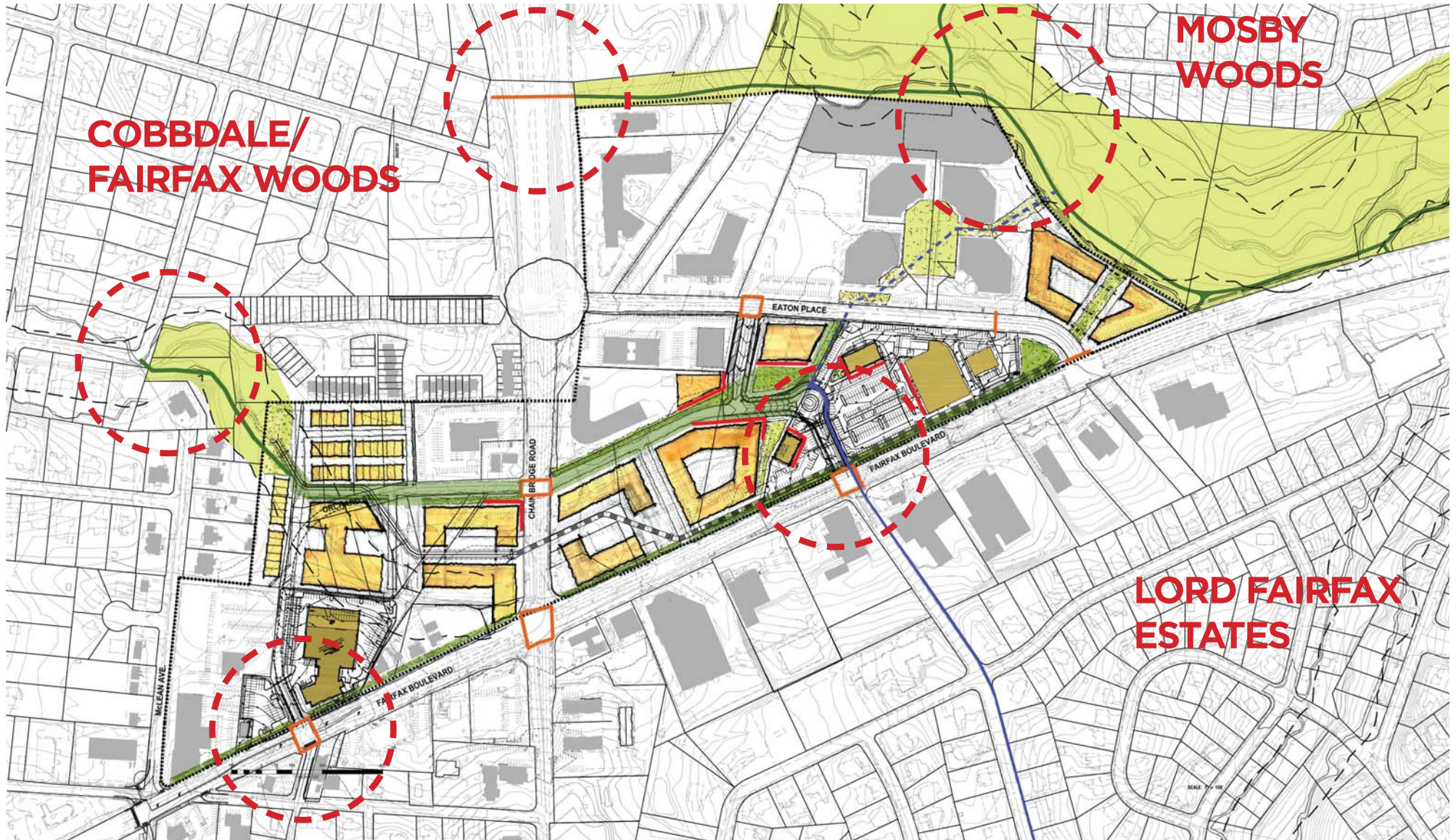
### Building Heights

- Current Zoning: 5 Story Maximum
- Exploring: Up to 5+1 (6) Stories Mixed-Use  
(Retail Podium w/ Residential Above)  
Up to 6 Story Mixed-Use, Hotel, Office or Residential
- Location: Low Topographic Elevation Areas of Northfax  
(No Adjacent Single Family Development)

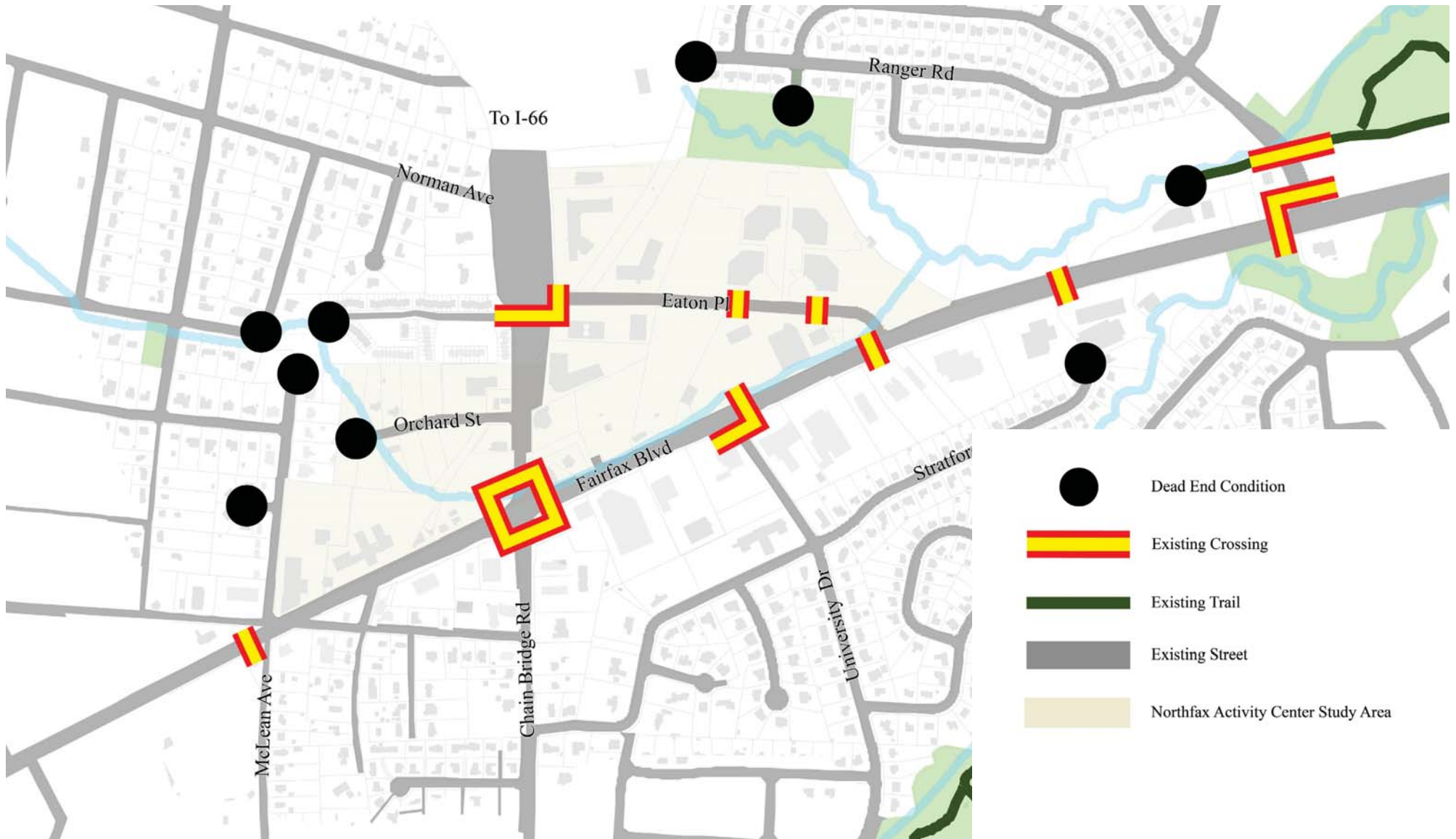
### Residential Density

- Dwelling Units  
Per Acre: Exploring appropriate amount of residential units per  
acre for Northfax

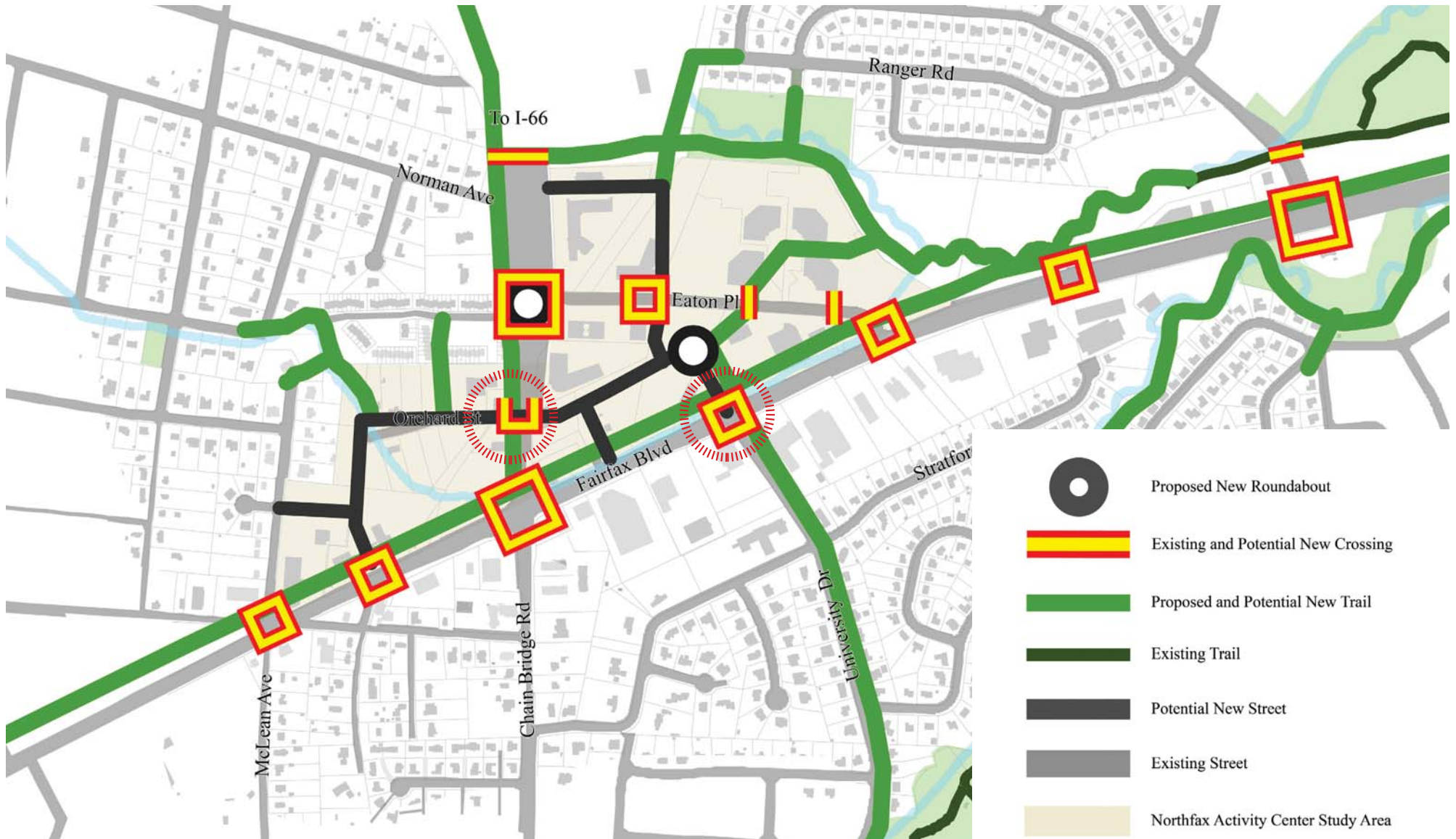
# IDEA #3: STITCHING TOGETHER NEIGHBORHOODS



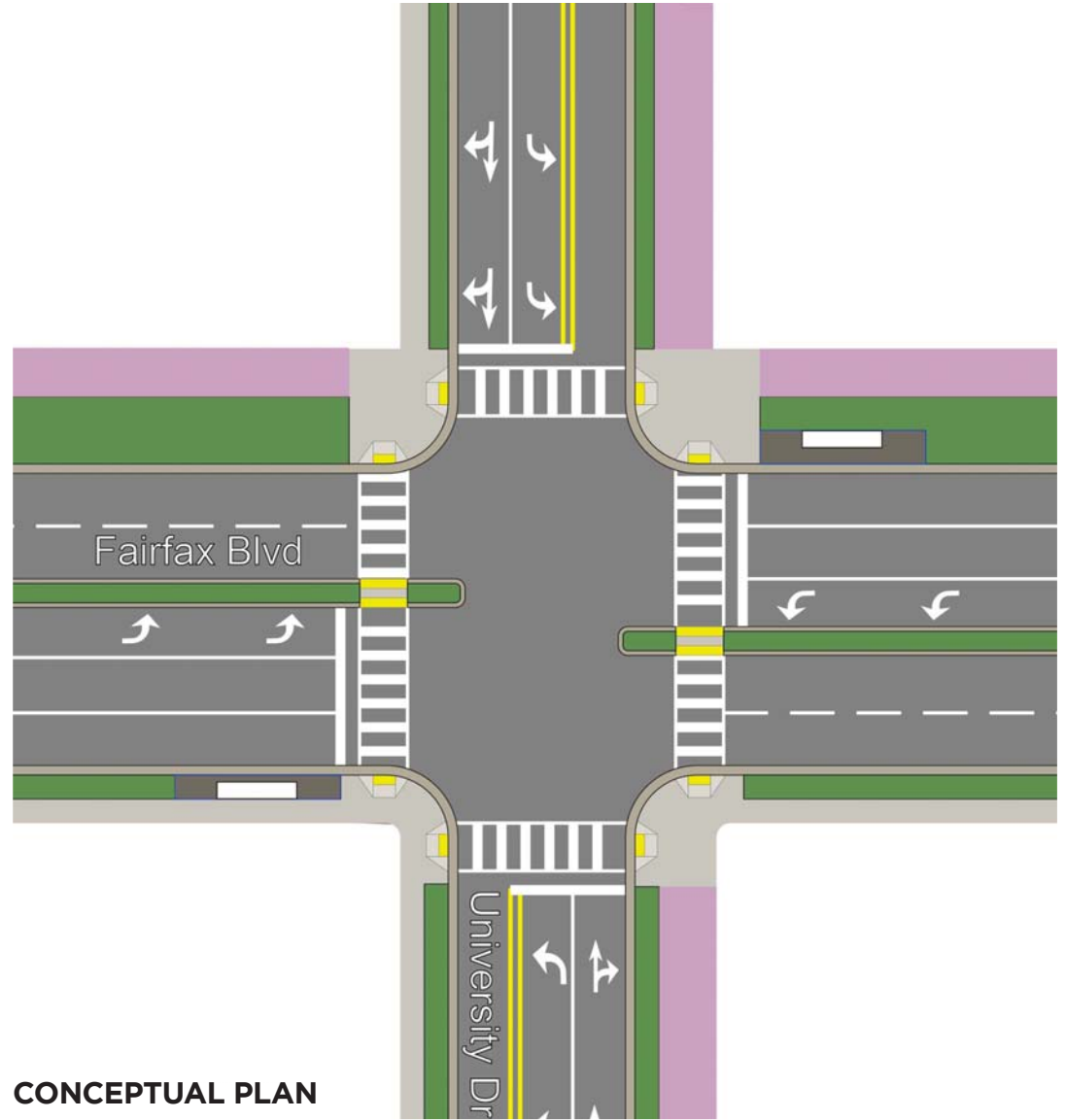
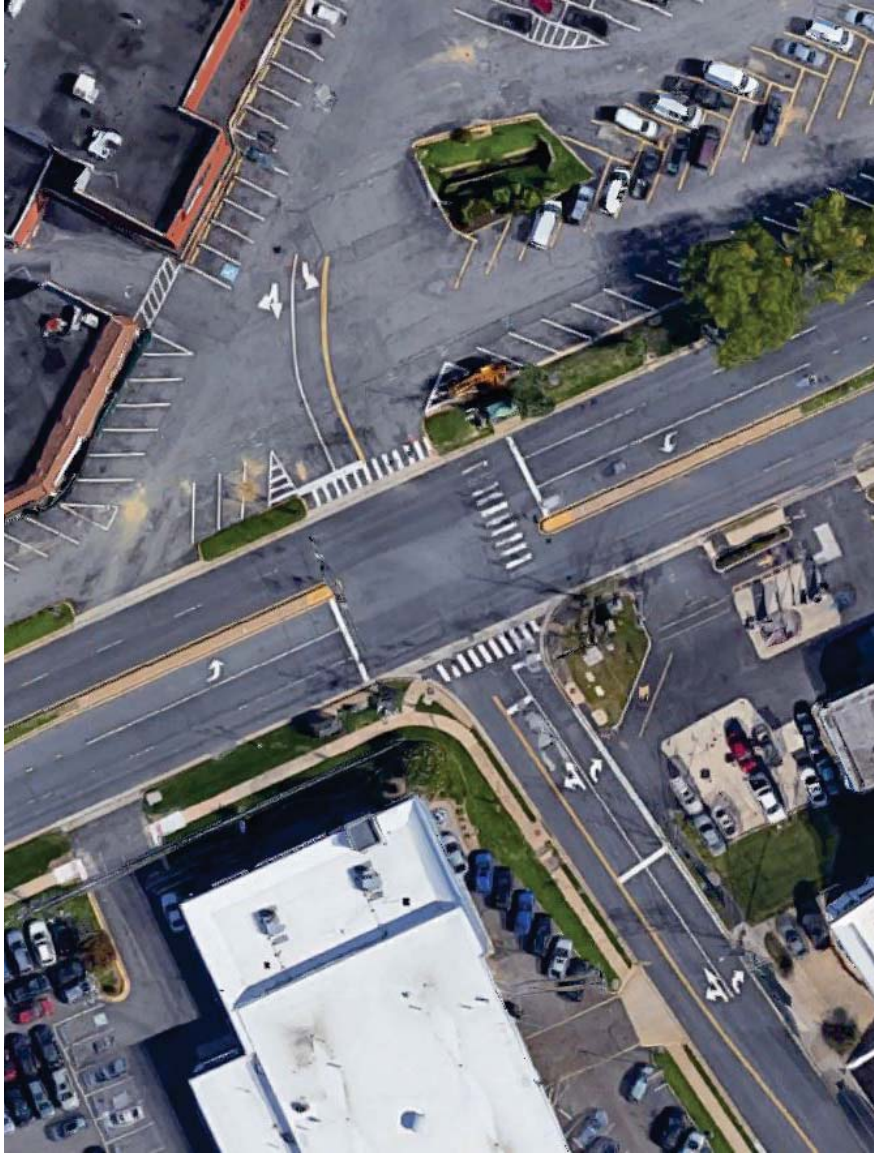
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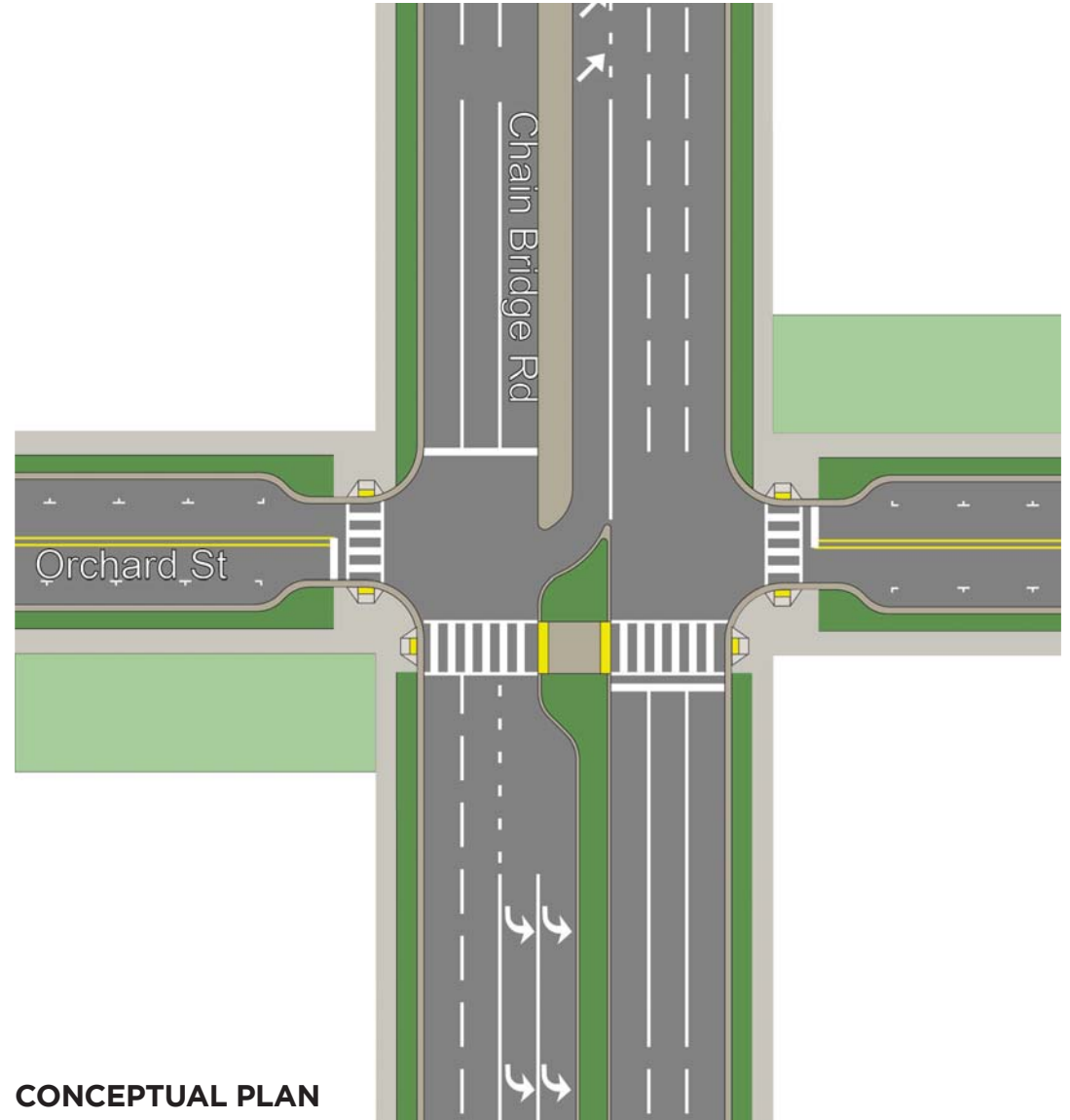
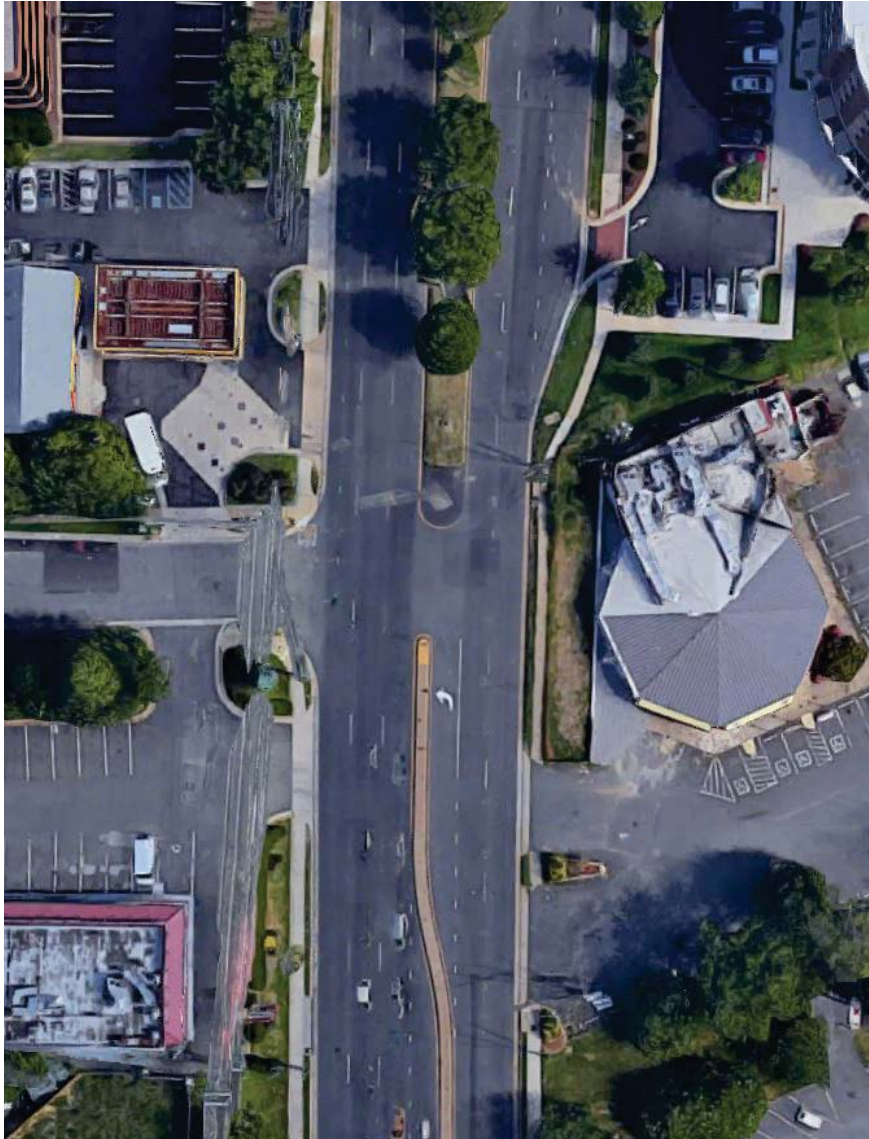


# IDEA #3: STITCHING TOGETHER NEIGHBORHOODS



CONCEPTUAL PLAN

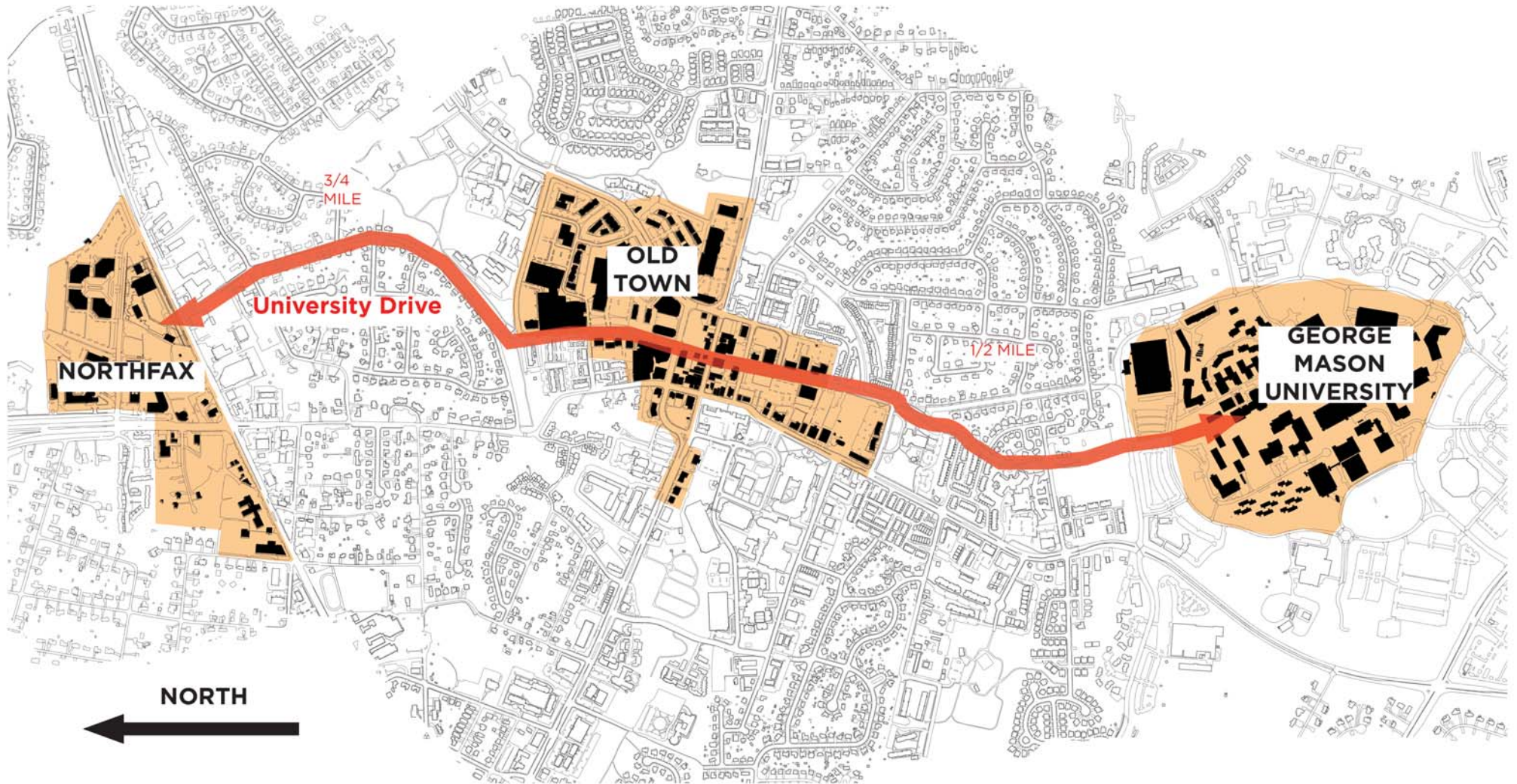
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CONCEPTUAL PLAN

# IDEA #4: "THE SPINE" - A NEW SHARED USE PATH

INCREASING MOBILITY THROUGH THE CITY  
USERS FROM AGES 8 TO 80





# IDEA #4: "THE SPINE" - A NEW SHARED USE PATH

## University Drive Traffic Calming and Public Safety Improvements

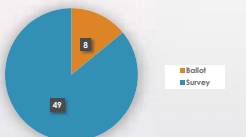


Public Hearing  
April 9, 2019

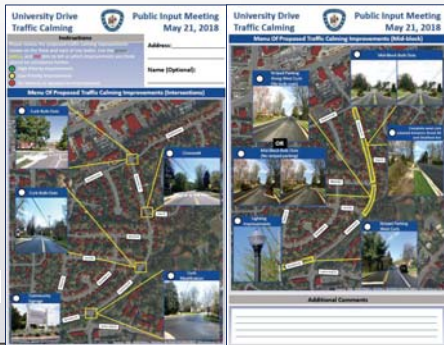
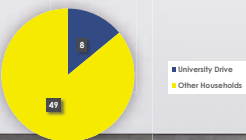
8

### Ballot Results

Voting Method



Household Locations

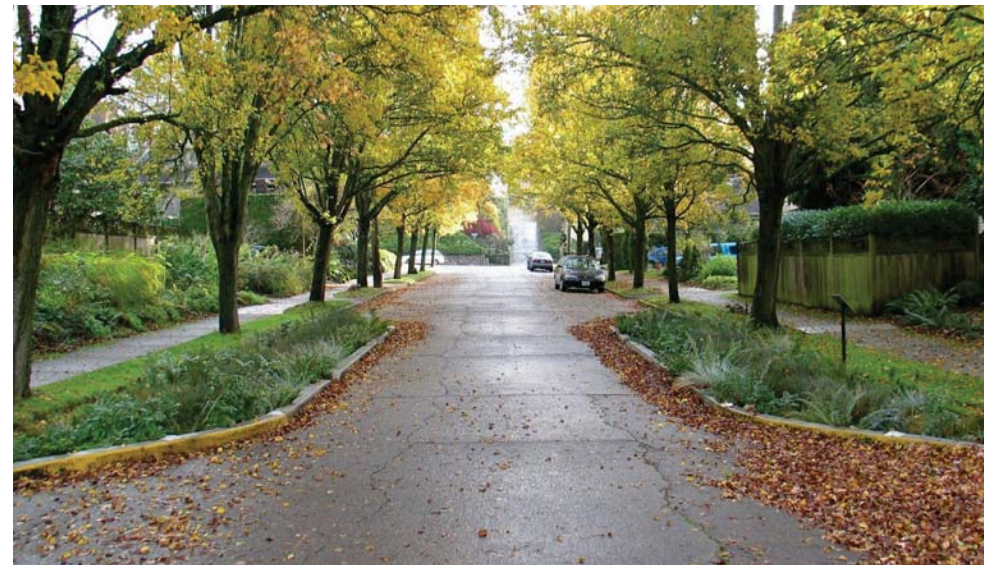


## BUILDING ON THE UNIVERSITY DRIVE TRAFFIC CALMING AND PUBLIC SAFETY IMPROVEMENTS PROJECT

# IDEA #4: "THE SPINE" - A NEW SHARED USE PATH



# IDEA #4: "THE SPINE" - PRECEDENTS



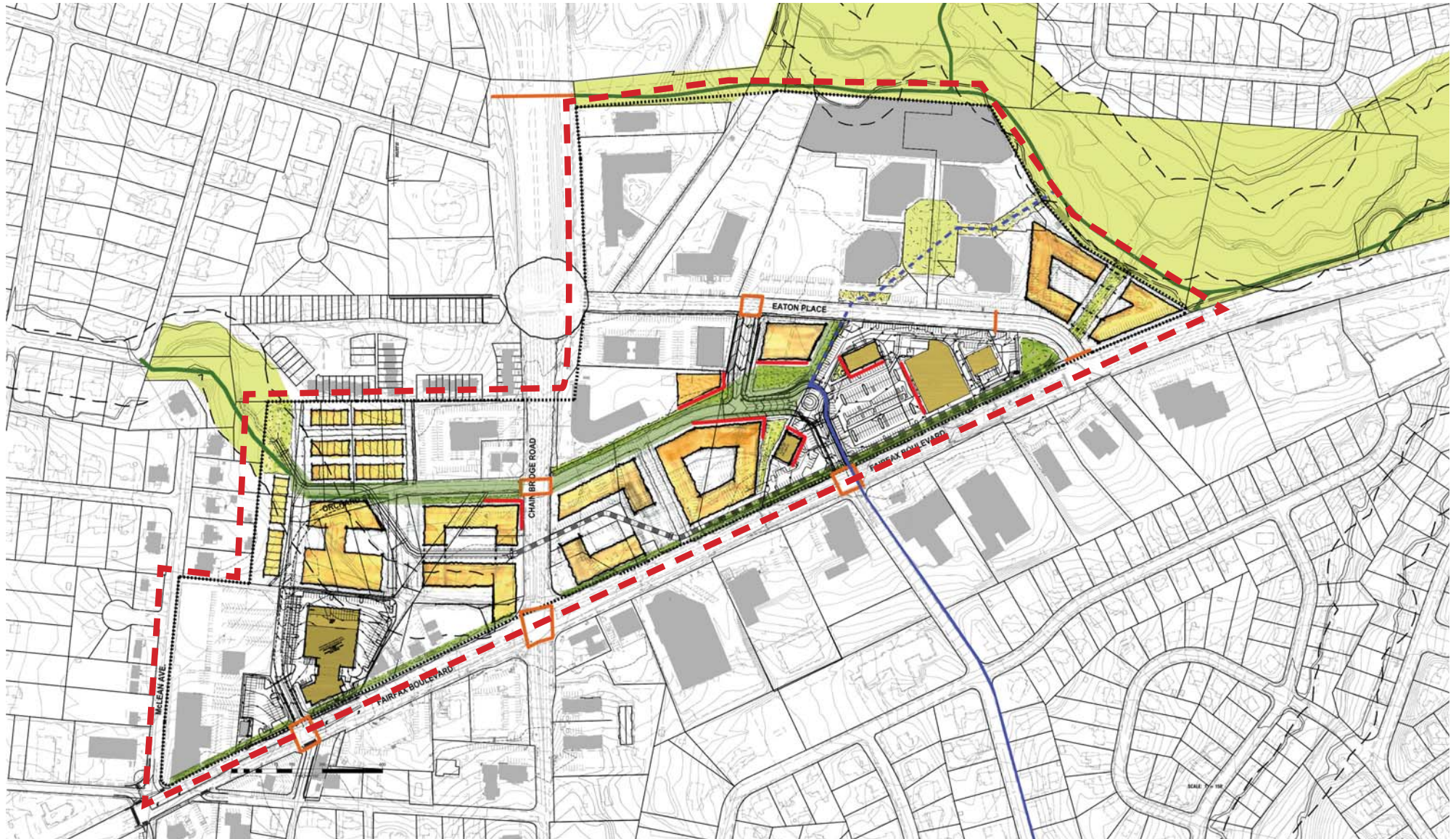
# NORTHFAX

# EXISTING CONDITIONS

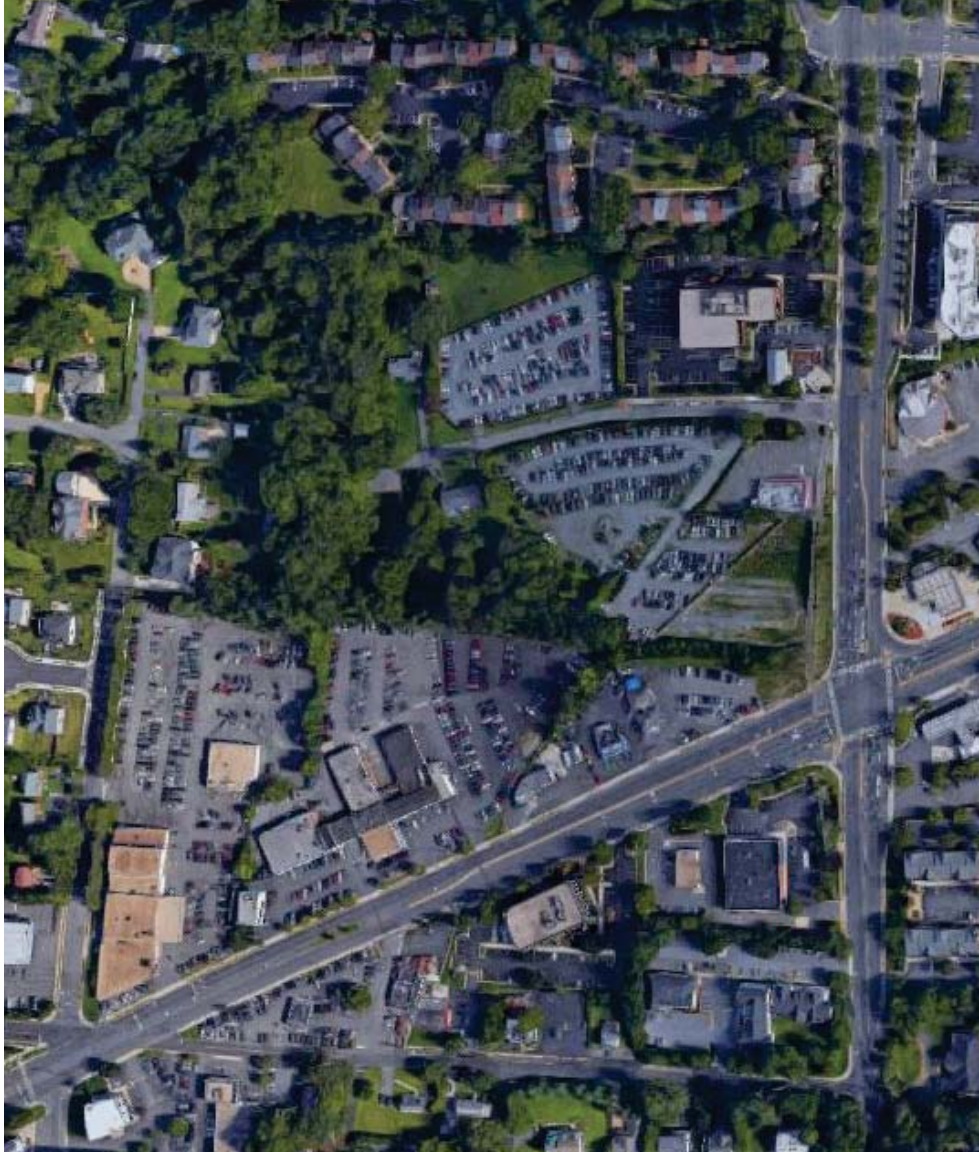


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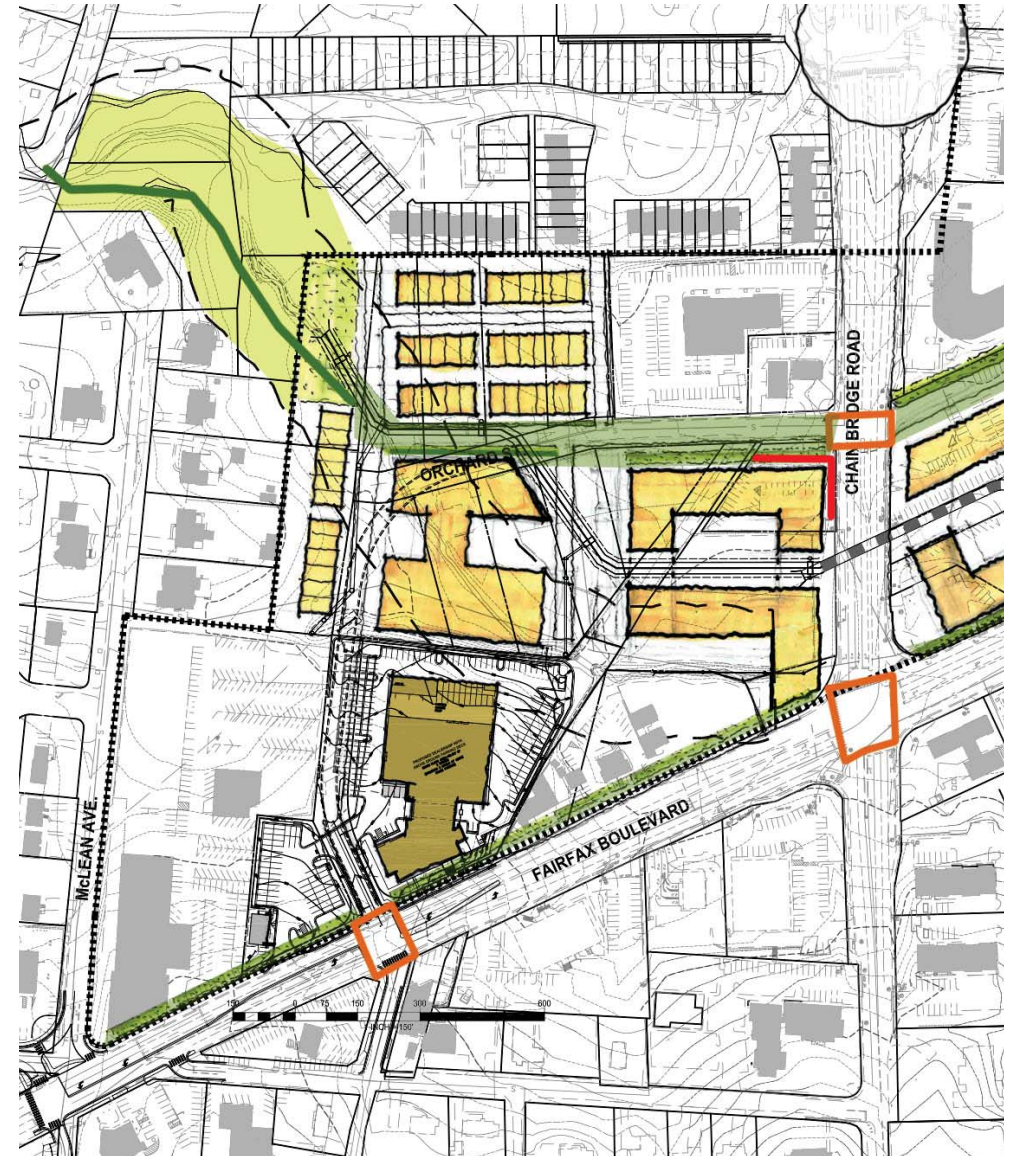
## CONCEPTUAL PLAN - NEAR-TERM



# NORTHFAX WEST

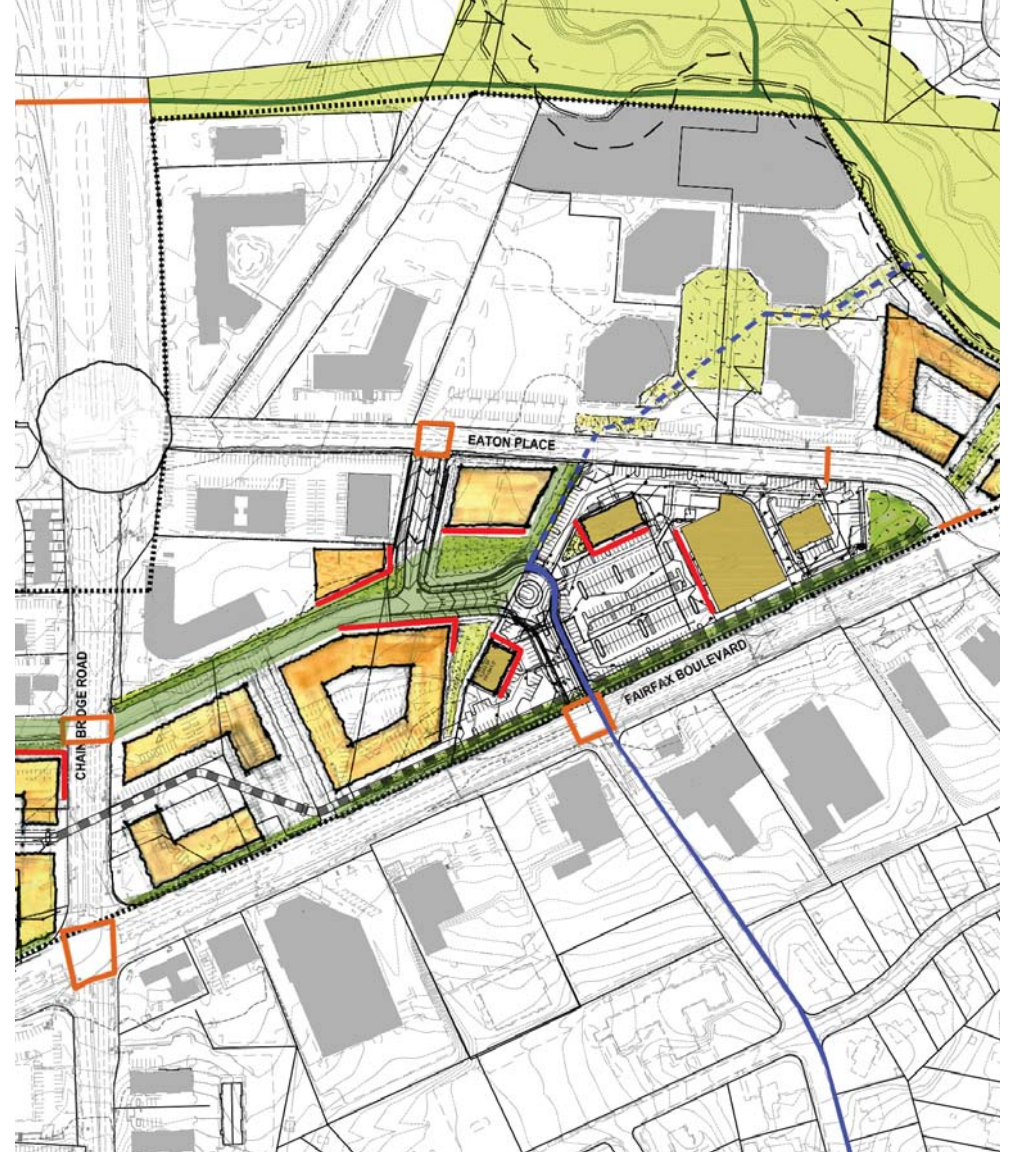


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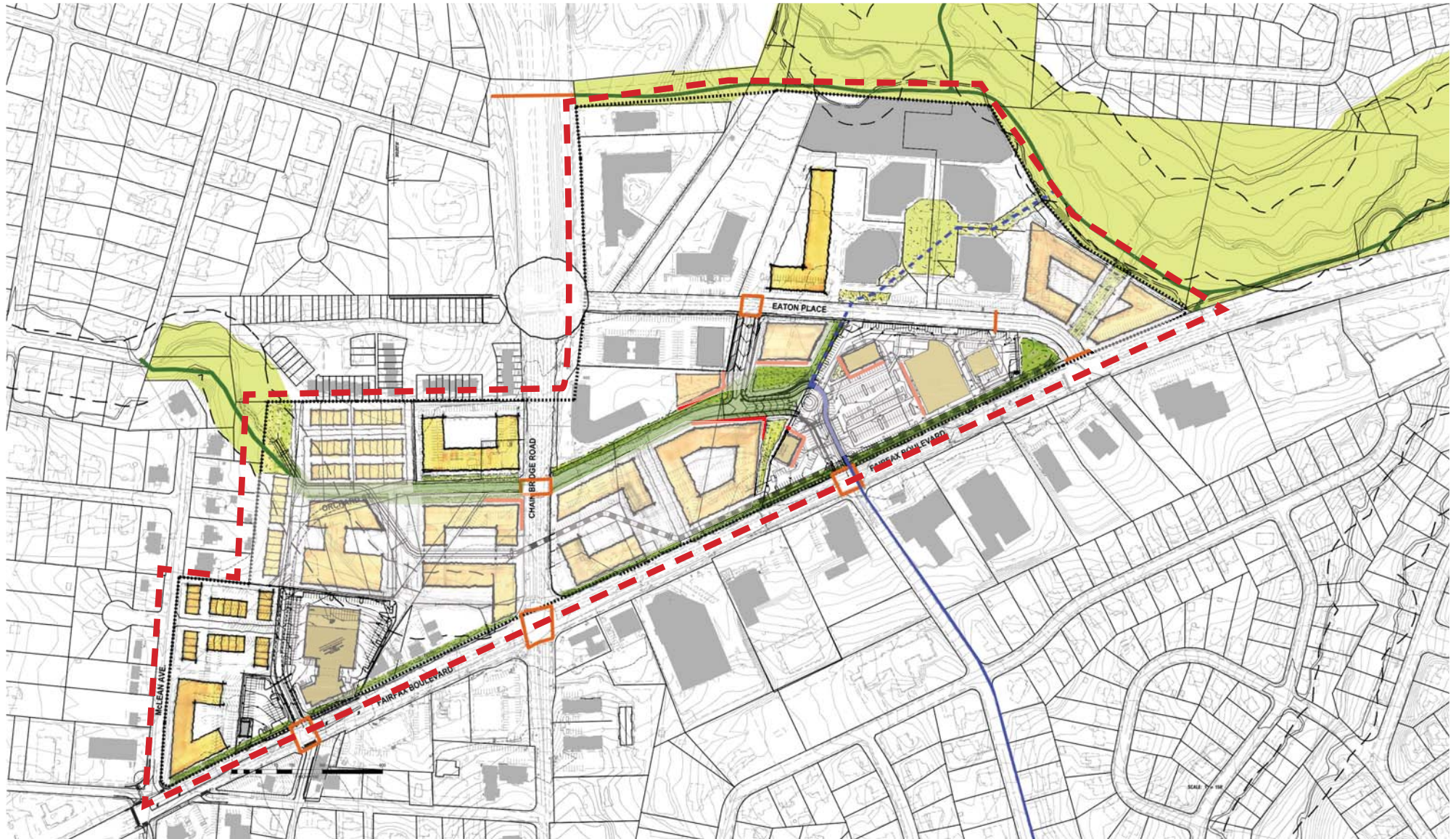
# NORTHFAX EAST

# CONCEPTUAL PLAN - NEAR-TERM



# NORTHFAX

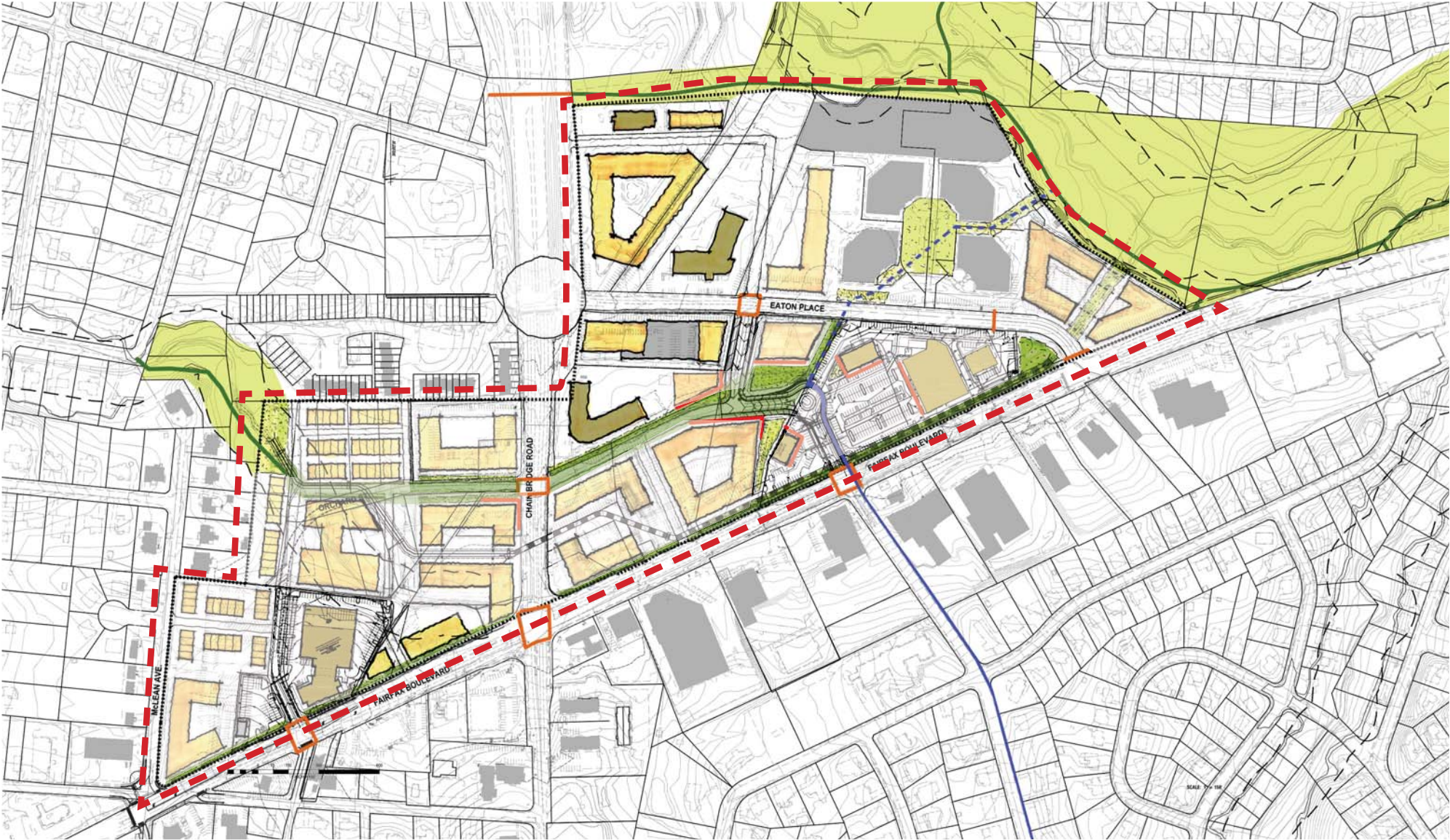
## CONCEPTUAL PLAN - NEXT PHASE





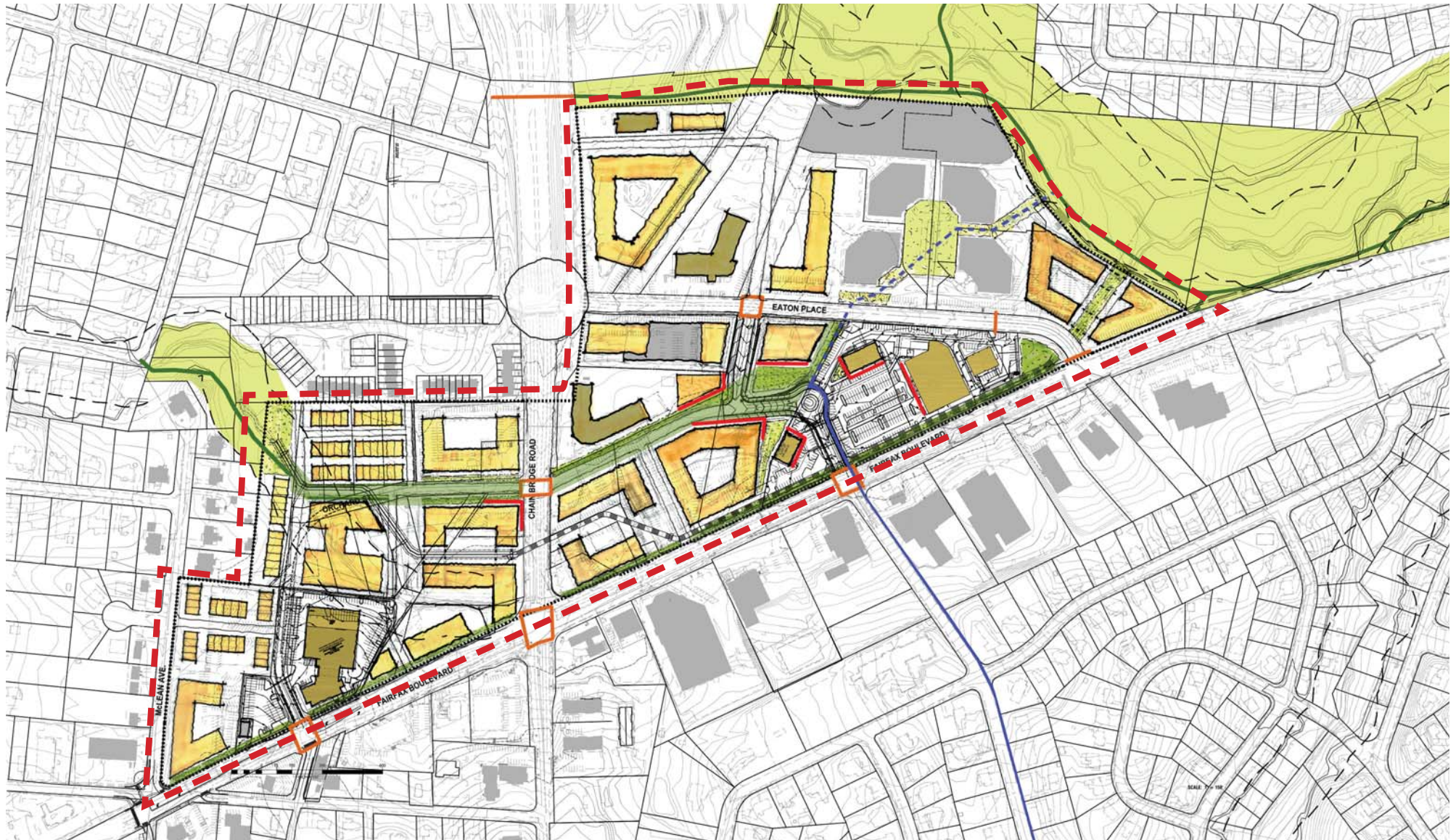
# NORTHFAX

# CONCEPTUAL PLAN - LONG-TERM



# NORTHFAX

## CONCEPTUAL PLAN - LONG-TERM



# TABLE WORKSESSIONS

