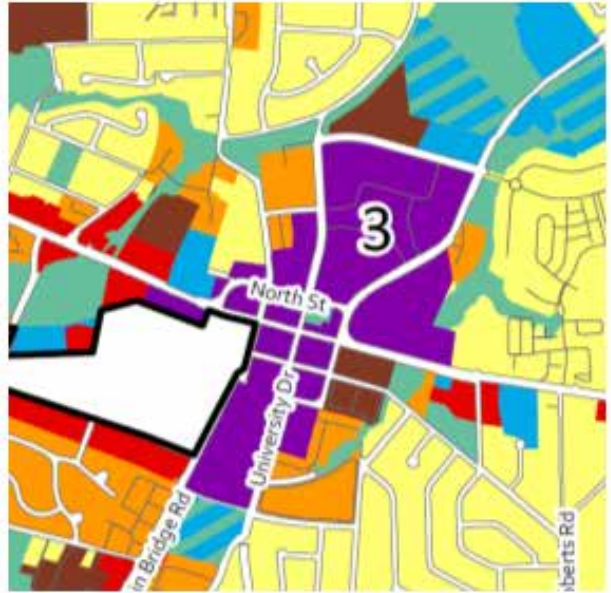


December 5, 2019



# DEVELOPMENT OF SMALL AREA PLANS

## NORTHFAX COMMUNITY MEETING

CUNNINGHAM | QUILL ARCHITECTS PLLC

Bolan Smart Associates

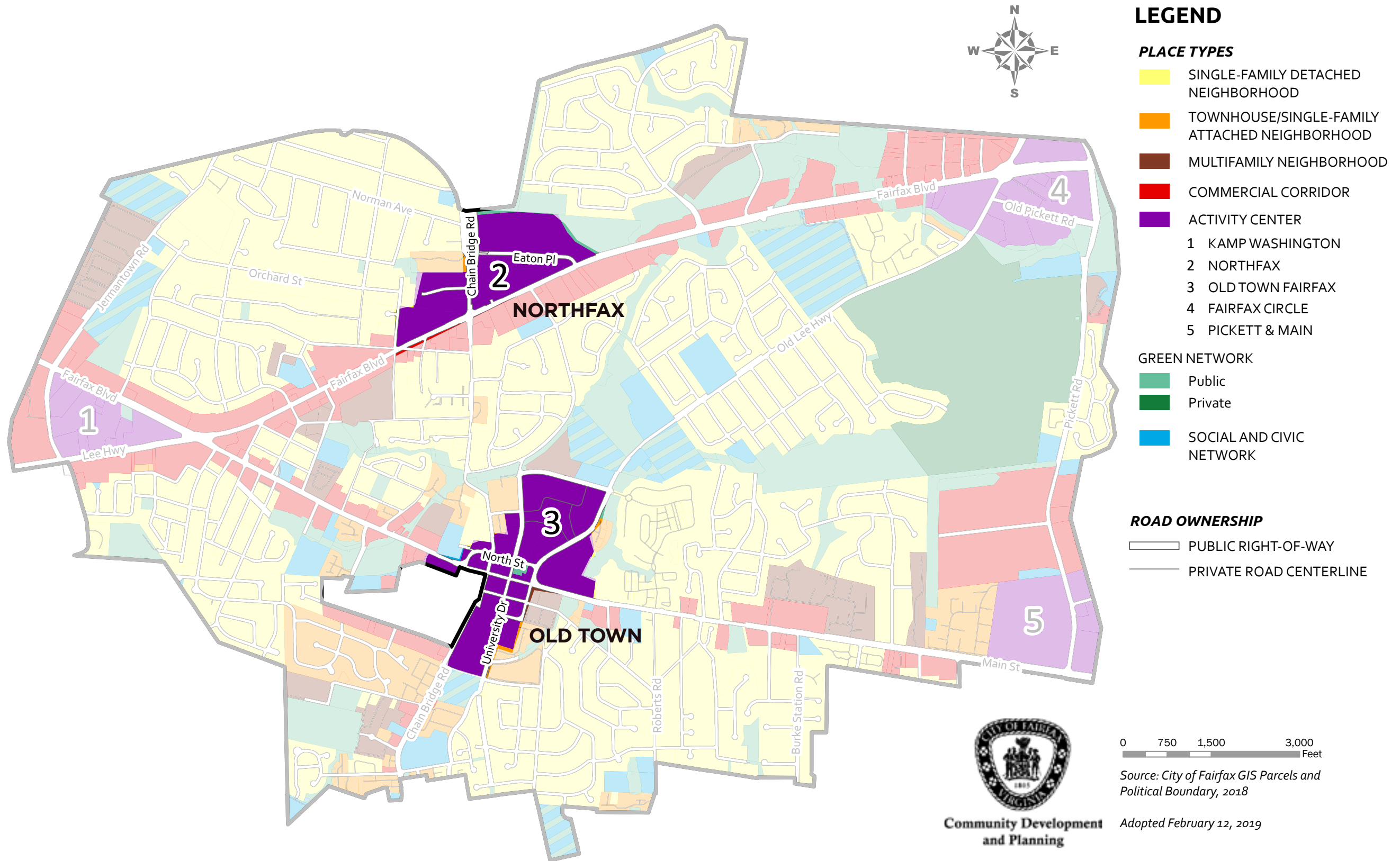
Kittleson & Associates

OCULUS

Walter L. Phillips UtilityPros

# BUILDING ON THE 2035 COMPREHENSIVE PLAN

## TWO ACTIVITY CENTERS: NORTHFAX & OLD TOWN



### LEGEND

#### PLACE TYPES

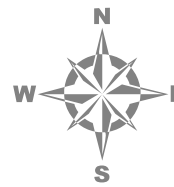
- SINGLE-FAMILY DETACHED NEIGHBORHOOD
- TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD
- MULTIFAMILY NEIGHBORHOOD
- COMMERCIAL CORRIDOR
- ACTIVITY CENTER
  - 1 KAMP WASHINGTON
  - 2 NORTHFAX
  - 3 OLD TOWN FAIRFAX
  - 4 FAIRFAX CIRCLE
  - 5 PICKETT & MAIN

#### 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

# BUILDING ON PREVIOUS STUDIES

## NORTHFAX

### **2019 Comprehensive Plan (Activity Centers)**

- Pedestrian-Oriented, Mixed-Use is Strongly Encouraged
- Support a Connected Street Network
- Provide Improved Streetscape and Pedestrian Connections to Surrounding Uses
- Include Inviting Open Spaces
- Uses: Office, Retail, Hotel, Public/Civic/Institutional, Residential Multifamily (48 DUA max.), Townhouse

### **2019 Comprehensive Plan (Northfax)**

- Most Appropriate Location in the City for a Regional Mixed Use Destination
- Small Area Plan Should Identify Locations for Retail Streets, New Streets and Open Spaces
- Opportunities for Pedestrian Connections
- Building Form, Including Appropriate Building Heights

## BUILDING ON PREVIOUS STUDIES NORTHFAX

### **2007 Fairfax Boulevard Masterplan (General Plan)**

- Mix of Uses and Destinations
- “Make Fairfax Boulevard a Great Walkable Street”
- “Enable the Market”
- “Balance Traffic Capacity, Safety, and Character”

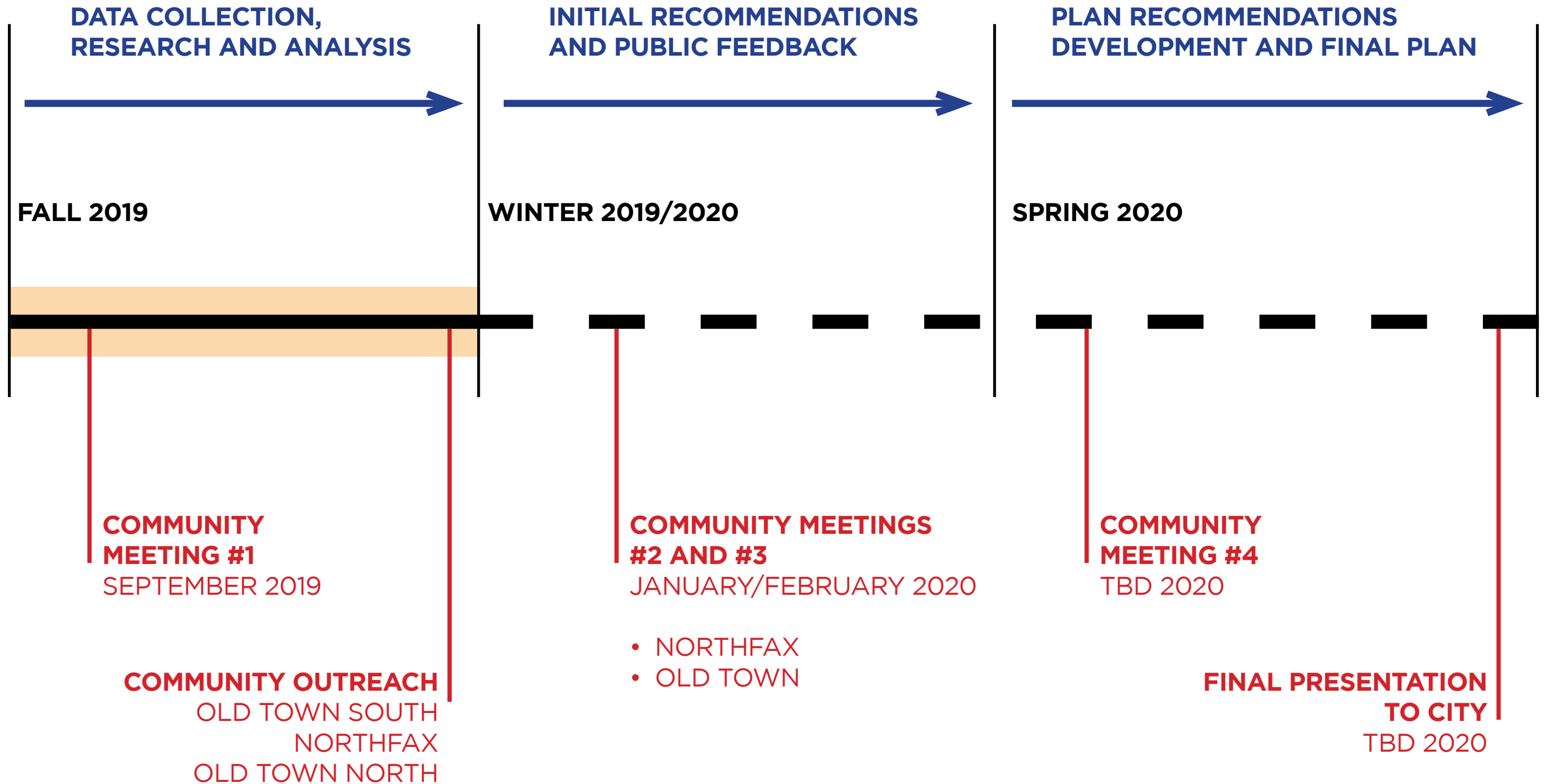
### **2007 Fairfax Boulevard Masterplan (Market Analysis)**

- Among Three Activity Centers, Northfax is Best Suited for a Mixed-Use Place-Oriented Development (Reston Town Center, Pentagon Row, etc.)

### **2007 Fairfax Boulevard Masterplan (Northfax)**

- Expanded Trail Network
- Connected Street Network
- Main Street Along Eaton Place
- Commercial Lots Transition to Residential Neighborhoods
- Stormwater Features are Integrated into Public Spaces
- Boulevard Style “Slow Lane”

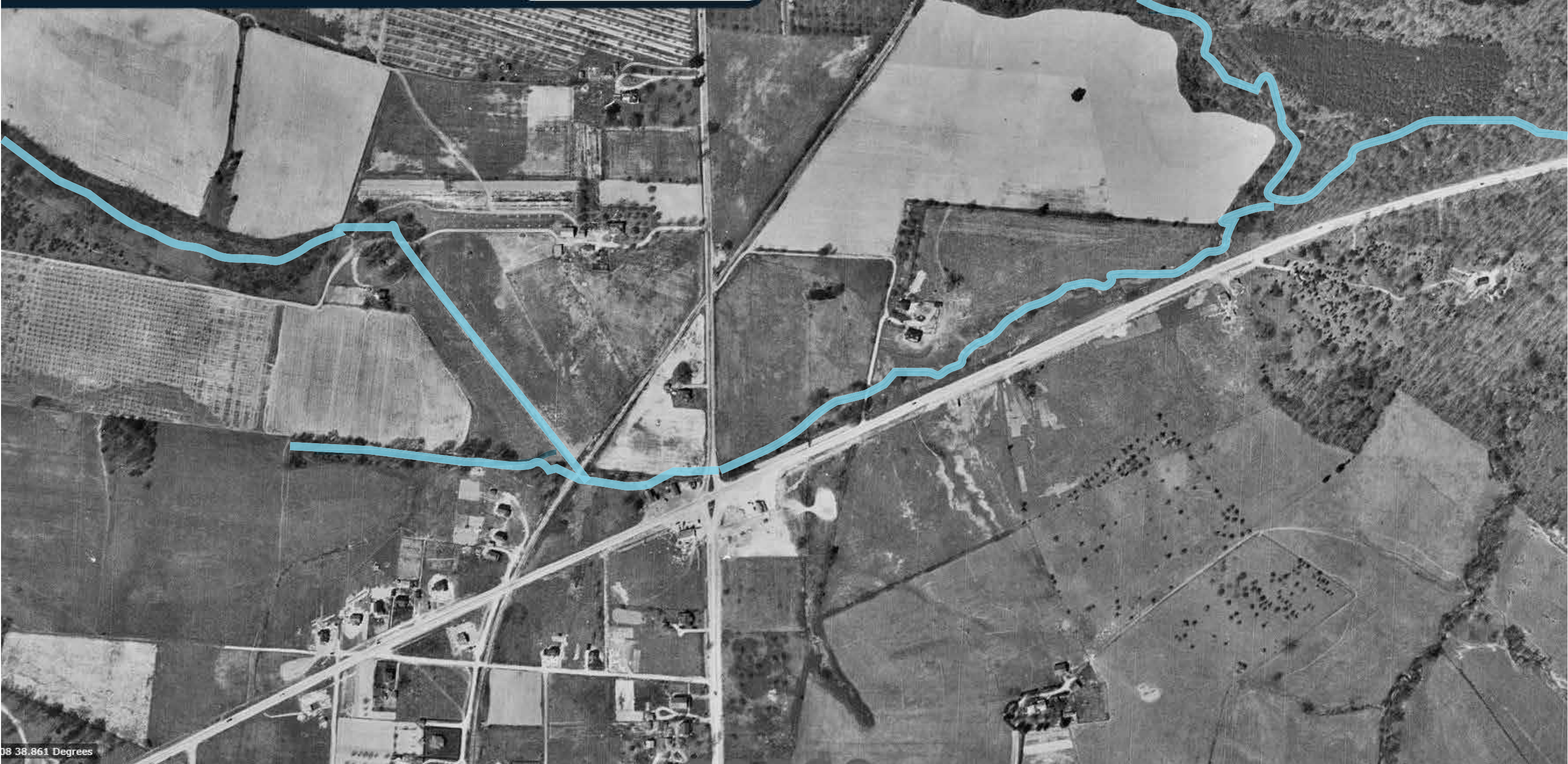
# PROJECT TIMELINE



# NORTHFAX TODAY

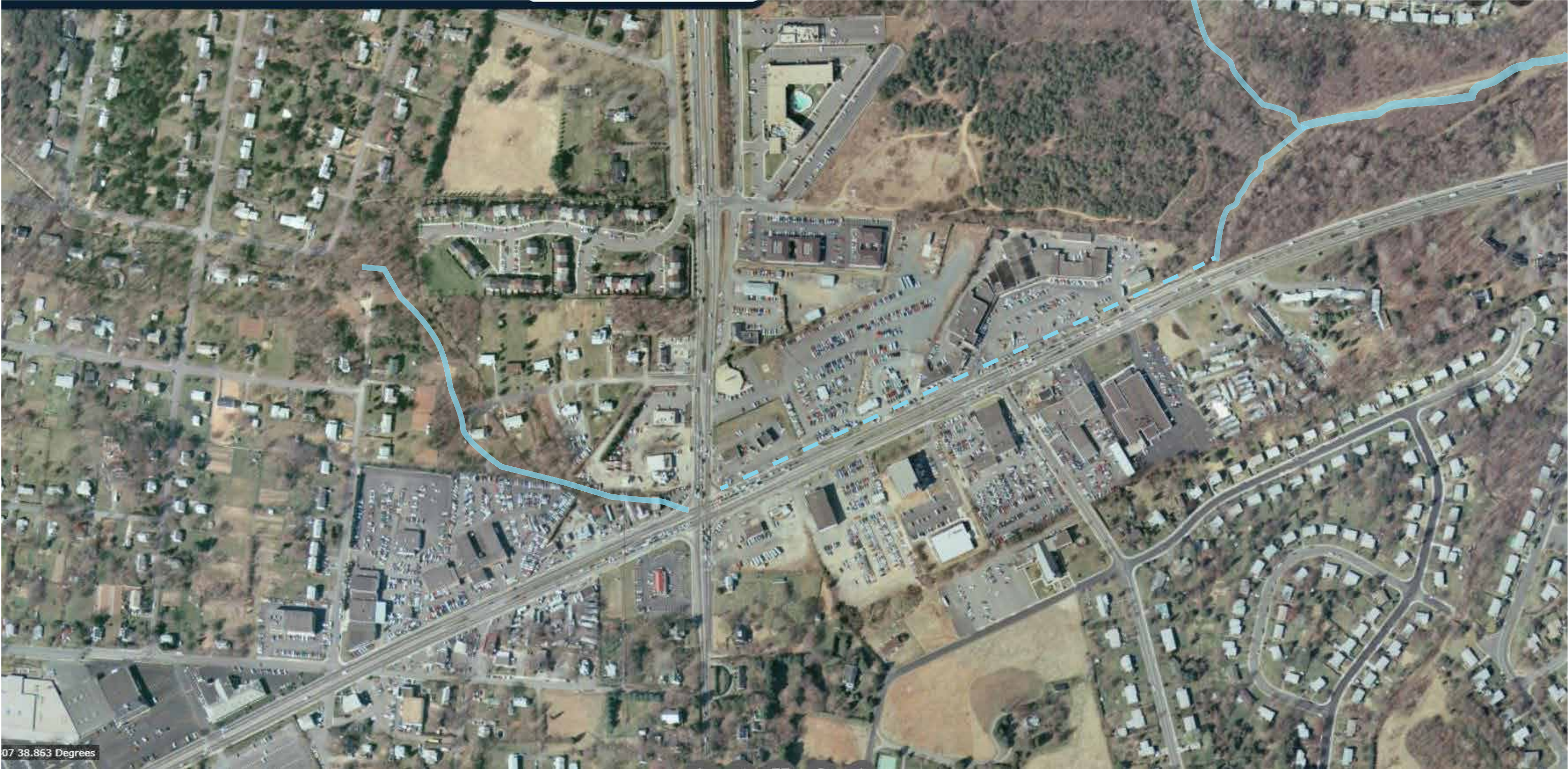


**NORTHFAX -1937**  
AGRARIAN PAST



# NORTHFAX - 1976

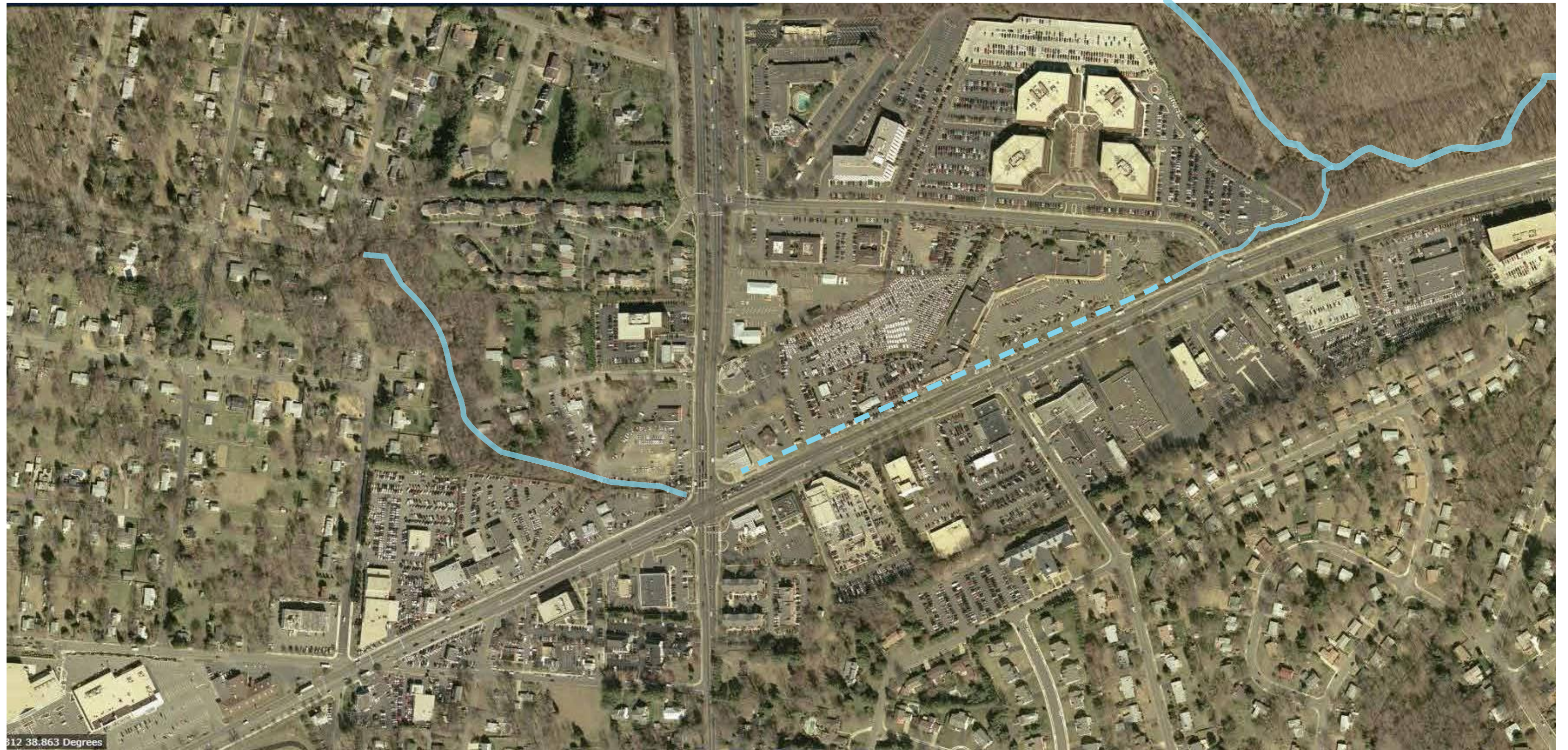
ERA OF THE CAR





# NORTHFAX -2002

## NEW OFFICE DEVELOPMENT



812 38.863 Degrees

# NORTHFAX - 2019

- MAJOR CROSSROADS AND ENTRY POINT TO CITY
- HISTORY OF CONNECTION TO GREEN SPACES
- AUTO-ORIENTED COMMERCIAL USES



# NORTHFAX - NEAR TERM ACTIVITIES

1. POINT 50

2. NORTHFAX EAST STREET EXTENSION

3. FLOOD MITIGATION AT ORCHARD STREET

4. PROPOSED BROWNS MAZDA REDEVELOPMENT

5. PROPOSED ORCHARD STREET EXTENSION

6. PROPOSED INTERSECTION IMPROVEMENTS AT CHAIN BRIDGE AND MCLEAN

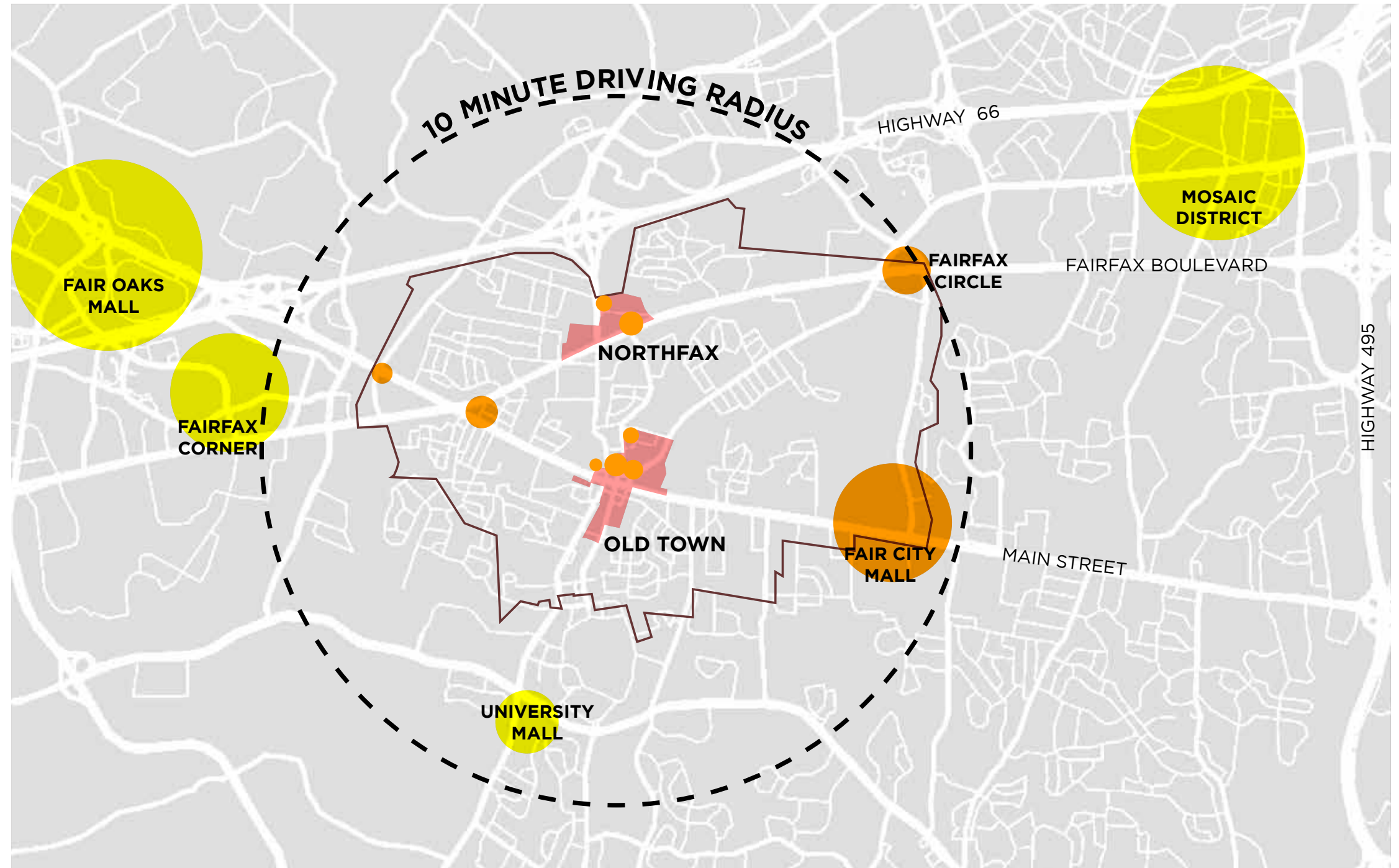
7. PROPOSED TRAIL NETWORK



# MARKET FEASIBILITY & DEVELOPMENT ECONOMICS

- City is Part of a Dynamic Regional Market
- Positive Retail / Hotel Market
- Recent Trends in Corporate Office Location – Local Niche Market
- Strong Residential Market – Opportunities to Leverage Value to Underwrite Other Improvements
- Opportunities for Investment in a Range of Underdeveloped Properties
- Civic Commitment to Economic Development

MAJOR NEW OR REFURBISHED RETAIL & COMMERCIAL DEVELOPMENTS (SF)



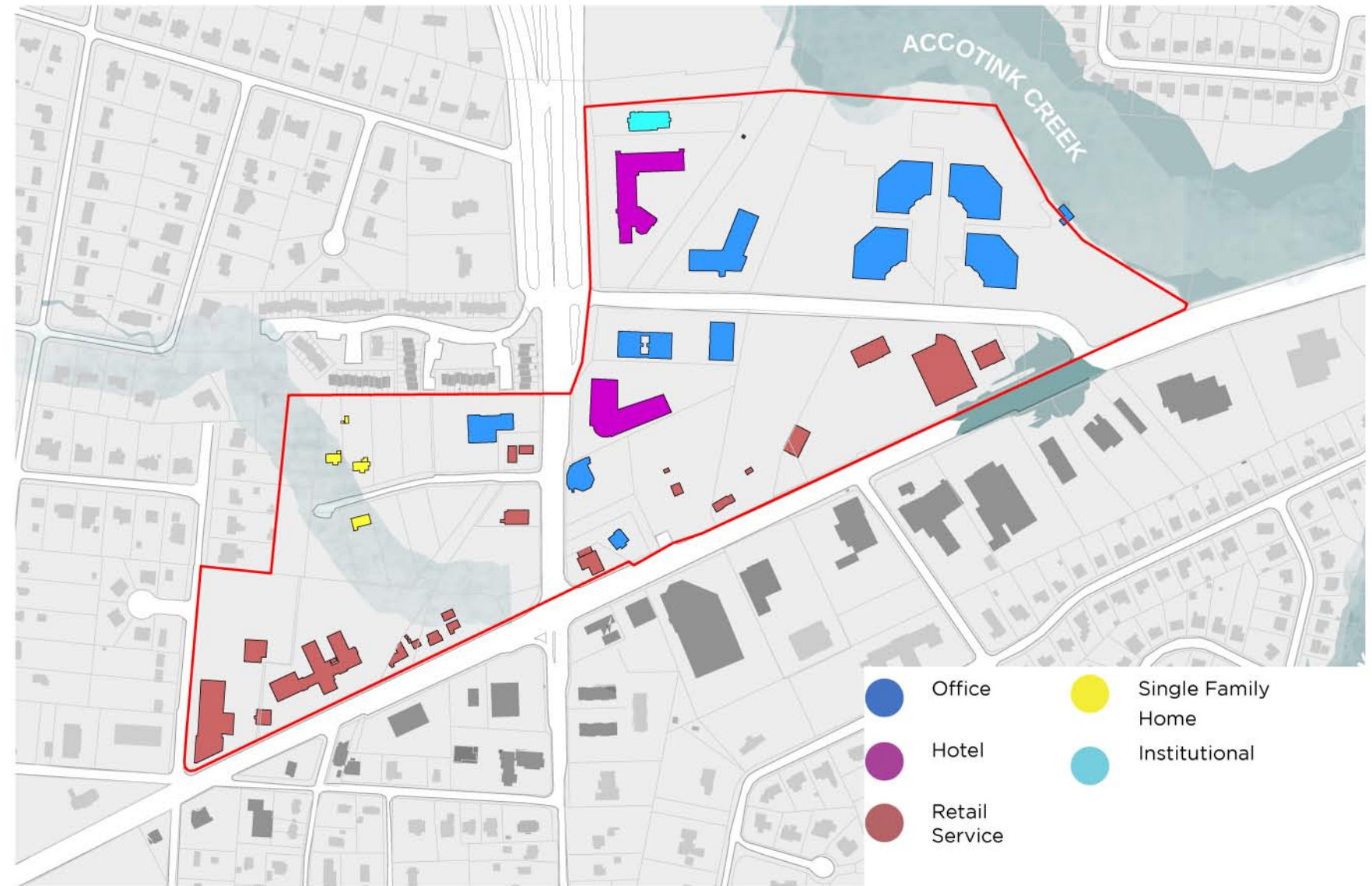
# NORTHFAX - LAND USE HIGHLIGHTS

## Northfax Market Constraints

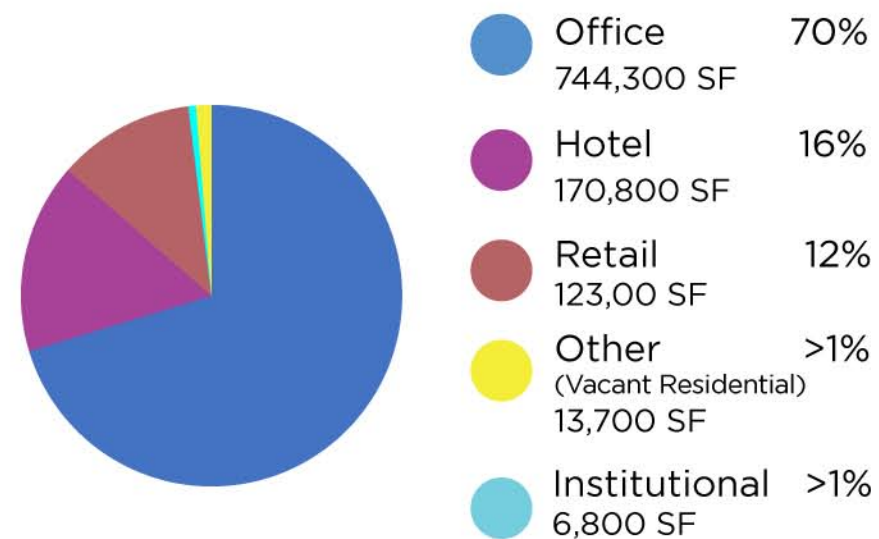
- Static Absorption Office Conditions (25% Vacant)
- Commercial Market Saturation Elsewhere
- Zoning Restrictions

## Northfax Market Opportunities

- Energy From New Investments (Point 50 etc.)
- Needs Added Node-Serving Amenities (Retail, Public Spaces)
- Potential to Unlock Residential Value Driver
- Larger Parcel Redevelopment Opportunities (and Economies)
- Overlay of New Infrastructure Framework
- Potential to Transform Identity

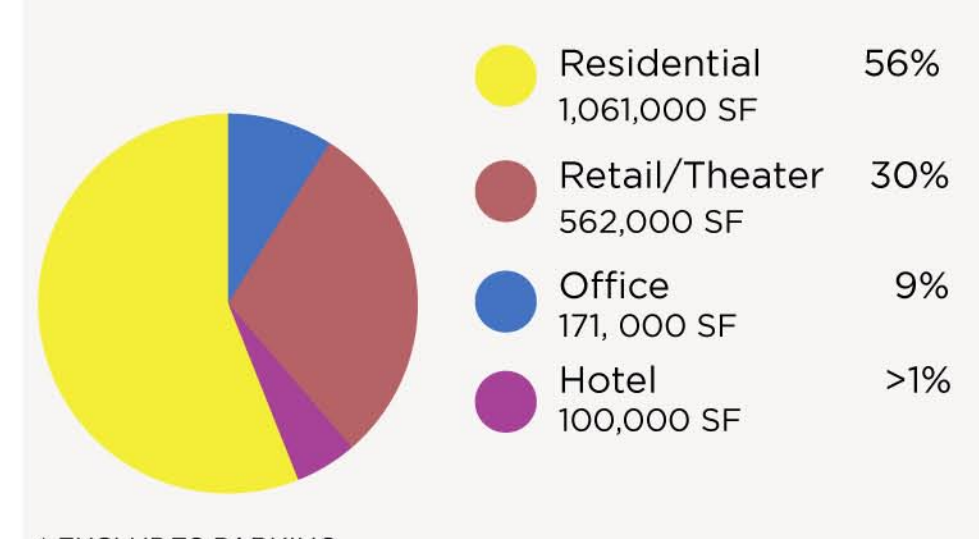


**NORTHFAX- CURRENT LAND USE**  
Approx 12% building land coverage



\* EXCLUDES PARKING

**MOSAIC DISTRICT LAND USE**



\* EXCLUDES PARKING

# GREEN INFRASTRUCTURE & WATERSHED



Orchard Street with Old Rail Bed Visible in Distance - Looking West



Willow Wood Parking Garage From Shiloh Street Park



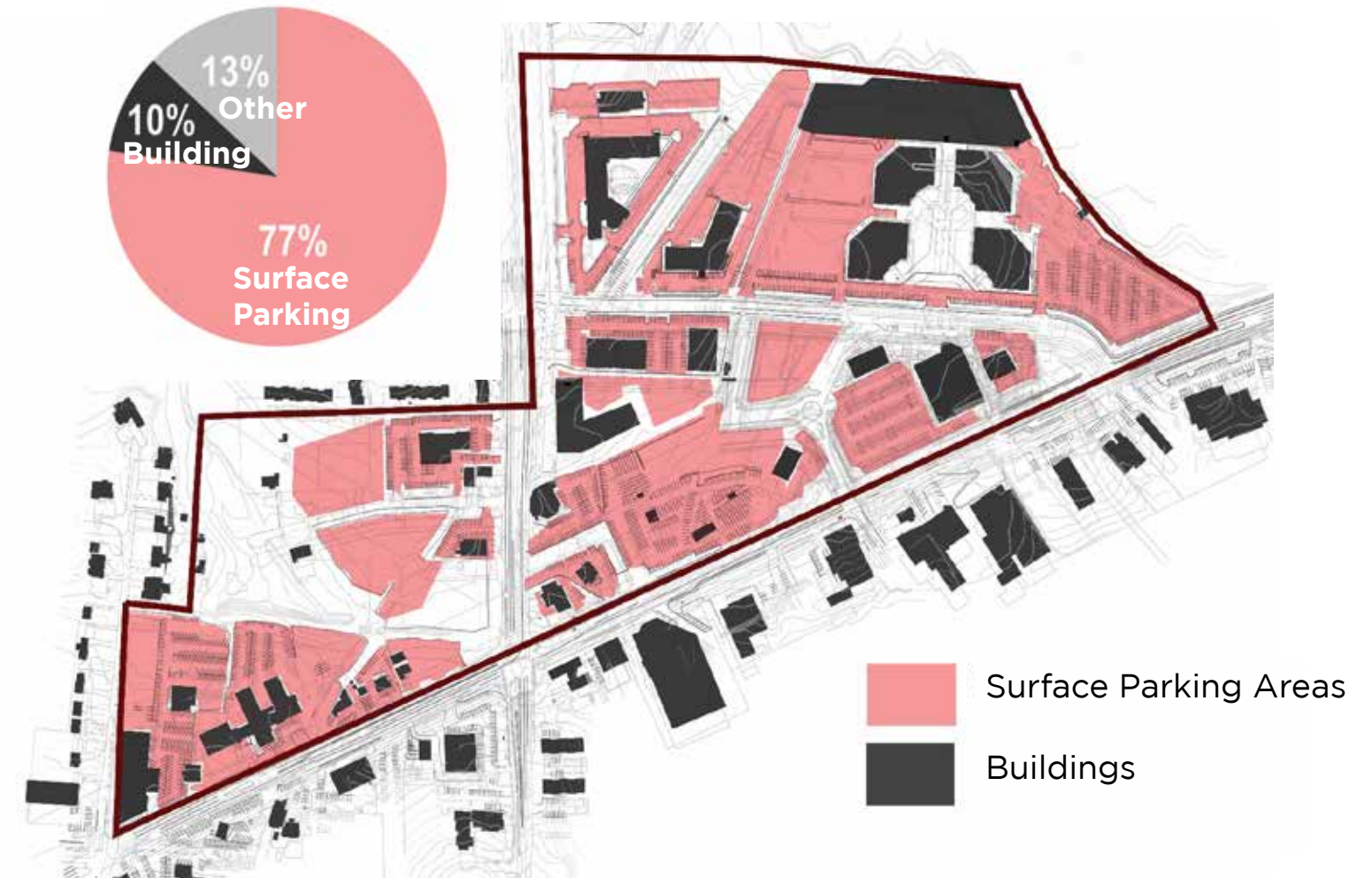
Fairfax Cycling Trail at Main Street



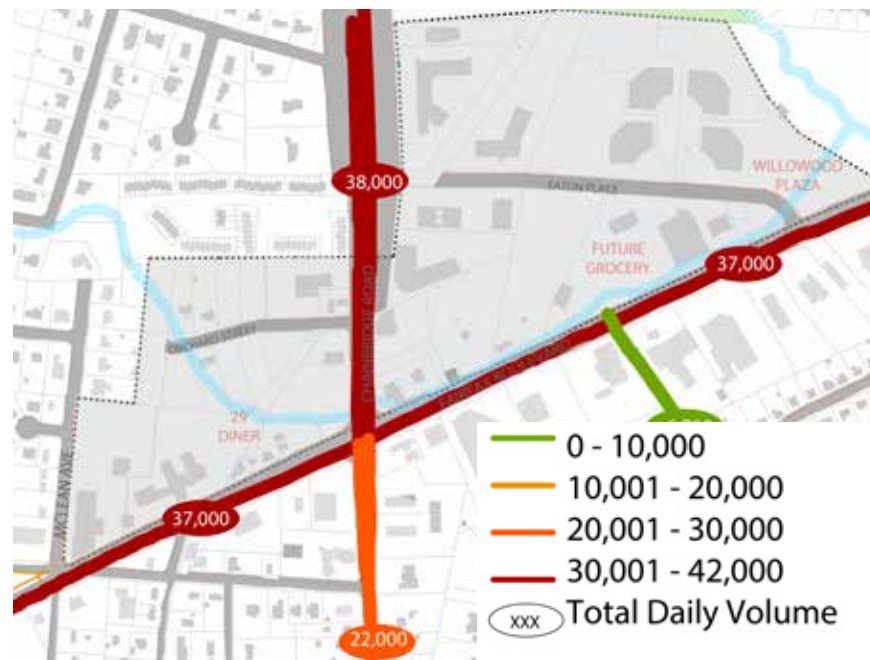
# NORTHFAX

## TRANSPORTATION OBSERVATIONS

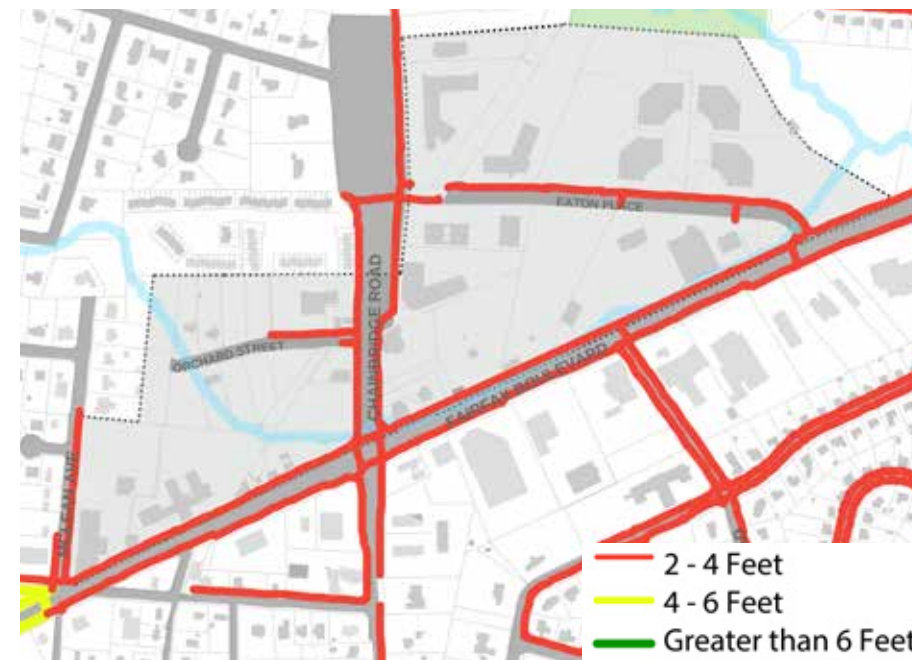
- Limited Functional Street Network Limits Traffic to Chain Bridge Road & Fairfax Boulevard
- Lack of Options for People Walking & Biking from Surrounding Neighborhoods to Access Northfax
- Site Location & Layout Provides an Abundance of Opportunities:
  - Site Access
  - Site Layout - Inward v/s Outward
  - Multimodal Connections to Surrounding Neighborhoods
- Parking Oversupply & Automobile Storage Use



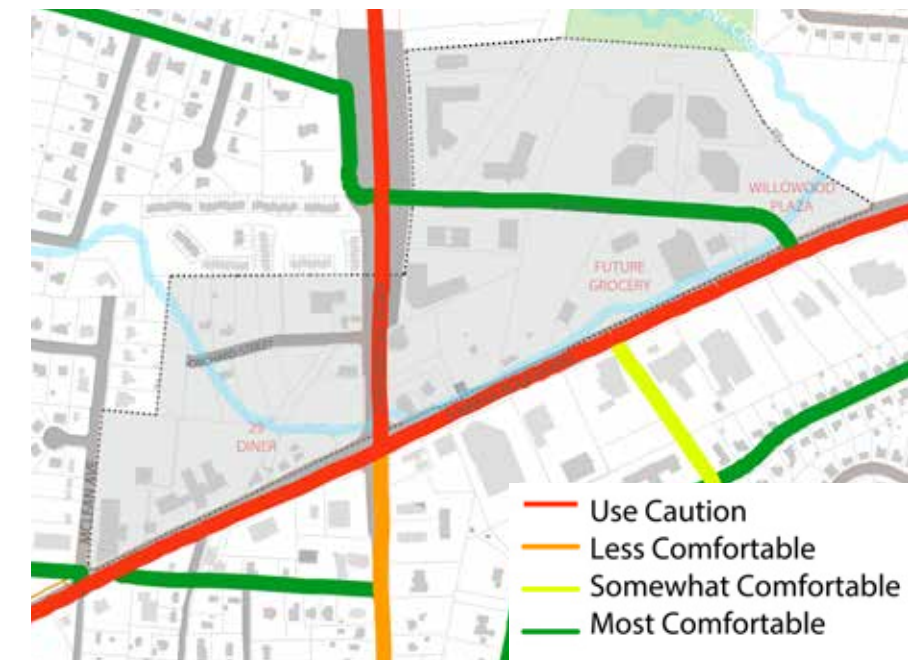
Paved/ Impervious Lot Coverage



Traffic Volumes



Lack of Sidewalk Connections



Level of Bicycle Comfort

# CONNECTING THE CITY - BICYCLES AND PEDESTRIANS

1



1 **“No way to safely cross Fairfax Boulevard as a pedestrian or cyclist”**  
- Lifelong Resident

2

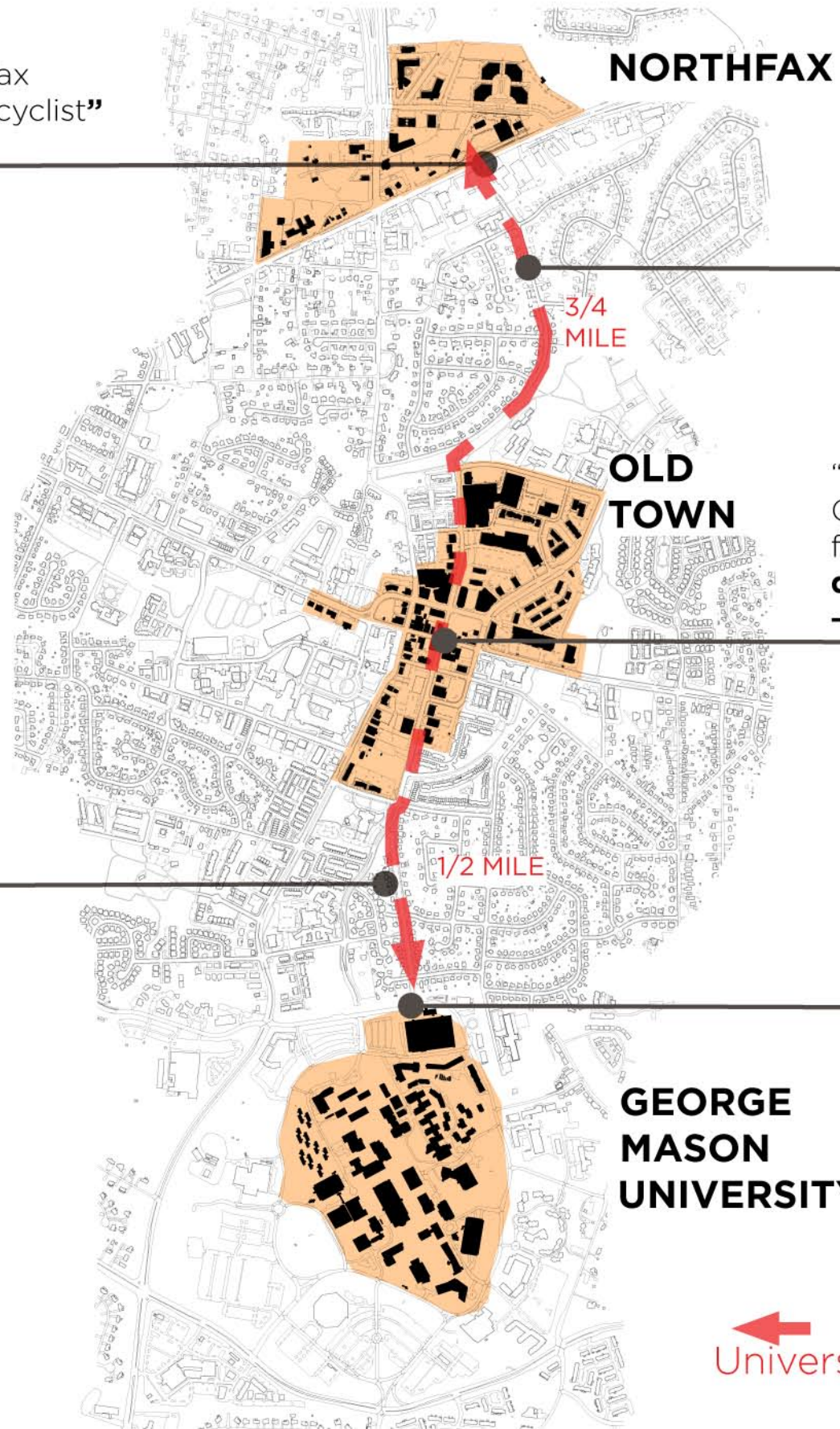


4 **“Feel like I am intruding walking through the residential neighborhood to go to Old Town.”**  
-GMU Student

3



4



2 **“We do not feel safe even going out of our driveway.”**  
**It is unsafe.”**  
- Mom & Resident

Ongoing: University Drive Traffic Calming Projects

3 **“Narrow Sidewalks in historic Old Town make it unfriendly for pedestrians and scary for drivers and cyclists”**  
- Local Transportation Expert

**“No obvious gateway signaling you enter the city of Fairfax along University Road from GMU.”**  
- Urban Designer



# COMMUNITY COMMENTS