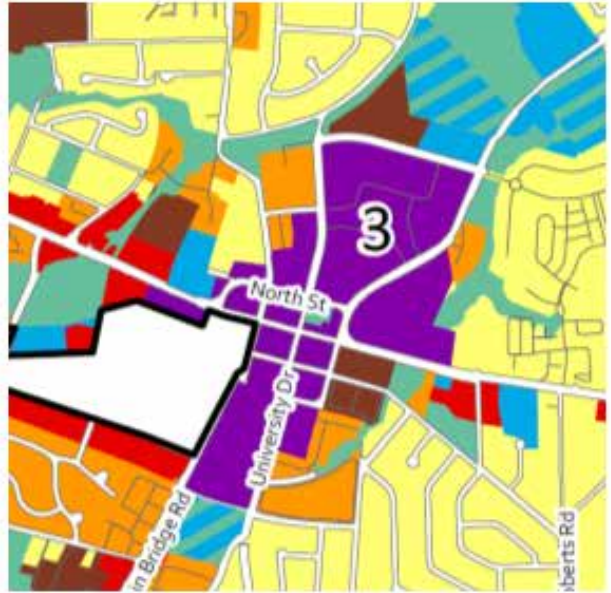


February 6, 2020



DEVELOPMENT OF SMALL AREA PLANS

OLD TOWN COMMUNITY CHARRETTE



CUNNINGHAM | QUILL ARCHITECTS PLLC

Bolan Smart Associates

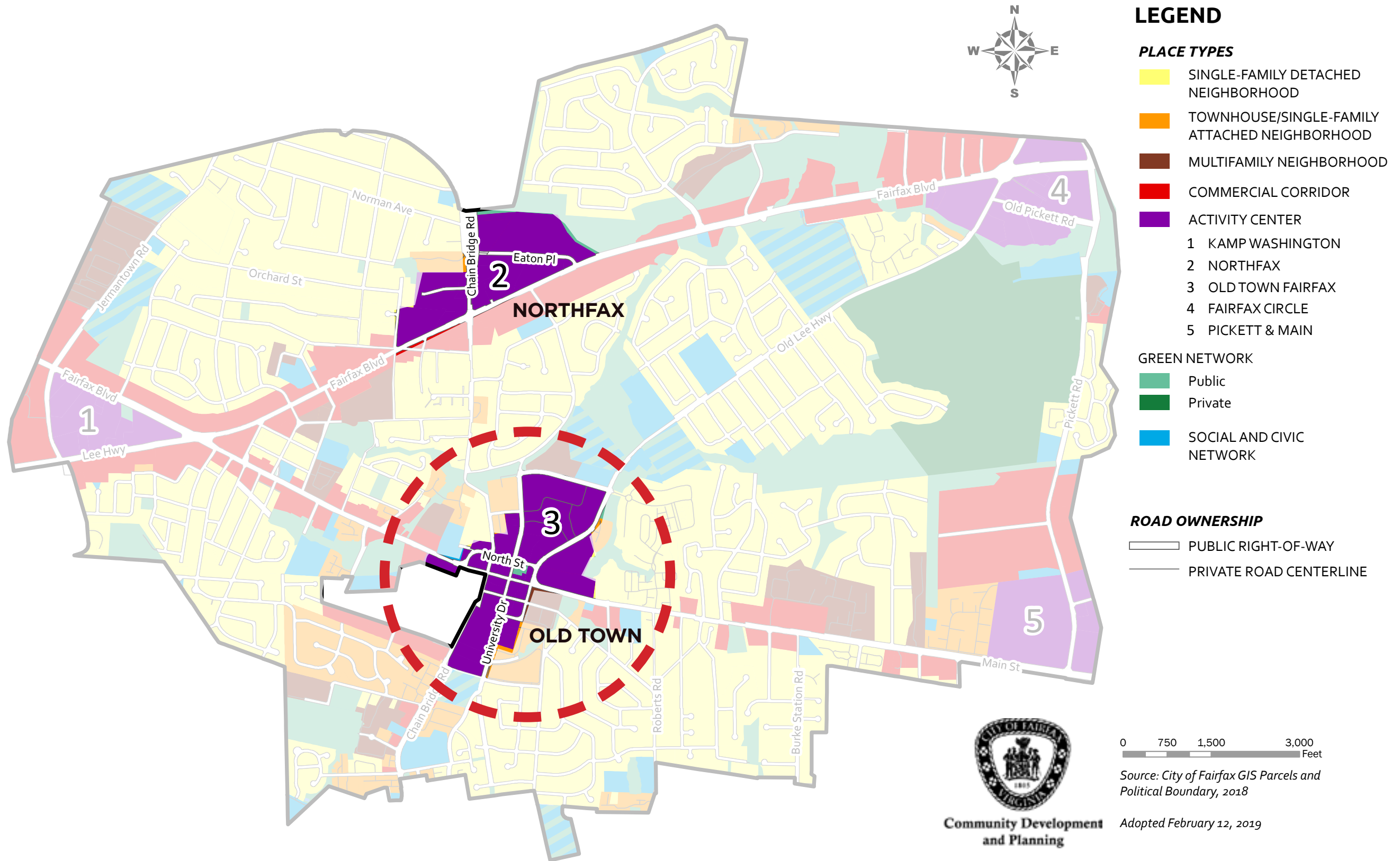
Kittleson & Associates

OCULUS

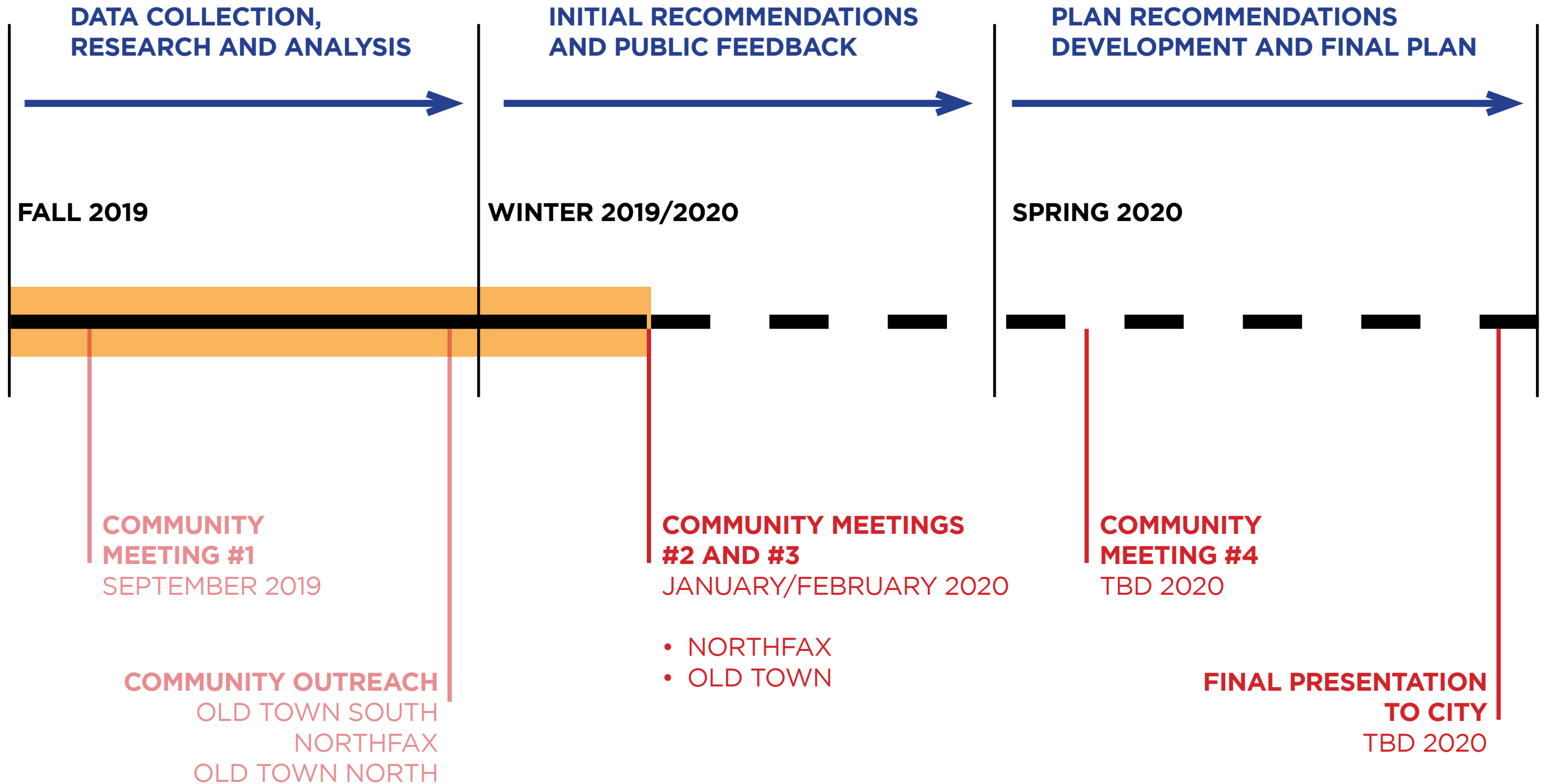
Walter L. Phillips UtilityPros

BUILDING ON THE 2035 COMPREHENSIVE PLAN

TWO ACTIVITY CENTERS: NORTHFAX & OLD TOWN



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
WHAT WE HEARD - OLD TOWN



COMMUNITY OUTREACH INFORMING AND LISTENING



OLD TOWN COMMUNITY MEETING

EARLY DECEMBER

- 2 Meetings - 66 People per Sign-In Sheets

WHAT WE HEARD

HOPES / DESIRES:

- Better **Pedestrian & Cyclist Safety**
- **Slowing Down Cars** and Better **Walking Connections** Throughout City
- Improved **Spaces to Gather**
- **Housing** for People During Various Life Stages
- Build On **Local Arts and Culture**; Bring an **Entertainment / Arts Anchor** to Compliment Retail
- **Preserve Existing Character** of Historic Buildings and Main Street Charm.

CHALLENGES / CONCERNS:

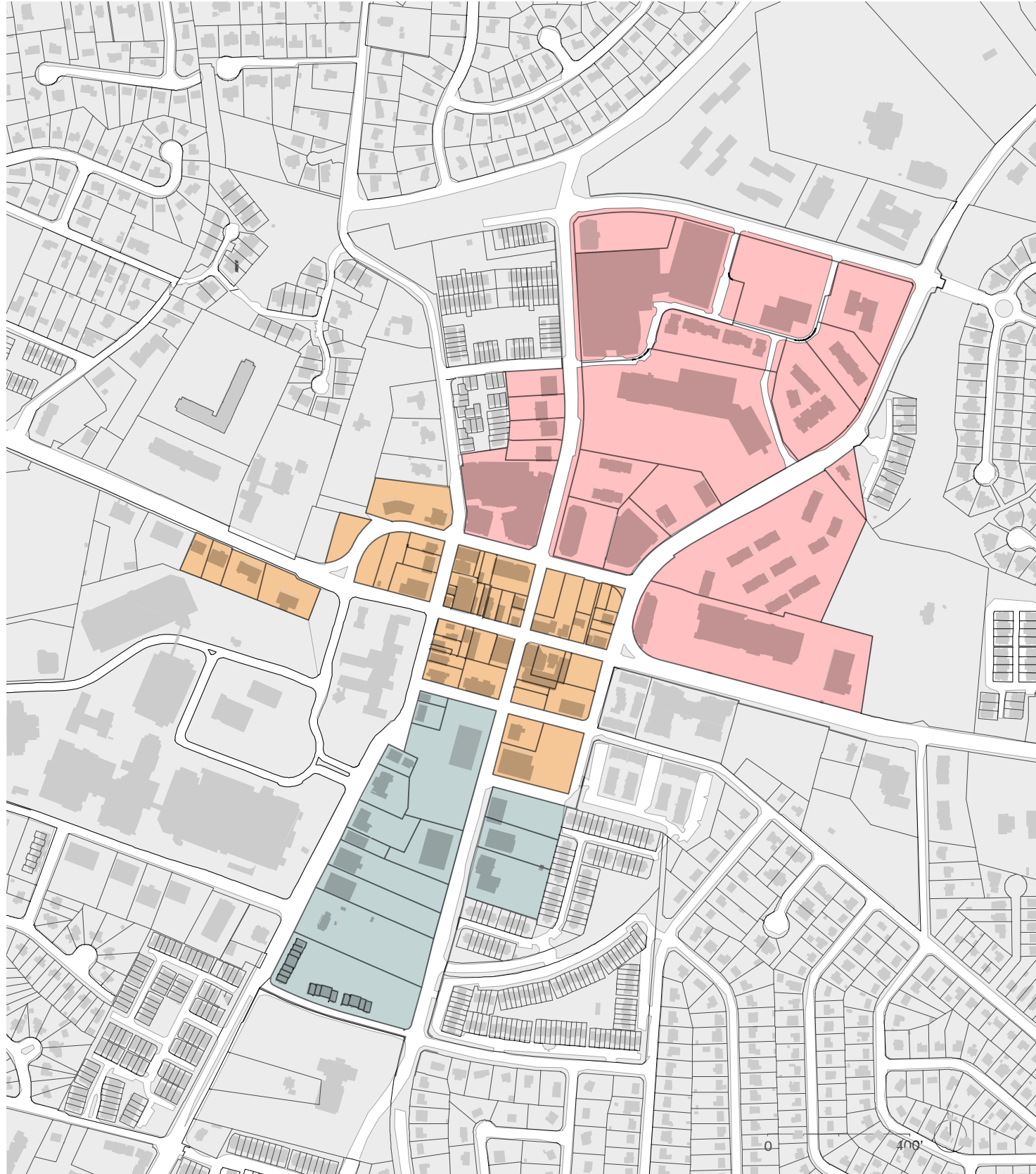
- Concerns about **Heavy Traffic and Density**
- Lack of **Comfortable Sidewalks**
- **Retail/Office Vacancies** and Lack of Destination Uses
- **Pedestrian and Biking Safety** throughout City
- **No Places to Walk** to from Neighborhoods
- Preservation of **Historic Structures**

OLD TOWN

EXISTING CONDITIONS



OLD TOWN EXISTING CONDITIONS



1

Old Town North Emerging Mixed-Use Community

- Larger Consolidated Parcels
- Emerging Residential & Retail Uses
- Shared Parking Strategies



2

Cultural Core Historic Heart

- Opportunities to Highlight Unique Character
- Infill development
- Historic Preservation / Adaptation
- Destination



3

Old Town South Connecting Downtown

- Opportunities for Infill Development
- Supporting Niche Office Market
- Better Connectivity with GMU



Nearly 1,200 households are within walking distance but often feel disconnected to the historic downtown.



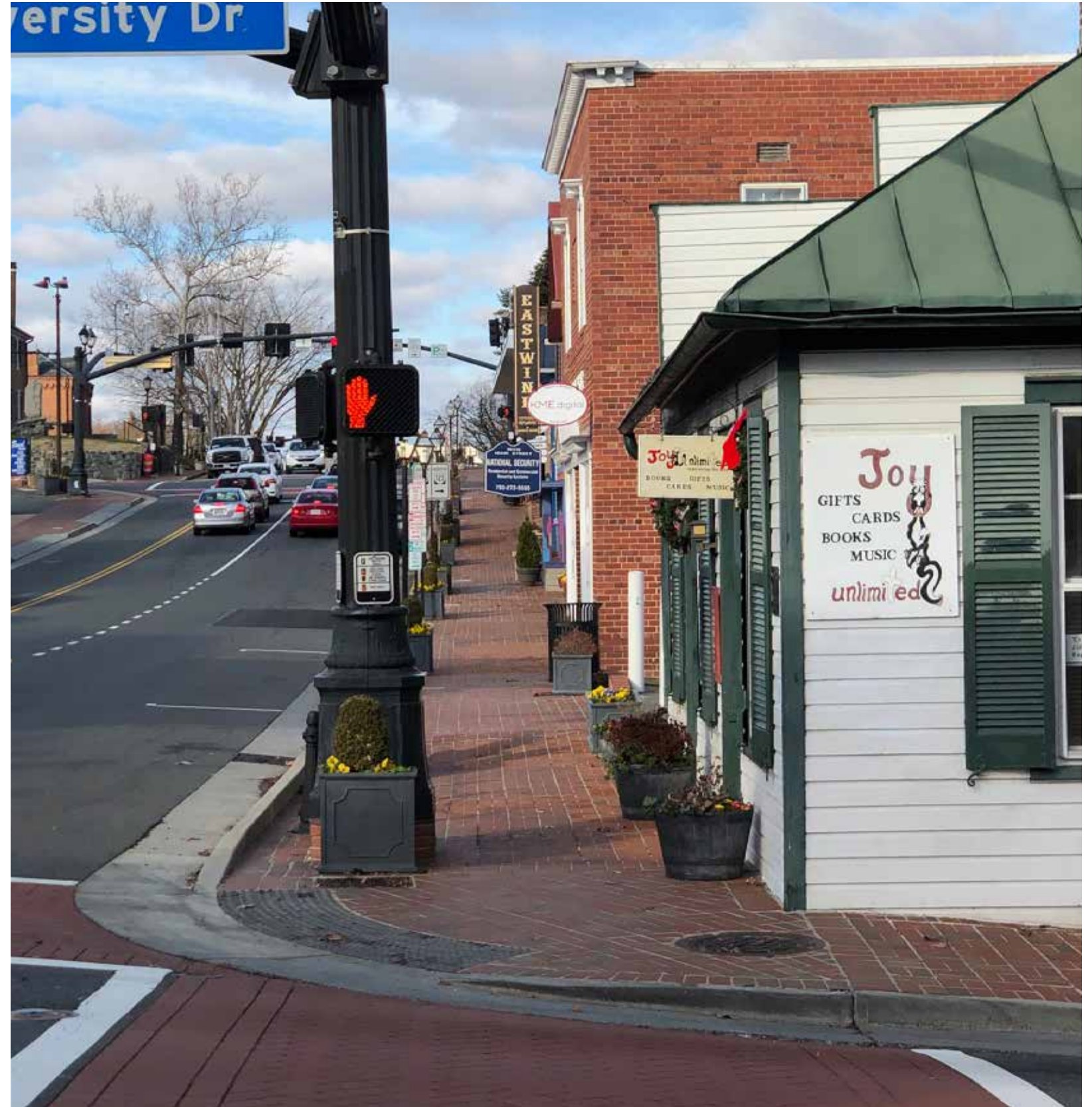
“ The number one thing that will keep people coming and staying in the city is safety. I walk all the time but **I never feel safe walking in old town.**”

- 40 Year Resident
Old Town Community Meeting



IDEA #1: A DOWNTOWN FOR PEOPLE

EXISTING CONDITIONS - MAIN STREET

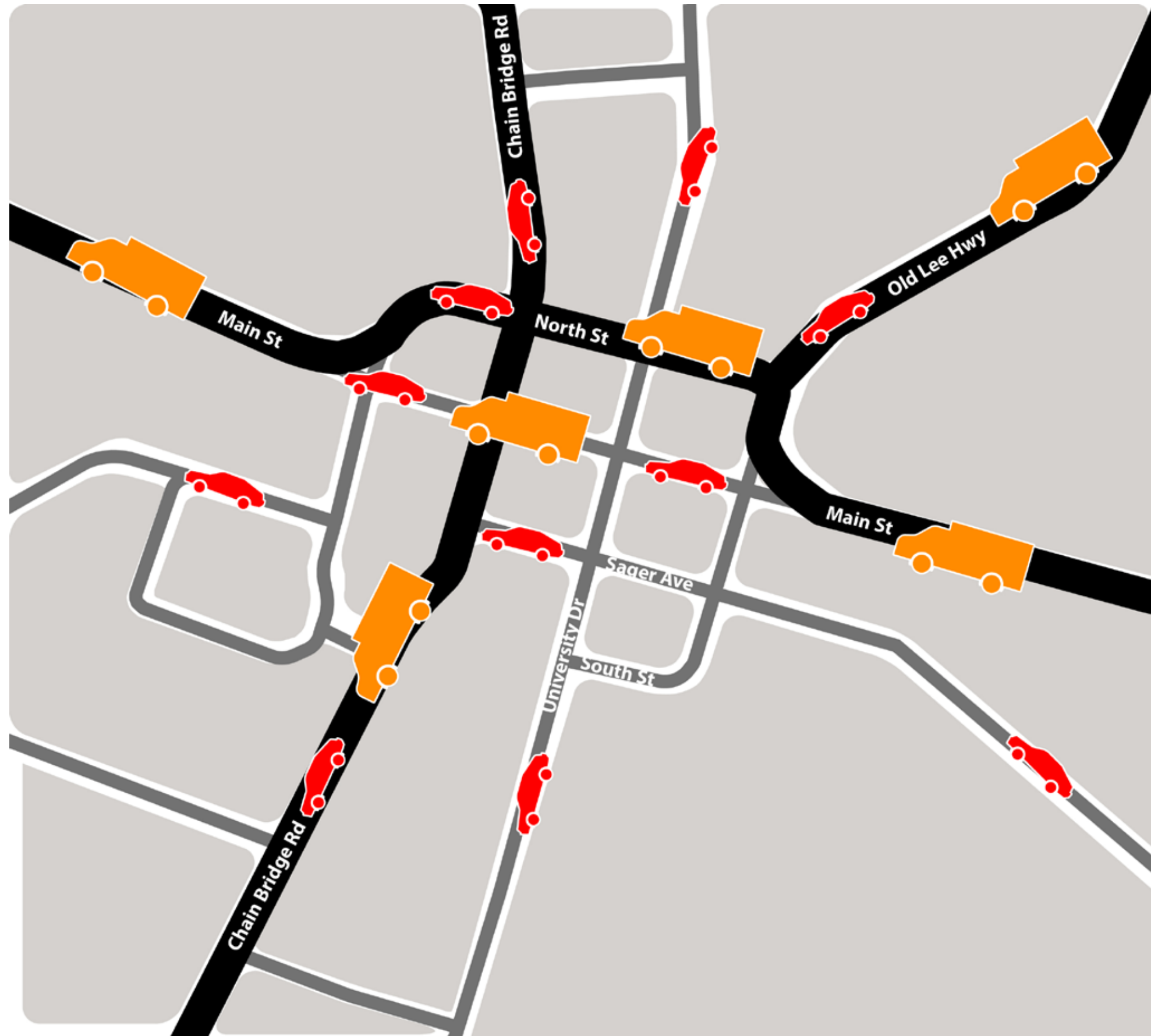


IDEA #1: A DOWNTOWN FOR PEOPLE

EXISTING CONDITIONS - NORTH STREET



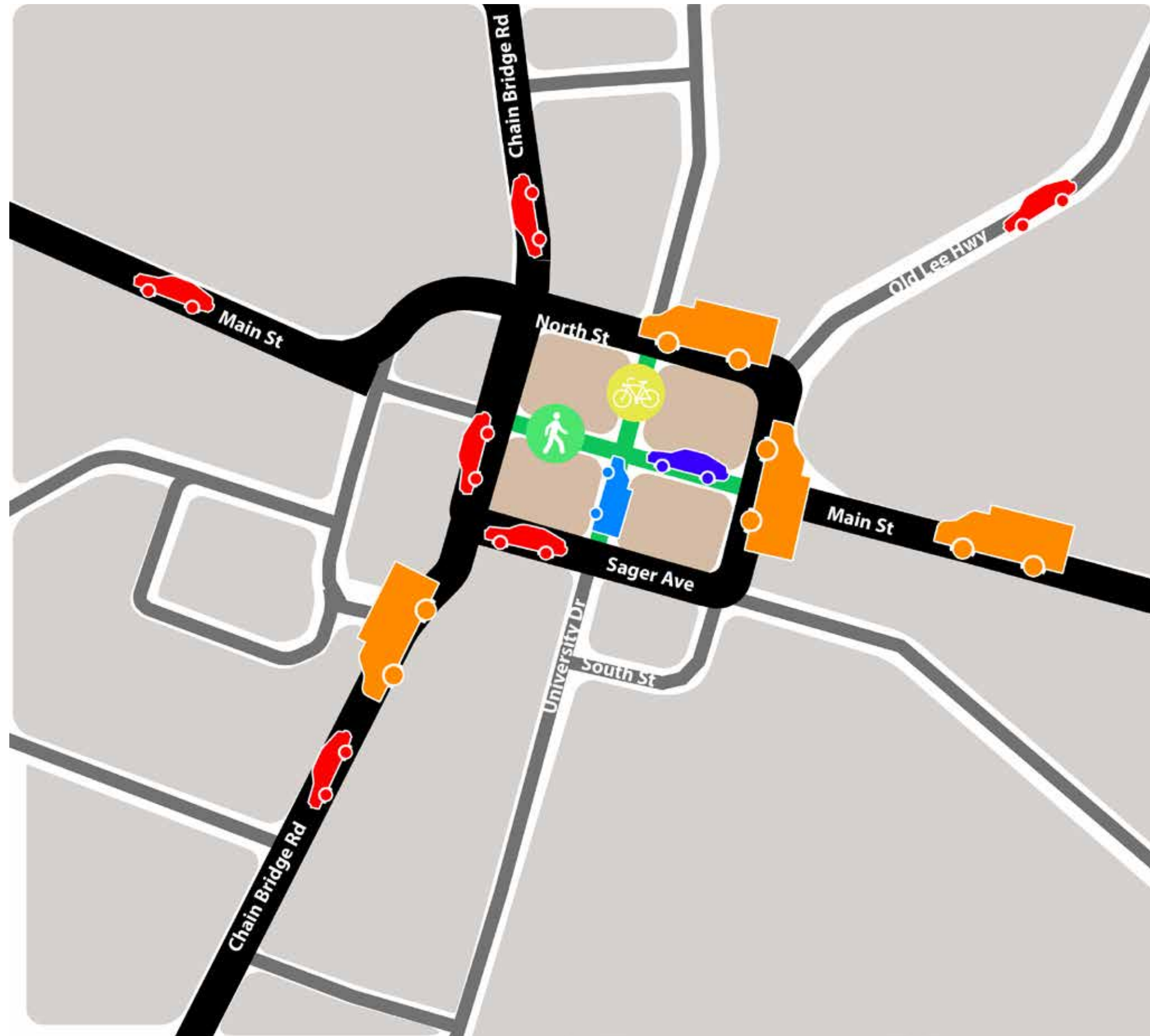
IDEA #1: A DOWNTOWN FOR PEOPLE







EXISTING CONDITIONS

-  Streets with Regional Mobility Function
-  Streets with Local Access Function
-  Regional and Local Truck Trips
-  Regional and Local Car Trips

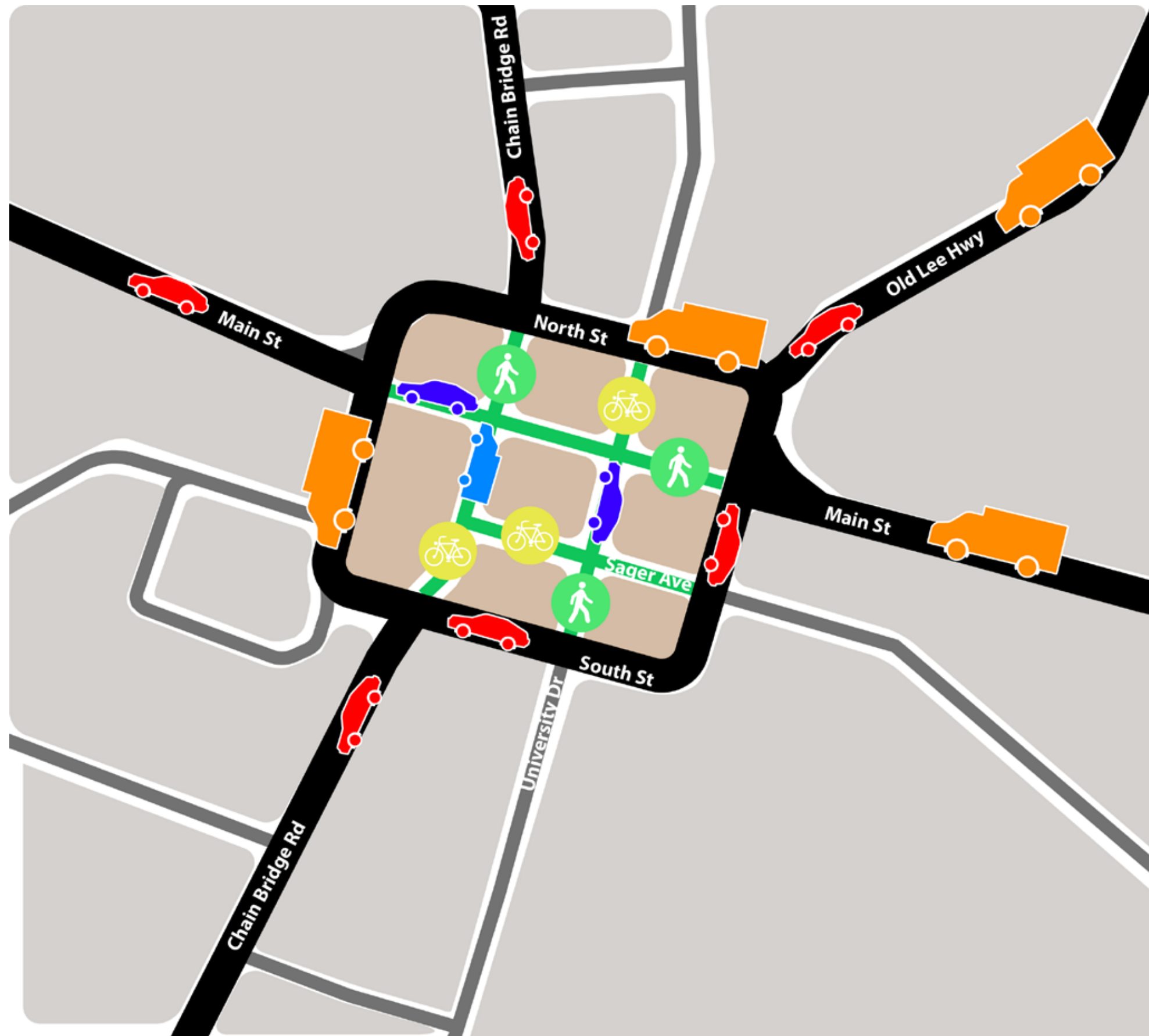
IDEA #1: A DOWNTOWN FOR PEOPLE



NEAR-TERM CONCEPT

-  Streets with Regional Mobility Function
-  Streets with Local Access Function
-  Pedestrian & Bicycle Friendly Streets
-  Pedestrian Precinct
-  Regional Truck Trips
-  Regional Car Trips
-  Enhanced Pedestrian Facilities
-  Enhanced Bicycle Facilities
-  Local Access Truck Trips
-  Local Access Car Trips

IDEA #1: A DOWNTOWN FOR PEOPLE

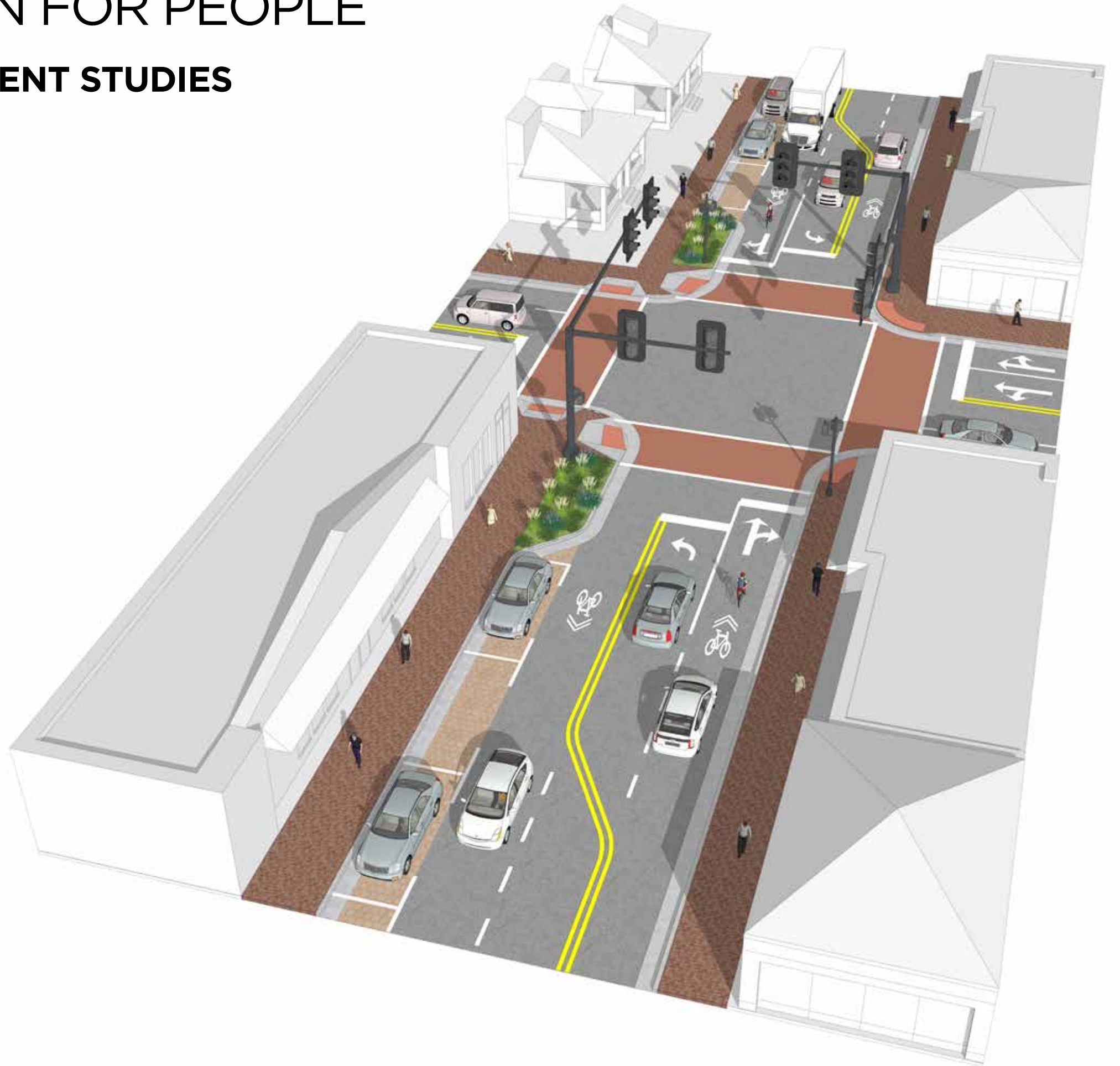
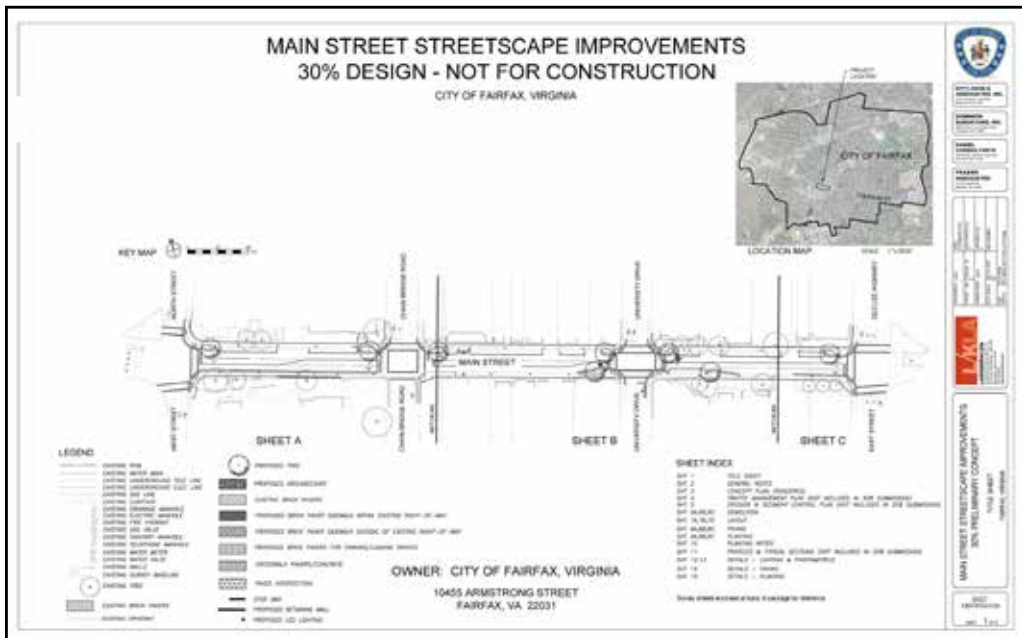


LONG-TERM CONCEPT

-  Streets with Regional Mobility Function
-  Streets with Local Access Function
-  Pedestrian & Bicycle Friendly Streets
-  Pedestrian Precinct
-  Regional Truck Trips
-  Regional Car Trips
-  Enhanced Pedestrian Facilities
-  Enhanced Bicycle Facilities
-  Local Access Truck Trips
-  Local Access Car Trips

IDEA #1: A DOWNTOWN FOR PEOPLE

BUILDING ON PREVIOUS / CURRENT STUDIES



IDEA #2: OLD TOWN AS CULTURAL DISTRICT

OLD TOWN FAIRFAX - BUILDING ON AN AUTHENTIC CHARACTER



IDEA #2: OLD TOWN AS CULTURAL DISTRICT

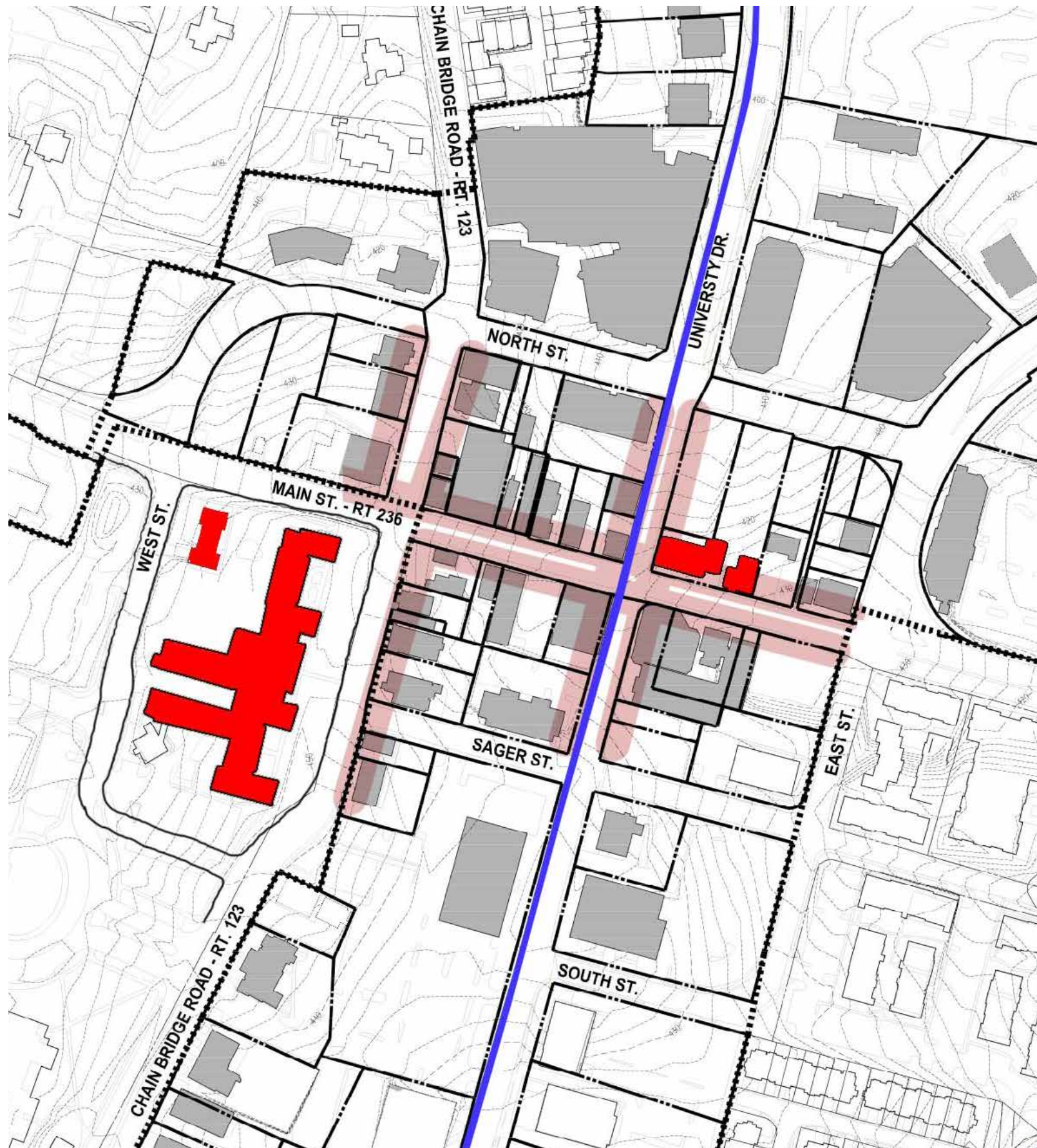
OLD TOWN FAIRFAX - CREATING AN AUTHENTIC EXPERIENCE AND PLACE HISTORY / THE ARTS / A UNIVERSITY



PRECEDENT: OLD TOWN ALEXANDRIA, OLD TOWN MANASSAS, CULPEPPER - DAVIS STREET

IDEA #2: OLD TOWN AS CULTURAL DISTRICT

ICONIC BUILDINGS



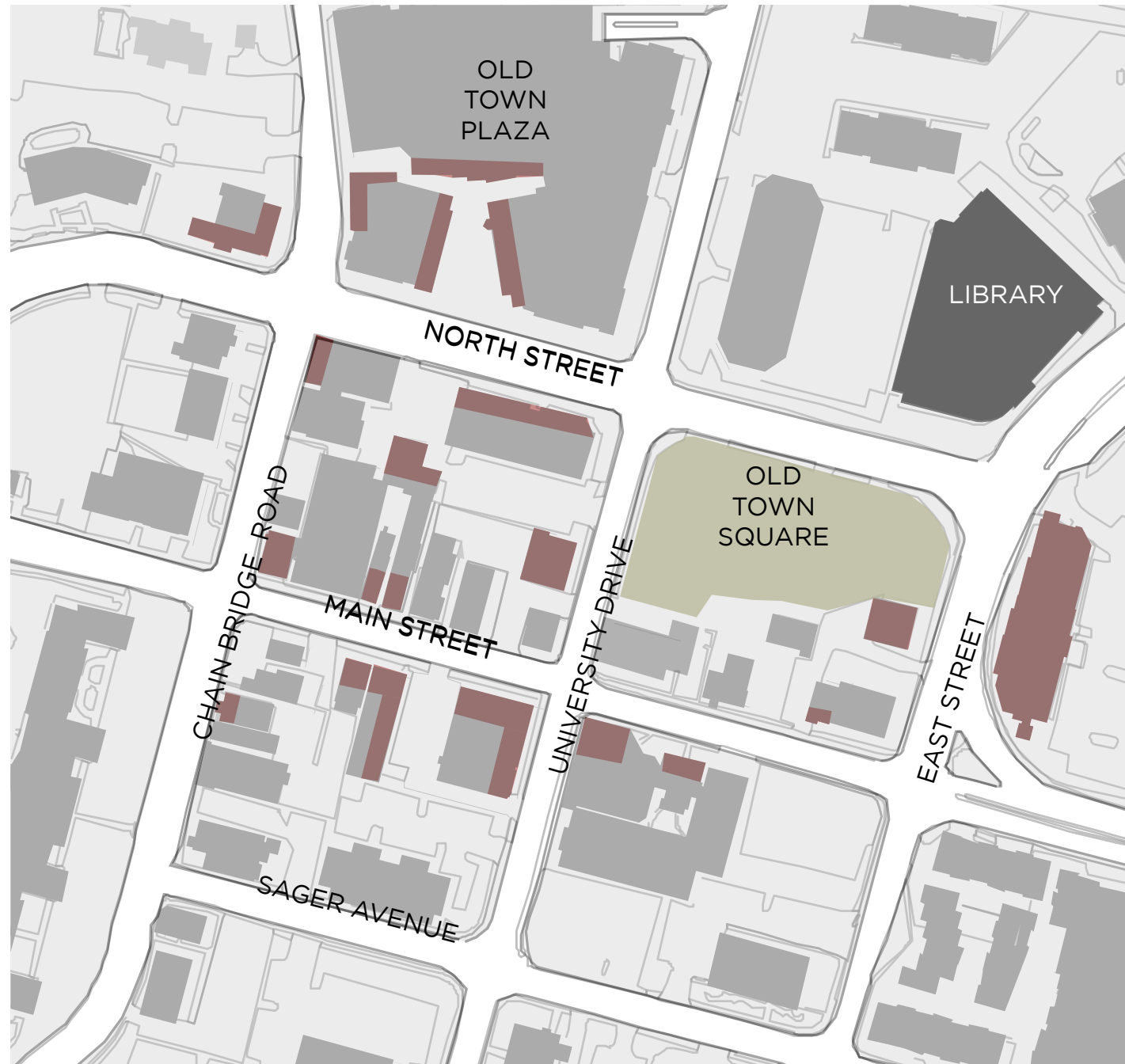
IDEA #2: OLD TOWN AS CULTURAL DISTRICT

HISTORICAL FABRIC

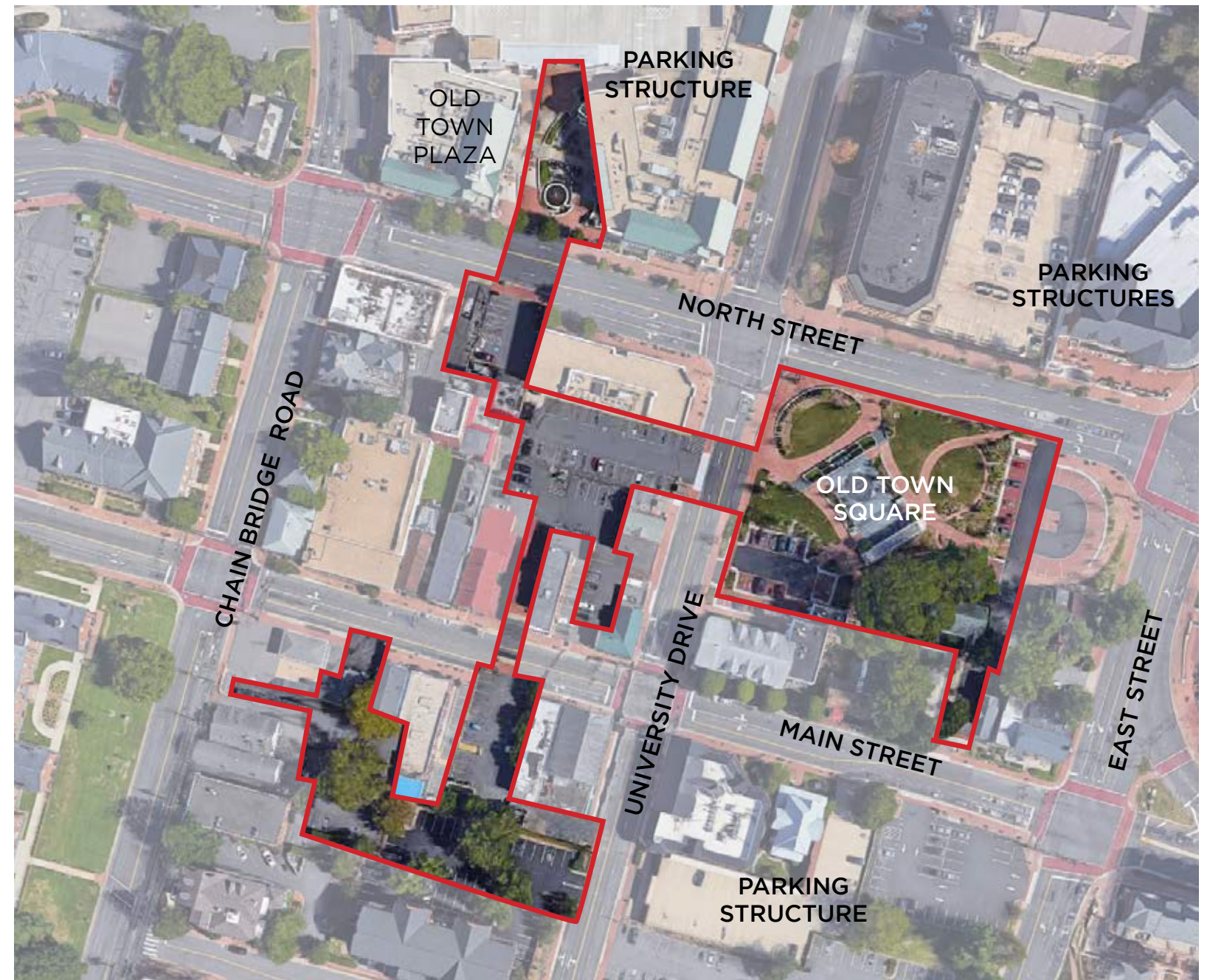


IDEA #2: OLD TOWN AS CULTURAL DISTRICT

ARTS WALK



SCATTERED RETAIL FRONTAGE



CONNECTING RETAIL AND THE DOWNTOWN EXPERIENCE

IDEA #2: OLD TOWN AS CULTURAL DISTRICT

ARTS WALK



IDEA #2: OLD TOWN AS CULTURAL DISTRICT

ARTS WALK

PARKING GARAGE

REVITALIZED
DINING + OPEN SPACES

COMMUNITY ART,
MURALS, + OUTDOOR
ACTIVITIES AT
PARKING LOTS

CONTINUED VIBRANCY
AT OLD TOWN SQUARE



IDEA #2: OLD TOWN AS CULTURAL DISTRICT

ARTS WALK



NEW LIGHTING
AT ICONIC BUILDINGS

NEW RETAIL
FRONTAGES +
ACTIVATED SPACES

COMMUNITY ART,
MURALS, + OUTDOOR
ACTIVITIES AT
PARKING LOTS

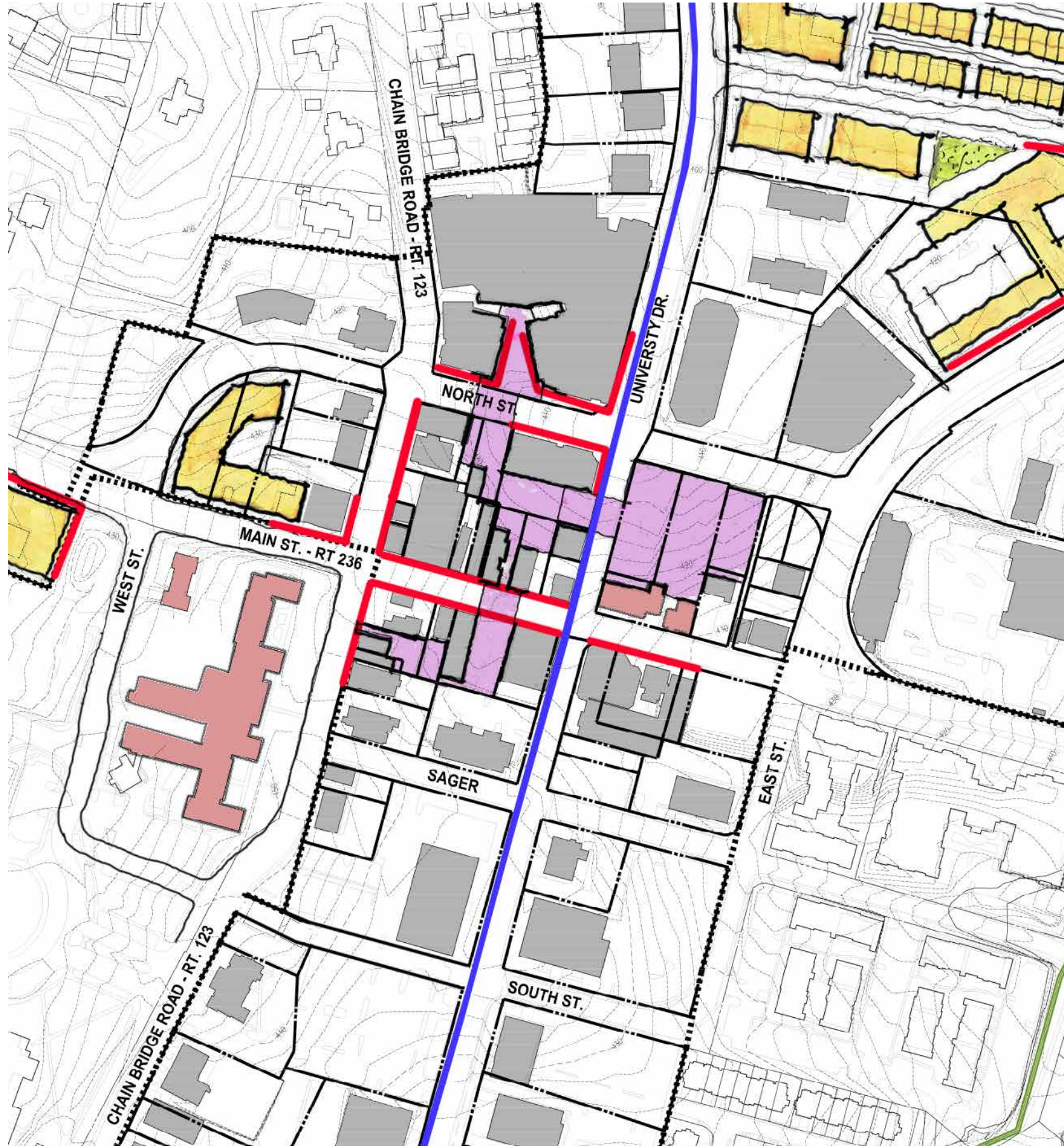
IDEA #2: OLD TOWN AS CULTURAL DISTRICT

EXISTING CONDITIONS



IDEA #2: OLD TOWN AS CULTURAL DISTRICT

ARTS WALK



BLAGDEN ALLEY, WASHINGTON DC



WALES ALLEY, ALEXANDRIA VA

IDEA #2: OLD TOWN AS CULTURAL DISTRICT

ARTS WALK



IDEA #3: BALANCED LAND USE

ECONOMIC CONTEXT

OFFICE

- Future of Office in Fairfax is Niche (Government / University Focused)
- Preserve and Enhance Existing Office

RETAIL

- Address Vacancy Issues
- Retail Locations Dispersed - Need for Focus
- Opportunity for “Restaurant District” destination

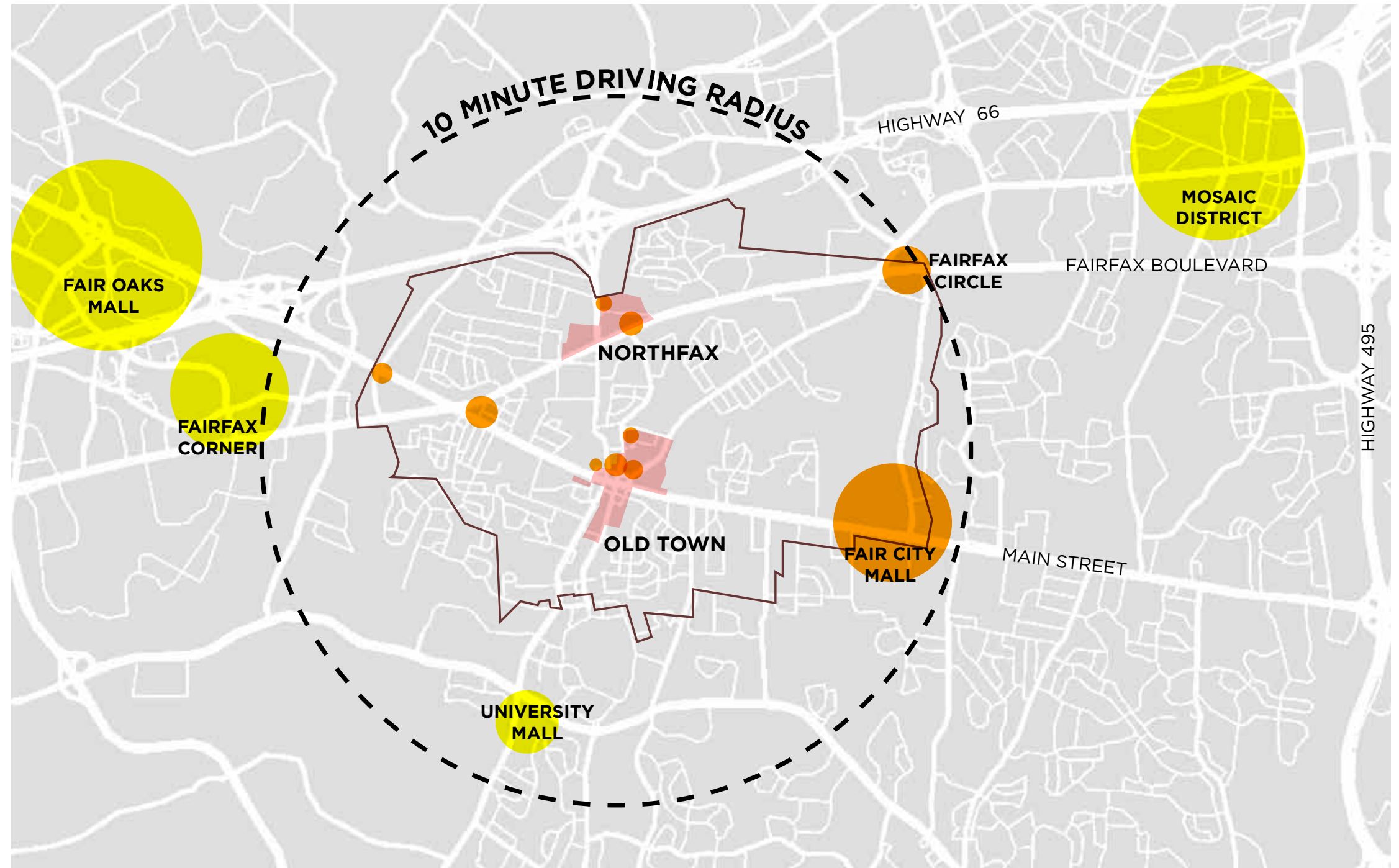
HOTEL

- Opportunity for a Boutique Hotel in Old Town

RESIDENTIAL

- Strong Residential Market
- Residential Can Help Support Businesses and Other Retail Uses
- Opportunities to Diversify Housing Stock

MAJOR RETAIL & COMMERCIAL DEVELOPMENTS

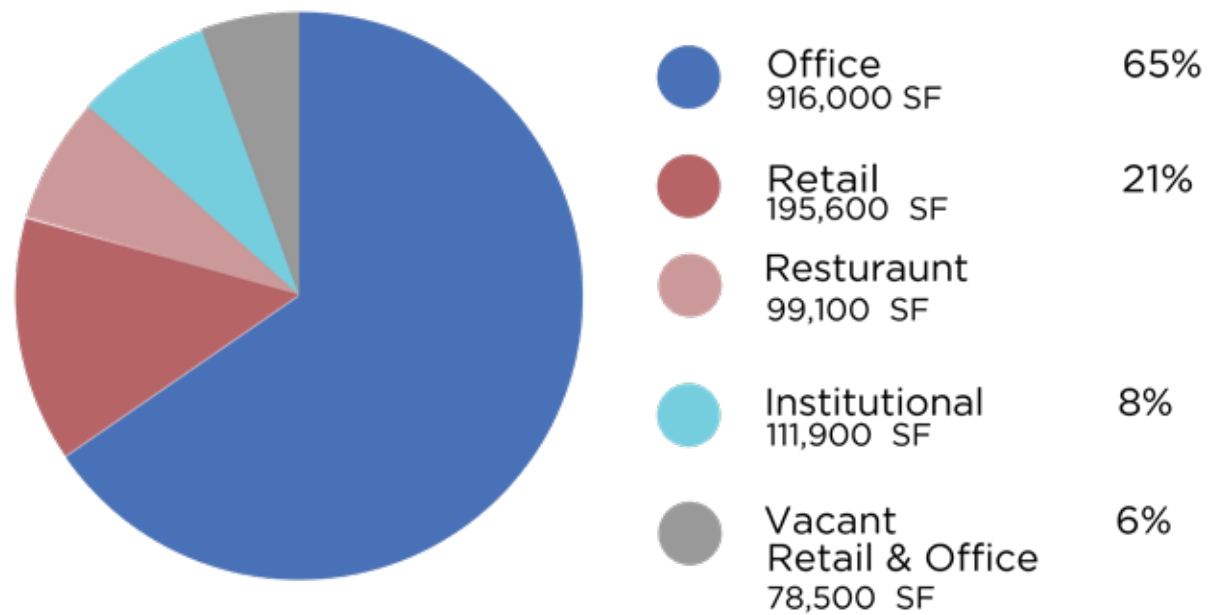
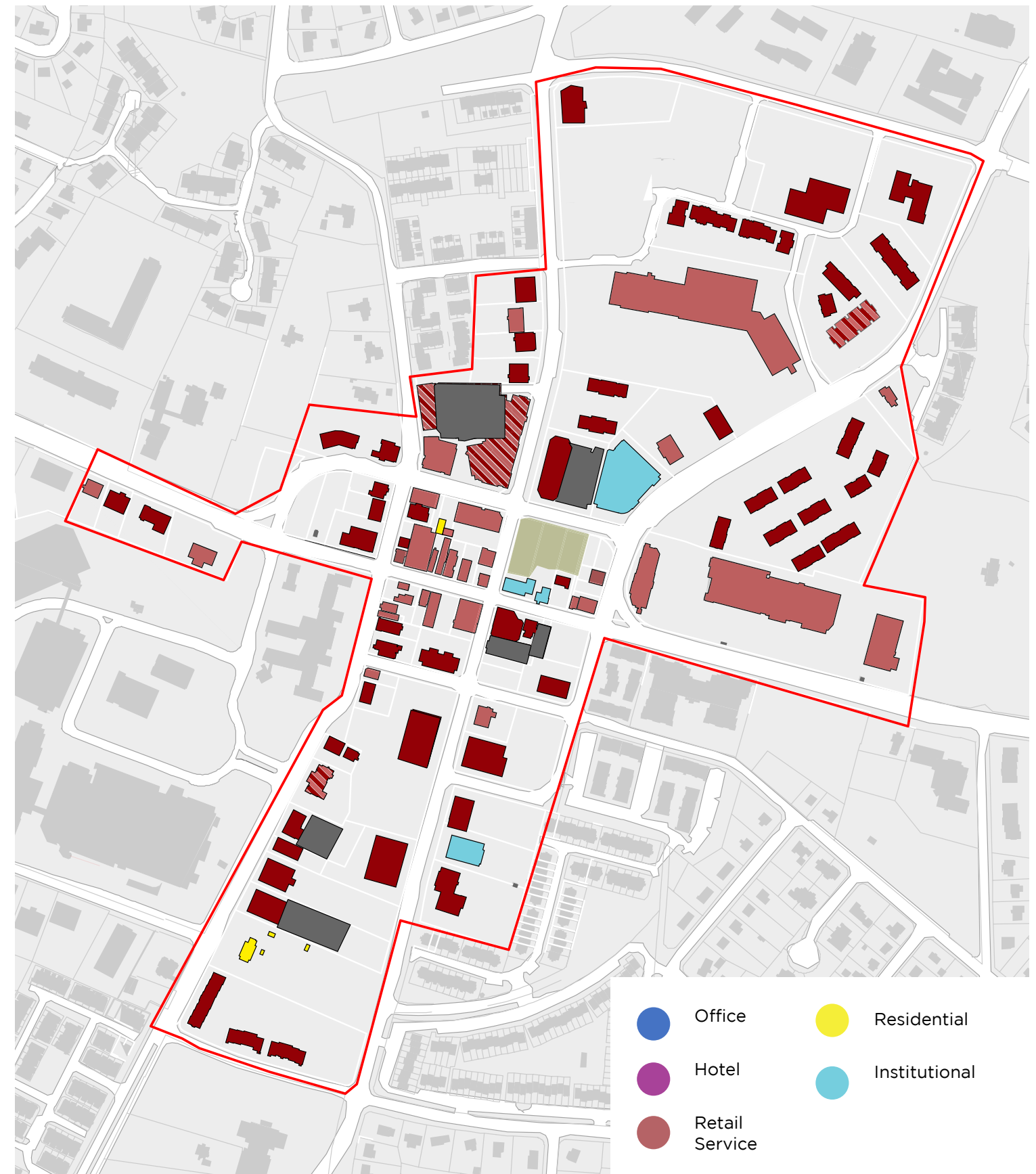


IDEA #3: BALANCED LAND USE

EXISTING LAND USE

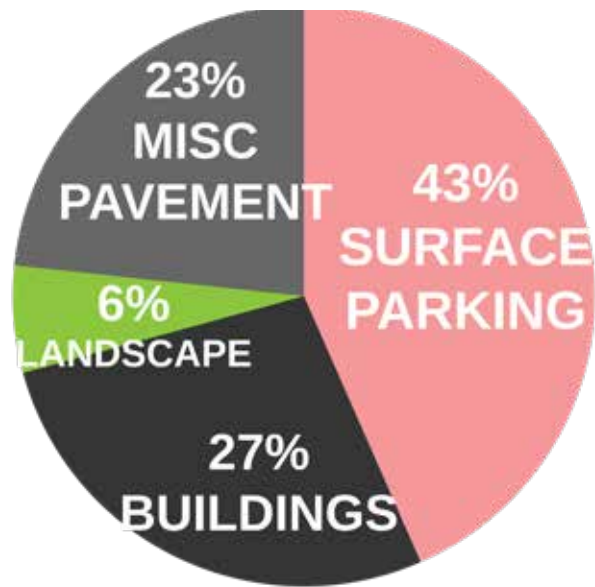
Existing Land Use

- Limited Residential in Study Area
- More than 65% of study area consists of impervious surfaces, such as streets and parking lots
- Retail Core Needs Additional Support



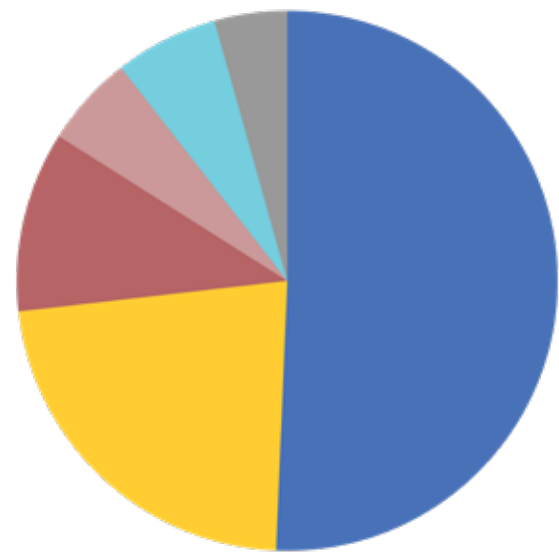
IDEA #3: BALANCED LAND USE

APPROVED LAND USE

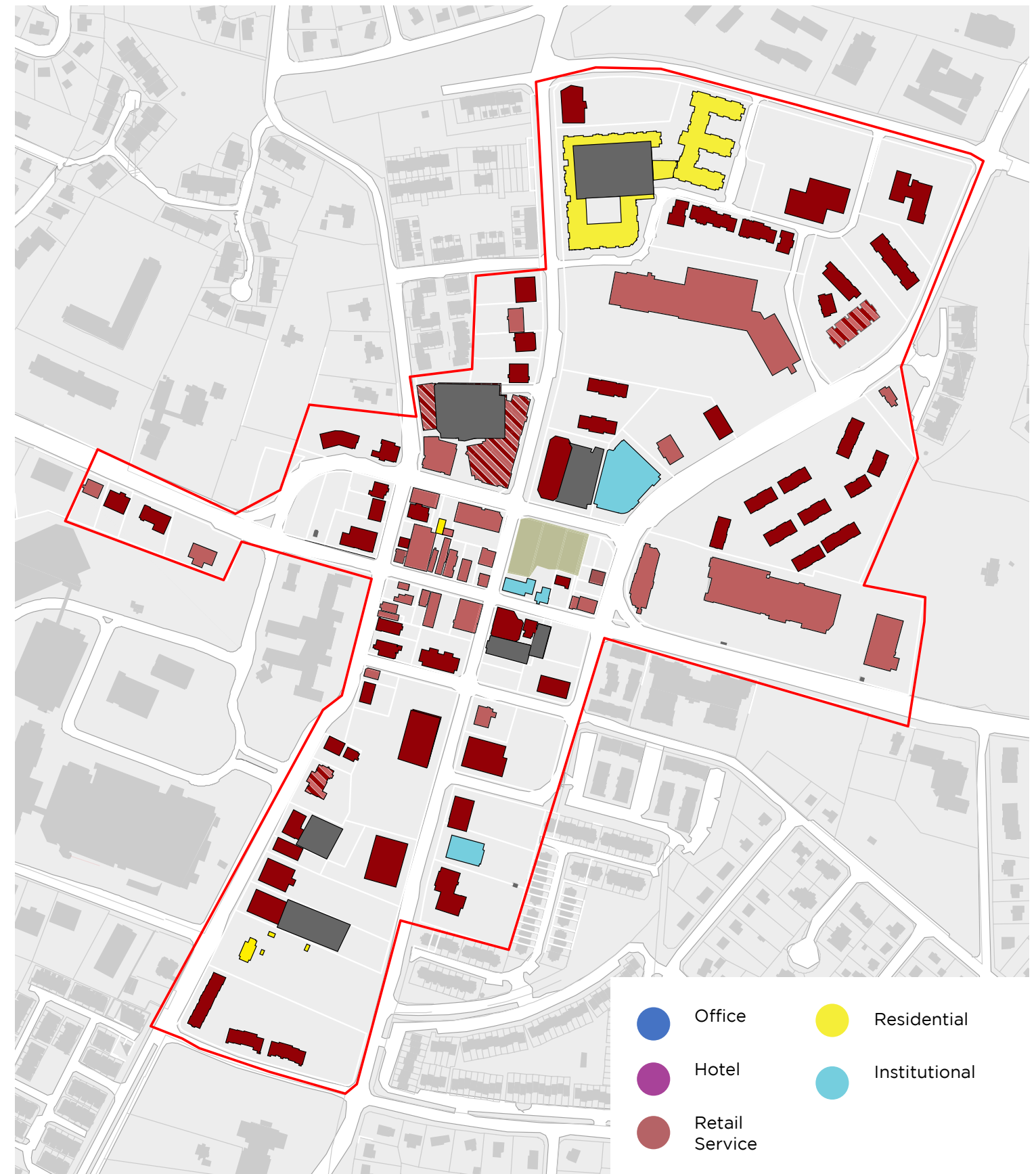


Approved Land Use

- Some Residential in Study Area
- More than 54% of study area is imperivious surface parking
- Retail Core Needs Additional Support



Office	916,000 SF	51%
Multifamily (Capstone)	407,500 SF	23%
Retail	195,600 SF	16%
Restauraunt	99,100 SF	6%
Institutional & Arts	111,900 SF	6%
Vacant Retail & Office	78,500 SF	4%

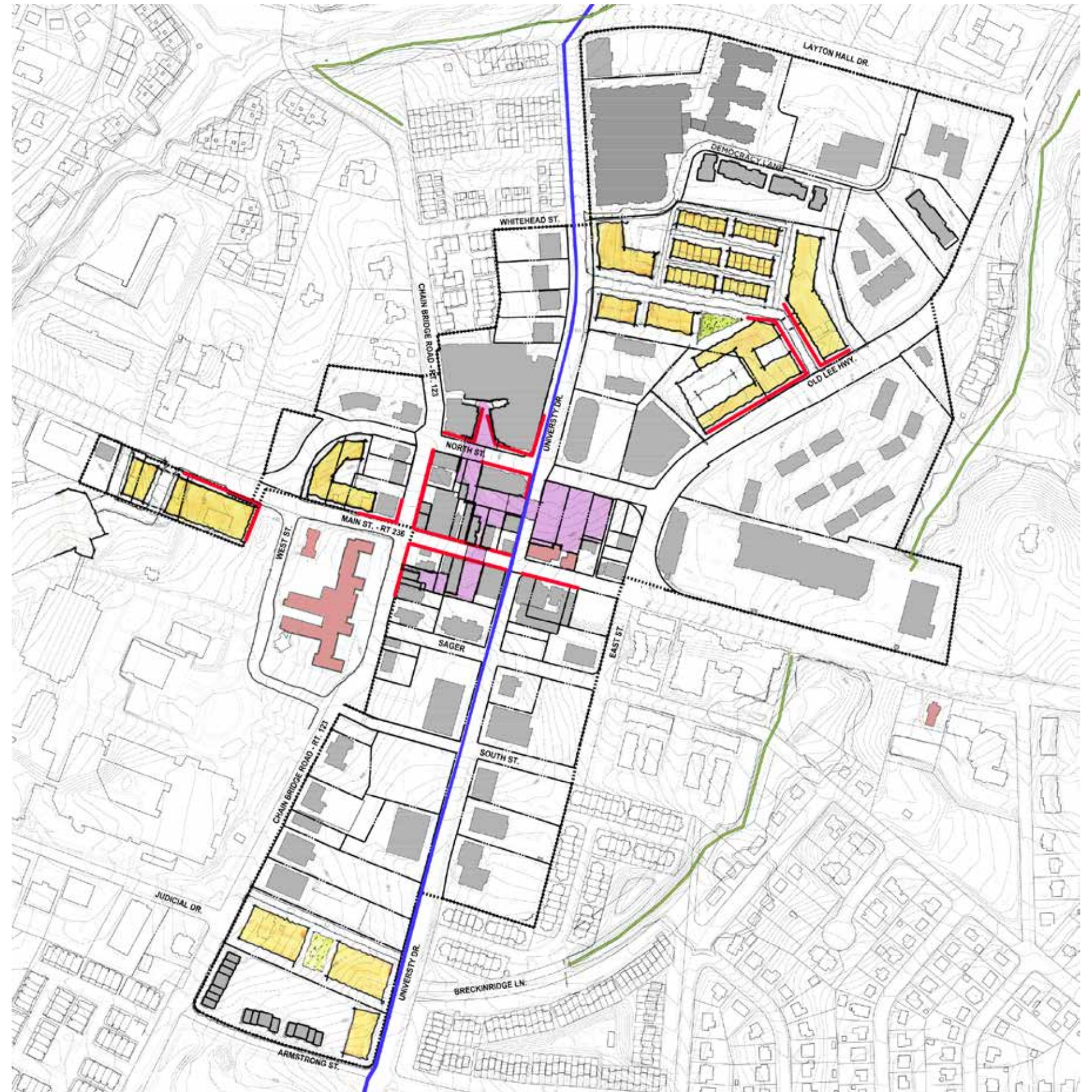
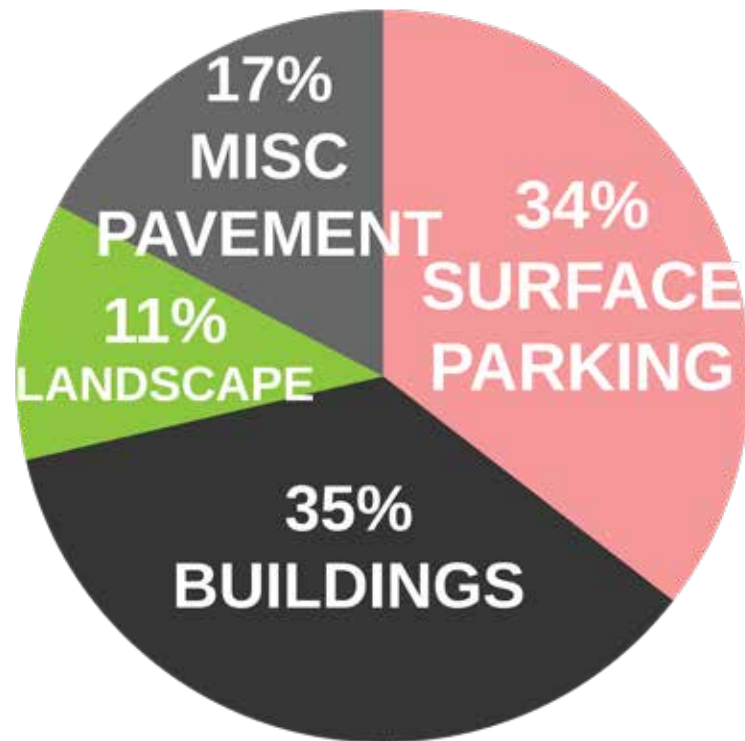


IDEA #3: BALANCED LAND USE

NEAR-TERM PLAN - LAND USE

NEAR TERM Land Use

- Balanced Retail, Office, & Residential
- Reduced Impervious Surfaces
- Strengthened Retail
- New Destination Uses & Atmosphere



IDEA #3: BALANCED LAND USE

REGULATORY ISSUES

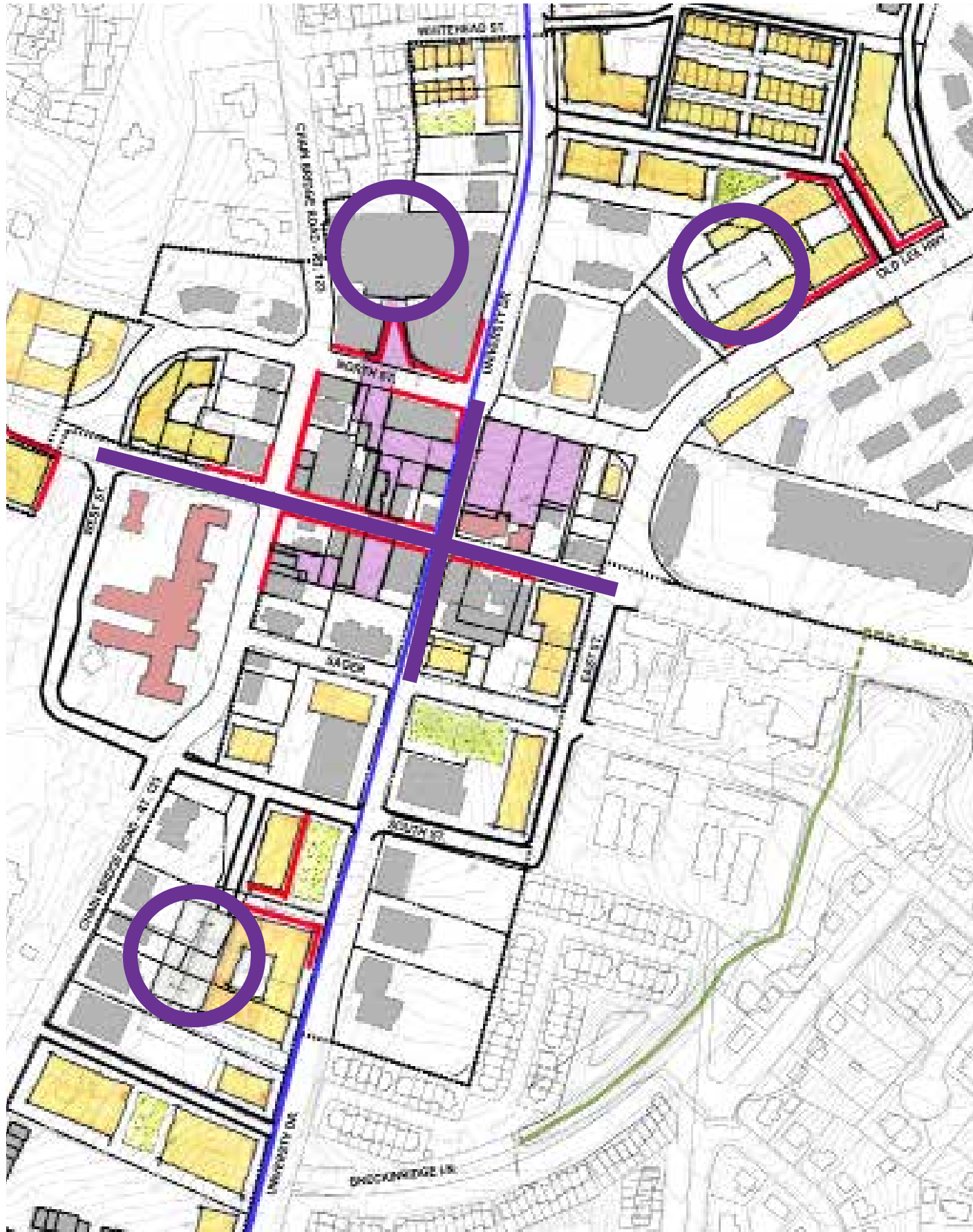
Building Heights

- Current Zoning: 3/4 Story Maximum (with Historic Overlays)
- Exploring: Increased Stories with Transitional Heights at edge of residential neighborhoods (Retail podium w/ residential) and potentially higher for special uses (ie. hotel or anchor uses)
- Location: Sensitive development adjacent Single Family Development and historic main street.

Residential Density

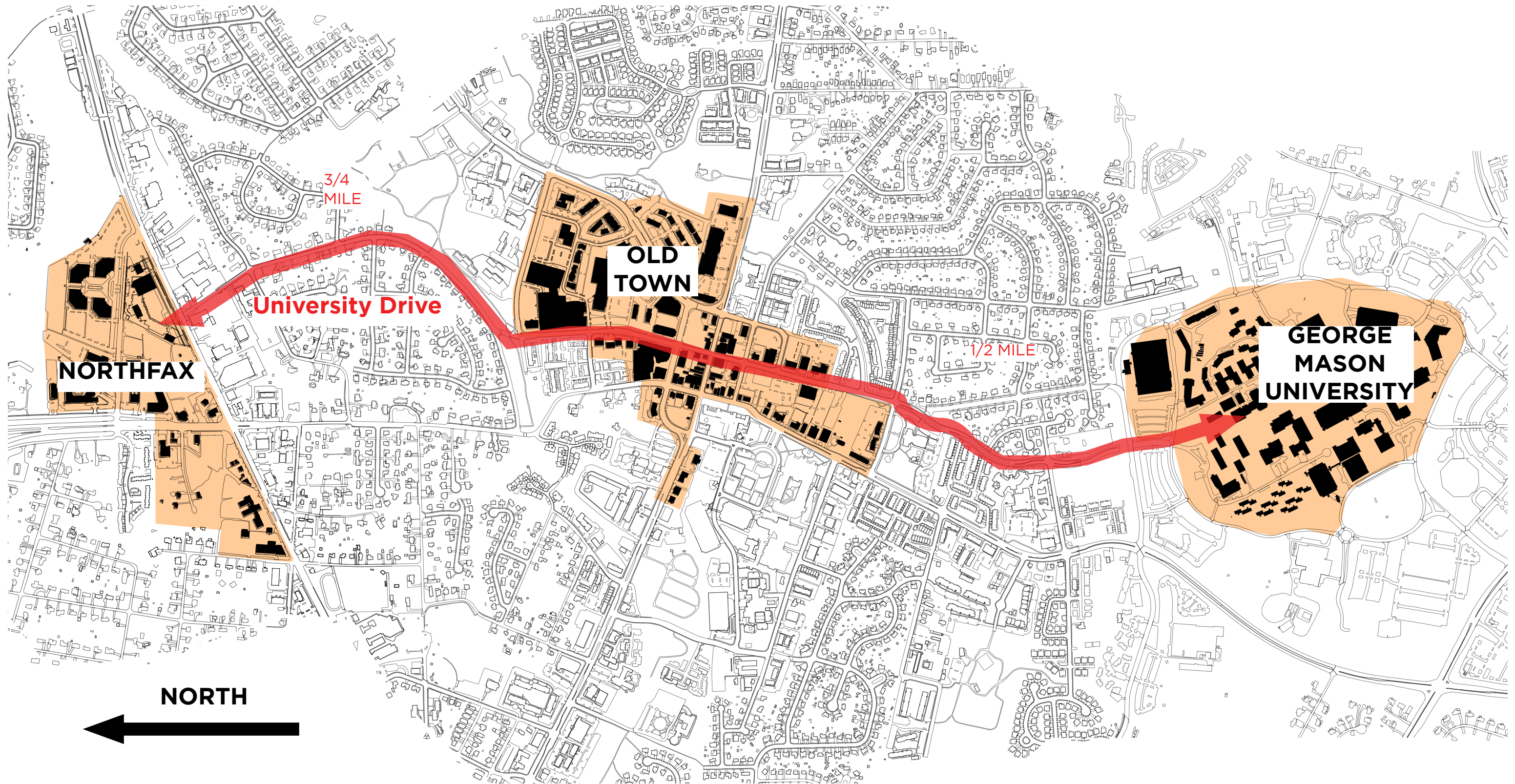
- Dwelling Units Per Acre: Exploring appropriate amount of residential & other uses.

IDEA #4: ON-STREET AND CONSOLIDATED PARKING

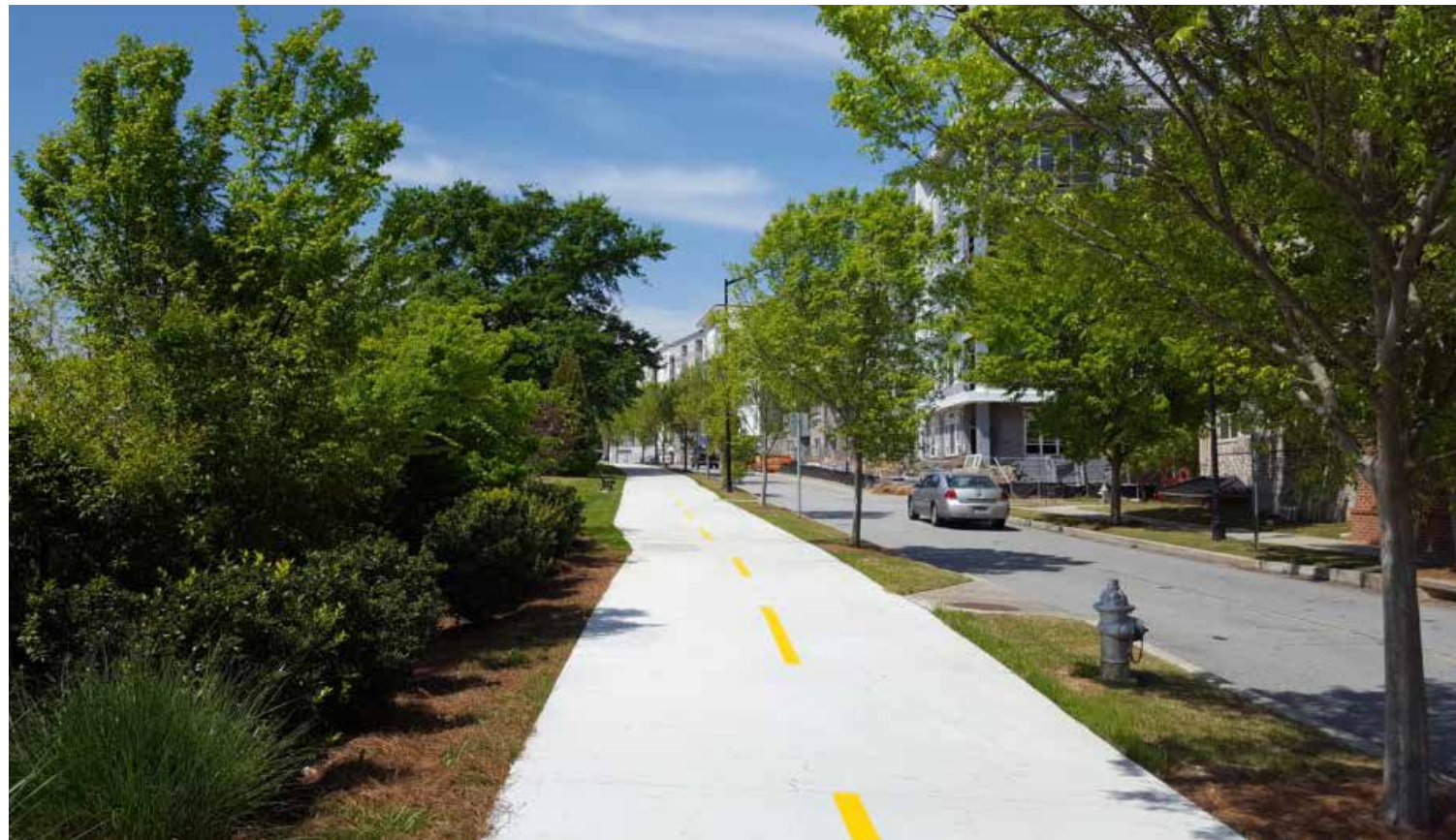


IDEA #5: "THE SPINE" - A NEW SHARED USE PATH

INCREASING MOBILITY THROUGH THE CITY
USERS FROM AGES 8 TO 80



IDEA #5: "THE SPINE" - SHARED USE PATH CONTEXT



IDEA #5: "THE SPINE" - NEIGHBORHOOD CONTEXT



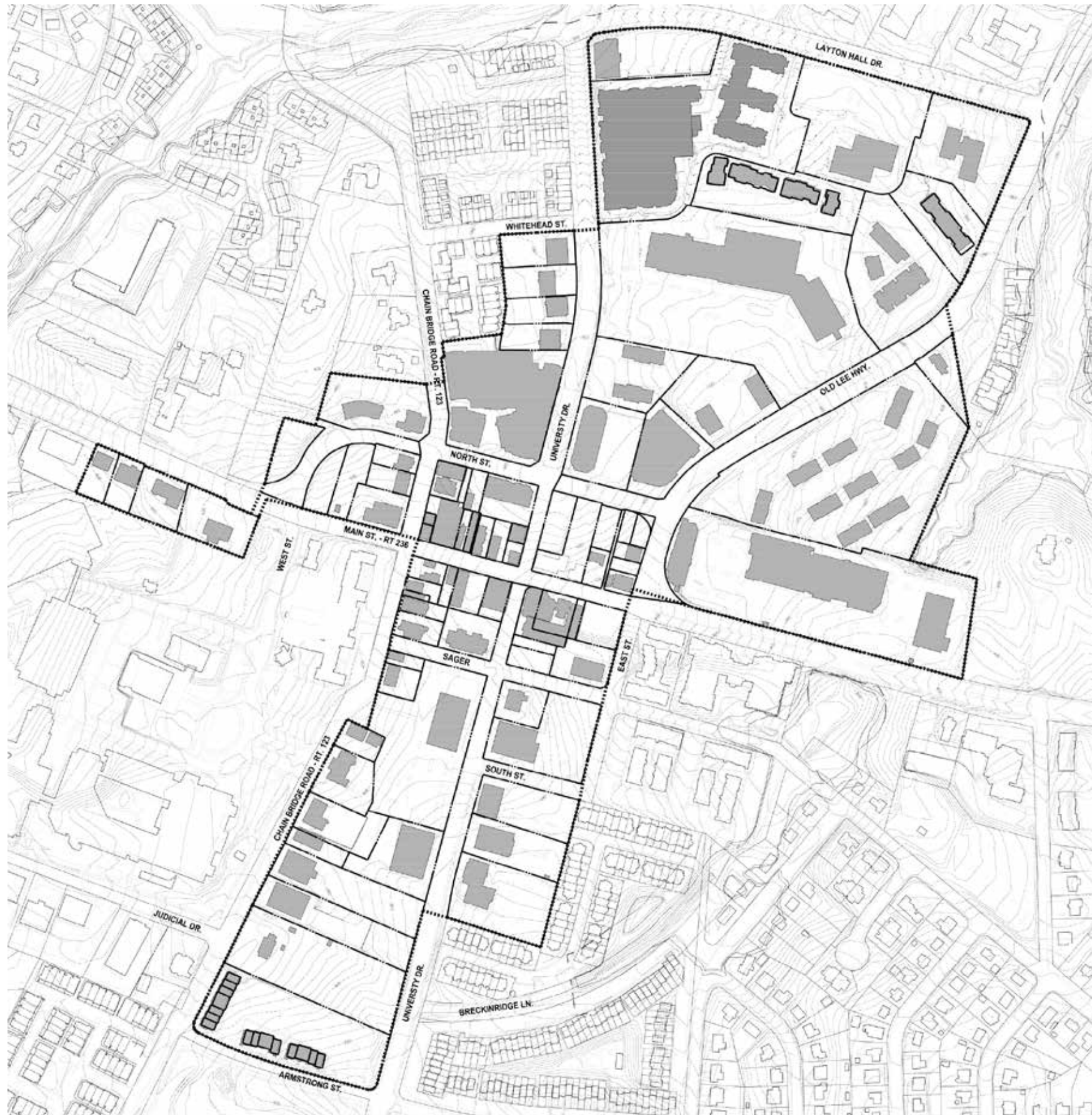
OLD TOWN

EXISTING CONDITIONS



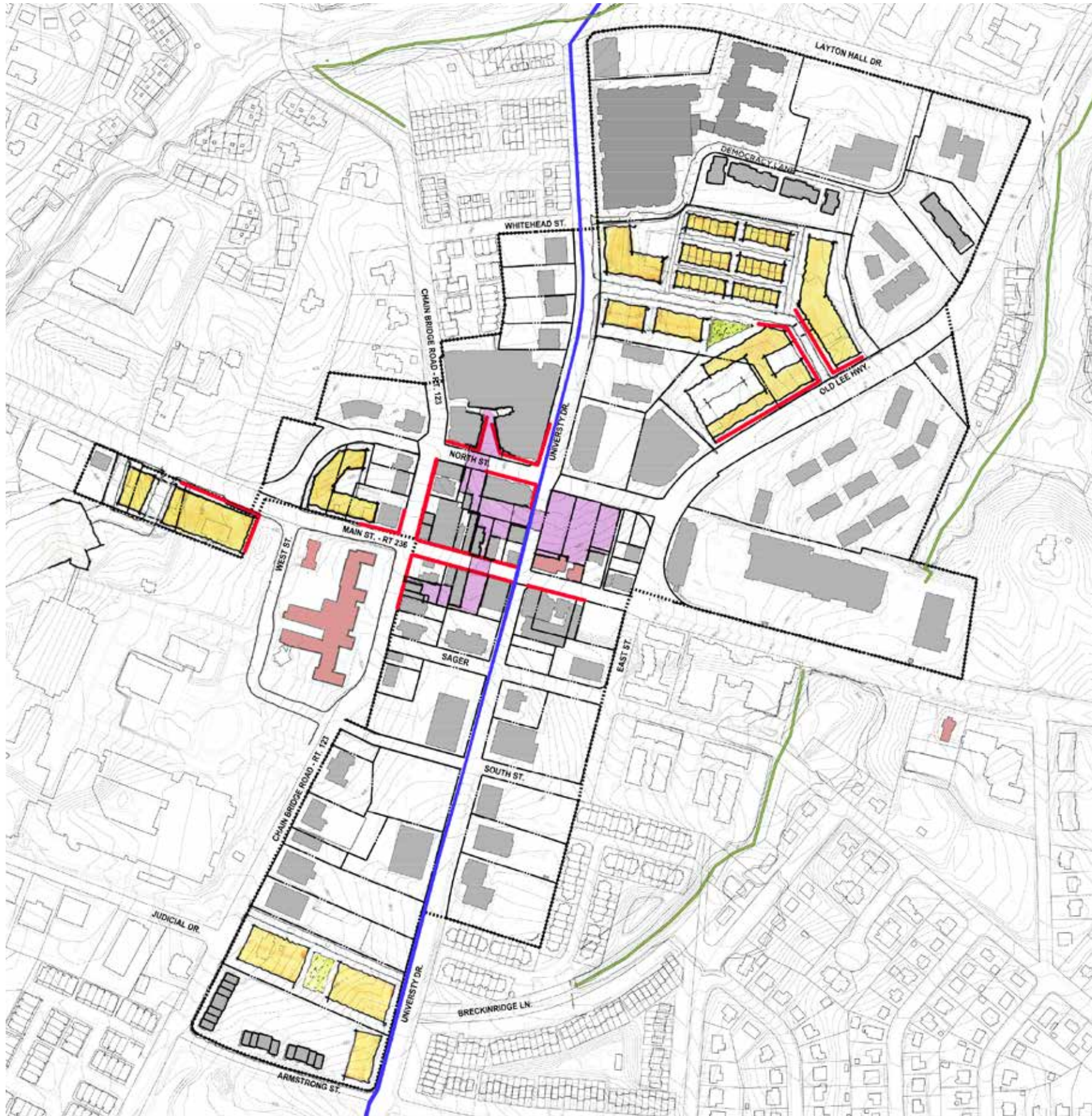
OLD TOWN

CONCEPTUAL PLAN - EXISTING



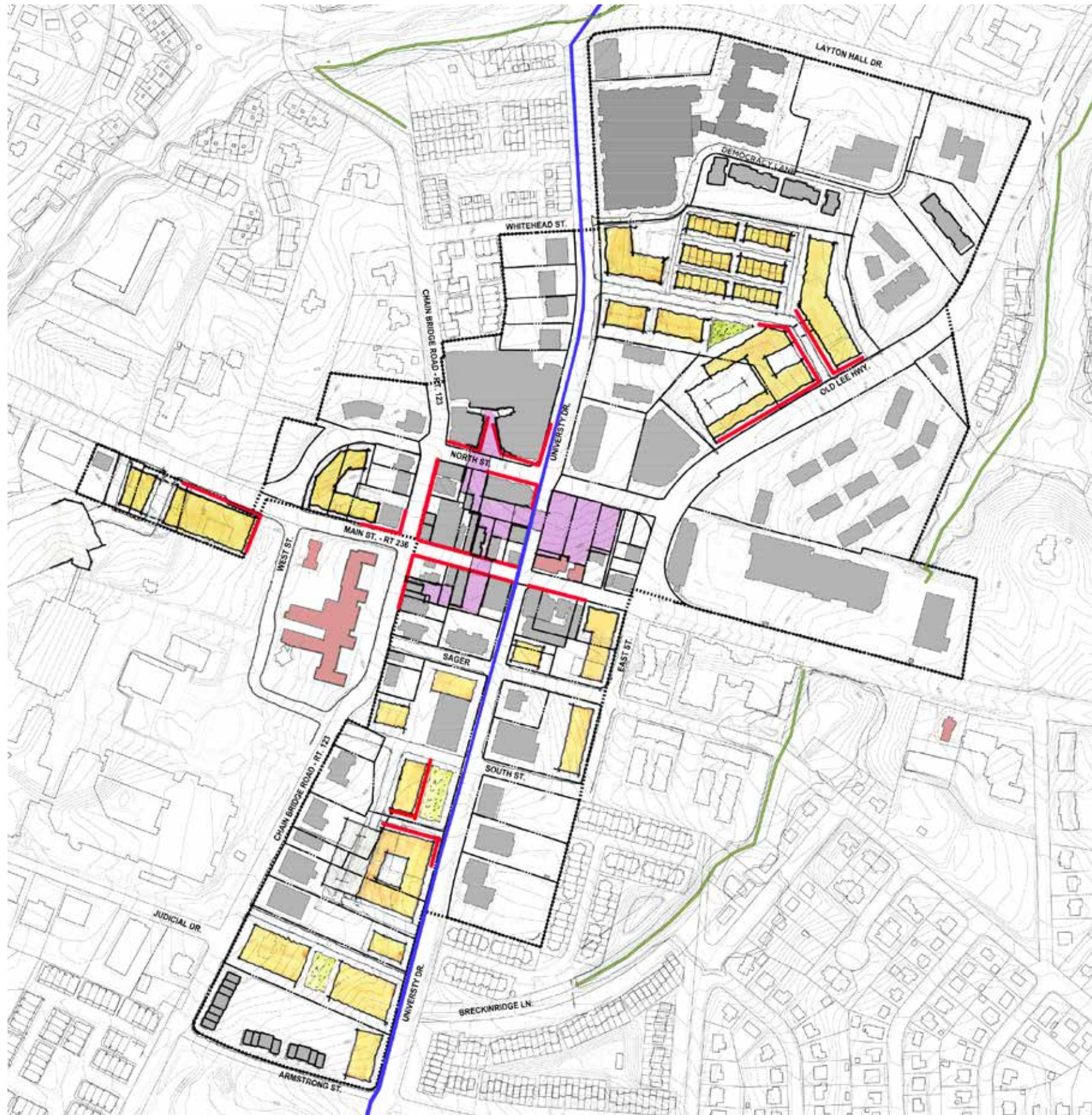
OLD TOWN

CONCEPTUAL PLAN - NEAR-TERM



OLD TOWN

CONCEPTUAL PLAN - NEXT PHASE



OLD TOWN

CONCEPTUAL PLAN - LONG-TERM

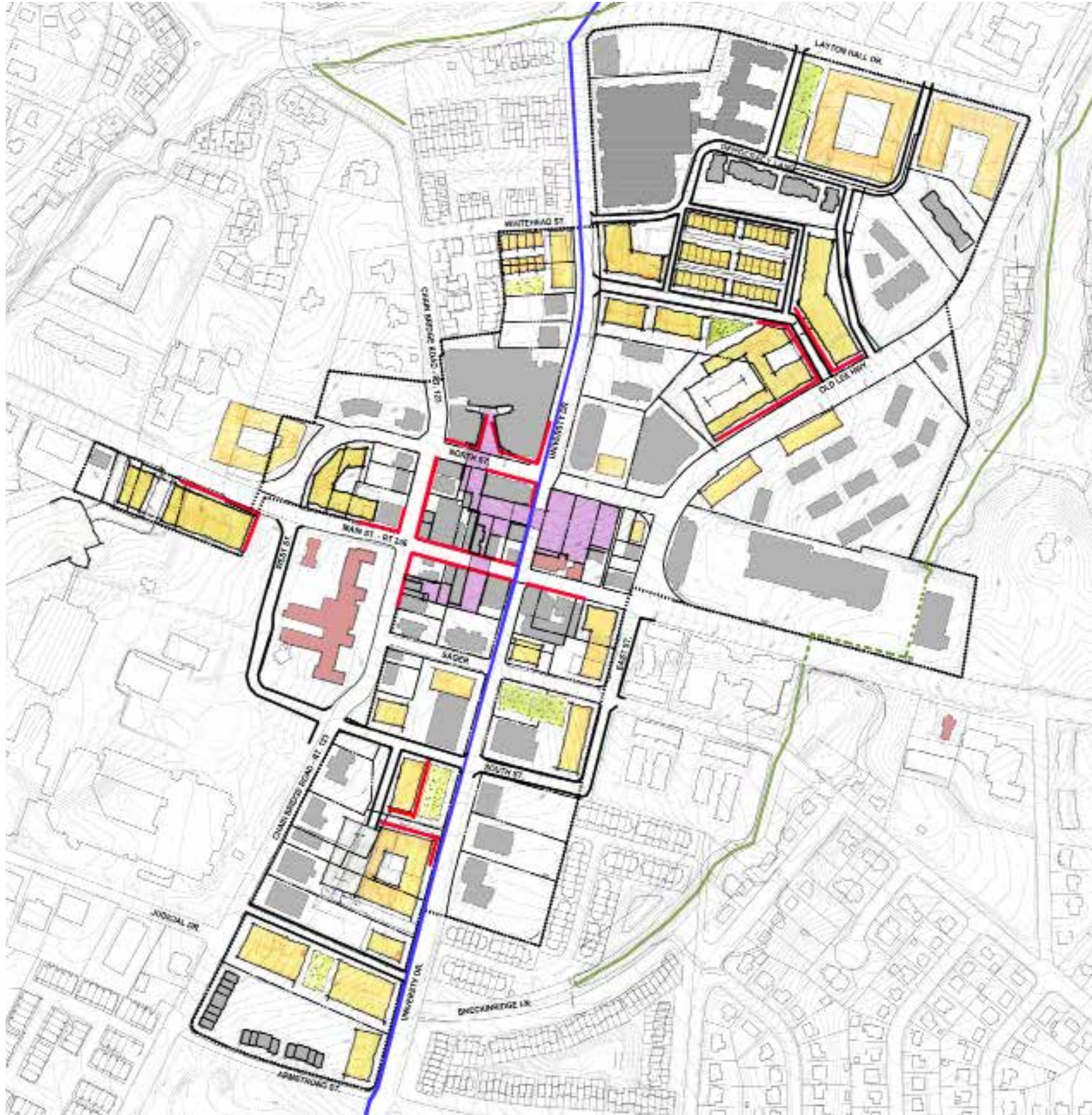
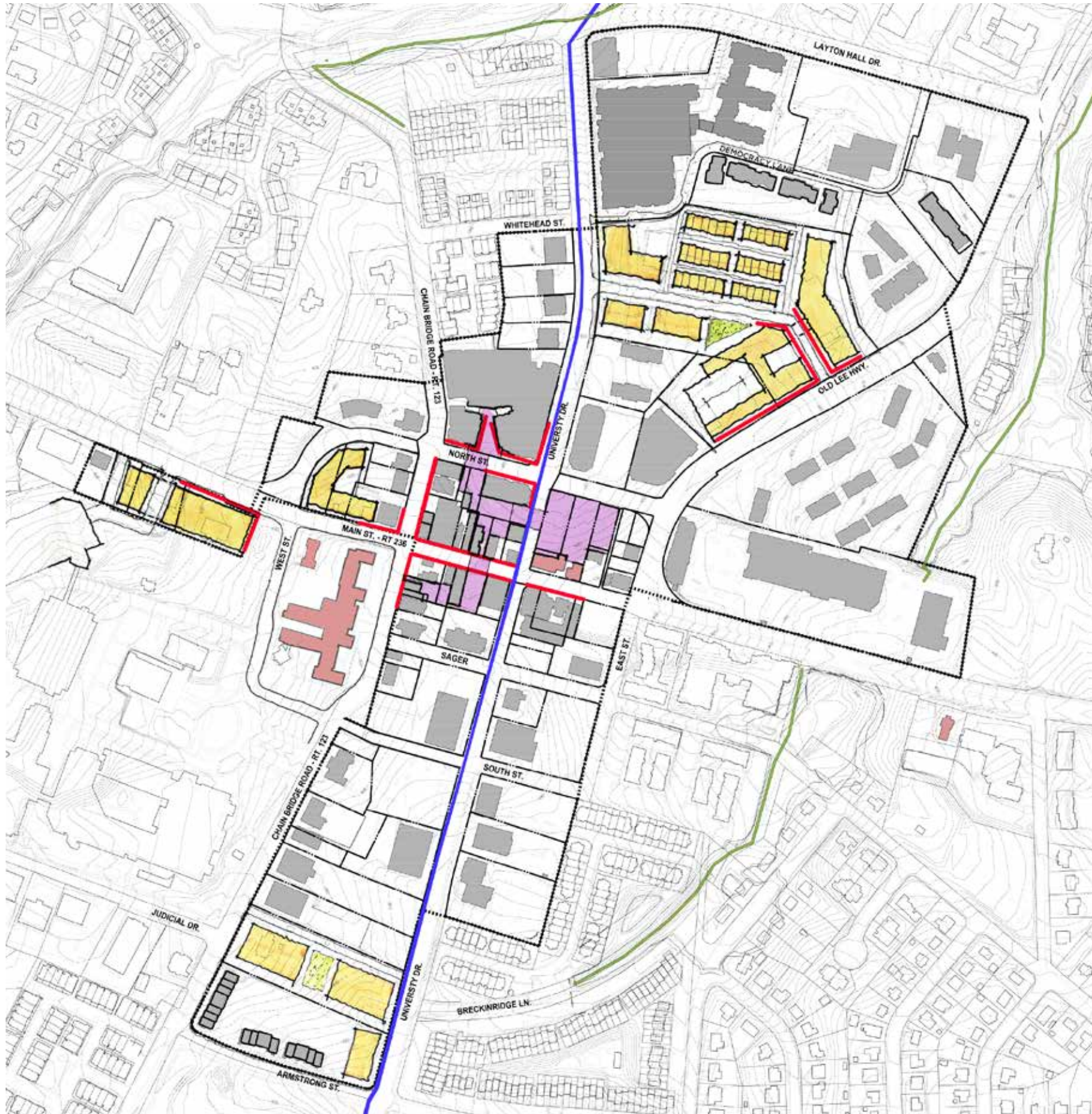
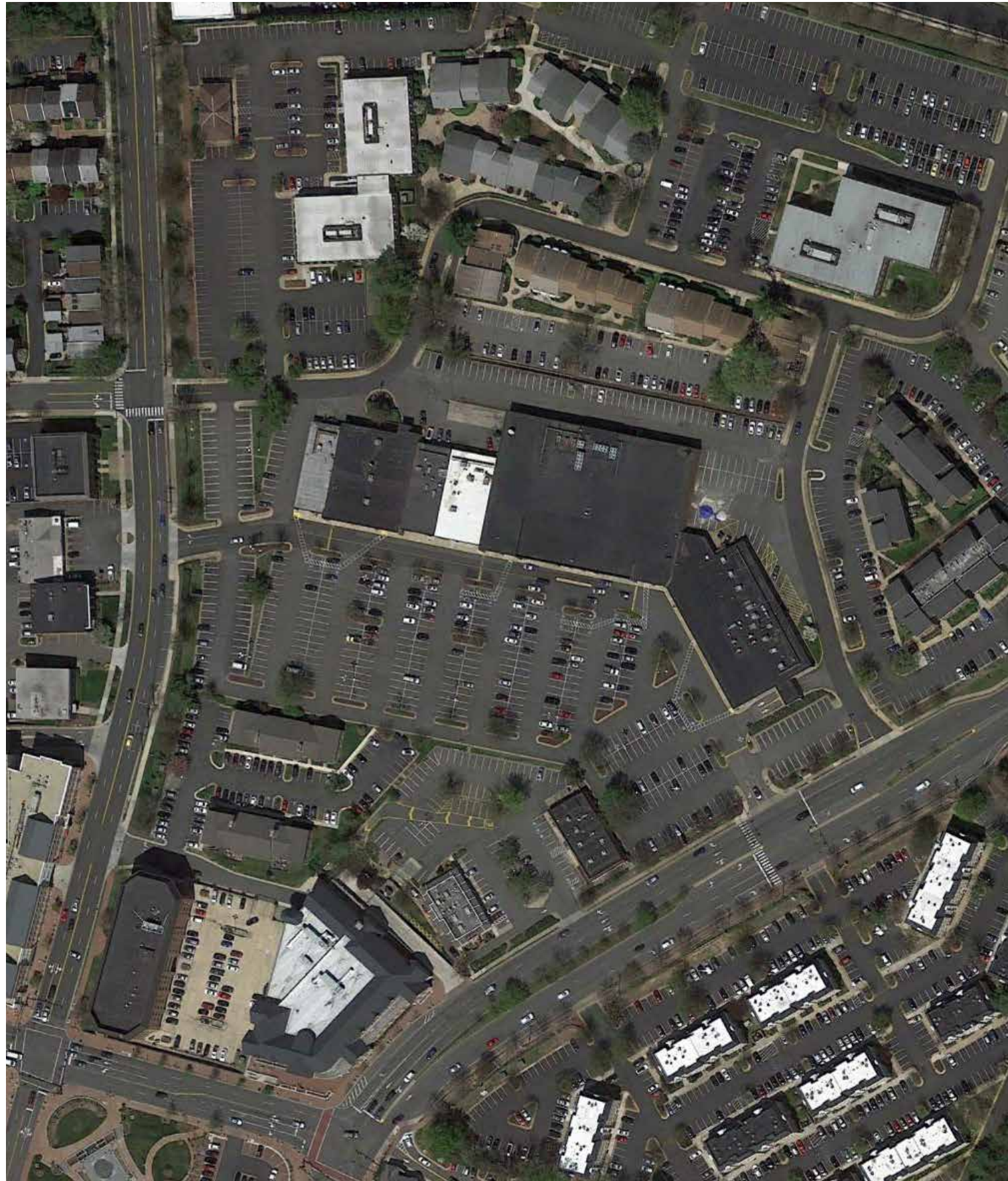


TABLE WORKSESSIONS



OLD TOWN NORTH



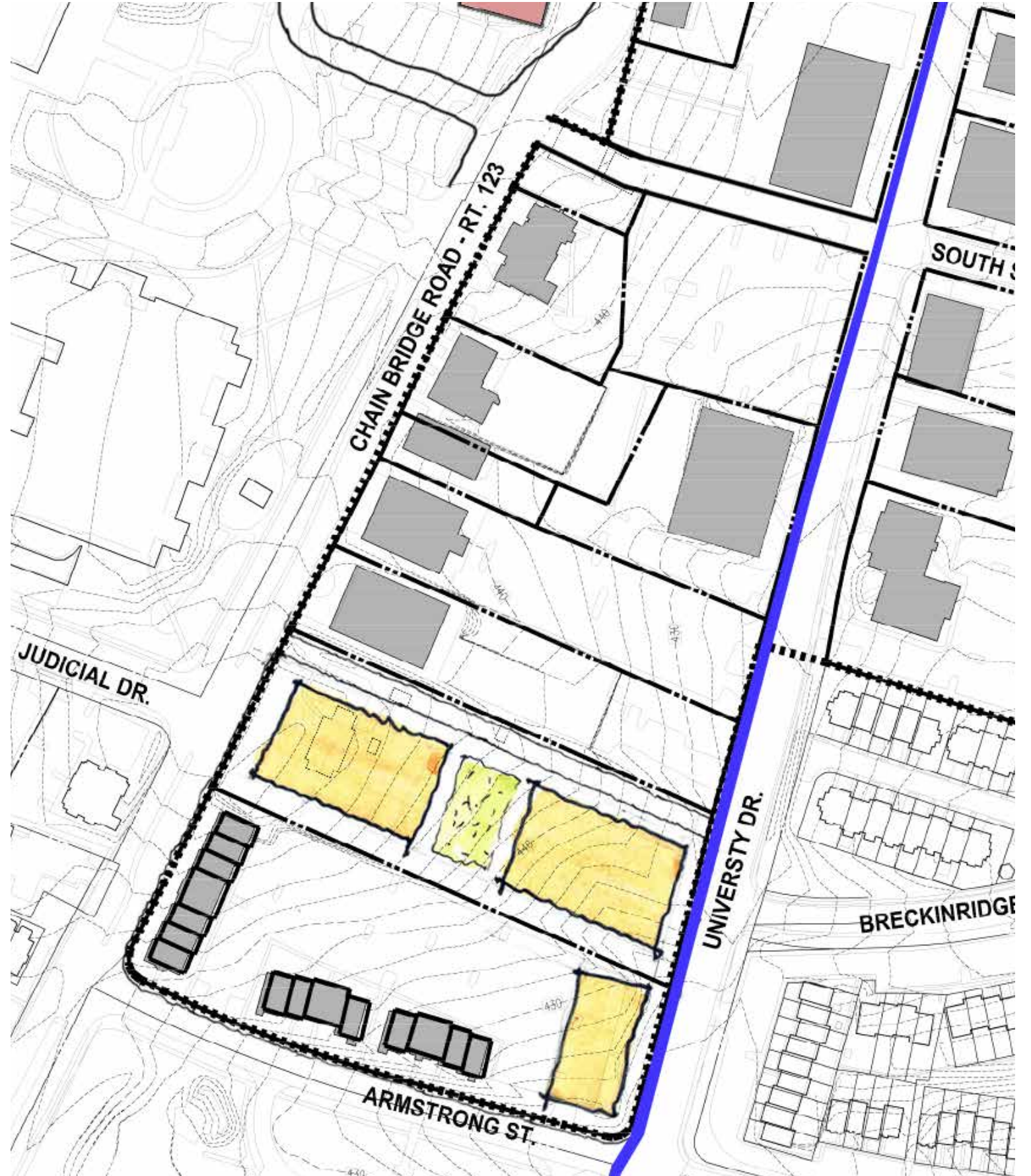
CONCEPTUAL PLAN - NEAR-TERM



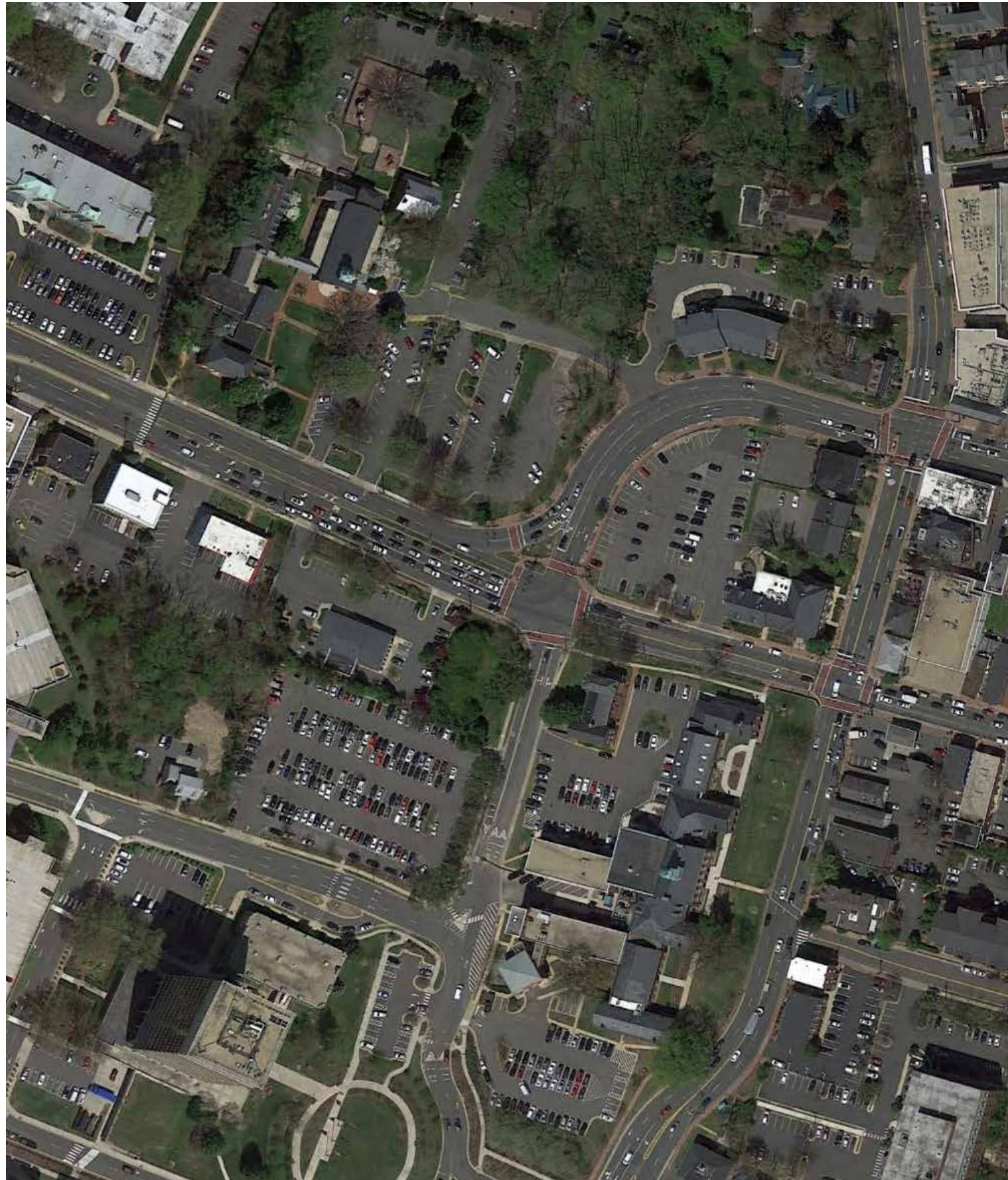
OLD TOWN SOUTH



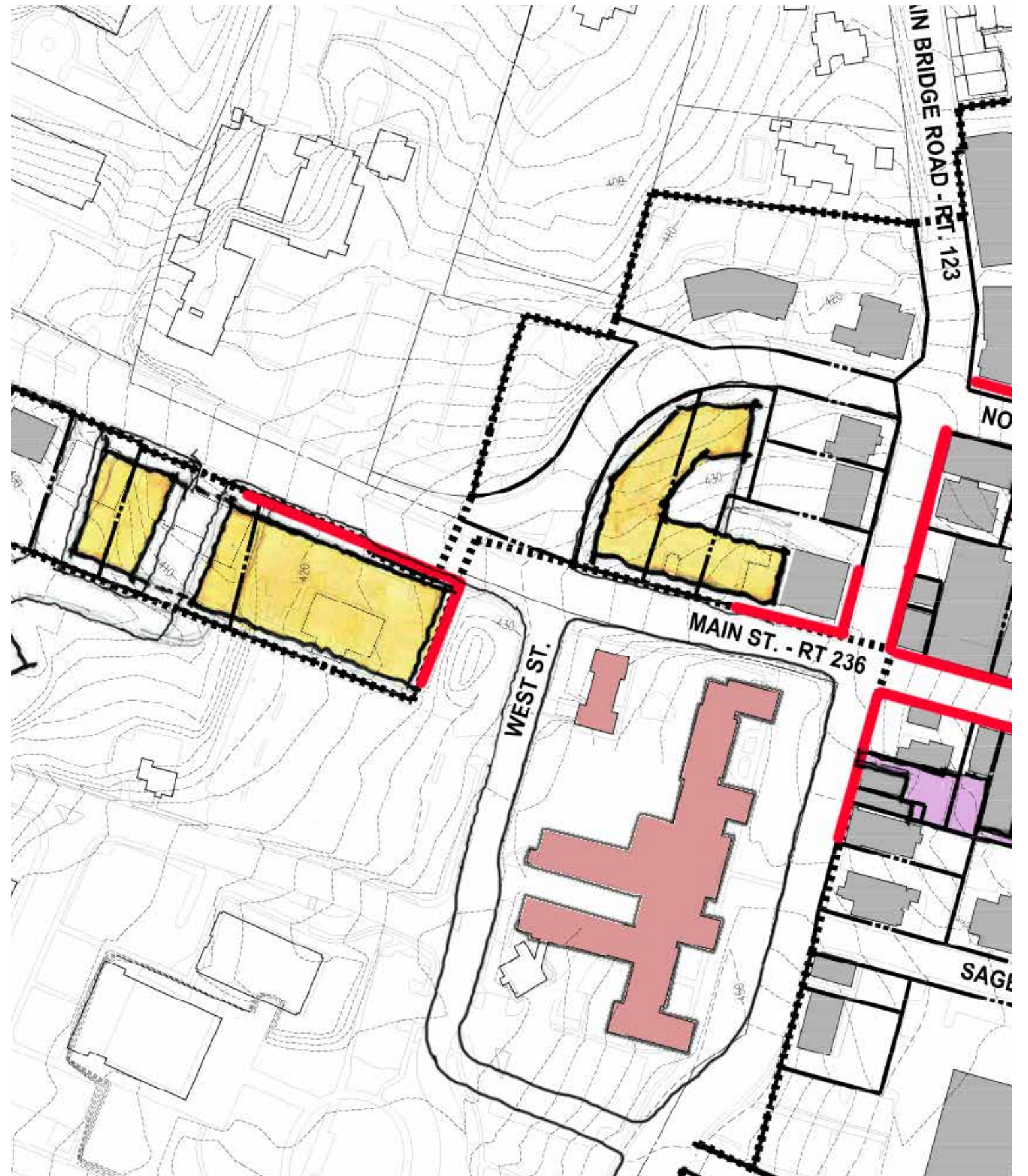
CONCEPTUAL PLAN - NEAR-TERM



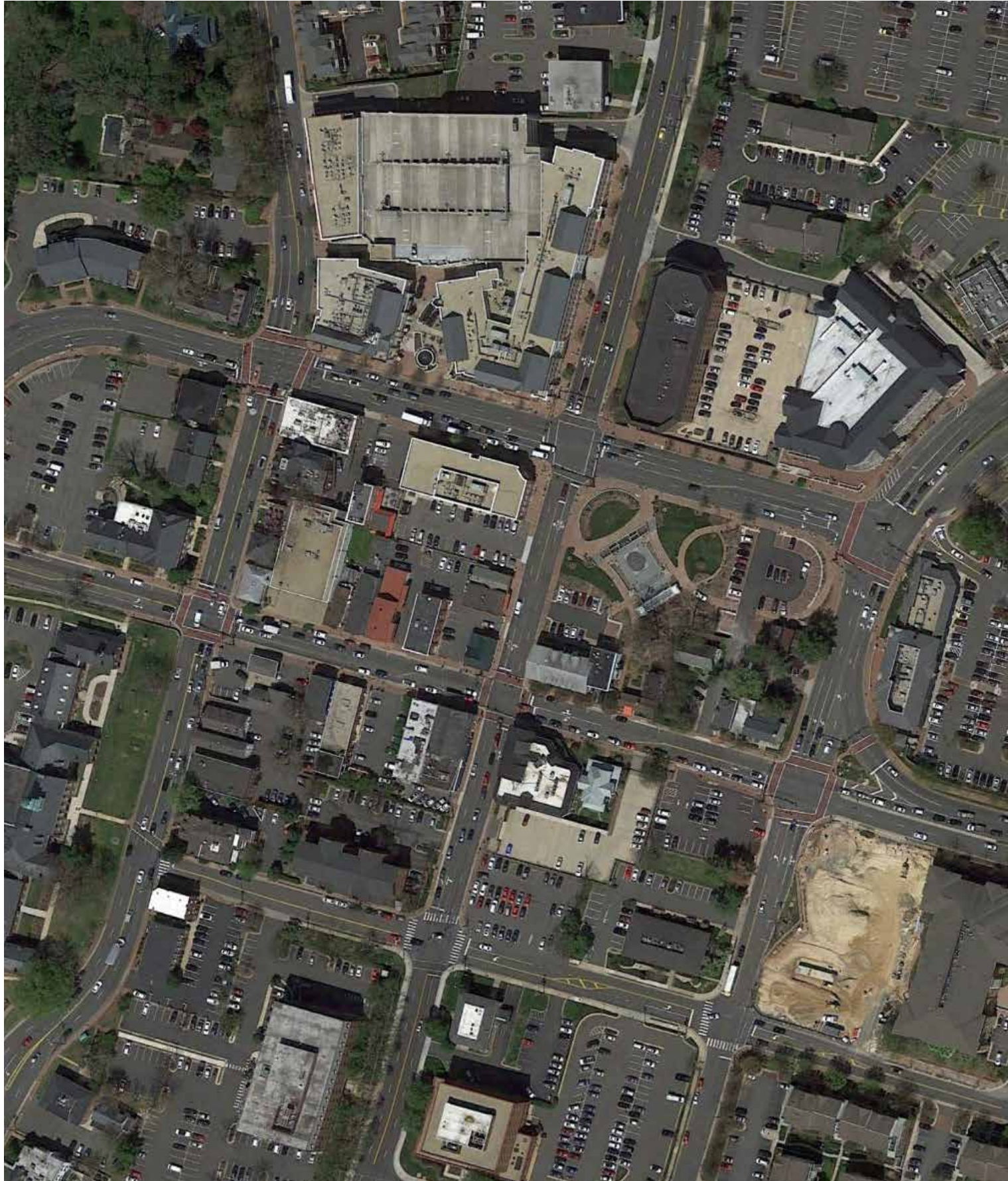
OLD TOWN WEST



CONCEPTUAL PLAN - NEAR-TERM



HISTORIC OLD TOWN



CONCEPTUAL PLAN - NEAR-TERM

