



DEVELOPMENT OF SMALL AREA PLANS

KAMP WASHINGTON COMMUNITY CHARRETTE NOVEMBER 18, 2021

CUNNINGHAM | QUILL ARCHITECTS PLLC

Bolan Smart Associates

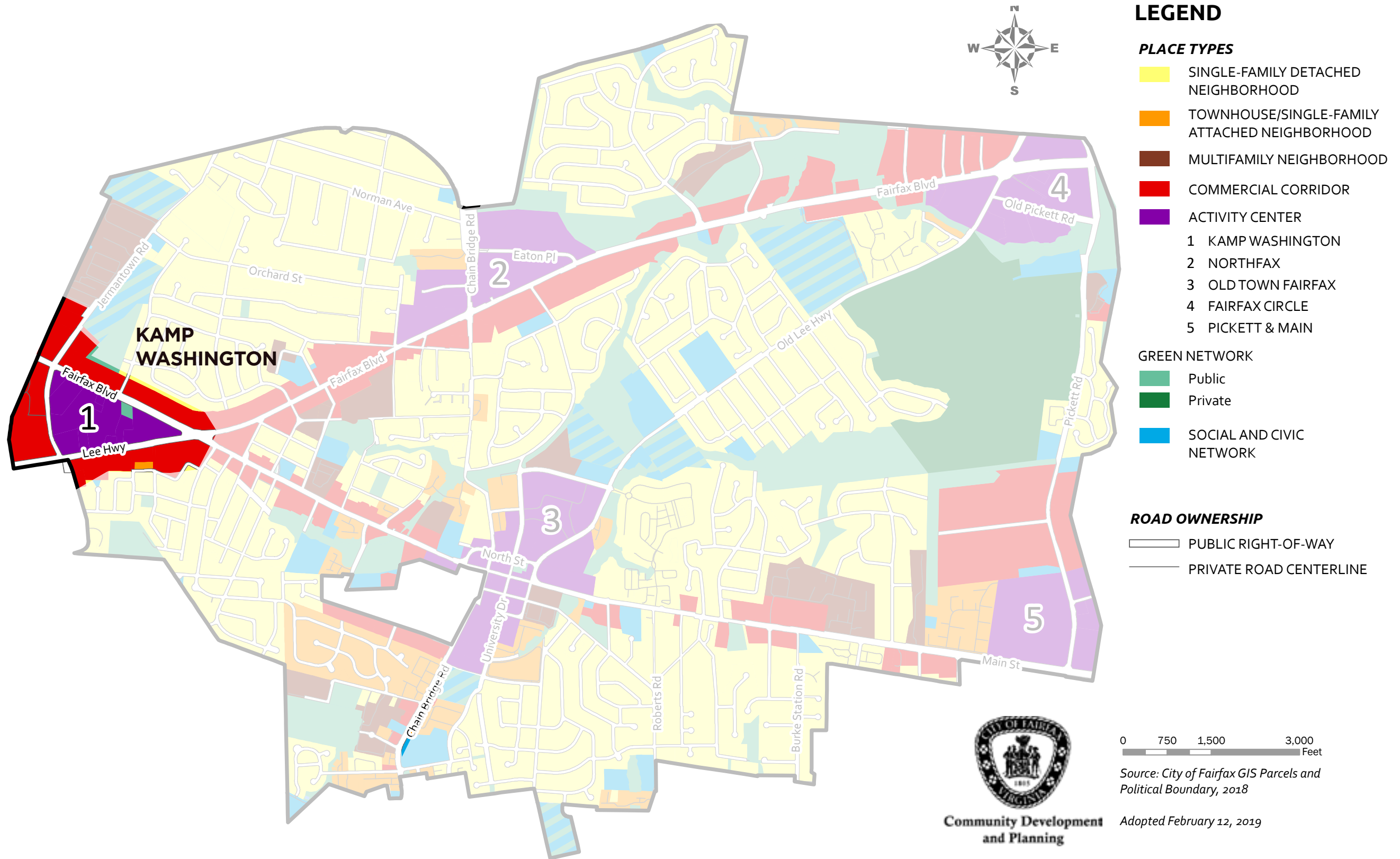
Kittelson & Associates

OCULUS

Walter L. Phillips

BUILDING ON THE 2035 COMPREHENSIVE PLAN

ACTIVITY CENTER: KAMP WASHINGTON



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

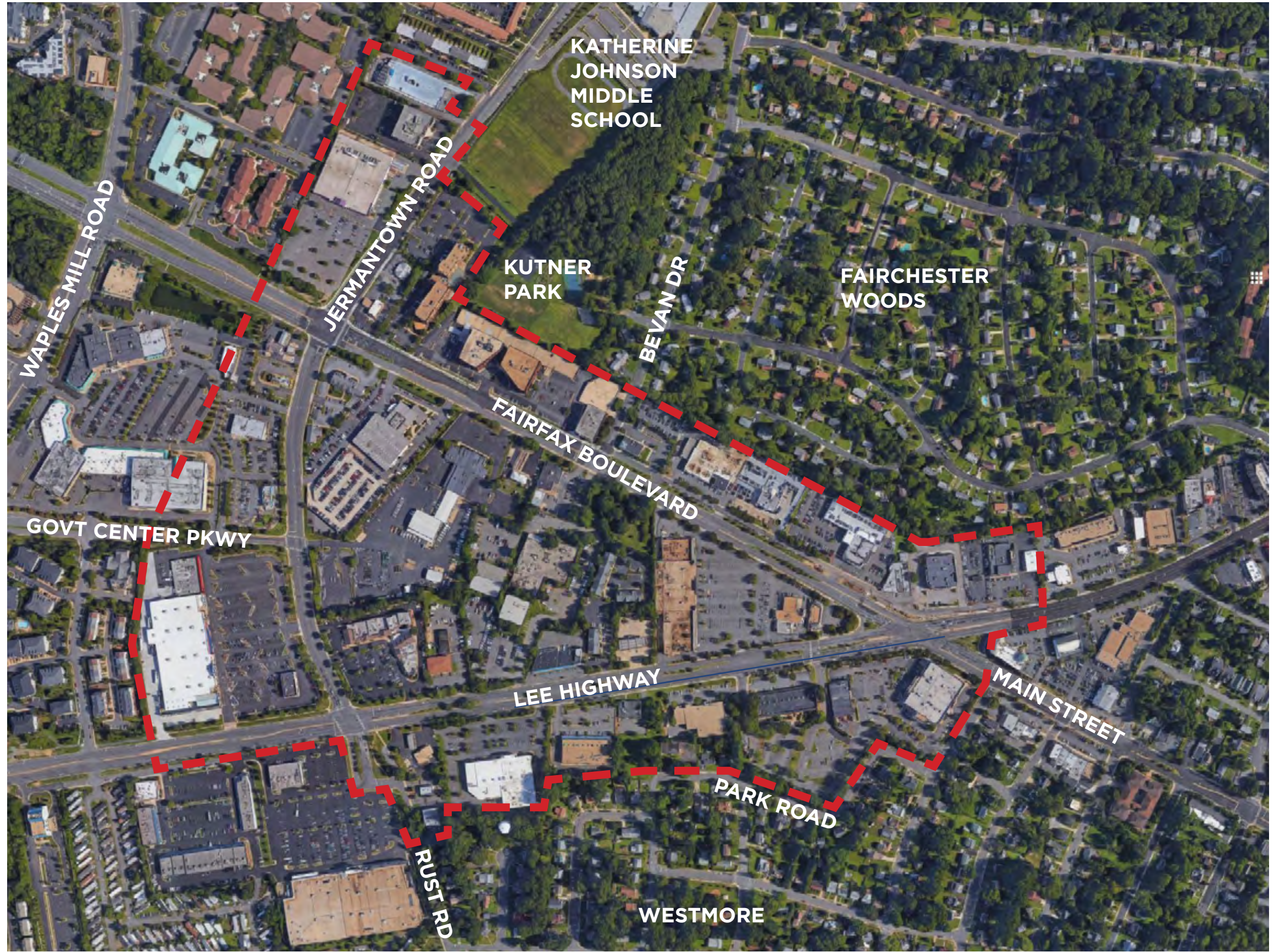
0 750 1,500 3,000
Feet

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

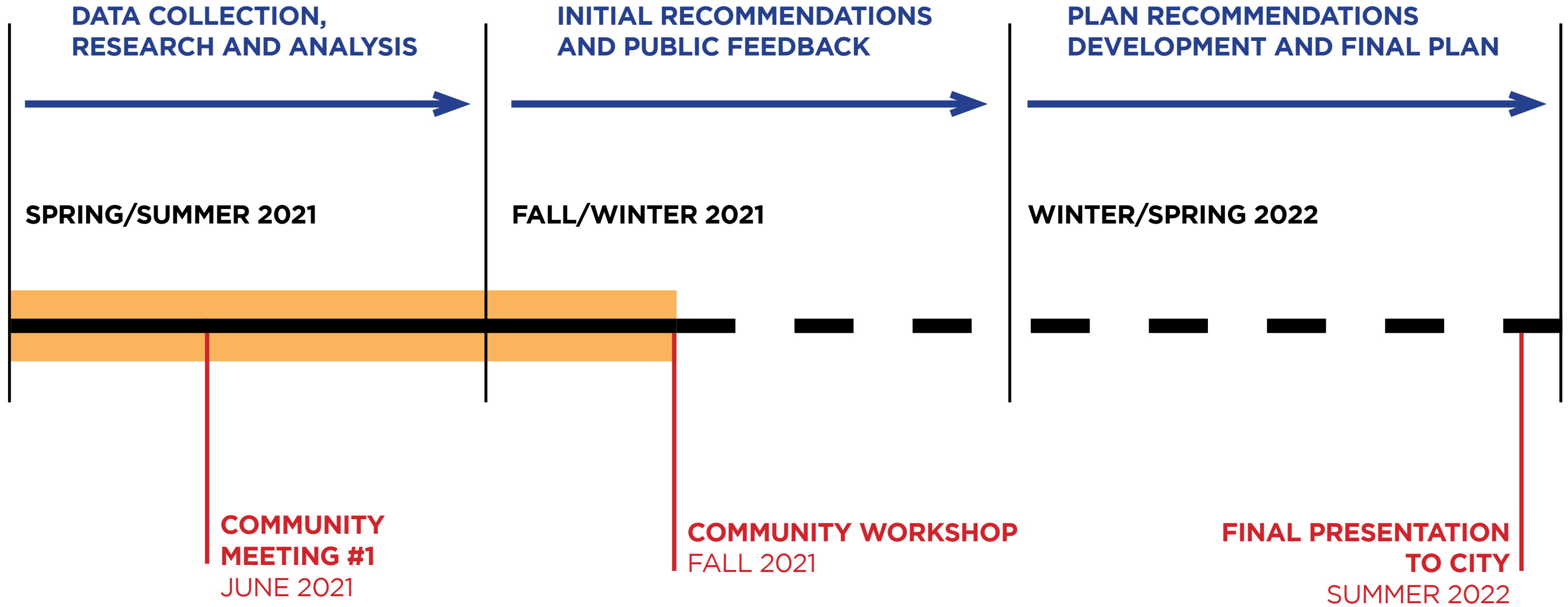
Adopted February 12, 2019



KAMP WASHINGTON



PROJECT TIMELINE



COMMUNITY MEETING - JUNE 9, 2021

WHAT WE HEARD

STAKEHOLDER MEETINGS

- City Council and Planning Commission
- Boards and Commissions
- City Staff and Experts
- Commercial / Private Property Owners
- Business Owners (Restaurant, Small Businesses, Others)
- Residents and the General Public

COMMUNITY COMMENTS:

- More green spaces, more natural elements including access to Kutner Park & Jermantown Cemetery
- Better connectivity for pedestrians & cyclists
- More visible local retail, neighborhood feeling environment
- Expression of local arts
- Creation of a neighborhood destination, new place
- Better design with nearby residential neighborhoods.



The screenshot shows a Zoom meeting interface with a slide titled "OPEN COMMUNITY DIALOGUE". The slide contains the following text:

OPEN COMMUNITY DIALOGUE

If watching the meeting live:

- Type your comment or question into the **GoToWebinar "Questions" function**
- Call **(571) 282-3524**

If watching a recording of the meeting:

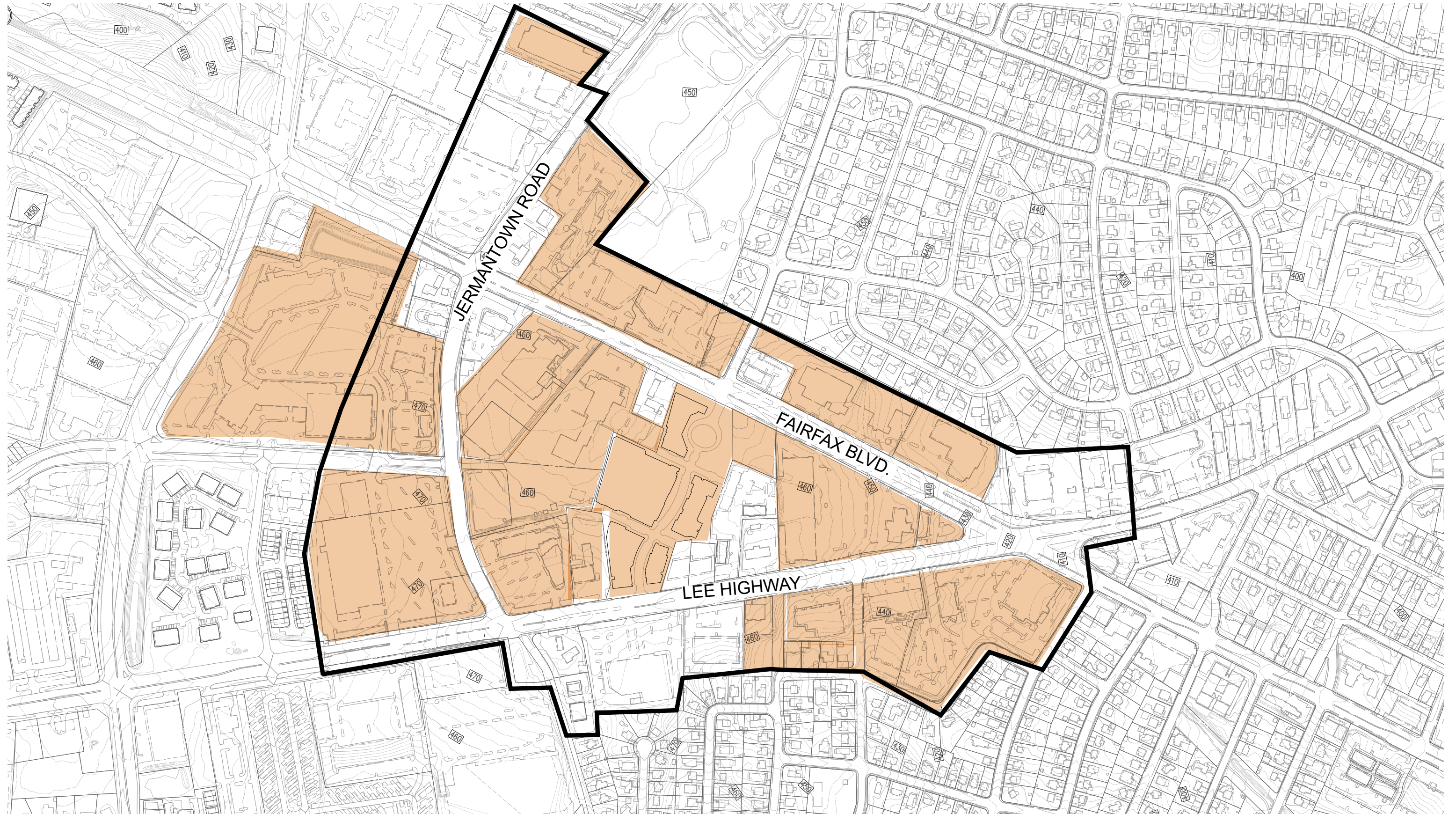
- Leave a comment on the Engage Fairfax page
<https://engage.fairfaxva.gov/kamp-washington-small-area-plan>

The Zoom meeting header shows several participants: Brock Sak, Lee Cuill, Aditya Inamdar, Eric Smart, Pam Dubois, Adam Charry, and Don Hoover.

COMMUNITY CONCERNS:

- Too much pavement and parking lots
- Ugly visual environment. Sense of placelessness
- Implementation - slow, bad quality, or doesn't happen
- Vehicular, pedestrian, and cyclist safety
- Traffic and busy roads

PROPERTY OWNER OUTREACH



 Property Owners Team Has Met With

CITY COUNCIL + PLANNING COMMISSION MEETING - JULY 2021

WHAT WE HEARD

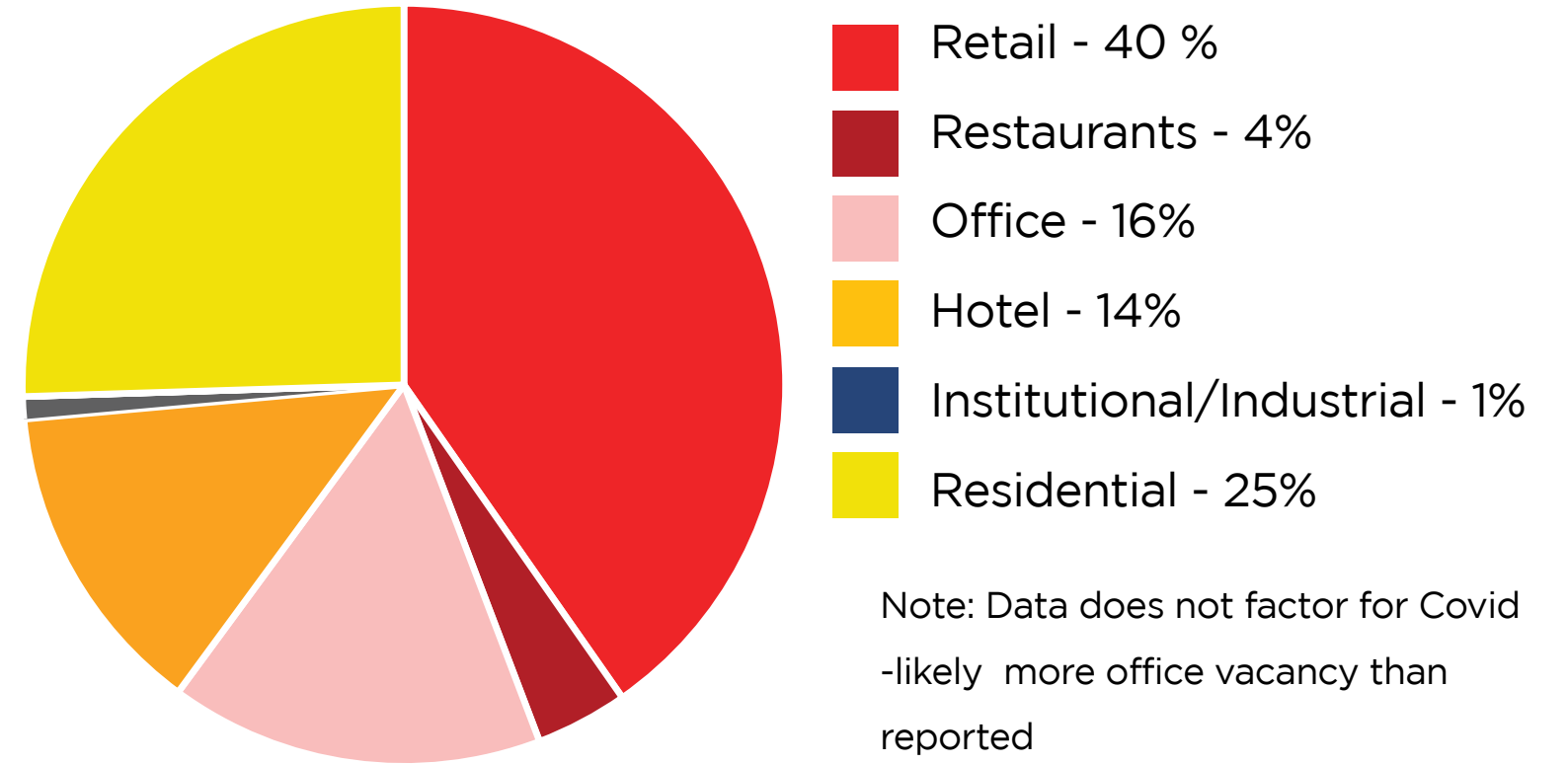
- Increasing the amount of green and reducing pavement
- Sustaining or growing existing retail
- Fostering excitement and sense of place
- Busy roads
- Vehicular, pedestrian, and cyclist safety
- Creating a destination to attract County residents
- Balance of residential / retail / office
- Preserving existing commercial vitality
- Need for placemaking



MAJOR OBSERVATIONS

1. A lack of an identity
2. A car dominated environment
3. Missing open space in plan area
4. Established commercial critical mass
5. Better transition between commercial corridor and residential neighborhoods

Land Use: Total Study Area



Near Term Residential - The Moxley (above)



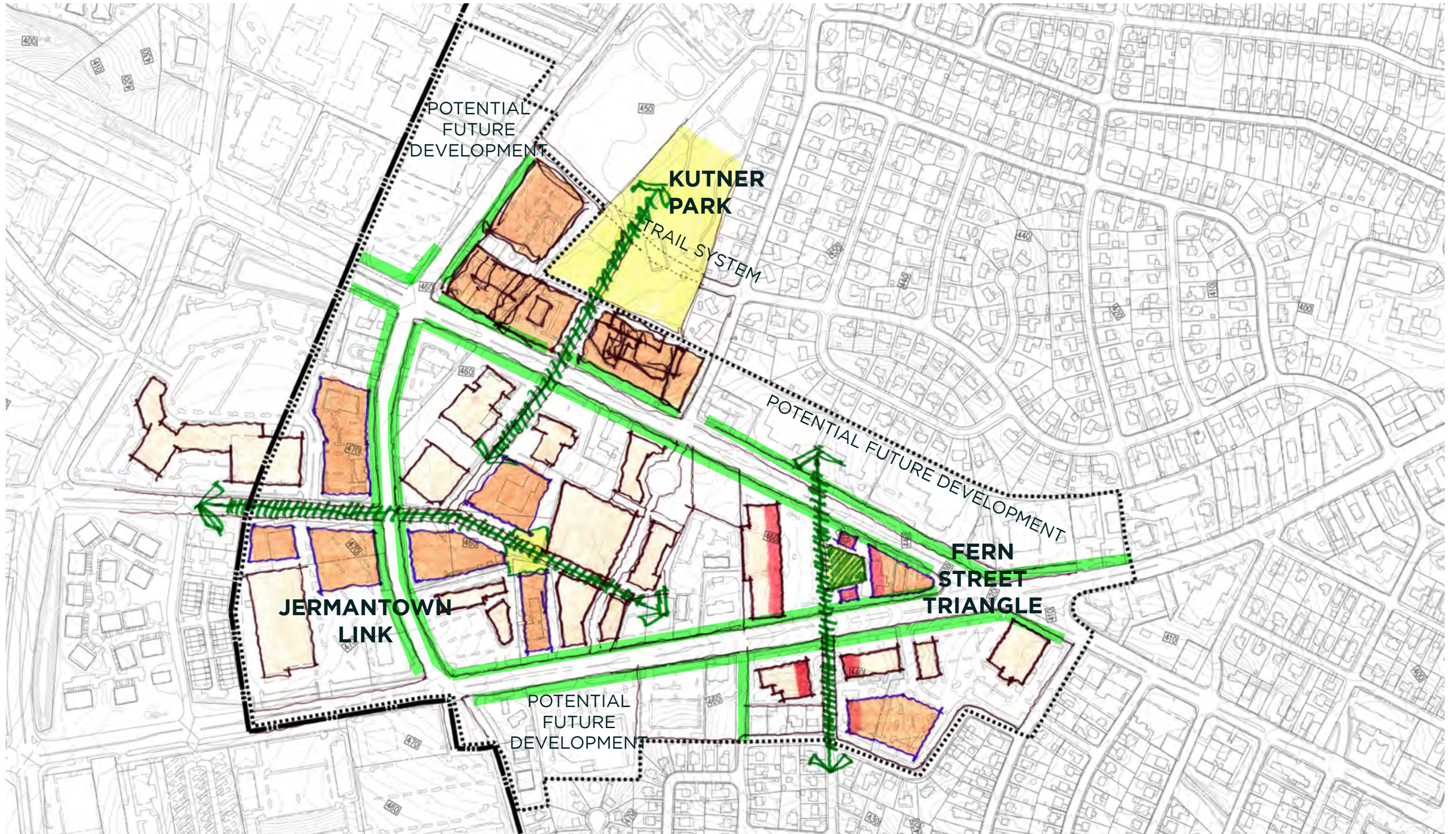
Existing Commercial



Existing Industrial (Dominion Energy)

KAMP WASHINGTON

THREE SUB-AREAS, ONE NEIGHBORHOOD



IDEA 1:
ACTIVATING THE
FERN STREET
TRIANGLE

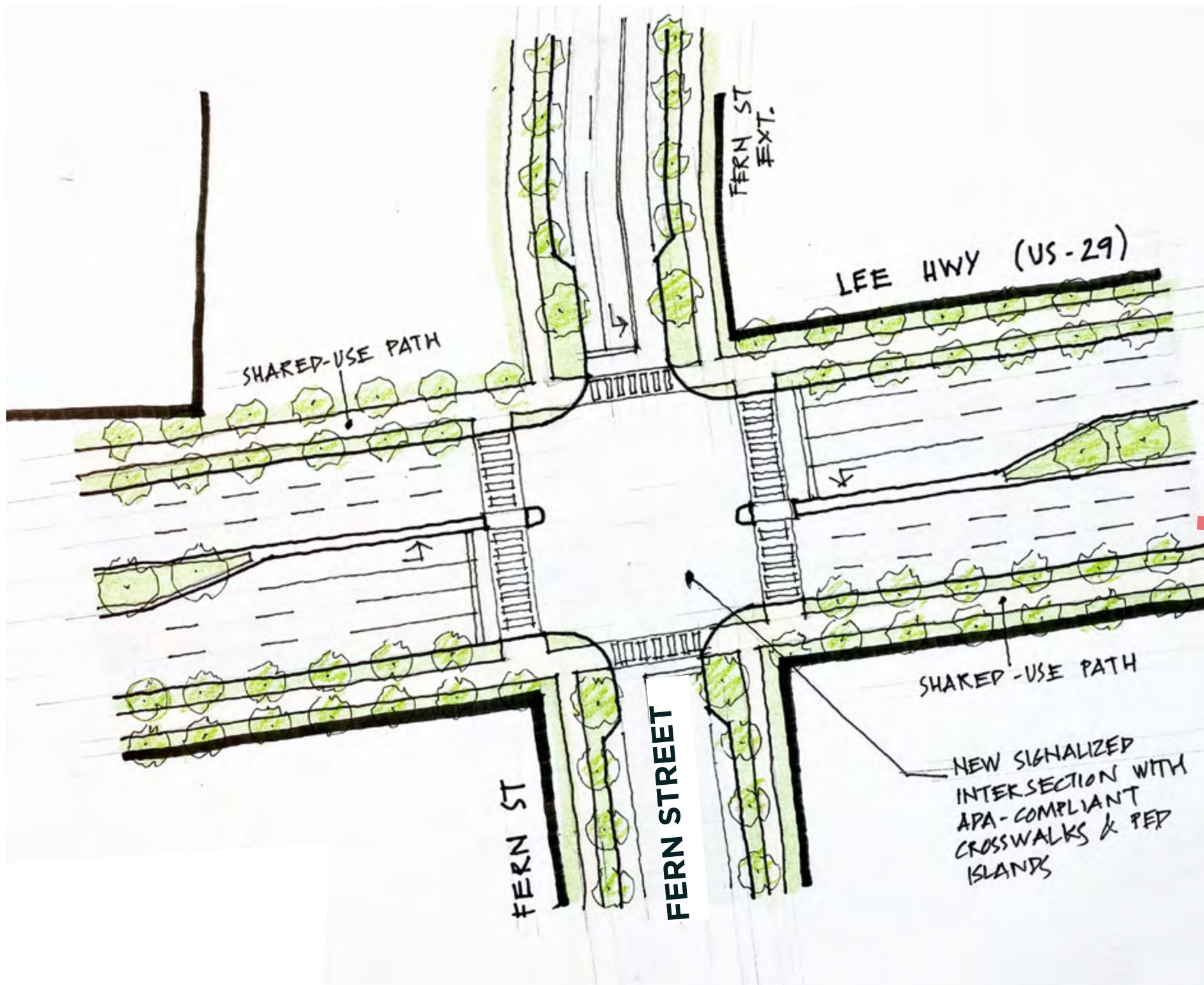
ACTIVATING THE FERN STREET TRIANGLE: CONNECTION + CENTRAL GATHERING SPACE



ACTIVATING THE FERN STREET TRIANGLE: PEDESTRIAN CONNECTION AND A CENTRAL GATHERING SPACE



LEE HIGHWAY (US 29) & FERN STREET INTERSECTION: IMPROVING PEDESTRIAN CONNECTION SOUTH



MAKE A PLACE TODAY: RECLAIMING PARKING

EXAMPLE: DESOTO MARKETPLACE, DESOTO, TEXAS



MAKE A PLACE TODAY: RECLAIMING PARKING



Civic Space: Seating, Public Market or Food Truck Area
Above, similar scale to Desoto Marketplace.

NEAR TERM ACTIVATION: IMPROVED RETAIL OR MIXED USE

EXAMPLE: PARSONS ALLEY - DULUTH, GEORGIA

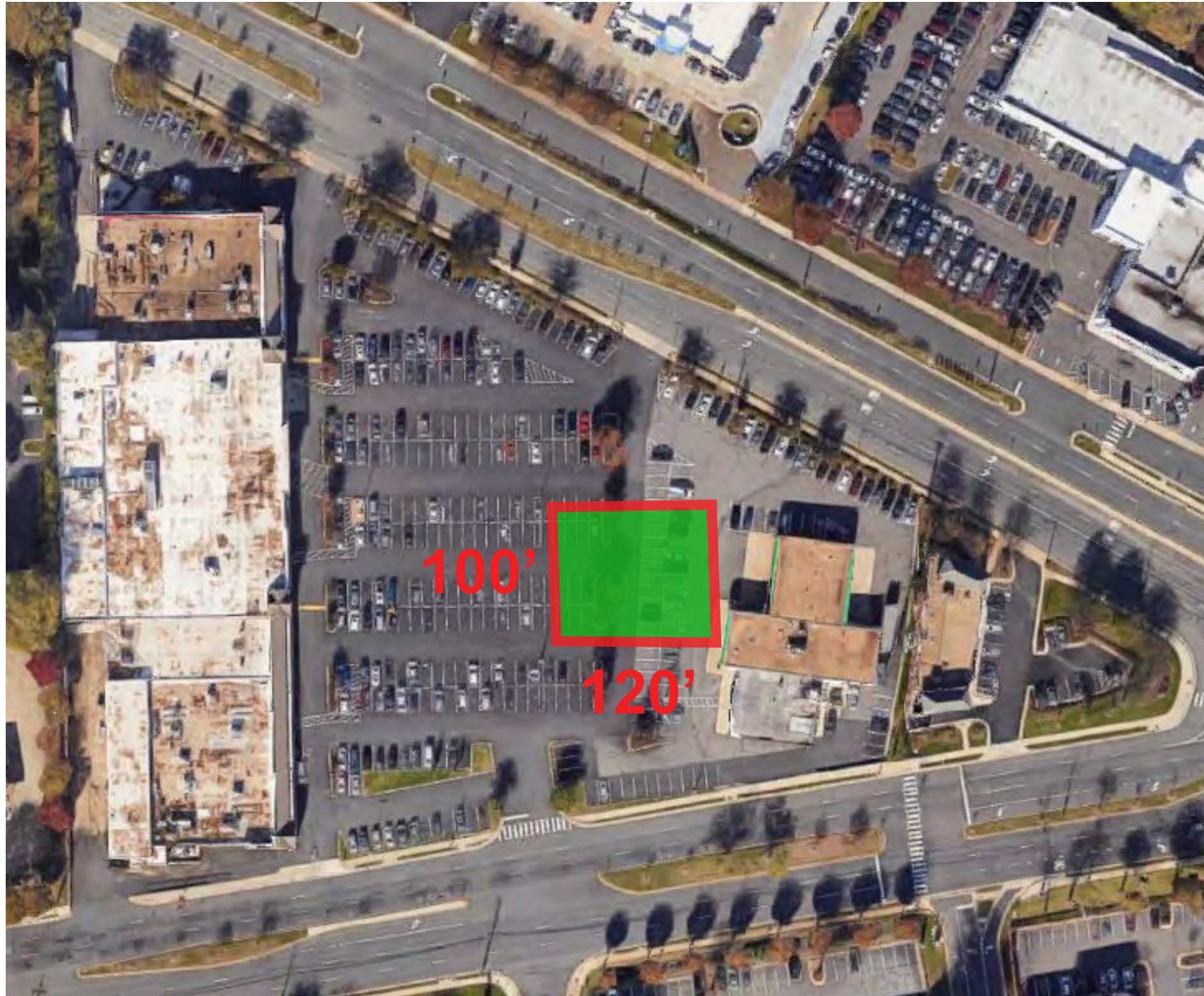


NEAR TERM ACTIVATION: IMPROVED RETAIL OR MIXED USE

EXAMPLE: PARSONS ALLEY - DULUTH, GEORGIA



NEAR TERM ACTIVATION: IMPROVED RETAIL OR MIXED USE



**PARSON'S ALLEY
AT KAMP WASHINGTON**



TAKING ADVANTAGE OF THE HEIGHT



Ponce City Market/Beltline
Atlanta, GA



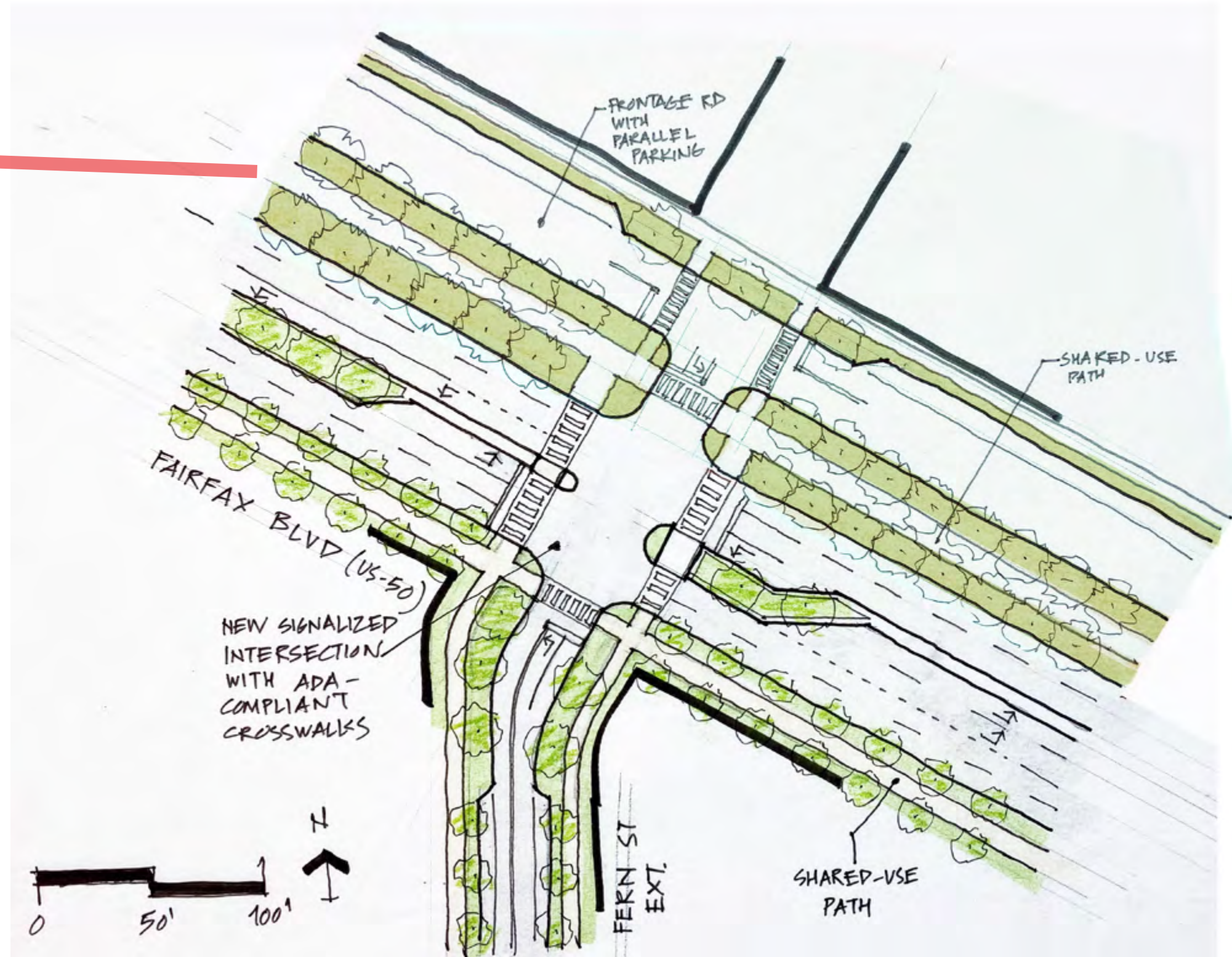
Rooftop of Union Market- Washington, DC



Section Detail: Existing Kamp Washington Shopping Center



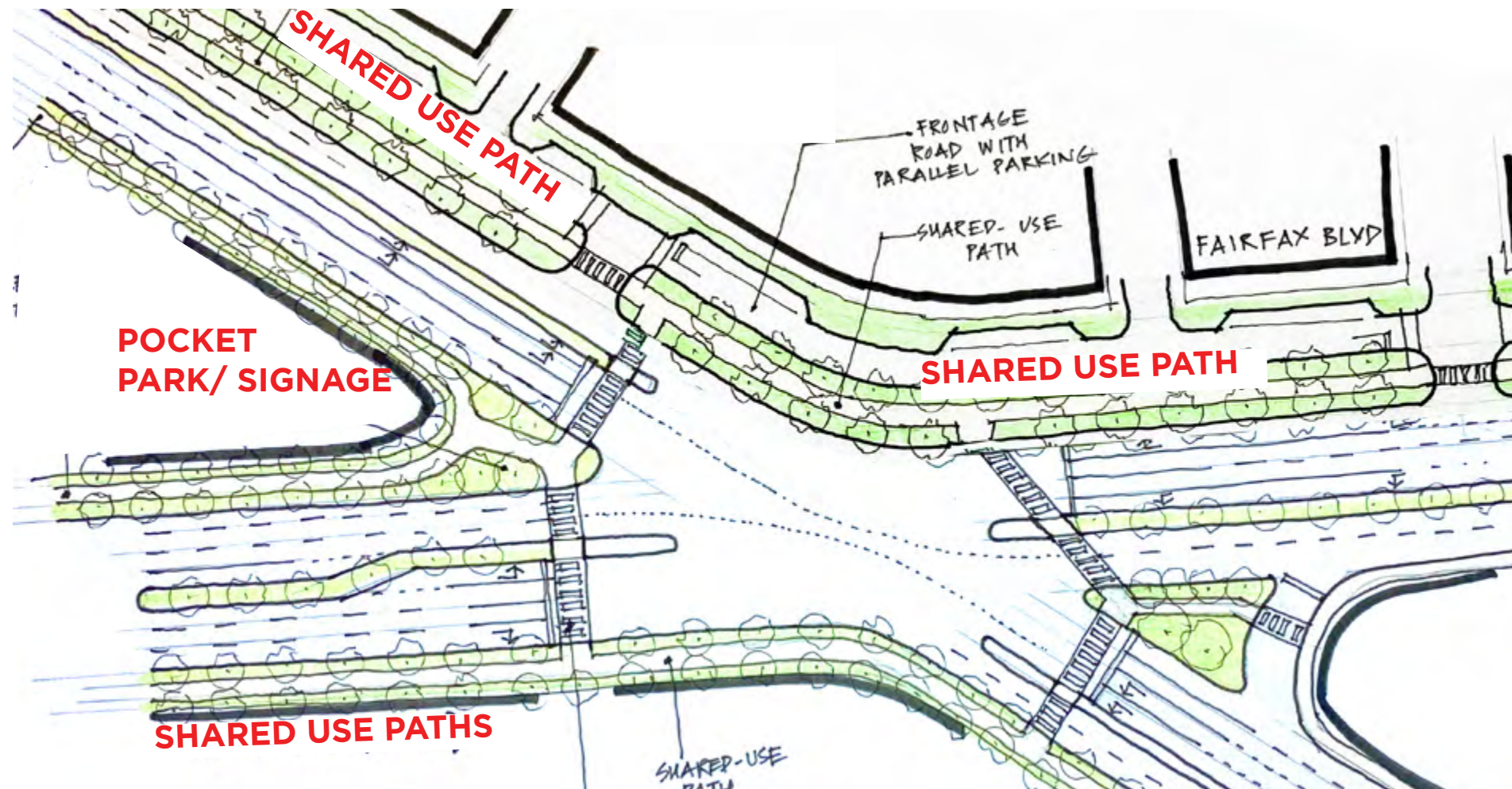
FAIRFAX BLVD. (US 50) + FERN STREET EXTENSION INTERSECTION IMPROVING PEDESTRIAN CONNECTION NORTH



MARKING THE CROSSROADS



HISTORY, SIGNS,
THE CORNER
AS AN OPPORTUNITY.



CELEBRATING THE
INTERSECTION AT 50 & 29

RESPECTING HISTORY

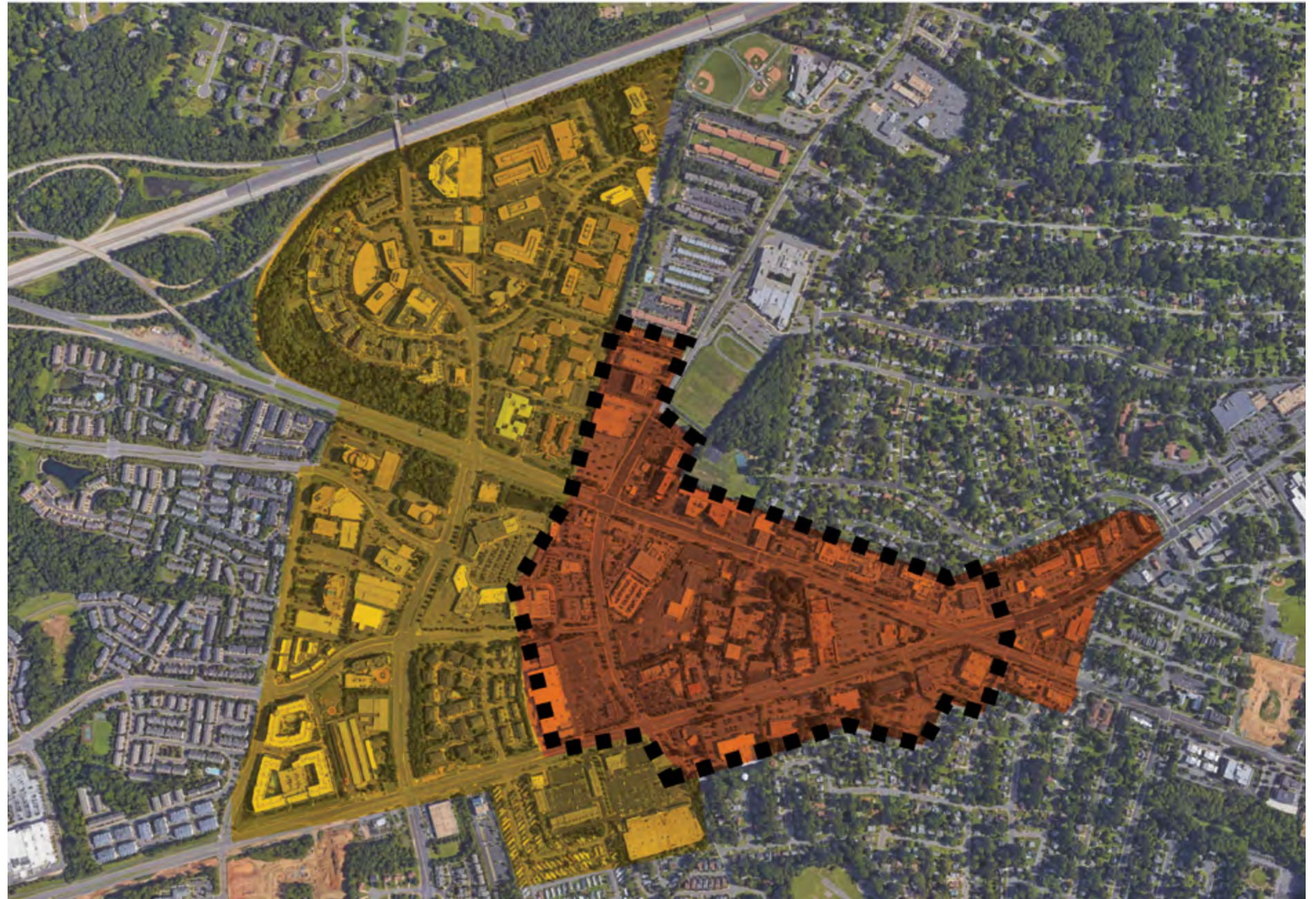


- Incorporating and recognizing the historical cemetery and linking it to other green landscapes.
- Collaborating with Jermantown Cemetery stakeholders to respectfully incorporate the space.

IDEA 2:
JERMANTOWN LINK
TO COUNTY

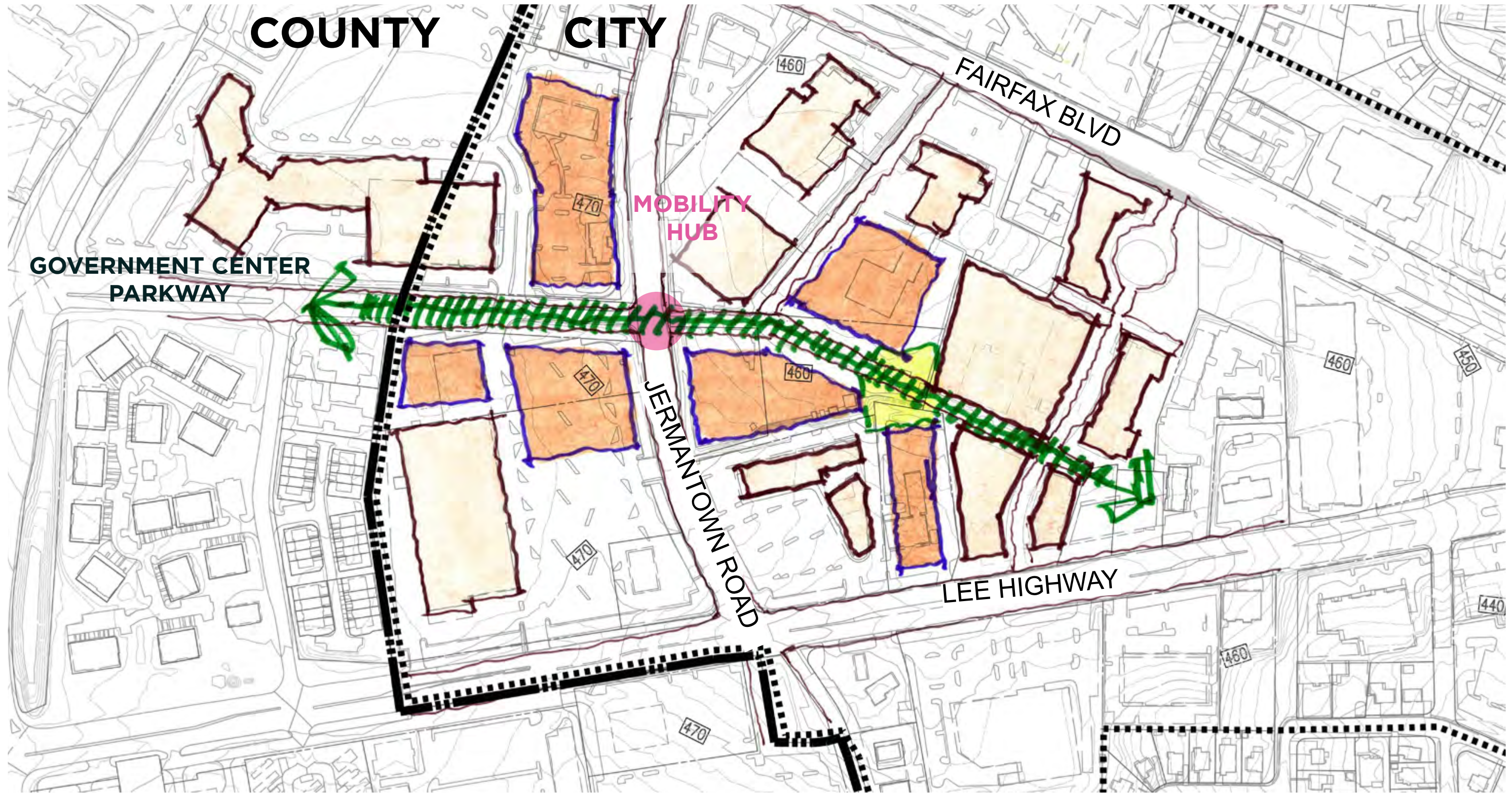
GREATER KAMP WASHINGTON

- Marketplace Identity
 - 385 Acre Land Area - 33% City and 67% County
 - 5.2 M SF Commercial Built Area- 33% City and 67% County (newer inventory)
- Segmented Commercial Demand
 - Local Retail - Food, Home Goods, Services (w/ Low Vacancy)
 - Regional Draws - Car Dealerships, Grocery, Office, Hotels,
- Auto Transport Crossroads - Local Users and Transient Demand
- Mixture of Updated and Modern Buildings (and Newer Road Network)
- Commercial Strengths with Residential Infill Potential



JERMANTOWN ROAD SUB AREA

LINKING COUNTY TO KAMP WASHINGTON



JERMANTOWN ROAD: MOBILITY HUB AND COUNTY LINK



Example: University of Maryland Pocket Park College Park, Maryland
Groundswell Design Group

JERMANTOWN ROAD: MOBILITY HUB AND COUNTY LINK

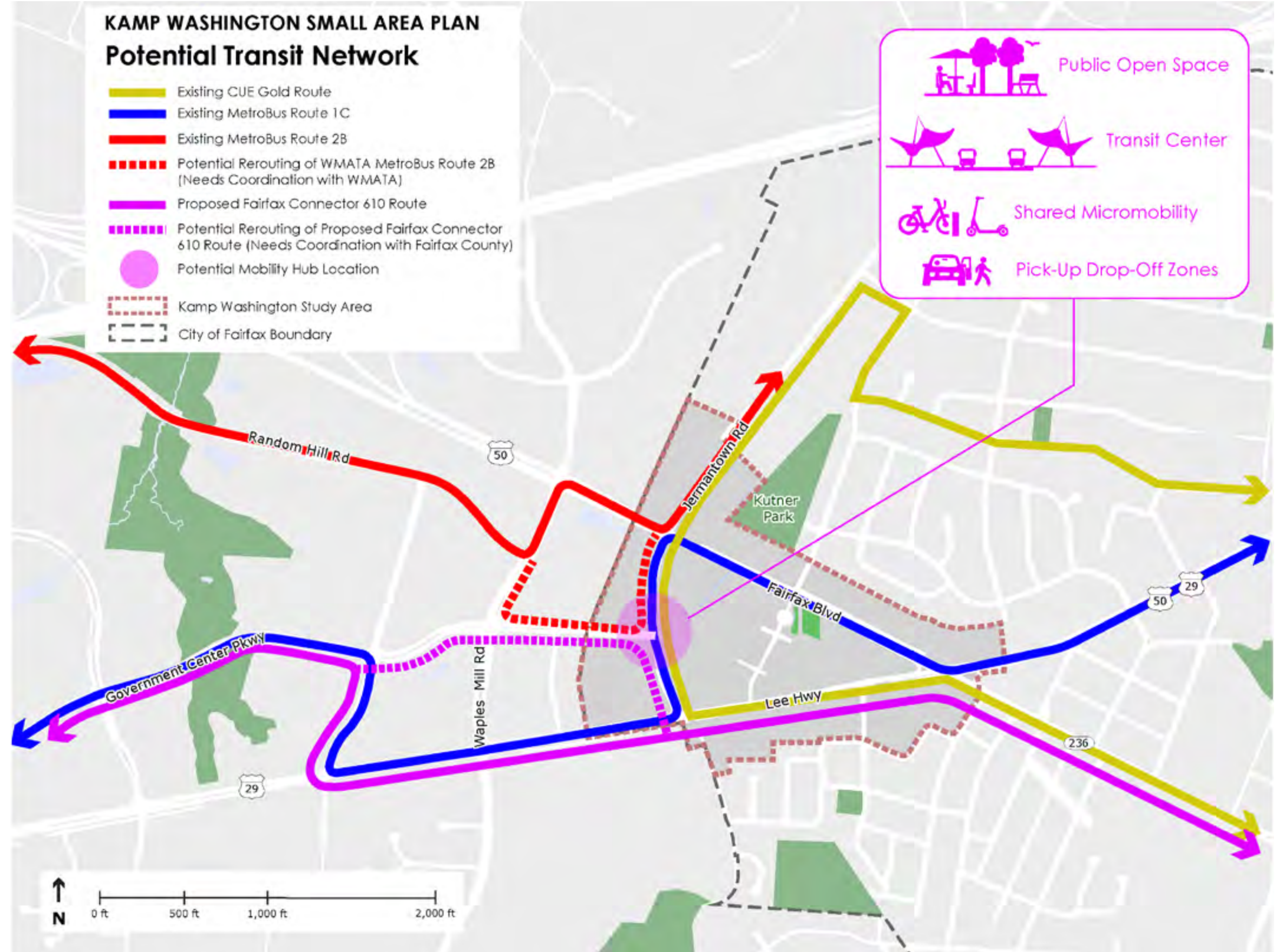


Example: Cesar Chavez Transit Plaza
Los Angeles, CA

JERMANTOWN ROAD: MOBILITY HUB

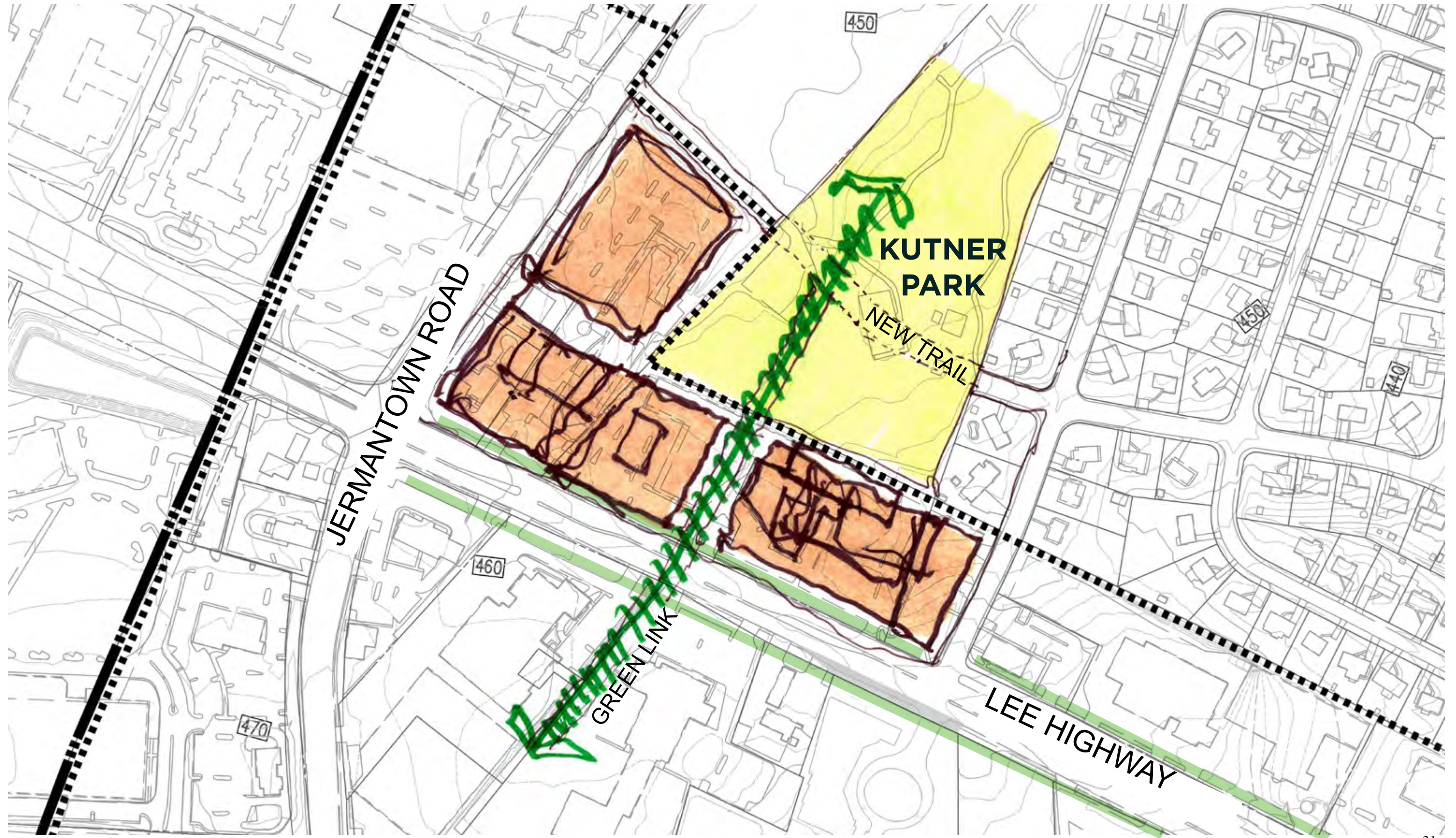


Fairfax City Multi-modal Plan



IDEA 3:
OPENING UP
KUTNER PARK

KUTNER PARK COMMUNITY



PRECEDENTS: KUTNER PARK COMMUNITY



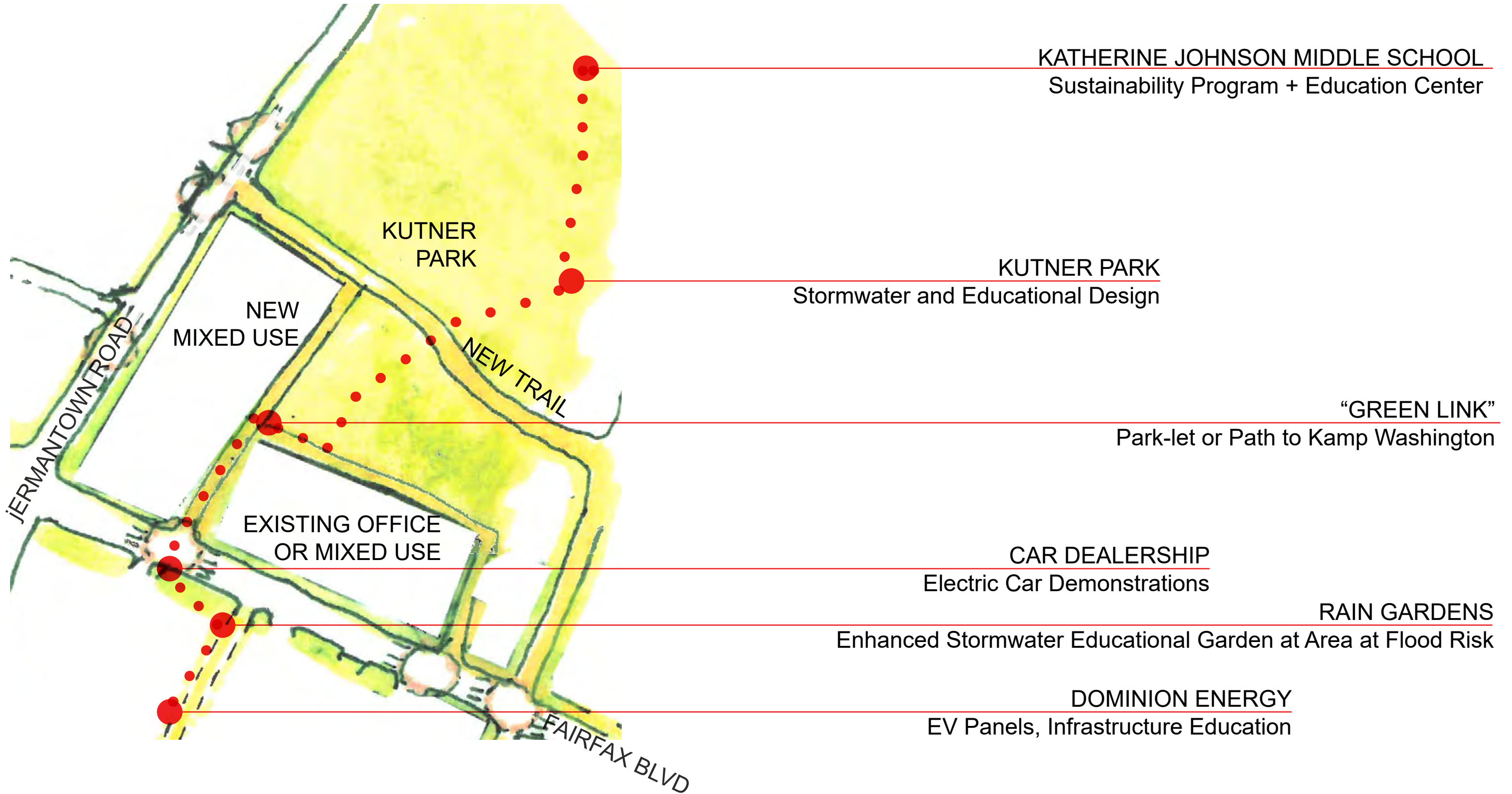
Above left, lower right - Apartments along Beltline in Atlanta, GA



Above, Apartments along Prairie Line Trail - Tacoma, WA

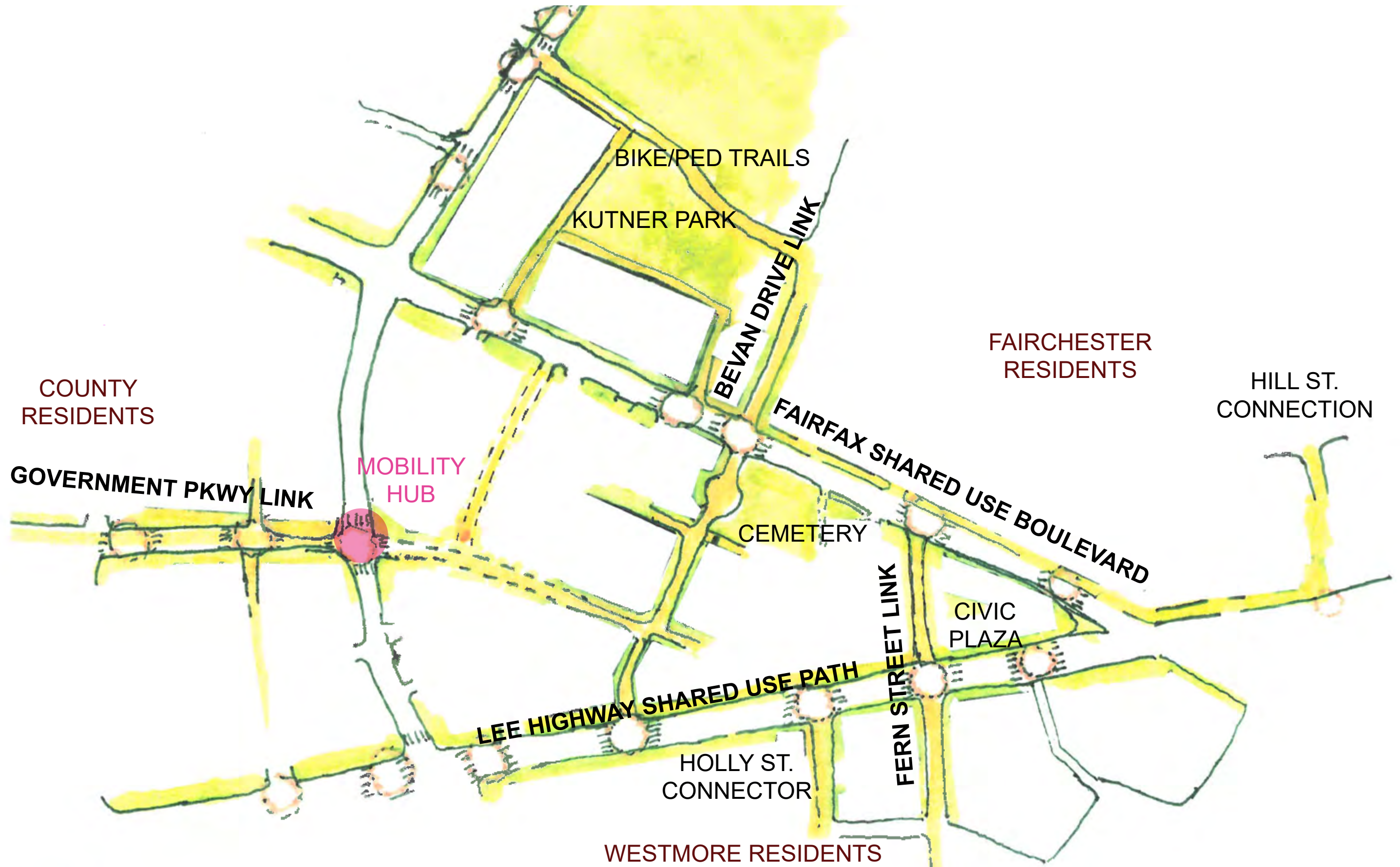


LINKING EDUCATION AT THE KUTNER PARK COMMUNITY



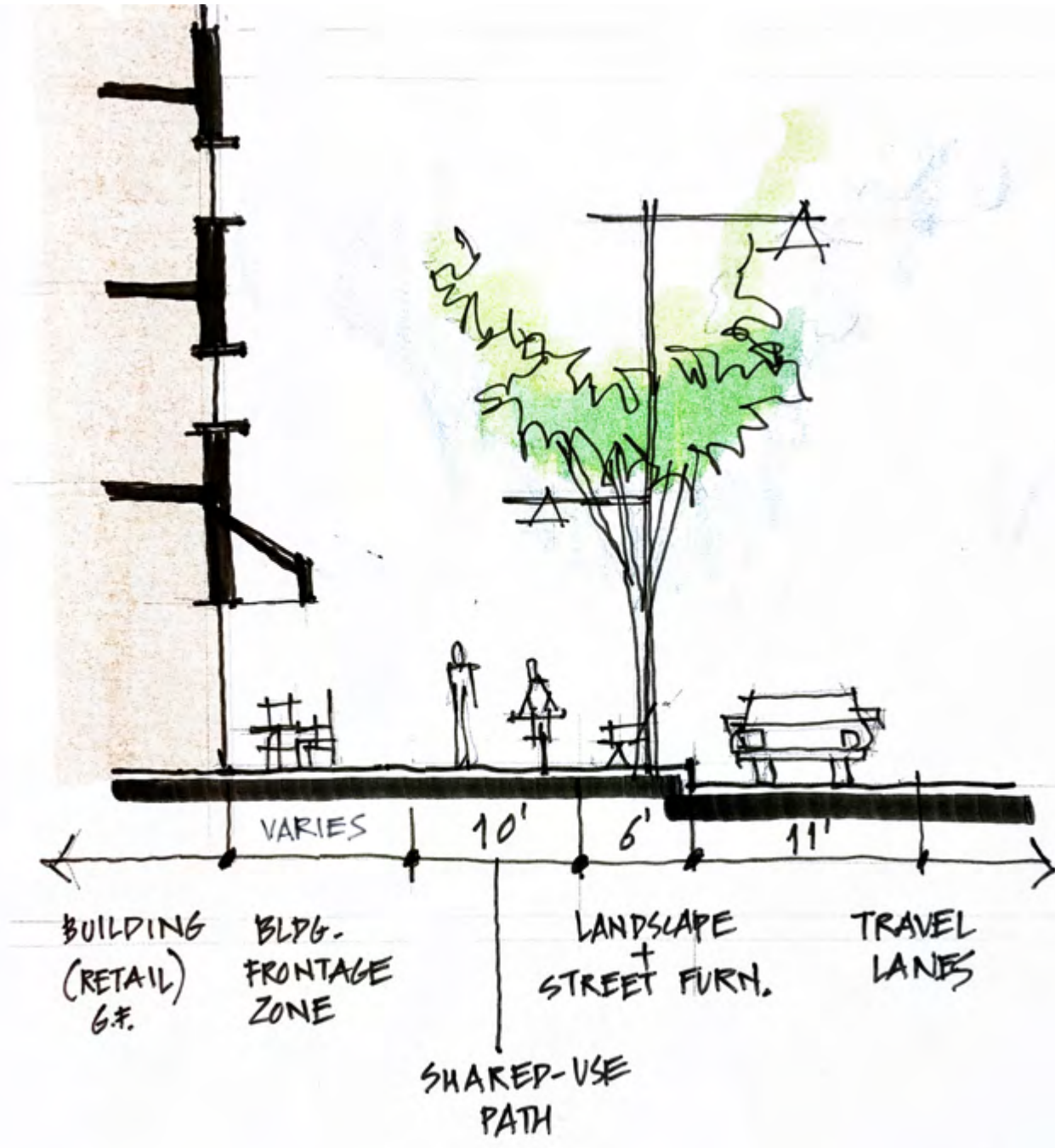
IDEA 4:
STITCHING THE
NEIGHBORHOOD
TOGETHER

SHARED USE PATHS + GREEN LINKS

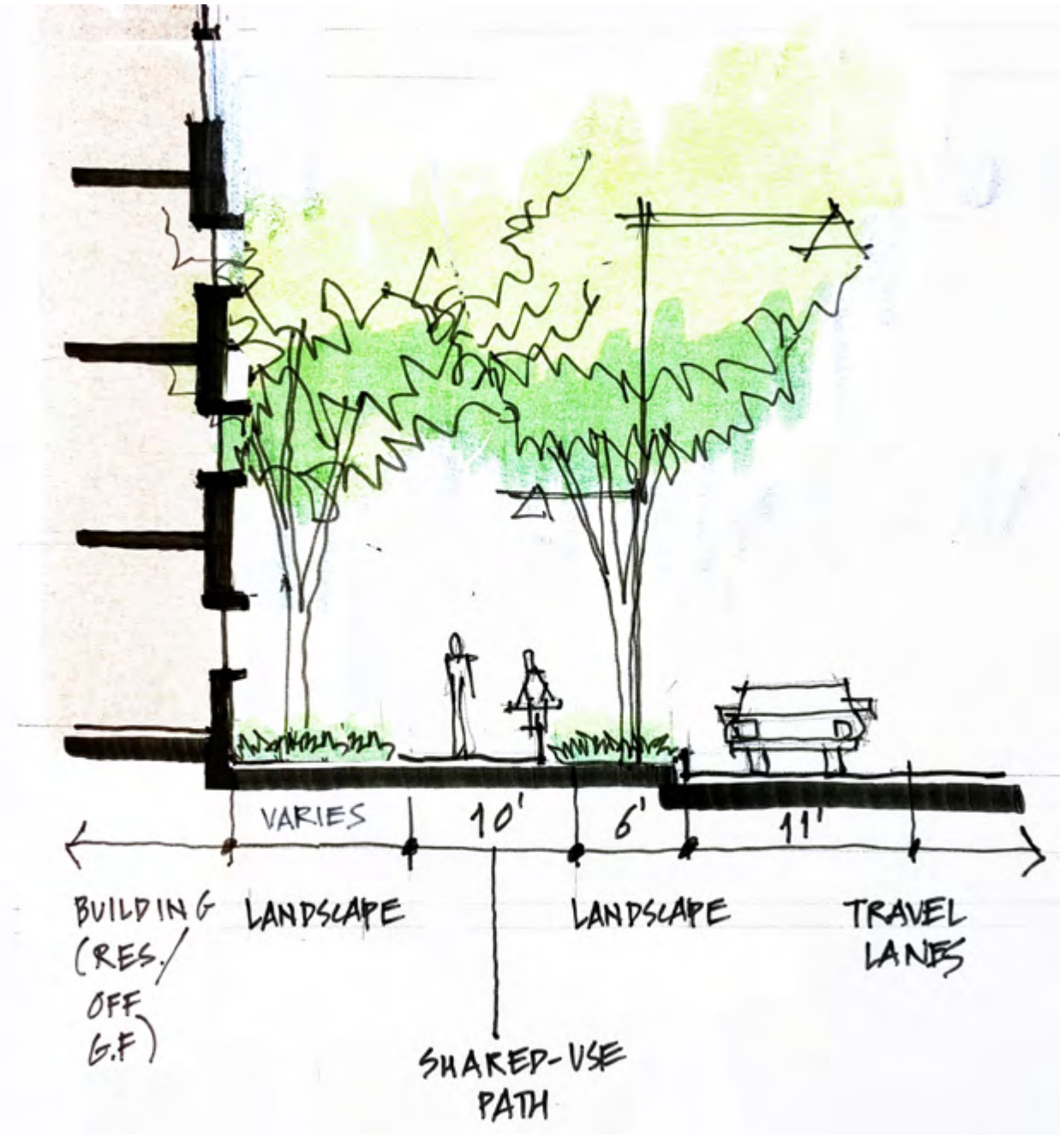


CONSISTENT TYPICAL SECTION FOR SHARED-USE PATHS ALONG FAIRFAX BOULEVARD, LEE HIGHWAY & JERMANTOWN ROAD

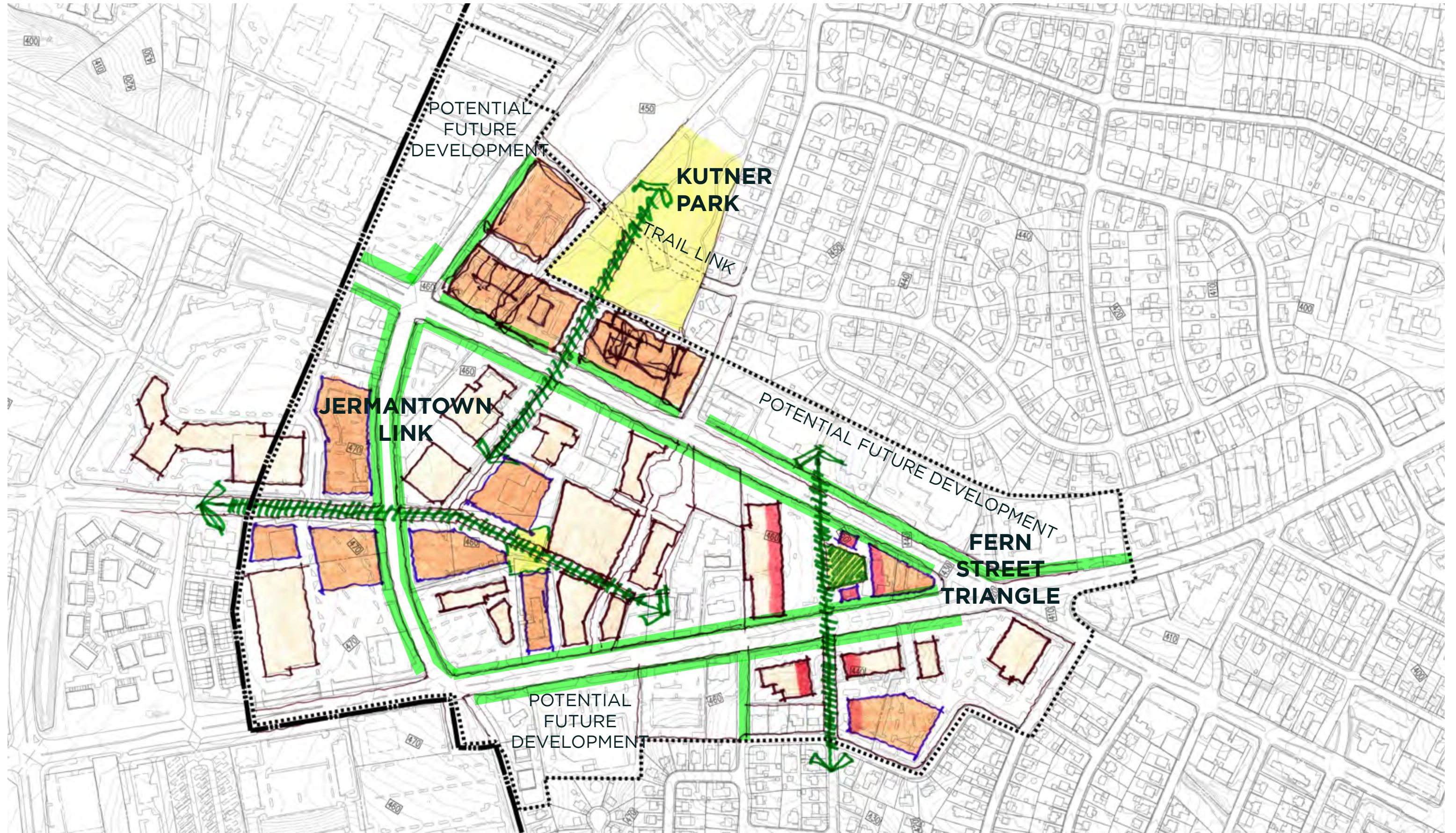
RETAIL FRONTAGE



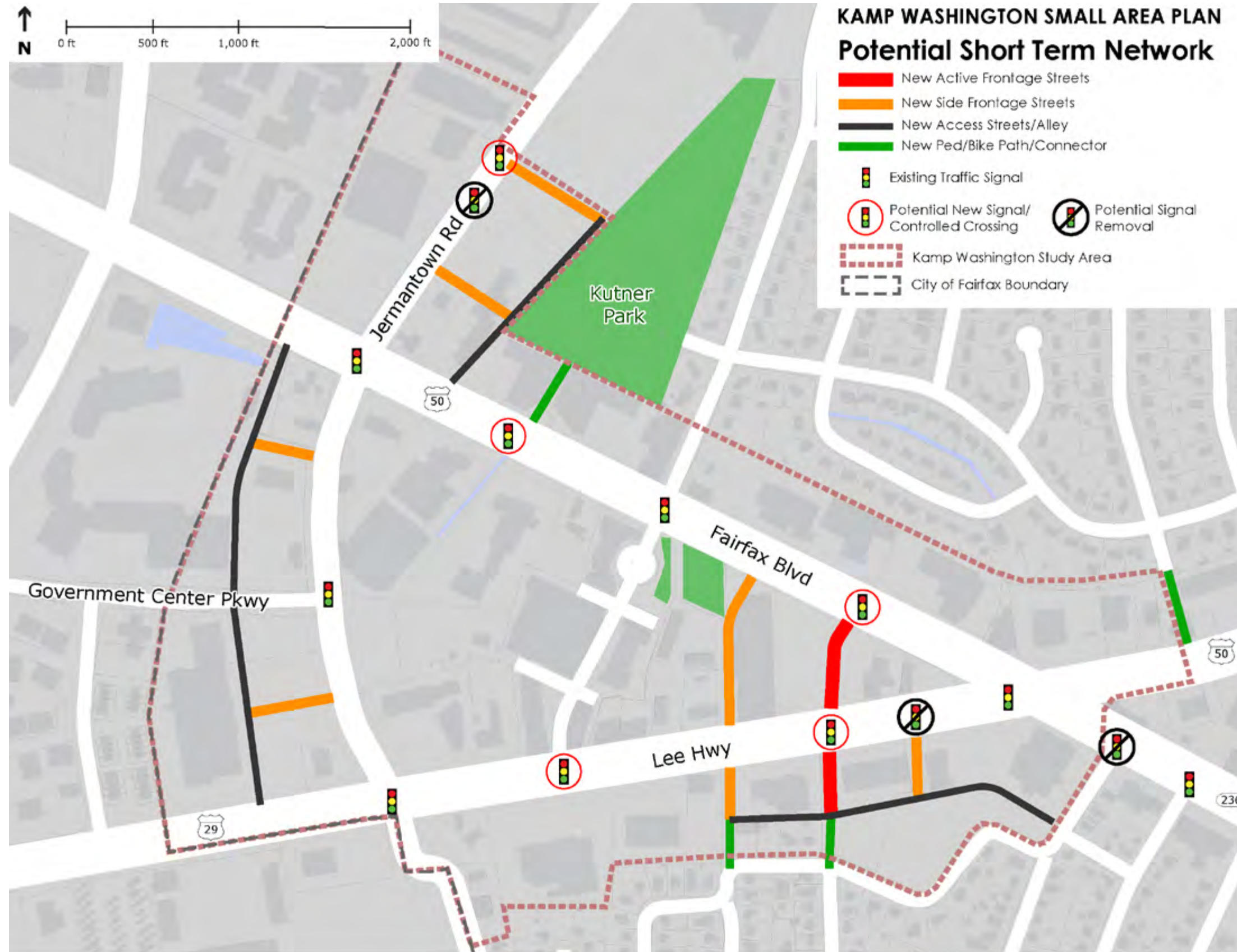
RESIDENTIAL/OFFICE FRONTAGE



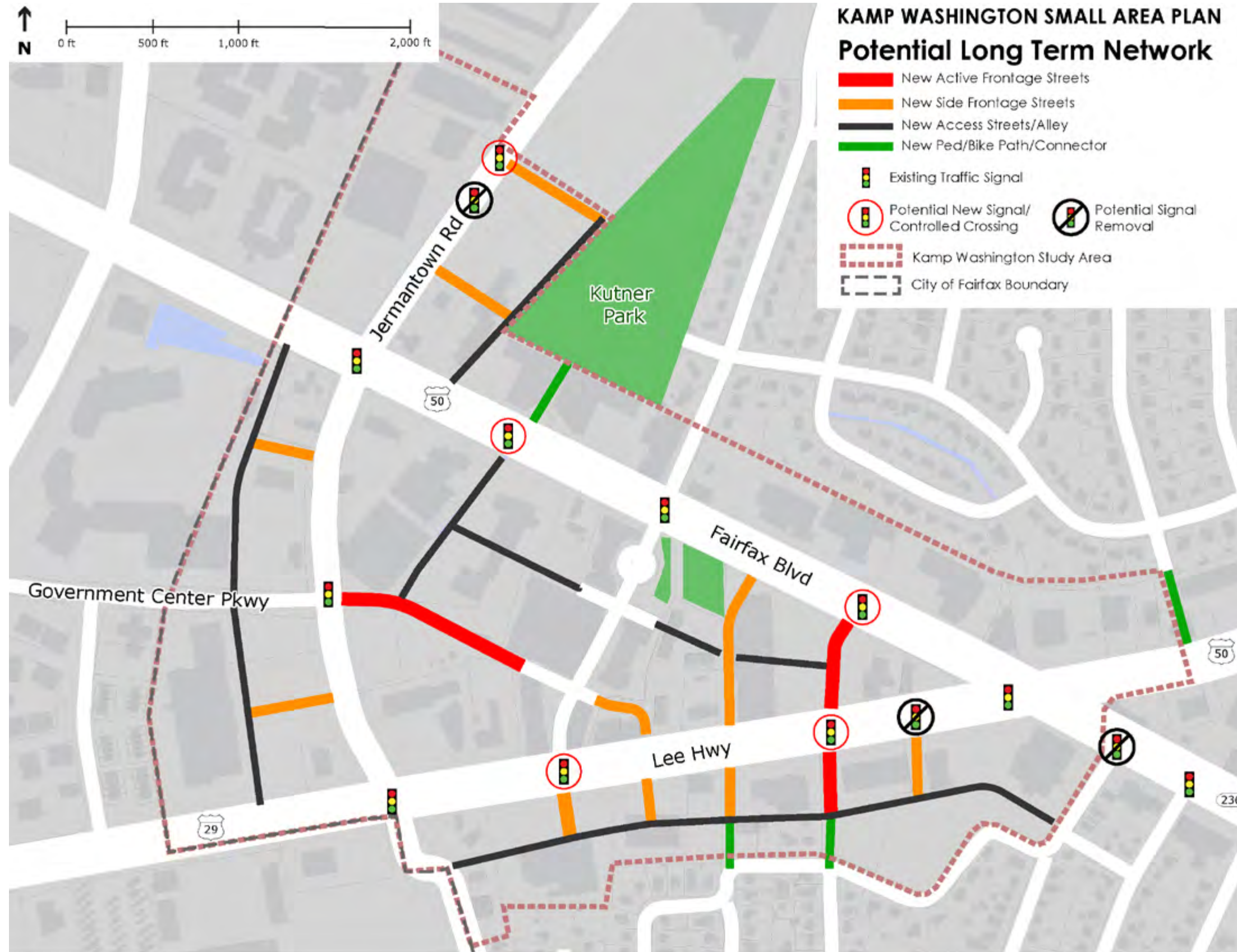
STITCHING THE NEIGHBORHOOD TOGETHER



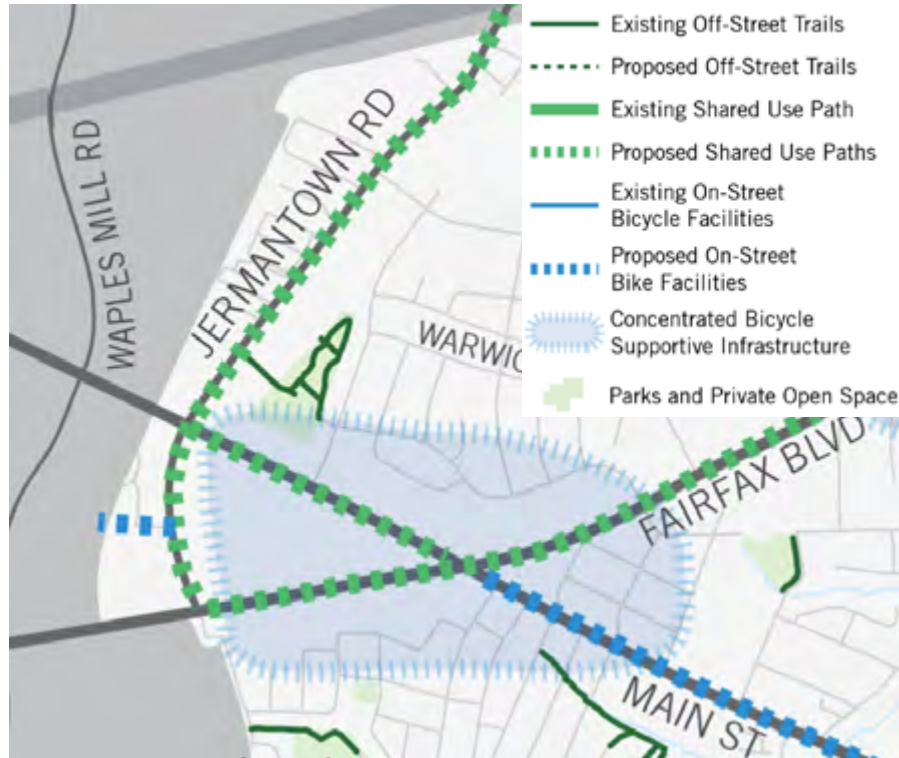
SHORT TERM NETWORK



LONG TERM NETWORK



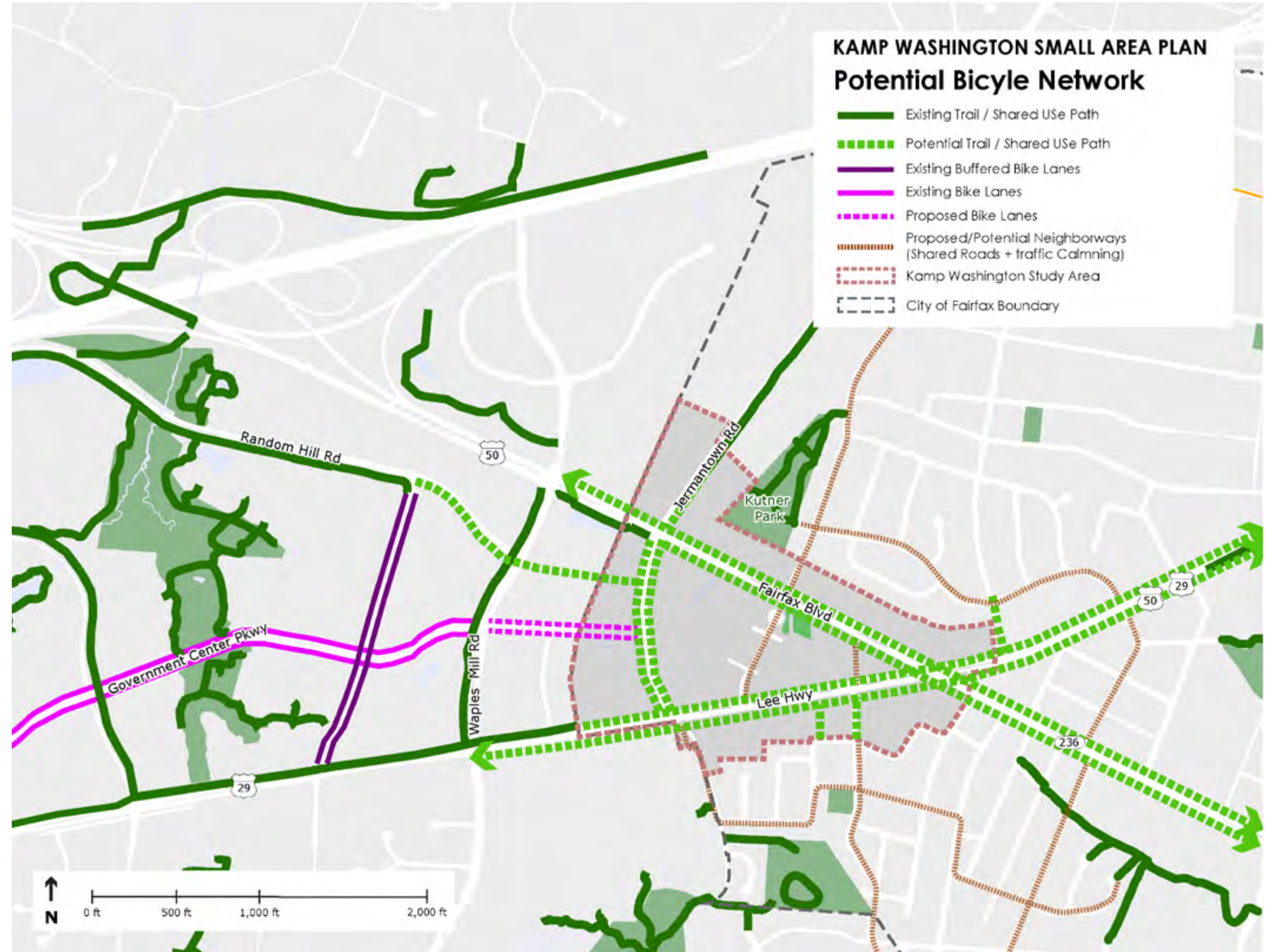
POTENTIAL BICYCLE NETWORK



Fairfax City Multi-modal Plan

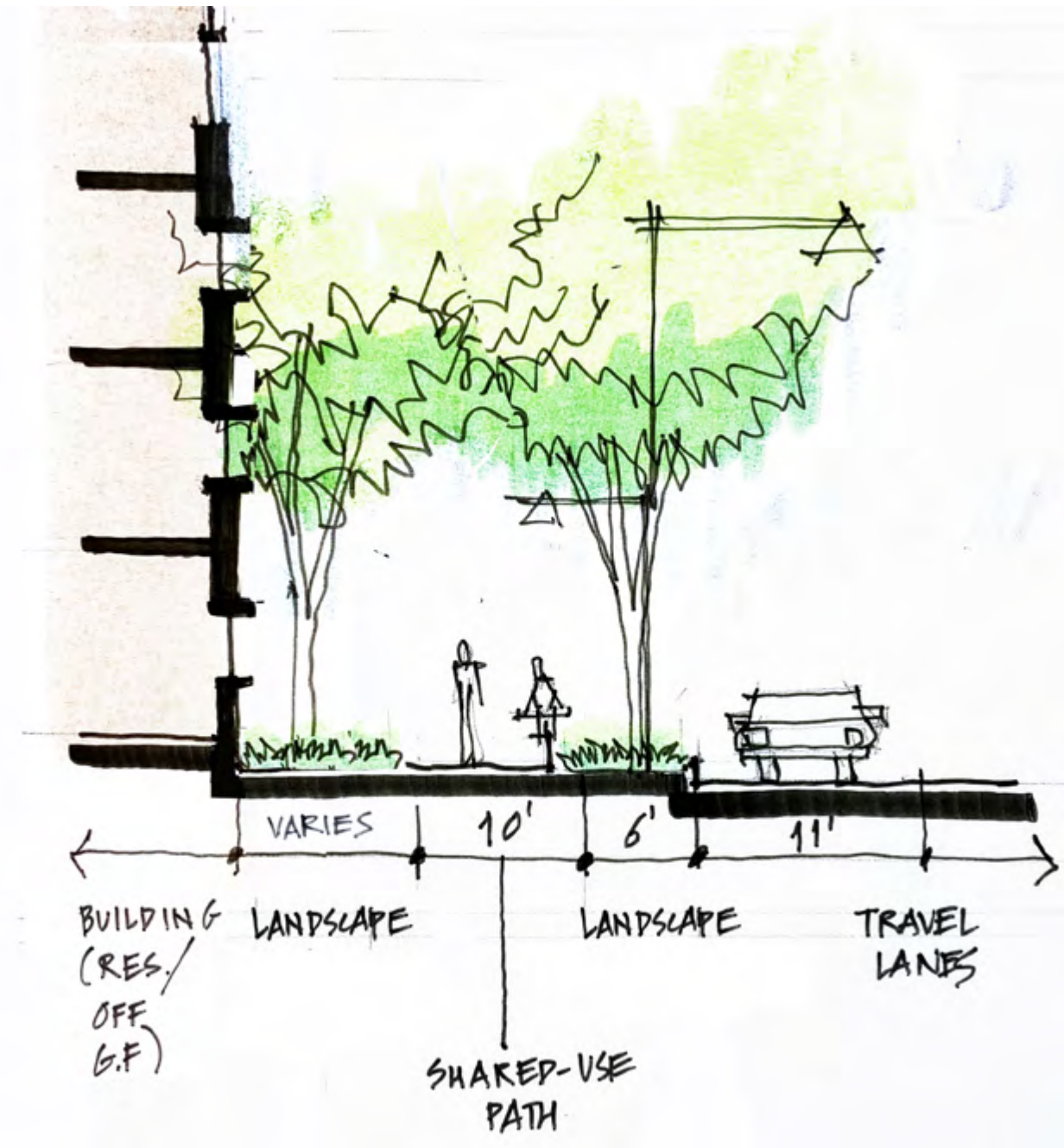
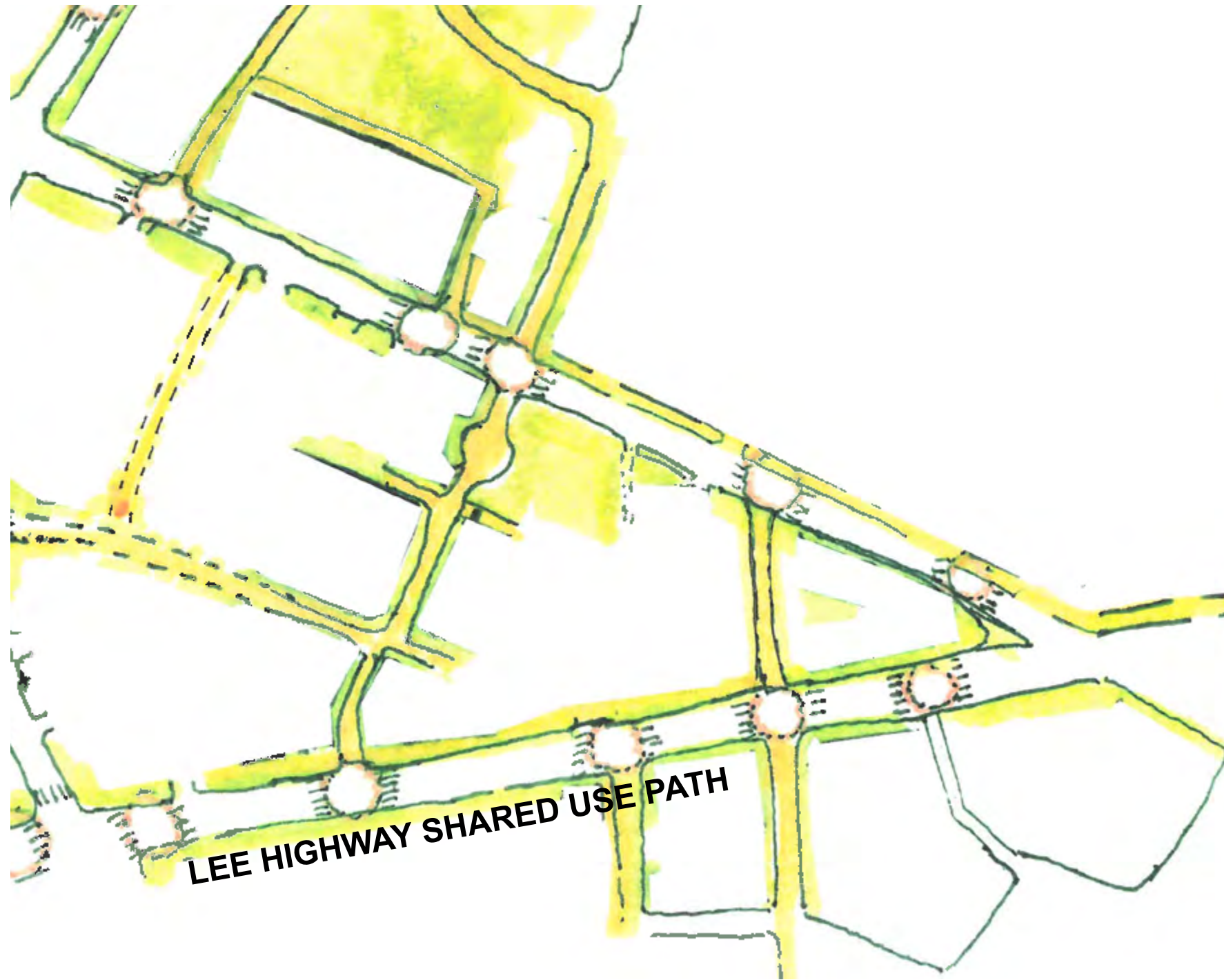


The Bike Fairfax City Plan

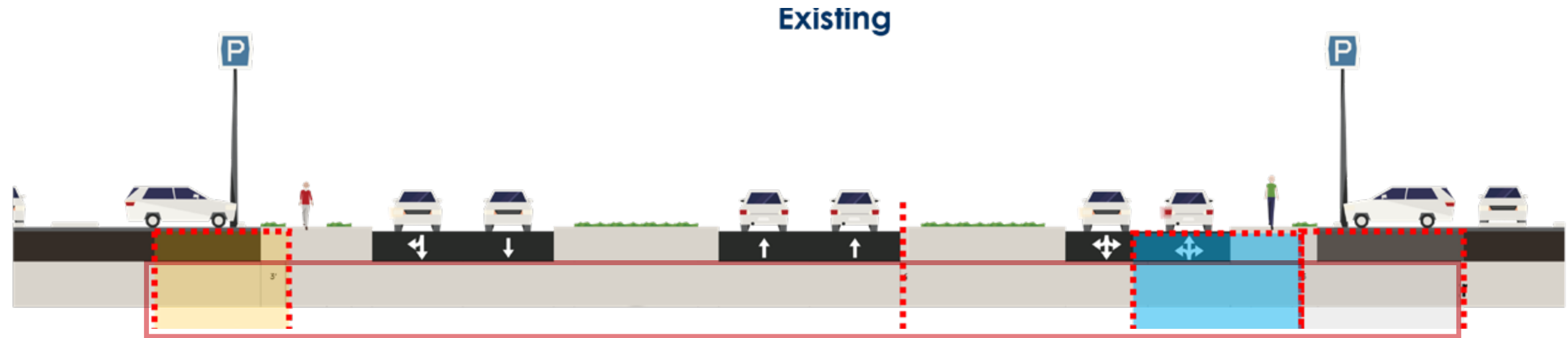


Potential Bike Network

LEE HIGHWAY: POTENTIAL SHARED USE PATH

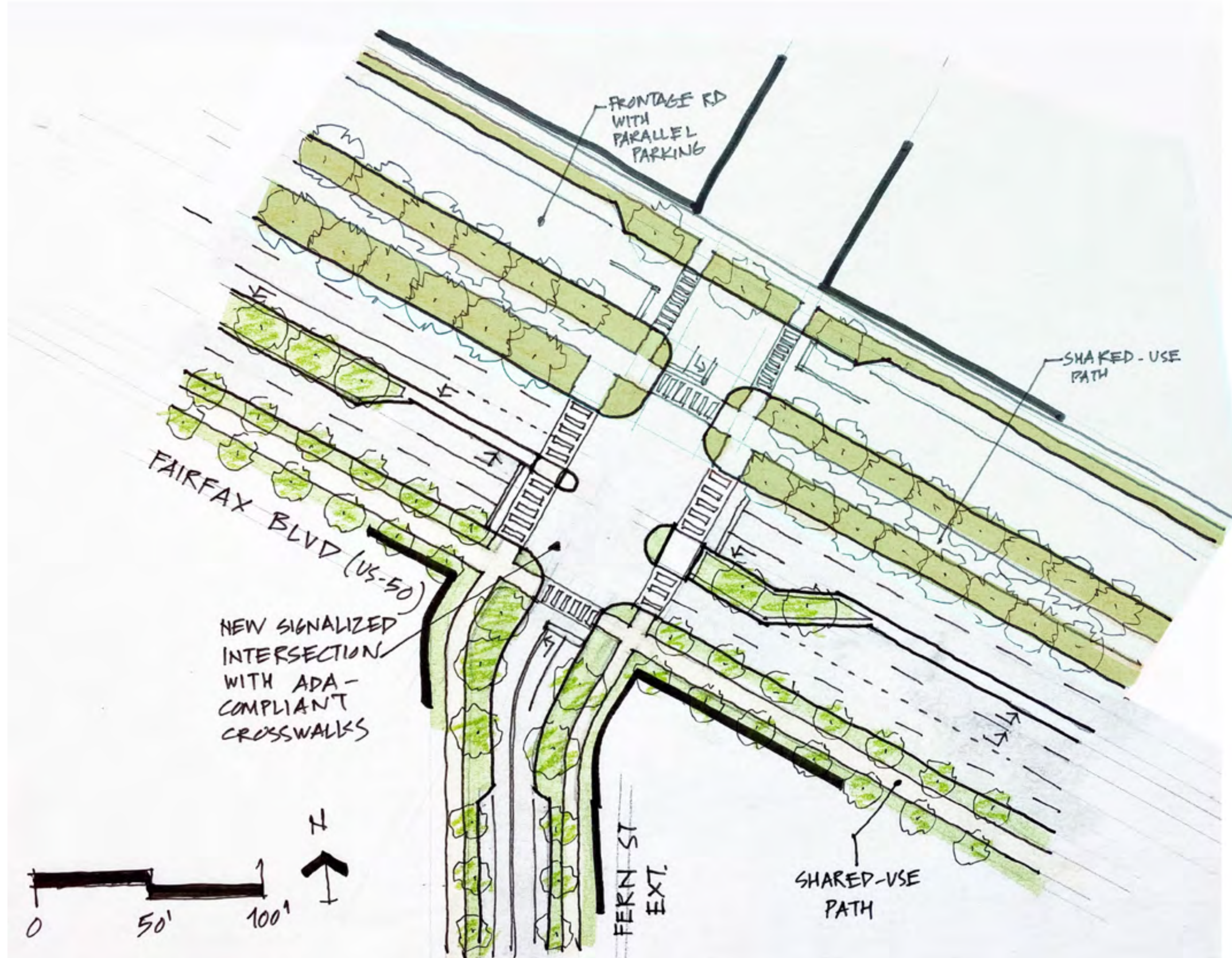


FAIRFAX BLVD: POTENTIAL SHARED USE PATH



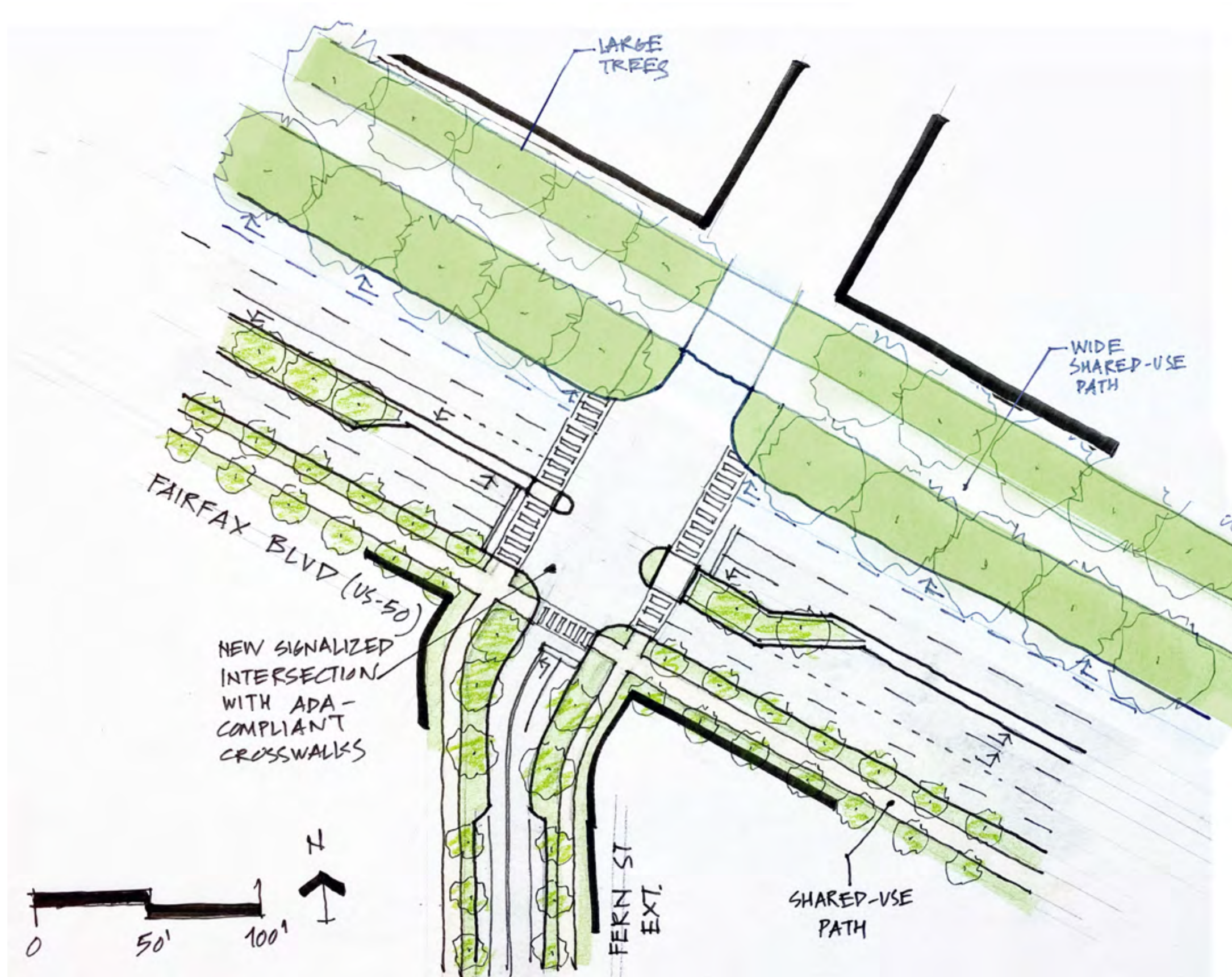
FAIRFAX BLVD: SHARED USE PATH

PARALLEL PARKING AT FRONTAGE ROAD OPTION



FAIRFAX BLVD: SHARED USE PATH

LARGER SHARED USE PATH, NO FRONTAGE ROAD



ENHANCING PEDESTRIAN FACILITIES AT FAIRFAX BLVD & LEE HWY

SHARED USE PATHS, BETTER CROSSINGS, MORE GREEN

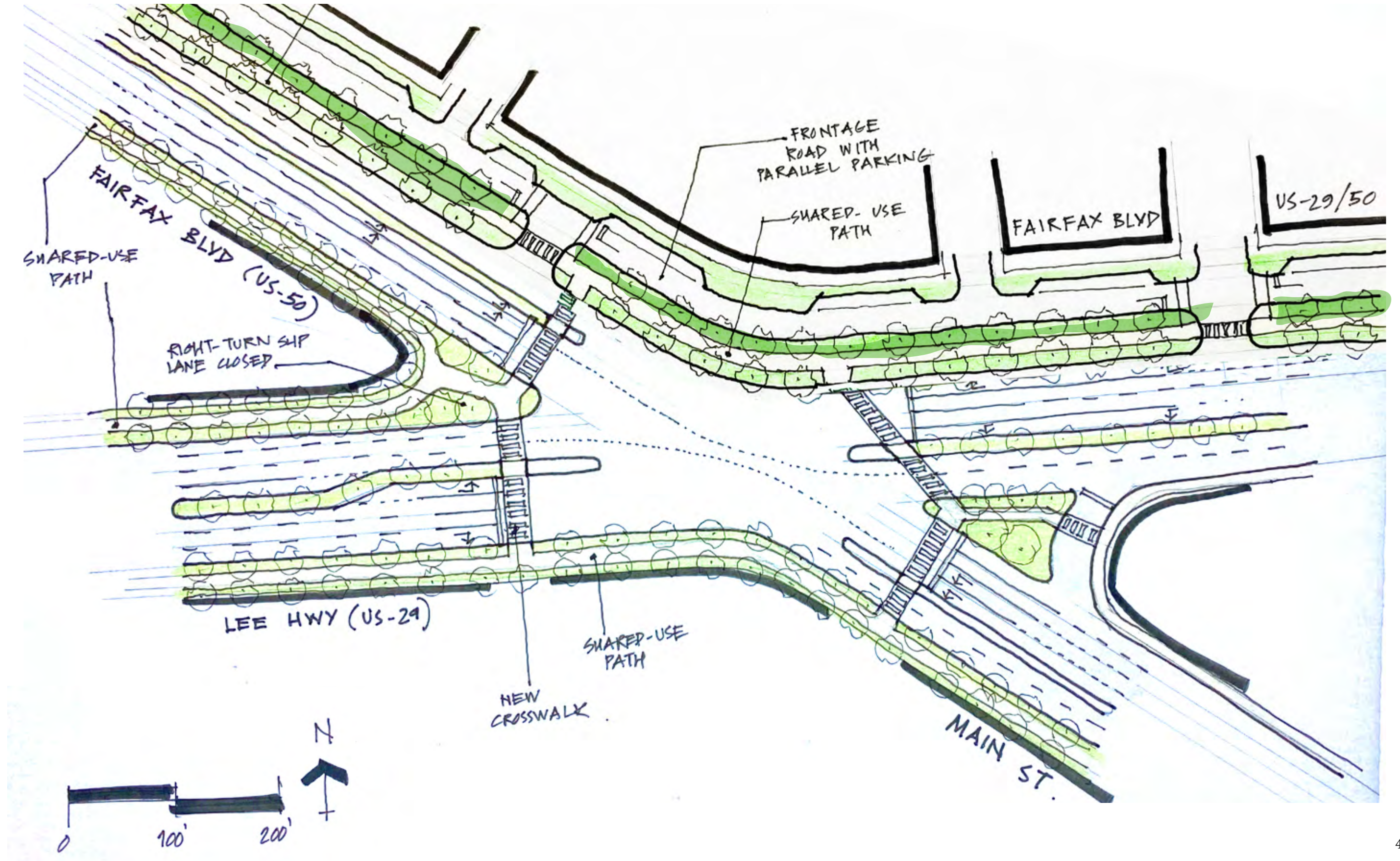


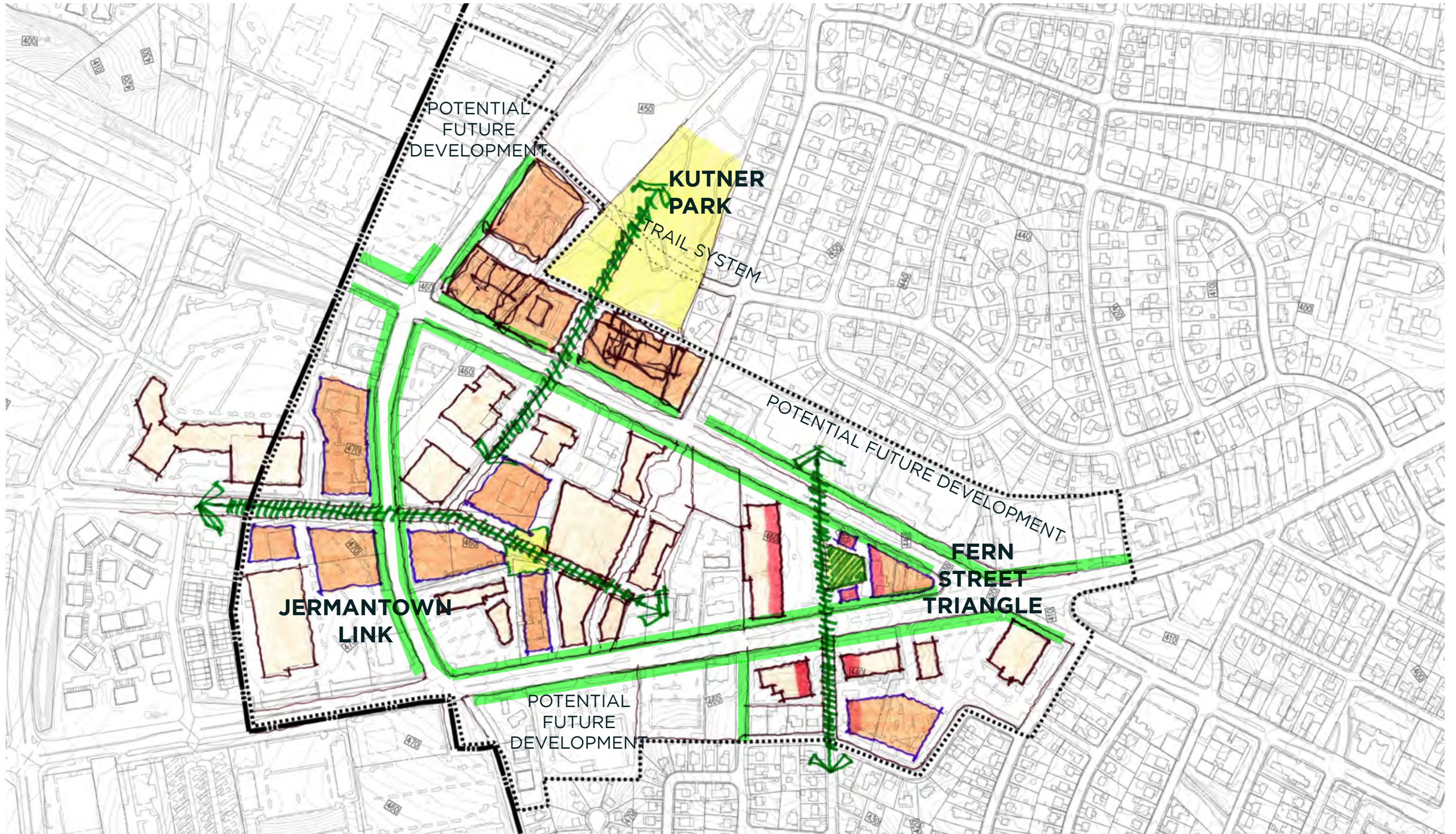
TABLE SESSIONS

TABLE SESSIONS

PAST CITY OF FAIRFAX CHARETTE IMAGES



TABLE SESSIONS



REPORT BACK