



DEVELOPMENT OF SMALL AREA PLANS

KAMP WASHINGTON COMMUNITY MEETING FEBRUARY 24, 2022

CUNNINGHAM | QUILL ARCHITECTS PLLC

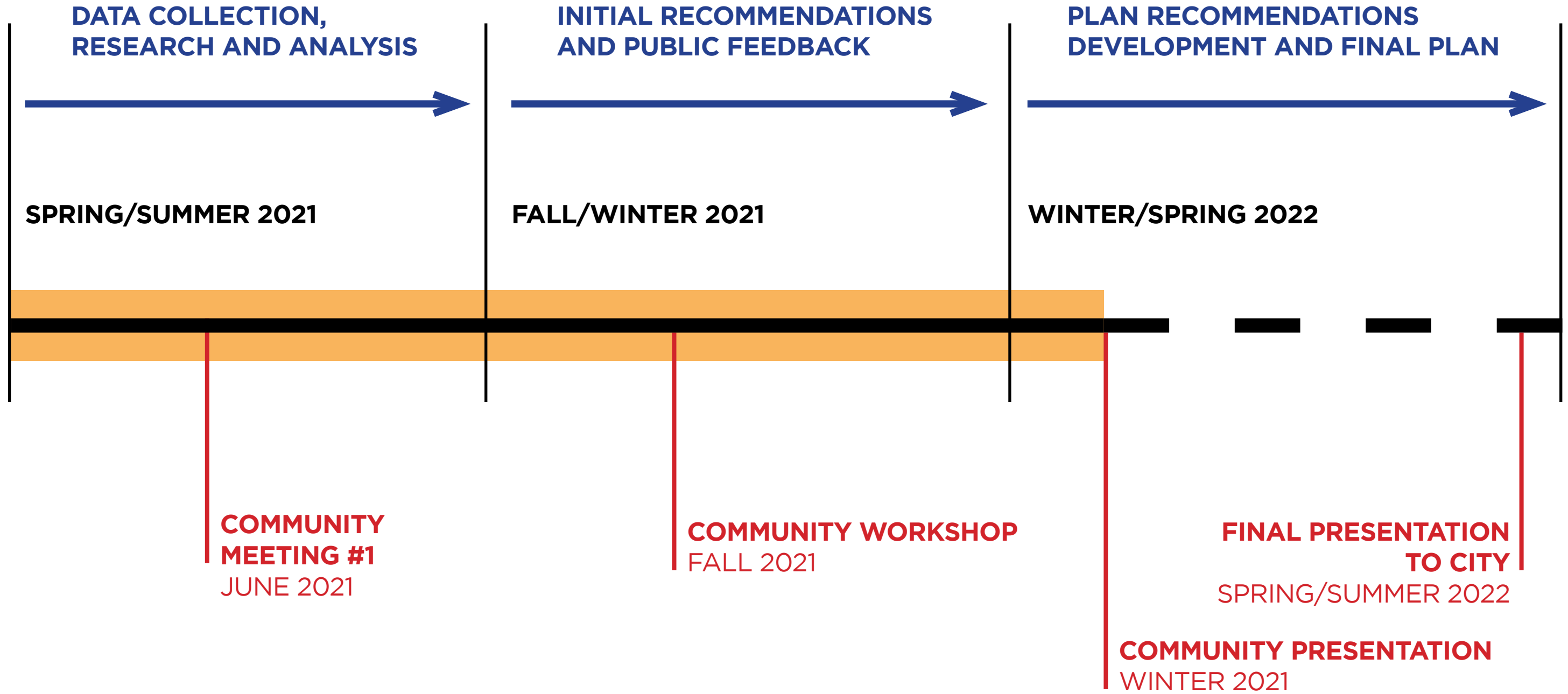
Bolan Smart Associates

Kittelson & Associates

OCULUS

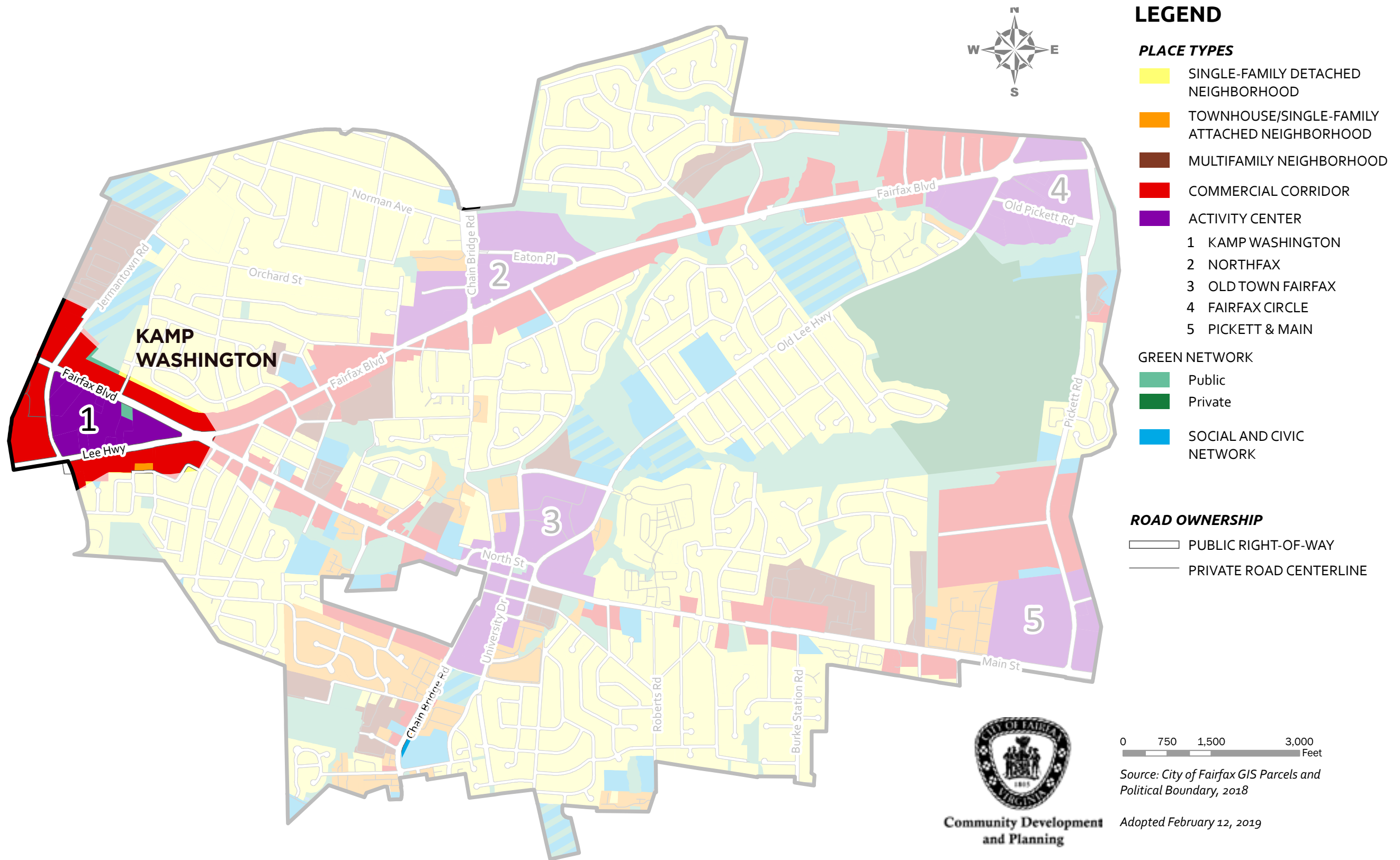
Walter L. Phillips

PROJECT TIMELINE



BUILDING ON THE 2035 COMPREHENSIVE PLAN

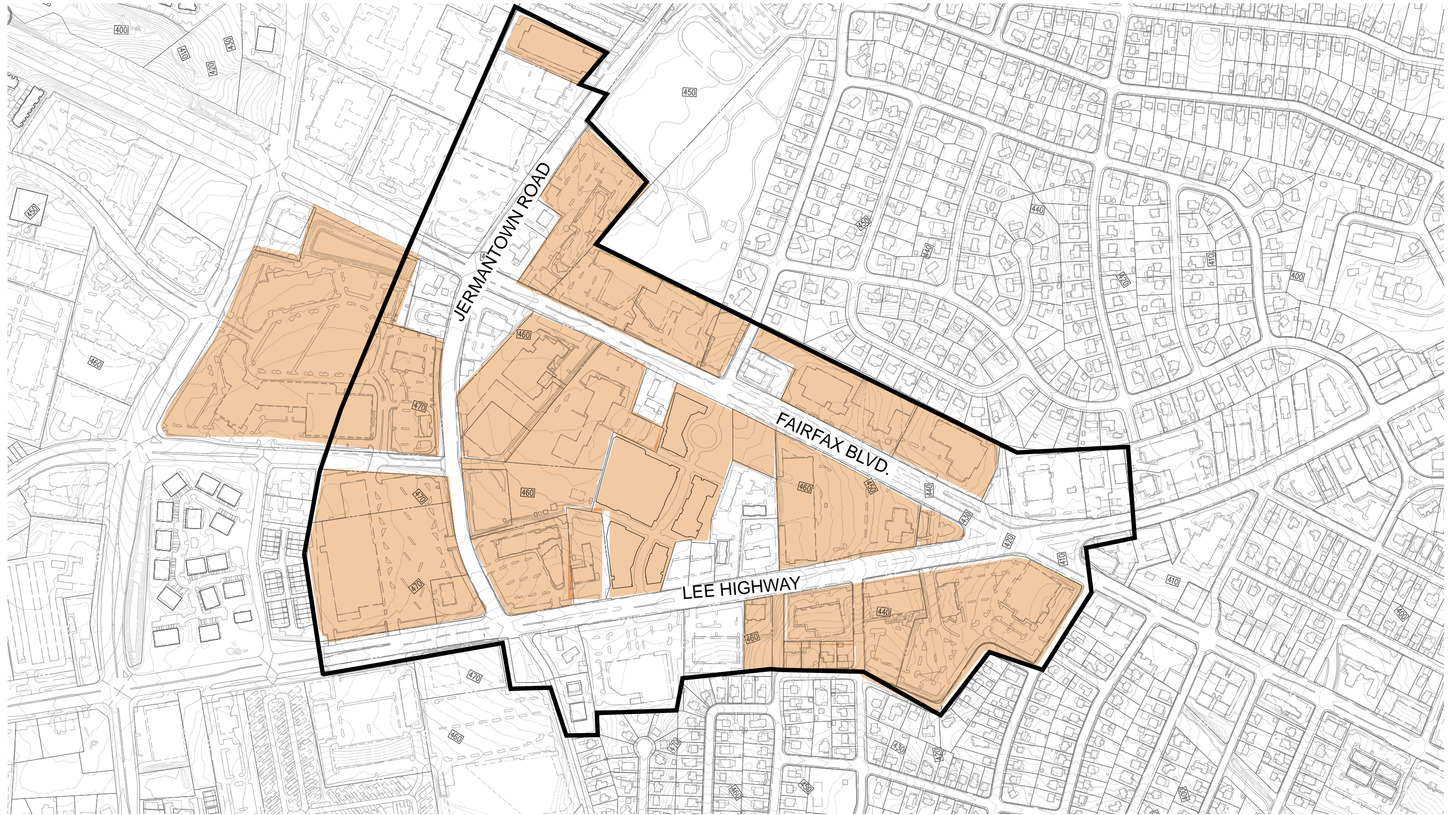
ACTIVITY CENTER: KAMP WASHINGTON



KAMP WASHINGTON



PROPERTY OWNER OUTREACH



■ Participating Property Owners (to date)

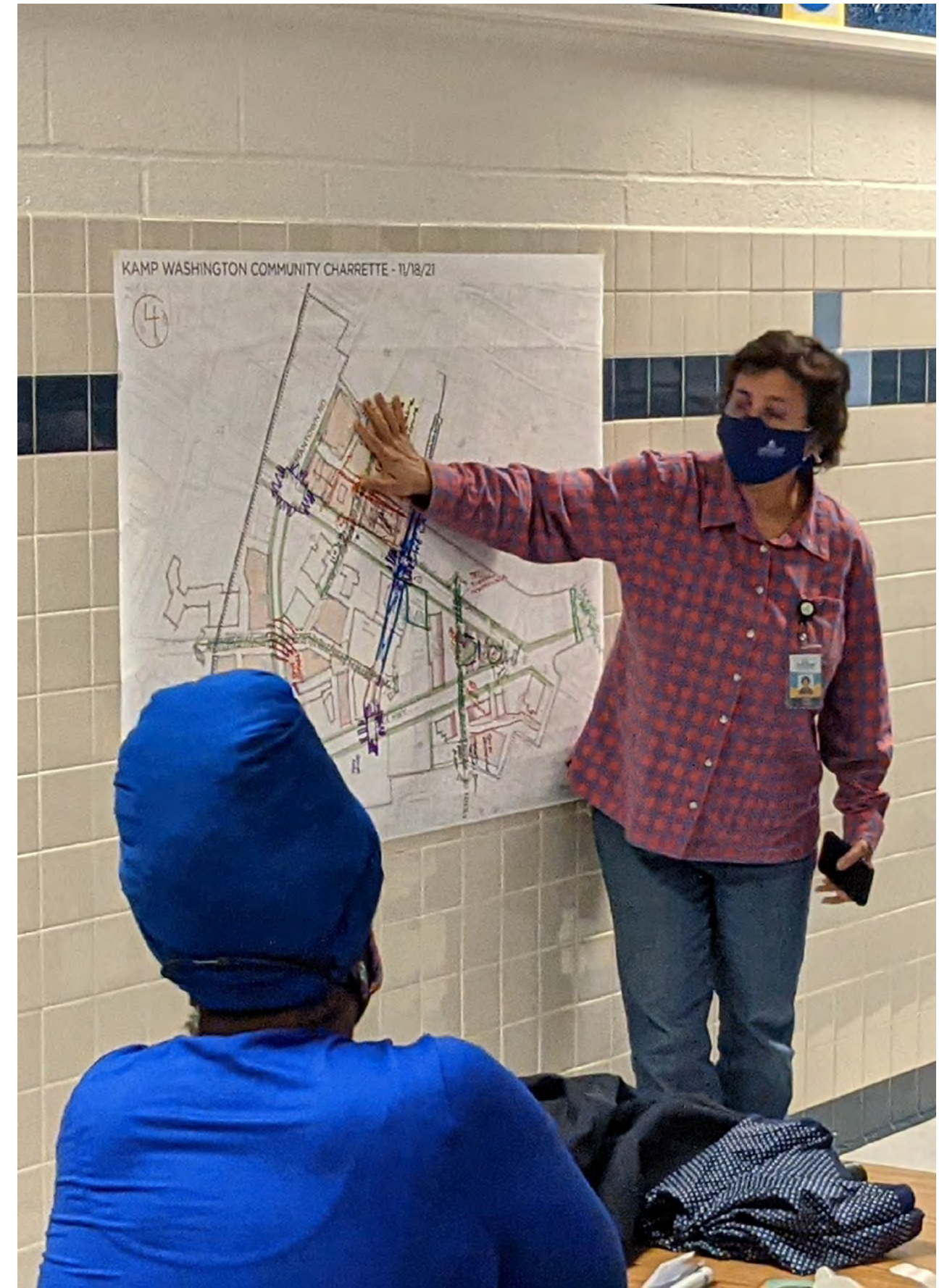
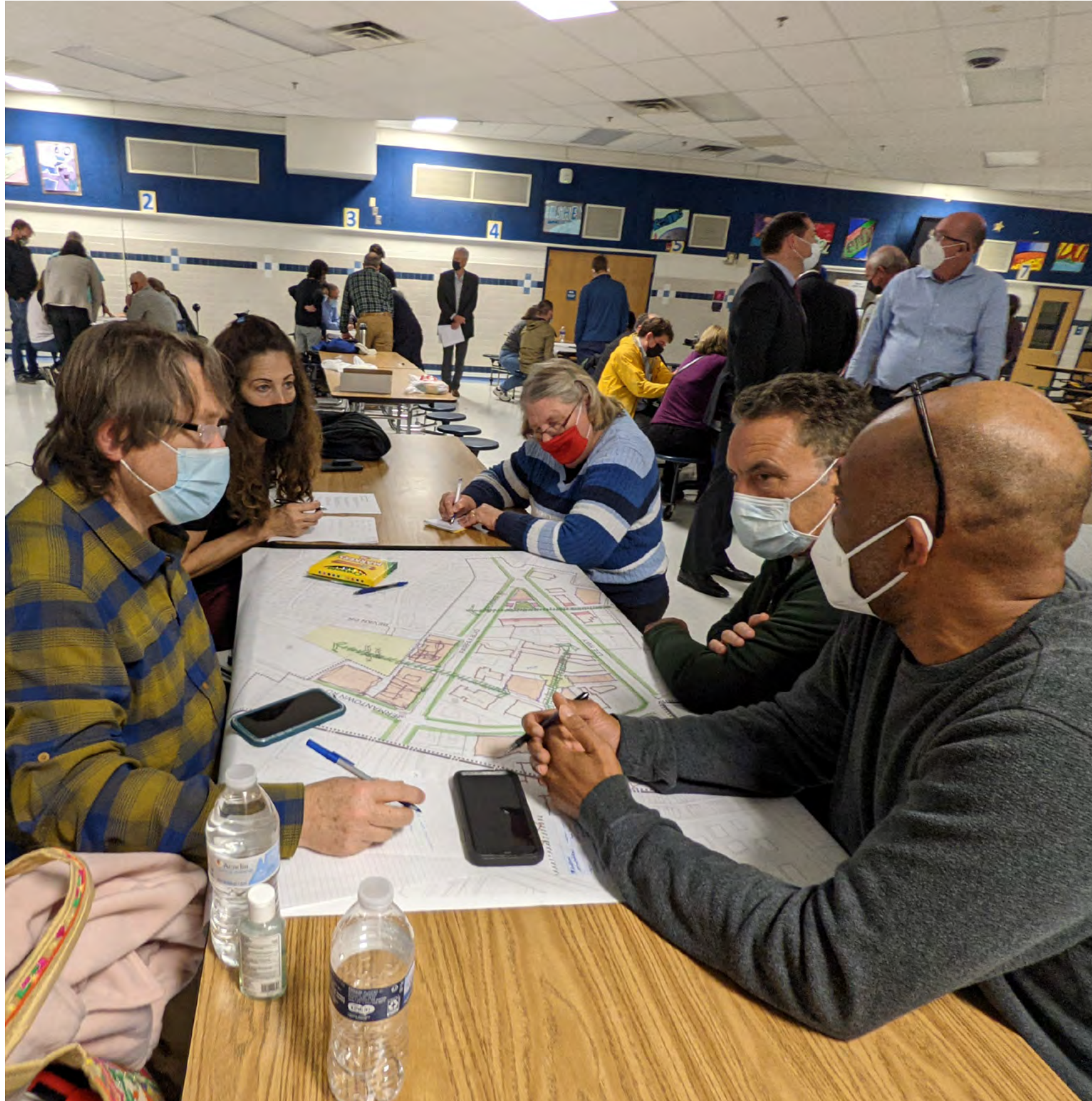
COMMUNITY CHARRETTE - 11/18/21

WHAT WE HEARD



COMMUNITY CHARRETTE - 11/18/21

WHAT WE HEARD - BREAK OUT GROUPS



COMMUNITY CHARRETTE - 11/18/21

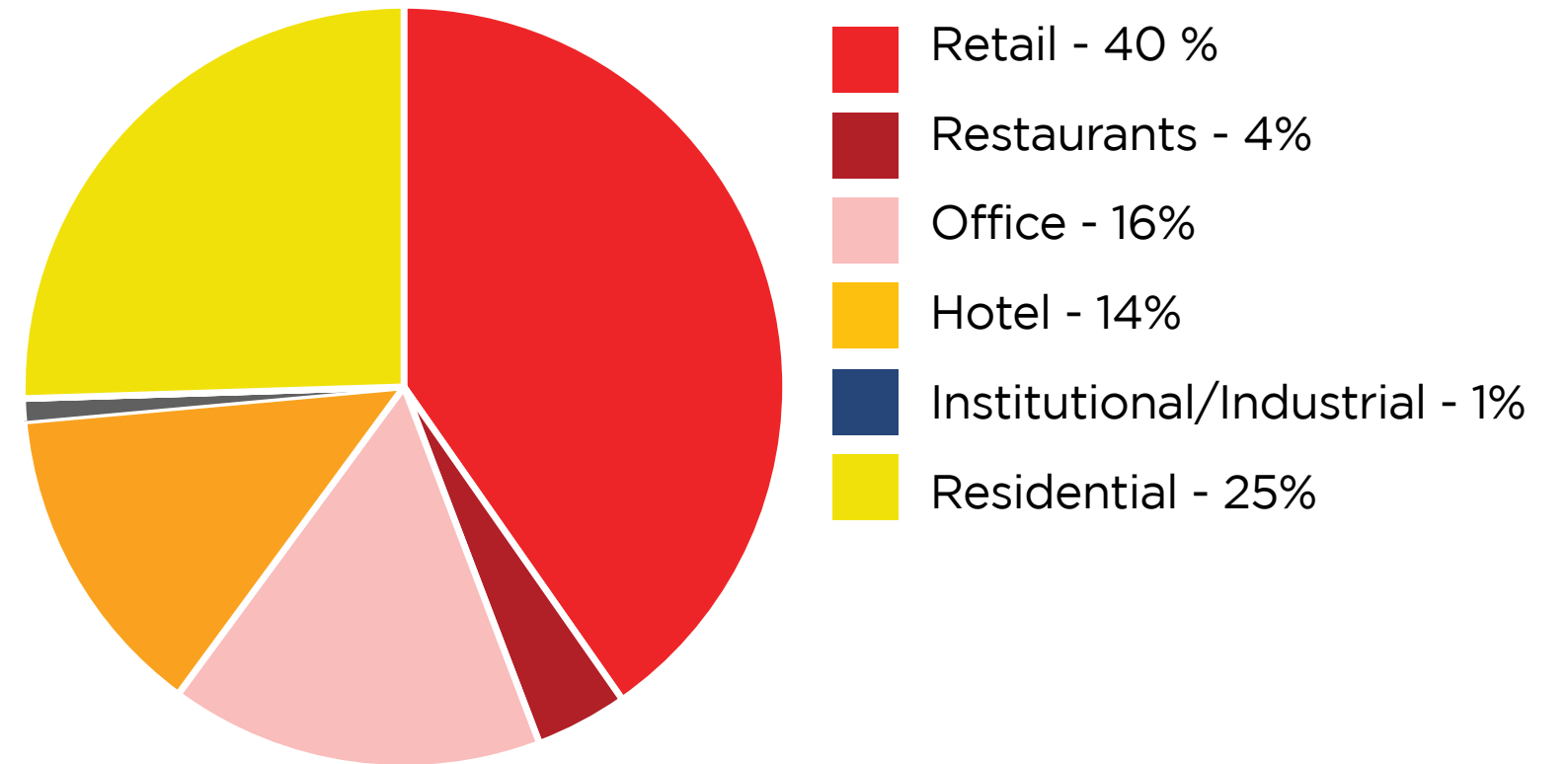
WHAT WE HEARD - TABLE DRAWINGS



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. Need better transitions between commercial corridor and residential neighborhoods

Land Use: Total Study Area



Near Term Residential - The Moxley (above)



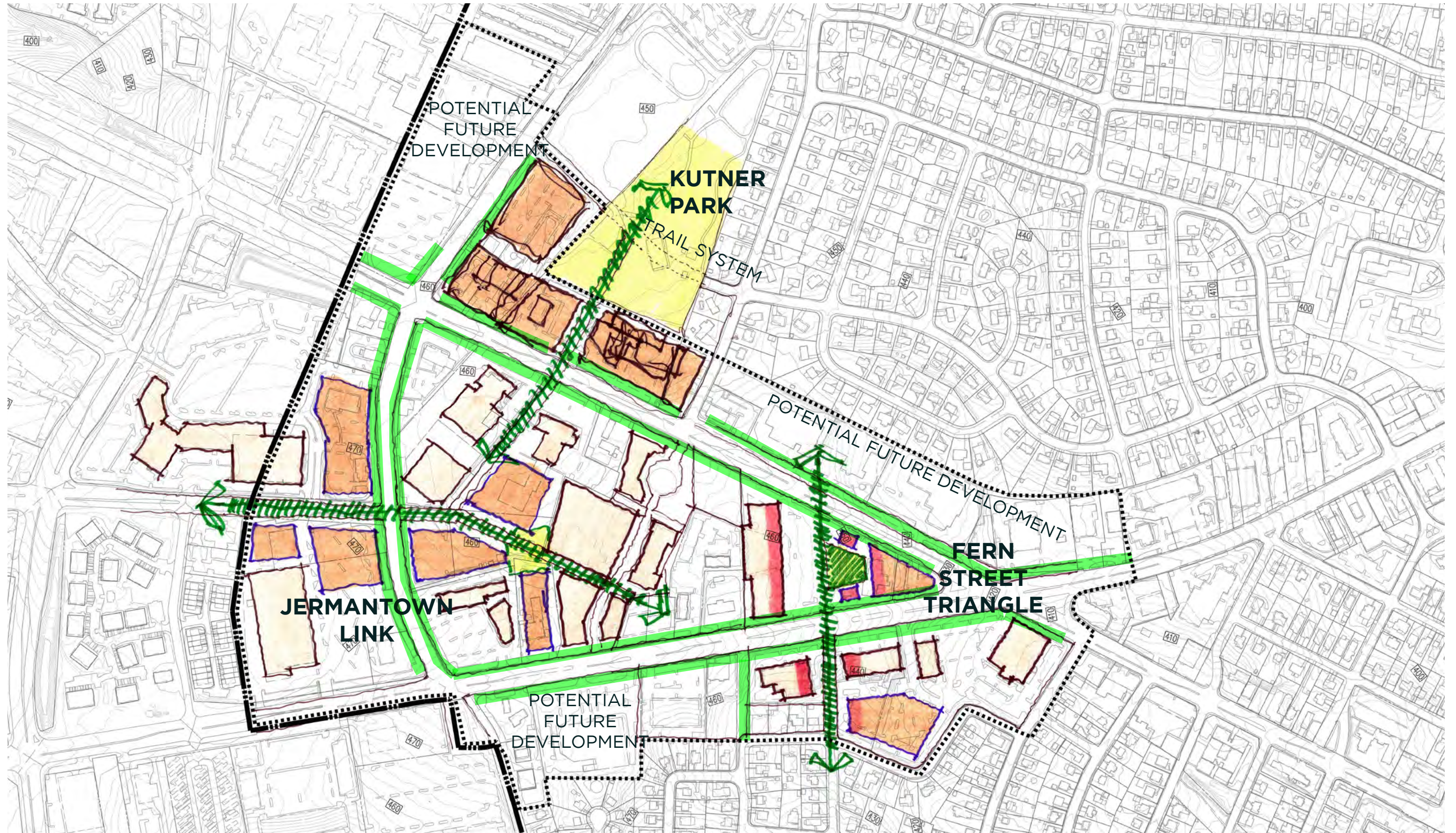
Existing Commercial



Existing Industrial (Dominion Energy)

PLAN VISION

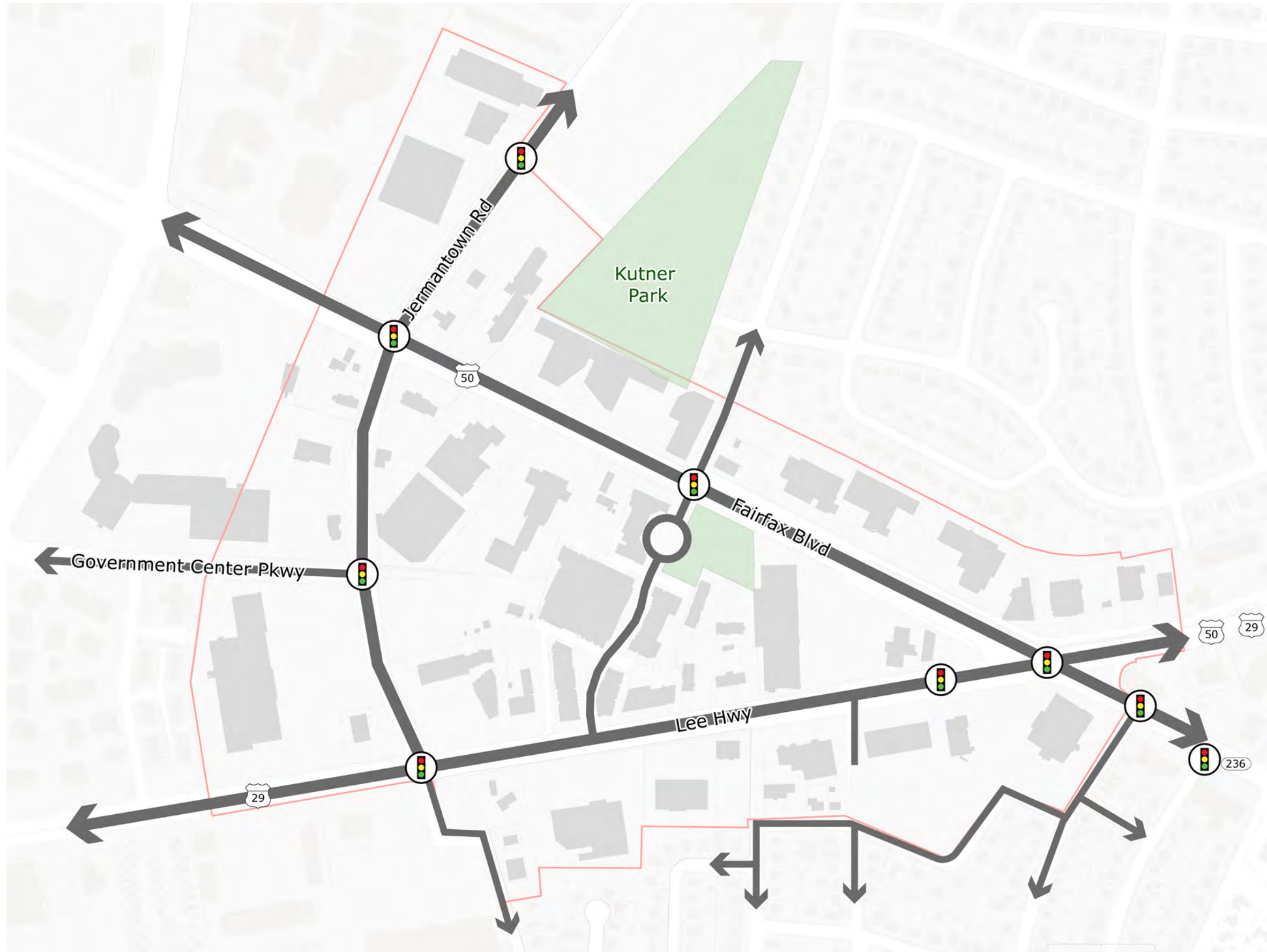
THREE SUB-AREAS, ONE NEIGHBORHOOD



A COMMUNITY-DRIVEN VISION



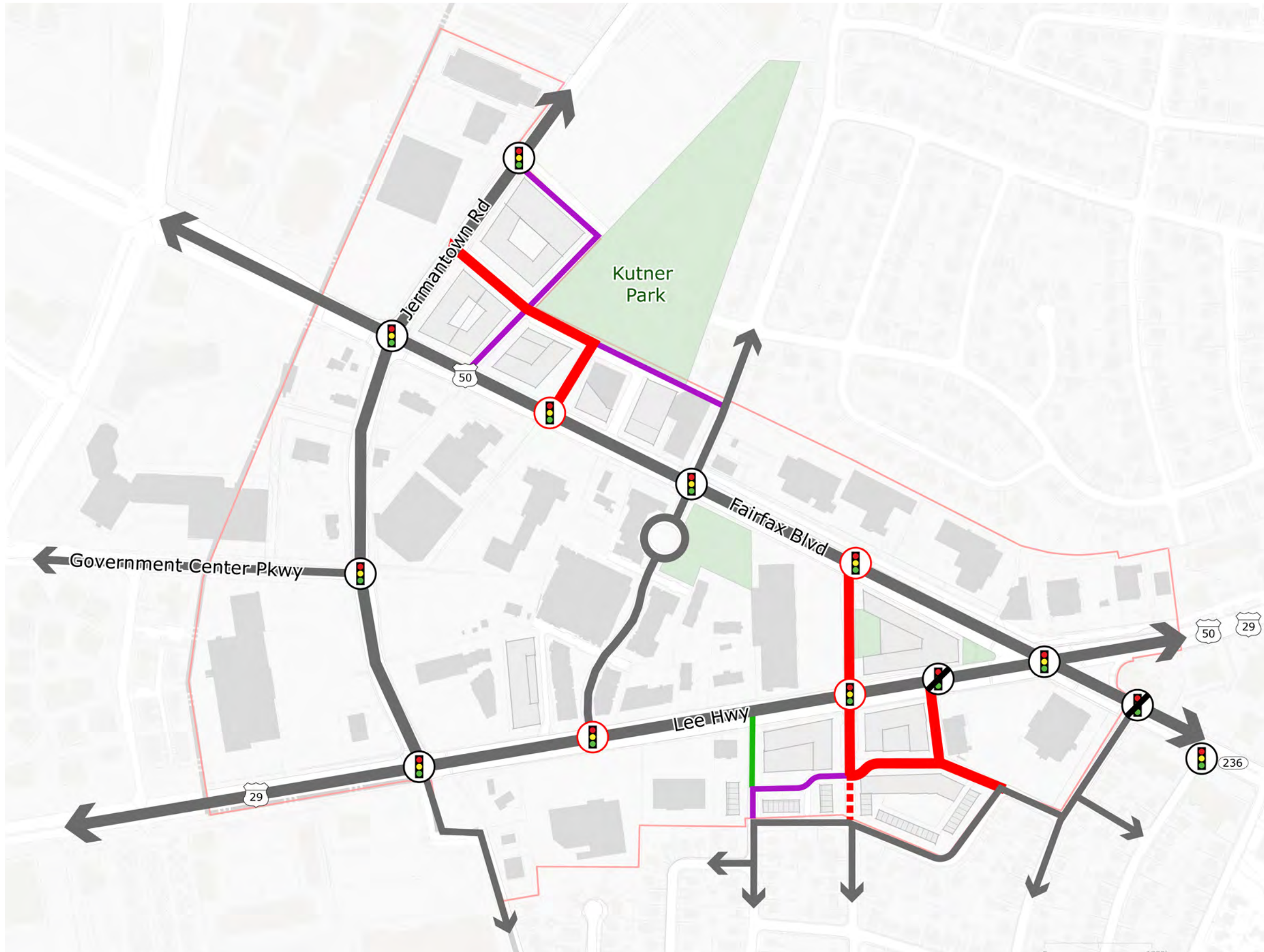
A MORE CONNECTED KAMP WASHINGTON



KAMP WASHINGTON SMALL AREA PLAN Existing Network

- Existing Streets
- Existing Traffic Signal
- Kamp Washington Study Area

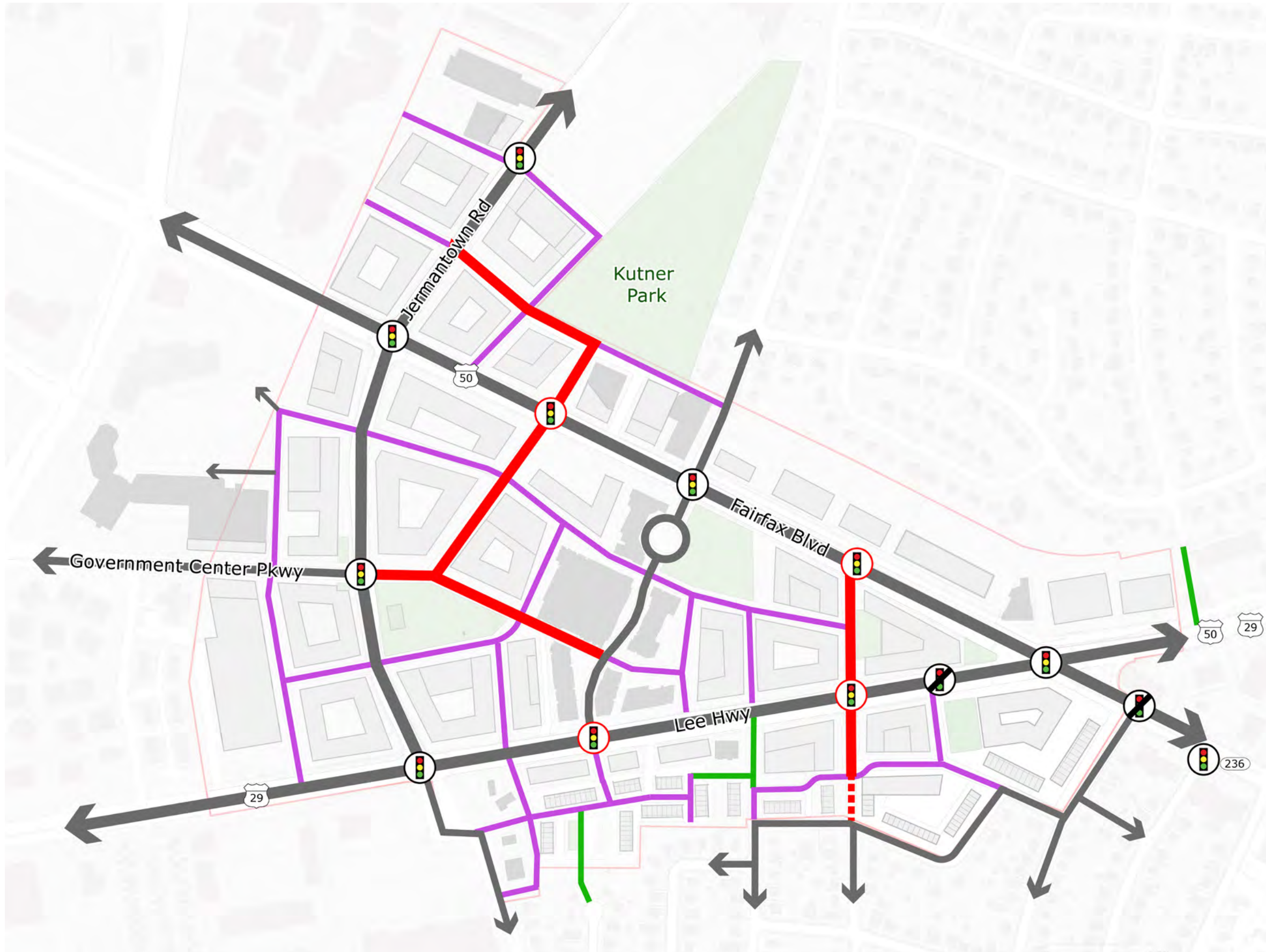
A MORE CONNECTED KAMP WASHINGTON (NEAR TERM)



KAMP WASHINGTON SMALL AREA PLAN Potential Near Term Network

- █ New Streets
- - - To Be Determined - New Streets or Ped/Bike Path
- █ New Access Streets/Alley
- █ New Ped/Bike Path
- █ Existing Streets
-  Existing Traffic Signal
-  Potential Signal Removal
-  Potential New Signal/Controlled Crossing
- Kamp Washington Study Area

A MORE CONNECTED KAMP WASHINGTON (LONG TERM)



KAMP WASHINGTON SMALL AREA PLAN Potential Long Term Network

- █ New Streets
- - - To Be Determined - New Streets or Ped/Bike Path
- █ New Access Streets/Alley
- █ New Ped/Bike Path
- █ Existing Streets
-  Existing Traffic Signal
-  Potential Signal Removal
-  Potential New Signal/Controlled Crossing
- Kamp Washington Study Area

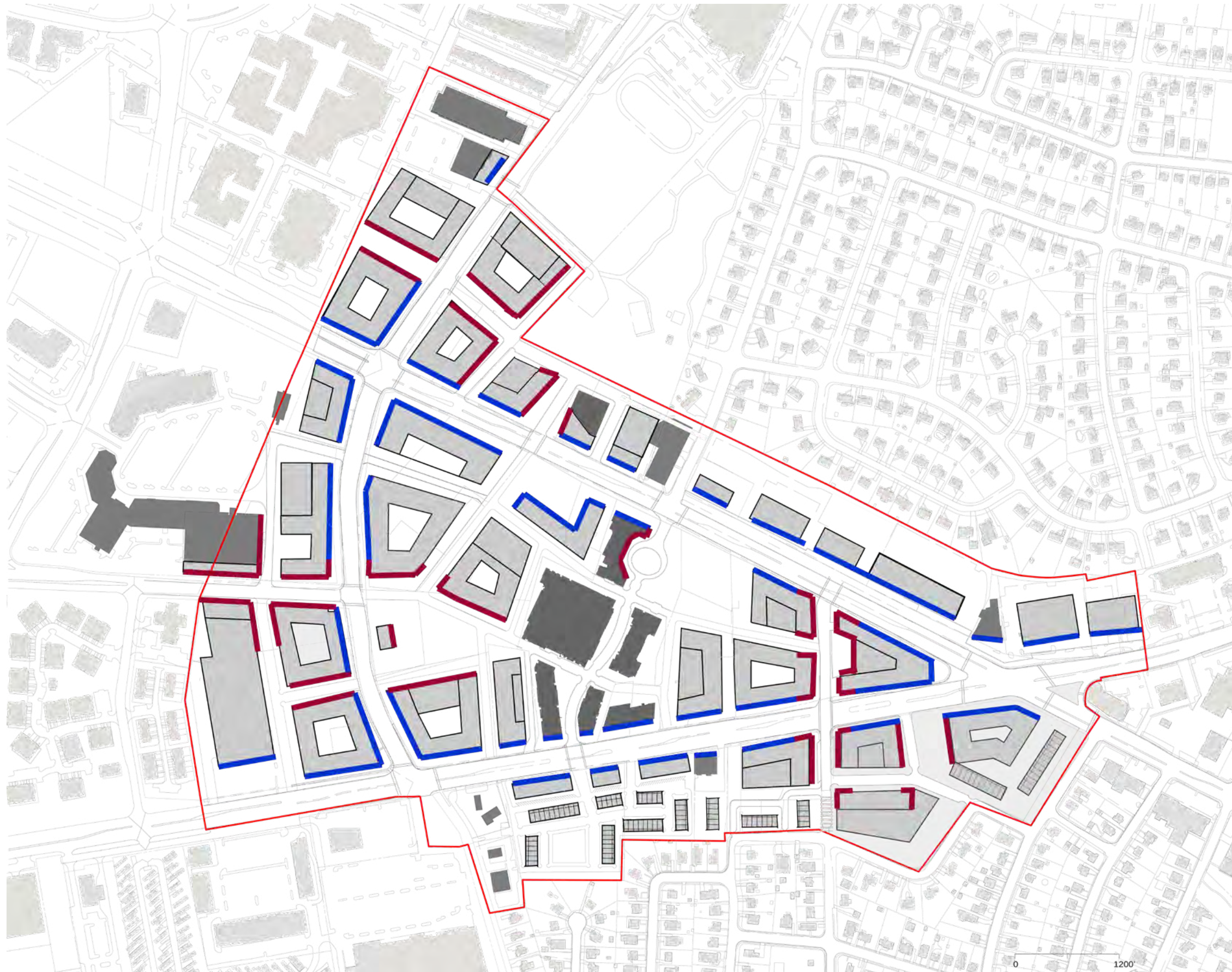
STREET AND BLOCK PLAN



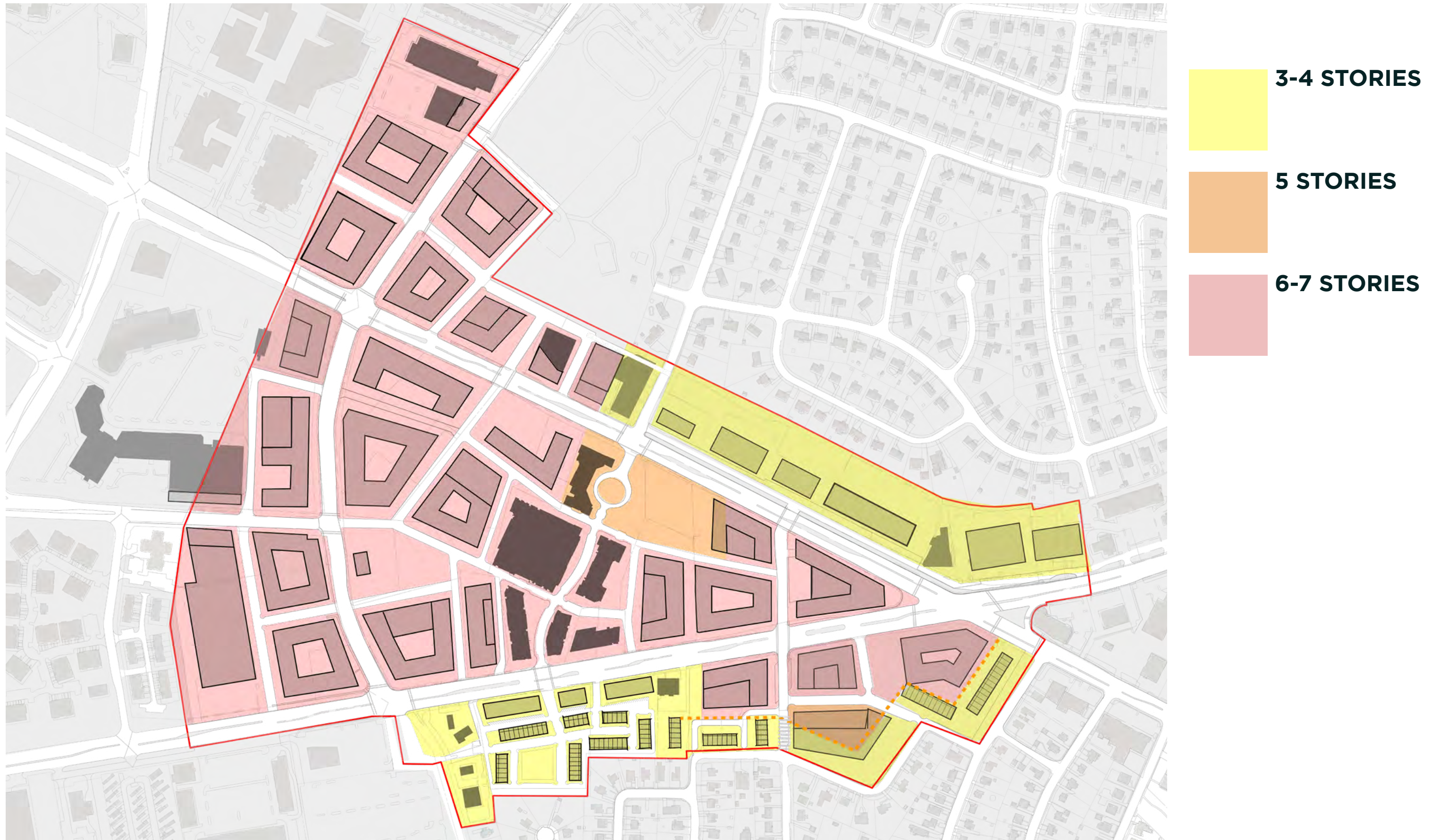
PUBLIC OPEN SPACE



BUILDING FRONTAGES



HEIGHT AND SCALE TRANSITIONS TO NEIGHBORHOODS

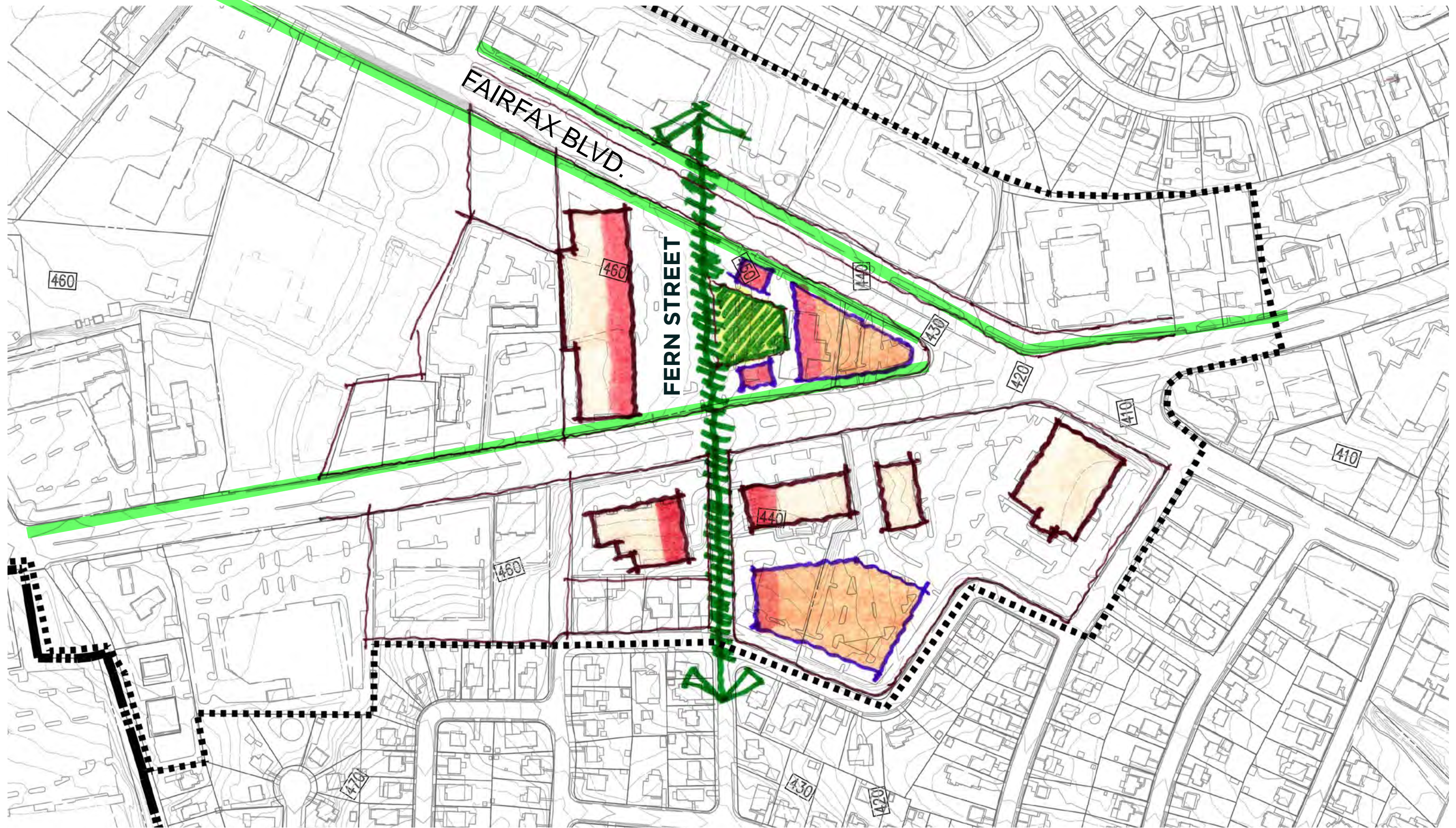


ACTIVATING THE
FERN STREET
TRIANGLE

ACTIVATING THE FERN STREET TRIANGLE: EXISTING CONDITIONS



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



ACTIVATING THE FERN STREET TRIANGLE: CONNECTION + CENTRAL GATHERING SPACE



NEAR TERM ACTIVATION: IMPROVED RETAIL OR MIXED USE

EXAMPLE: PARSONS ALLEY - DULUTH, GEORGIA

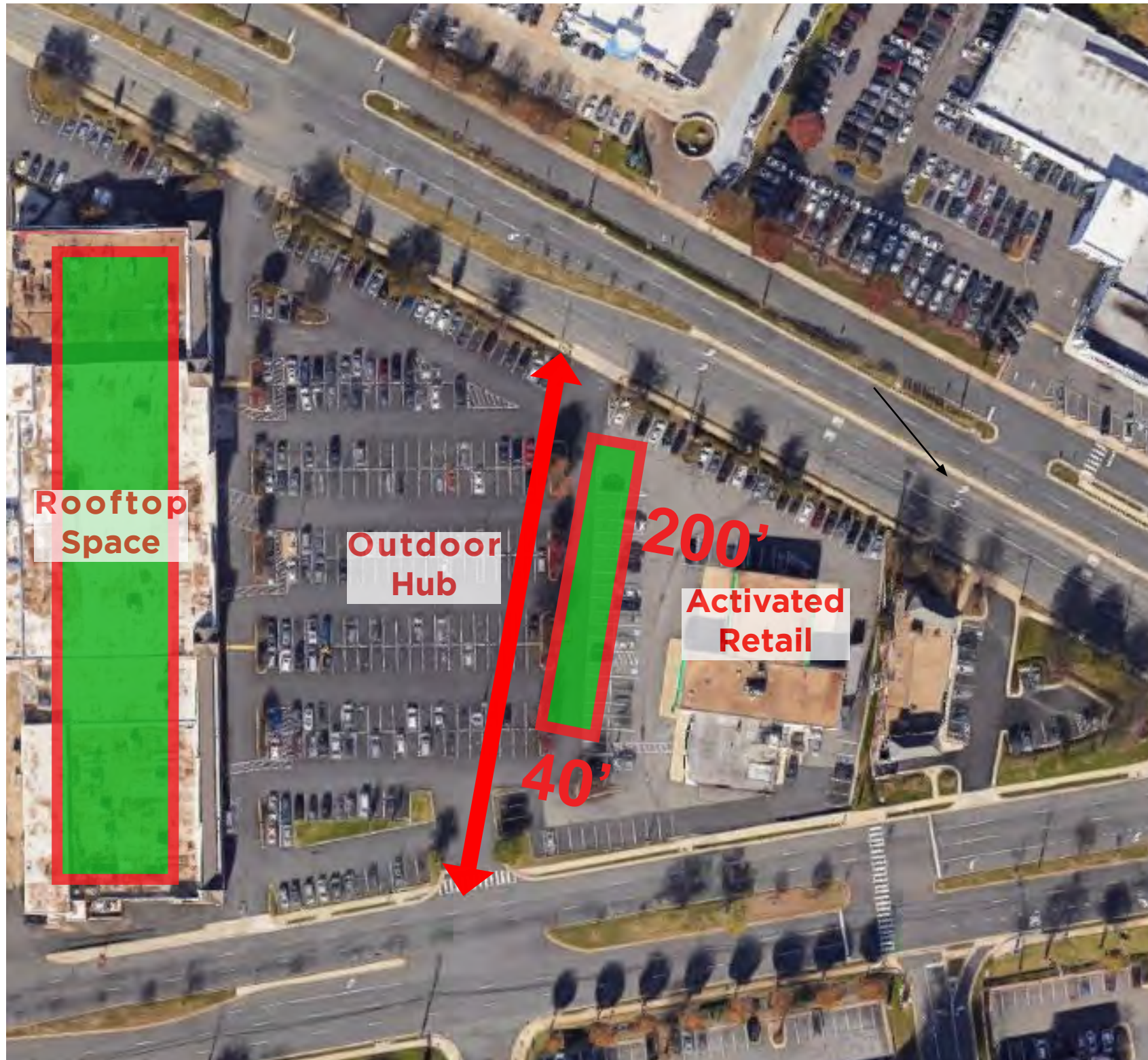


NEAR TERM ACTIVATION: IMPROVED RETAIL OR MIXED USE

EXAMPLE: PARSONS ALLEY - DULUTH, GEORGIA



MAKE A PLACE TODAY: RECLAIMING PARKING



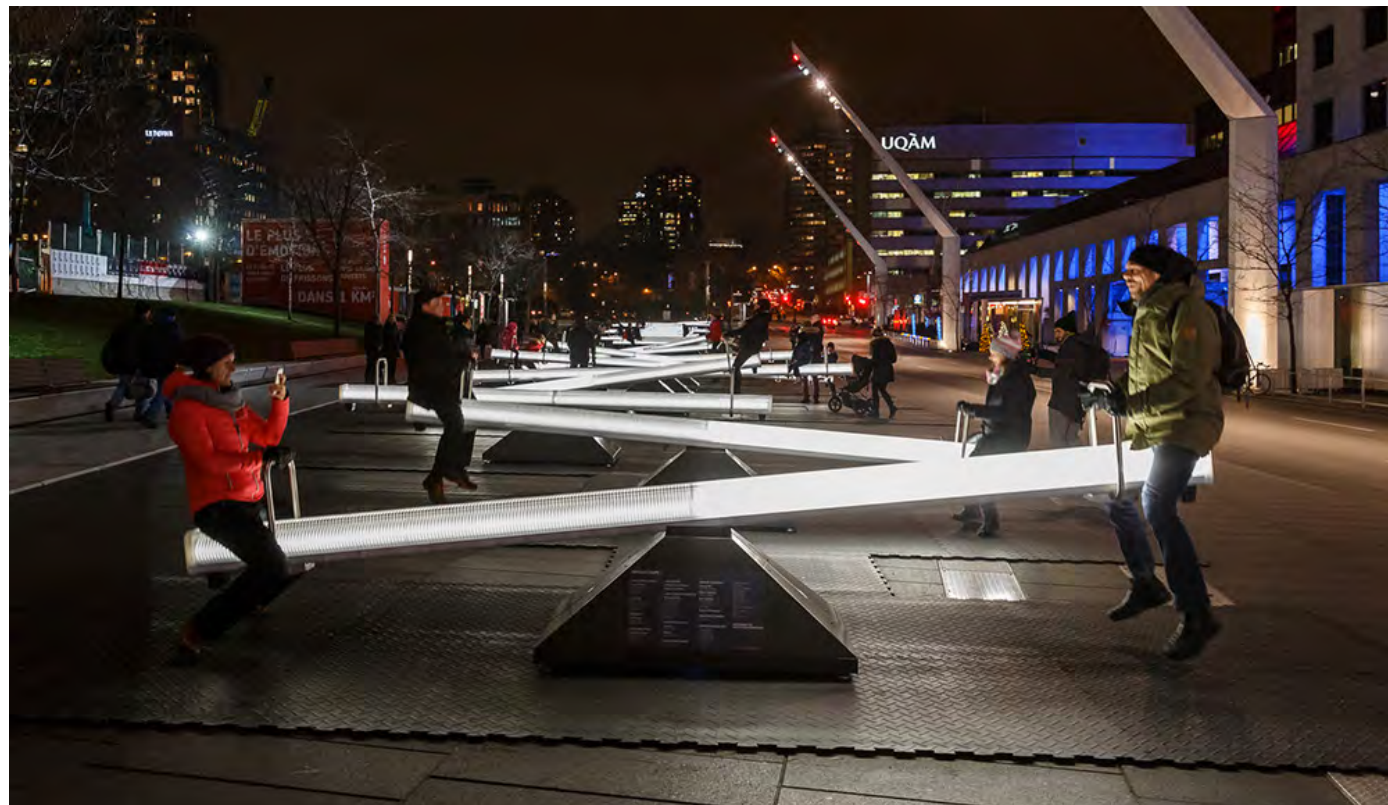
Civic Space: Seating, Public Market or Food Truck Area
Above, similar scale

MAKE A PLACE TODAY: RECLAIMING PARKING

EXAMPLE: DESOTO MARKETPLACE, DESOTO, TEXAS



MAKE A PLACE TODAY: RECLAIMING PARKING



TAKING ADVANTAGE OF THE HEIGHT



Ponce City Market/Beltline
Atlanta, GA



Rooftop of Union Market- Washington, DC



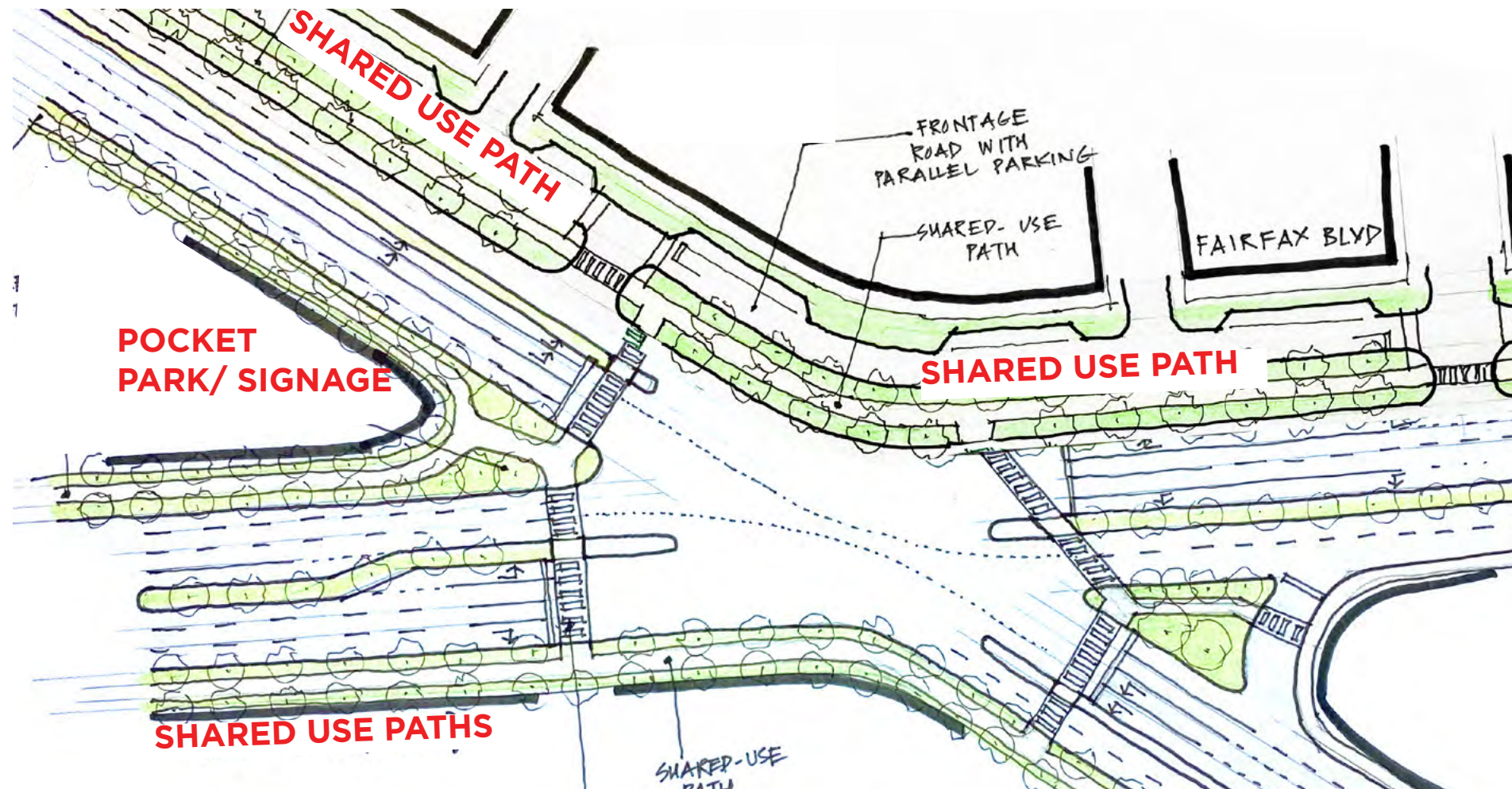
Section Detail: Existing Kamp Washington Shopping Center



MARKING THE CROSSROADS



HISTORY, SIGNS,
THE CORNER
AS AN OPPORTUNITY.



CELEBRATING THE
INTERSECTION AT 50 & 29

RESPECTING HISTORY



- Collaborating with Jermantown Cemetery stakeholders to respectfully incorporate the space.
- Recommendations for landscaped edges and improved streetscape surrounding property



BUILDINGS AND MASSING

LANDSCAPE BUFFER AND
HEIGHT STEPDOWN
(5 STORIES)

NEW PUBLIC PLAZA

ICONIC BUILDING

MIXED USE DEVELOPMENT
WITH OUTDOOR SEATING
(6-7 STORIES)

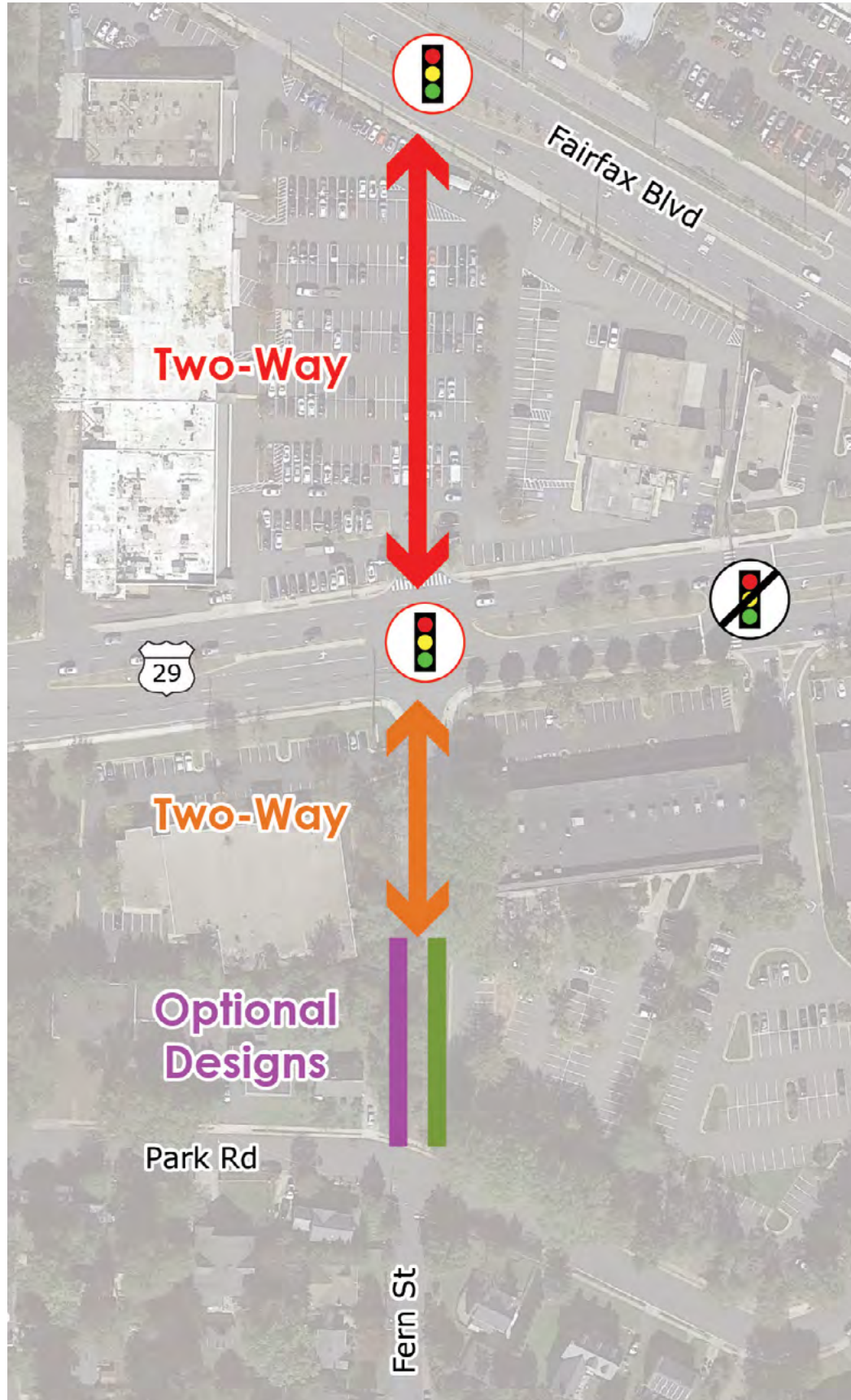
PUBLIC GREEN SPACE

HEIGHT STEPDOWN
(3-4 STORIES)

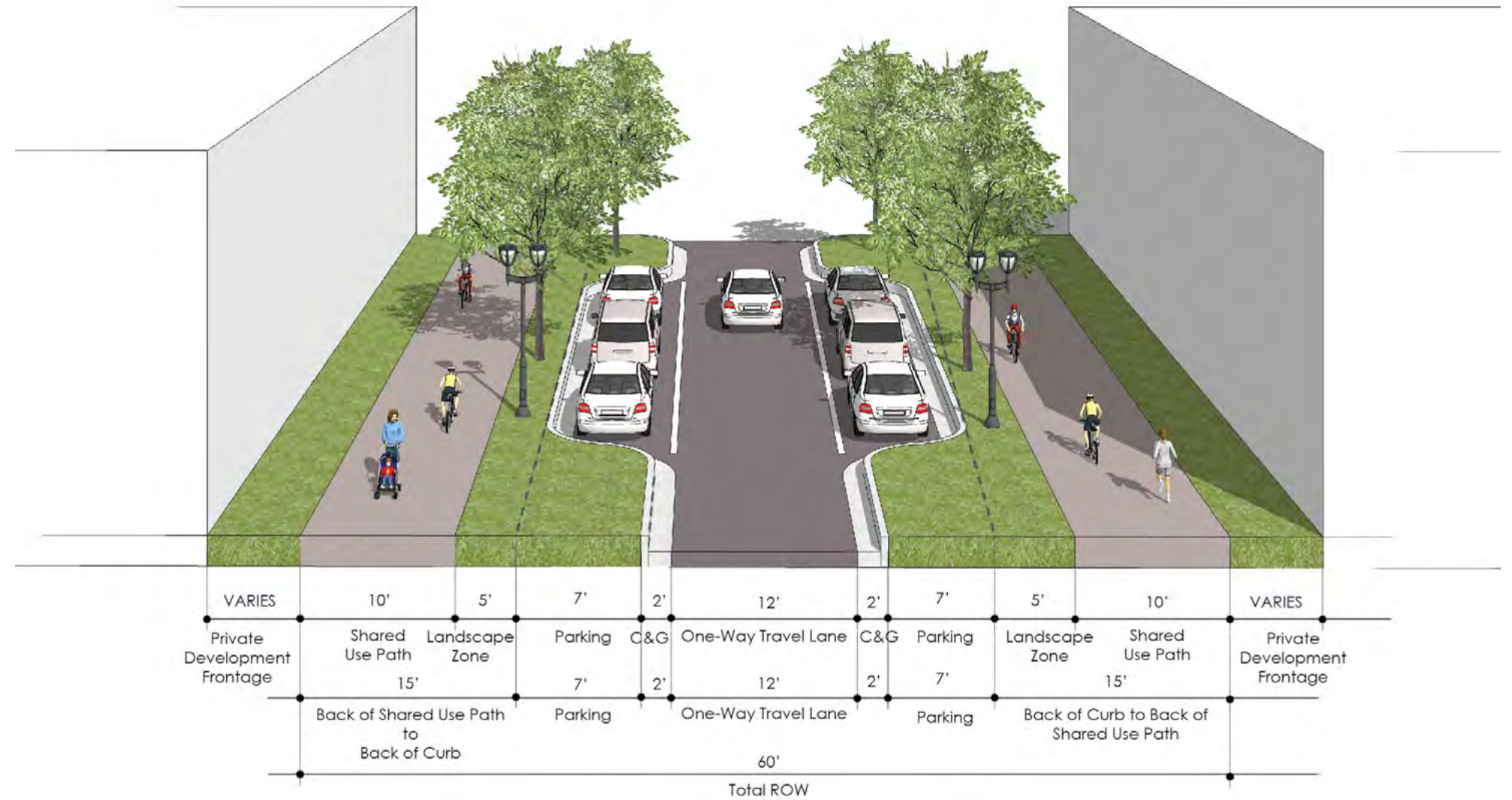
LANDSCAPE SETBACK



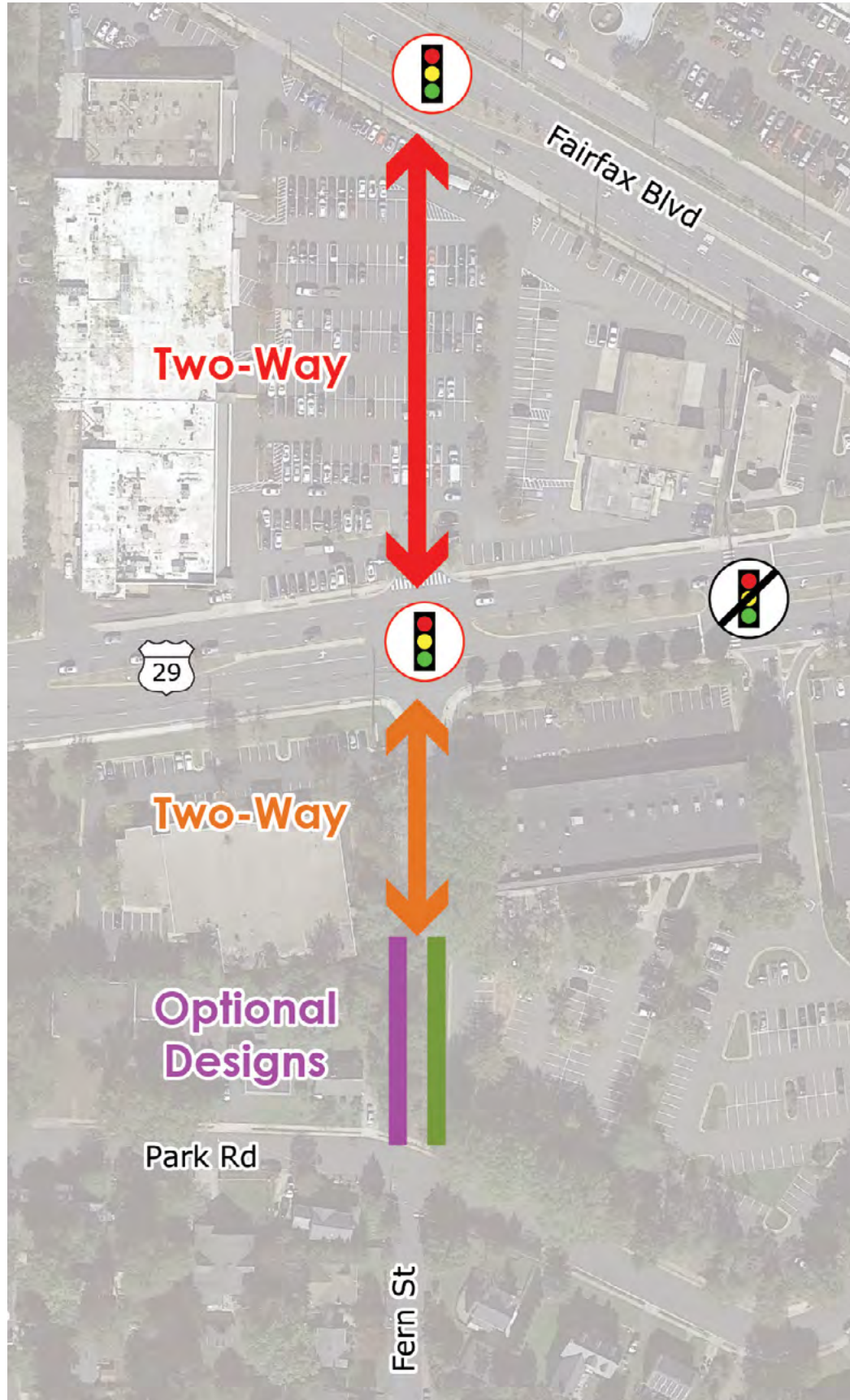
ACTIVATING THE FERN STREET TRIANGLE: CONNECTION + CENTRAL GATHERING SPACE



Fern Street (One Way)



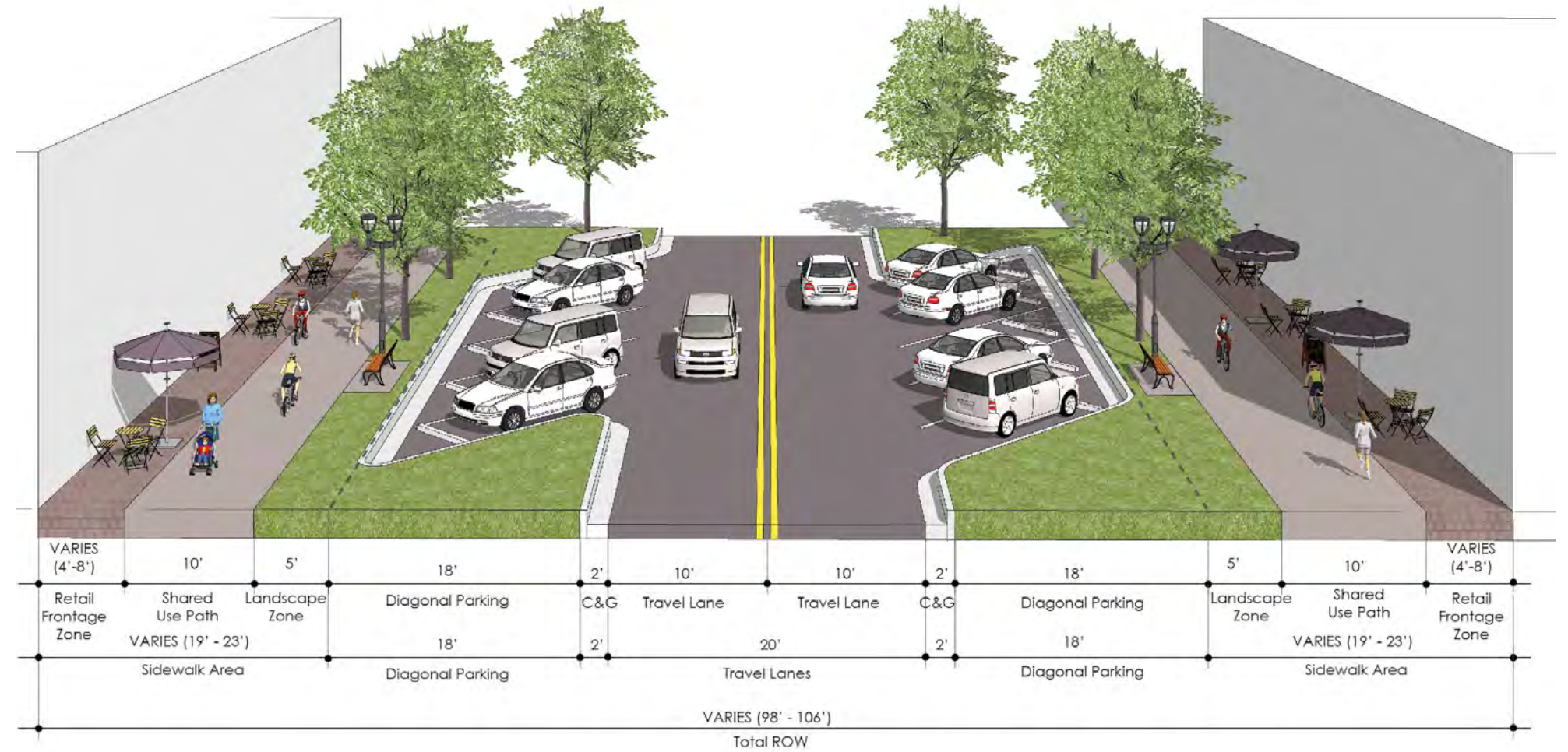
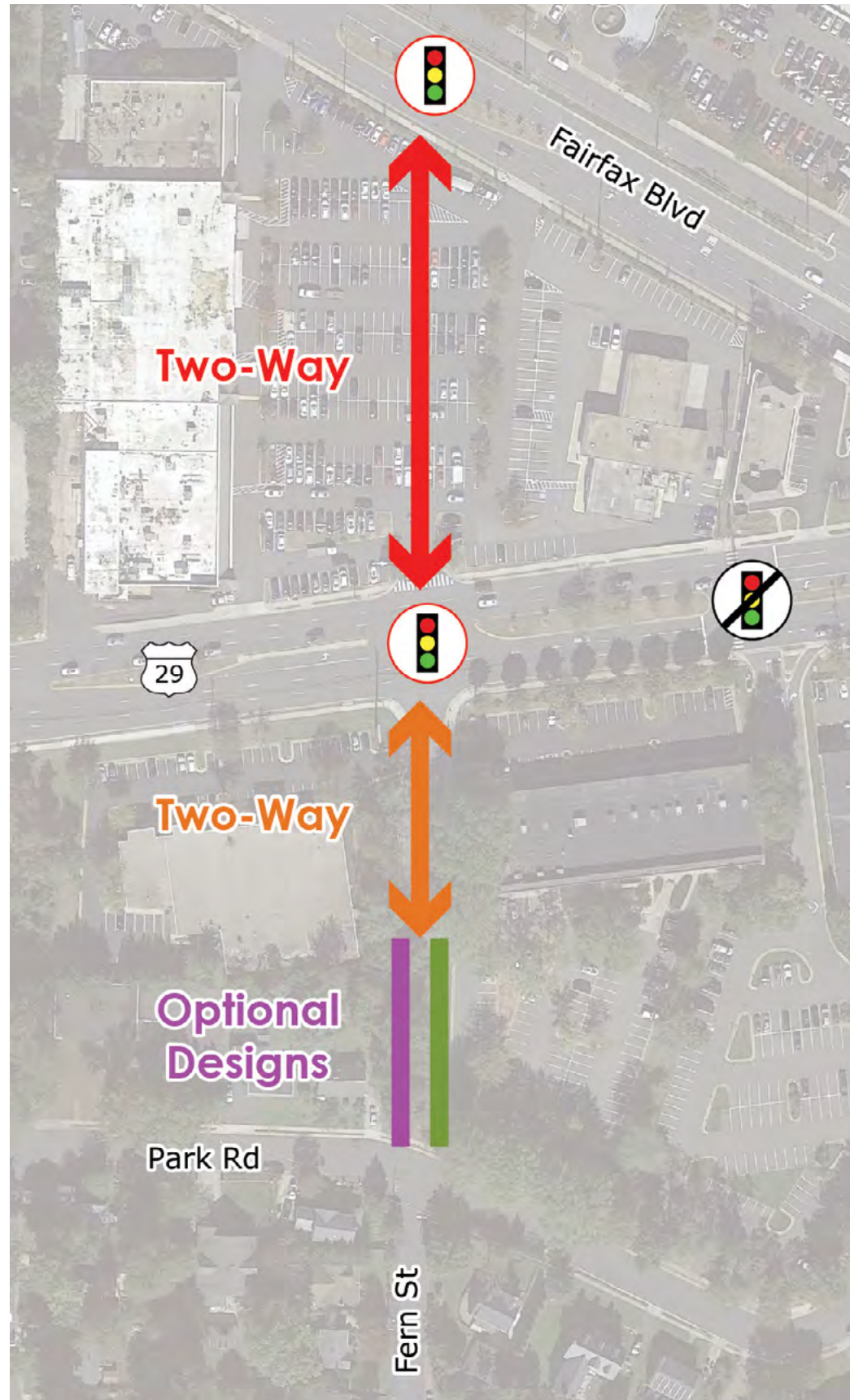
ACTIVATING THE FERN STREET TRIANGLE: CONNECTION + CENTRAL GATHERING SPACE



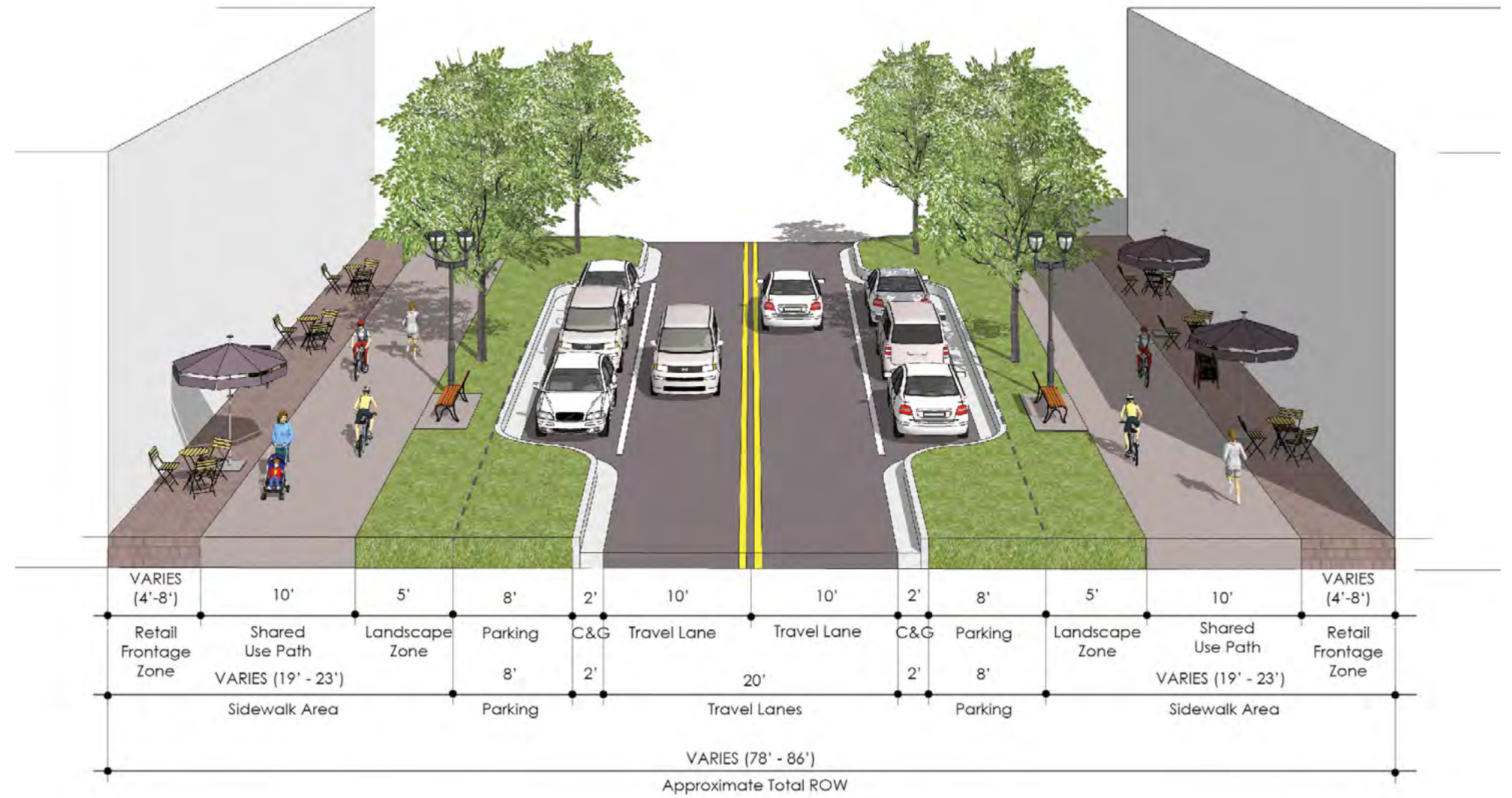
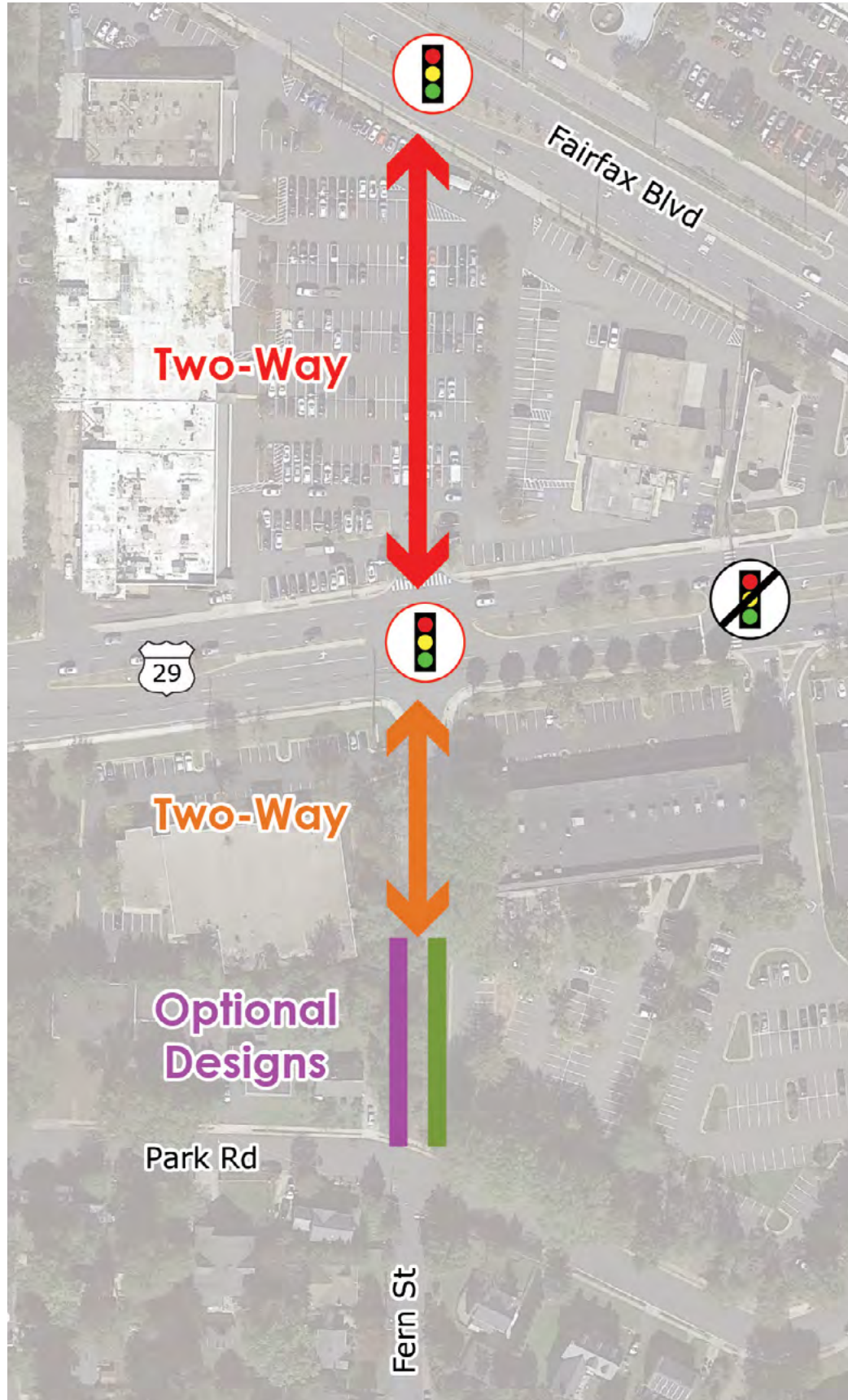
Fern Street (Bike/Ped Path)



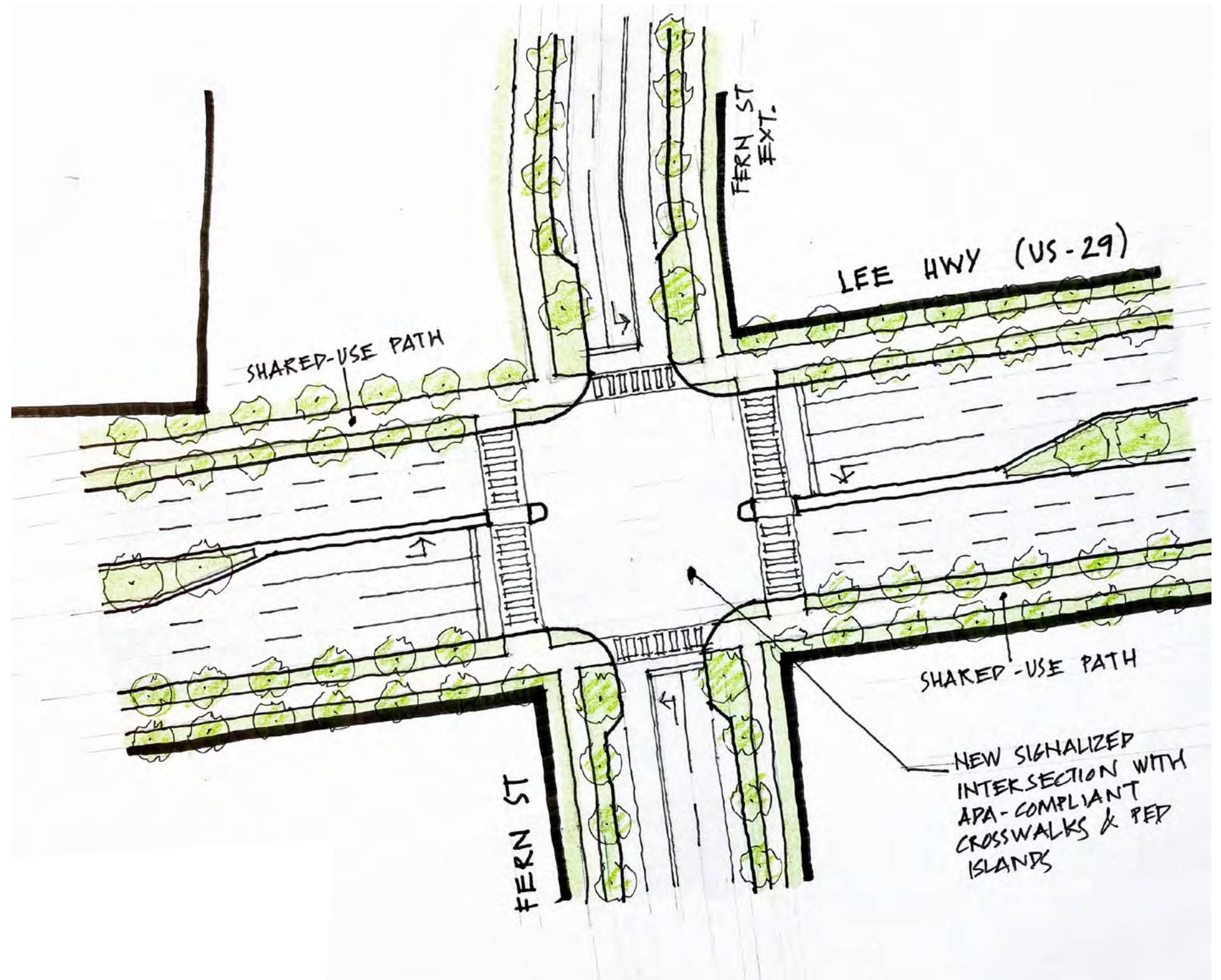
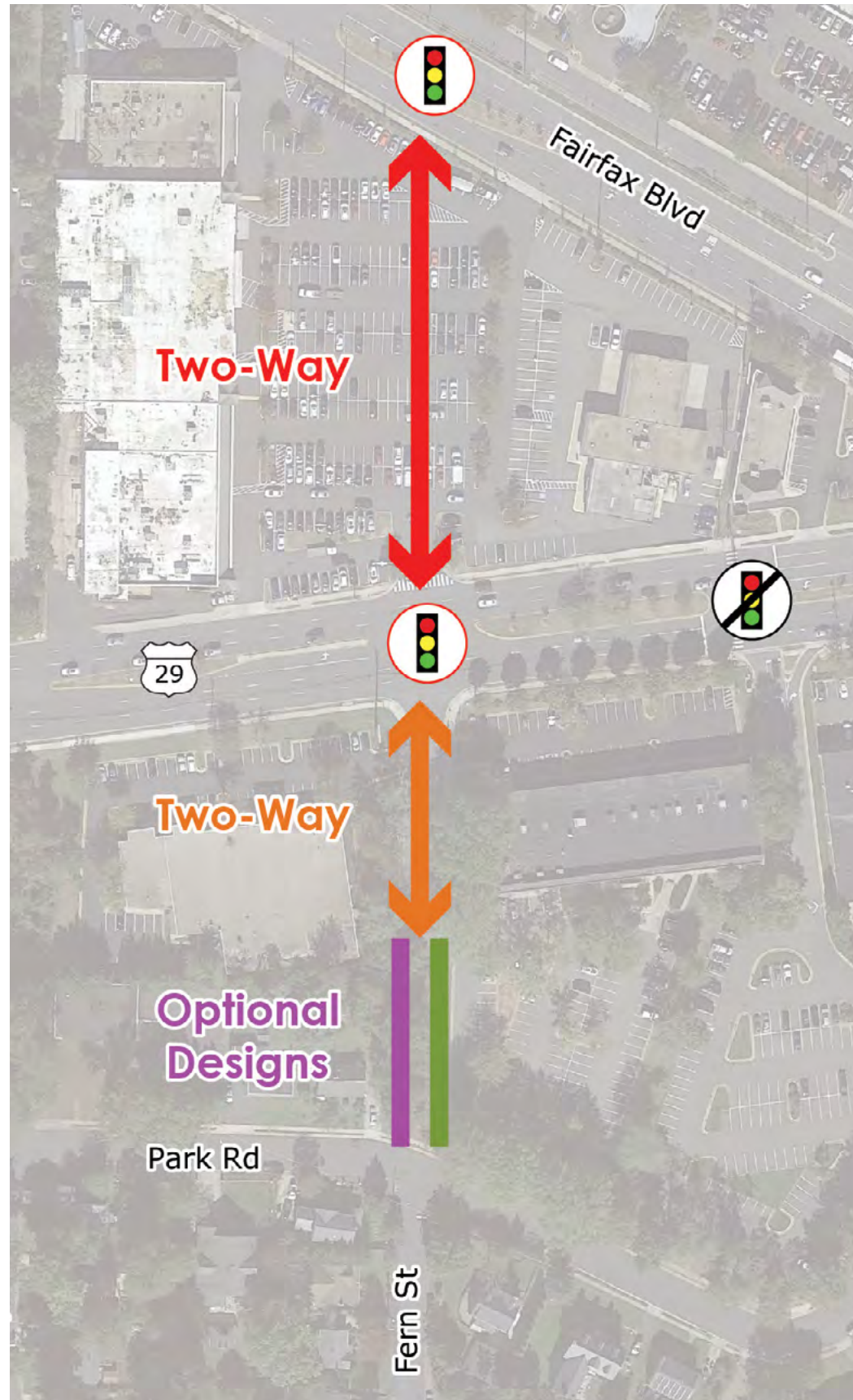
ACTIVATING THE FERN STREET TRIANGLE: CONNECTION + CENTRAL GATHERING SPACE



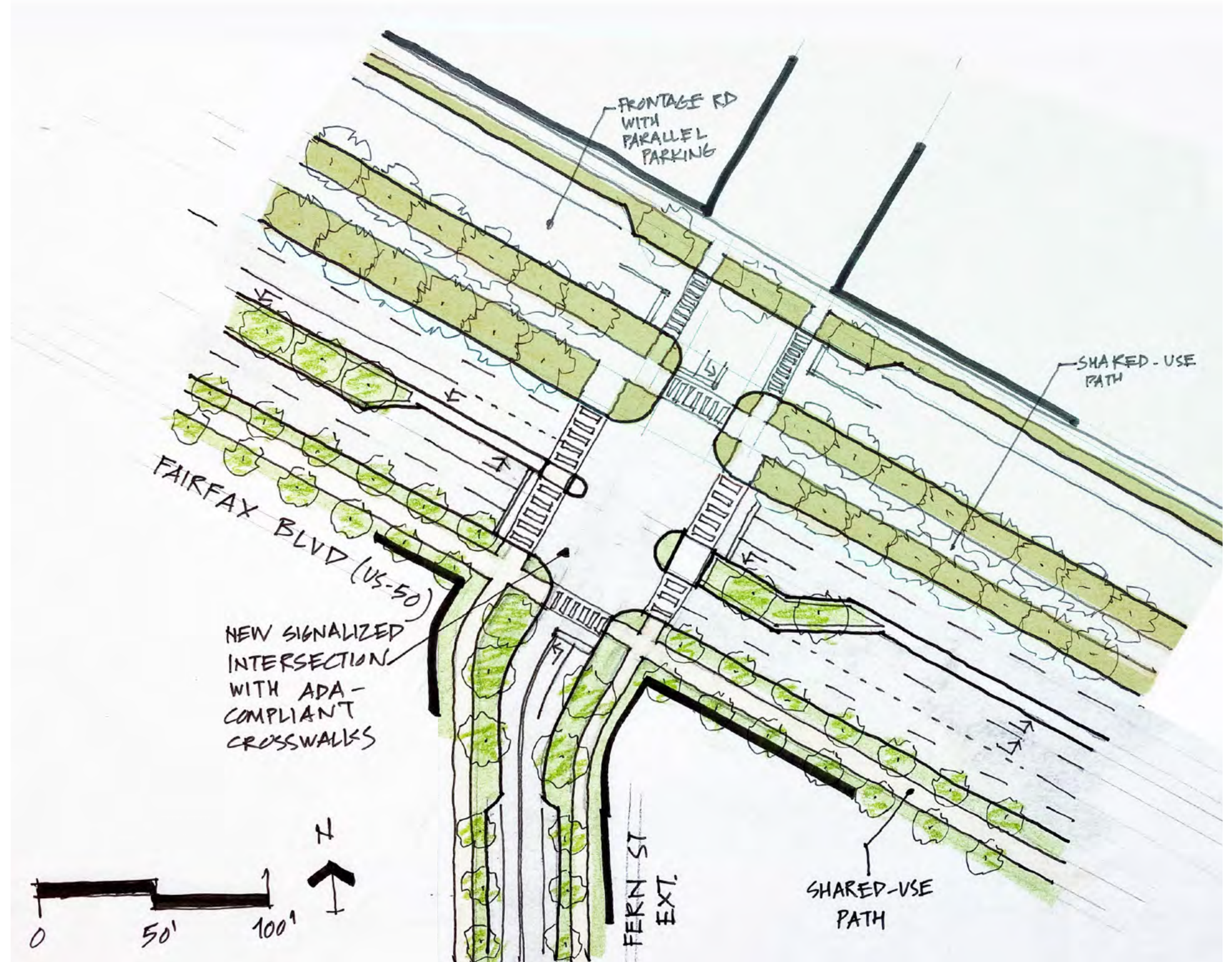
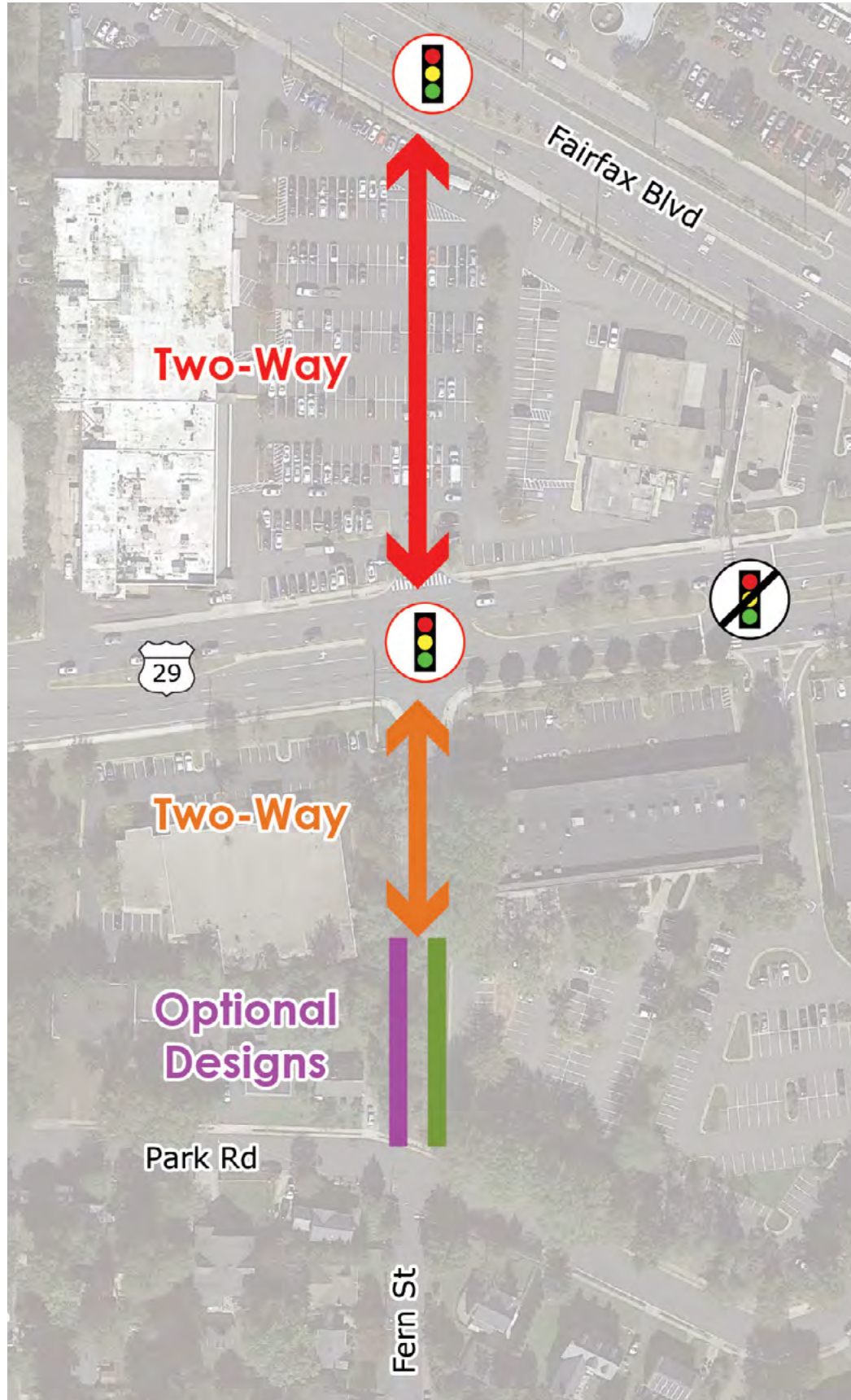
ACTIVATING THE FERN STREET TRIANGLE: CONNECTION + CENTRAL GATHERING SPACE



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



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



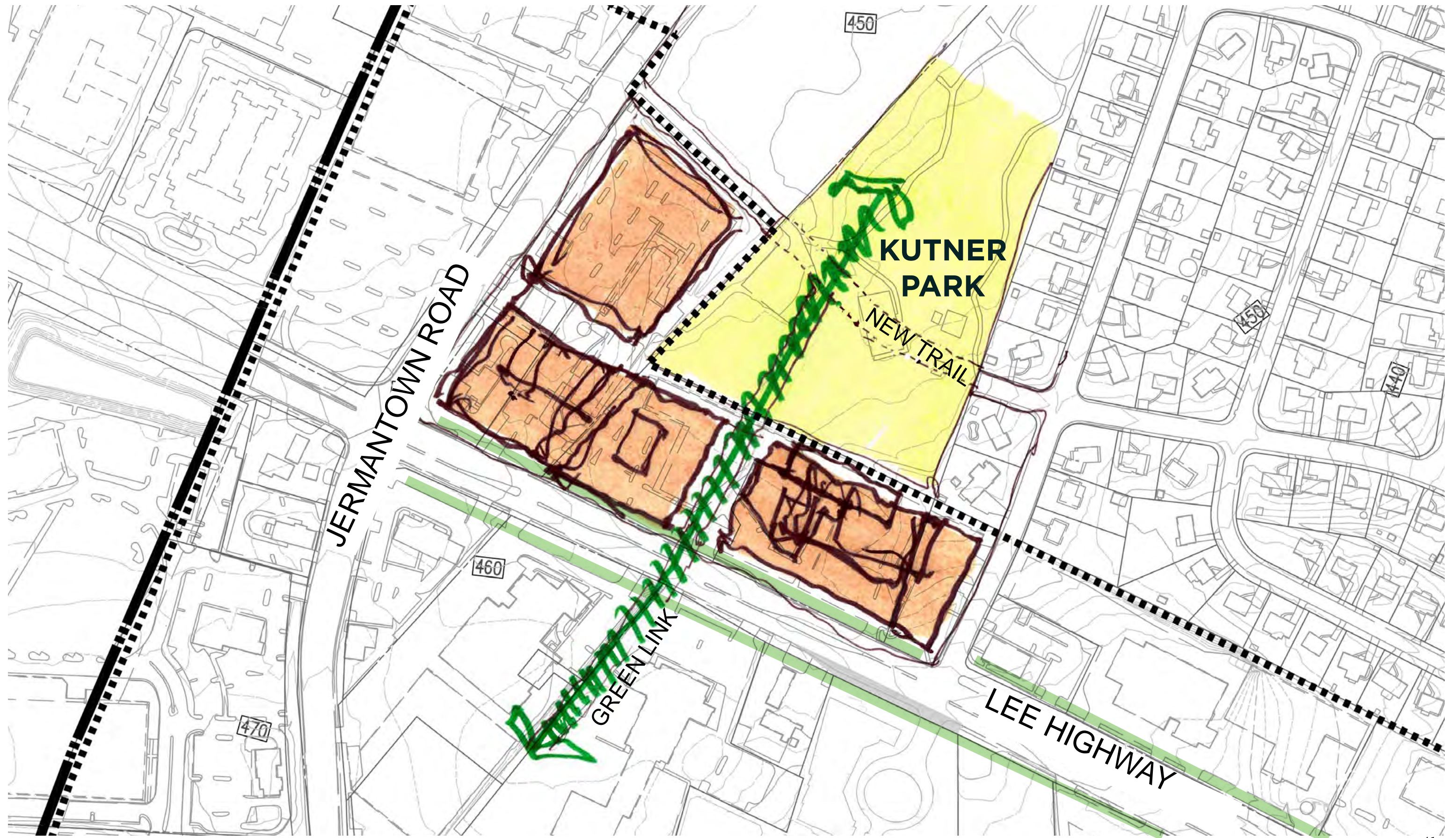
OPENING UP
KUTNER PARK

KUTNER PARK COMMUNITY

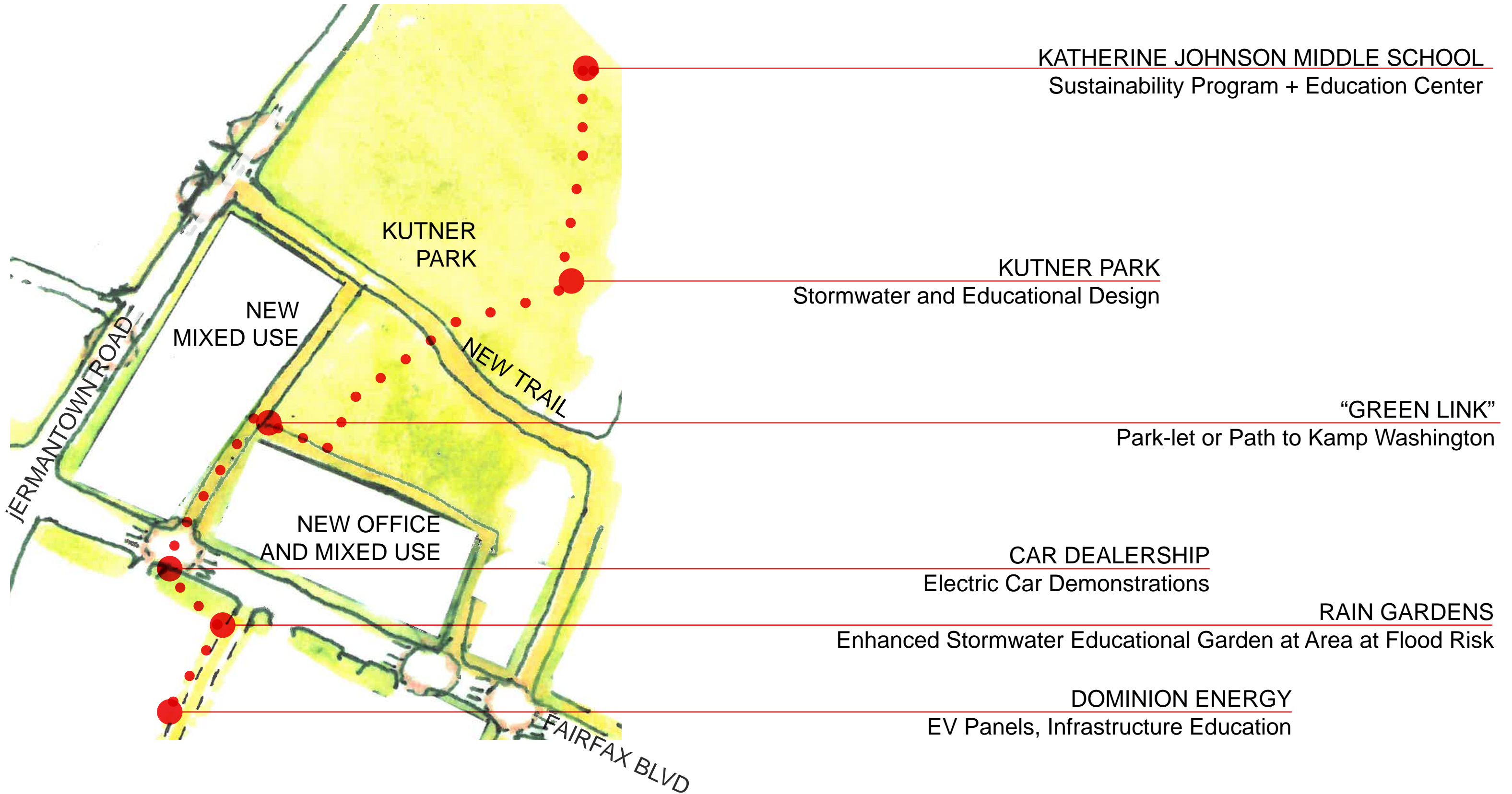
EXISTING CONDITIONS



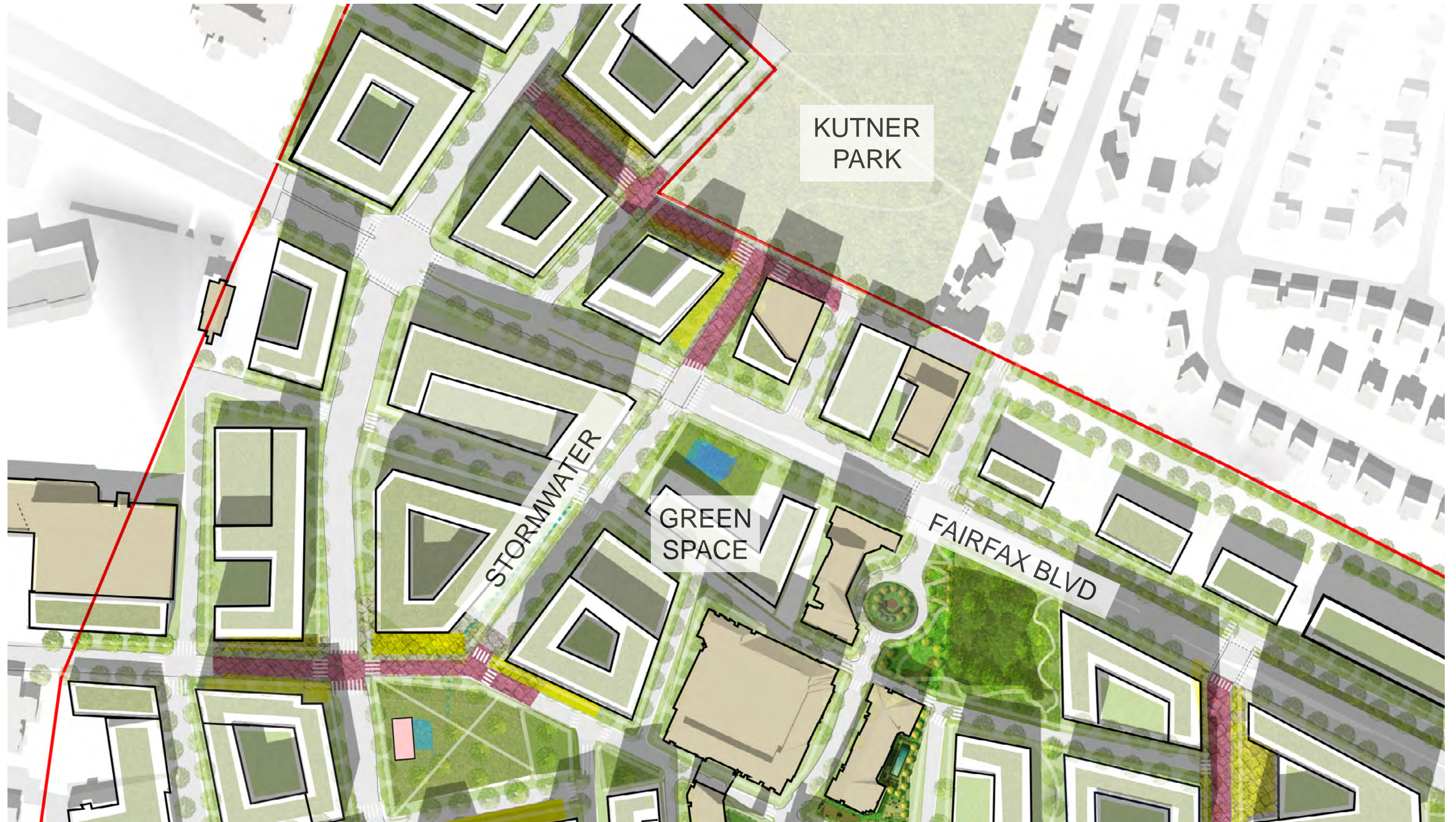
KUTNER PARK COMMUNITY



LINKING EDUCATION AT THE KUTNER PARK COMMUNITY



KUTNER PARK COMMUNITY



BUILDINGS AND MASSING

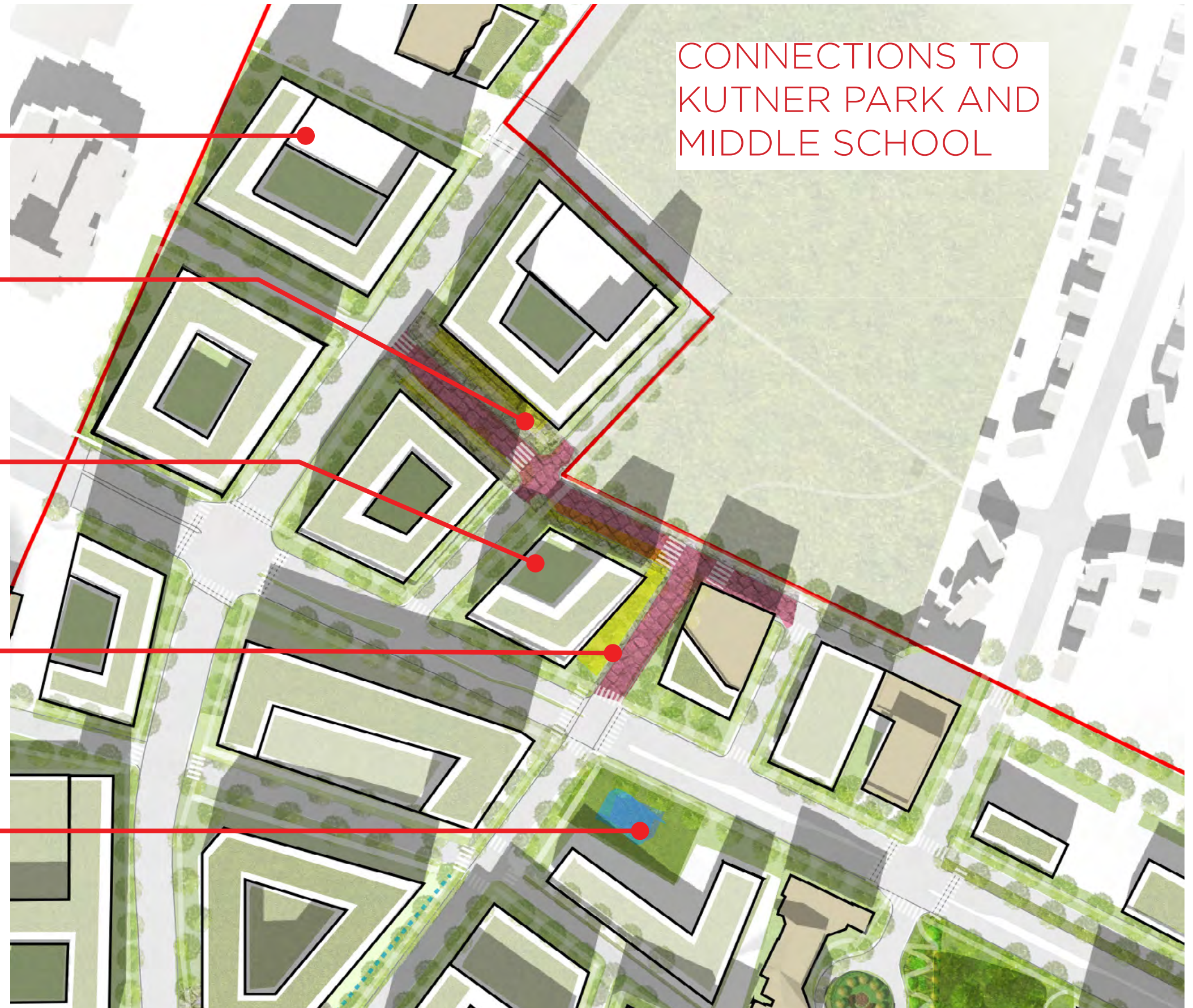
MIXED USE DEVELOPMENT
(6-7 STORIES)

LINEAR GREEN CONNECTOR
TO KUTNER PARK

MIXED USE DEVELOPMENT
(6-7 STORIES)

LINEAR GREEN CONNECTOR
TO KUTNER PARK

PUBLIC GREEN SPACE
WITH STORMWATER
MANAGEMENT



PRECEDENTS: KUTNER PARK COMMUNITY



Example of Green Connector - Tacoma, WA



Examples of Residential and Green Spaces - Reston, VA and Atlanta, GA

JERMANTOWN LINK TO COUNTY

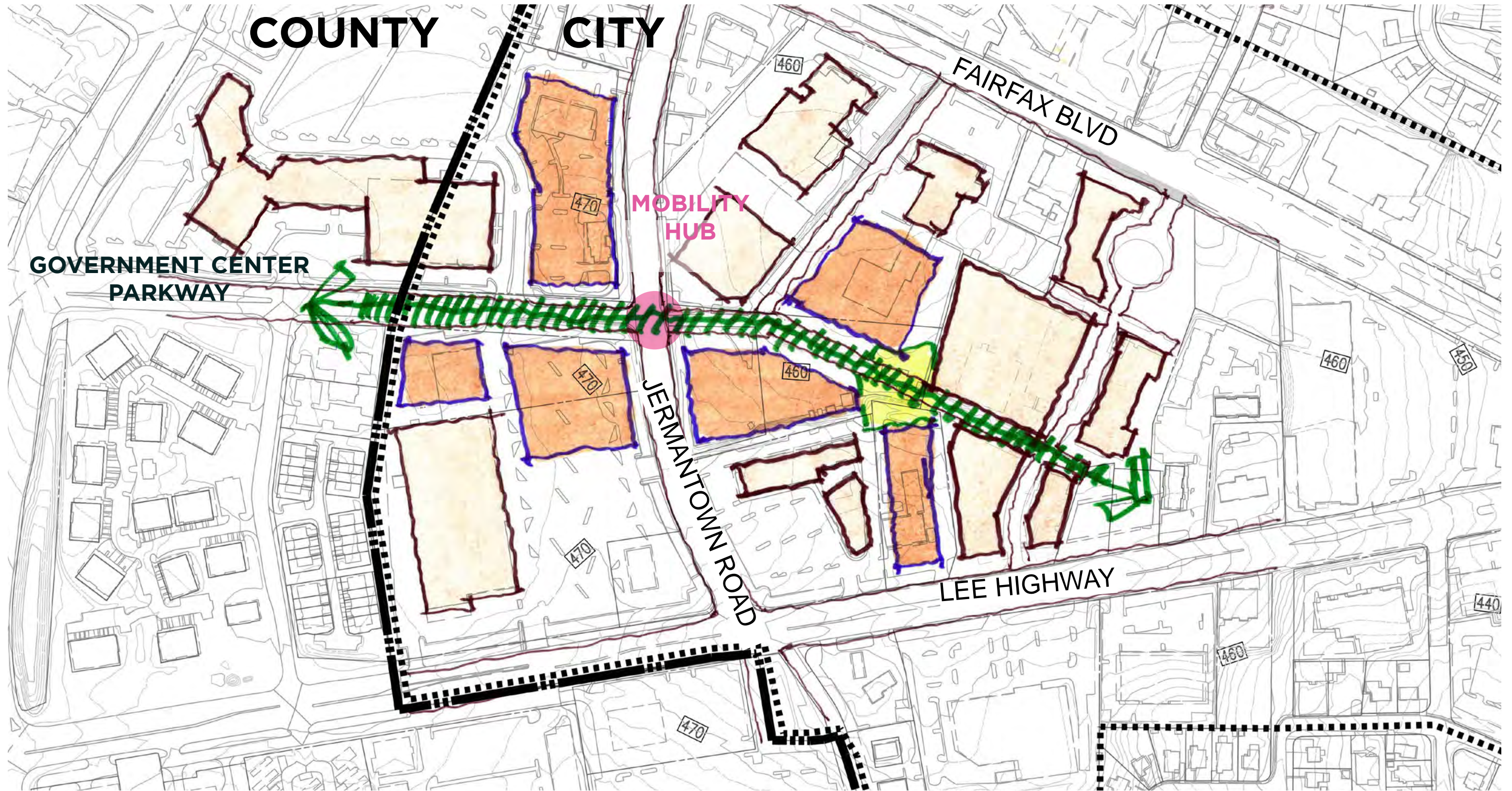
JERMANTOWN ROAD SUBAREA

EXISTING CONDITIONS



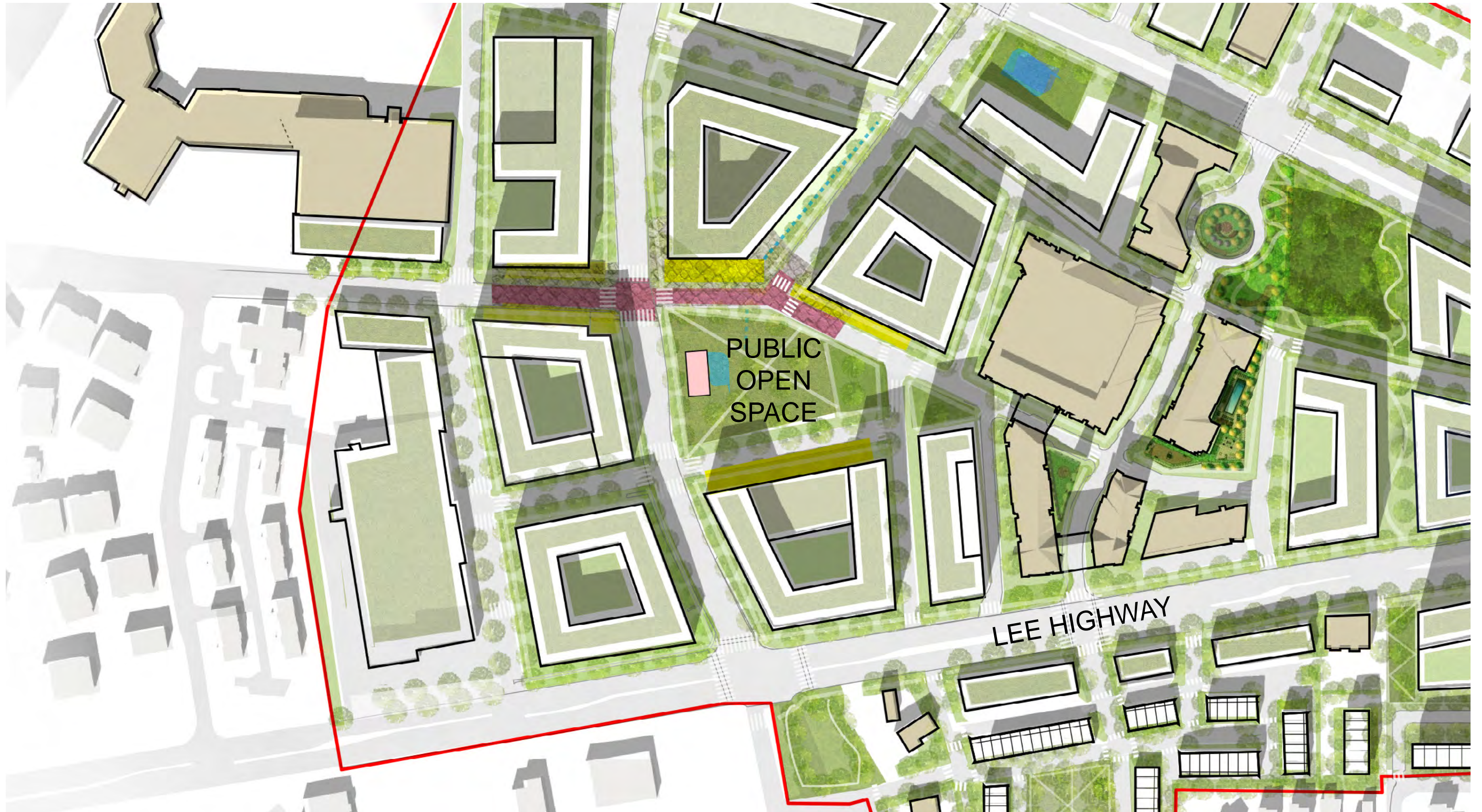
JERMANTOWN ROAD SUBAREA

LINKING THE COUNTY TO KAMP WASHINGTON

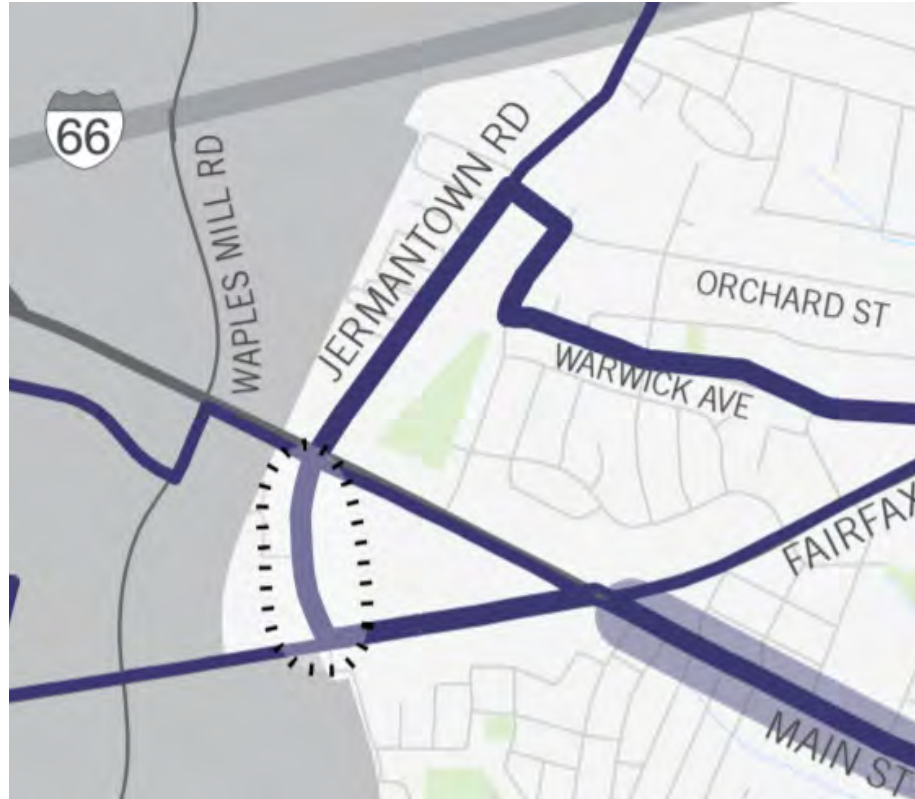


JERMANTOWN ROAD SUBAREA

LINKING THE COUNTY TO KAMP WASHINGTON












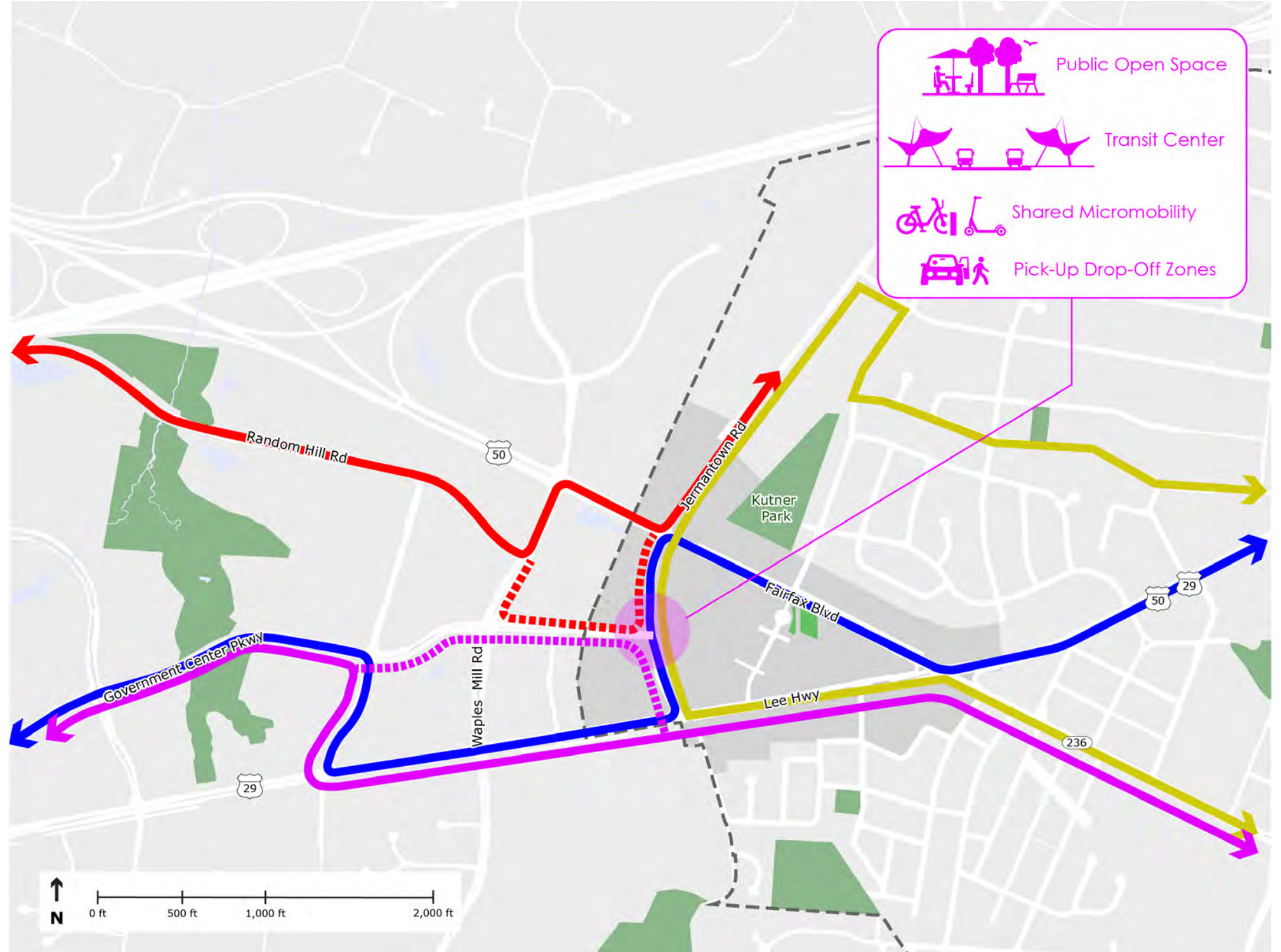
JERMANTOWN ROAD: MOBILITY HUB



Fairfax City Multi-modal Plan

KAMP WASHINGTON SMALL AREA PLAN Potential Transit Network

-  Existing CUE Gold Route
-  Existing MetroBus Route 1C
-  Existing MetroBus Route 2B
-  Potential Rerouting of WMATA MetroBus Route 2B (Needs Coordination with WMATA)
-  Proposed Fairfax Connector 610 Route
-  Potential Rerouting of Proposed Fairfax Connector 610 Route (Needs Coordination with Fairfax County)
-  Potential Mobility Hub Location
-  Kamp Washington Study Area
-  City of Fairfax Boundary



JERMANTOWN ROAD: MOBILITY HUB AND COUNTY LINK



Example of Transit Plaza - Los Angeles, CA

BUILDINGS AND DETAILS

MIXED USE DEVELOPMENT
(6-7 STORIES)

NEW PUBLIC GREEN AND
TRANSIT PLAZA

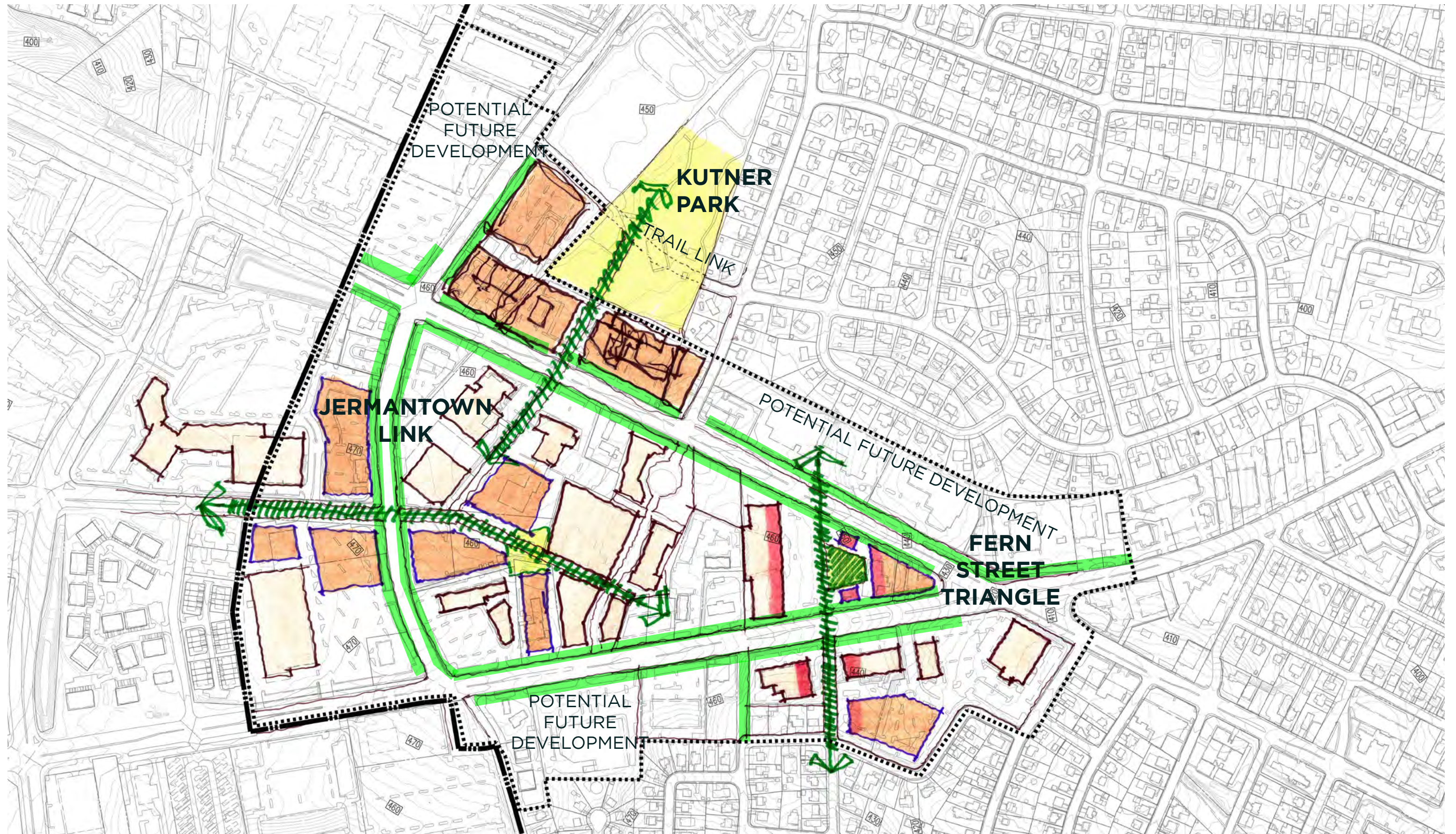
MIXED USE DEVELOPMENT
(6-7 STORIES)

NEW WATER TOWER PARK
CONNECTOR

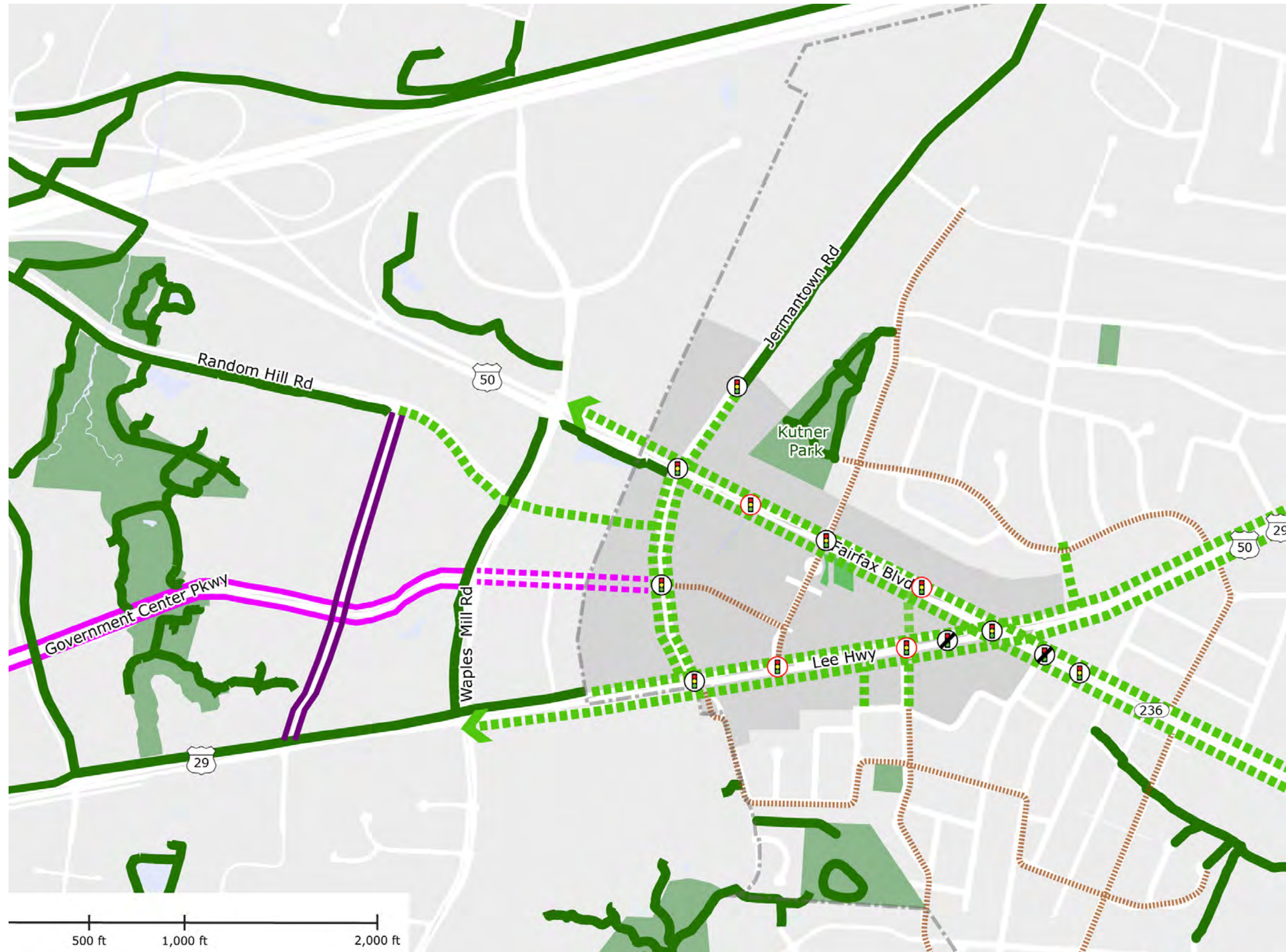


STITCHING THE
NEIGHBORHOOD
TOGETHER

STITCHING THE NEIGHBORHOOD TOGETHER



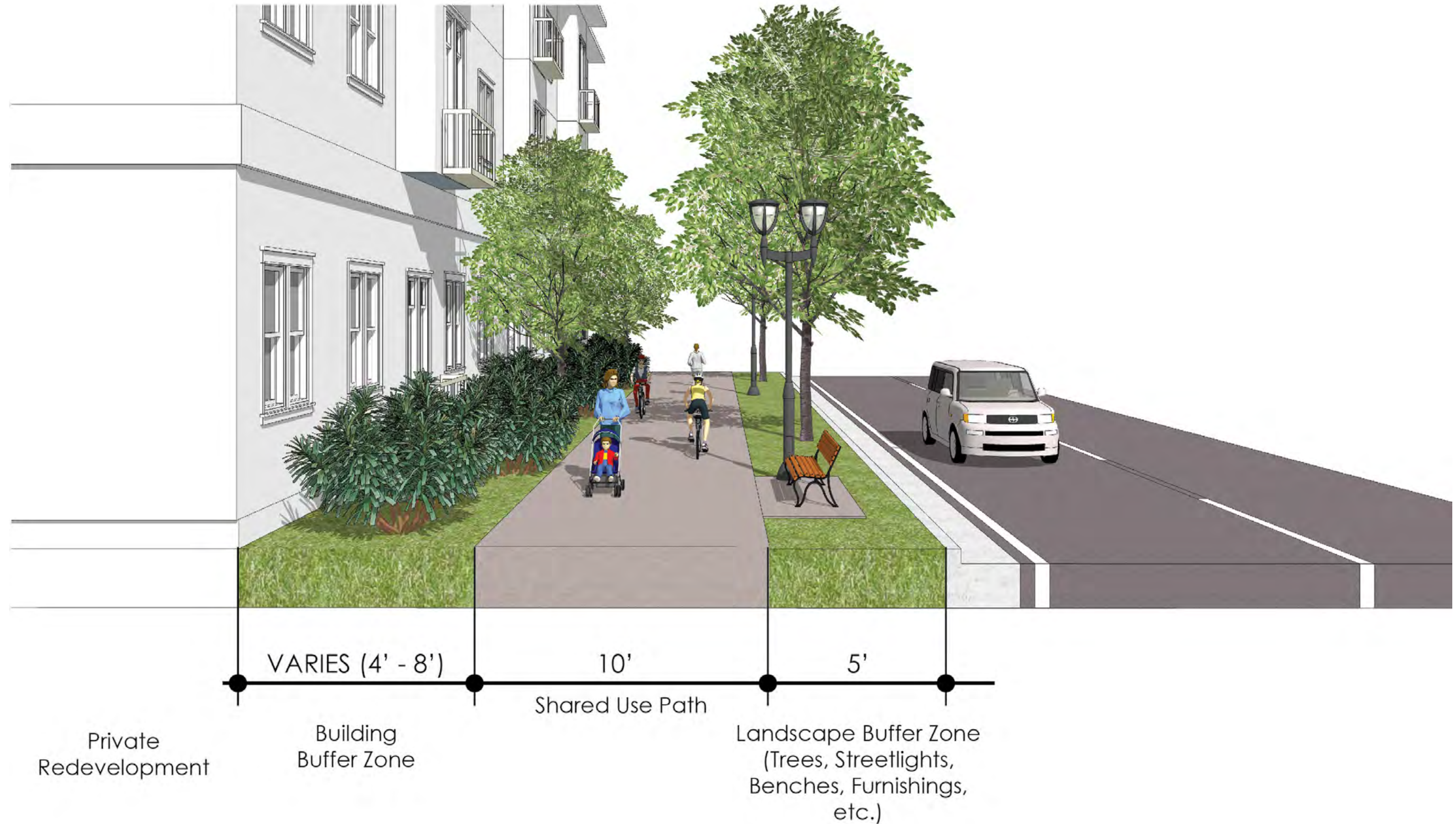
POTENTIAL PED AND BICYCLE NETWORK



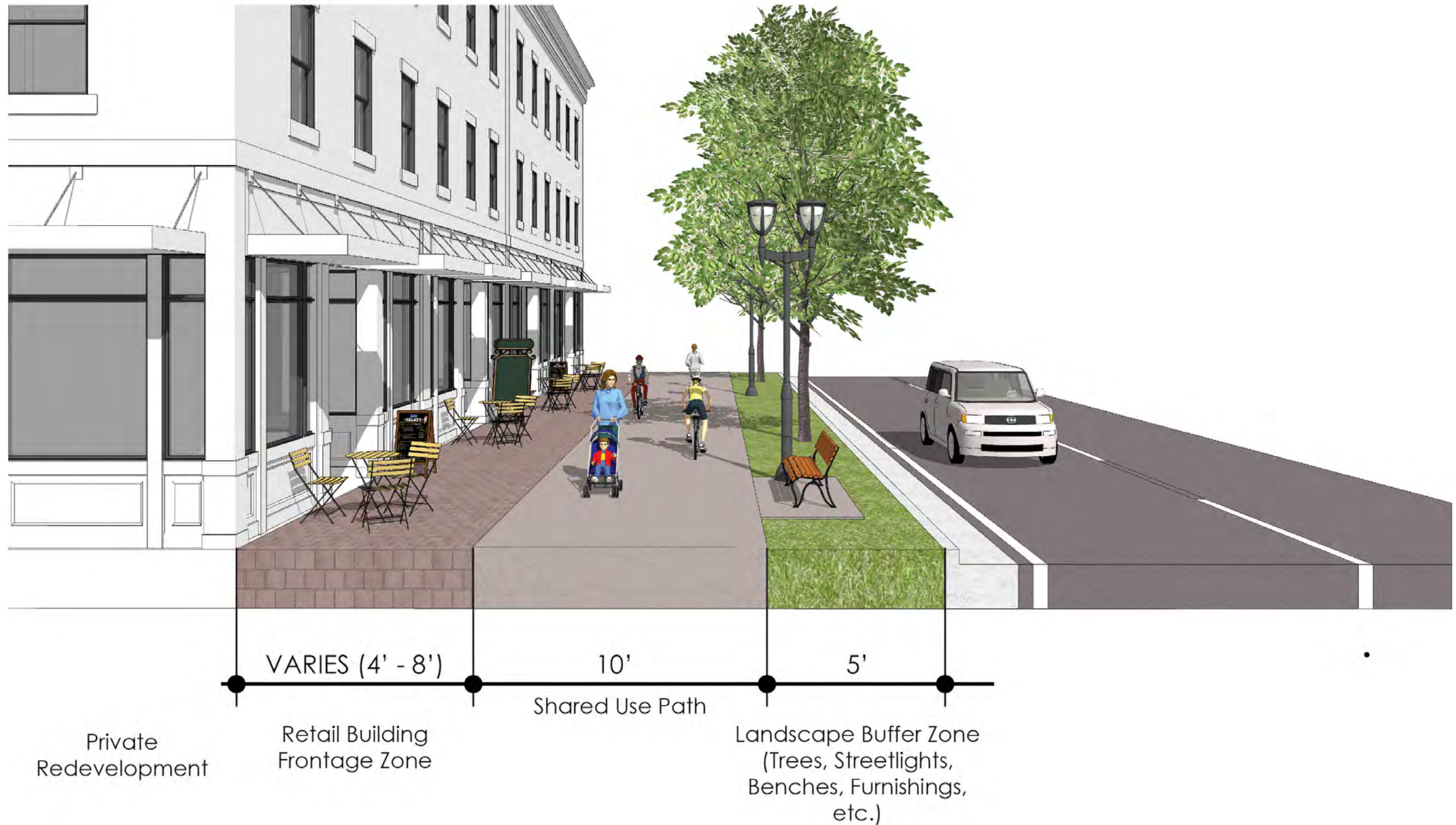
Potential Pedestrian & Bicycle Network

- Existing Trail / Shared Use Path
- Potential Trail / Shared Use Path
- Existing Buffered Bike Lanes
- Existing Conventional Striped Bike Lanes
- Proposed Conventional Striped Bike Lanes
- Proposed/Potential Neighborways (Shared Roads + Traffic Calming)
- Existing Traffic Signal
- Potential New Signal/Controlled Crossing
- Potential Signal Removal
- Kamp Washington Study Area
- City of Fairfax Boundary

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



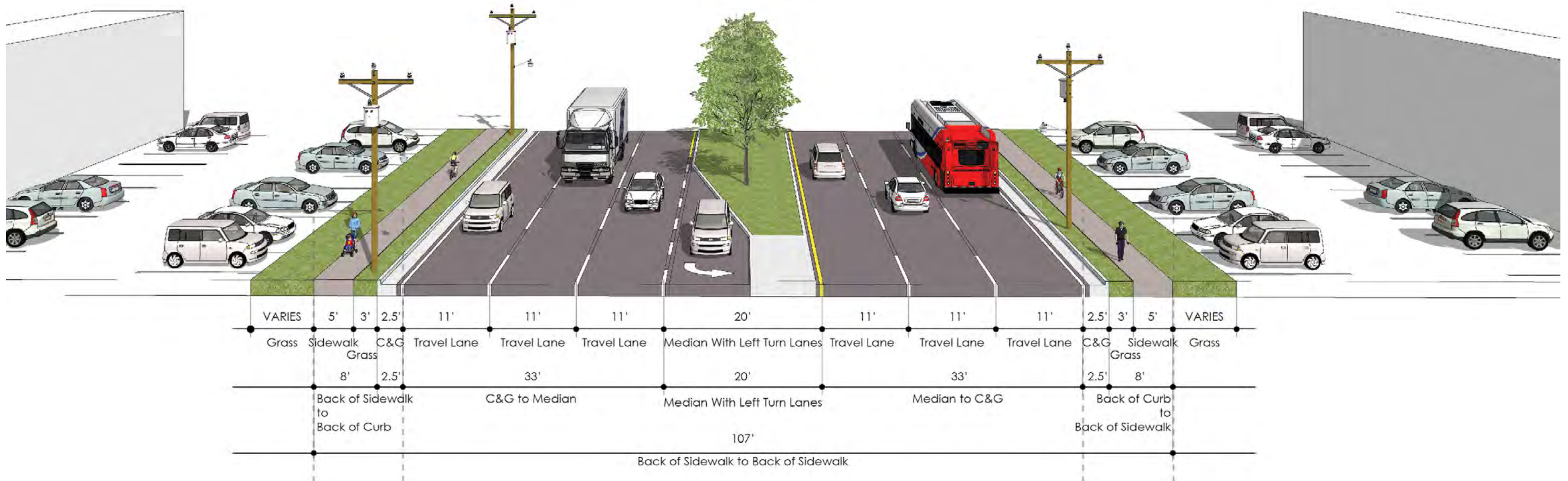
CONSISTENT TYPICAL SECTION FOR SHARED-USE PATHS ALONG FAIRFAX BOULEVARD, LEE HIGHWAY & JERMANTOWN ROAD



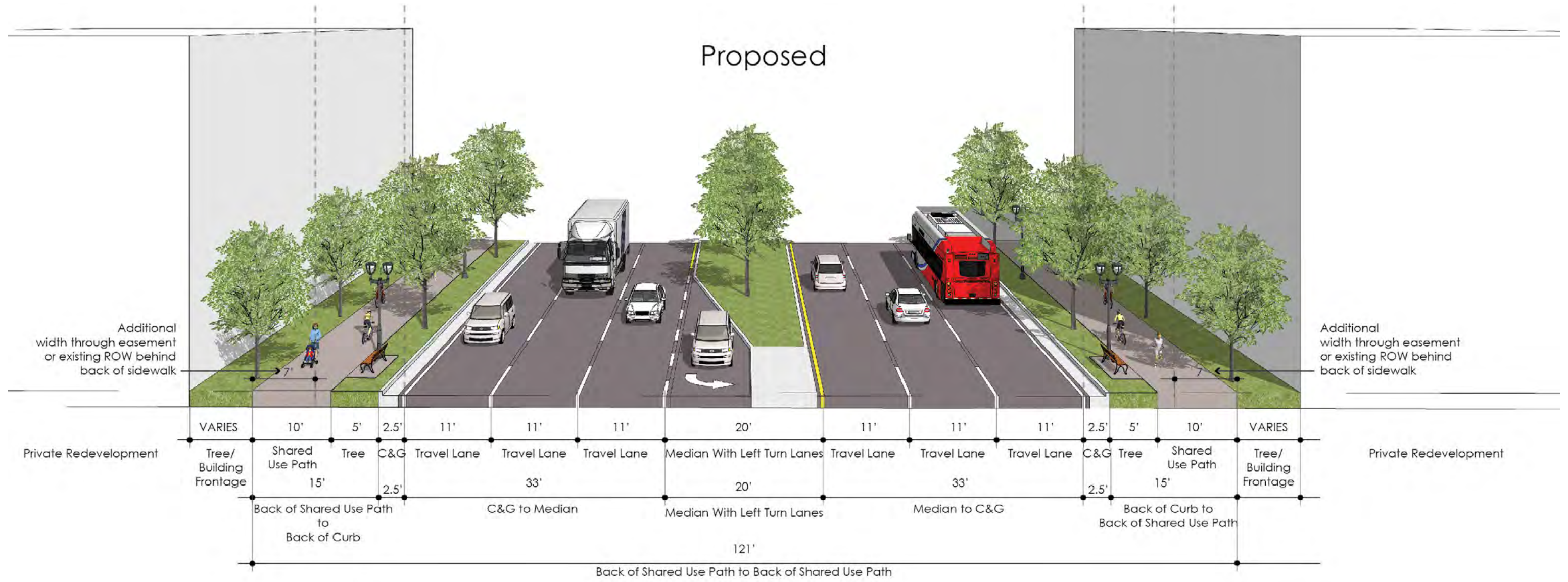
LEE HIGHWAY: STREET SECTION

Lee Highway

Existing



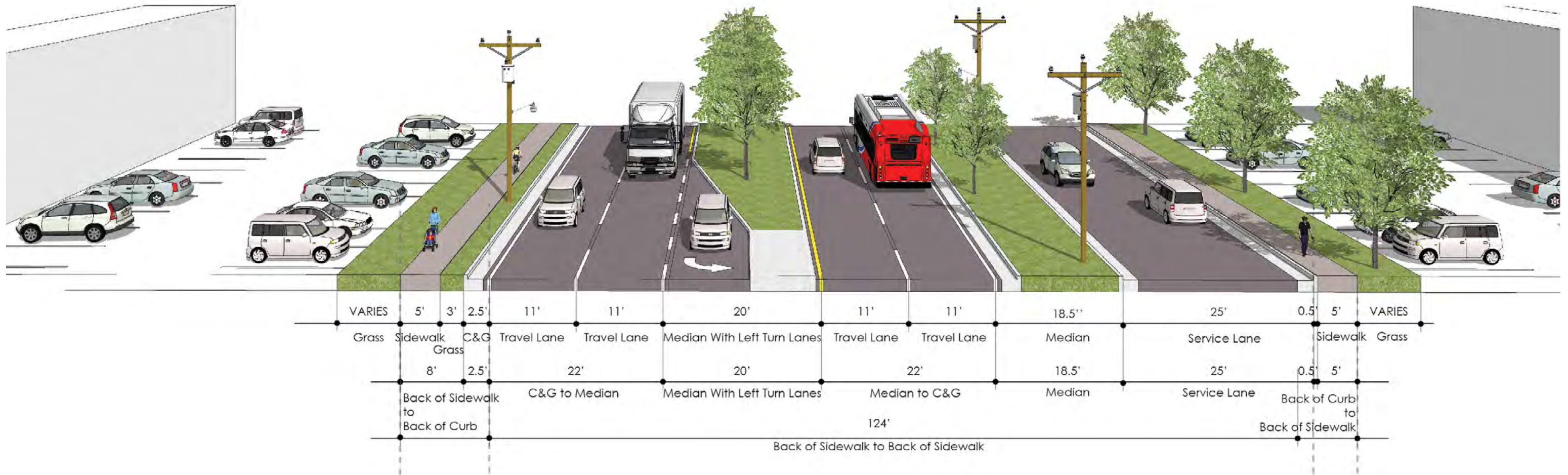
LEE HIGHWAY: STREET SECTION



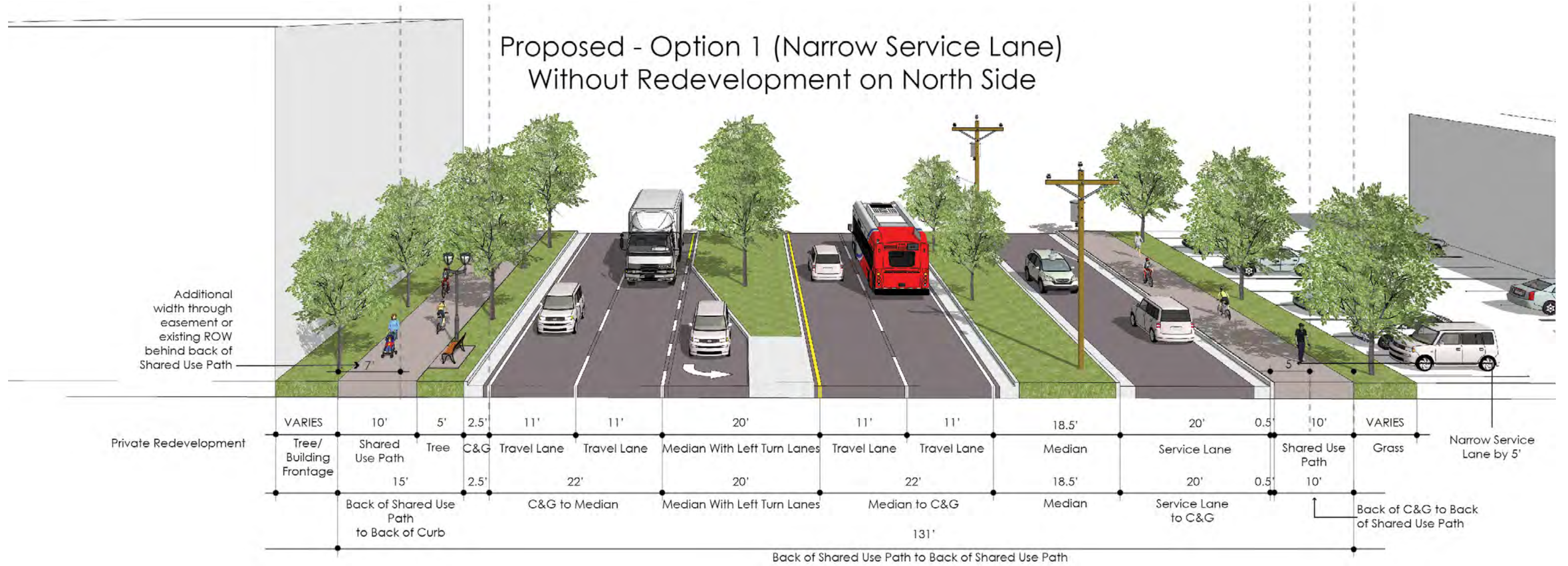
FAIRFAX BOULEVARD: STREET SECTION

Fairfax Boulevard

Existing

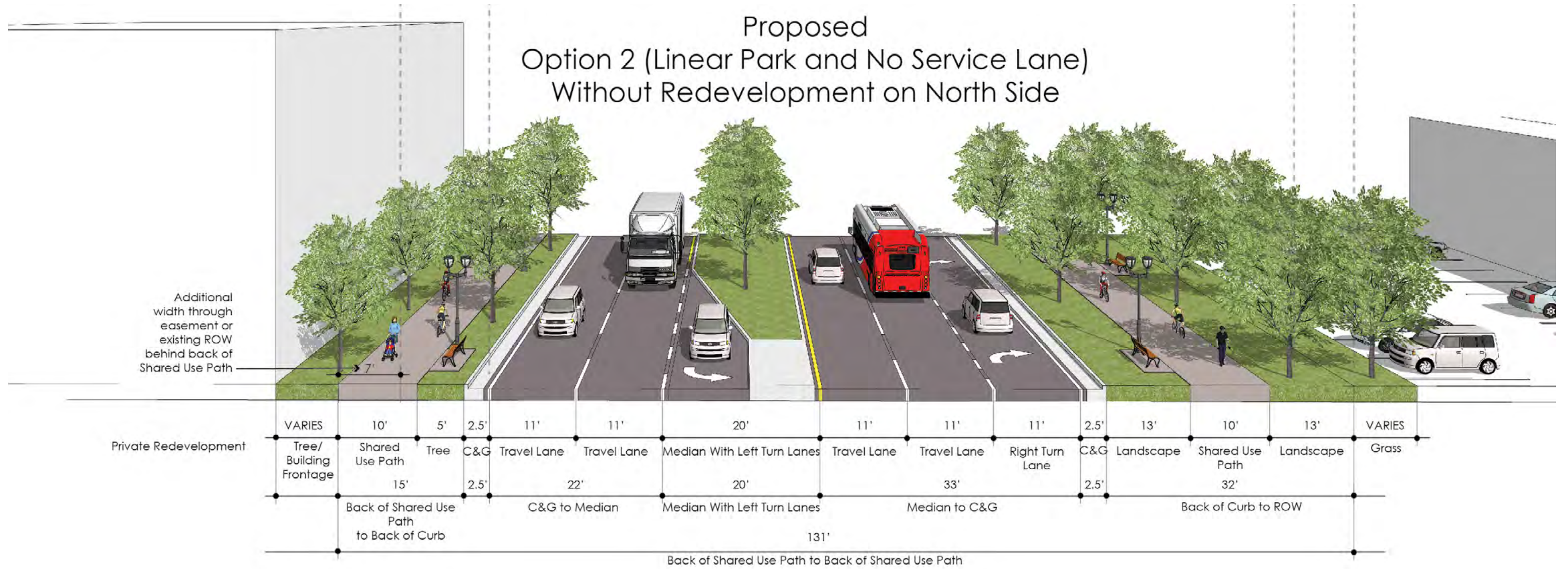


FAIRFAX BOULEVARD: STREET SECTION



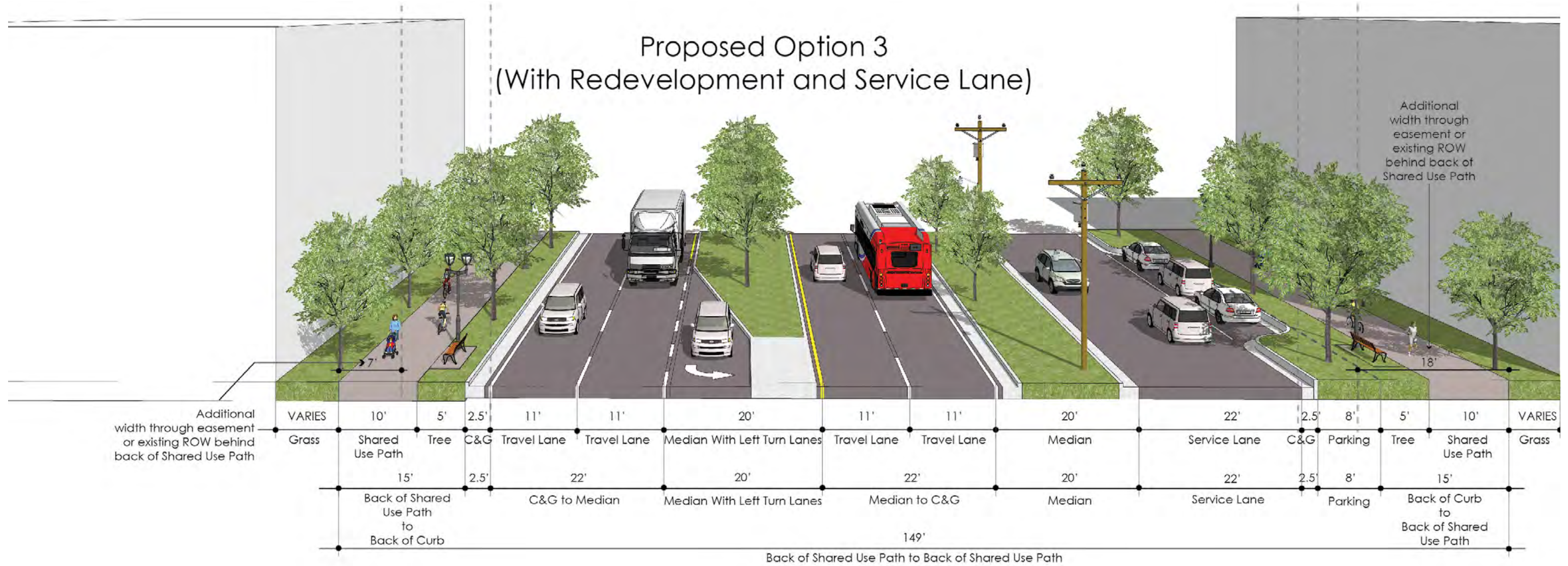
FAIRFAX BOULEVARD: STREET SECTION

Proposed
Option 2 (Linear Park and No Service Lane)
Without Redevelopment on North Side

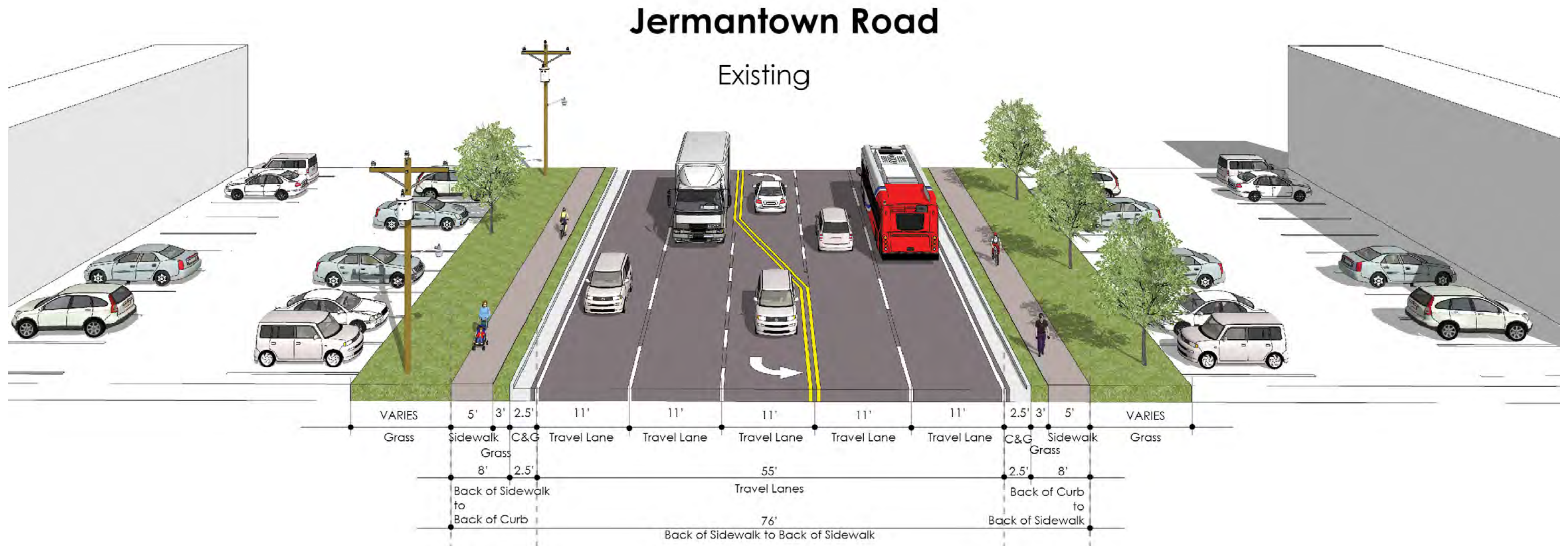


FAIRFAX BOULEVARD: STREET SECTION

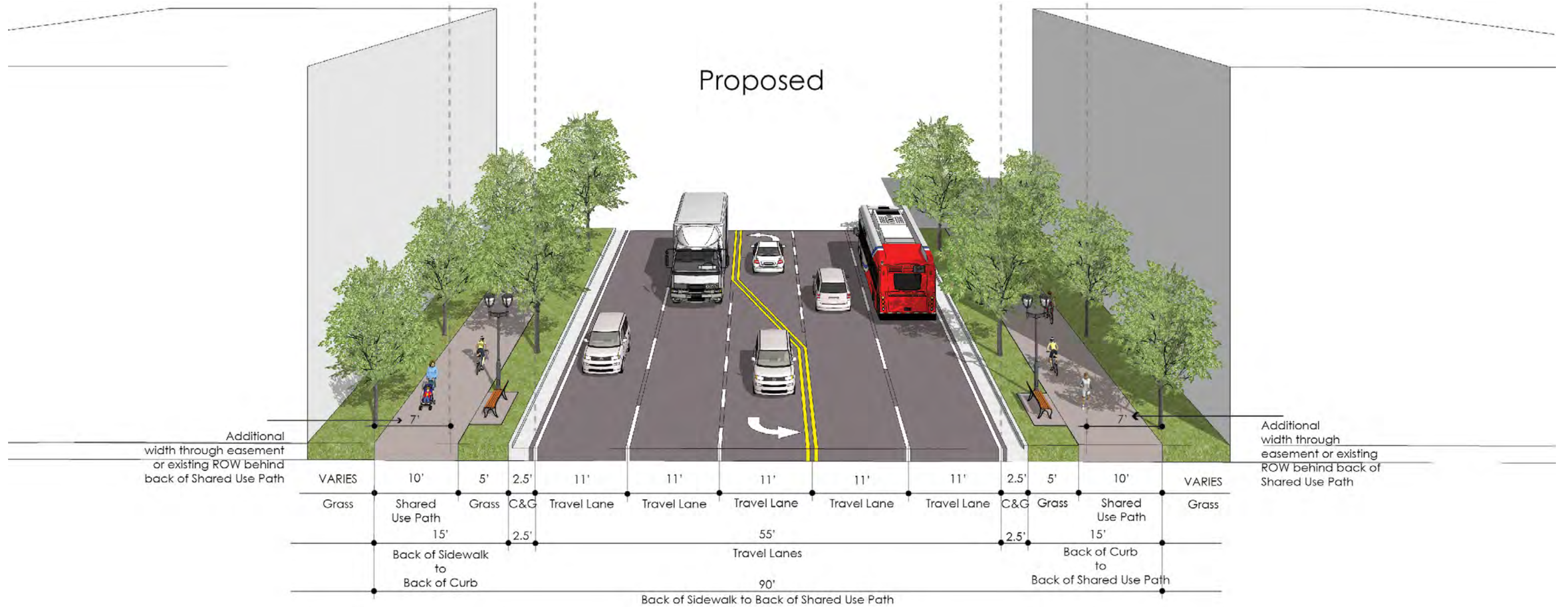
Proposed Option 3
(With Redevelopment and Service Lane)



JERMANTOWN ROAD: STREET SECTION

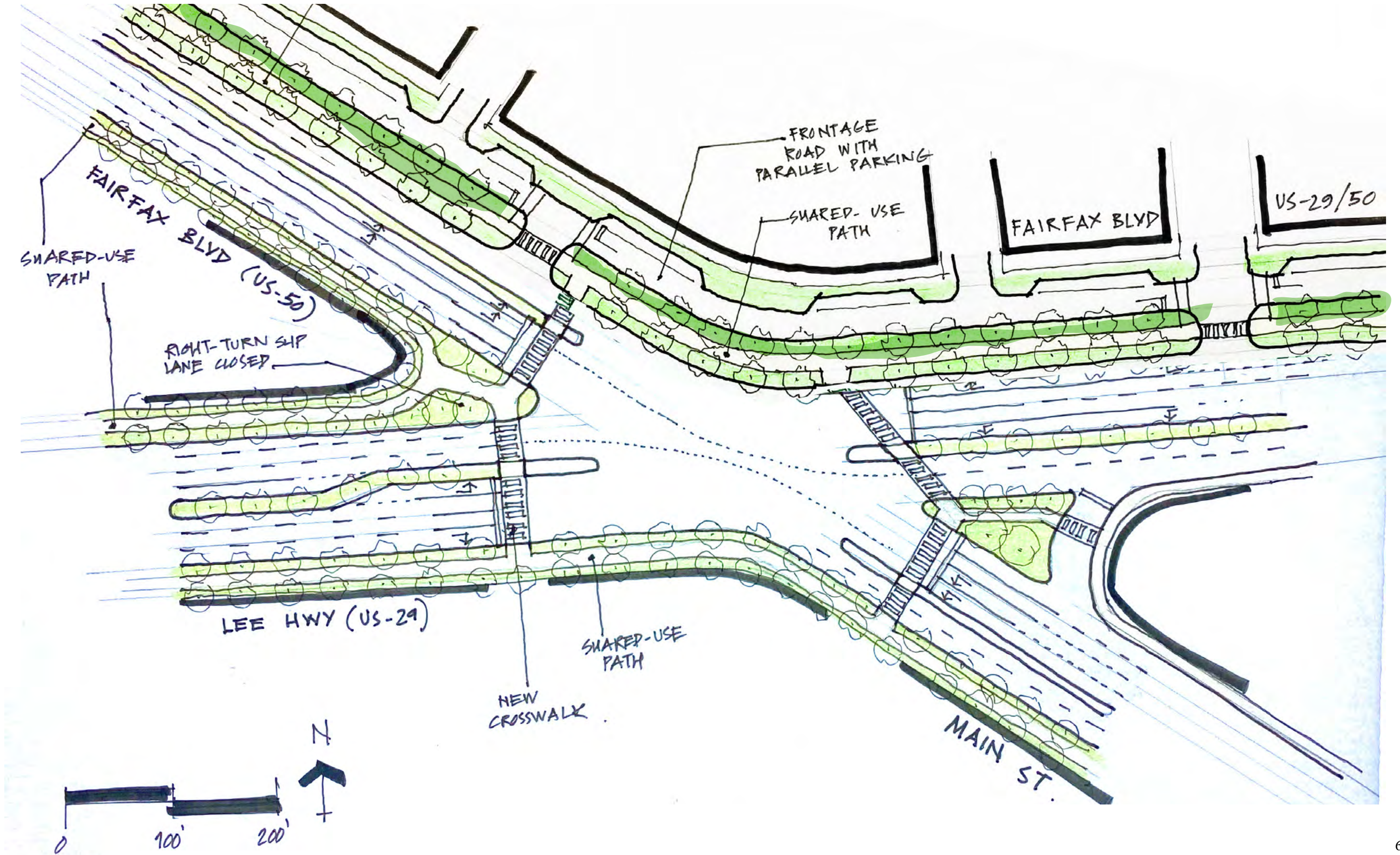


JERMANTOWN ROAD: STREET SECTION



ENHANCING PEDESTRIAN FACILITIES AT FAIRFAX BLVD & LEE HWY

SHARED USE PATHS, BETTER CROSSINGS, MORE GREEN



NEAR-TERM AND
LONG-TERM
OUTLOOK

NEAR-TERM DEVELOPMENT (5-10 YEARS)



- Residential - High demand for residential and mixed-use development
- Retail - Continued growth and repurposing
- Hotel/Lodging - Long term opportunity for lodging
- Office - Stable market
- Industrial - User/owner driven

LONG-TERM DEVELOPMENT



- Residential - High demand for residential and mixed-use development
- Retail - Continued growth and repurposing
- Hotel/Lodging - Long term opportunity for lodging
- Office - Stable market
- Industrial - User/owner driven

Q+A SESSION