



# DEVELOPMENT OF SMALL AREA PLANS

## KAMP WASHINGTON PLANNING COMMISSION PRESENTATION September 12, 2022

CUNNINGHAM | QUILL ARCHITECTS PLLC

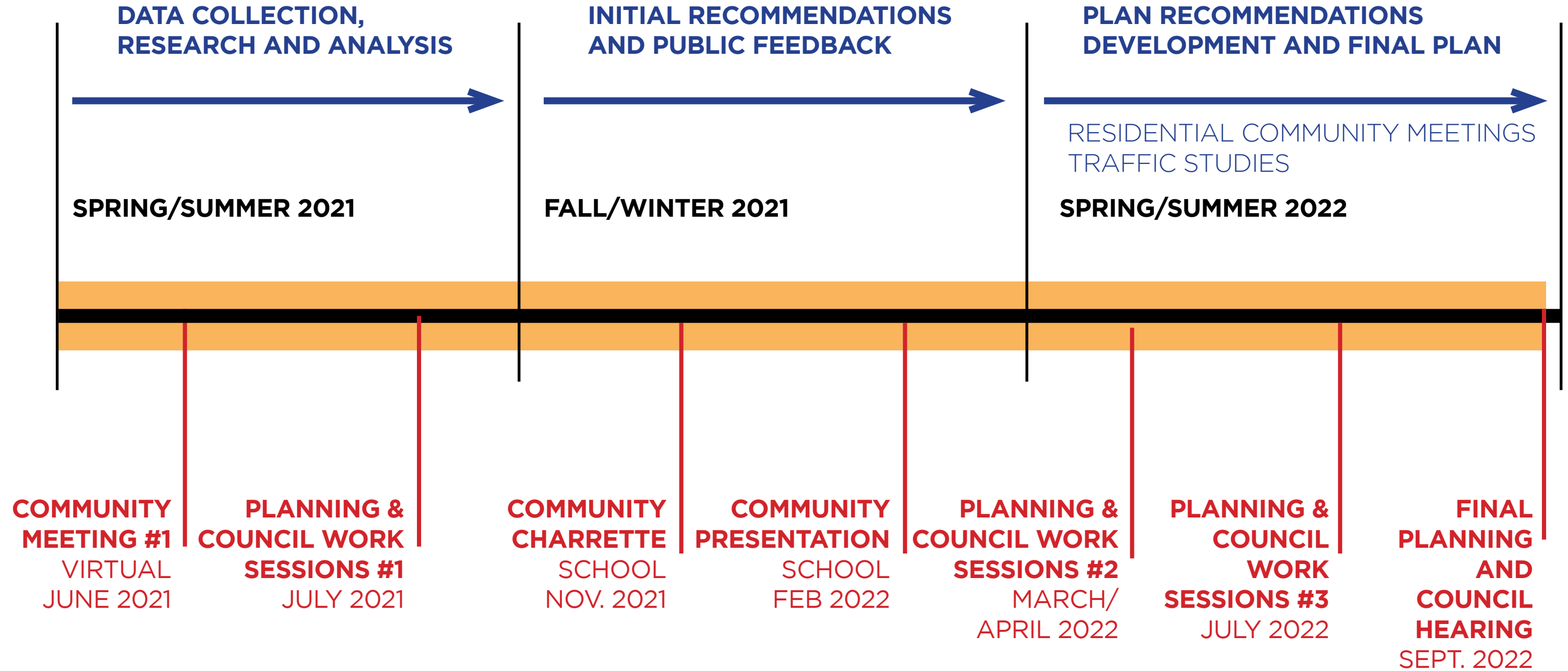
Bolan Smart Associates

Kittelson & Associates

OCULUS

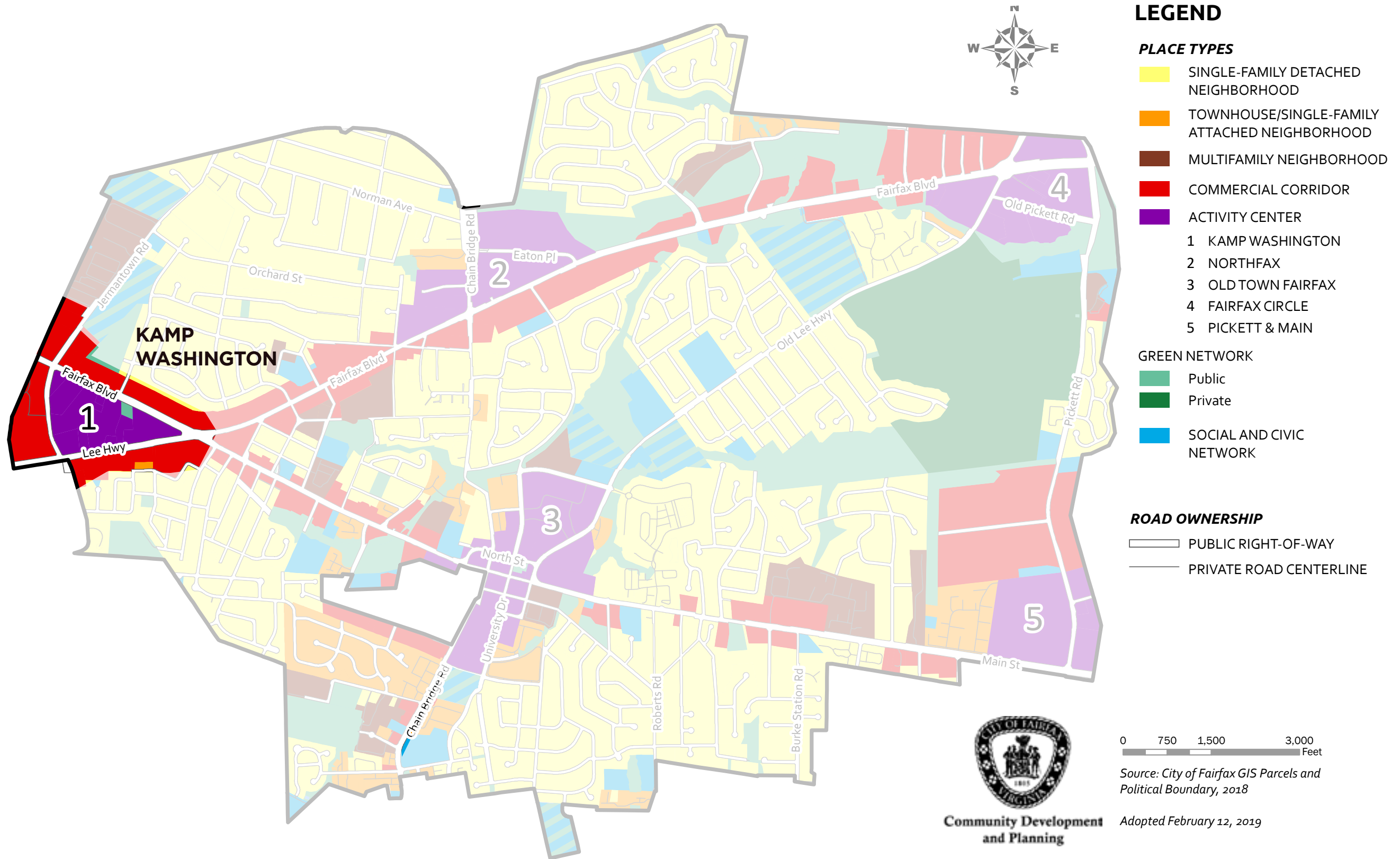
Walter L. Phillips

# PROJECT TIMELINE



# BUILDING ON THE 2035 COMPREHENSIVE PLAN

## ACTIVITY CENTER: KAMP WASHINGTON



Community Development and Planning

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

Adopted February 12, 2019

# KAMP WASHINGTON



# PLAN GOALS

GOAL 1: CULTIVATE MEMORABLE PLACES

GOAL 2: DESIGN HIGH QUALITY TRANSITIONS FROM CORRIDOR TO NEIGHBORHOODS

GOAL 3: IMPROVE THE MULTI-MODAL ENVIRONMENT

GOAL 4: CREATE QUALITY + SUSTAINABLE OPEN SPACES

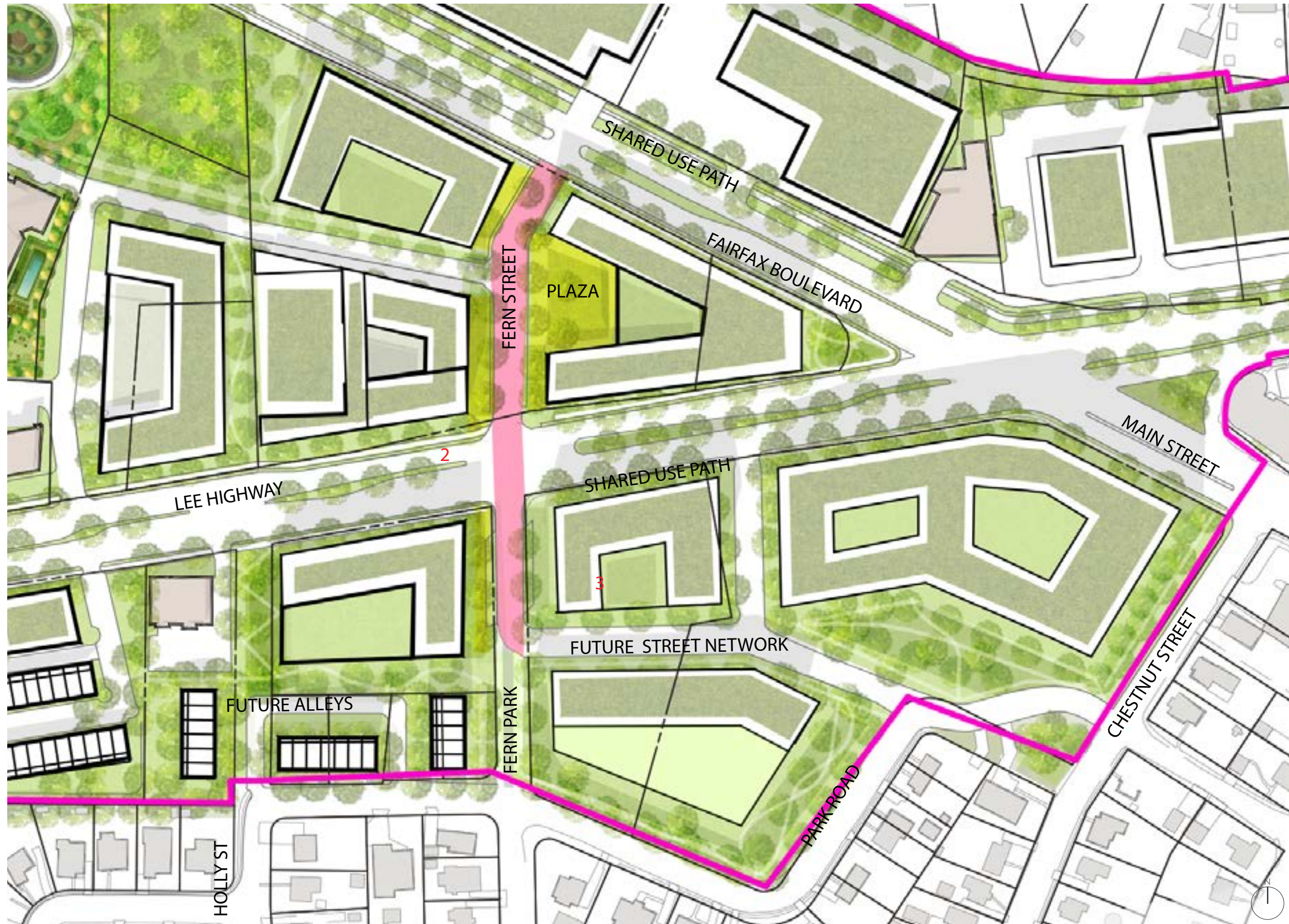
GOAL 5: ALLOW LAND USES TO EVOLVE TO MEET FUTURE NEEDS

# PLAN UPDATES

# UPDATED ILLUSTRATIVE PLAN

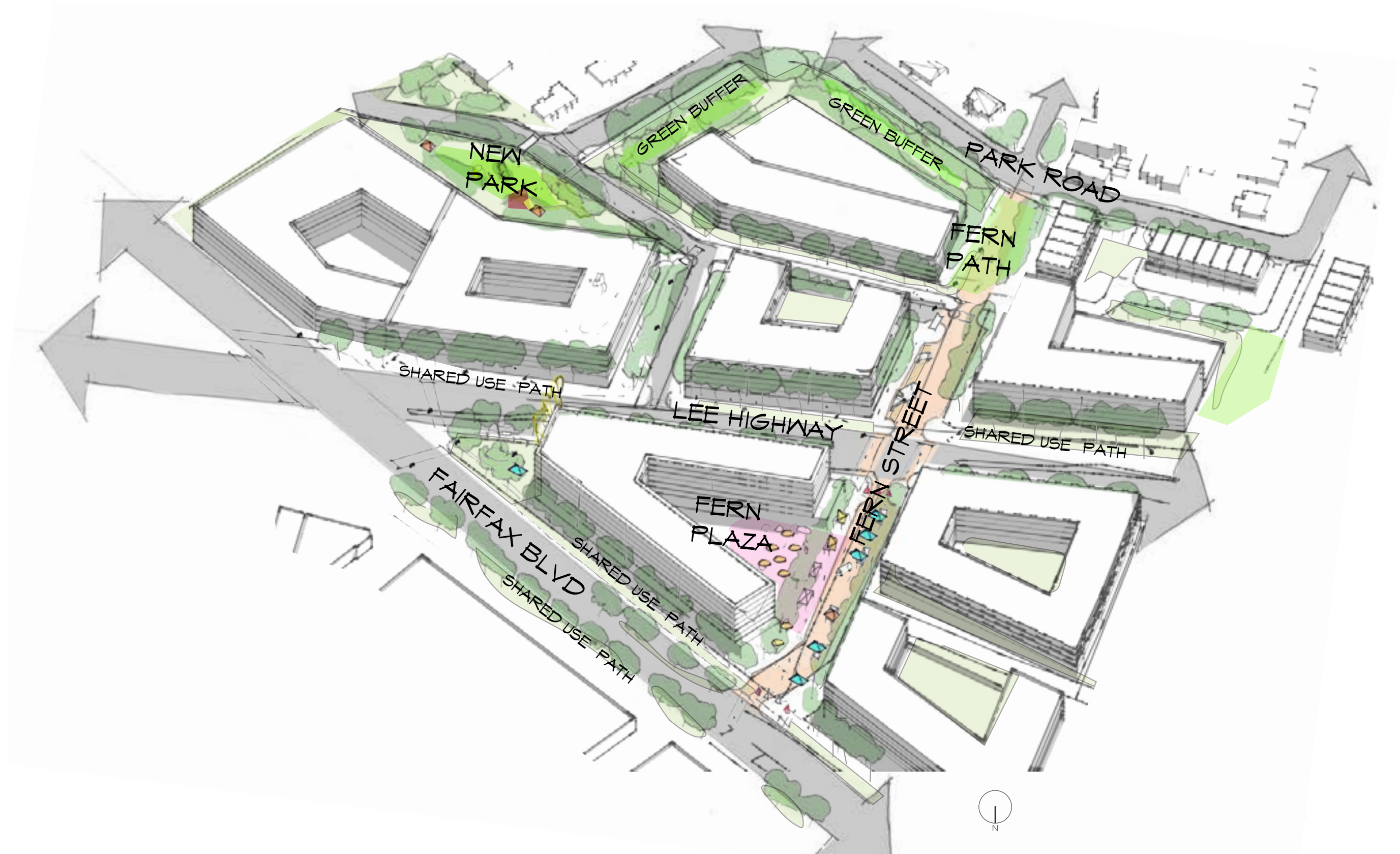


# FERN STREET PLAZA





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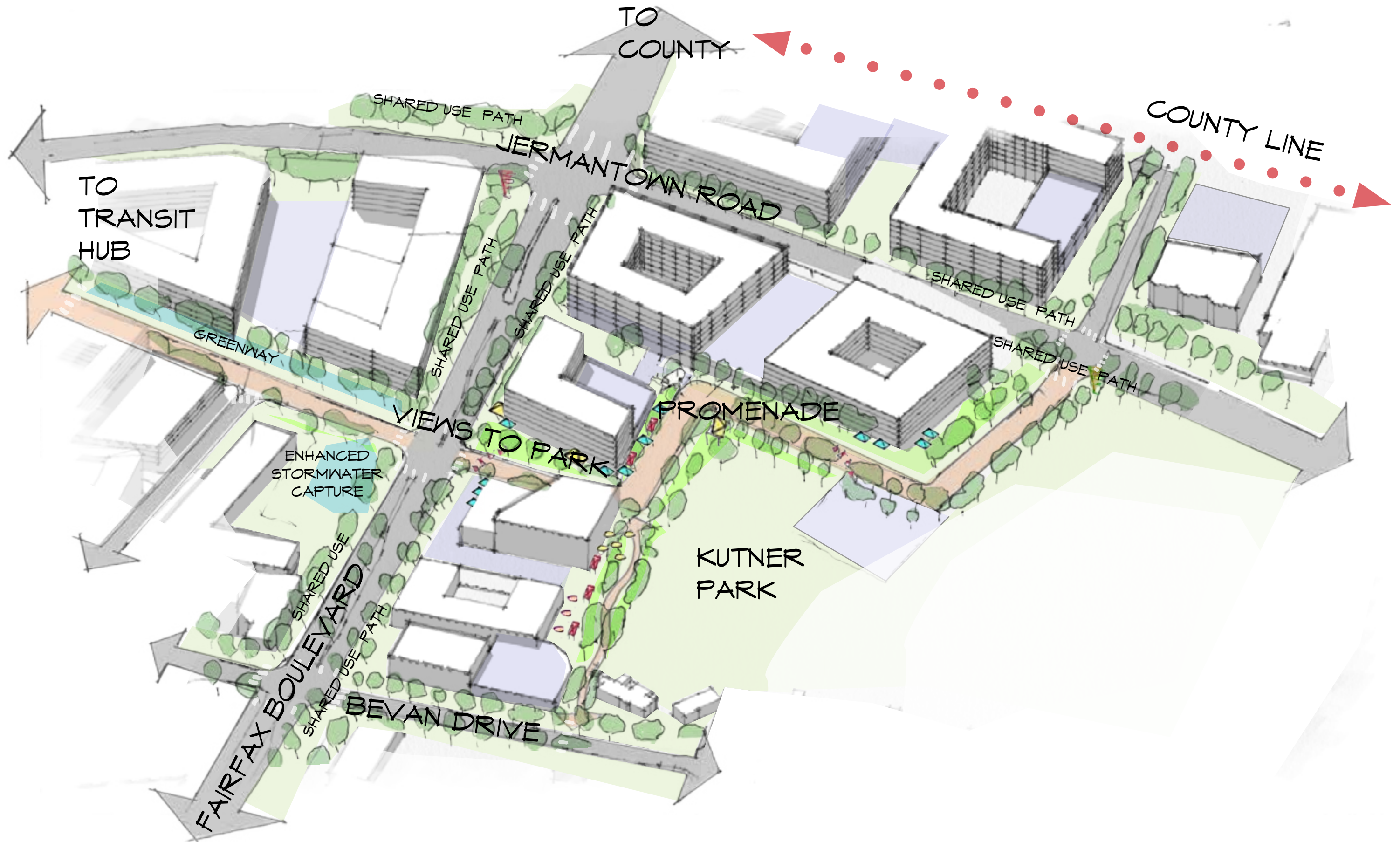
# BUILDING HEIGHTS AND TRANSITIONS



# PARK ROAD - SECTION



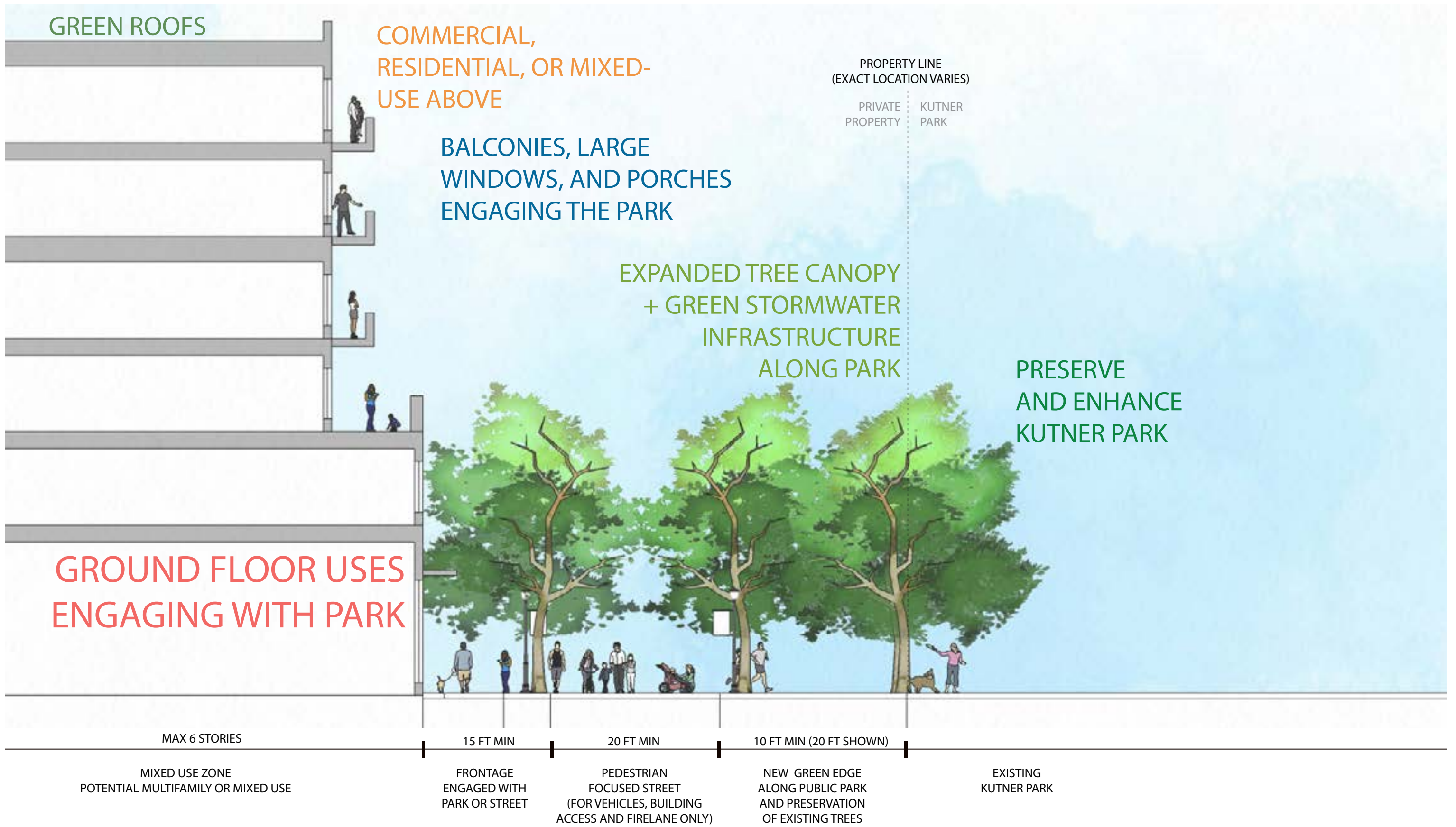
# KUTNER PARK



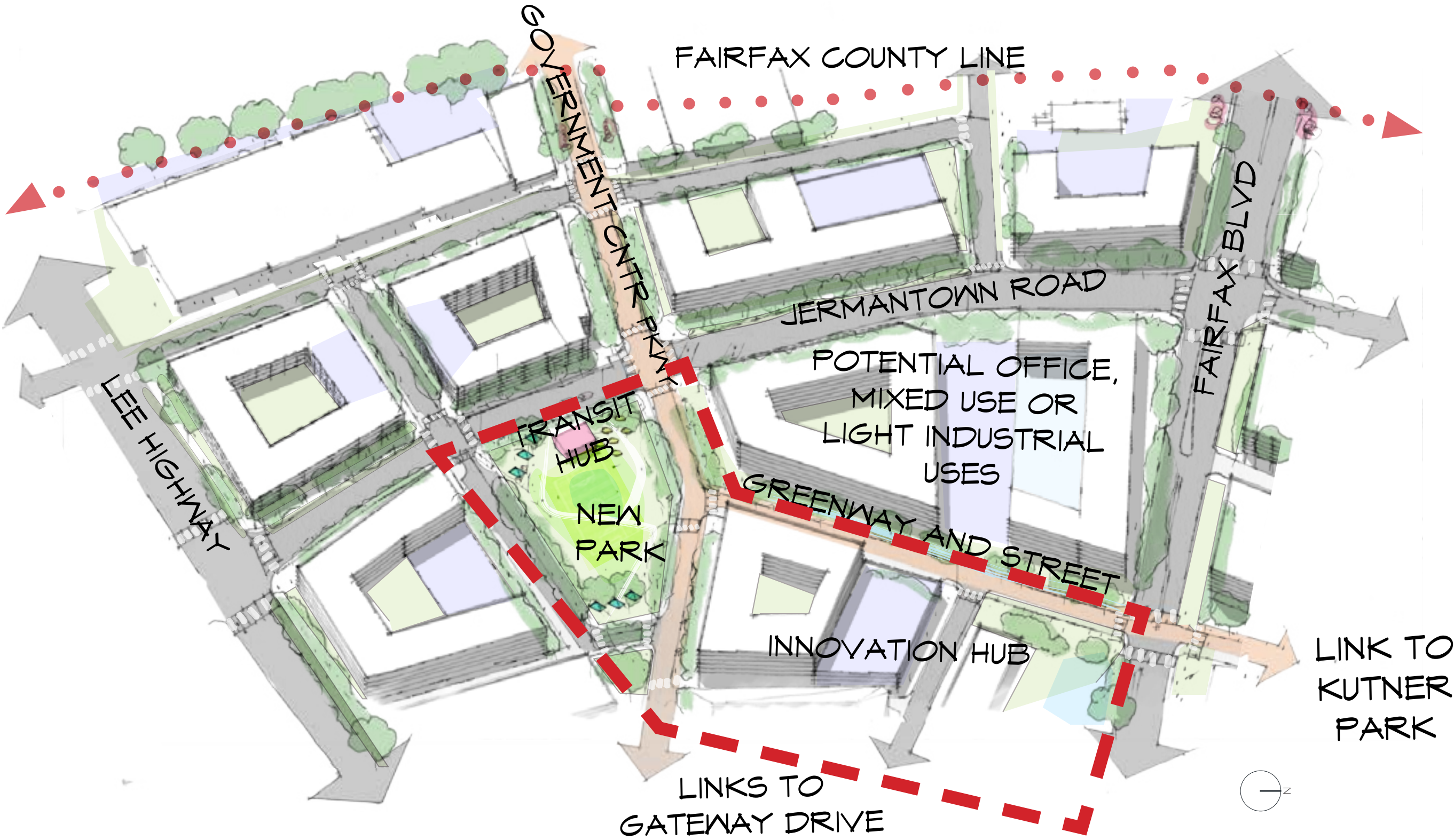
# KUTNER PARK PROMENADE - PRECEDENTS



# KUTNER PARK PROMENADE - SECTION



# JERMANTOWN VILLAGE + INNOVATION HUB





# JERMANTOWN VILLAGE + INNOVATION HUB



# LOCAL EXAMPLES OF INNOVATION USES



HITT Co|Lab - Falls Church, VA

# Data Collection

## Traffic Data Collection Locations



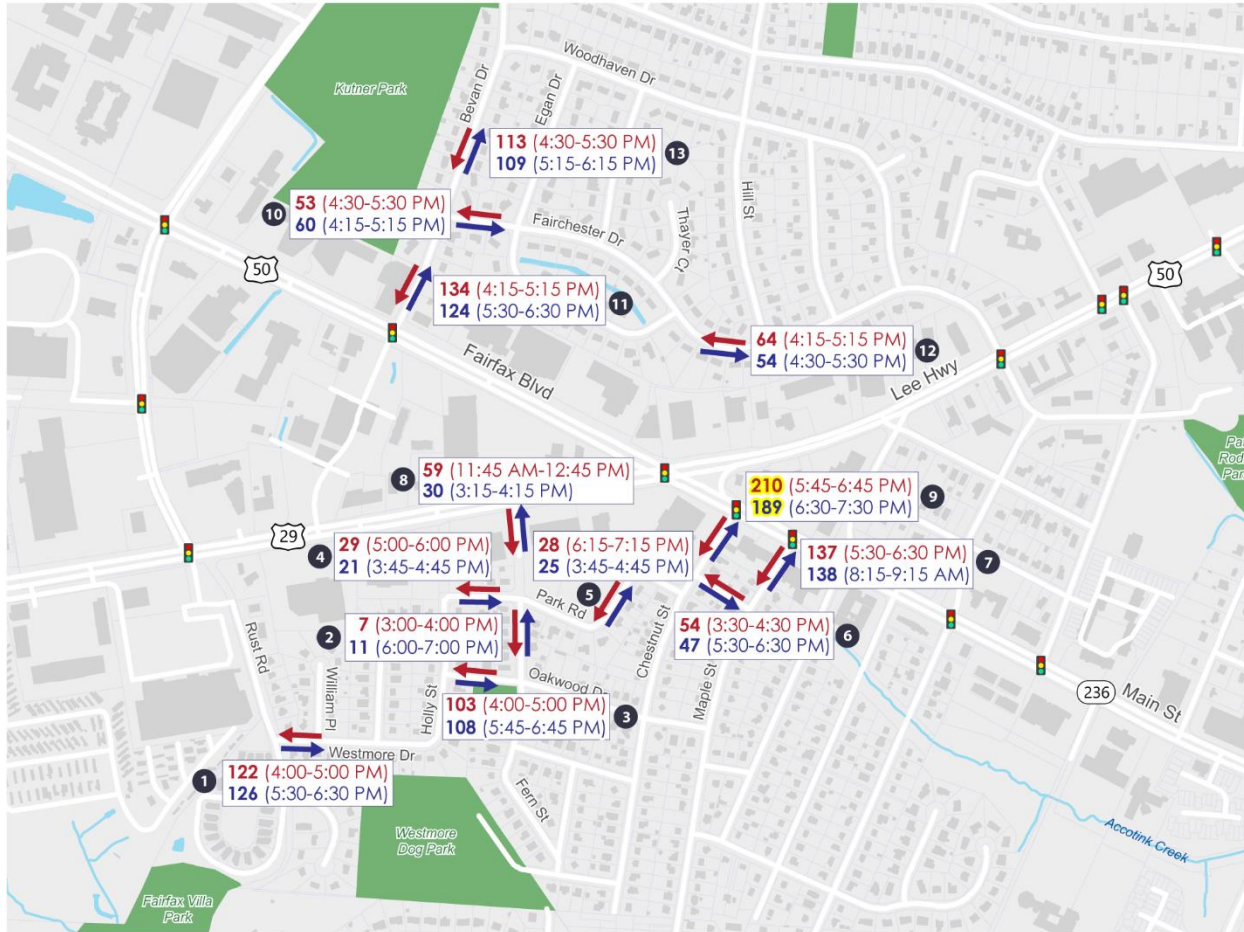
### Legend

- Tube count location
- Turning movement count location



# Weekday Peak Hour Volumes

## Midweek Weekday Adjusted Peak Hour Volumes



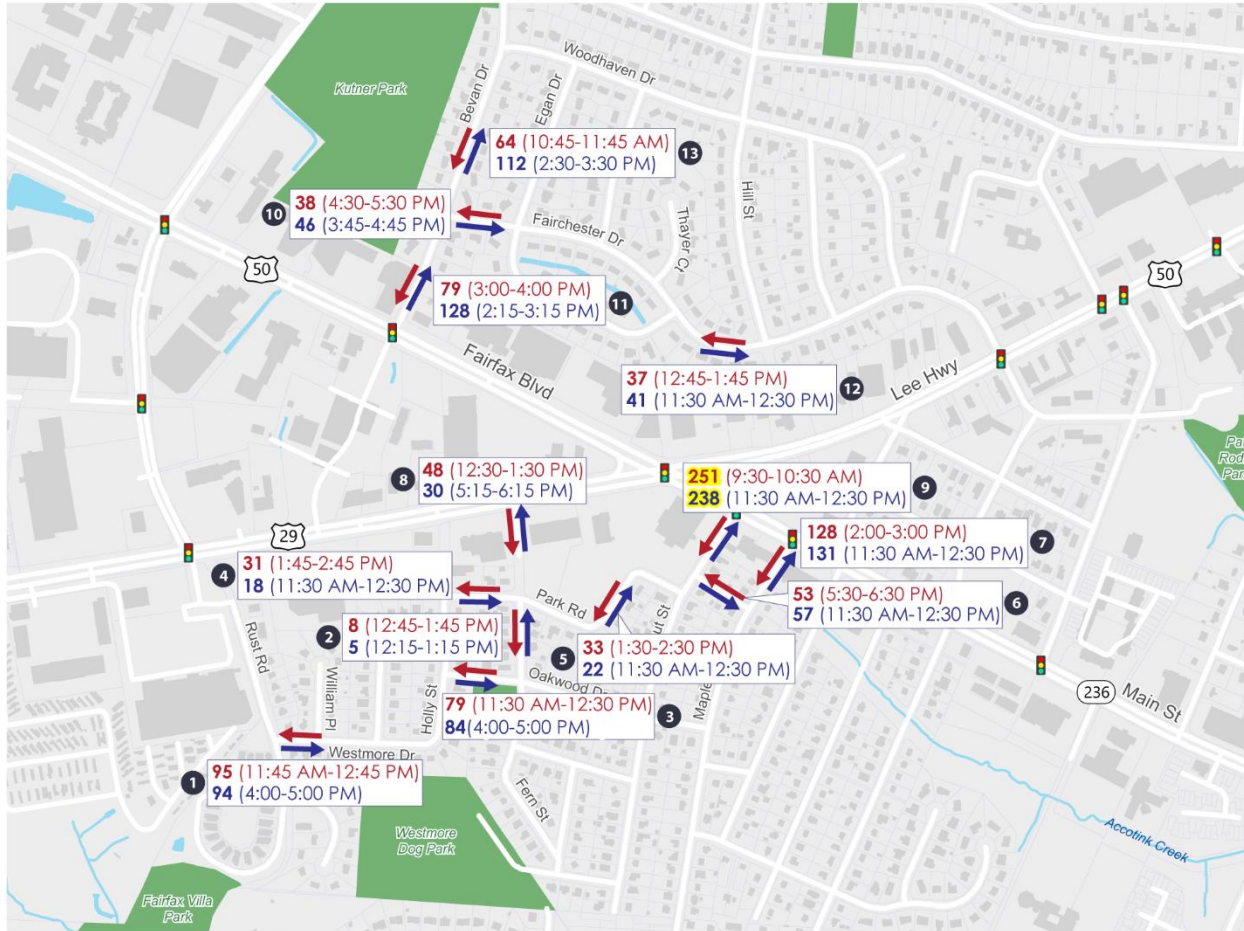
### Legend

- # ( ) EB / NB Peak Hour Volume (Peak Hour)
- # ( ) WB / SB Peak Hour Volume (Peak Hour)
- # # ≥ 150 vehicles
- # Data Collection Location ID



# Weekend Peak Hour Volumes

## Weekend Adjusted Peak Hour Volumes



### Legend

- # ( ) → EB / NB Peak Hour Volume (Peak Hour)
- # ( ) ← WB / SB Peak Hour Volume (Peak Hour)

# # ≥ 150 vehicles

# Data Collection Location ID



# Trip Assignment

Eliminating the Traffic Signal at Chestnut Street and Main Street and a New Internal Street on the Fairfax Junction Shopping Center Property

Proposed Trip Assignment - Kutner Park Hub



Proposed Trip Assignment - The Jermantown Link



Proposed Trip Assignment - The Core



Proposed Trip Assignment - The Fern Street Triangle

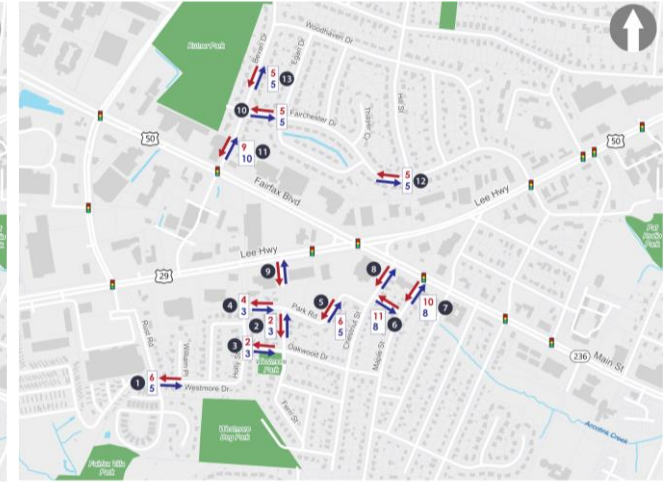


# Neighborhood Traffic Conditions with Proposed Development

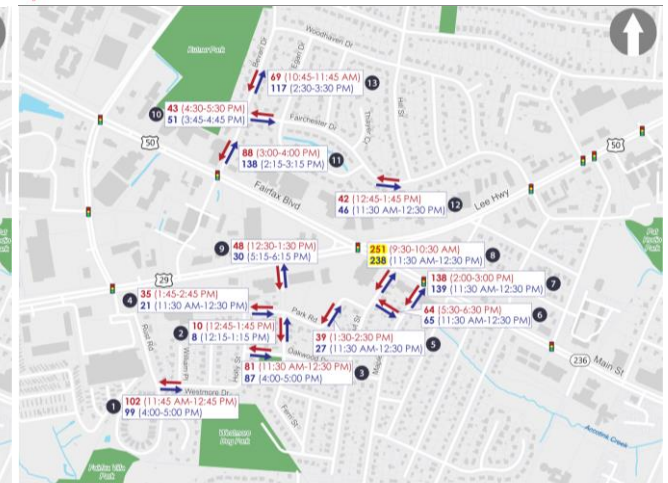
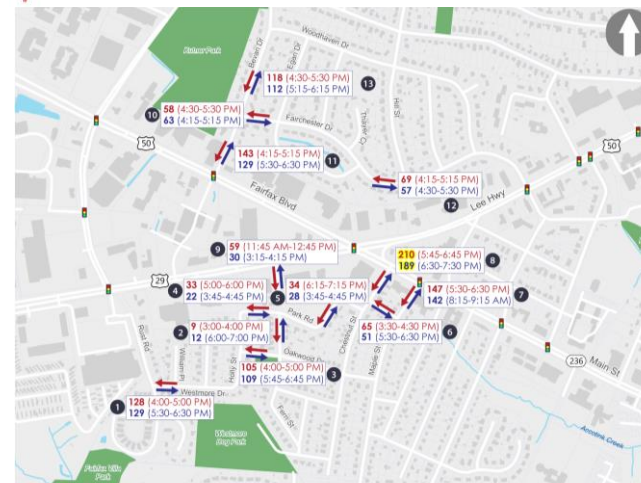
## Midweek

## Weekend

Trip  
Assignment



Total Peak  
Hour  
Volumes



# Conclusions

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- Based on VDOT's *Policy and Procedures for the Control of Residential Cut-Through Traffic*, the amount of current and potential future traffic through the Westmore and Fairchester Woods neighborhoods would not meet the requirements for traffic calming under the policy guidelines.
- Only one location with a one-hour, one direction volume greater than the required 150 trips
  - Chestnut Street between Park Road and Main Street
- The observed traffic does not include more than 150 cut-through trips based on the counts on Park Road
- Based on VDOT's *Traffic Calming Guide for Neighborhood Streets*, measured vehicle speeds would not meet the requirements for traffic calming under the policy guidelines.
- Residents can submit a petition through the City's Neighborhood Traffic Calming Program to request treatments



## SUMMARY OF OTHER CHANGES

- New language about traffic calming and pedestrian improvements in neighborhoods.
- Clarification on diagonal parking.
- Clarified residential uses on ground floor frontage locations (eliminated).
- Clarified long-term timeframe and proposed a benchmark of 1,100 new units.
- New language on drive-through uses.
- Market analysis maps removed.

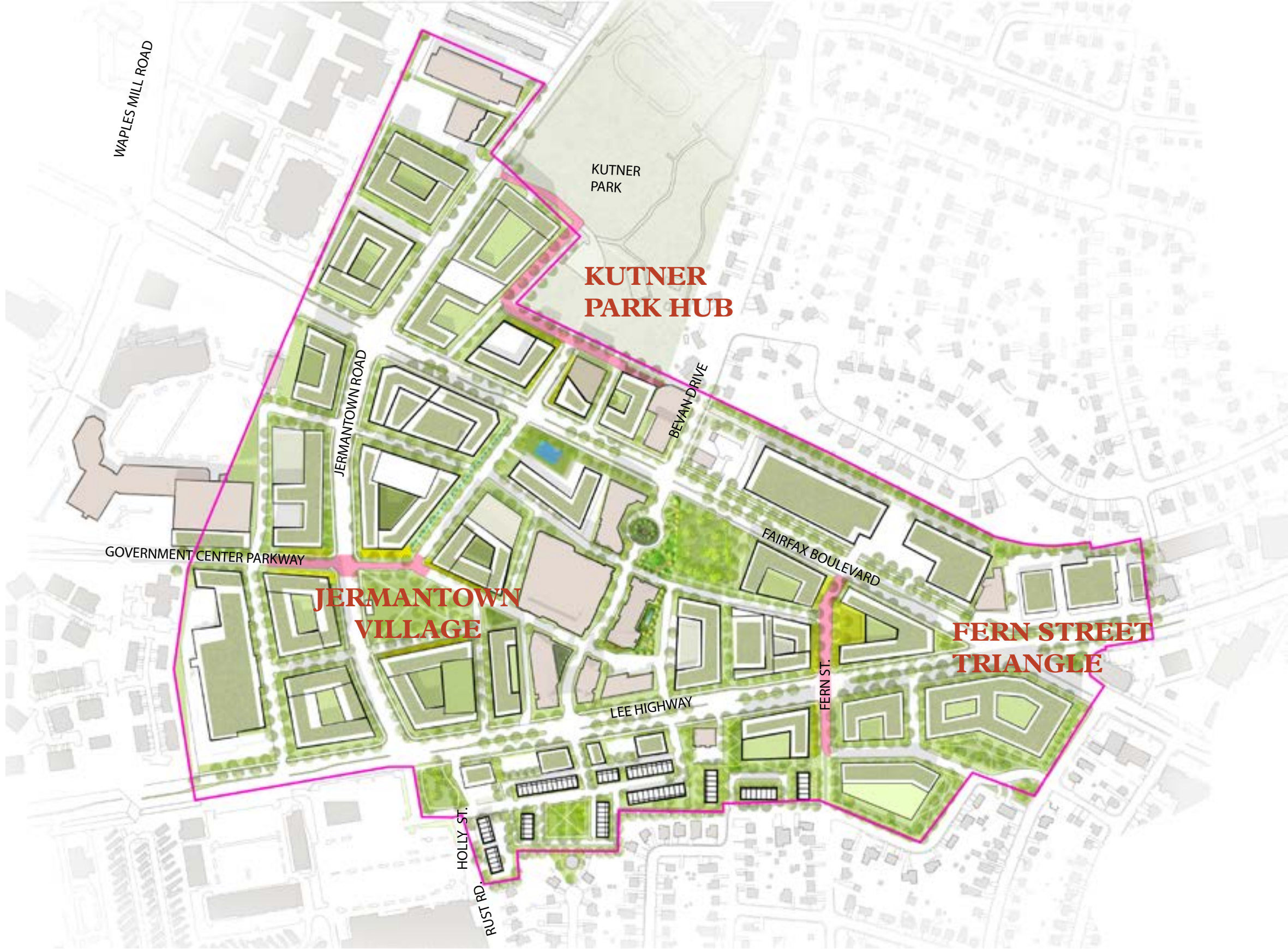
## RECOMMENDATION

City staff recommends the Planning Commission approve the Kamp Washington Small Area Plan and recommend approval to City Council.

## NEXT STEPS

- Consideration by the Planning Commission
- Consideration by City Council
- Consider Comprehensive Plan Amendments
- Develop Implementation Guide

# Q+A SESSION



# APPENDIX



# COMMUNITY MEETINGS - WHAT WE HEARD

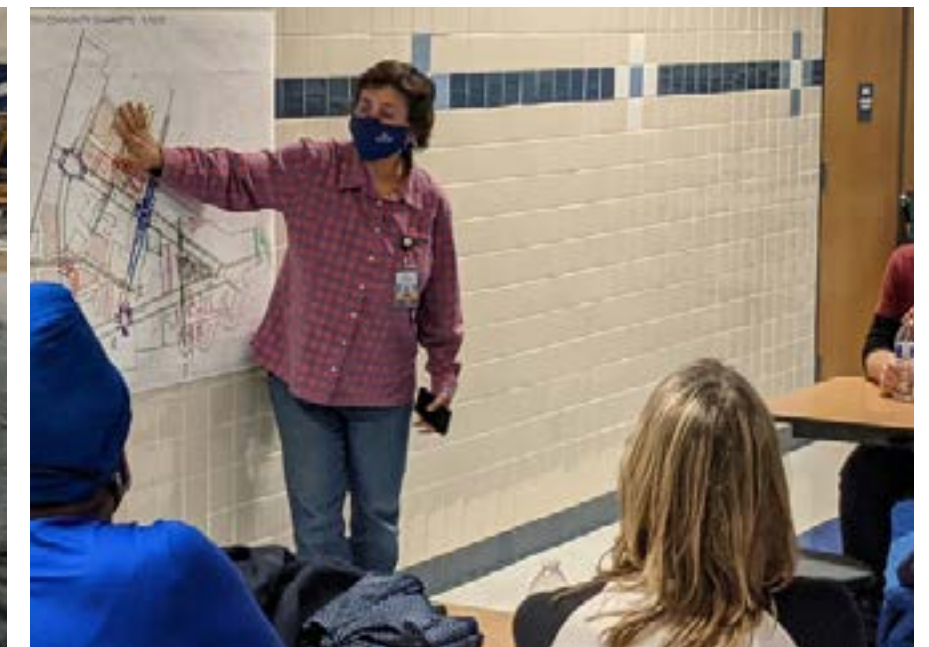
JUNE 2021  
NOVEMBER 2021  
FEBRUARY 2022

## 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
- Creation of a neighborhood destination, new place, shared use paths, transit hub
- Better design with nearby residential neighborhoods, traffic calming, signaling

## COMMUNITY CONCERNS:

- Cut-thru traffic, busy roads, pedestrian and cyclist safety
- Too much pavement and parking lots
- Ugly visual environment
- Vehicular, pedestrian, and cyclist safety
- Traffic and busy roads
- Fern Street vehicular connection to neighborhood



# PLANNING COMMISSION - COUNCIL WORK SESSIONS

## KEY DISCUSSION POINTS

**JULY 2021**  
**MARCH 2022**  
**APRIL 2022**



### General Support for

- Transit center
- Pedestrian and cyclists links
- Teaser parking
- Wider Sidewalks with buffers
- Fern Street Plaza and public spaces
- Dominion to relocate
- Incremental or tactical urbanist projects

### General Concerns for

- Height and transitions
- Loss of service road
- Traffic and speed concerns

### General Suggestions for

- Considering light industrial opportunities
- Mixed recommendations for one-way versus pedestrian only at neighborhood connection of Fern Street
- General traffic and speed concerns





# NEIGHBORHOOD MEETINGS & ONGOING WORK

## MEETINGS WITH CIVIC ASSOCIATIONS, WALKING TOURS, TRAFFIC STUDY

**SPRING 2022  
ONGOING**



### General Suggestions so far:

- Better street connections at Park Road and Chestnut Street
- Traffic calming measures
- Density and tree canopy
- Complimentary uses nearby

### Ongoing Work:

- Ongoing traffic study focused on roads adjacent to and within residential neighborhoods. Traffic study expected to inform plan.
- Ongoing dialogues between property owners and community groups regarding, heights, density and traffic connections. Discussions expected to inform plan.
- Meetings with Westmore Community Association and Fairchester Woods Civic Association

# PLAN GOALS

# GOAL 1: CULTIVATE MEMORABLE PLACES



- Activating existing parking lots with art and pop-up retail
- Bringing more green into the study area through enhanced boulevards and open spaces
- Fostering special new plazas, parks, and gathering spaces to cultivate a civic life.

## GOAL 2: DESIGN HIGH QUALITY TRANSITIONS FROM CORRIDOR TO NEIGHBORHOODS



- Green buffers, pocket parks, and enhanced streets adjacent to neighborhoods
- Lower height buildings, lower scaled uses adjacent to single family neighborhoods
- Fostering easy to navigate pedestrian and bicycle links so neighbors can benefit from and access new amenities

## GOAL 3: IMPROVE THE MULTI-MODAL ENVIRONMENT



- Fostering more pedestrian and cyclist links throughout the study area
- Designing new streets that accommodate pedestrians, cars, and other multi-modal users
- Enhancing streetscape with vegetation and uses that encourage more walkability

## GOAL 4: CREATE QUALITY + SUSTAINABLE OPEN SPACES



- Incorporating green infrastructure in key areas particularly in areas critical for resilient stormwater capture
- Exploring designs with native vegetation to support local ecology
- Encouraging open spaces anchored by high quality placemaking programming, vegetation, or active uses

# GOAL 5: ALLOW LAND USES TO EVOLVE TO MEET FUTURE NEEDS



- Encouraging retail uses to adapt to both pedestrian and vehicular visitors
- Proposing new mixed use land uses that can help foster resiliency among businesses
- Urban designs that allow uses and existing structures to evolve over time.