



# DEVELOPMENT OF SMALL AREA PLANS

**KAMP WASHINGTON**  
PLANNING COMMISSION  
PRESENTATION  
October 10, 2022

CUNNINGHAM | QUILL ARCHITECTS PLLC

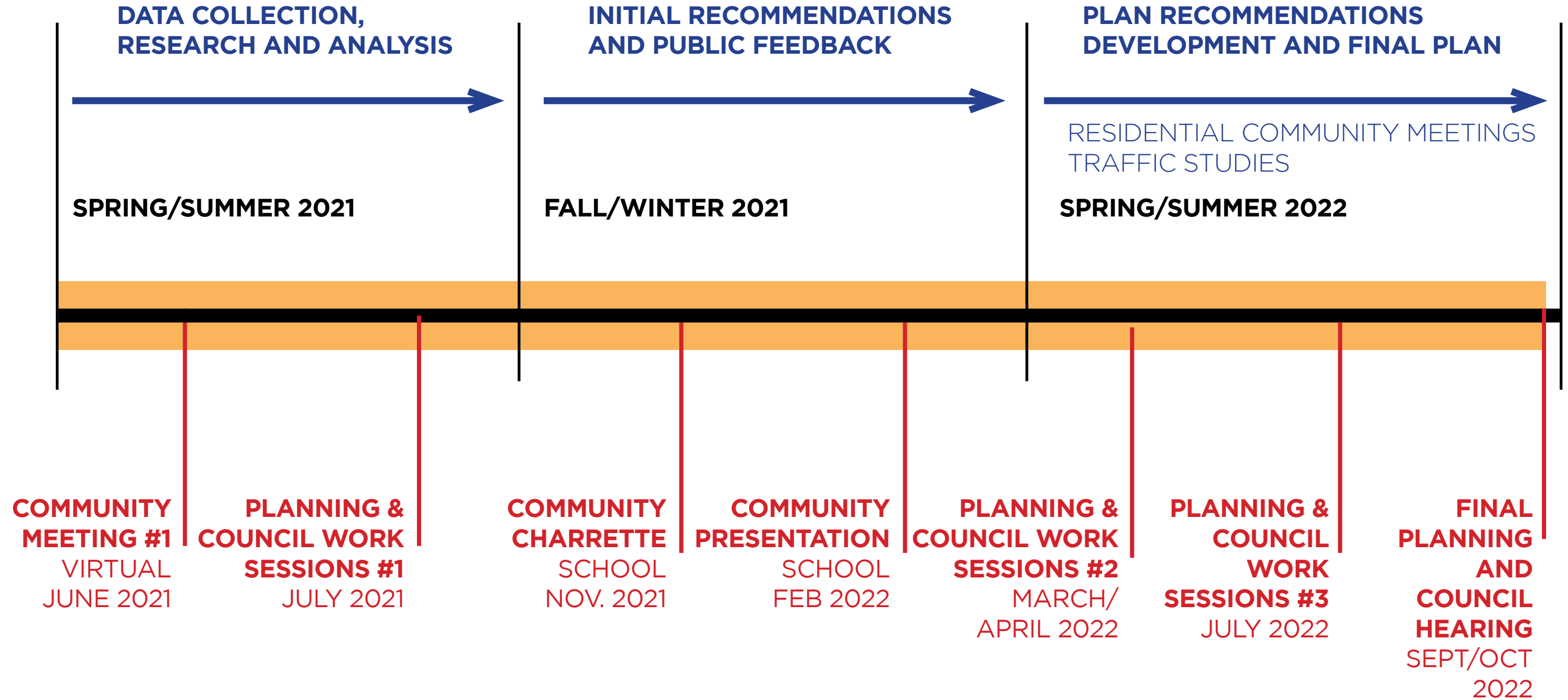
Bolan Smart Associates

Kittelson & Associates

OCULUS

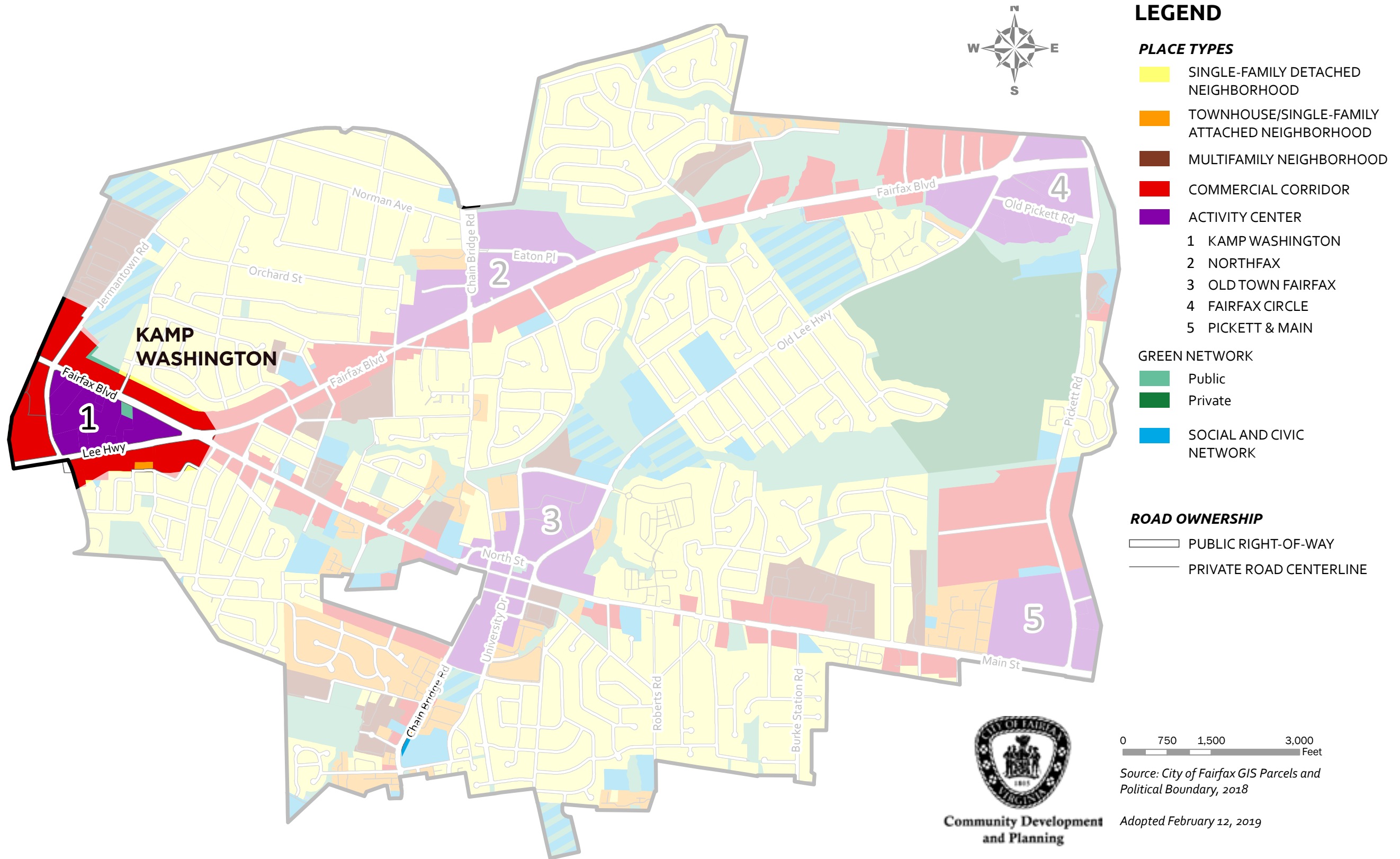
Walter L. Phillips

# PROJECT TIMELINE



# BUILDING ON THE 2035 COMPREHENSIVE PLAN

## ACTIVITY CENTER: KAMP WASHINGTON



# KAMP WASHINGTON



# 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

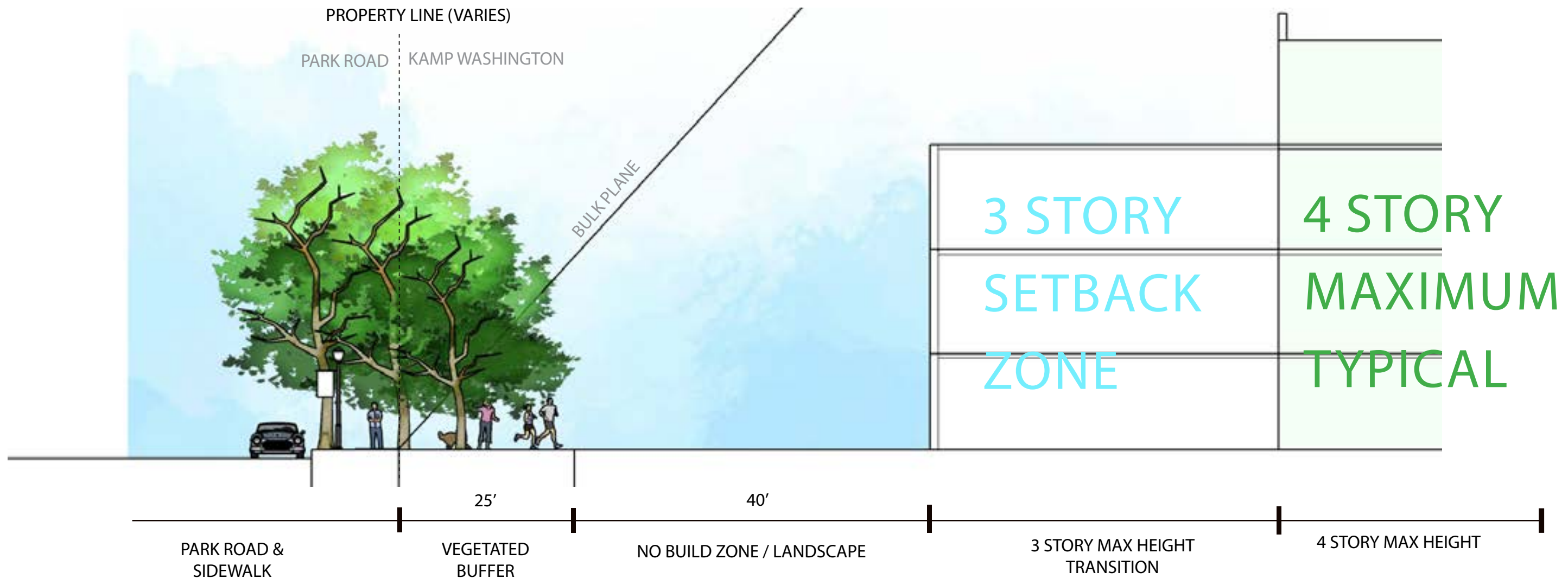
GOAL 5: ALLOW LAND USES TO EVOLVE TO MEET FUTURE NEEDS

# UPDATED ILLUSTRATIVE PLAN



# PLAN UPDATES

# TRANSITIONS - PREVIOUS DRAFT





# TRANSITIONS - UPDATED

## RESIDENTIAL SETBACKS

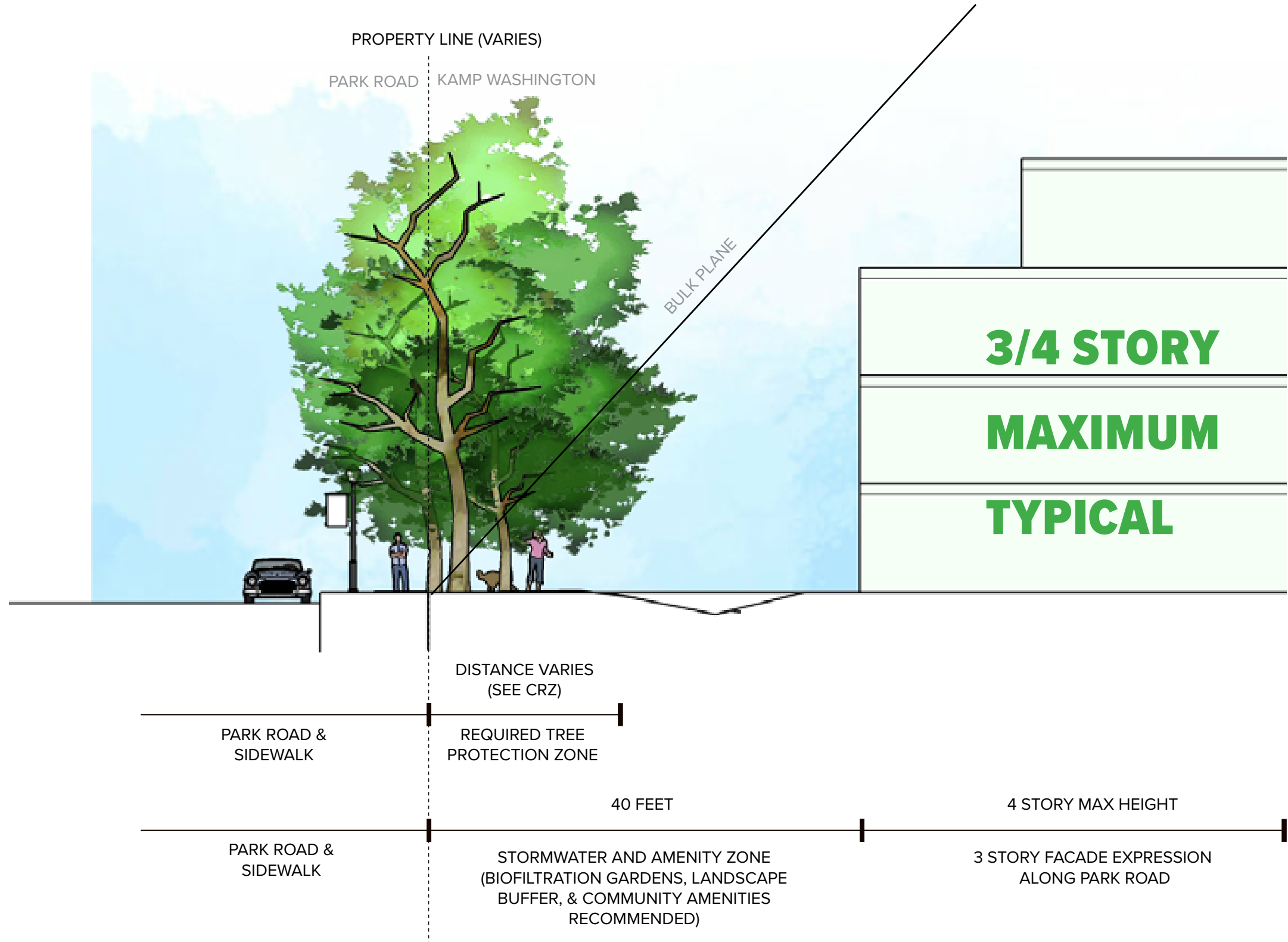
### RECOMMENDATIONS BETWEEN KAMP WASHINGTON AND RESIDENTIAL AREAS

The southern edge of the Kamp Washington study area has a unique condition where the commercial properties have frontages along Park Road and an adjacent residential neighborhood. The section to the right provides guidance on the specific setback dimensions and recommended height and bulk for buildings along Park Road between Fern and Chestnut Streets. For other areas, see the sections on the previous page.

The design intent of Park Road is to have a green buffer that preserves the existing tree canopy and enhances stormwater protection between the commercial properties and the residential neighborhood. New development should have a setback distance before stepping up in height away from Park Road. Refer to the building heights diagram (previous pages) for recommended building heights in these areas. Between the property line and the new buildings, the vision plan requires sustainability oriented uses and tree preservation. Distance from the property line to building is 40 feet.

**REQUIRED TREE PROTECTION ZONE:** Due to the mature tree canopy in this zone, the plan recommends preservation of large character defining trees. Tree preservation shall be determined by the health of existing tree, size of the tree, and demonstrated contribution to a continuous existing canopy. The size of the required tree protection zone will be determined by the critical root zone of the mature tree (see CRZ definition). A preliminary survey of existing mature trees indicates tree protection zones will likely vary between 10 and 30 feet.

**STORMWATER AND AMENITY ZONE:** Because this area is located at the topographic lowpoint of the study area, there is increased need for stormwater capture and biofiltration infrastructure. Areas in the setback not used for tree protection are recommended as stormwater and amenity uses. Recommended uses in the stormwater and amenity zone include biofiltration (rain gardens, water catchment), a landscape buffer (including native vegetation), or community amenities.



## FLEXIBILITY FOR FUTURE CHANGES

While the recommendations in this plan are more specific than that of the Comprehensive Plan, they are conceptual in nature and should be interpreted with some flexibility as individual public and private projects proceed.

## SUMMARY OF OTHER CHANGES

- Clarified Fern Street Connector as a pedestrian path/trail.
- Updated descriptions for Drive-Throughs to be consistent throughout document.
- Updated maps to show Kutner Park Promenade as primarily a pedestrian path.
- Clarified Water Tower recommendation to be consistent throughout document.

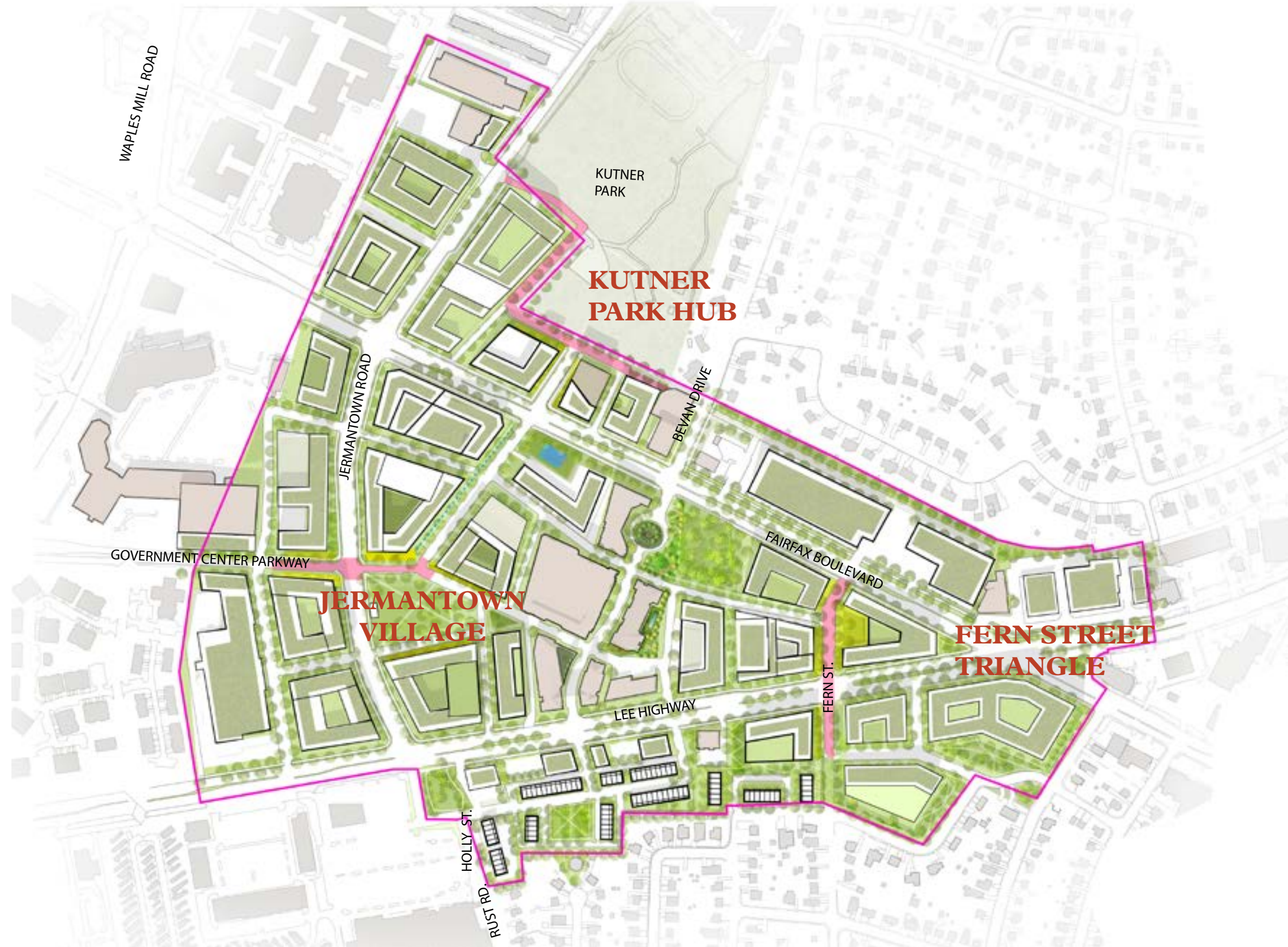
## RECOMMENDATION

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

# Q+A SESSION

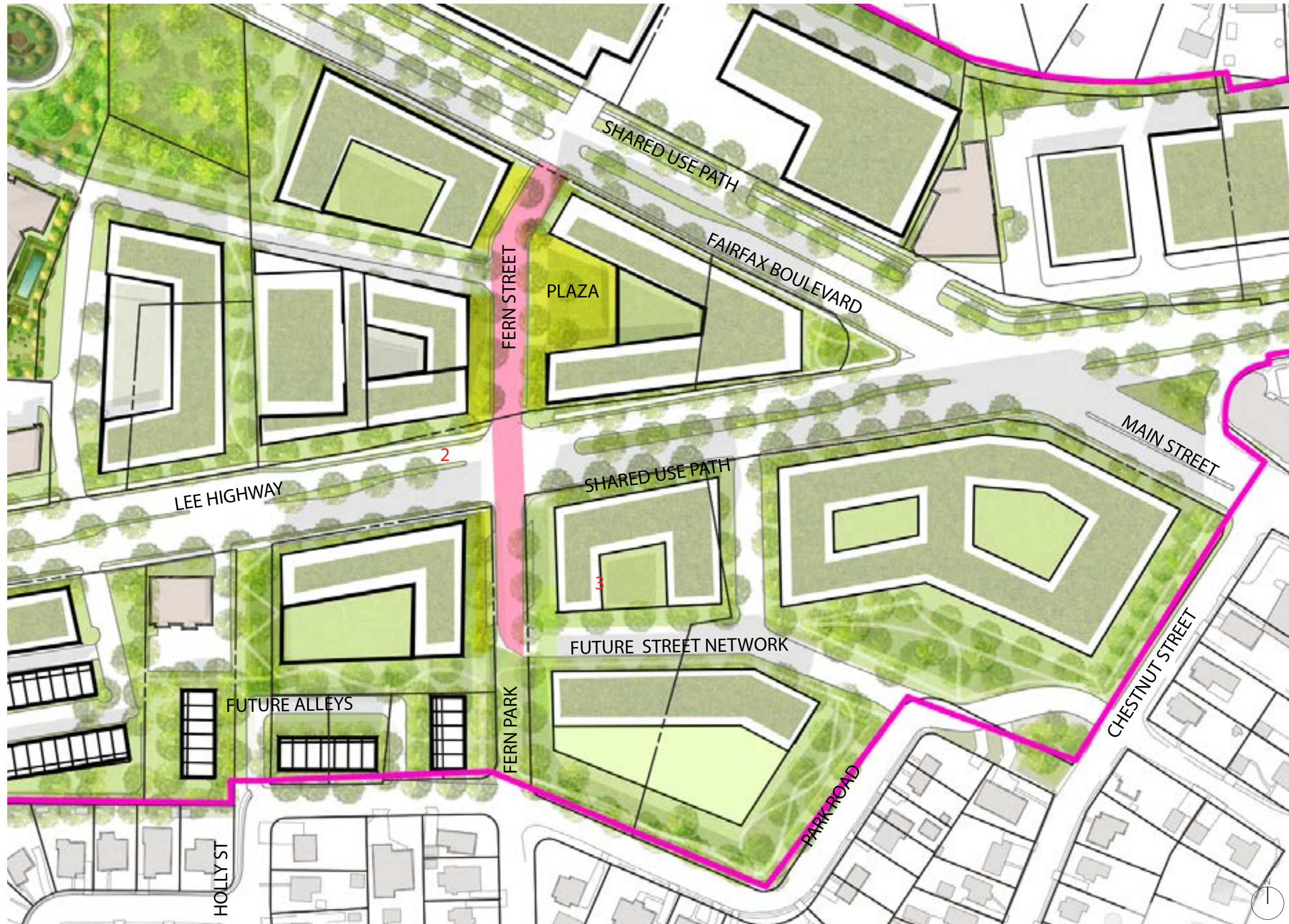


# APPENDIX

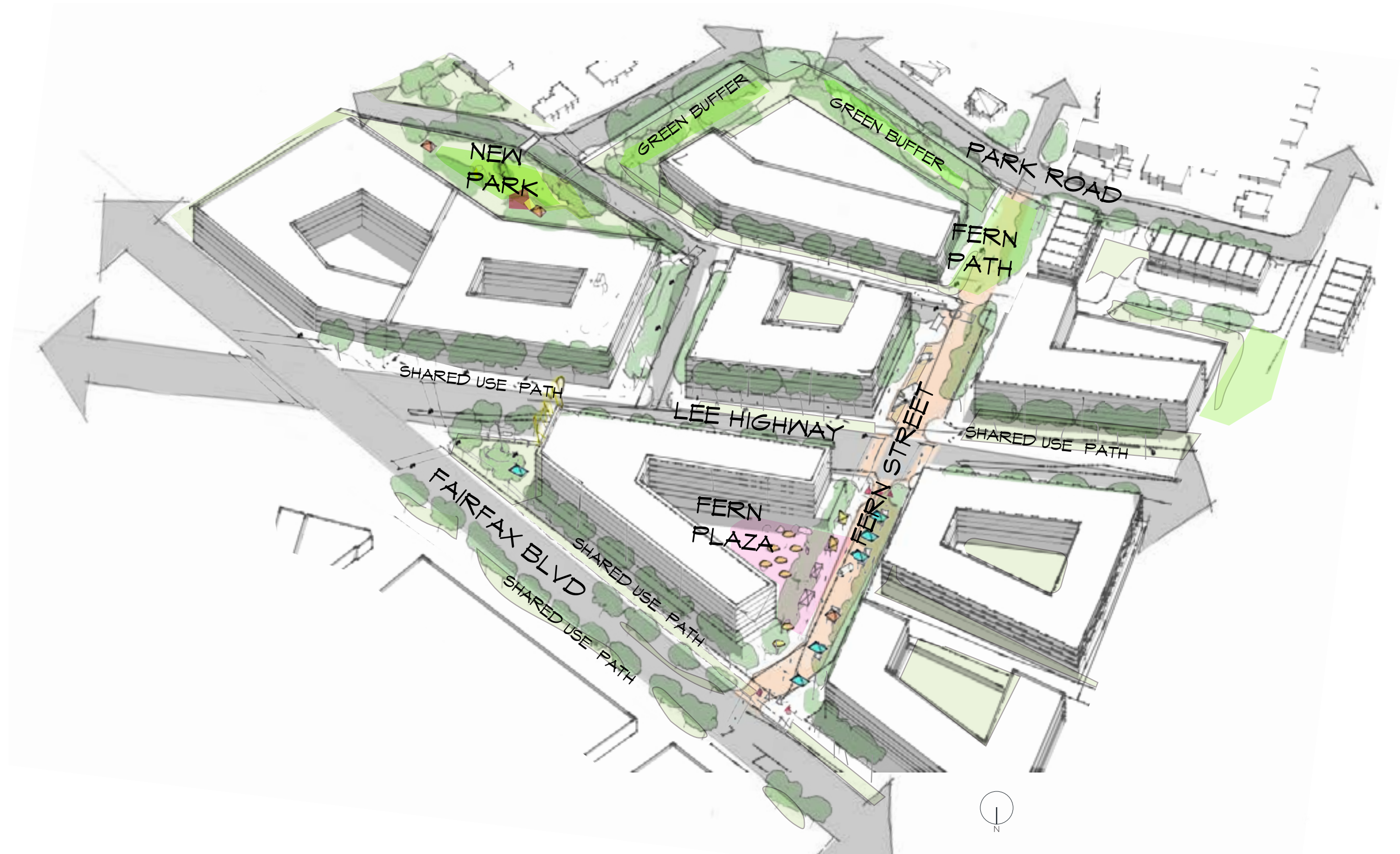




# FERN STREET PLAZA



# FERN STREET PLAZA



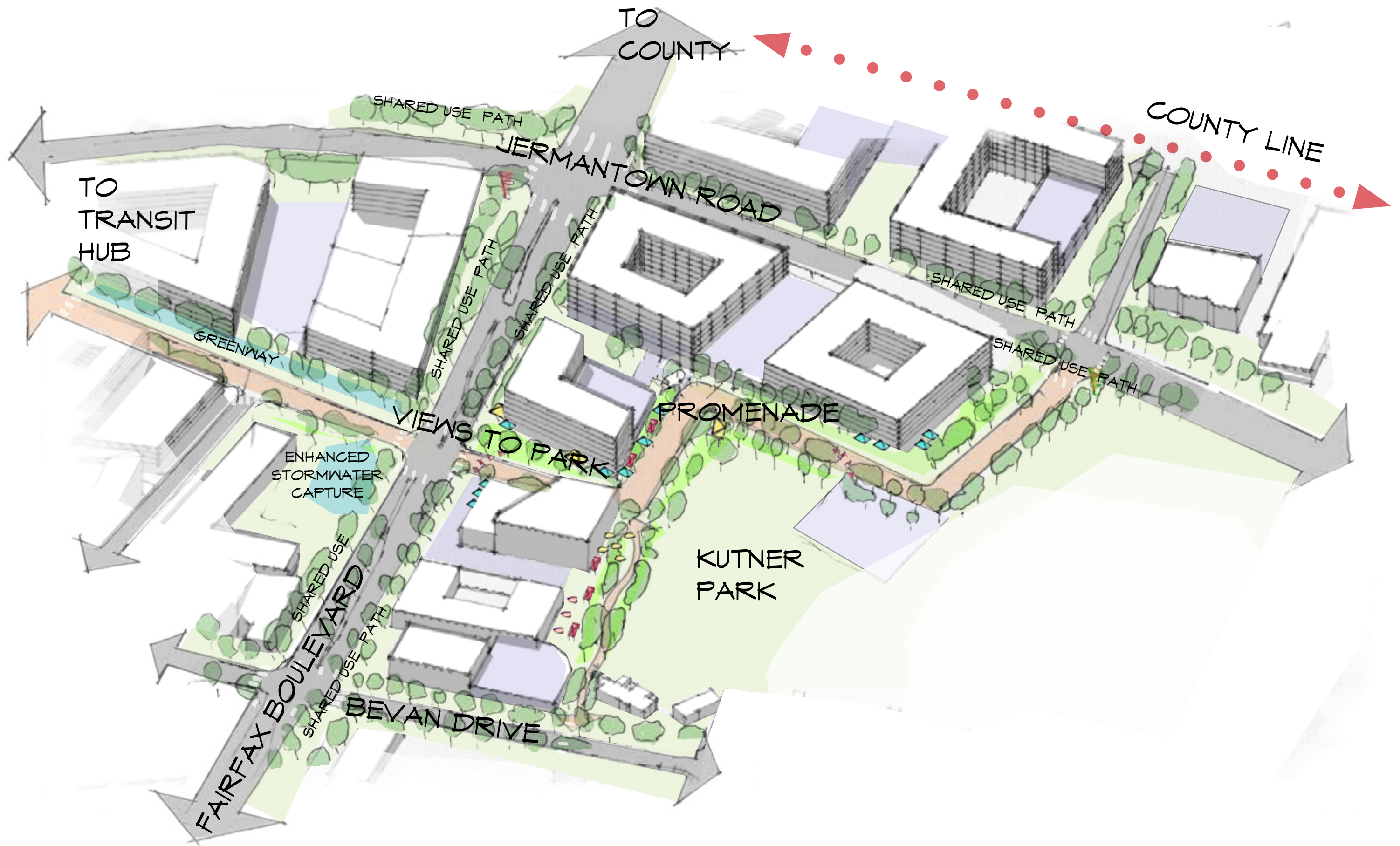
# FERN STREET PLAZA



# BUILDING HEIGHTS AND TRANSITIONS



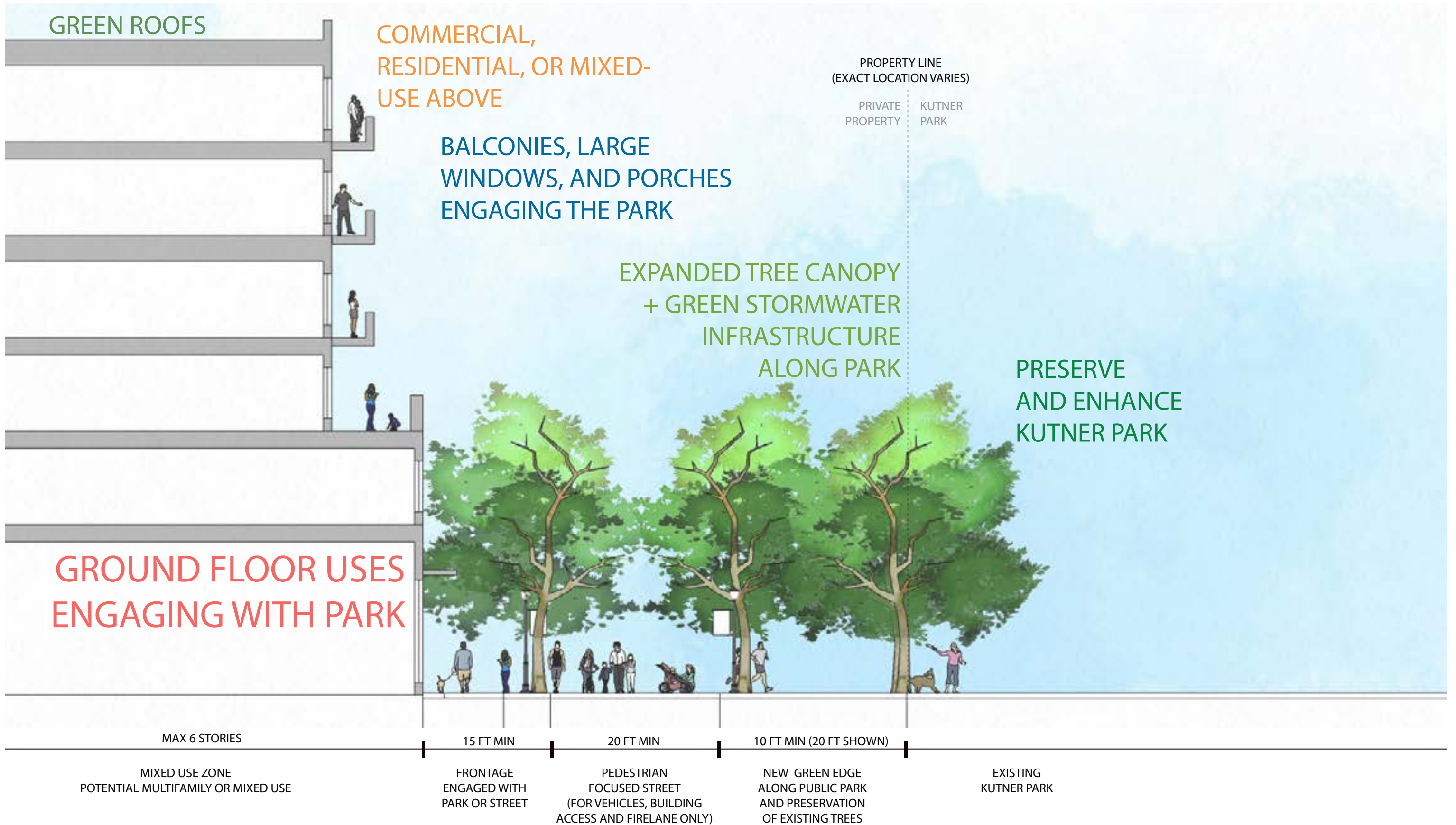
# KUTNER PARK



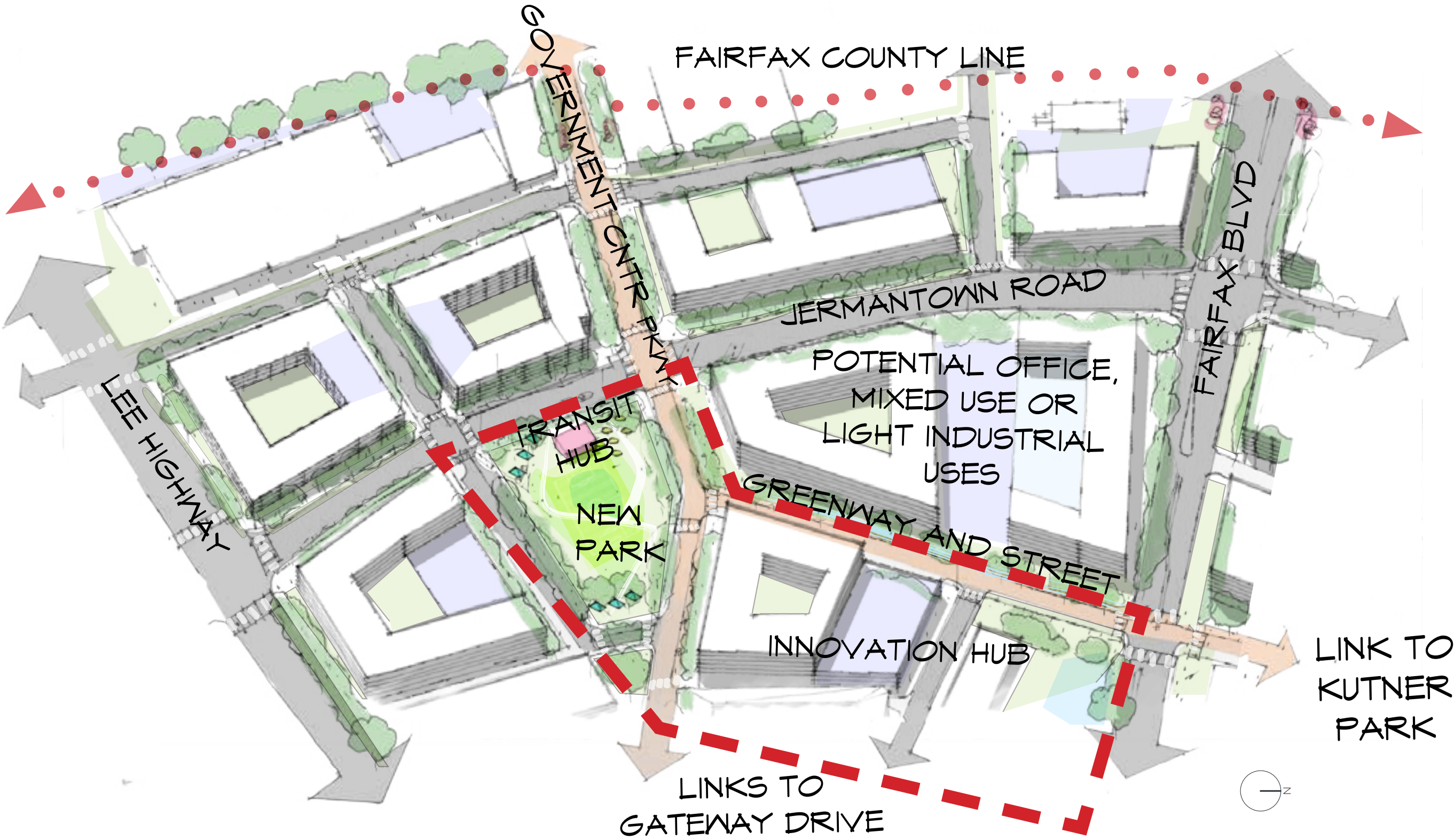
# KUTNER PARK PROMENADE - PRECEDENTS



# KUTNER PARK PROMENADE - SECTION



# JERMANTOWN VILLAGE + INNOVATION HUB





# JERMANTOWN VILLAGE + INNOVATION HUB



# LOCAL EXAMPLES OF INNOVATION USES



HITT Co|Lab - Falls Church, VA

## 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.

# COMMUNITY MEETINGS - WHAT WE HEARD

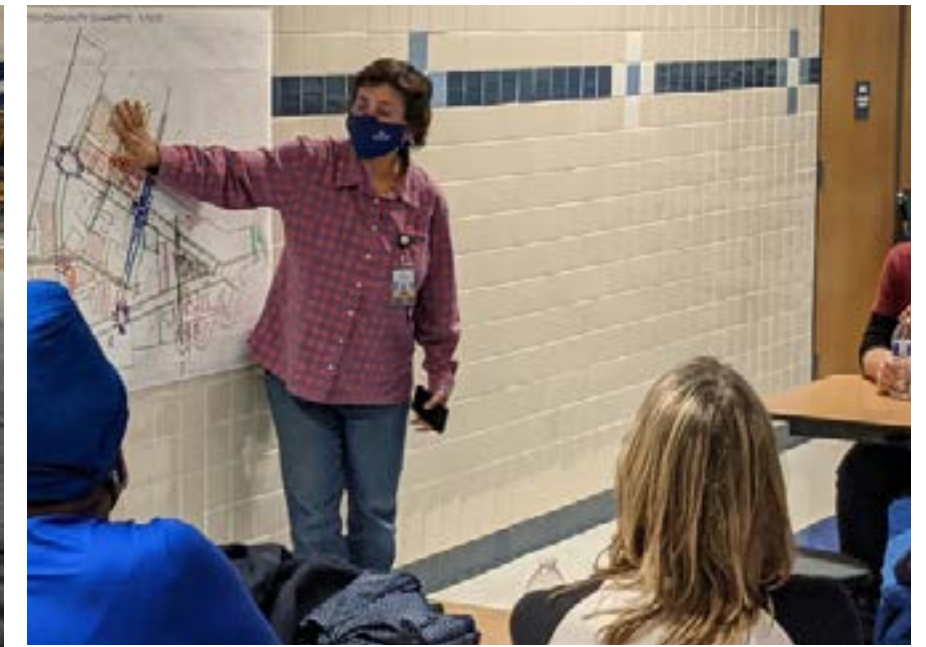
JUNE 2021  
NOVEMBER 2021  
FEBRUARY 2022

## 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.