

# What is your #VisionFairfaxMason?

## Virtual Tour of the Study Area



# Study Area Data Area & Coverages

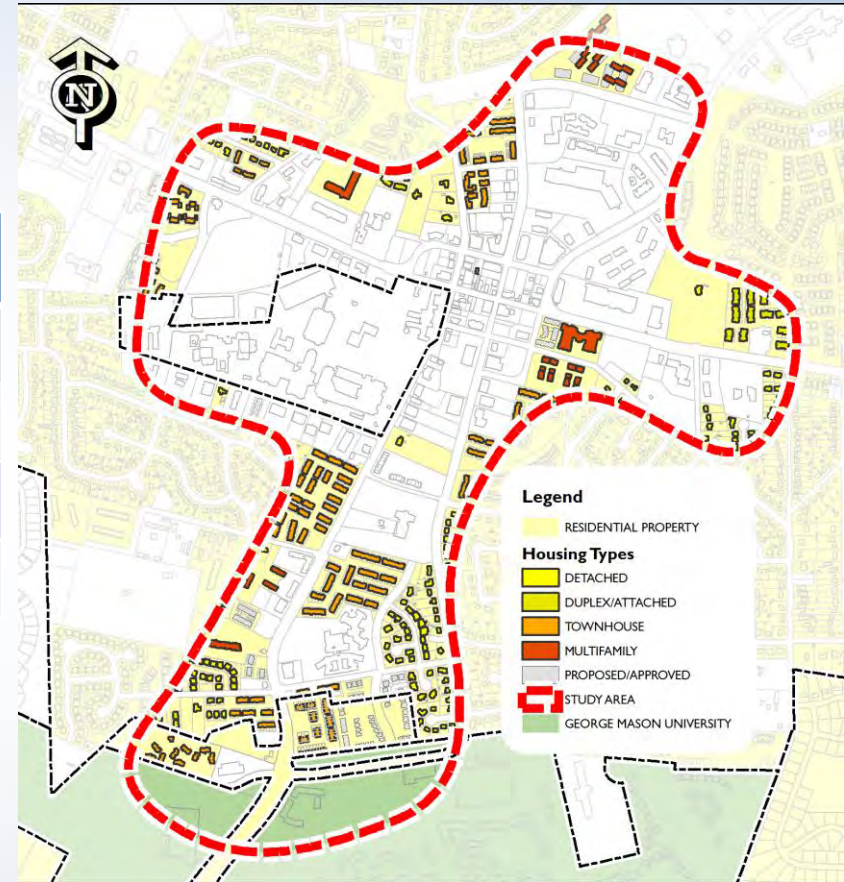
<b>Overall Area</b>	<b>463 acres</b>	
Impervious coverage	257 acres	55%
<i>Buildings</i>	<i>71 acres</i>	<i>27%</i>
<i>Roads / parking / sidewalk</i>	<i>186 acres</i>	<i>73%</i>
Public Open Space	17 acres	



# Study Area Data

## Housing

Housing Units (by Type)	1200 units	
Detached	123 units	10%
Duplex	55 units	05%
Townhouse	510 units	42%
Multifamily	512 units	43%



# Study Area Data

## Population

Estimated Population (by Housing Type)			2885 people	
Detached	123 units	3.0 persons/unit	369	13%
Duplex/Attached	55 units	3.0 persons/unit	165	06%
Townhouse	510 units	2.4 persons/unit	1122	39%
Multi-family	512 units	2.2 persons/unit	1229	42%

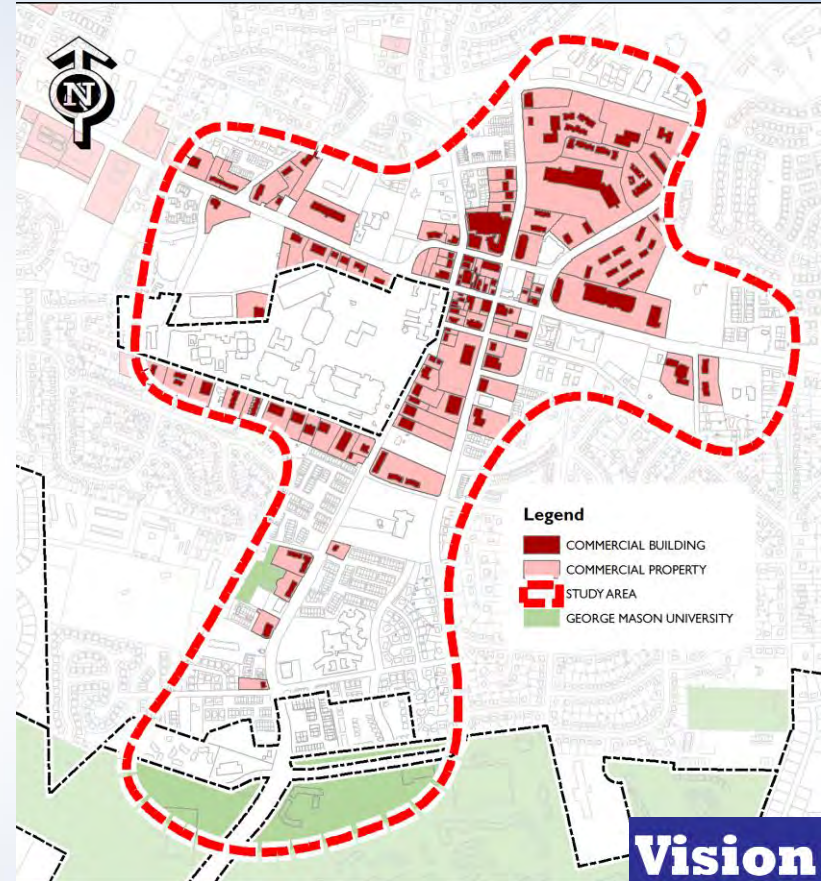
*Note: Population estimates based on 2010 U.S. Census data for the City of Fairfax.*



# Study Area Data

## Commercial

Commercial Square Footage (by Type)	2,192,725 sf	
Office	1,782,410 sf	81%
Retail/Restaurant	365,116 sf	17%
Bank	30,777 sf	1.4%
Other	14,422 sf	0.6%

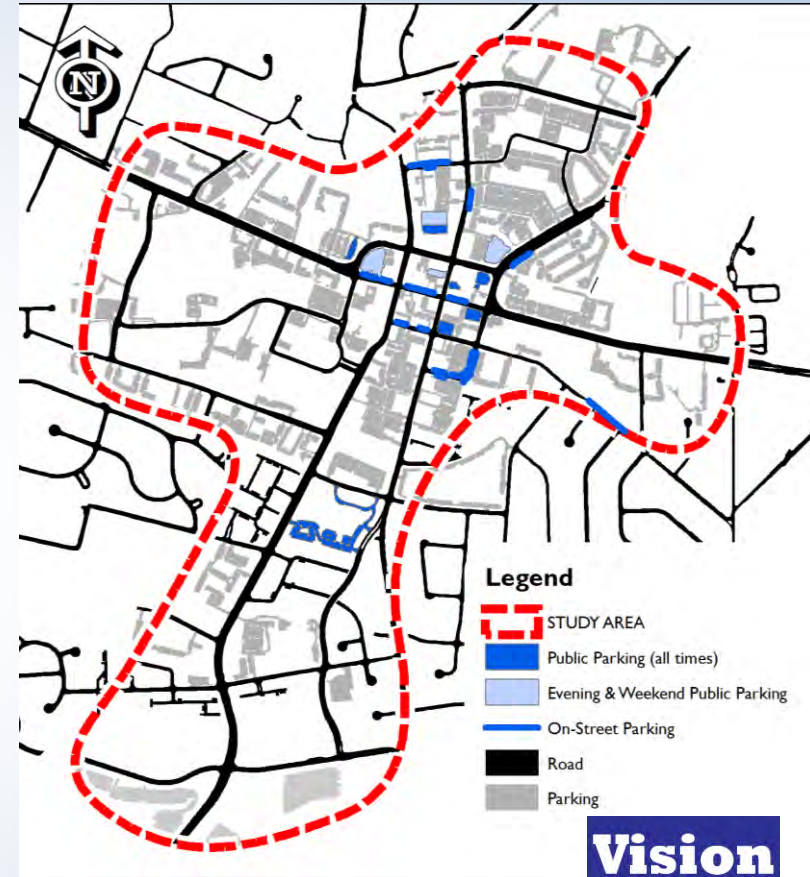


# Study Area Data

## Parking and Traffic

<b>Parking</b>	<b>13,498 spaces</b>
On-street	116 spaces
Off-street	13,382 spaces
Private	12,964 spaces
Public (All times / Evenings & Weekends)	1,175 spaces (418 / 757)



Note: Totals above do not include residential parking including on-street.























## Legend

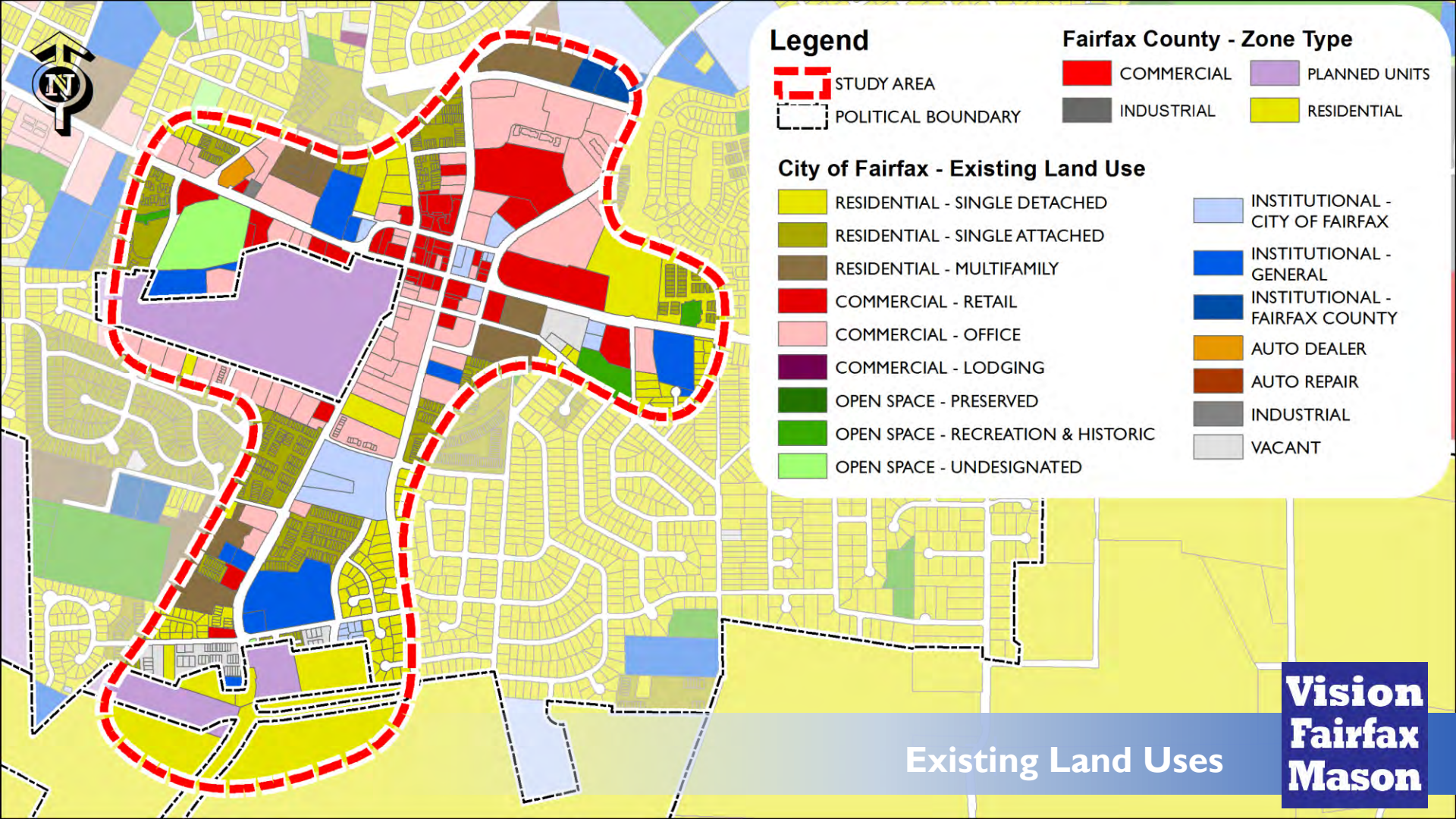
-  STUDY AREA
-  POLITICAL BOUNDARY

## Fairfax County - Zone Type

-  COMMERCIAL
-  PLANNED UNITS
-  INDUSTRIAL
-  RESIDENTIAL

## City of Fairfax - Existing Land Use

-  RESIDENTIAL - SINGLE DETACHED
-  RESIDENTIAL - SINGLE ATTACHED
-  RESIDENTIAL - MULTIFAMILY
-  COMMERCIAL - RETAIL
-  COMMERCIAL - OFFICE
-  COMMERCIAL - LODGING
-  OPEN SPACE - PRESERVED
-  OPEN SPACE - RECREATION & HISTORIC
-  OPEN SPACE - UNDESIGNATED
-  INSTITUTIONAL - CITY OF FAIRFAX
-  INSTITUTIONAL - GENERAL
-  INSTITUTIONAL - FAIRFAX COUNTY
-  AUTO DEALER
-  AUTO REPAIR
-  INDUSTRIAL
-  VACANT

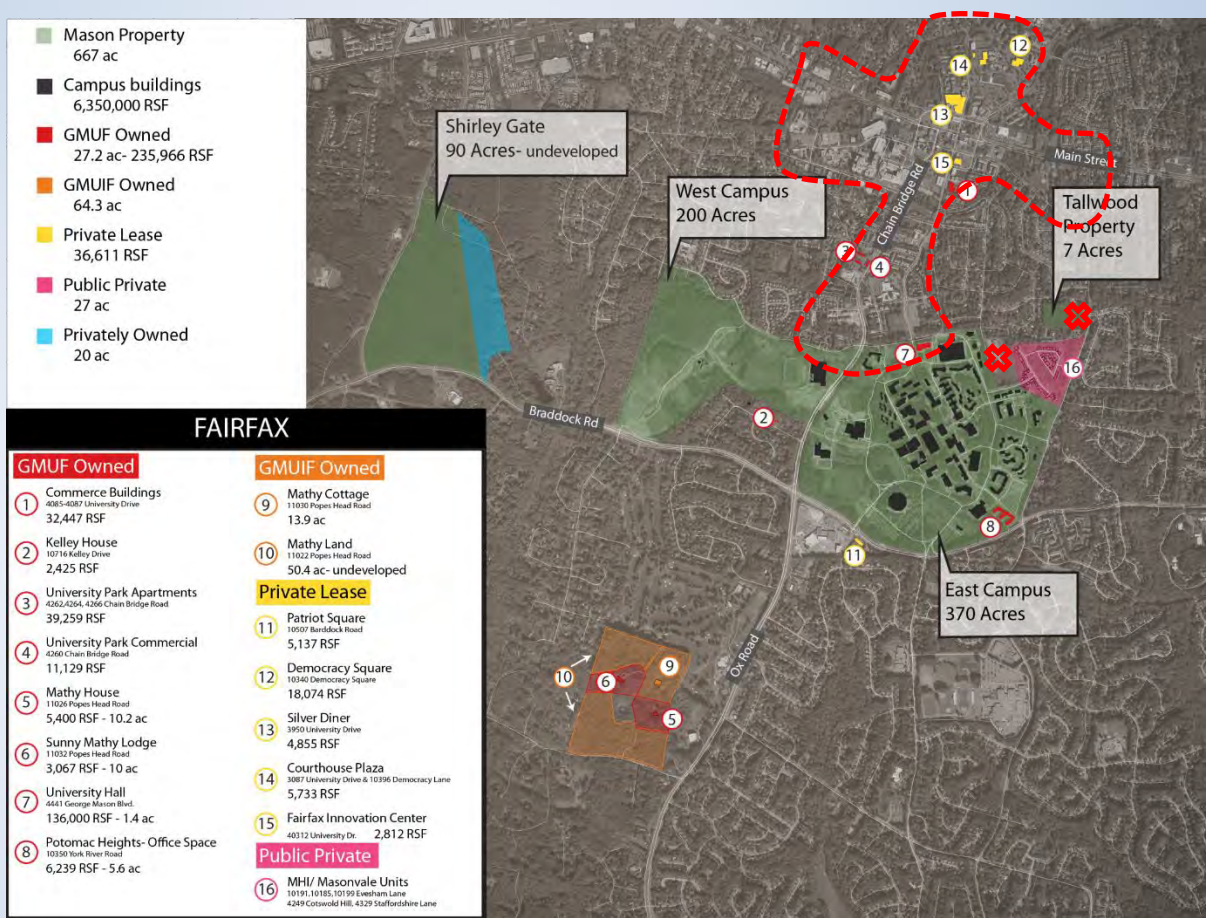


Existing Land Uses

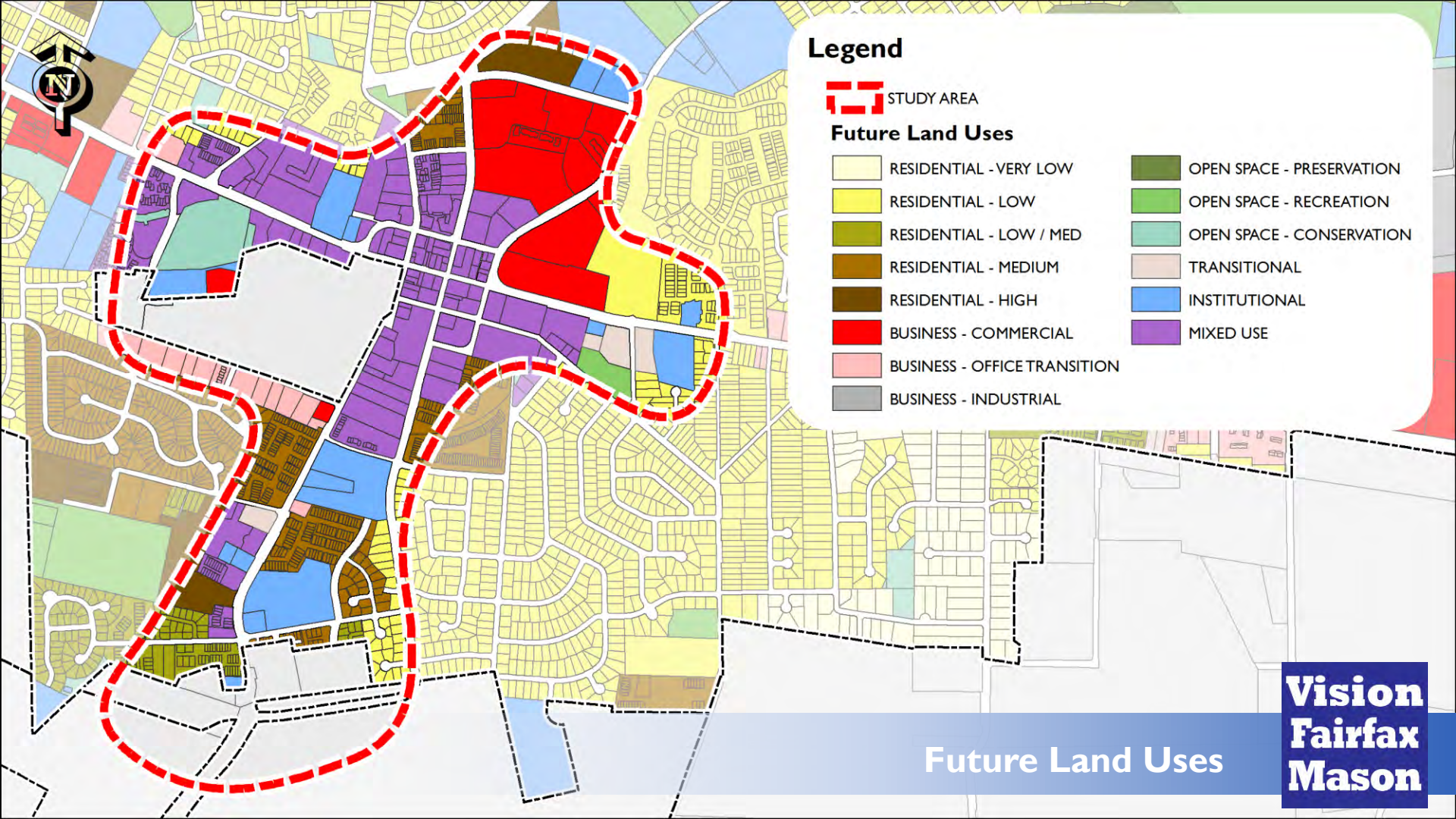




# Mason: Fairfax Assets





















## Legend



STUDY AREA

### Future Land Uses

- |  |   |
|--|---|
|  RESIDENTIAL - VERY LOW       |  OPEN SPACE - PRESERVATION |
|  RESIDENTIAL - LOW            |  OPEN SPACE - RECREATION   |
|  RESIDENTIAL - LOW / MED      |  OPEN SPACE - CONSERVATION |
|  RESIDENTIAL - MEDIUM         |  TRANSITIONAL              |
|  RESIDENTIAL - HIGH           |  INSTITUTIONAL             |
|  BUSINESS - COMMERCIAL        |  MIXED USE                 |
|  BUSINESS - OFFICE TRANSITION |   |
|  BUSINESS - INDUSTRIAL        |   |

Future Land Uses

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Fairfax  
Mason**

# Land Use

## Comprehensive Plan Policy

- **New buildings should be complementary in scale and character;**
- **Retail, restaurants, cultural activities & university-oriented business are favored:**
  - » should establish a unique niche/identity;
  - » offer sufficient parking & signage;
- **Enhance connection between GMU & Downtown;**
- **Establish additional residences.**

# Historic Resources

## Comprehensive Plan Policy

- **Incorporate historic preservation as an integral component of redevelopment plans;**
  - » Includes scale, compatibility & viewsheds;
  - » Discourage demolition or inappropriate use of historic resources;
  - » Preserve, maintain and rehabilitate historic sites and structures;
- **Recruit appropriate users for historic bldgs.**

# Transportation



## Comprehensive Plan Policy

- **Improve traffic flow to be a safer environment for vehicles & pedestrians;**
  - » Adequate facilities for both cars and pedestrians;
  - » Minimize conflict points;
  - » Enhance pedestrian facilities at intersections;
- **Promote trails, paths & sidewalks for getting to downtown.**














## Legend








-  STUDY AREA
-  POLITICAL BOUNDARY

### City of Fairfax - Existing Land Use

-  RESIDENTIAL - SINGLE DETACHED
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### Fairfax County - Zone Type

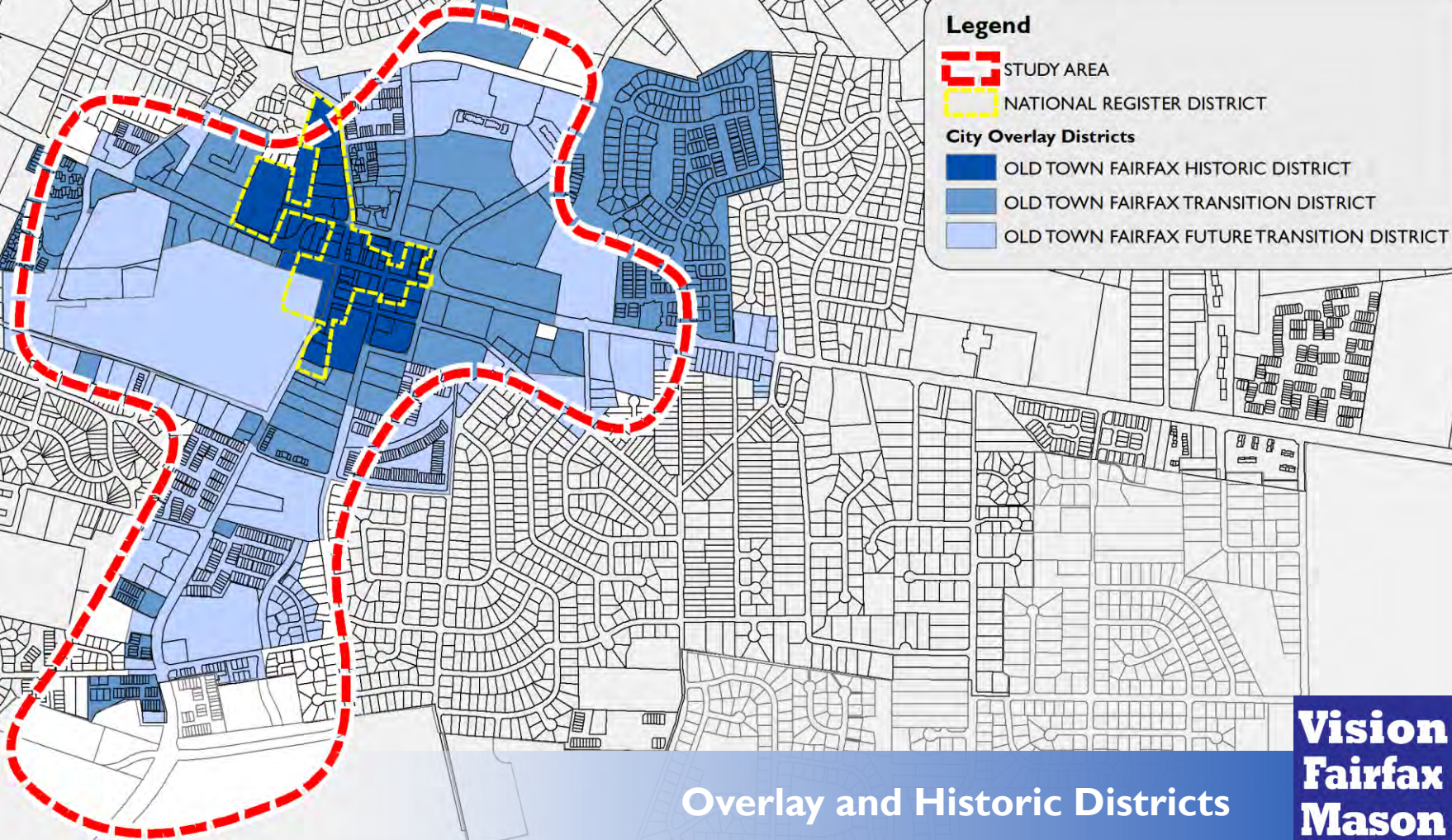
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-  AUTO DEALER
-  AUTO REPAIR
-  INDUSTRIAL
-  VACANT

Zoning

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**Legend**



STUDY AREA



NATIONAL REGISTER DISTRICT

**City Overlay Districts**



OLD TOWN FAIRFAX HISTORIC DISTRICT



OLD TOWN FAIRFAX TRANSITION DISTRICT

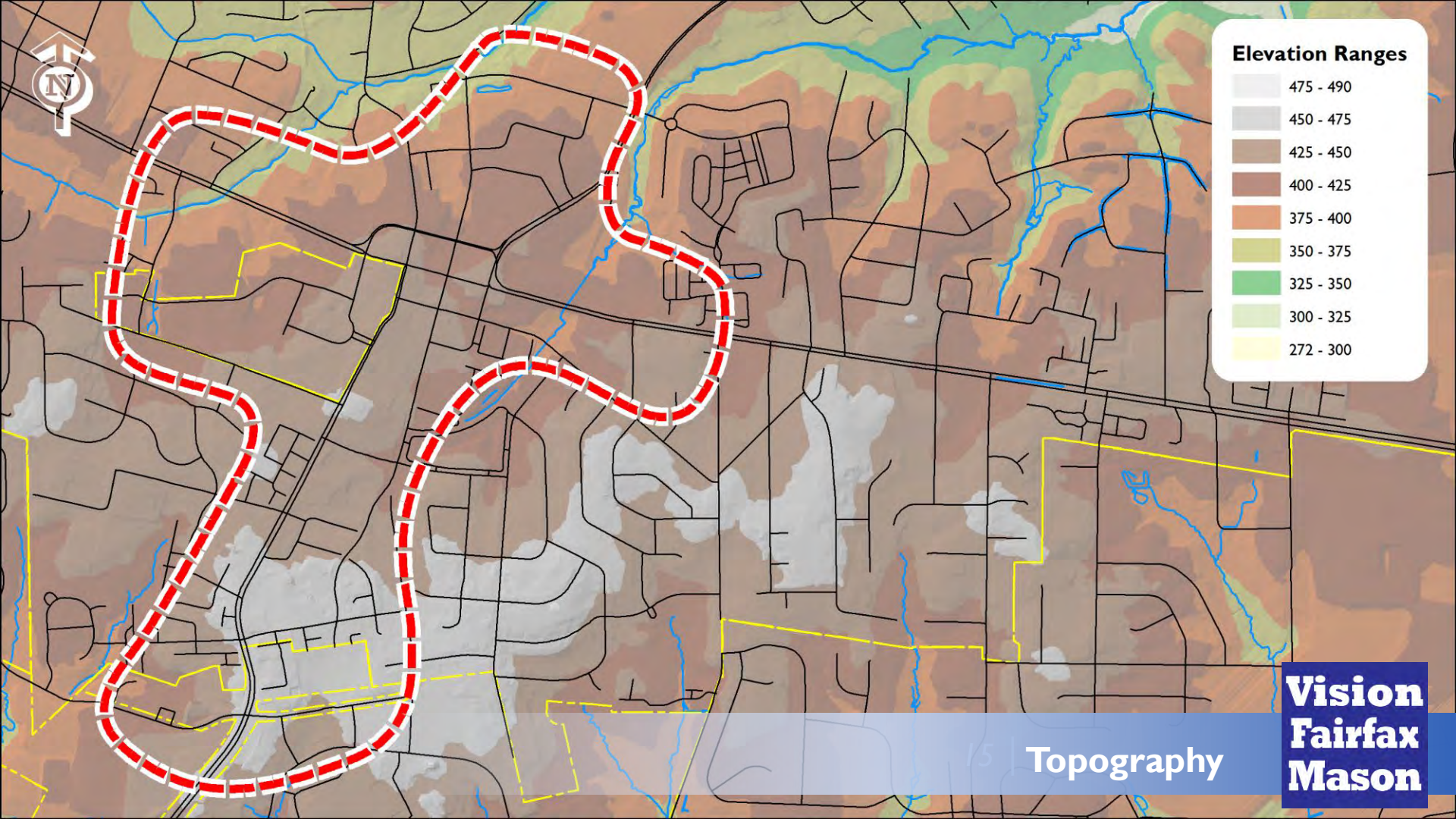


OLD TOWN FAIRFAX FUTURE TRANSITION DISTRICT

Overlay and Historic Districts

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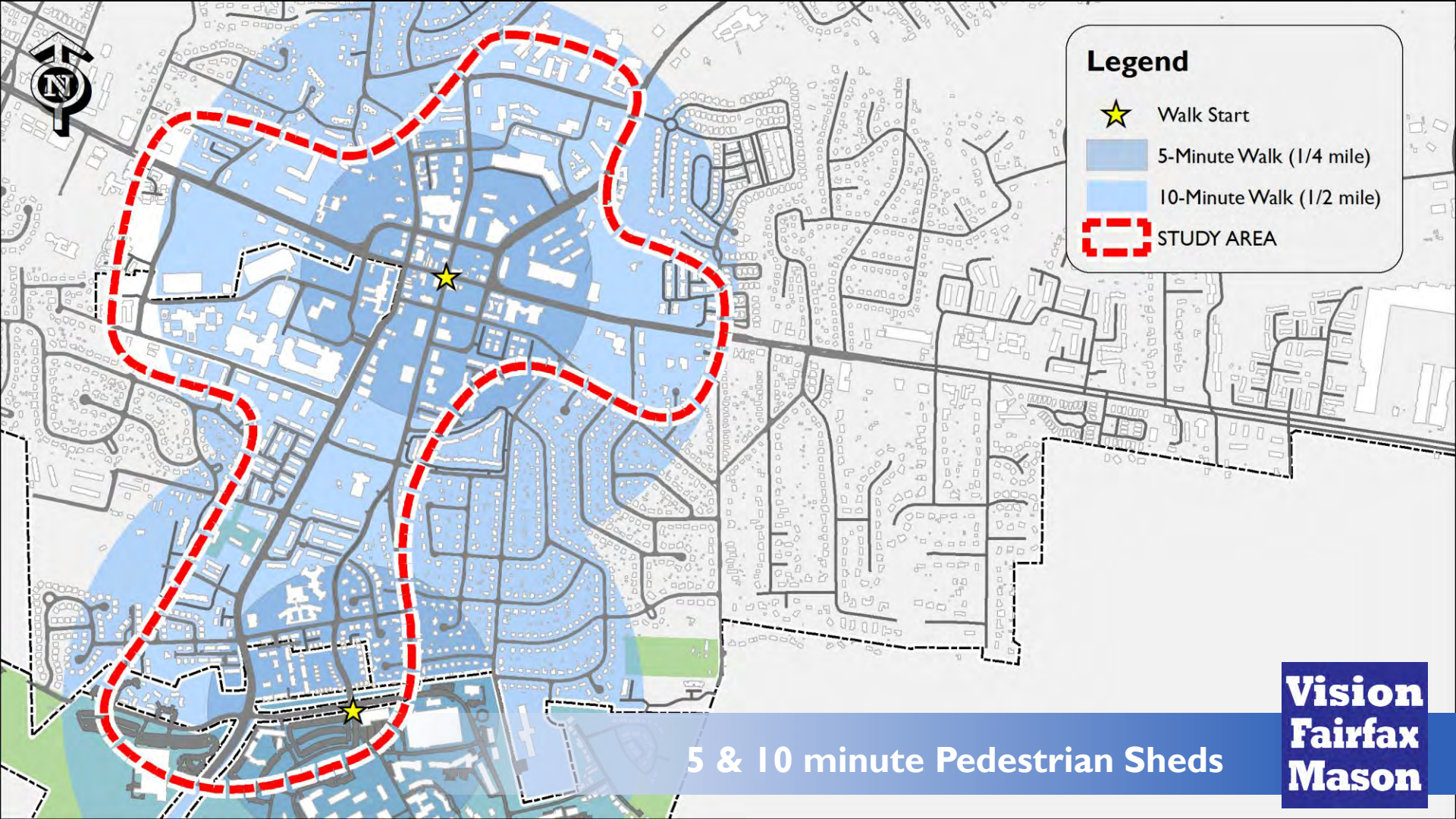
### Elevation Ranges

- 475 - 490
- 450 - 475
- 425 - 450
- 400 - 425
- 375 - 400
- 350 - 375
- 325 - 350
- 300 - 325
- 272 - 300

Topography

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### Legend





- ★ Walk Start
- 5-Minute Walk (1/4 mile)
- 10-Minute Walk (1/2 mile)
- STUDY AREA

## 5 & 10 minute Pedestrian Sheds





### Legend

-  SIDEWALK
-  TRAIL
-  STUDY AREA
-  PARK / OPEN SPACE

## Sidewalks and Trails



1868

# FAIRFAX C.H.

Scale 300 feet to an Inch.

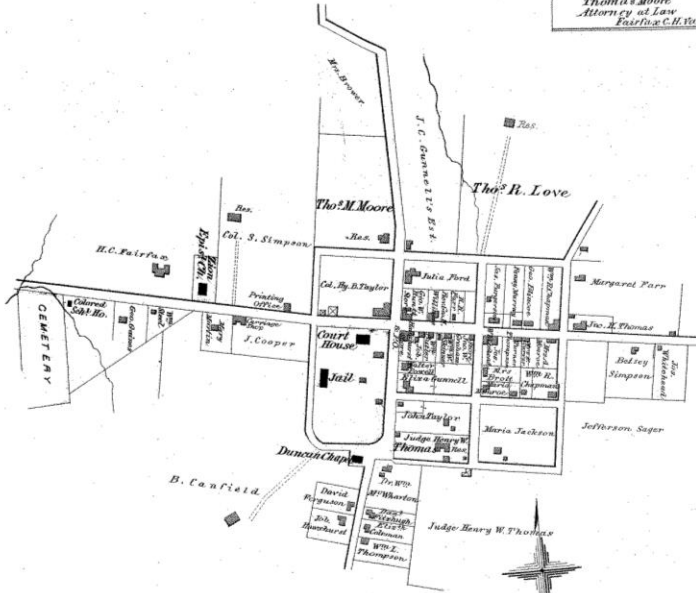
### BUSINESS NOTICES

James M. Love,  
Attorney at Law,  
Fairfax C.H. Va.

Thomas R. Walls,  
Attorneys at Law,  
Fairfax C.H. Va.

D. M. Clanchester,  
Attorney at Law,  
Fairfax C.H. Va.

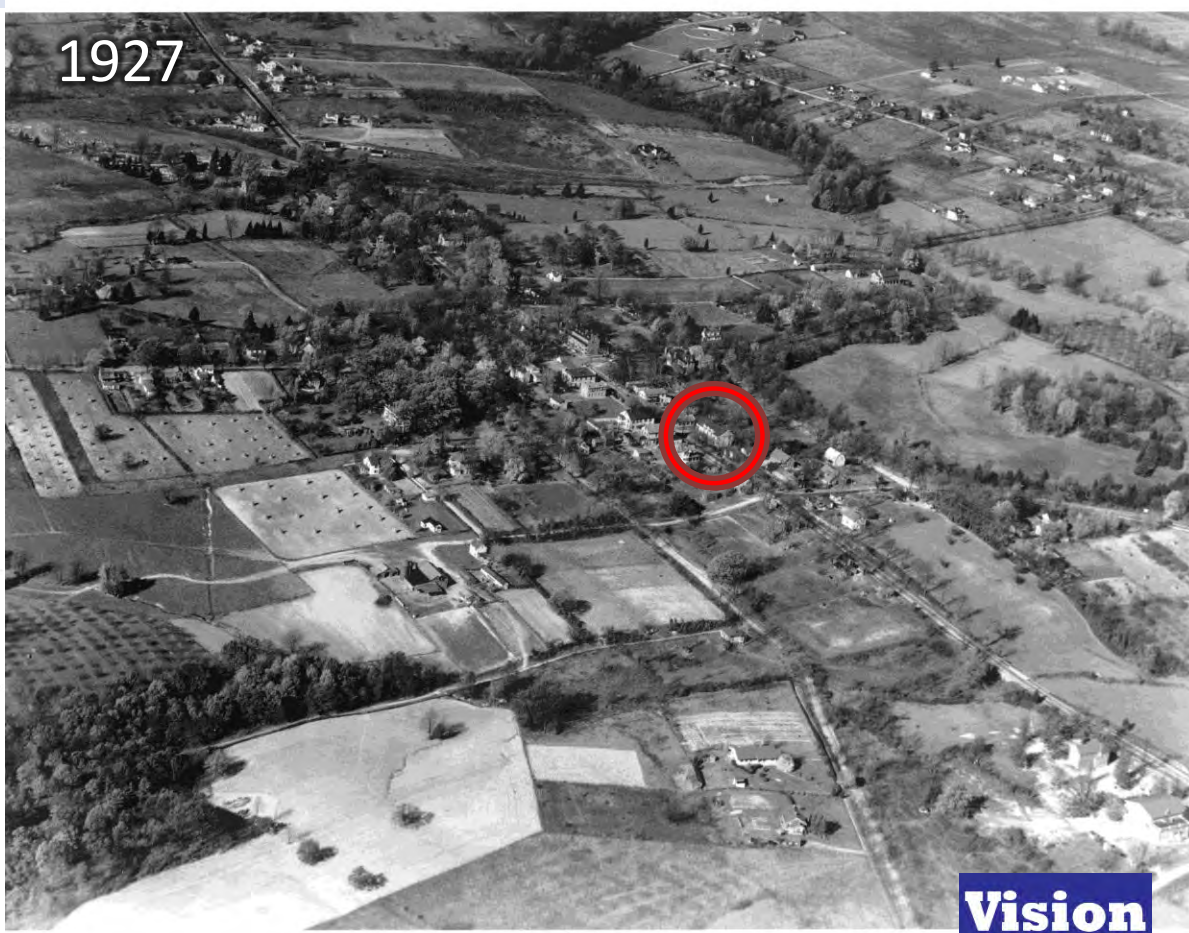
Thomas Moore,  
Attorney at Law,  
Fairfax C.H. Va.



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1927



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1937

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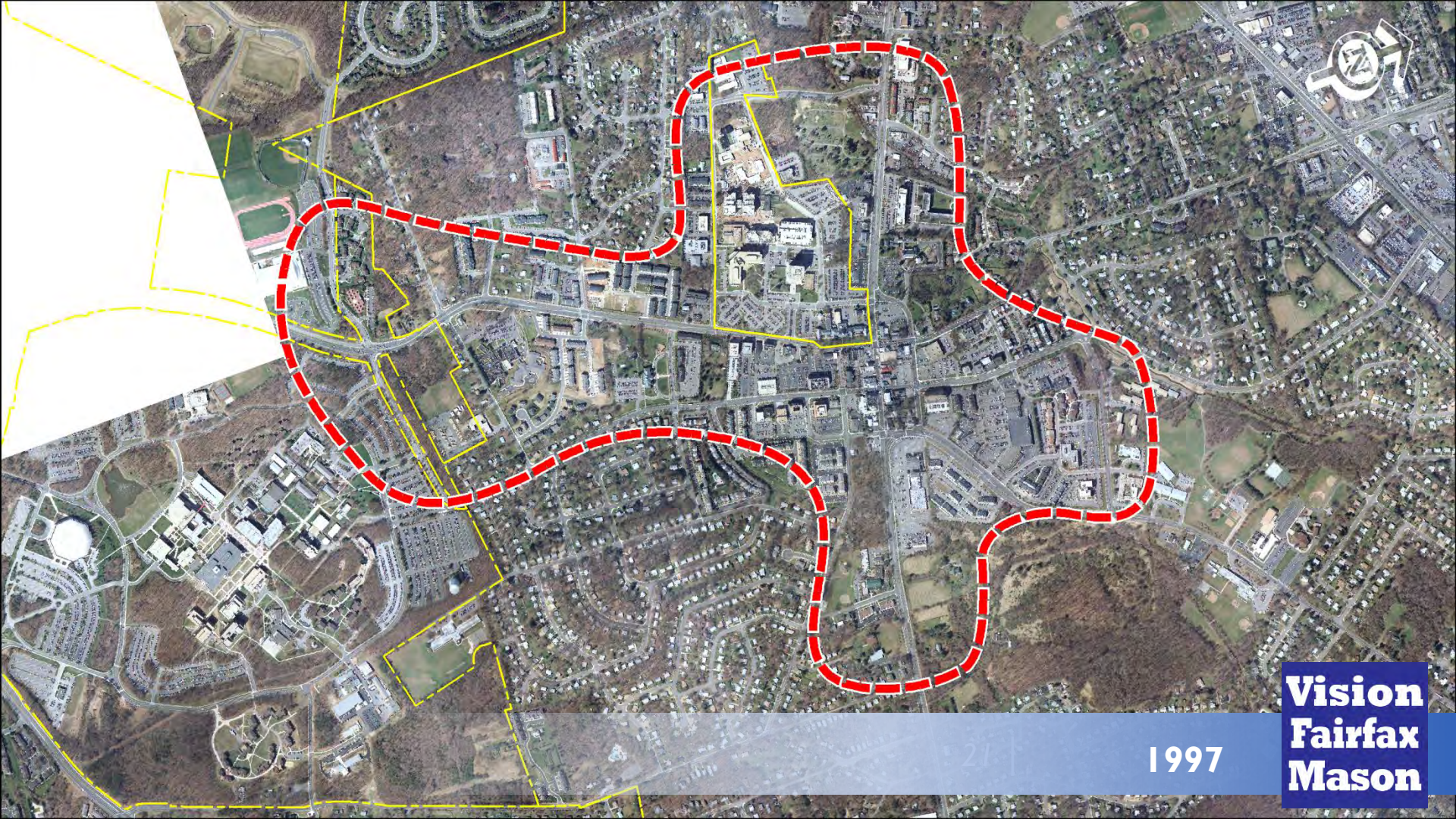




1953

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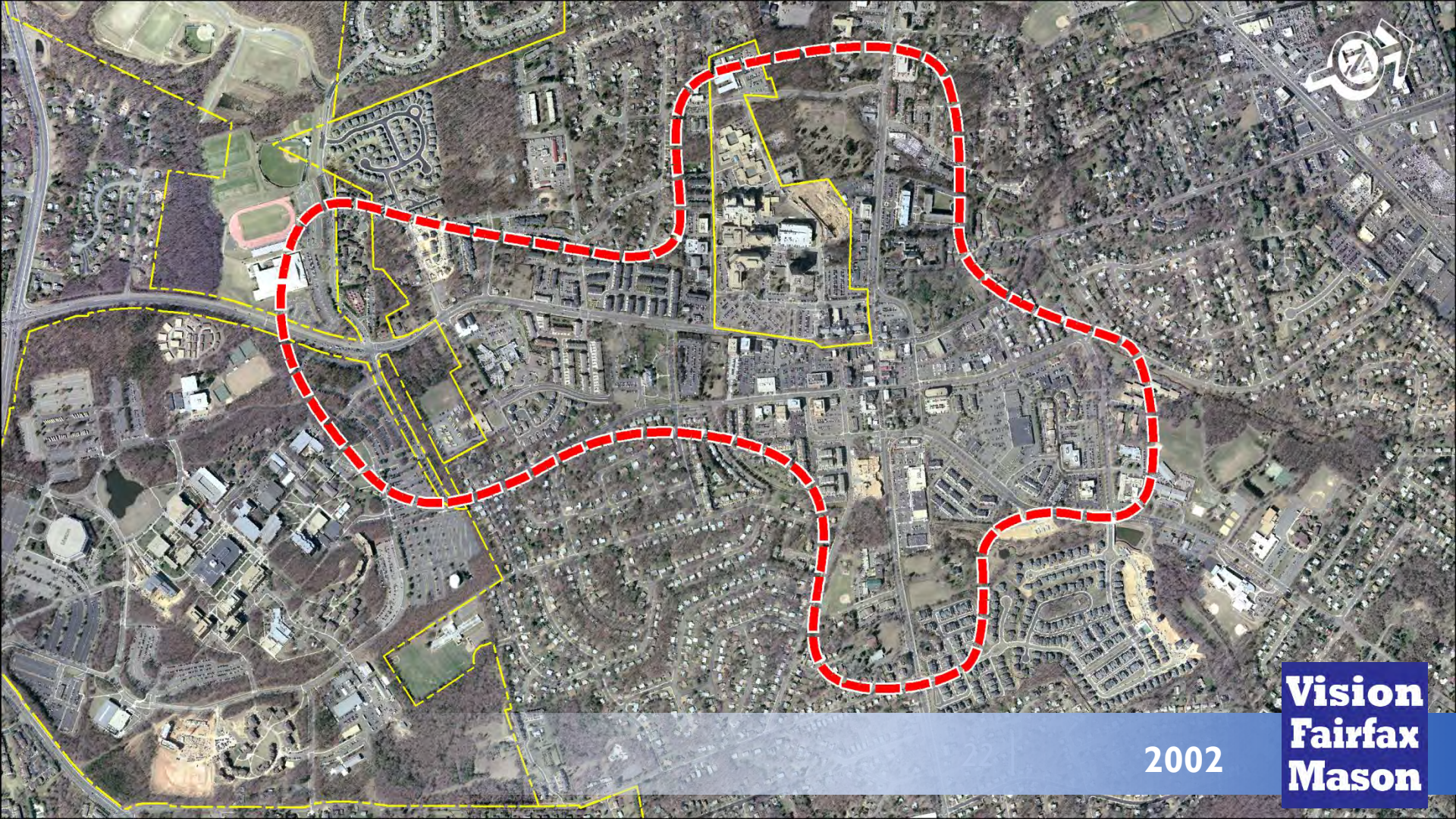




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1997





2002

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2007

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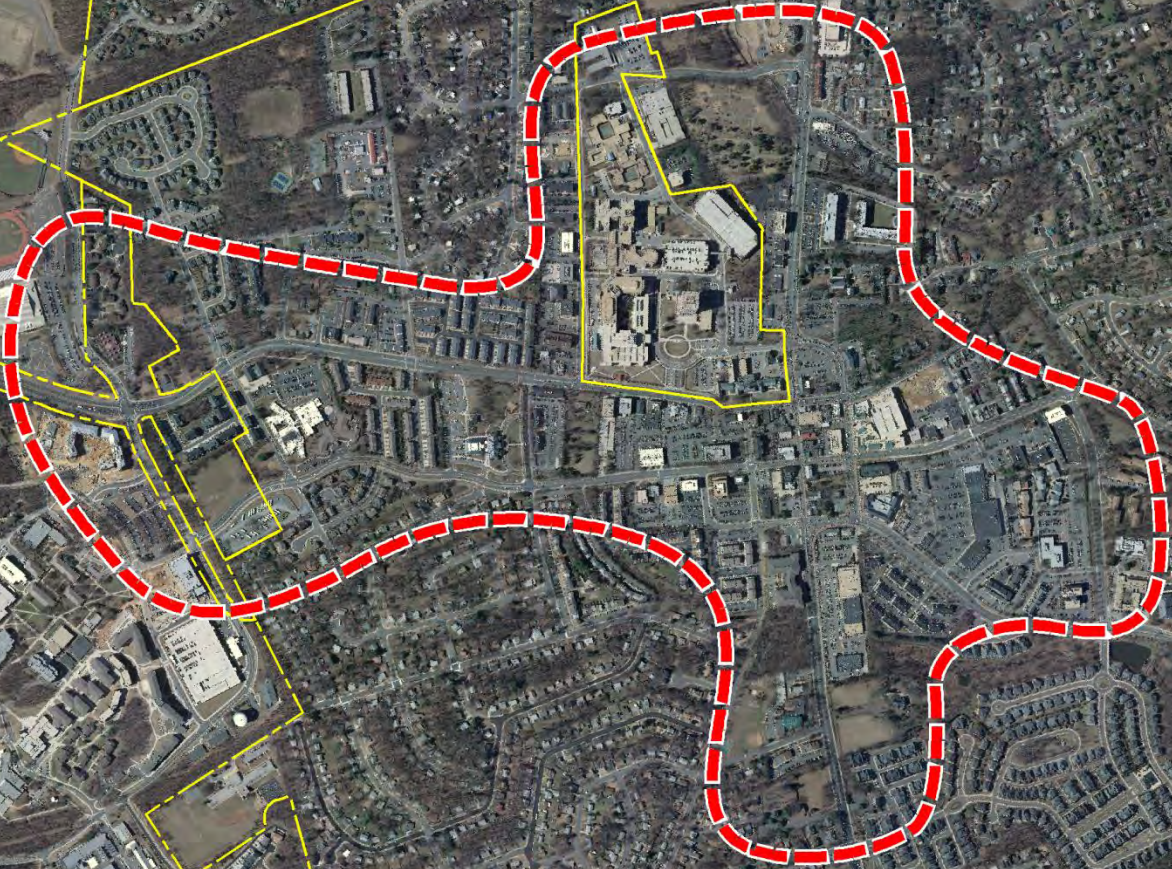




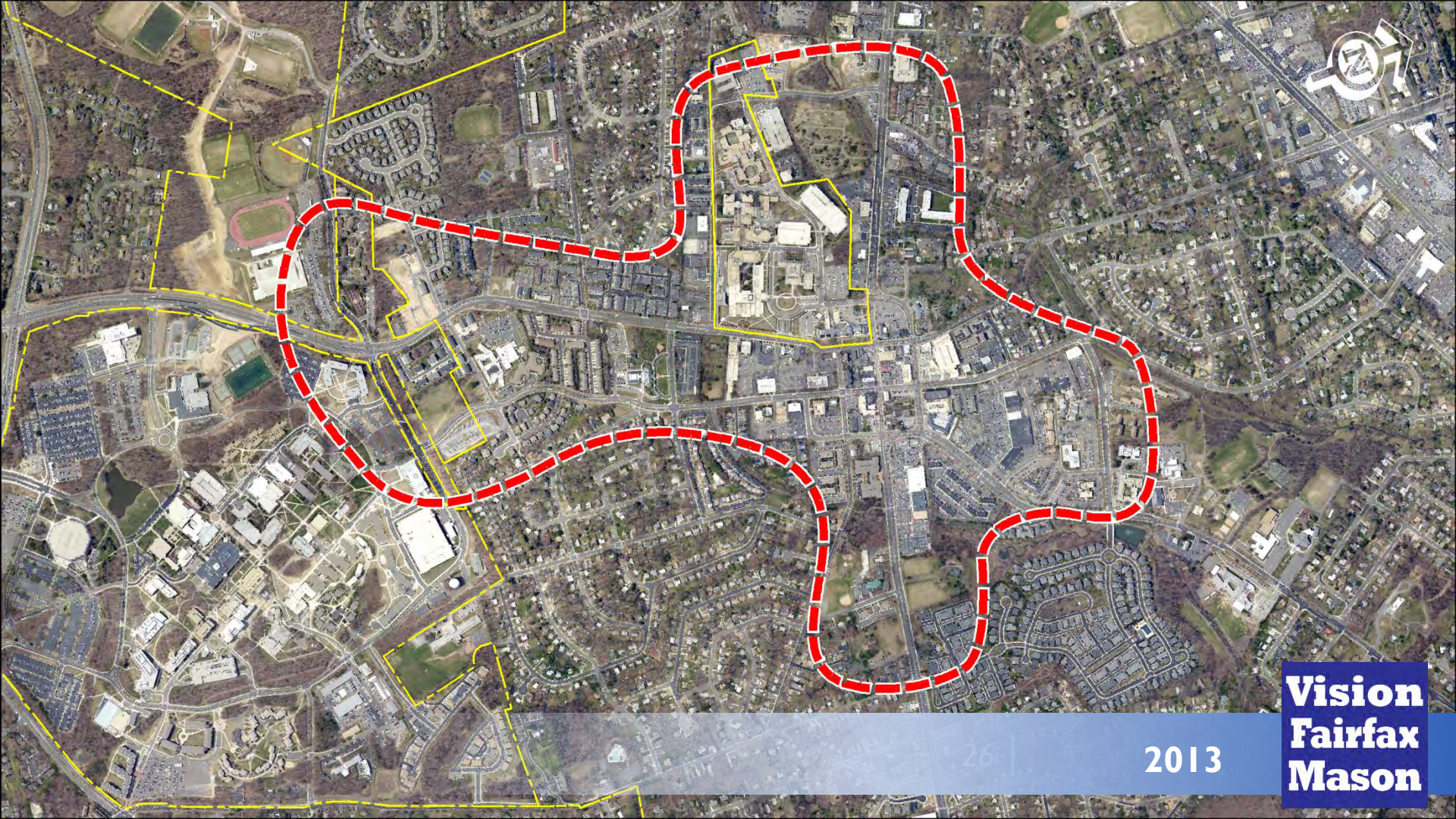
2009

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1937

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28

1953

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Mason**





29

1997

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Mason**





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200 |





2002

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# Recently Completed Projects

- Old Town Plaza
- Webb Building
- Library
- Utility Undergrounding





BEFORE



AFTER

## RECENT PROJECT

### Old Town Plaza

- Completed in 2007
- 91,000 sf office
- 53,000 sf retail/restaurants
- 558 space, six story parking deck available to the public evenings and weekends, with 100 spaces reserved for the public at all hours



# Old Town Plaza







BEFORE



AFTER

## RECENT PROJECT

### Webb Building

- Completed in 2007 on a former parking lot
- 8,000 sf of retail
- 10,000 sf office
- 29 surface parking spaces available to the public evenings and weekends





## RECENT PROJECT

### Library

- Occupied in 2008
- 44,500 square feet of space
- Two story, underground public parking garage
- Includes a large public meeting room, two conference rooms, and the Virginia Room historical database for Fairfax County





BEFORE  
UNDERGROUNDING



AFTER  
UNDERGROUNDING

## RECENT PROJECT

### Utility Undergrounding

- Ongoing since 2006
- Implemented on portions of North Street, Main Street, University Drive and Chain Bridge Road





## DISCUSSION SITE

### Courthouse Plaza

- Active shopping center anchored by Safeway grocery
- McDonald's Restaurant and vacant building on out parcel
- +/- 10 acres
- Frontage on /access to University Drive and Old Lee Highway

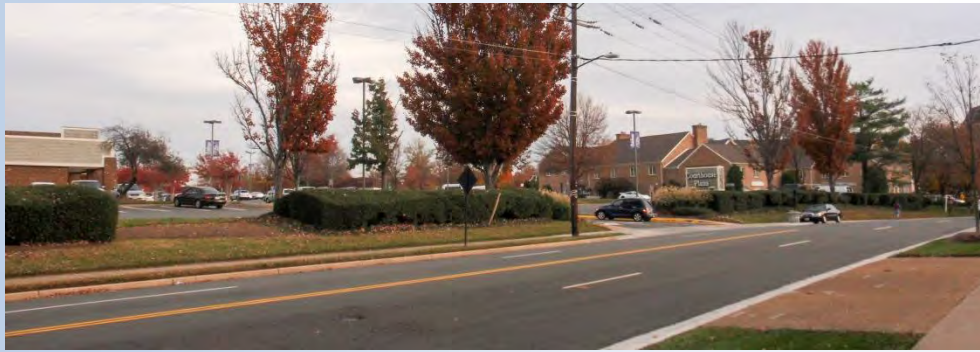


# Courthouse Plaza





# Courthouse Plaza







## DISCUSSION SITE

3900 – 3930 University Dr.

- 4 separate properties, occupied with offices and a convenience store
- +/- 2.0 acres
- Frontage on University Drive and Whitehead Street
- Under separate ownership



# 3900-3930 University Dr.





# 3900-3930 University Dr.







## DISCUSSION SITE

### Bank of America Block

- Bank of America and two office buildings
- Historic District with two contributing structures
- +/- 1.8 acres (approx. 1 acre parking lot)
- +/- 0.5 acre City-owned property across North Street used for public parking



# Bank of America Block





# Bank of America Block







## DISCUSSION SITE

### Royal Gas

- Gas station
- +/- 0.2 acres
- Historic District
- Across the street from courthouse



# Royal Gas







## DISCUSSION SITE

### Fairfax Plaza

- Predominately vacant building constructed around 1955
- +/- 19,500 square feet
- Historic District
- Has been occupied by offices, shops, restaurants, and bowling alley



# Fairfax Plaza Building







## DISCUSSION SITE

### Surf Shop

- Retail shop
- +/- 4,900 square feet
- City-owned
- Historic District
- Adjacent Old Town Square park and public parking under construction



# Surf Shop







## DISCUSSION SITE

### Amoco Lot / Sager Avenue

- Parking, office condos
- +/- 1.2 acres
- City-owned and leased public parking
- Historic District



# Amoco Lot/Sager Avenue



# Amoco Lot/Sager Avenue







## DISCUSSION SITE

### Cantone Property

- Vacant, wooded property
- +/- 2.7 acres
- Stream, floodplain, and Chesapeake Bay Preservation Area cover a portion of the property
- Public walkway connecting Sager Avenue and Main Street

# Cantone Property







## DISCUSSION SITE

### Farr Homeplace

- Private residence
- Circa 1880
- +/- 9.4 acres
- Identified in Comprehensive Plan as potential National Register of Historic Places candidate

# Farr Homeplace



60 | November 6, 2014

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## DISCUSSION SITE

### University Dr. – Sager to Breckinridge

- Parking, office, residential, government, and university uses
- Large gaps in building wall
- +/- One-quarter mile in length
- No intervening block on west side (but 6 vehicle curb cuts)

# University Dr.-Sager to Breckinridge





# University Dr.-Sager to Breckinridge





## DISCUSSION SITE

### West Drive Property

- Office condos, university, university residential, and residential
- +/- 4.7 acres
- 36 university residential units



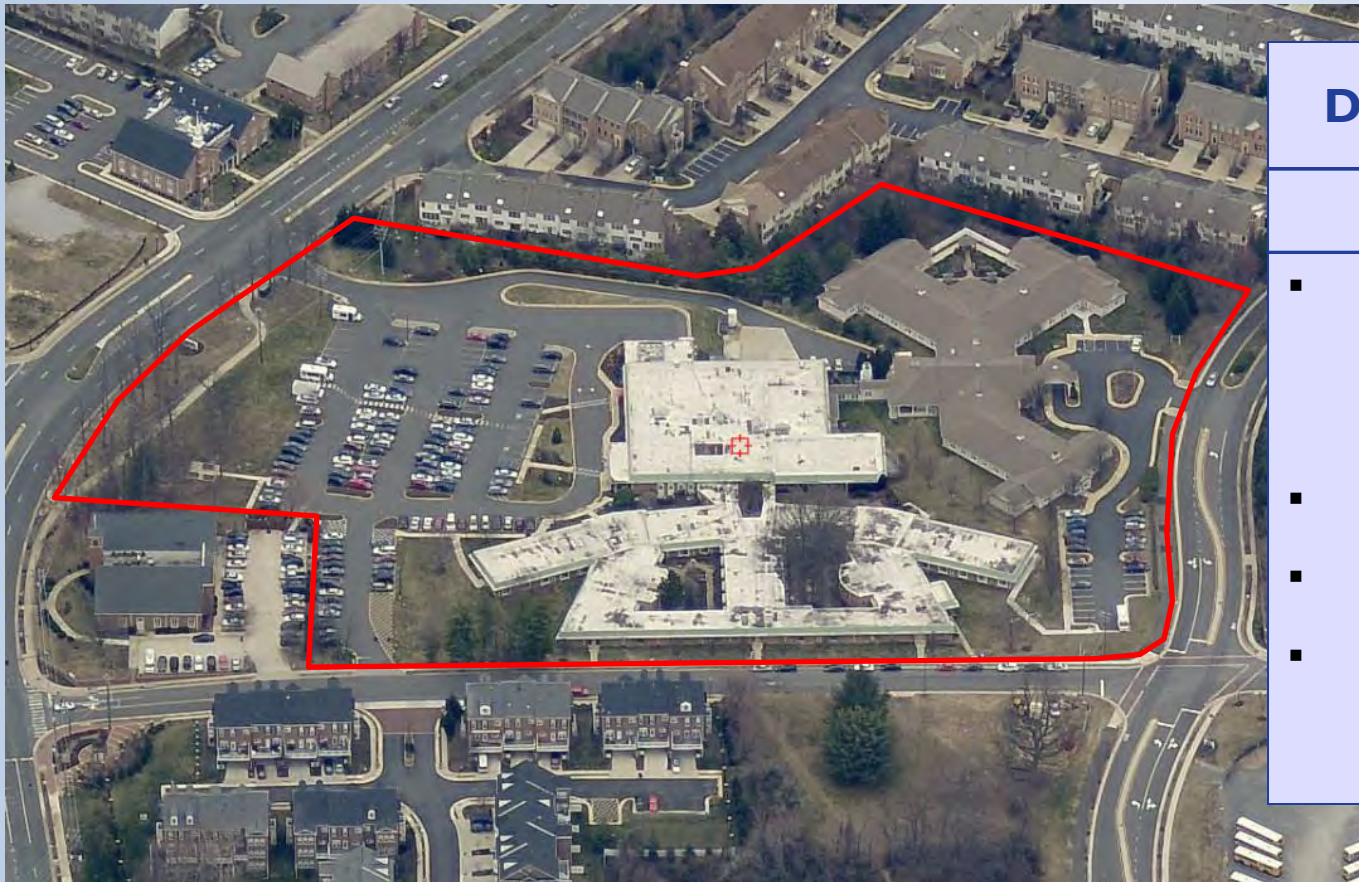
# West Drive Property



# West Drive Property







## DISCUSSION SITE

### INOVA / Sunrise

- Emergency care, health/rehab, independent/assisted living, and memory care
- +/- 9.5 acres
- 1 block from campus
- Frontage on Chain Bridge Road, George Mason Boulevard, and School Street

# INOVA/Sunrise





# INOVA/Sunrise





## DISCUSSION SITE

### Green Acres

- City-owned former elementary school
- Recreation, Senior Center, and Child Care
- +/- 10 acres
- Adjacent to university
- Vehicular access through residential neighborhood



# Green Acres





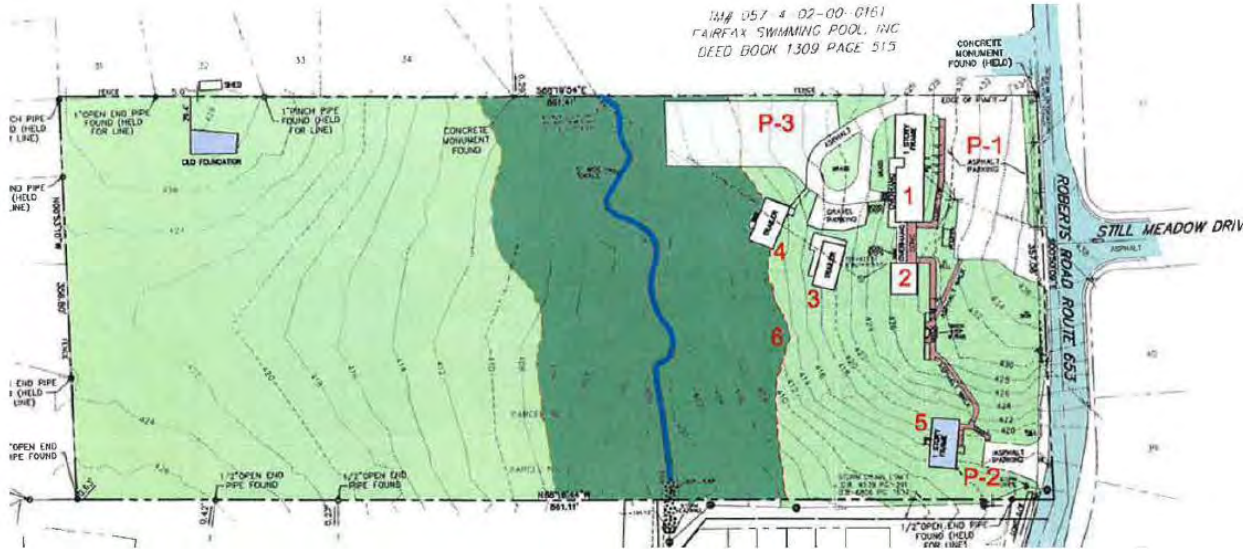
## DISCUSSION SITE

### OLLI Center/Tallwood Prop.

- Osher Lifelong Learning Institute
- University-owned continuing education center
- +/- 7 acres
- Chesapeake Bay Preservation Area



# OLLI Center Tallwood Property



# OLLI Center





# Viewsheds



Main Street West



# Viewsheds



Main Street East





# Viewsheds



Chain Bridge Road North



Chain Bridge Road South

# Viewsheds



North Street





