

# FAIRFAX CENTER AREA STUDY

## INTRODUCTION AND EDUCATIONAL SESSION 1

### PHASE II WORKING GROUP

#### JULY 7, 2015

# Agenda

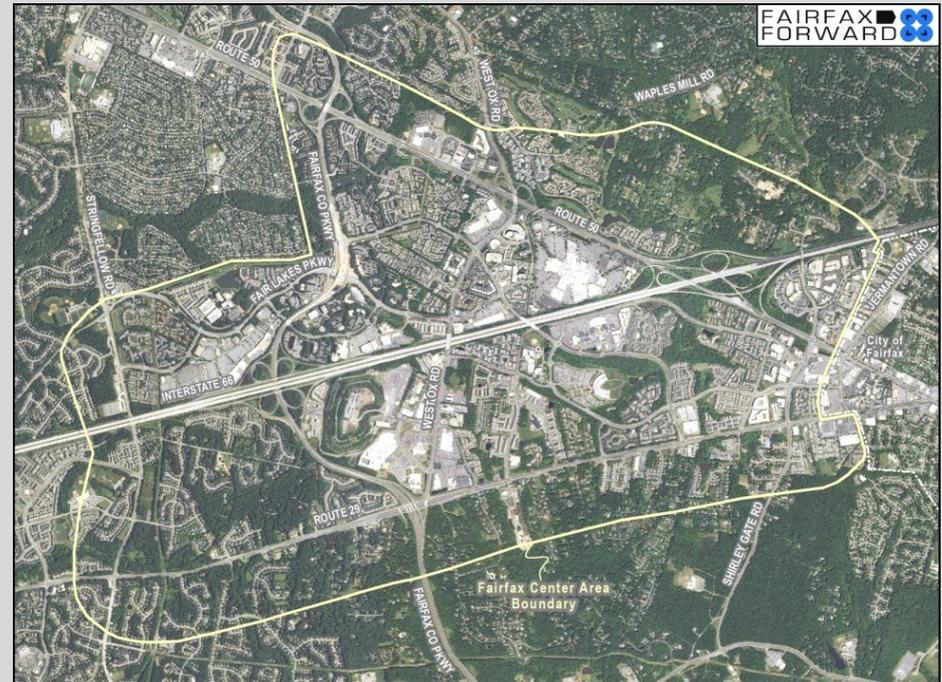
- ❑ Introductions
- ❑ Study Overview
- ❑ Planning Background
- ❑ Existing Conditions
- ❑ Next Steps

# Study Overview

Process and Working Group Responsibilities

# Study Purpose

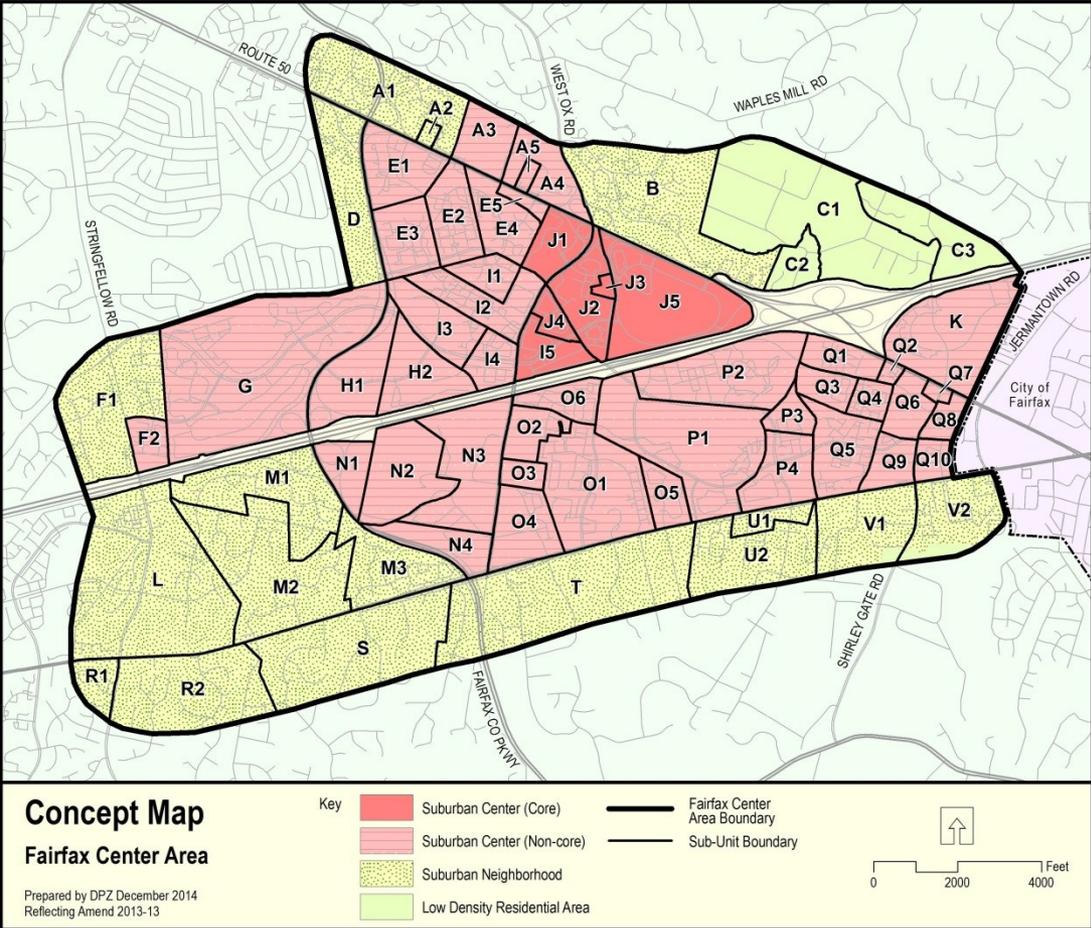
- Review the Comprehensive Plan for the Fairfax Center Area
  - Initially adopted in 1982, has not been reviewed as a whole since adoption
  - Ensure plan remains up-to-date and relevant



# Study Phases

Phase I:  
Transition  
Areas

Phase II:  
Suburban  
Center and  
Areawide  
Guidance



# Phase II – Process Overview



Education

- Where are we now and how did we get here?

Vision

- Knowing what we know, where do we want to go?

Analysis

- What changes should we study based on the updated vision?

Recommendations

- How do conclusions reached in the analysis fit into the Fairfax Center Area plan?

Adoption

- Updated guidance adopted into the county's Comprehensive Plan

# Role of the Working Group

- Help determine how vision should be updated for the next 20-30 years
- Informed by submissions, develop scenarios for future land use to be evaluated
- Consider impacts and make recommendations to the Planning Commission and Board of Supervisors
- Be a liaison for your larger community
- Run meetings and take notes

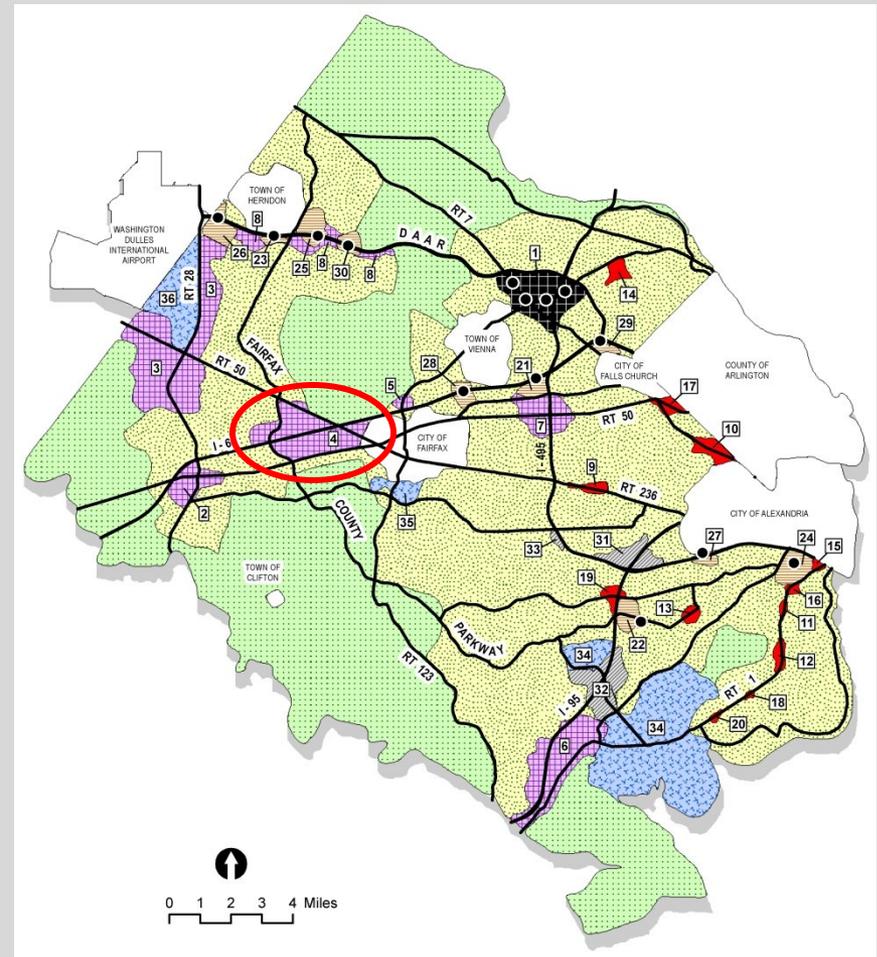
# Role of Staff

- Provide background knowledge and support
- Undertake technical analysis of proposed scenarios
- Consider impacts to make recommendations to the Planning Commission and Board of Supervisors
- Organize meetings

# Plan Background

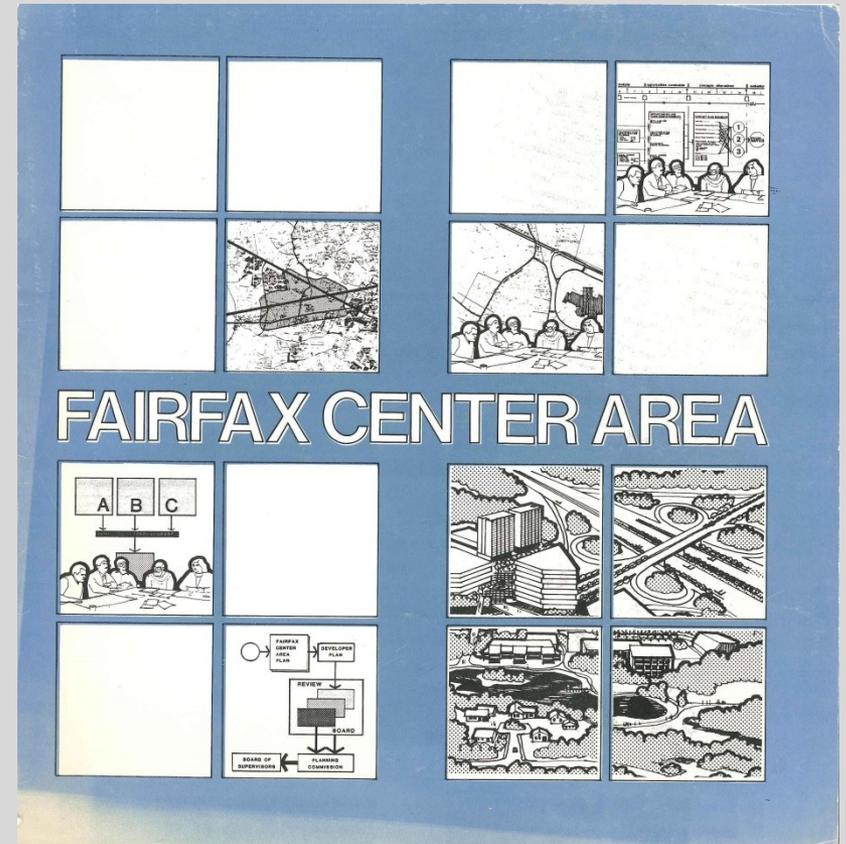
# The Concept for Future Development and Land Classification System

- General guidance for land use recommendations in the Comprehensive Plan
- Shows general location and character of future land uses
  - Urban Center (Tysons)
  - Development Centers
  - Suburban Neighborhoods
  - Low Density Residential Areas

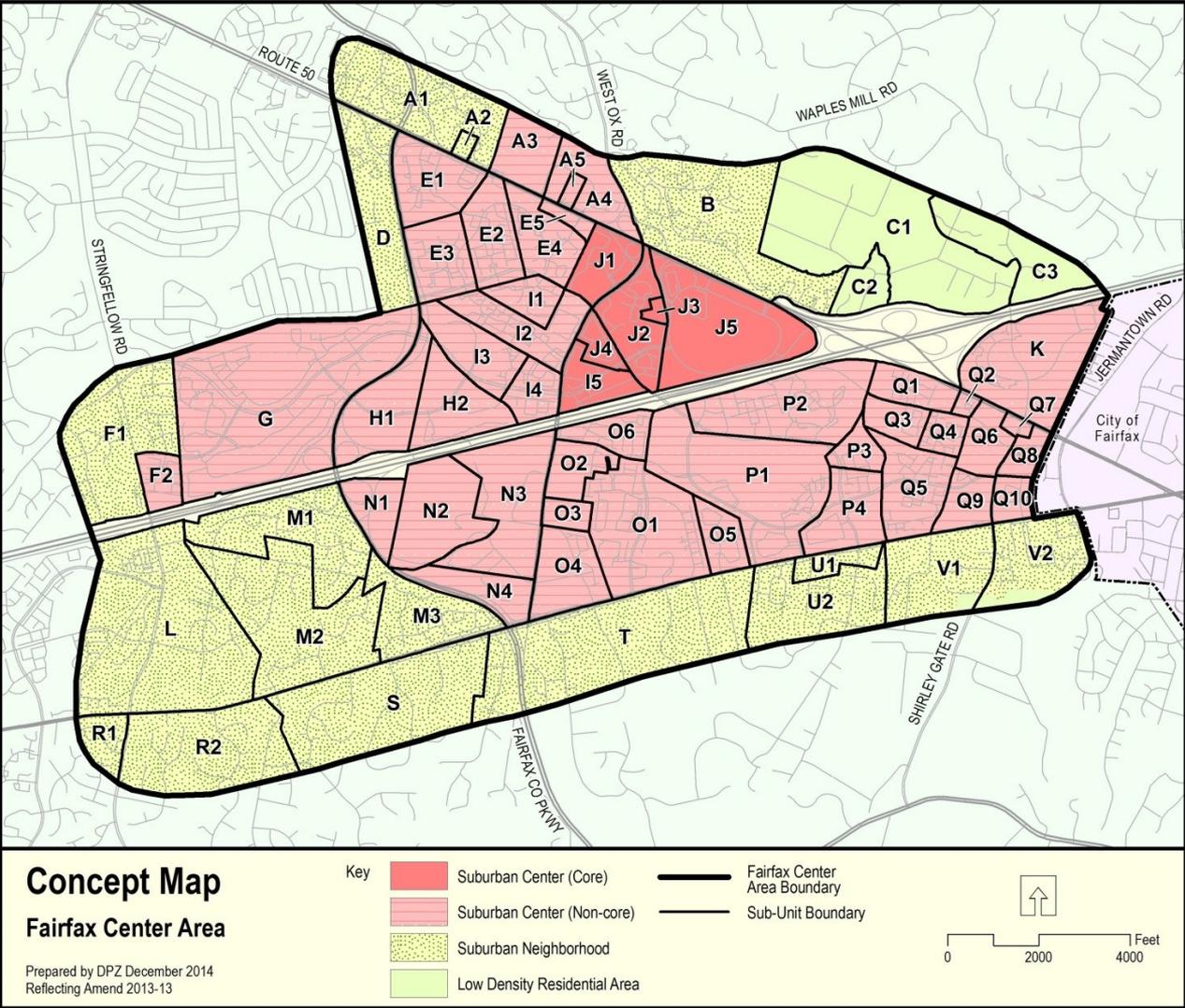


# Fairfax Center Area Plan

- Adopted in 1982
- Study area was generally a greenfield
  - Some office along Waples Mill Road
  - Fair Oaks Mall recently opened
- Vision for an employment center organized around core generally Fair Oaks Mall
- Some site-specific amendments to Plan over time, overall structure remains intact

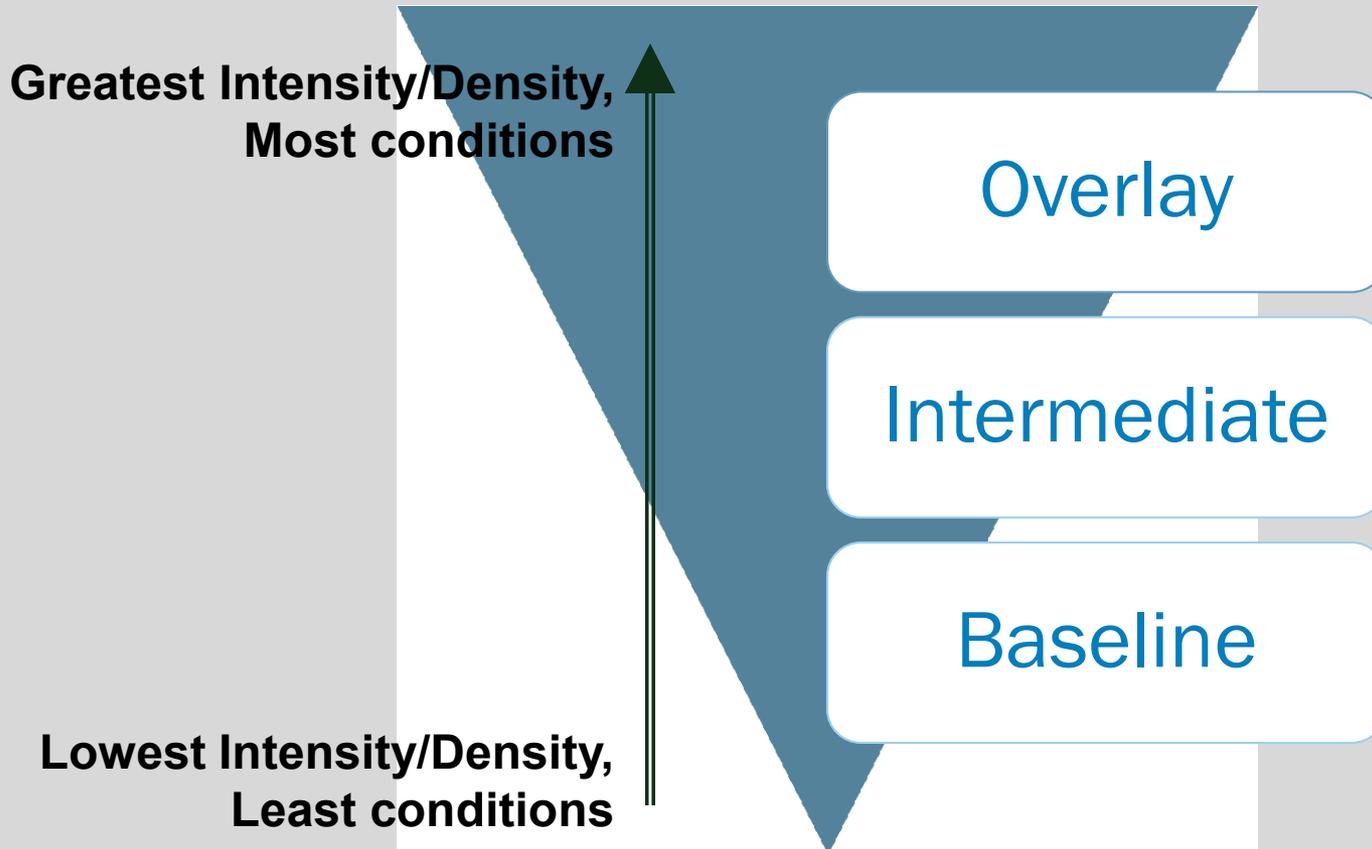


# Structure of FCA Plan



# Implementation Strategy

## □ Incentive-based implementation Plan



# Development Elements

## FAIRFAX CENTER CHECKLIST

### Provision of Public Facilities

Case Number:

Tariq Khan - RZ 2012-BR-003

Plan Date:

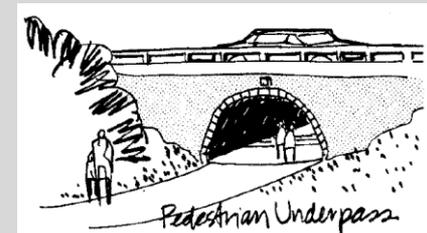
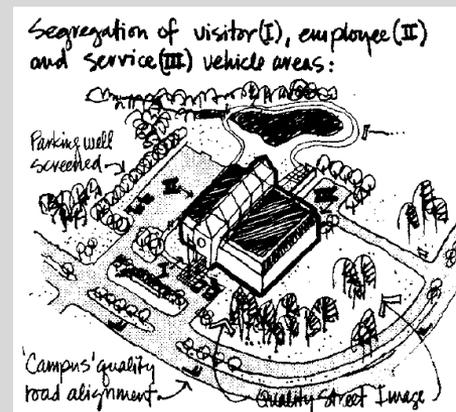
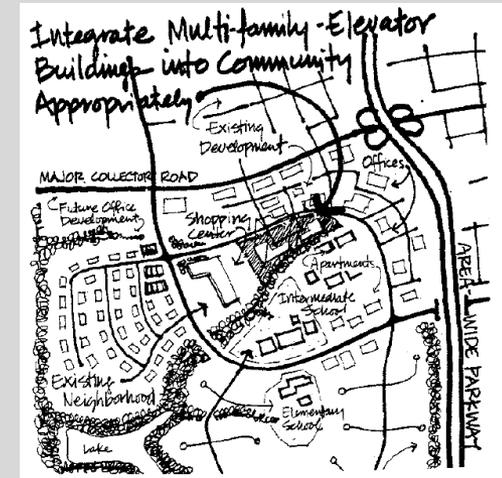
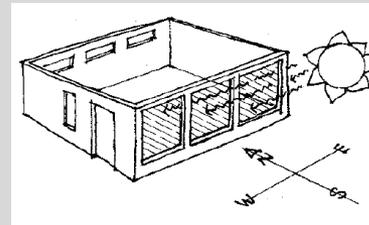
9/24/2012

Not  
Applicable    Applicable    Essential    Satisfied    Comments

I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy	x				
B. Public Facility Site Dedications					
1. Schools		x		x	Contribution
2. Police/fire facilities	x				
II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Dedication of parkland suitable for a neighborhood park	x				
B. Public Facility Site Dedication					
1. Libraries	x				
2. Community Centers	x				
3. Government offices/facilities	x				
III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS					
A. Park Dedications					
1. Community Parks		x	x	x	Fair share contribution
2. County Parks	x				
3. Historic and archeological parks	x				
B. Public Indoor or Outdoor Activity Spaces					
1. Health clubs	x				
2. Auditoriums/theaters	x				
3. Athletic fields/major active recreation facilities	x				

# Use-Specific Performance Criteria

- Set of guidelines for site planning, architectural and landscape design
- Based on land use categories
  - Residential/Single-Family Detached
  - Residential/Single-Family Attached/Multifamily Low-Rise Housing
  - Residential/Multifamily-Elevator Housing
  - Commercial/Low Density Office and Neighborhood Center Criteria
  - Commercial/Campus Style Office Park
  - Research and Development/Utility and Light Industrial



# Road Fund

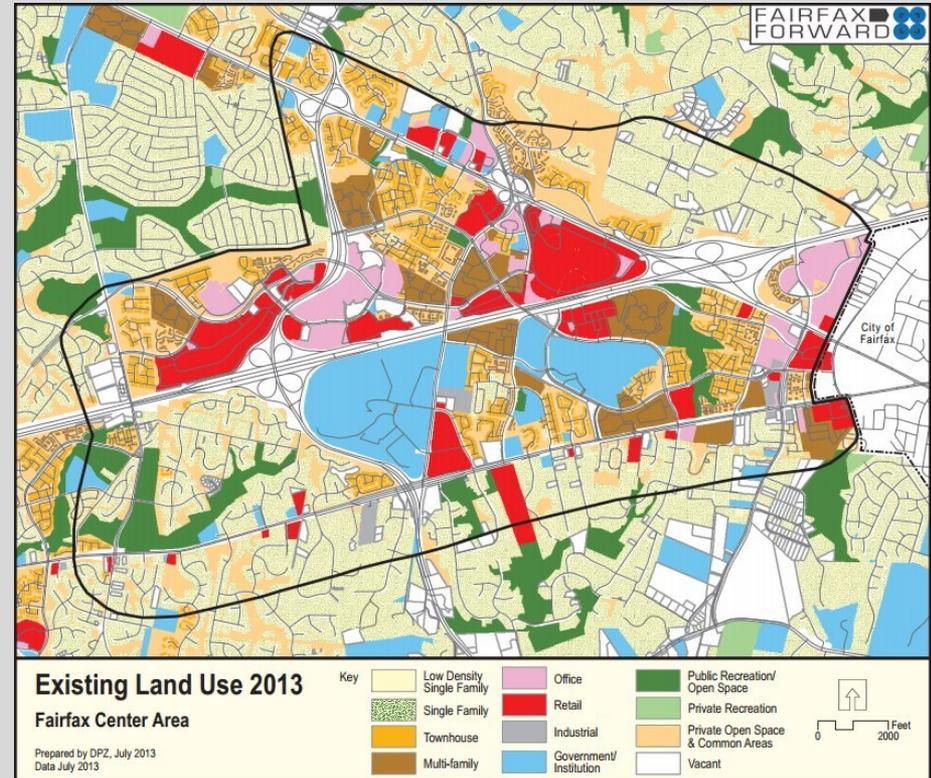
- Private sector contributions to offsite roadway projects
- Contribution rates for development are adjusted annually
  - \$5.93/SF for nonresidential
  - \$1,313/dwelling unit for residential
- Key role in road construction in the Fairfax Center Area



# Existing Conditions

# Land Use

- Most dwelling units of the county's activity centers
  - Approximately 20,000 dwelling units (14,000 in Suburban Center)
  - Nearly twice what was initially envisioned
- Nonresidential uses close to amount that was initially envisioned
  - More retail, less office



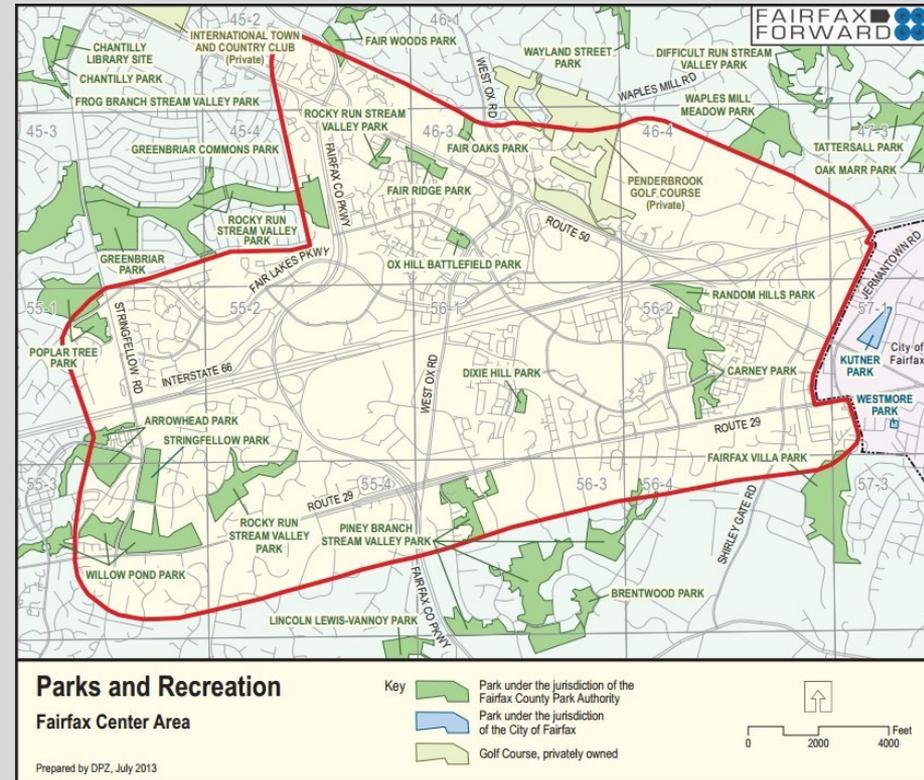
# Transportation

- Roadways built to support more office focused uses
- Less emphasis on pedestrian and bicycle infrastructure
  - Disconnected trail systems
  - No on-road bicycle facilities



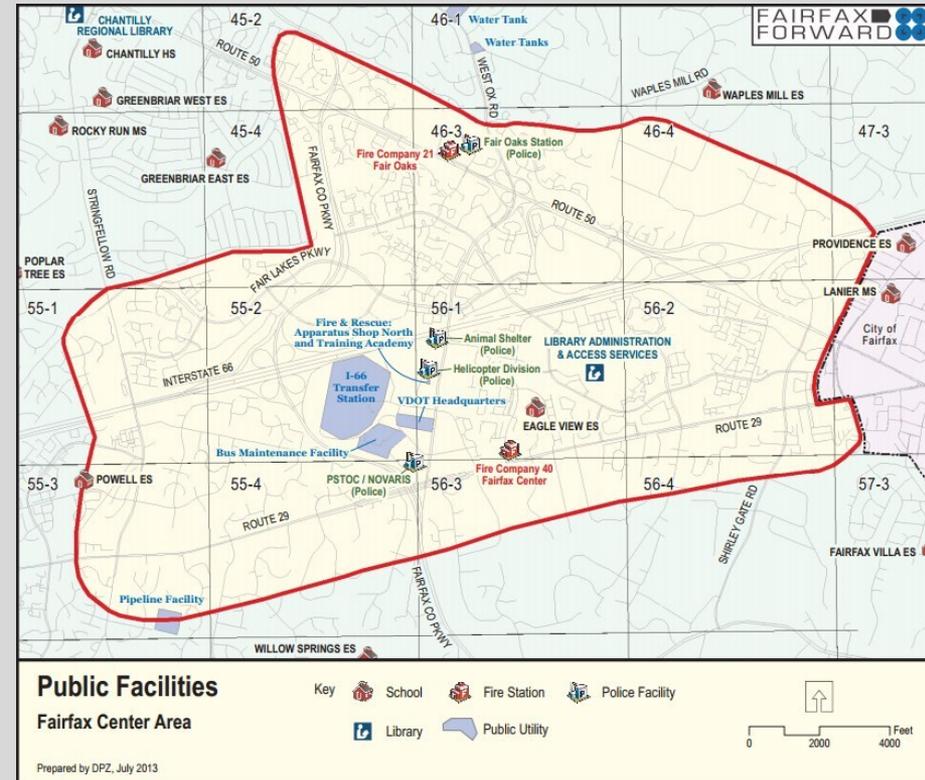
# Parks

- Parks are smaller and often located along stream valleys
  - Not many gathering places or athletic fields
- Larger parks serving area are outside of the Fairfax Center Area



# Public Facilities

- Two elementary schools in Fairfax Center Area
  - Most schools serving area are outside of the Fairfax Center Area
- Two fire stations
- One police station and other facilities
- Access Services library branch



# Next Steps

# Timeline



Education

- July 2015

Vision

- September – October 2015

Analysis

- November 2015 – March 2016

Recommendations

- Spring – Summer 2016

Adoption

- Summer – Fall 2016

# Next steps

- Select co-chair(s), recording secretary
- Next meeting: July 29, 2015: 7 p.m., Conference Rooms 4/5 in the Government Center
  - Introduction to submissions
  - Continued discussion on Plan topics and existing conditions
- Send questions to [DPZFairfaxCenter@fairfaxcounty.gov](mailto:DPZFairfaxCenter@fairfaxcounty.gov)