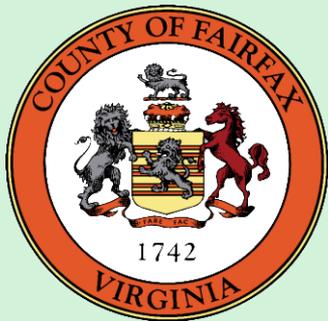




FAIRFAX CENTER AREA STUDY BRADDOCK DISTRICT PHASE I KICKOFF JANUARY 7, 2014

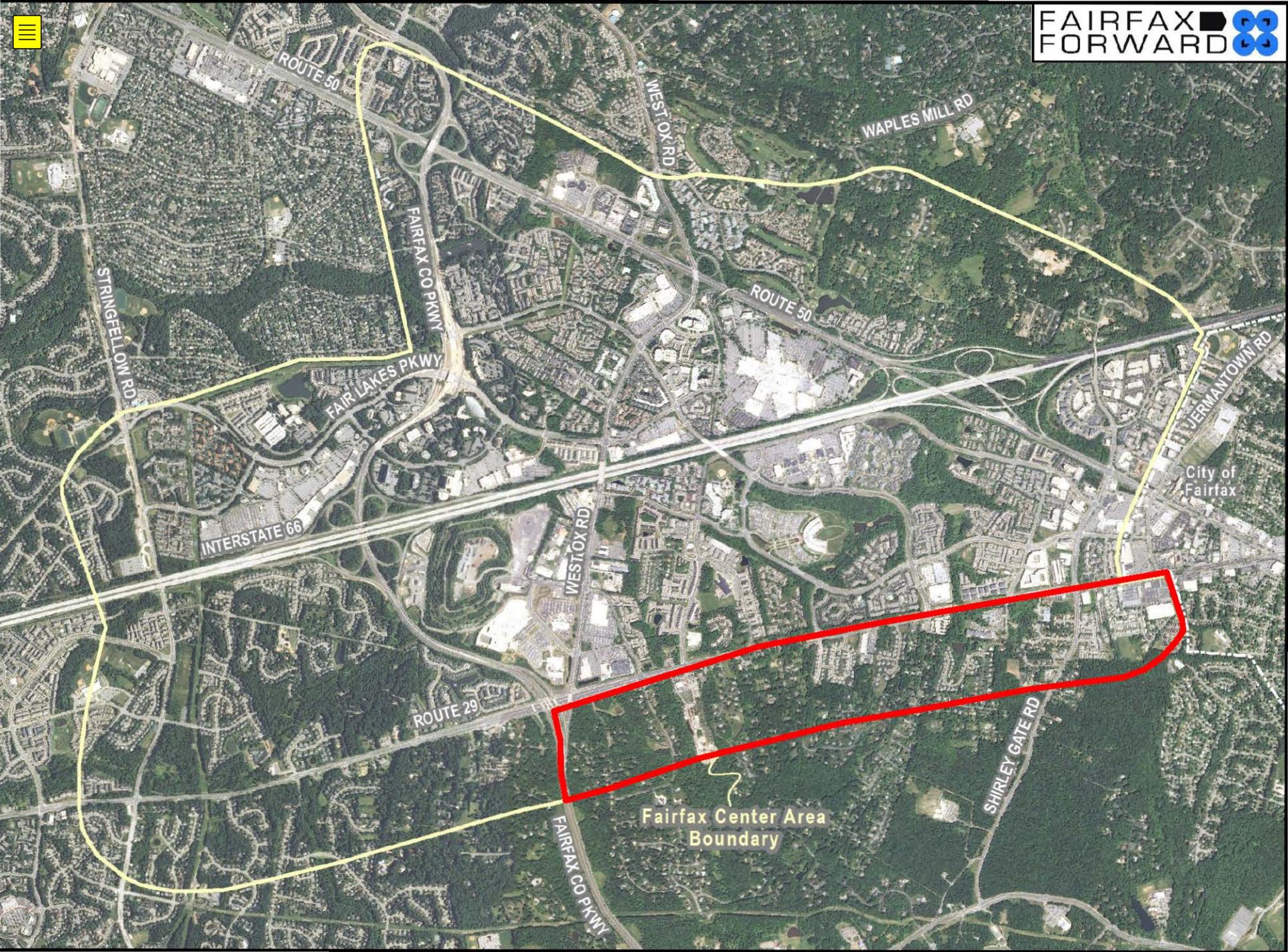


Kim Rybold – Tom Merce – Meghan Van Dam



Agenda

- ❑ What is the Comprehensive Plan and why is it important to you?
- ❑ About the study
- ❑ Plan recommendations and policies
- ❑ What do you think?



ROUTE 50

WESTTOX RD

WAPLES MILL RD

STRINGFELLOW RD

FAIRFAX CO PKWY

ROUTE 50

FAIR LAKES PKWY

JERMANTOWN RD

INTERSTATE 66

City of Fairfax

WESTTOX RD

ROUTE 29

Fairfax Center Area Boundary

FAIRFAX CO PKWY

SHIRLEY GATE RD



Agenda

- ❑ What is the Comprehensive Plan and why is it important to you?
- ❑ About the study
- ❑ Plan recommendations and policies
- ❑ What do you think?

The Comprehensive Plan



The Comprehensive Plan

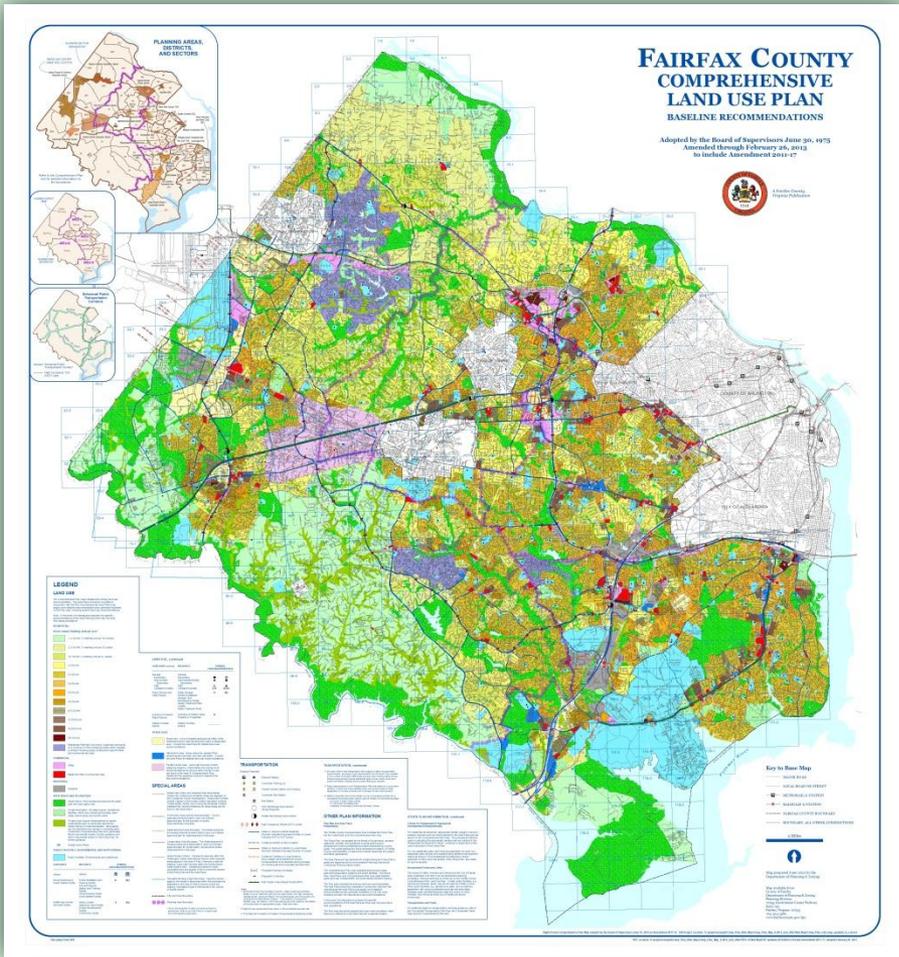
- Statutory mandate: required by the Code of Virginia to shape the orderly development of the county
- Role: A GUIDE for decision-making about the county's land use
 - Promote public health, safety and welfare
 - Manage growth, change and renewal of community
 - Ensure a continued high quality of life for residents
 - Balance diverse community goals
- Scope: Anticipate change over the next 20-30 years



The Comprehensive Plan

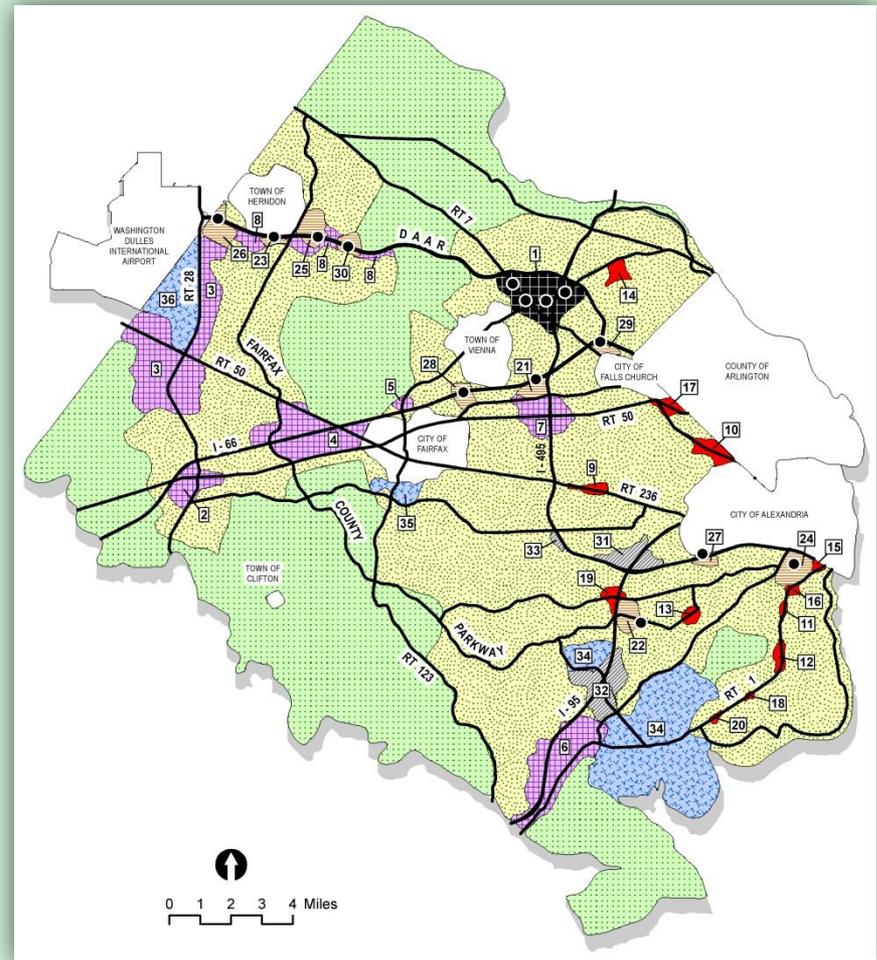
□ GENERAL LAND USE GUIDANCE

- Residential
- Industrial
- Mixed Use
- Retail
- Institutional
- Public Open Space
- Office
- Parks



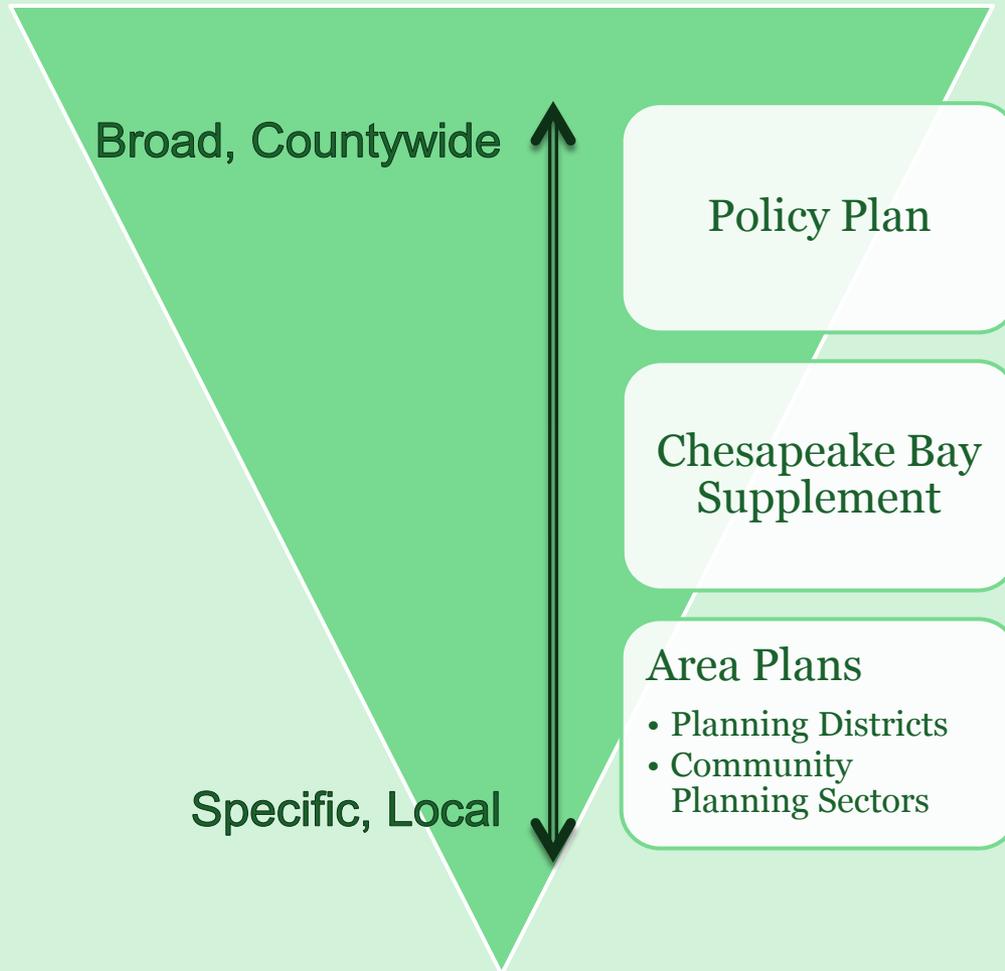
The Concept for Future Development and Land Classification System

- 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





Comprehensive Plan Framework

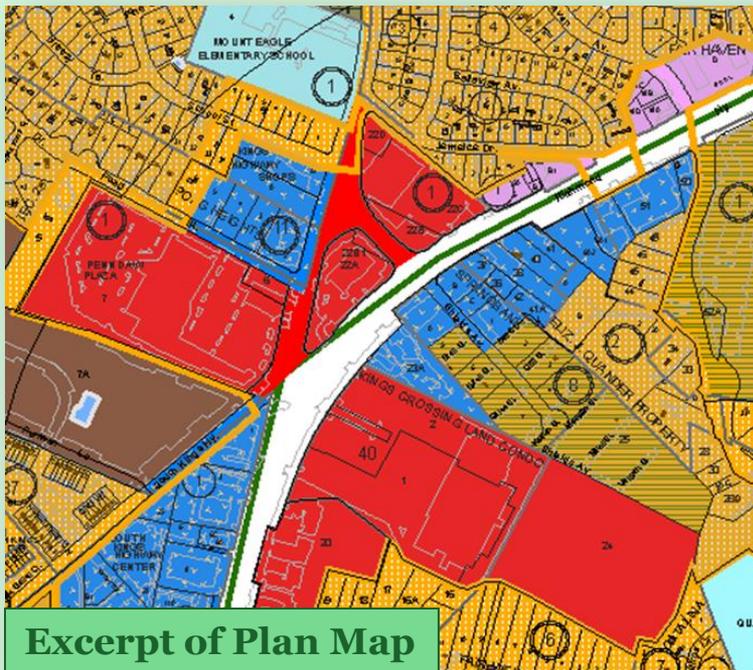


Maps

- Comprehensive Land Use Plan
- Transportation Plan
- Trails Plan

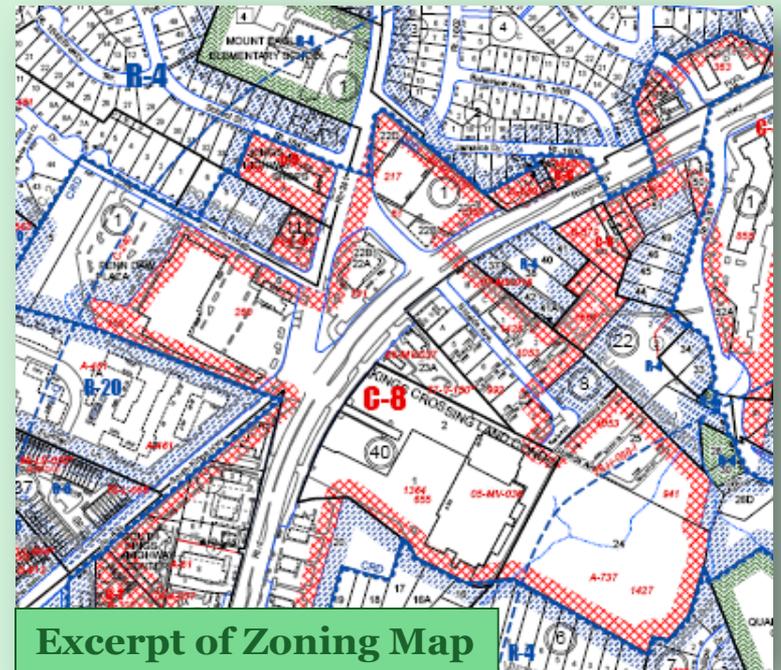
Planning is different from Zoning

The Plan gives general guidance about the long term vision of an area.



Excerpt of Plan Map

The Zoning Ordinance is a tool to implement the Comprehensive Plan.



Excerpt of Zoning Map



Measuring Land Use

Residential Density = dwelling units per acre (du/ac)



3-4 du/ac (single family detached)



5-8 du/ac (townhouses)



16-20 du/ac (garden apartments)



30-40 du/ac (mid-rise apartments)

Measuring Land Use

Non-residential Intensity = Floor Area Ratio (FAR)

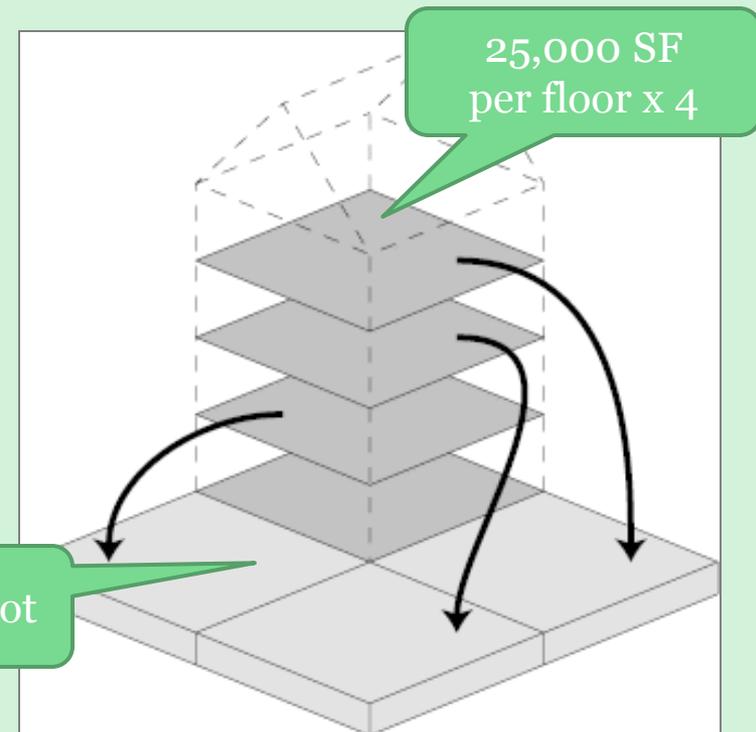
The floor area of the building is divided by the land area to calculate the FAR.

$$\frac{\text{FLOOR AREA (sq. ft.)}}{\text{LAND AREA (sq. ft.)}}$$

EXAMPLE:

$$\frac{100,000 \text{ sq. ft. of building}}{100,000 \text{ sq. ft. of land}}$$

= 1.0 FAR





Measuring Land Use



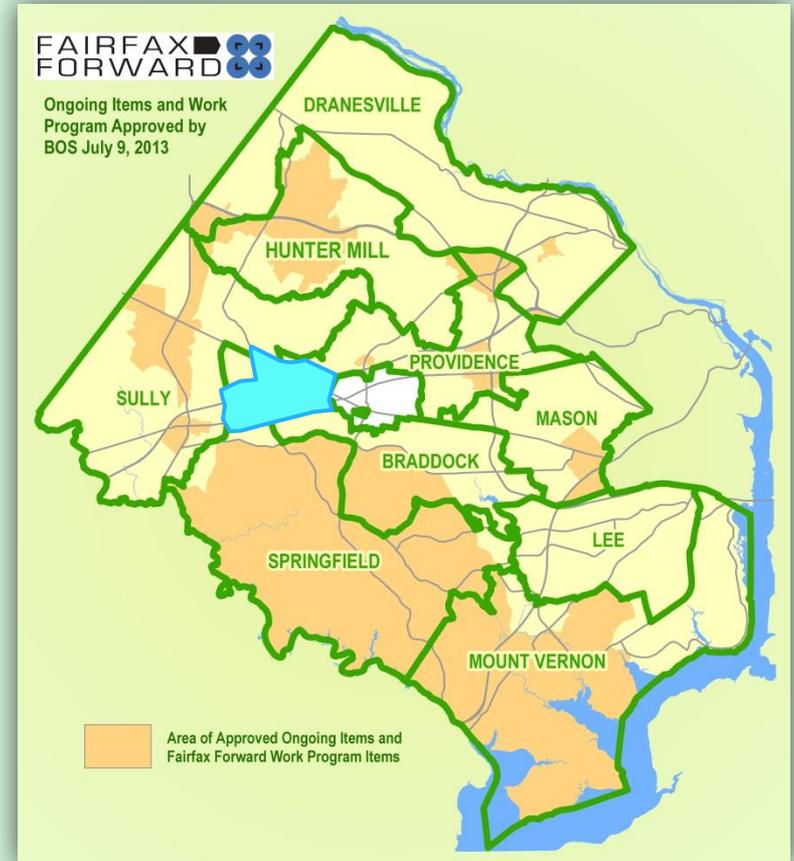
Office building at Waples Mill Road and Random Hills Road (~ 0.90 FAR)

Neighborhood-serving retail center off Lee Highway (~ 0.18 FAR)



Fairfax Forward

- Adopted by the Board of Supervisors on July 9, 2013
- Utilizes a pilot Comprehensive Plan Amendment Work Program to list planning studies beginning in 2013-2016
- The Fairfax Center Area is the first activity center study to begin



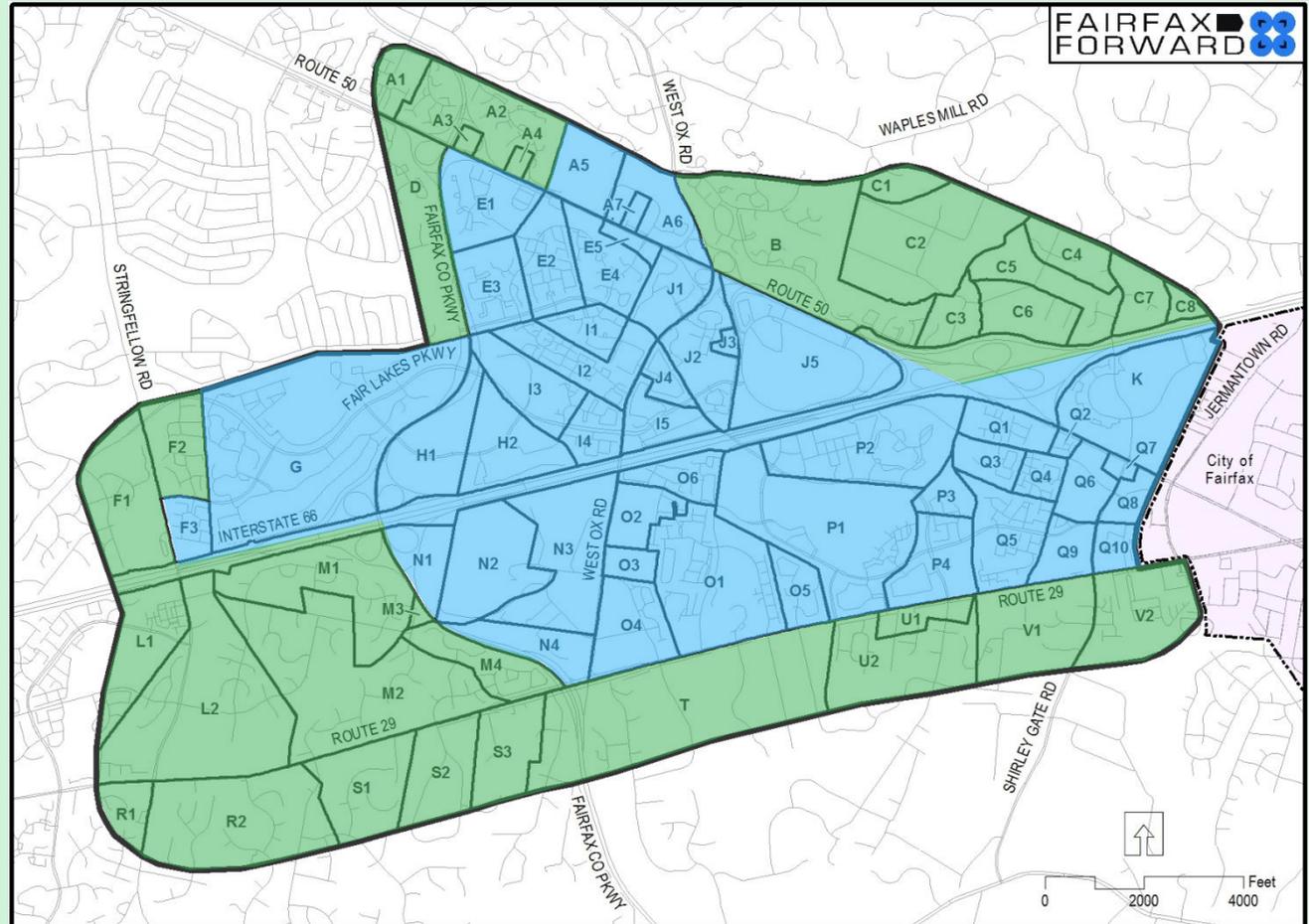


Fairfax Center Area Study

Study Phases

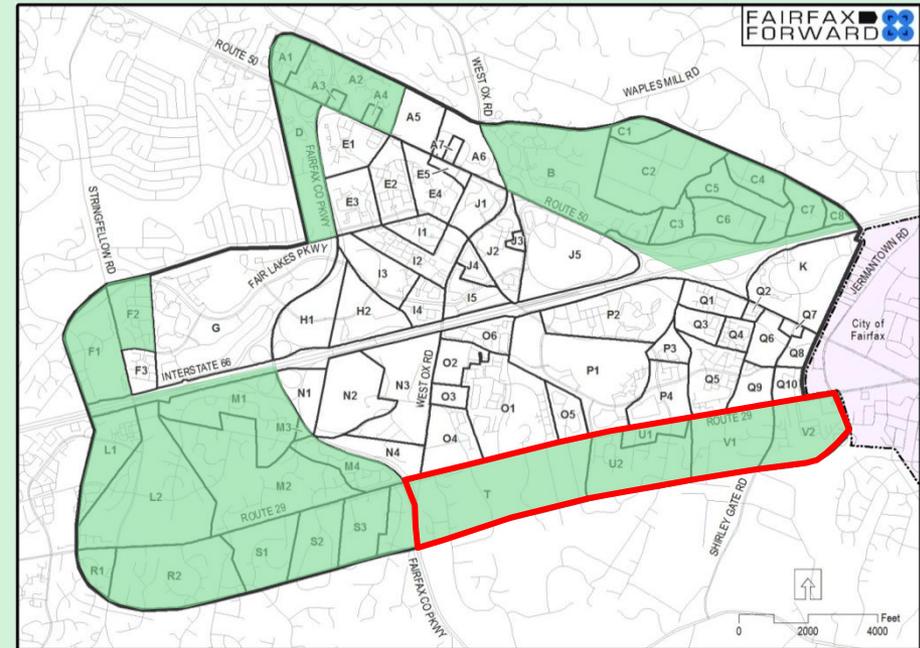
Phase I:
Transition
Areas

Phase II:
Suburban
Center and
Areawide
Guidance



Transition Areas

- Established low density residential areas and suburban neighborhoods
- Examine current recommendations to ensure they remain up-to-date
- Evaluate and incorporate changes based on public input



Existing Conditions Report

- Published September 2013
- Provides information on the study area geography, areawide policies, land uses, and public facilities in the study area.
- Purpose is to create a uniform baseline knowledge of the area and identify other considerations for the study.
- Study website:
www.fairfaxcounty.gov/dpz/fairfaxcenter





Study Kickoff Open House

- October 2013
- Presented Comprehensive Plan information, Existing Conditions
- Held a small group exercise to share ideas about the future of the Fairfax Center Area
 - What are the present strengths and weaknesses in the Fairfax Center Area?
 - What are the opportunities and challenges you see in the next 20 years in the Fairfax Center Area?



Virtual Meeting - October 7, 2013 Fairfax Center Area Study Open House

The kick-off meeting for the Fairfax Center Area planning study was held on October 7, 2013. County staff presented information about the county's Comprehensive Plan and planning process and reviewed the existing conditions of the study area. Community members were able to review presentation materials in more depth and were asked to give their opinions on priorities for the area.

Presentation materials

[Fairfax Center Existing Conditions Report](#)

Fairfax Center Area Study Poster Presentations

- [Environment](#)
- [Heritage Resources](#)
- [Housing](#)
- [Land Use](#)
- [Parks and Recreation](#)
- [Public Safety](#)
- [Schools and Libraries](#)
- [Transportation-Roads](#)
- [Transportation-Transit](#)
- [Water and Sewer](#)

[October 7, 2013 Open House Presentation](#)



www.fairfaxcounty.gov/dpz/fairfaxcenter/virtualmeeting1007.htm

To get a sense of the future of the Fairfax Center Area, two questions were asked to open house participants. We would like you to share your ideas about the future of the Fairfax Center Area! Please answer the following two questions:

1. What are the strengths or weaknesses you presently see in the Fairfax Center Area?

2. What are the opportunities or challenges you see for the Fairfax Center Area in the next 20 years?:

[Summary of Small Group Discussion](#)

[Summary of Virtual Open House Comments - Updated through November 7, 2013](#)

*This document summarizes public comment on comprehensive planning issues from the Virtual Fairfax Center Area Open House. Comments that are off-topic or unclear in their applicability to planning issues in the Fairfax Center Area, or are deemed inappropriate based on social media policies for deleting comments are not summarized. For a complete listing of comments that have been received, please contact the Department of Planning and Zoning, Planning Division at (703)324-1380 or TTY 711 (Virginia Relay Center).



Submit



Study Kickoff Open House

- General Themes
 - The Fairfax Center Area is well-located near major transportation routes and has a variety of housing types and commercial uses
 - Enjoy the pastoral nature of areas south of Lee Highway
 - Improved signage for existing parks, more active recreation opportunities
 - Improve pedestrian and bicycle connectivity
 - Expand multi-modal transportation options



Phase I Timeline

Fall 2013

- Existing Conditions Report and Study Kickoff open house

Winter 2014

- Phase I Outreach Meetings

Spring 2014

- Analysis of proposed changes

Summer 2014

- Review and comment on recommendations

Fall 2014

- Planning Commission and Board of Supervisors Public Hearings



Transportation Improvements



Lee Highway Widening

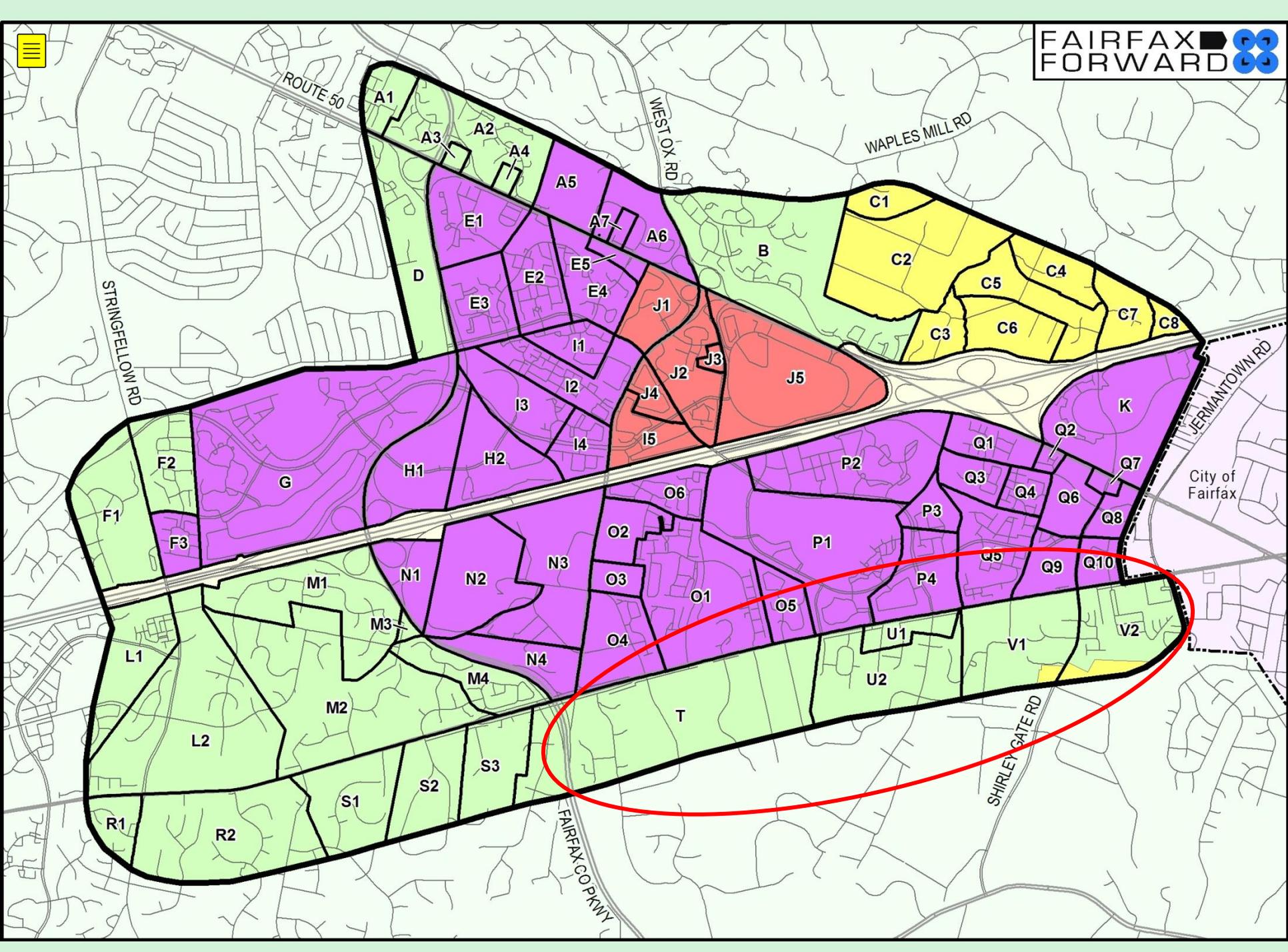
- ❑ Widen eastbound Lee Highway to 3 lanes from Legato Road to Shirley Gate Road
- ❑ Construct a 5-foot concrete sidewalk along south side of Lee Highway
- ❑ Currently in Land Acquisition stage
 - ❑ Spring 2015: Award construction (tentative)
 - ❑ Spring 2016: Substantial completion (tentative)





Plan Recommendations and Policies

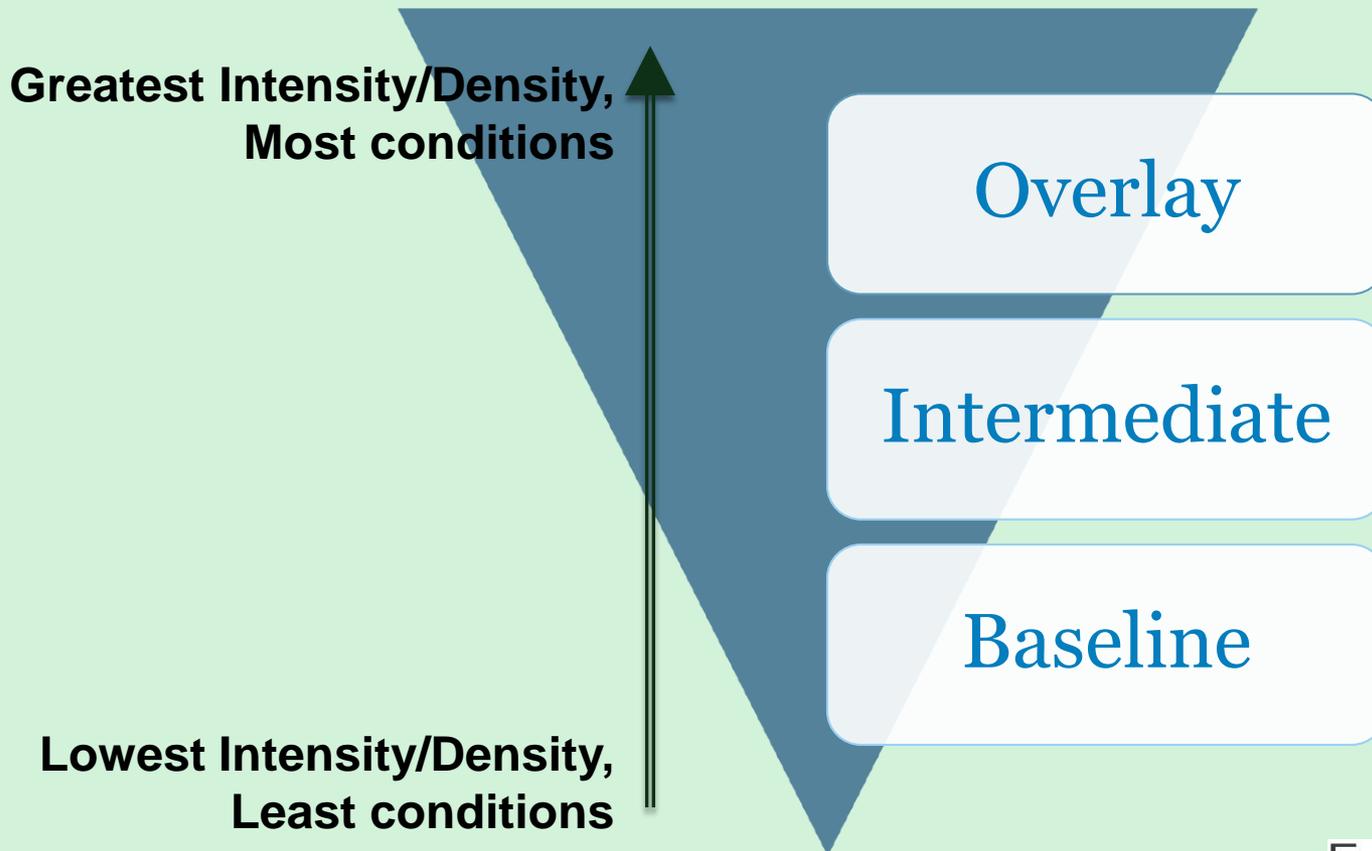
Braddock District – Land Units T, U, and V





Fairfax Center Area Plan

□ Incentive-based implementation Plan



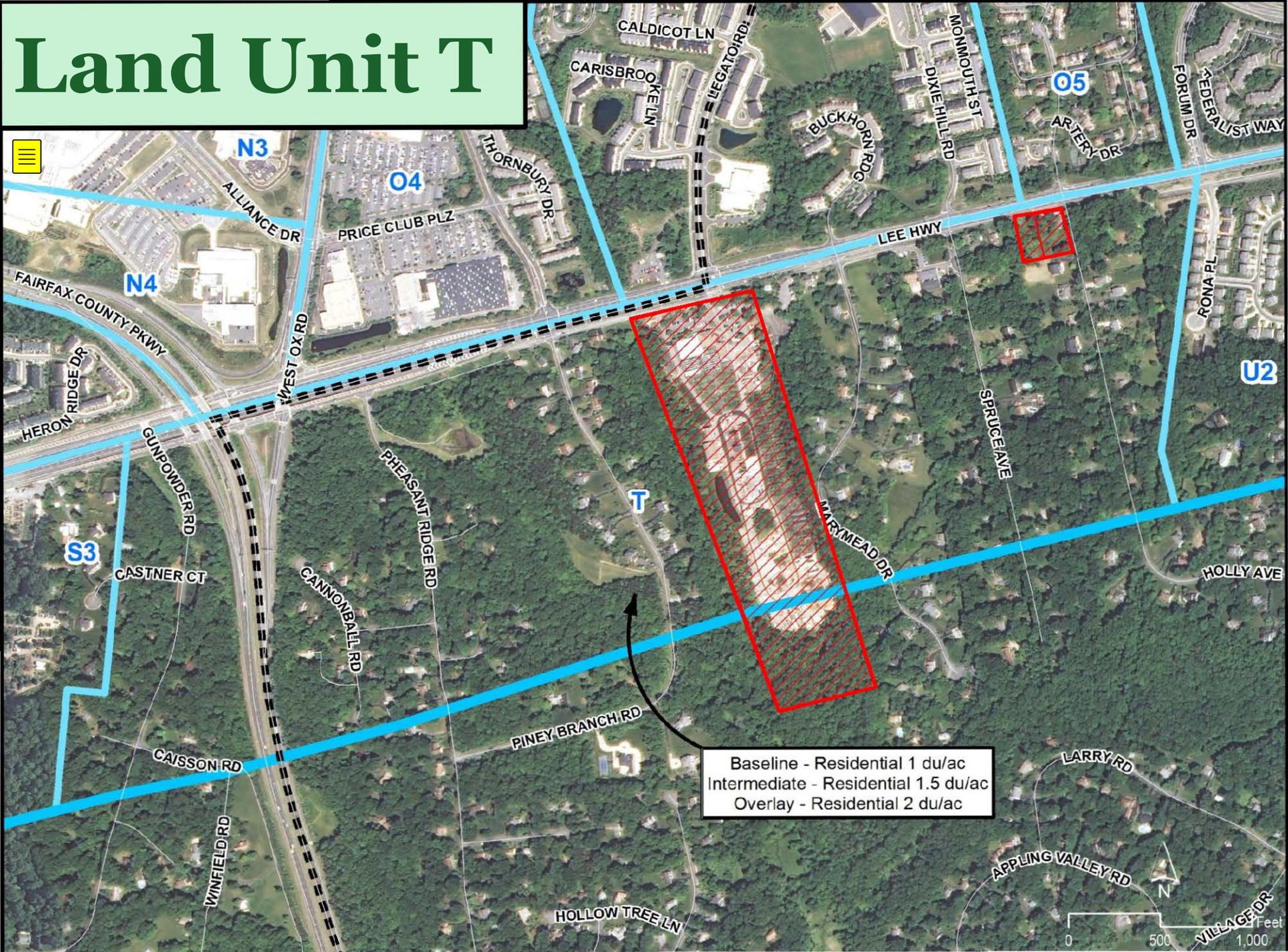


Development Elements

- Development above the baseline level must result in a higher quality of development by providing infrastructure and amenities
- Topics: Transportation, Environment, Public Facilities, Site Planning, and Design



Land Unit T

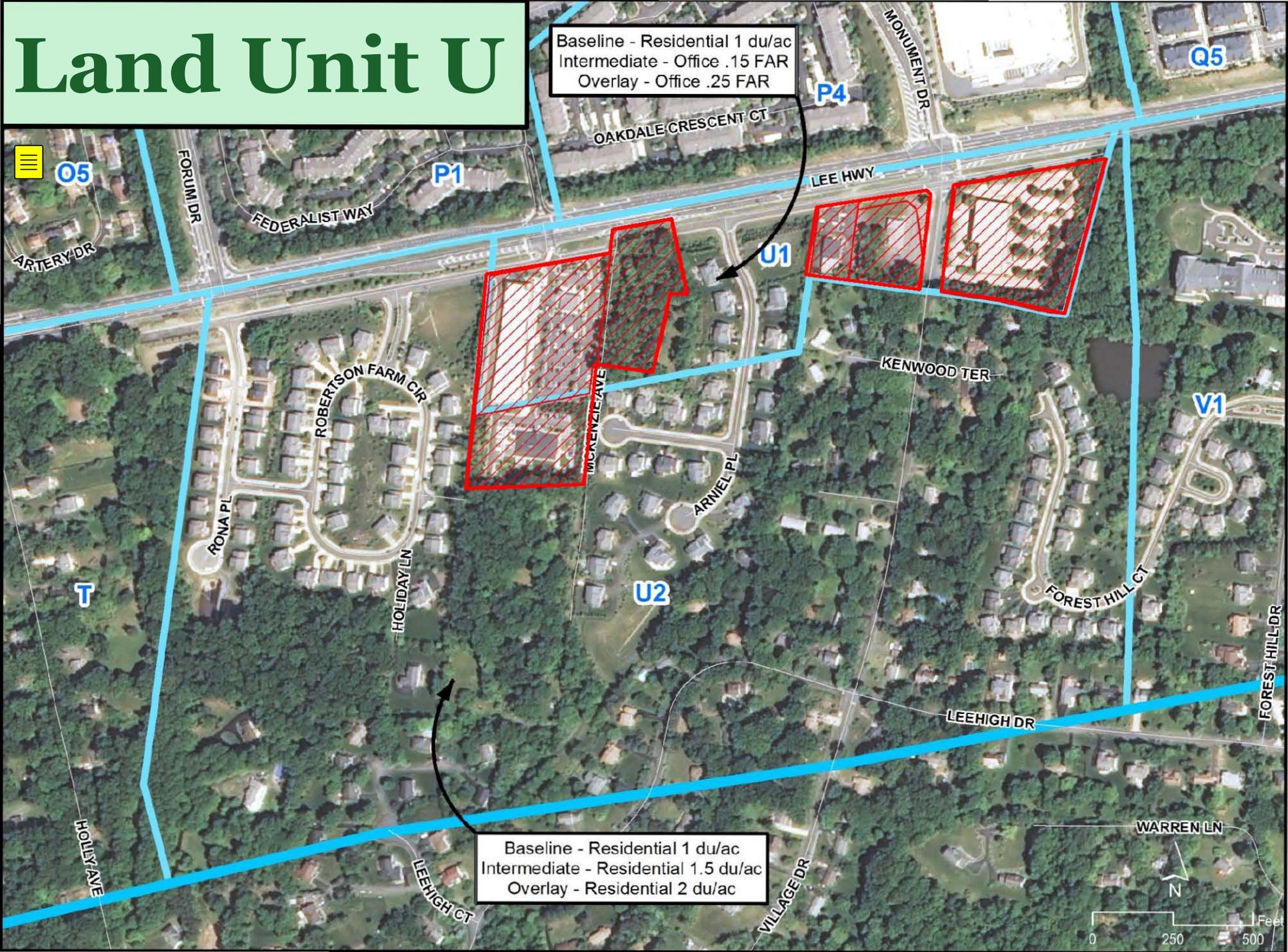


Baseline - Residential 1 du/ac
Intermediate - Residential 1.5 du/ac
Overlay - Residential 2 du/ac

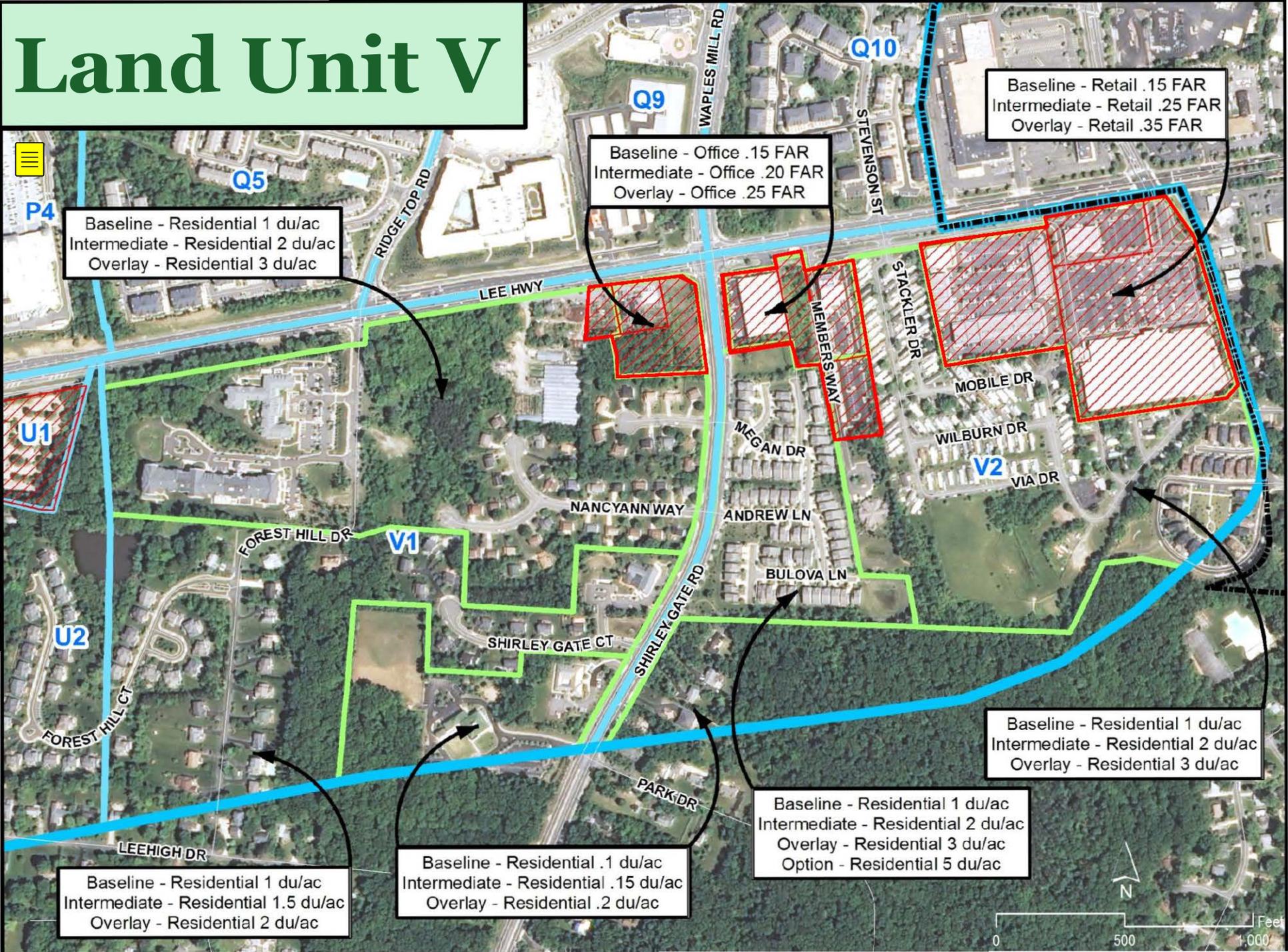
Land Unit U

Baseline - Residential 1 du/ac
Intermediate - Office .15 FAR
Overlay - Office .25 FAR

Baseline - Residential 1 du/ac
Intermediate - Residential 1.5 du/ac
Overlay - Residential 2 du/ac



Land Unit V



P4

Baseline - Residential 1 du/ac
Intermediate - Residential 2 du/ac
Overlay - Residential 3 du/ac

U1

U2

Q5

Q9

Q10

RIDGE TOP RD
LEE HWY

Baseline - Office .15 FAR
Intermediate - Office .20 FAR
Overlay - Office .25 FAR

Baseline - Retail .15 FAR
Intermediate - Retail .25 FAR
Overlay - Retail .35 FAR

MEMBERS WAY

STACKLER DR

MOBILE DR

WILBURN DR

VIA DR

V2

FOREST HILL DR

V1

NANCYANN WAY

ANDREW LN

BULOVA LN

SHIRLEY GATE CT

SHIRLEY GATE RD

Baseline - Residential 1 du/ac
Intermediate - Residential 2 du/ac
Overlay - Residential 3 du/ac

Baseline - Residential 1 du/ac
Intermediate - Residential 2 du/ac
Overlay - Residential 3 du/ac
Option - Residential 5 du/ac

PARK DR

LEEHIGH DR

Baseline - Residential 1 du/ac
Intermediate - Residential 1.5 du/ac
Overlay - Residential 2 du/ac

Baseline - Residential .1 du/ac
Intermediate - Residential .15 du/ac
Overlay - Residential .2 du/ac





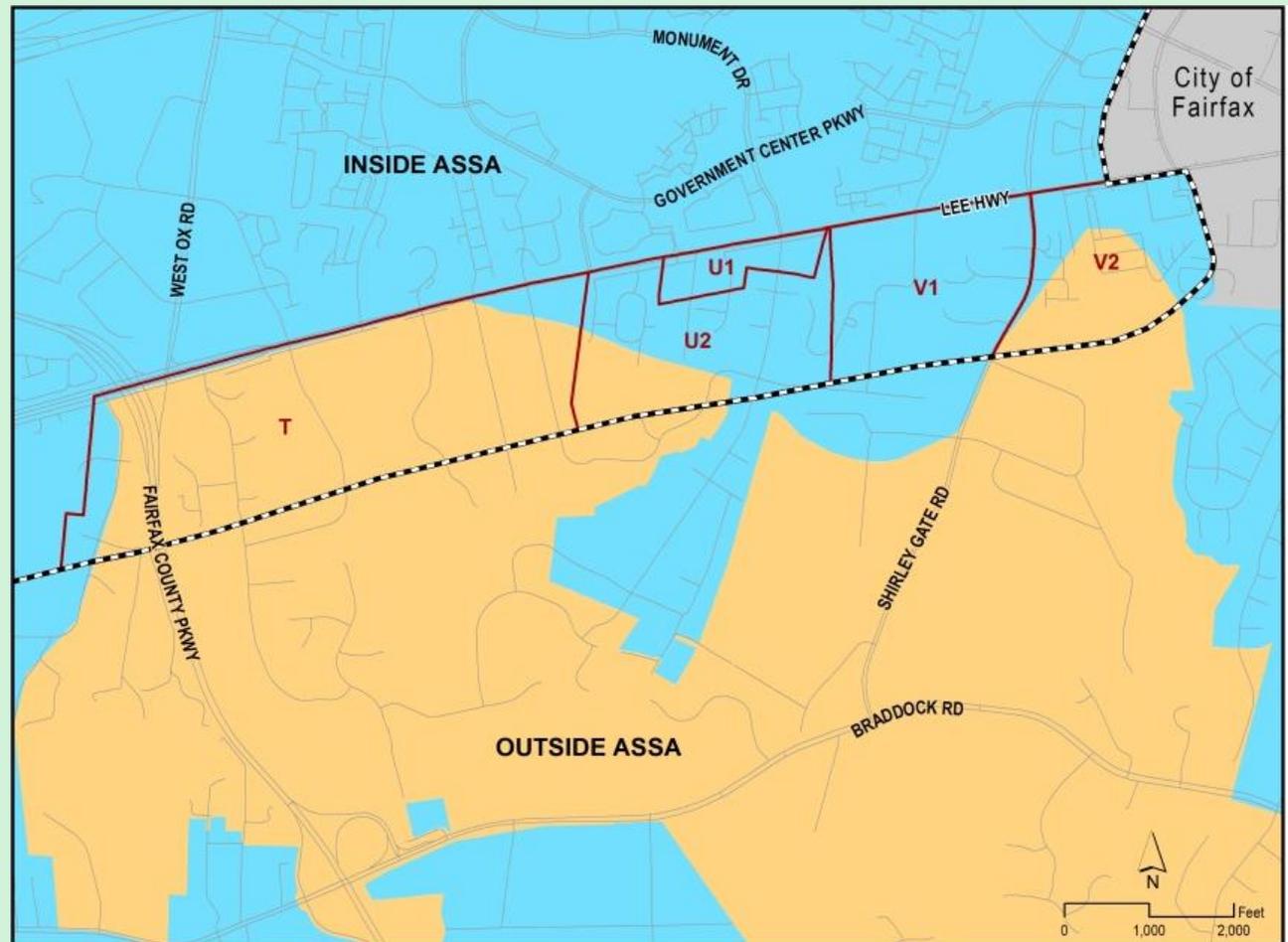
Areawide Land Use Policies

- Preservation of existing stable neighborhoods with infill development of a compatible use, type, and intensity
- Existing spot commercial uses along should not be expanded or enhanced

Occoquan Watershed Policies

More
intense uses
inside ASSA

Low density
residential
uses outside
ASSA



Stay Informed

- Visit the study webpage:
 - <http://www.fairfaxcounty.gov/dpz/fairfaxcenter>
- Send an email to:
 - DPZFairfaxCenter@fairfaxcounty.gov
- Join the study listserv:
 - <http://www.fairfaxcounty.gov/email/lists> (look for “Fairfax Center Area planning study news” under Land Use & Development)
- Like us on Facebook
 - <https://www.facebook.com/fairfaxlanduse>
- Call our office:
 - (703) 324-1380
- Visit us:
 - The Department of Planning and Zoning, Planning Division
12055 Government Center Parkway, Suite 730, Fairfax, VA 22035

Feedback

What do you think?

- Open House Themes:
 - Good location and mix of uses
 - Character of area south of Lee Highway
 - Need better park signage
 - More active recreation opportunities
 - Improved bicycle/pedestrian connectivity
 - Expand multimodal transportation options
- Is there anything else to add?
- How do these ideas apply to Land Units T, U, and V?

What do you think?

- Do you think recommendations for areas presently planned for commercial uses in Land Units U and V align with your future vision?
 - If yes, why do you think the current recommendations are appropriate?
 - If no, what alternatives would you suggest?