

SUMMARY OF VIRTUAL MEETING COMMENTS - FAIRFAX CENTER AREA – PROVIDENCE

DISTRICT PHASE I

3.18.2014

Question 1: Several themes emerged from feedback received at the October Study Kickoff Open House and the Virtual Open House. Some strengths include the area's close proximity to major transportation routes, its variety of housing options, and the pastoral nature of areas south of Lee Highway. Some suggested improvements include the need for better signage for existing parks, more active recreation opportunities, improved bicycle and pedestrian connectivity, and an expansion of multi-modal transportation options.

- Is there anything else to add?
- How do these ideas apply to this part of the Fairfax Center Area?

LAND USE

- Evaluate why Providence District included in study area since the current study are boundary cuts through subdivisions
- The area should remain low density residential

TRANSPORTATION AND INFRASTRUCTURE

- Considerable traffic congestion on Waples Mill and Oakton roads in morning and evening; cut-through traffic through subdivisions makes it worse
- Pine Tree and Valley roads should be opened to permit better ingress/egress routes, especially for emergency vehicles
- Roads need to be re-surfaced, re-graded, and widened to provide safe passage of cars, school buses, and walkers
- Complete the bike path that currently runs from the intersection of Waples Mill and Oakton Roads – connect it to Penderbrook
- Construct a bicycle path/sidewalk connecting Penderbrook to Waples Mill Elementary School
- Construct a pedestrian bridge across Route 50 to Fair Oaks Mall
- Traffic through Penderbrook to Fairfax Farms needs to be considered for any future development

PARKS AND RECREATION

- Oak Marr and Difficult Run Stream Valley parks should be expanded
- Provide more open space parks, bicycle trails, and walking trails

ENVIRONMENT

- There is considerable development near the Difficult Run headwaters and along its tributaries, some of which is not environmentally acceptable today

- The Difficult Run Watershed should continue to be preserved for the protection of wildlife, undeveloped spaces, and water quality
- Develop energy efficiency and conservation standards in townhouse and condominium communities to enhance marketability of properties

Question 2: This portion of the Fairfax Center Area consists of portions of the Fairfax Farms and Penderbrook subdivisions. This area is developed with and planned for residential uses, including single-family homes, townhouses, and low-rise multifamily residential units.

- If yes, why do you think the current recommendations are appropriate?
- If no, what alternatives would you suggest?

LAND USE

- Penderbrook is a contained higher density housing area adjacent to Fairfax Center and provides a good buffer zone for the lower density Fairfax Farms residential area, which also fits well with the newer lower density subdivisions around Waples Mill Elementary School.
- The low-density Fairfax Farms neighborhood supports the ecosystem. Significant development in Fairfax Farms would destroy buffers and also exacerbate the environmental problems of Difficult Run.
- First, need to update and clearly define the vision for Fairfax Center based on development since 1982. Second, need to redefine the study area boundary based on the vision. Third, need to define the buffer zones and transition area.
- The Providence District portion of the Transition Area should be removed from the Fairfax Center Area and be associated with similar low density residential housing
- The Providence District portion of the Transition Area should remain a stable, low density residential neighborhood
- Infill development should be compatible with existing development
- Any development of vacant lots in Fairfax Farms should remain consistent with current development
- Multiple housing options is a plus
- Keep multifamily residential units low rise
- Consider higher-density residential use in parts of Fairfax Farms

TRANSPORTATION

- Traffic through the Penderbrook neighborhood to Fairfax Farms needs to be considered for any future development
- Boundary Street should be updated to reflect its actual existing use as a county approved outfall channel to provide storm drain management
- Good accessibility to shopping areas by walking, biking, and public transportation is a strong plus that is valued by both younger and older families

PARKS AND RECREATION

- Construct a community garden in the study area. A good location would be off I-66 in the open area with abandoned buildings that are falling down and covered with graffiti.

MISCELLANEOUS

- Public water is needed for fire hydrants
- It is extremely important that all homeowners be continually informed for all meetings and any proposed changes