

FAIRFAX CENTER AREA STUDY SULLY DISTRICT OUTREACH FEBRUARY 26, 2014

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Agenda

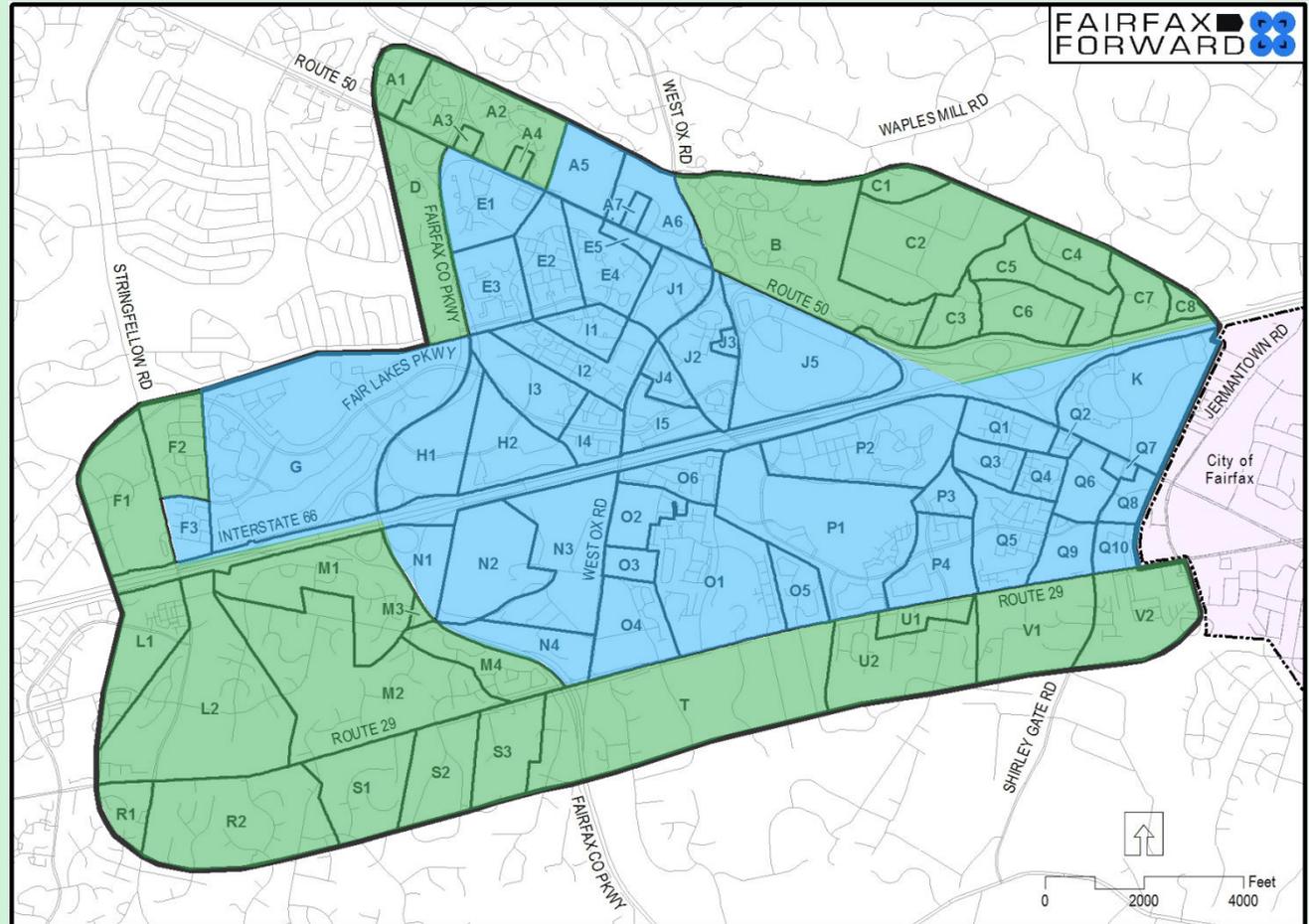
- ❑ What is the study and how is it organized?
- ❑ Summary of public outreach efforts
- ❑ What is your role?

Fairfax Center Area Study

Study Phases

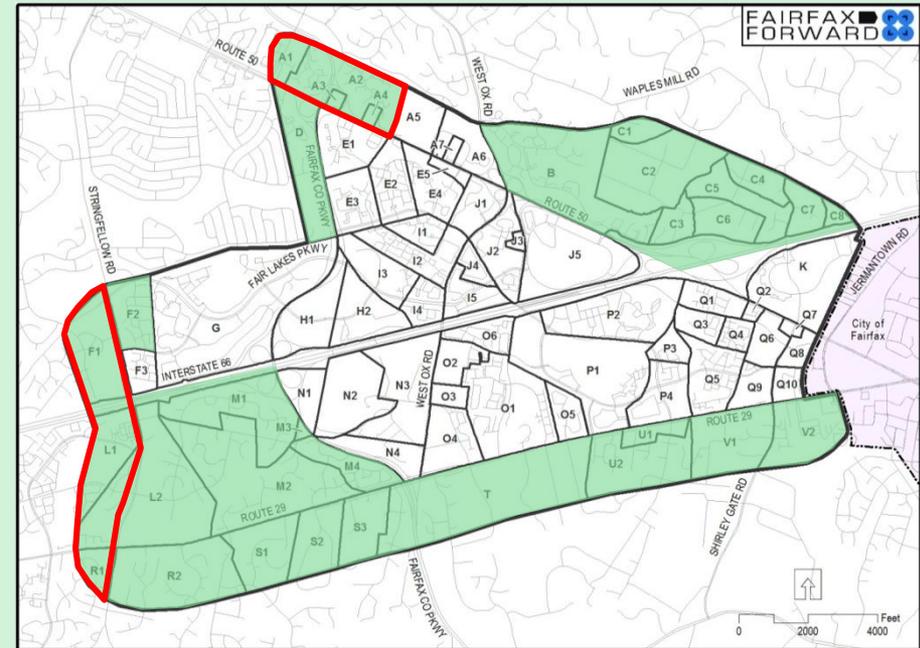
Phase I:
Transition
Areas

Phase II:
Suburban
Center and
Areawide
Guidance



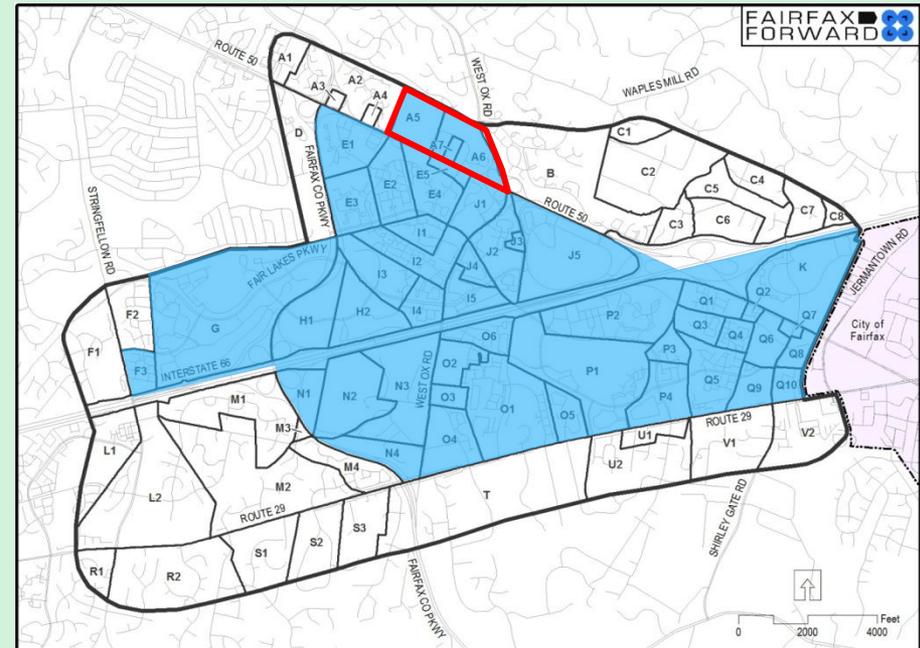
Transition Areas (Phase I)

- 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



Suburban Center and Areawide Guidance (Phase II)

- Denser core of study area
- Update facts and reflect buildout
- Examine areawide guidance
- Anticipated to begin at conclusion of transition area study (late 2014)



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



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

Outreach Efforts

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?



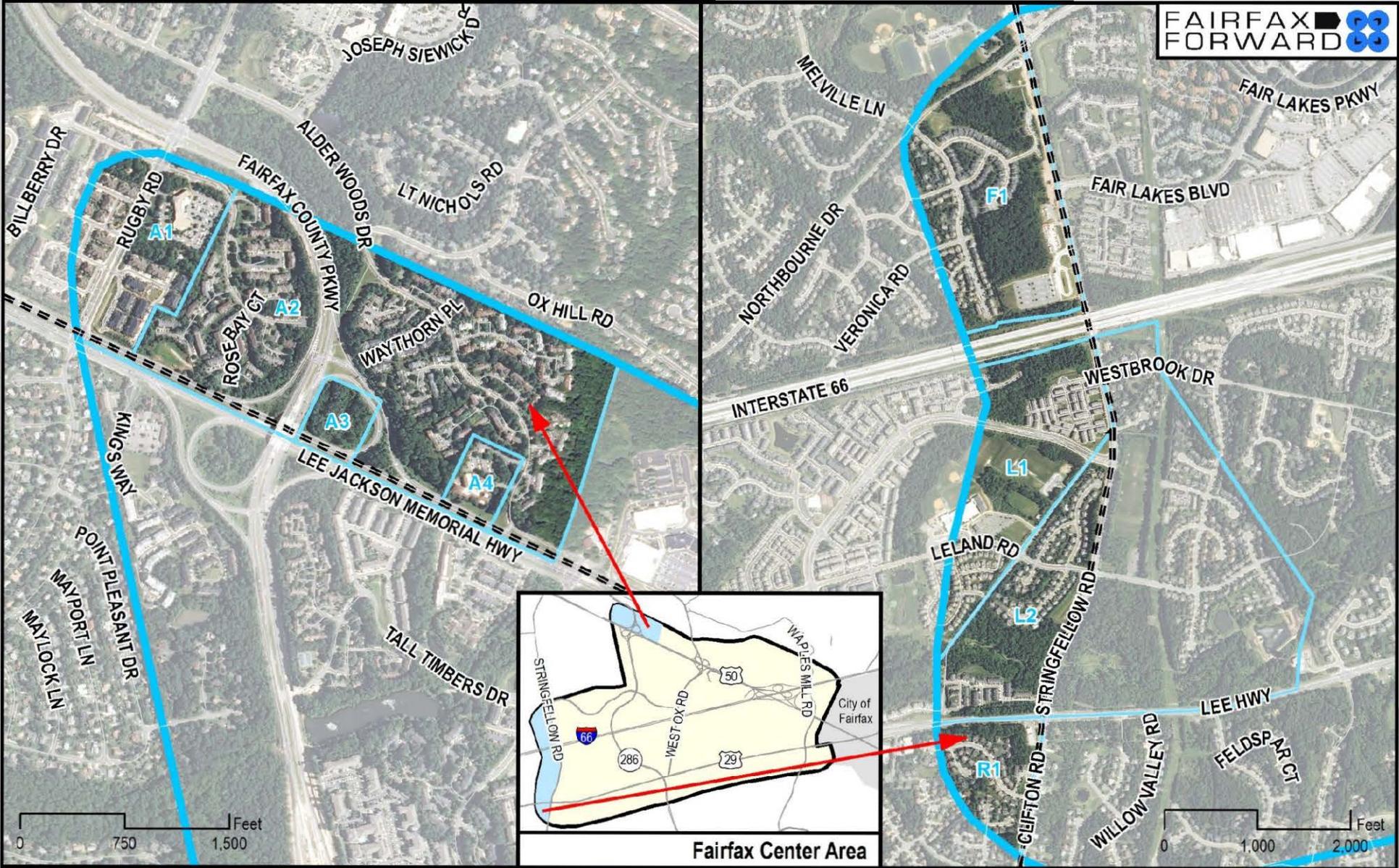
Study Kickoff Open House

- 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 less-dense nature of areas south of Lee Highway
 - Improved signage for existing parks, more active recreation opportunities
 - Need more schools
 - Improve pedestrian and bicycle connectivity
 - Expand multi-modal transportation options

Springfield/Sully District Kickoff

- January 2014
- Presented Study Process, Open House feedback
- Held a small group exercise to explore ideas about the future of this portion of the Fairfax Center Area

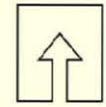




Transition Area - Sully District

Fairfax Center Area Study - Phase 1

- Key
-  Fairfax Center Area Boundary
 -  Sully District Boundary



Phase I Issues and Next Steps

Sully District Transition Area Issues (Phase I)

- Area within Sully is largely built-out and stable
 - Update recommendations to reflect existing development
- Neighborhoods partially within Fairfax Center Area
 - Consider moving Plan recommendations for the transition area sub-units to underlying community planning sectors
- Land use
 - Unconsolidated parcels along Lee Highway – mostly within Springfield District
 - Parcels near Stringfellow Park and Ride
- School, RECenter, and Library facilities

Areawide Issues (Phase II)

- Public transit along Lee Highway
- Bike and pedestrian connectivity across the Fairfax County Parkway and I-66
- Additional park, school, and library facilities in the Fairfax Center Area
- Stormwater runoff and stormwater management facilities

Your Role in Phase I

- Provide feedback on Outreach Report (preliminary staff review of ideas against current Plan and longstanding policy)
- Assist in developing land use alternatives, if needed
- Review impact analysis, including strawman of land use and editorial amendments
- Make working group recommendations to PC and BOS

Questions?

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
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