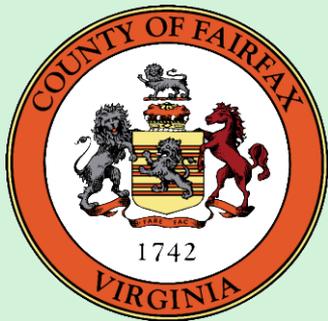




# FAIRFAX CENTER AREA STUDY

## SPRINGFIELD DISTRICT COMMUNITY MEETING OCTOBER 2, 2014



# Agenda

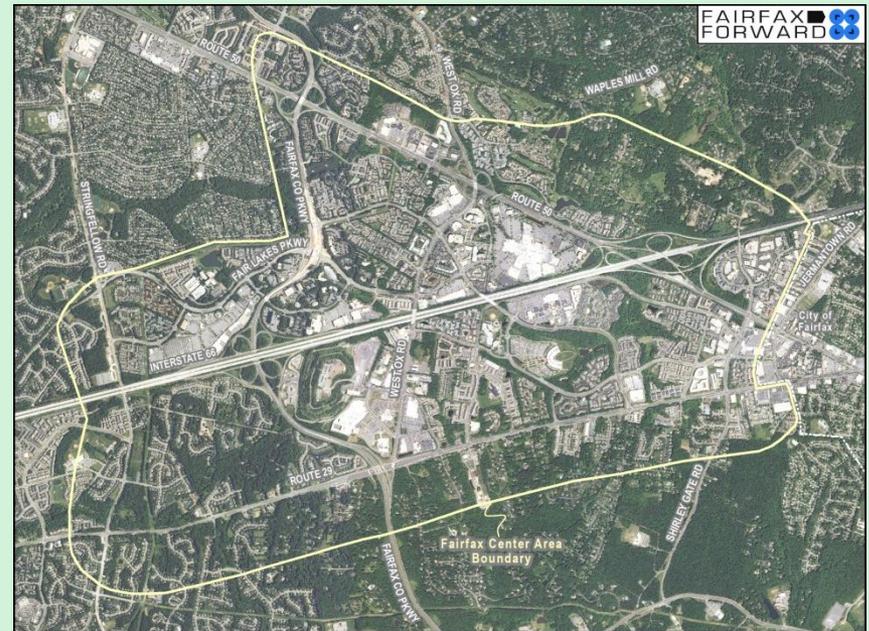
- ❑ Study Background
- ❑ Analysis and recommendations
- ❑ Questions and comments

# Fairfax Center Area Study

## Phase I

# What is the purpose of the study?

- Look at 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



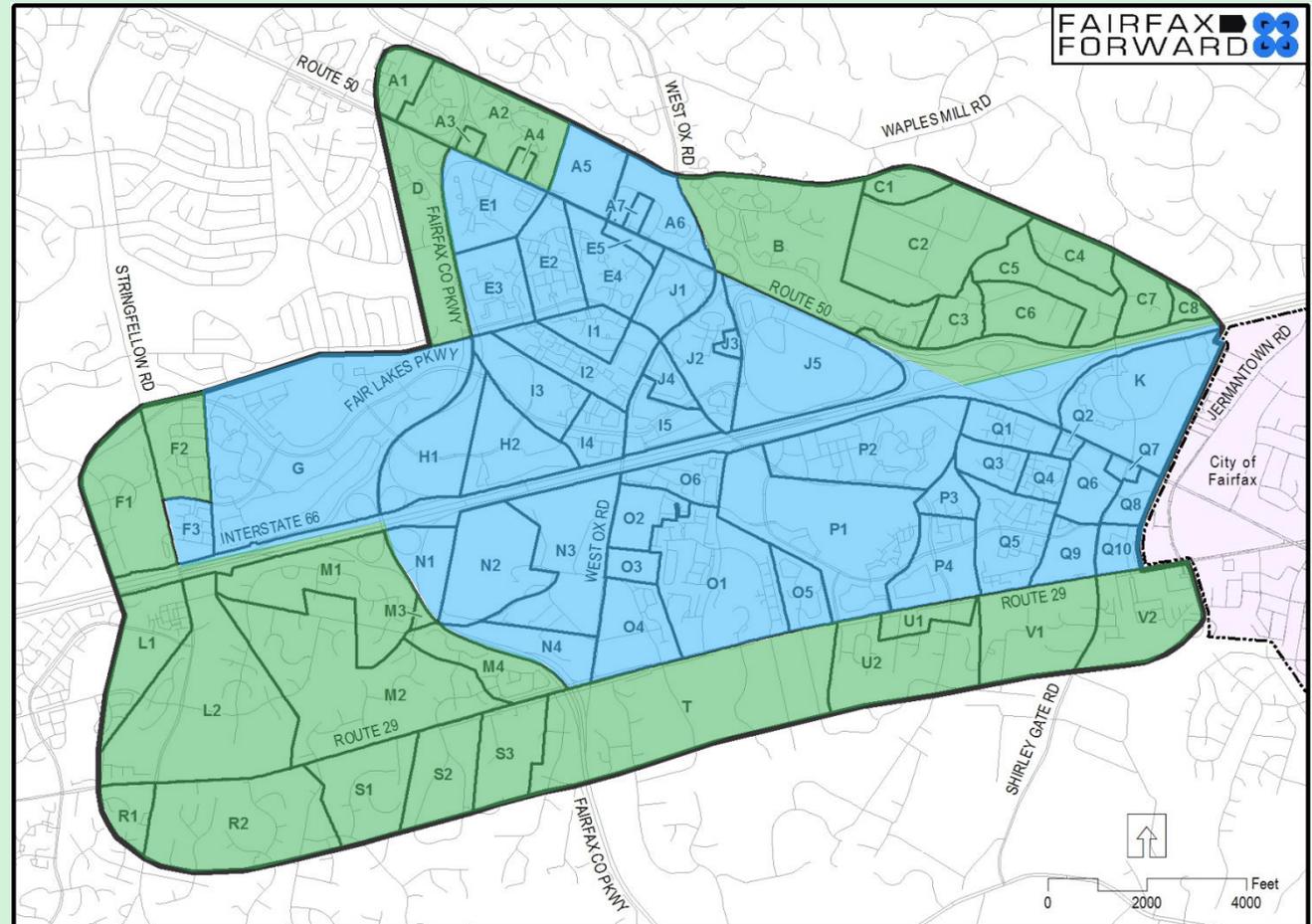
# The Comprehensive Plan

- 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

# Study Phases

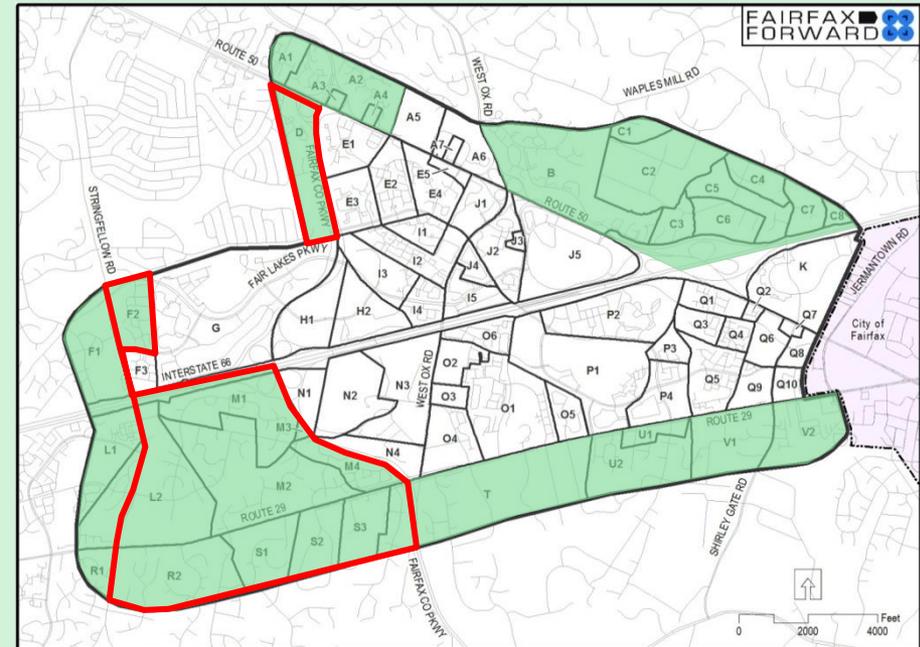
Phase I:  
Transition  
Areas

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



# Phase I Timeline

Fall 2013

- Existing Conditions Report and Study Kickoff open house

Winter 2014

- Phase I Public Outreach Meetings

Spring 2014

- Working Group meetings
- Development of land use alternatives

Summer 2014

- Analysis of proposed changes
- Working Group and staff recommendations

Fall 2014

- Planning Commission and Board of Supervisors Public Hearings – 10.22.14 and 12.2.14

# Outreach and Working Group 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?

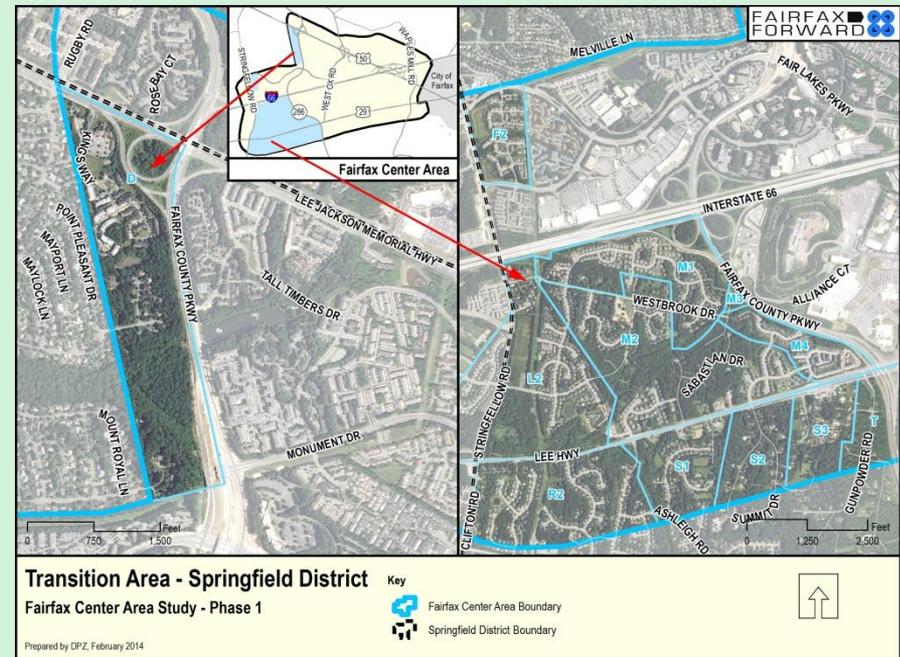


# Study Kickoff Open House

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

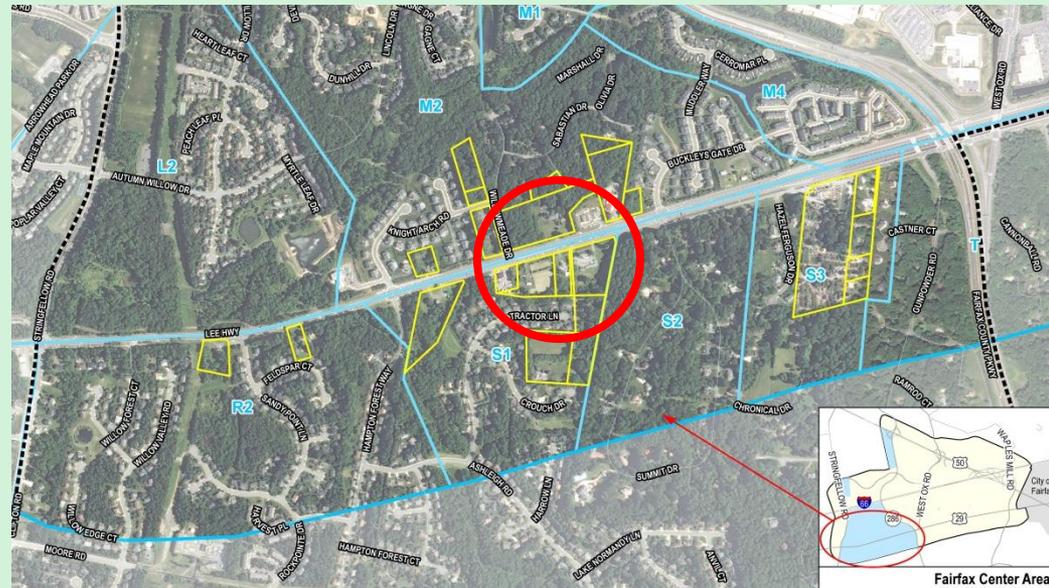
# Springfield District Open House

- January 2014
- Asked participants to answer questions and share ideas about the future of this portion of the Fairfax Center Area
- Summary of comments in Community Outreach Report
  - General support for current land use recommendations
  - Desire to promote redevelopment of commercial uses on Lee Highway – incentives?
  - Bicycle and pedestrian connections needed



# Working Group: Development of Land Use Alternatives

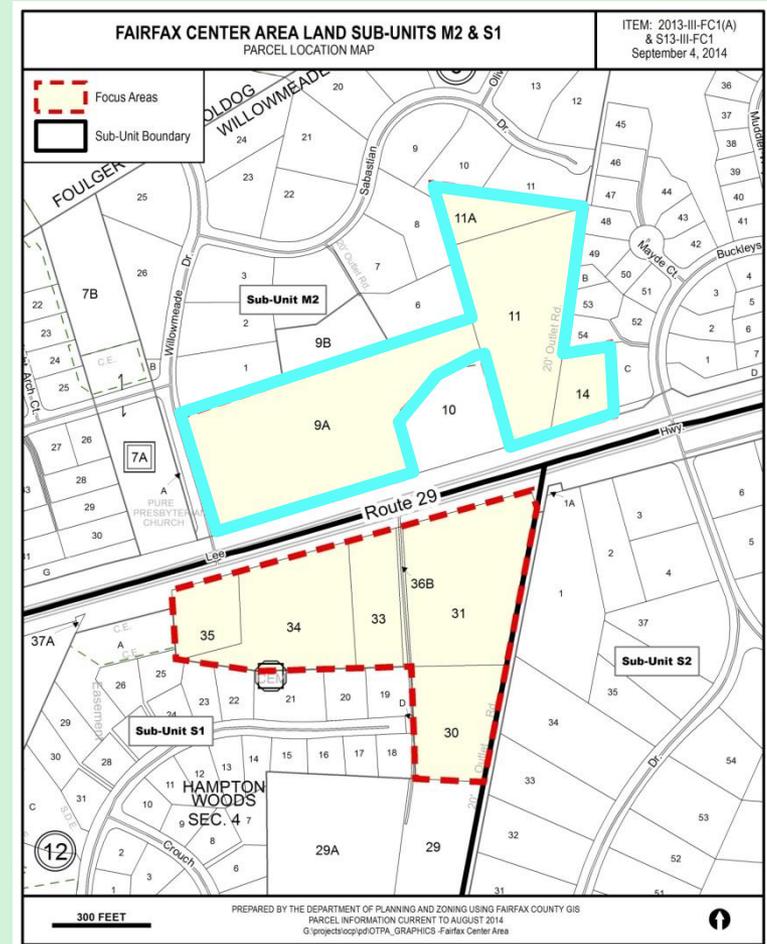
- Spring 2014
- Presented Community Outreach Report
- Working Group identified sites along Lee Highway Corridor to examine for redevelopment
- Developers presented ideas for some parcels
  - A 130-unit, three-story congregate living facility (approximately .40 to .50 FAR)
  - Single-family detached residential and townhouse development (overall density of 4.4 dwelling units per acre (du/ac))
  - Single-family detached residential development (3-4 du/ac)
- Two land use alternatives developed for selected parcels
- Impact analysis conducted



# Recommendations

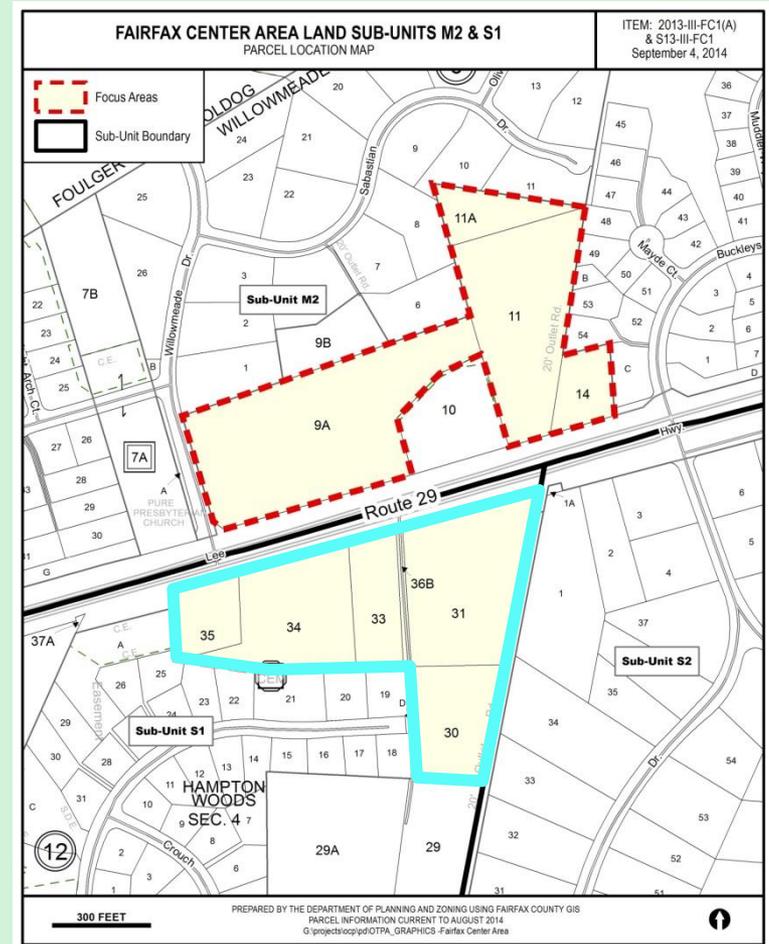
# Sub-unit M2

- Land use alternatives
  - Alternative 1: Mix of densities ranging from 2-4 du/ac: 37 single family units
  - Alternative 2: 4 du/ac over entire area: 48 single family units
- Working Group Recommendation
  - Density within a range of 3-4 du/ac
  - Full consolidation desired, parcels 9A and 11 at a minimum
  - Coordinated vehicular and pedestrian access to Willowmeade Drive
  - Buffering and landscaping between development and Willowmeade neighborhood
- Staff recommends 3 du/ac



# Sub-unit S1

- Land use alternatives
  - Alternative 1: 4 du/ac: 46 single family units
  - Alternative 2: 8 du/ac: 92 townhouses
- Working Group Recommendation
  - Density within a range of 3-4 du/ac
  - Full consolidation desired, parcels 30 and 31 at a minimum
  - Coordinated vehicular and pedestrian access to Tractor Lane
  - Buffering and landscaping between development and Crystal Springs neighborhood
- Staff recommends 3 du/ac



# Next Steps

- Planning Commission Public Hearing
  - Wednesday, October 22, 2014 @ 8:15 p.m.
  - Board Auditorium, Fairfax County Government Center
- Board of Supervisors Public Hearing
  - Tuesday, December 2, 2014 @ 5:00 p.m.
  - Board Auditorium, Fairfax County Government Center
- Phase II of Fairfax Center Area Study to begin upon conclusion of Phase I

# 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  
12055 Government Center Parkway, Suite 730, Fairfax, VA 22035