



SITE-SPECIFIC PLAN AMENDMENT PROCESS

SOUTH COUNTY

2019 – 2021

6235 & 6245 Brandon Avenue

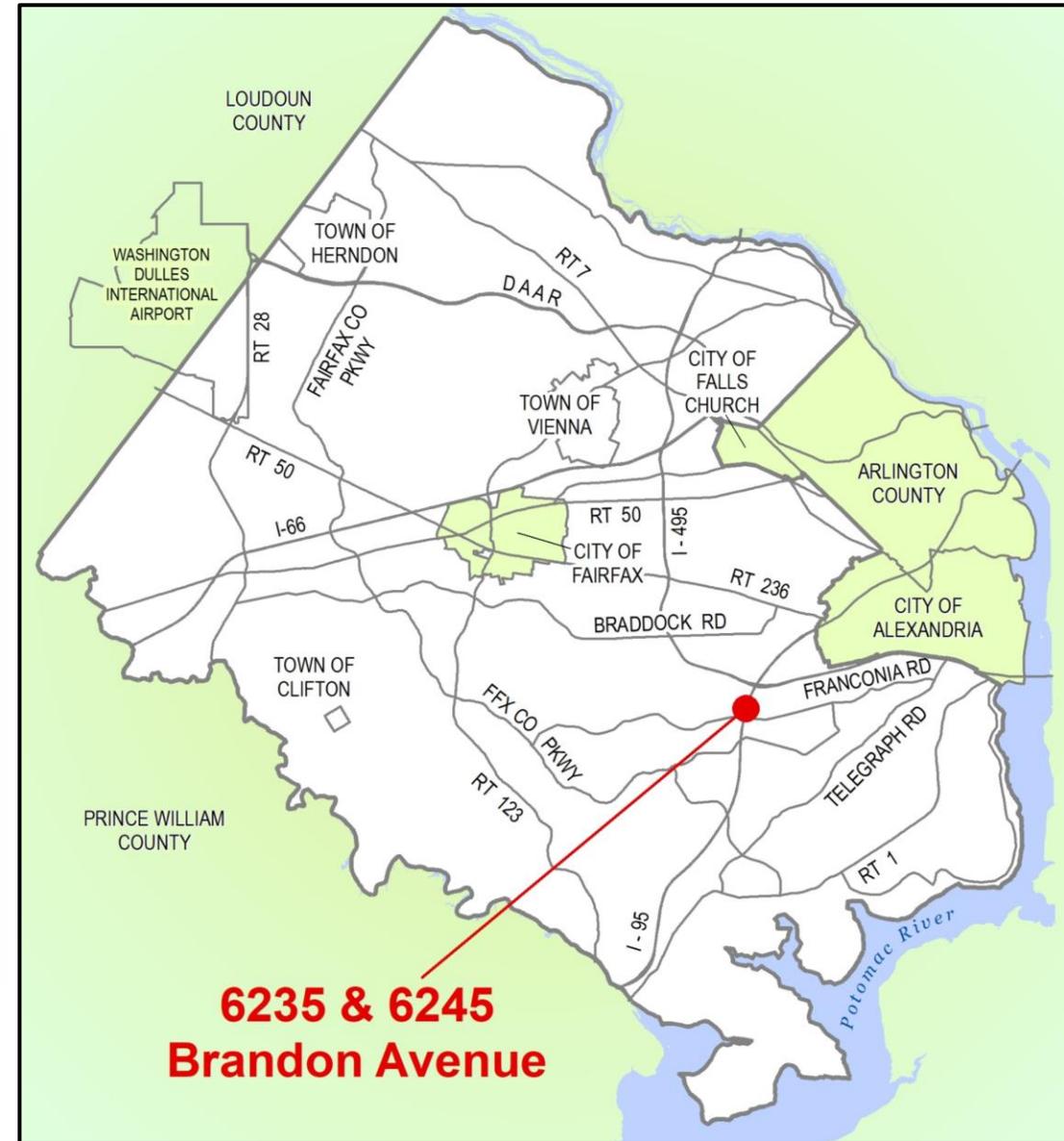
October 18, 2021

7:00 pm – 9:00 pm



Agenda

- Subject Area of Board Authorization
- Urban Design and Streetscapes
- Community Benefits
- Questions and Discussion
- Nominator Presentation
- Task Force Discussion
- General Questions and Comments



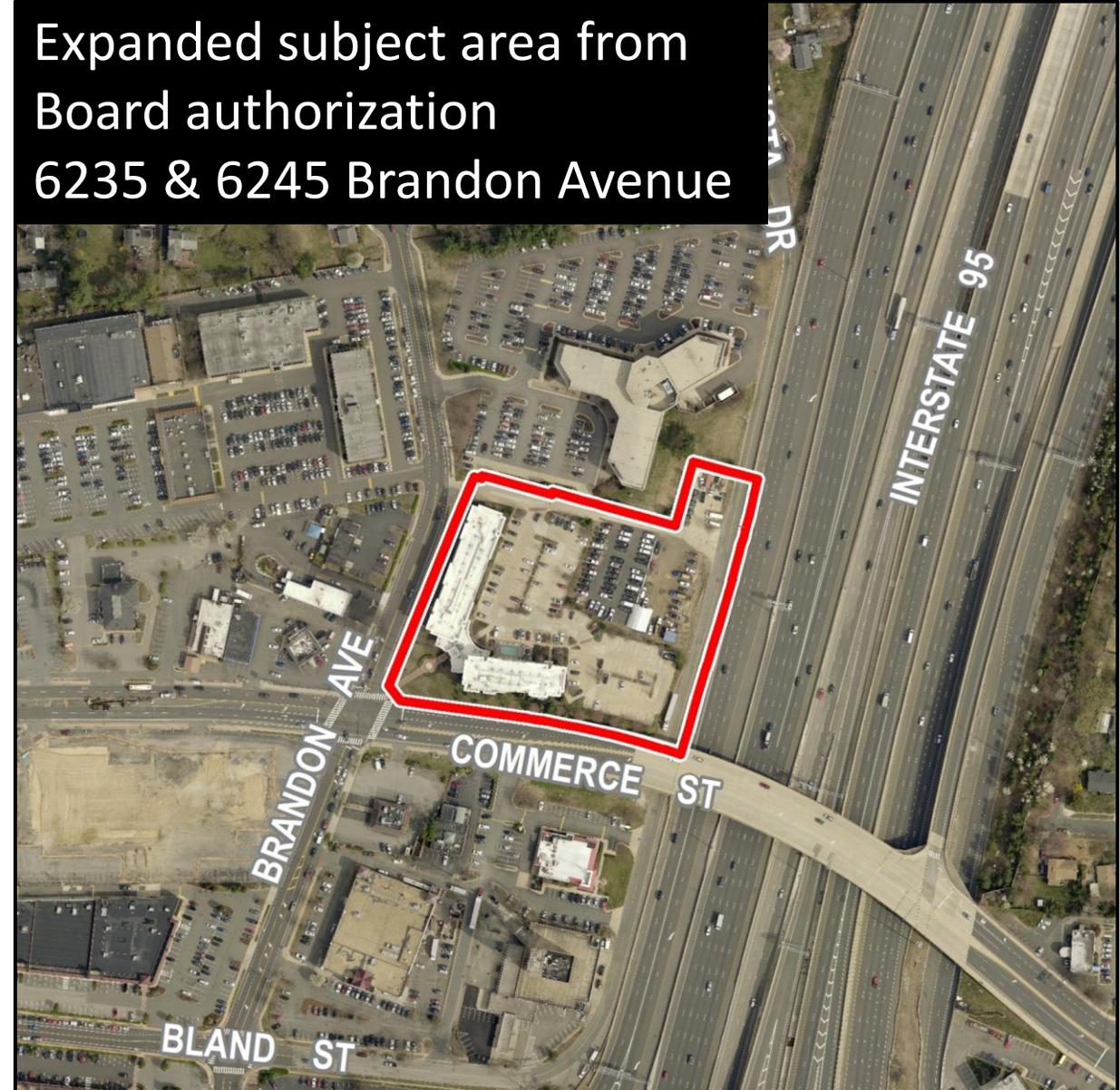
Subject Area of Board Authorization

Subject Area of Board Authorization

Subject area from original nomination
6235 Brandon Avenue



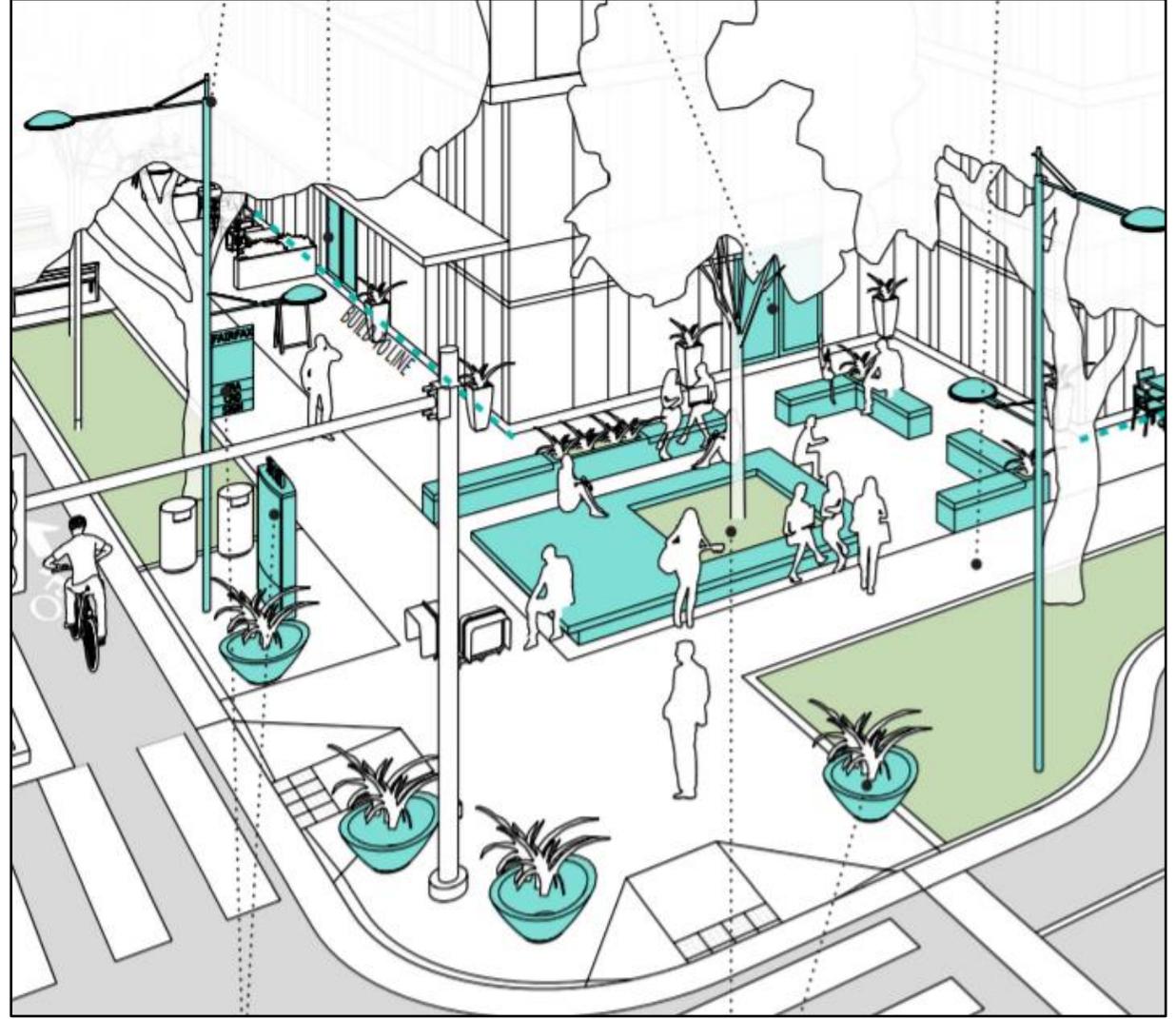
Expanded subject area from Board authorization
6235 & 6245 Brandon Avenue



Urban Design and Streetscapes

Urban Design Considerations for Springfield

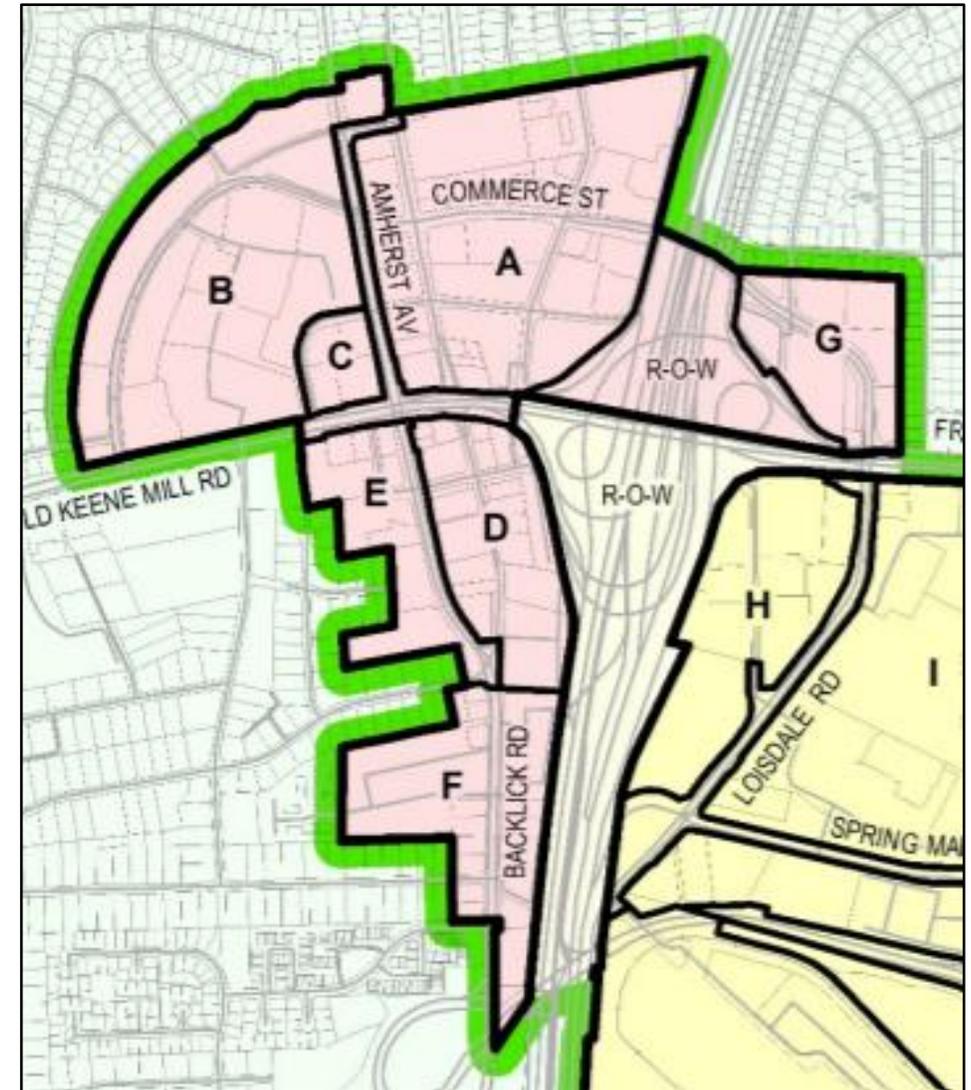
1. Compatible Building Design
2. Enhanced Streetscapes
3. Placemaking & Gateways



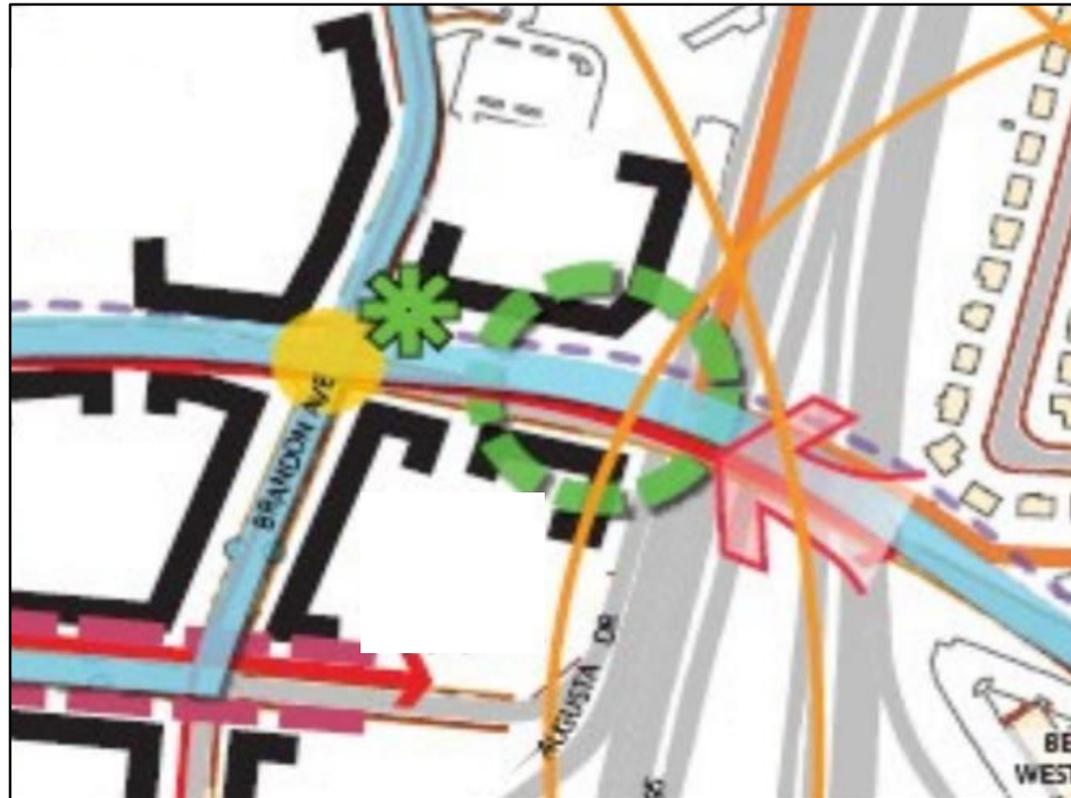
Comprehensive Plan – LAND UNIT A

Recommendations:

- Common design or architectural theme
- Corner plaza entry features (Commerce St. & Brandon Ave.)
- Gateway features marking entrance to area



Comprehensive Plan – FRAMEWORK PLAN



-  Focal Point of Placemaking
-  Gateways
-  Priority Pedestrian Corridors
-  Major Pedestrian Flow
-  Lower Traffic Intersection

Comprehensive Plan – LOCAL STREETS

PEDESTRIAN ZONES:

- Building Zone
- Sidewalk
- Landscape Amenity Panel

STREETSCAPE ELEMENTS:

- Underground utilities
- Street trees/planting
- Lighting
- Street furniture



Comprehensive Plan – AUGUSTA DRIVE



Example of enhanced bicycle and pedestrian facilities

Comprehensive Plan – BRANDON AVENUE



Example of an enhanced streetscape

Comprehensive Plan – SYSTEMS MAP



**Placemaking
Opportunity Site**



**Gateway / Iconic
Portal**



Bike Facility



**Landscape Roadway
Corridor**

Focal Point of Placemaking



Focal Point of Placemaking

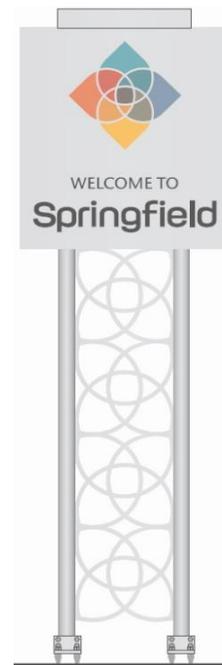
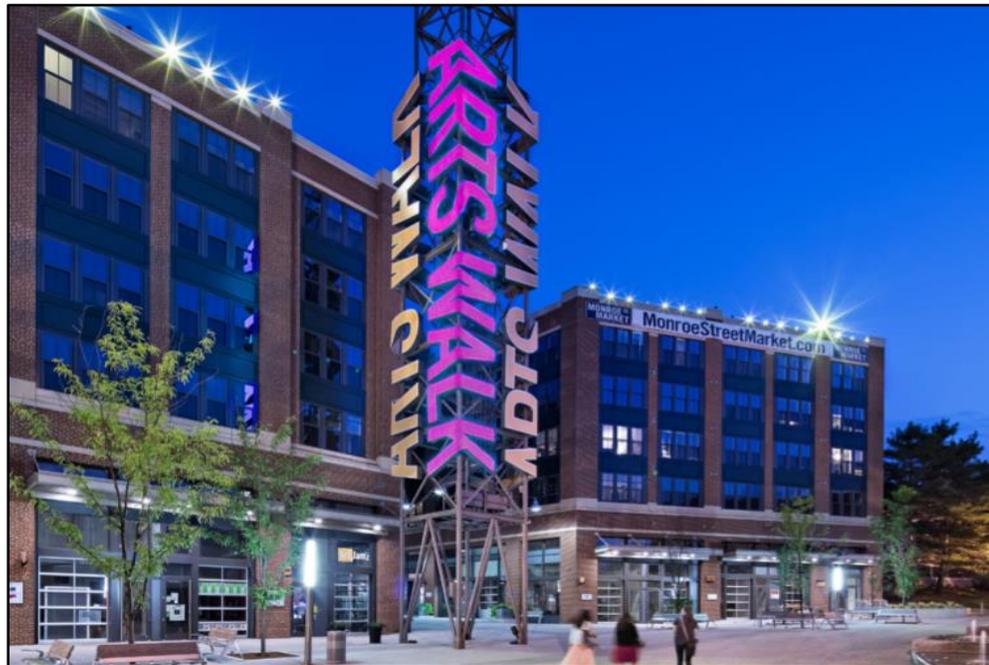
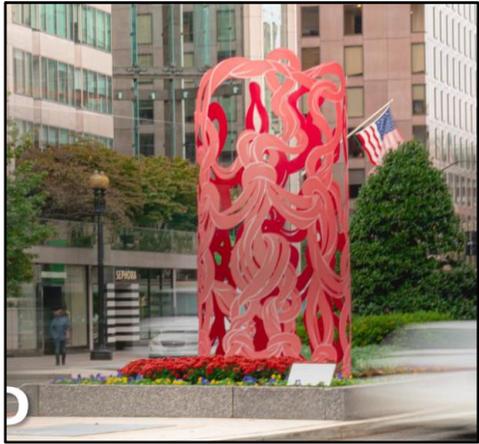


Original Design

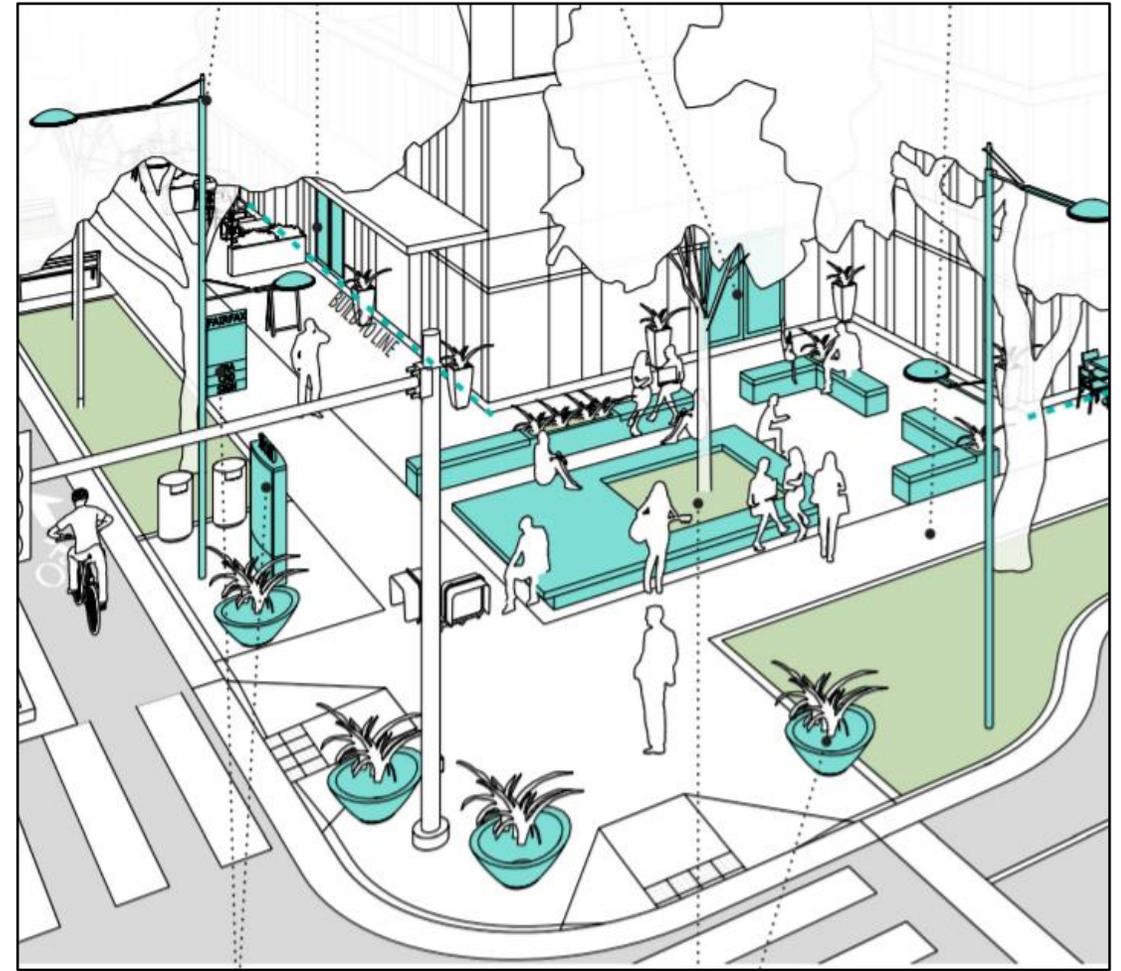
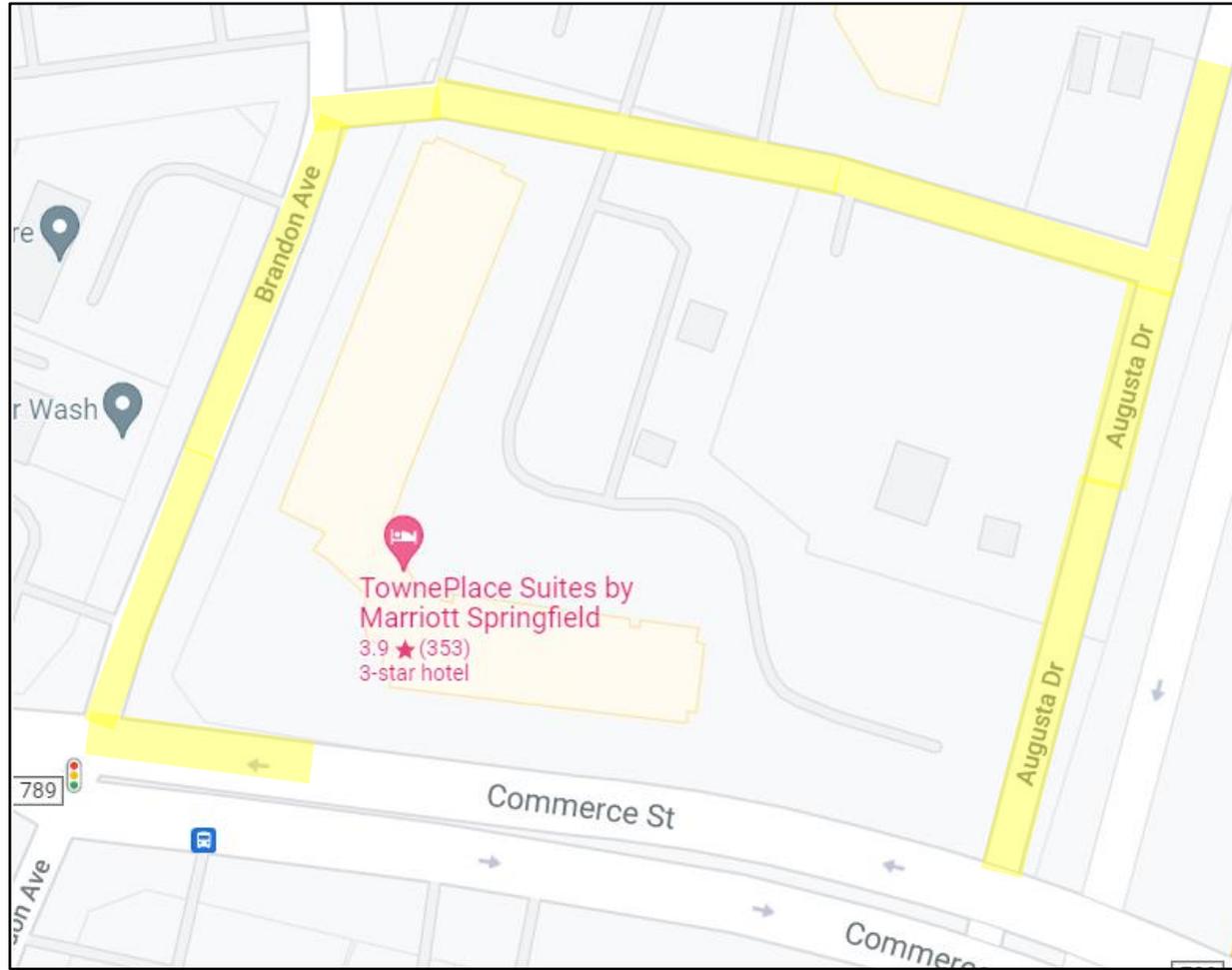
Current Conditions



Gateway Feature Options



Streetscape Enhancements & Placemaking



Potential Community Benefits

Potential Community Benefits

- Building Design
- First Floor Uses
- Streetscape Improvements
- Place Making and Gateway Feature

Questions and Discussion

Next Steps

- Next Task Force Meeting – November 15, 2021
- Consensus with Task Force
- Rezoning Application
- Draft Plan Text Review
- Publish Staff Report
- Planning Commission and Board Hearings
 - Winter/Spring - 2022

Thank you for your time

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/6235-brandon-avenue>

Staff Contact: David Stinson david.Stinson@fairfaxcounty.gov 703-324-1370

For assistance accessing information, contact staff at the Department of Planning & Development at 703-324-1380