

FAIRFAX CENTER AREA STUDY

PHASE III - CORE AREA

Community Task Force, April 2, 2024



PLANNING & DEVELOPMENT

TASK FORCE MEETING #1 AGENDA

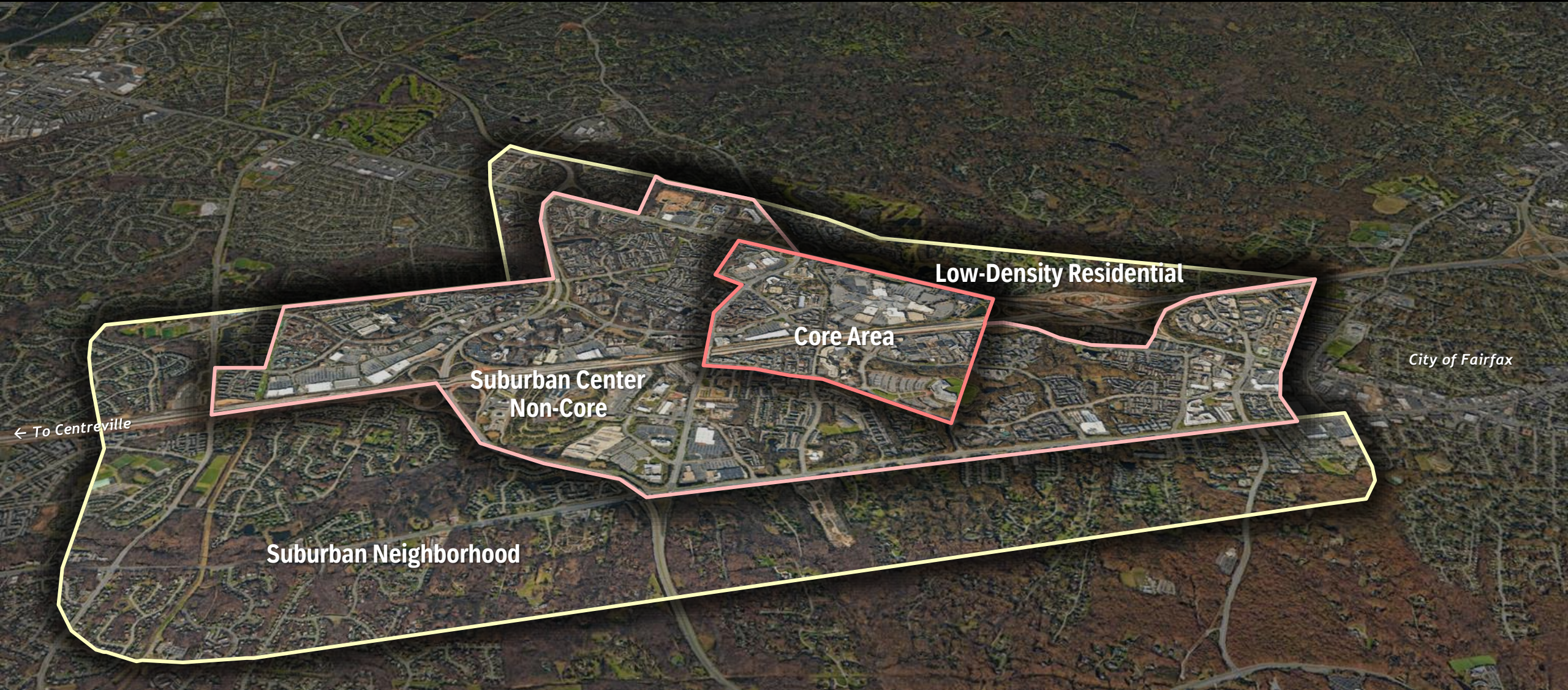


- Introductions
- Study Background
- Scope and Responsibilities of Task Force
- Concurrent Studies, Schedule and Next Steps
- Existing Conditions Analysis
- Questions/Comments

TASK FORCE MEMBERSHIP

- Mary Cortina, Planning Commissioner, Braddock District
- Pete Murphy, Planning Commissioner, Springfield District
- Timothy Sargeant, Vice Chairman, Planning Commission (Alternate)
- Cary Adams, Braddock District
- Sam Gray, Springfield District
- Sabrina Mattin, Braddock District
- Jimi Shaughnessy, Springfield District

FAIRFAX CENTER AREA



← To Centreville

Suburban Neighborhood

Suburban Center
Non-Core

Core Area

Low-Density Residential

City of Fairfax

STUDY TIMELINE

Phase I: 2013

Guidance for Low Density Residential Areas



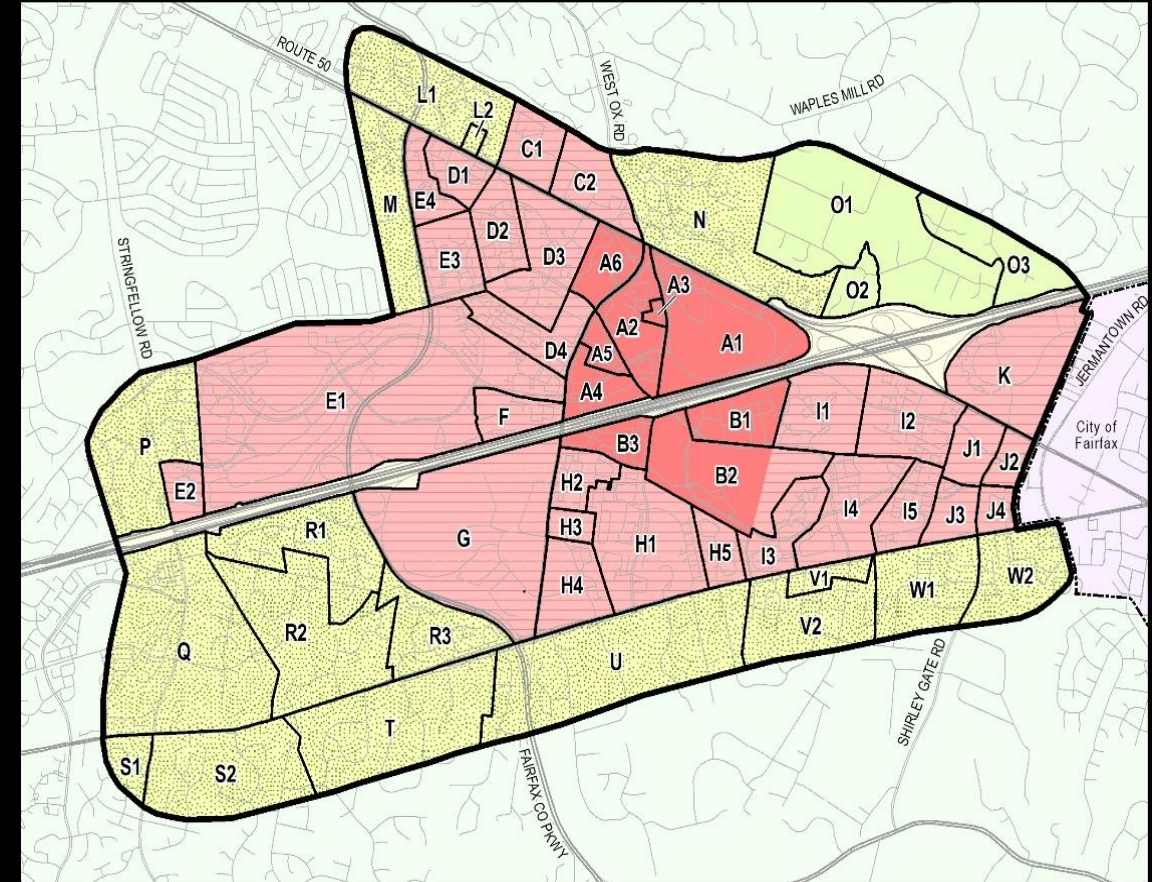
Phase II: 2016

Overall vision for Fairfax Center Area
Recommendations for analysis pending transportation study funding



Phase III: 2023-2025

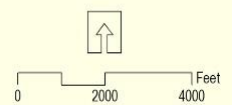
Transportation Study
Core Area land use and intensity
Government Center Visioning



Concept Map Fairfax Center Area

Key			
	Suburban Center (Core)		Fairfax Center Area Boundary
	Suburban Center (Non-core)		Sub-Unit Boundary
	Suburban Neighborhood		
	Low Density Residential Area		

Prepared by DPZ September 2016
Reflecting Amend 2013-III-FC1 (B)



PHASE III STUDY AREA (CORE AREA)



PHASE III STUDY AUTHORIZATION

- Revise guidance for Land Units A and B – Core Area
- Transportation analysis
- Editorial updates for new planned and existing development
- Consider Reserve at Fairfax Corner for up to 0.42 FAR residential use



IDEA: MEASURING MIXED-USE DEVELOPMENT

Floor-Area Ratio (FAR) is used to describe how much building is on a property. It is commonly used in mixed-use development.

FAR is a comparison of the amount of building floor space to the total land area of the site.

At 1.0 FAR, the floor area is equal to the land area.

FAR 1.0



100% Lot Covered
1 Story

50% Lot Covered
2 Stories

25% Lot Covered
4 Stories

IDEA: MEASURING MIXED-USE DEVELOPMENT



0.25 FAR

Low



1.3 FAR

Medium

Mixed-Use Center/ Structured Parking



3.5 FAR

High

Transit-Oriented Development



FAIRFAX CENTER'S CONCEPT FOR FUTURE DEVELOPMENT

“The Suburban Center is envisioned as a premiere place to live, work and play, with the greatest intensity focused around a planned transit station in the median of I-66 near the Fair Oaks Mall, Fairfax Corner, and the county’s Government Center.”

This station presents an opportunity to evolve into a transit-oriented core area, a compact, mixed use place with a more urban character.”

Comprehensive Plan, 2017 Edition, Fairfax Center Area, page 4.

TASK FORCE SCOPE/RESPONSIBILITIES

- Springfield and Braddock district representation
- With staff, develop and evaluate a recommendation to the Braddock and Springfield Board Members for amending the Comprehensive Plan guidance for the Fairfax Center Area Core Area
- Consider land use mix/intensity within the scope of the authorization



TASK FORCE SCOPE/RESPONSIBILITIES

- 12 – 15 month process (starting now)
- Timeline to be aligned with concurrent studies
- Task Force to meet quarterly (approx.) to conduct business
- Topics may include:
 - Introduction, Overview and roles/responsibilities
 - Deep Dive - Existing Conditions in the Core Area
 - Vision for the Core Area
 - Development Scenarios and Impacts (including transportation)
 - Evaluate and refine scenarios and recommendations

CONCURRENT PLANNING EFFORTS



PLANNING & DEVELOPMENT

Fairfax Center Area Study, Phase III

Transportation Study



Government Center Visioning

Site Specific Plan Amendments

Route 29 Transportation Study



Other Area Planning Efforts and SSPAs



PLANNING & DEVELOPMENT

RESERVE AT FAIRFAX CORNER SSPA

- 2022 SSPA Nomination
- 45.35 acres / 650 multifamily units
- Adopted Plan: 8-12 dwelling units per acre
- Overlay: 0.35 FAR mixed use in connection with Fairfax Corner
- Proposed: Residential use up to 0.42 FAR to accommodate a new multifamily building with 405 units and a net increase of 335 units



GOVERNMENT CENTER VISIONING



CONTEXT: AFFORDABLE HOUSING

- Planned and entitled in Feb. 2023: 279 units at Parking Lots G & H
- Two 5-story buildings, 15,000 sf daycare/community space
- Serving up to 70% AMI
- Prompted discussion of how to use/redevelop surplus surface parking

Residences at
Government Center
275 units / 238k sf



GOVERNMENT CENTER VISIONING

- Consider the capacity for existing surface parking lots to be repurposed for other public/institutional and community serving uses, with needed surface parking replaced by structured parking
- Address how the campus can expand the breadth of services and better address the County's strategic priorities
- Consider ongoing planning efforts: affordable housing, Fairfax Center Area Phase III, Parking Reimagined, and others
- Guided by County Leadership Committee and community input
- Considered as one of the development scenarios in Phase III



GOVERNMENT CENTER VISIONING



Promote connectivity, transit, and walkability

Consider planned affordable housing

Assess parking need; repurpose for other uses

Enhance service delivery locally and countywide

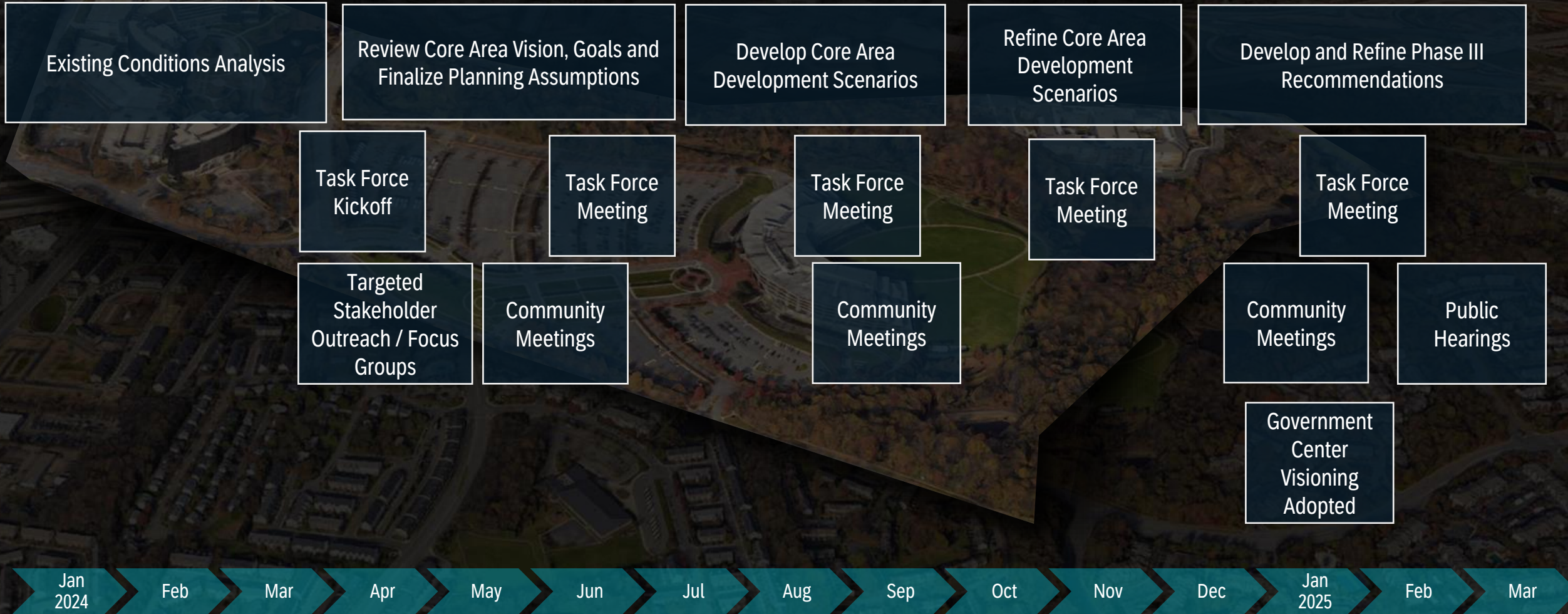
Protect natural resources

GOVERNMENT CENTER VISIONING SCHEDULE



Estimated schedule and steps are subject to change.

PHASE III SCHEDULE



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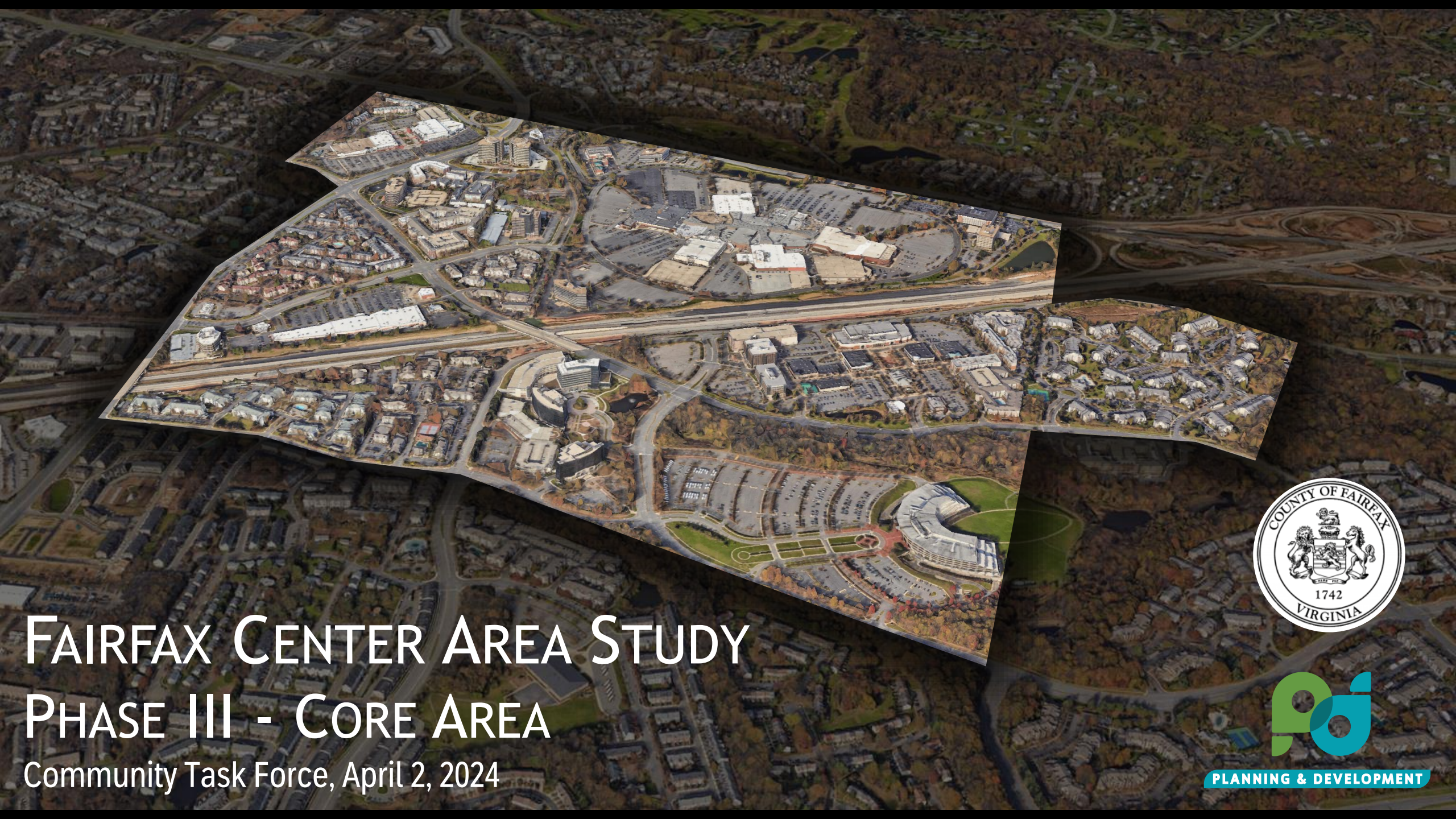
TASK FORCE QUESTIONS / COMMENTS



CORE AREA EXISTING CONDITIONS

- Updated for 2024
- Demographics
- Planning History
- Analysis
 - Land Use/Character
 - Transportation
 - Environment
 - Housing
 - Parks/Recreation
 - Schools





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