

# **FAIRFAX CENTER AREA STUDY**

## **SPRINGFIELD AND SULLY DISTRICTS PHASE I KICKOFF**

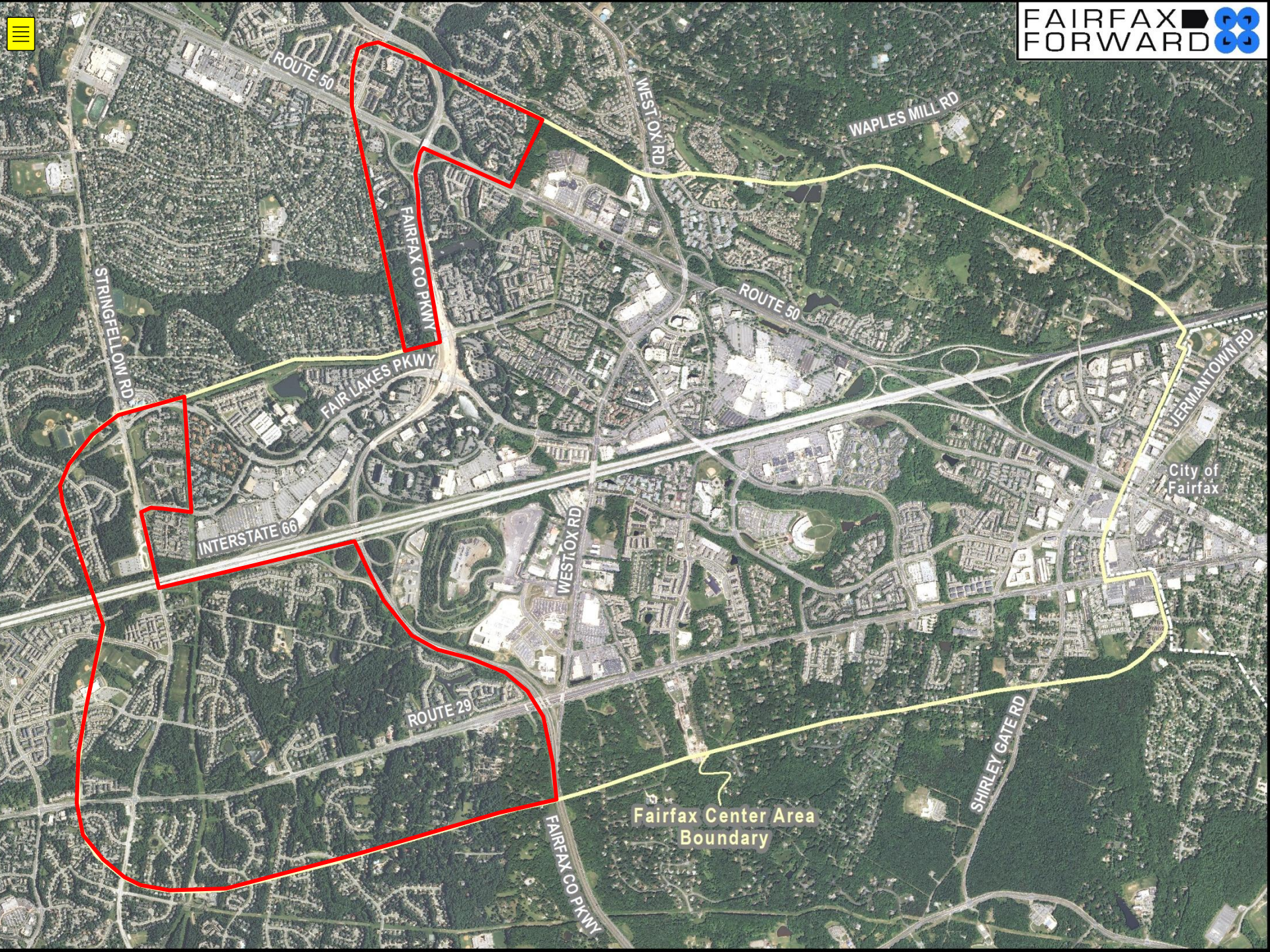
### **JANUARY 27, 2014**

Kim Rybold – Tom Merce – Meghan Van Dam



# Agenda

- ❑ What is the Comprehensive Plan and why is it important to you?
- ❑ About the study
- ❑ Existing conditions
- ❑ What do you think?





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# The Comprehensive Plan



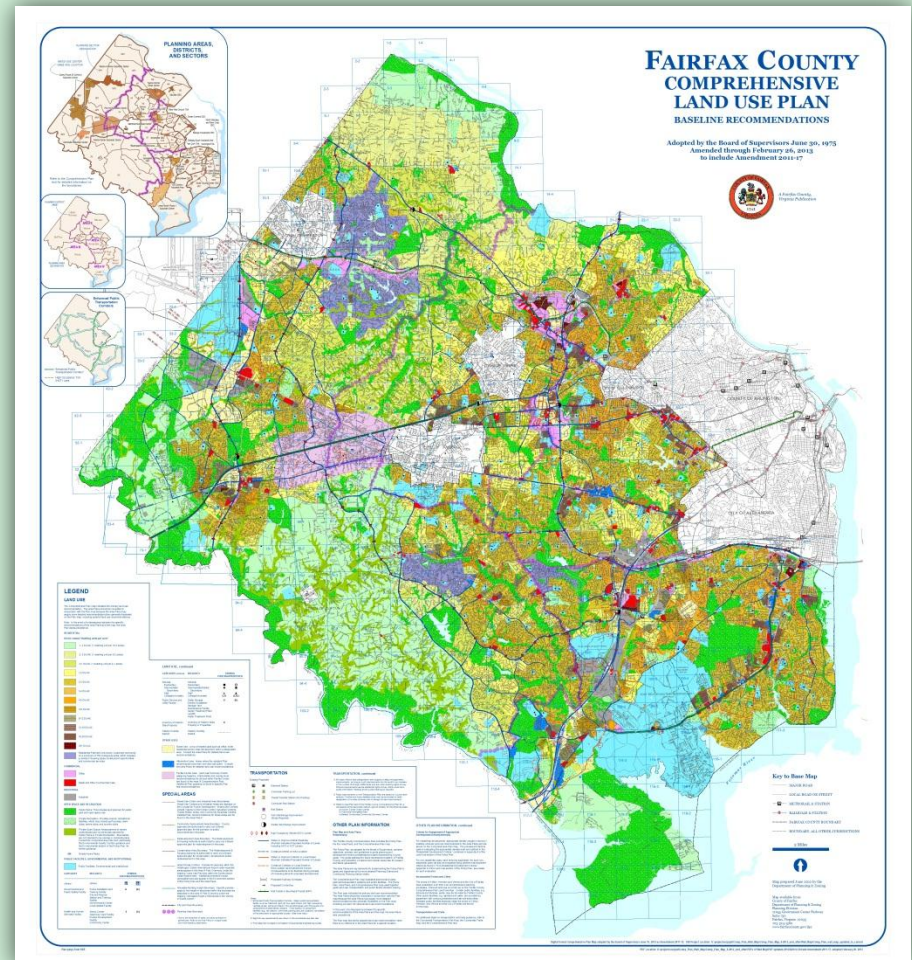
# The Comprehensive Plan

- ❑ 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

# The Comprehensive Plan

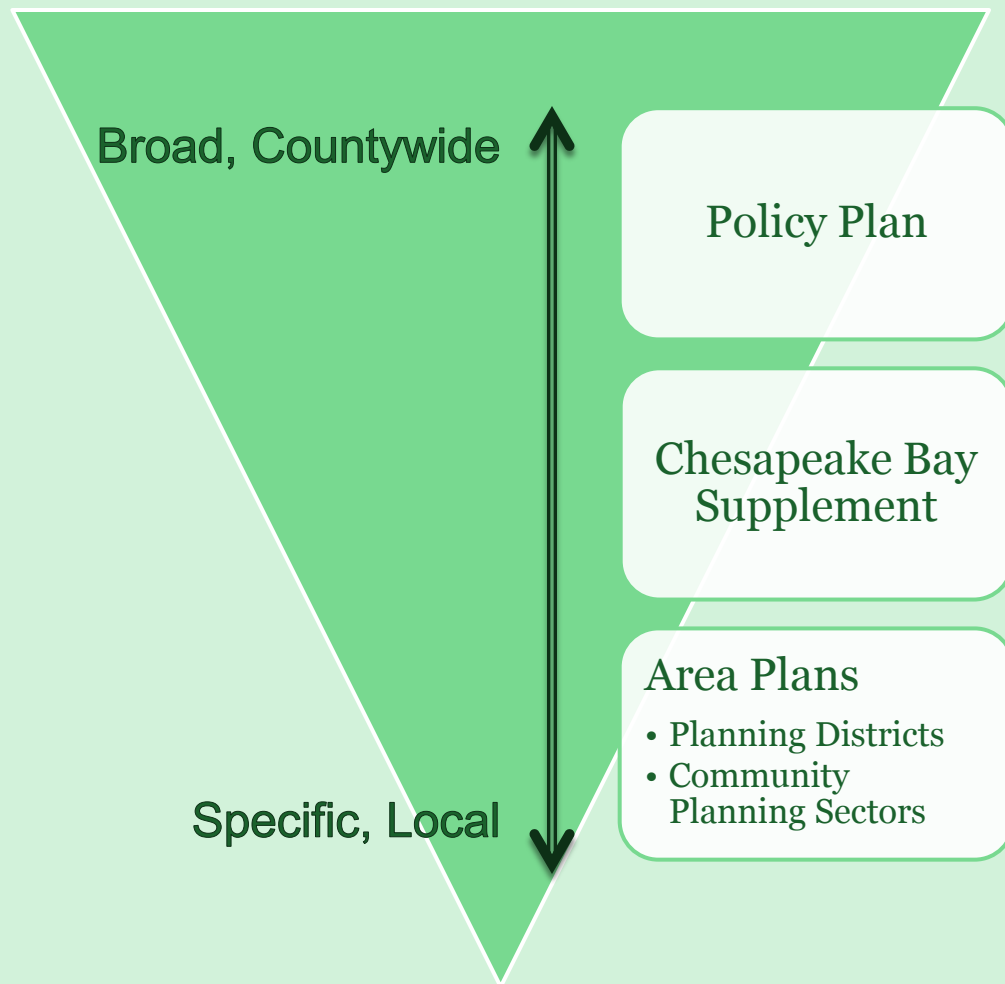
## □ GENERAL LAND USE GUIDANCE

- Residential
- Industrial
- Mixed Use
- Retail
- Institutional
- Public Open Space
- Office
- Parks





# Comprehensive Plan Framework

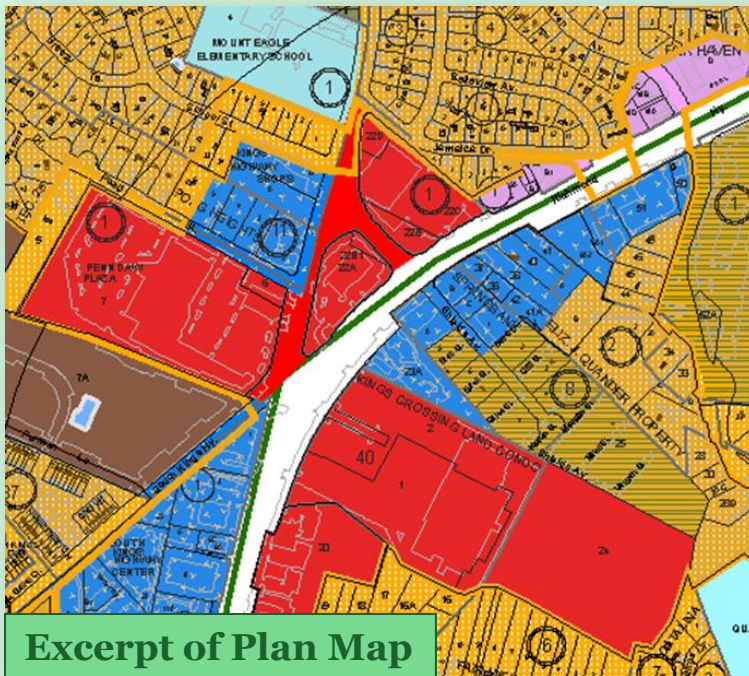


## Maps

- Comprehensive Land Use Plan
- Transportation Plan
- Trails Plan

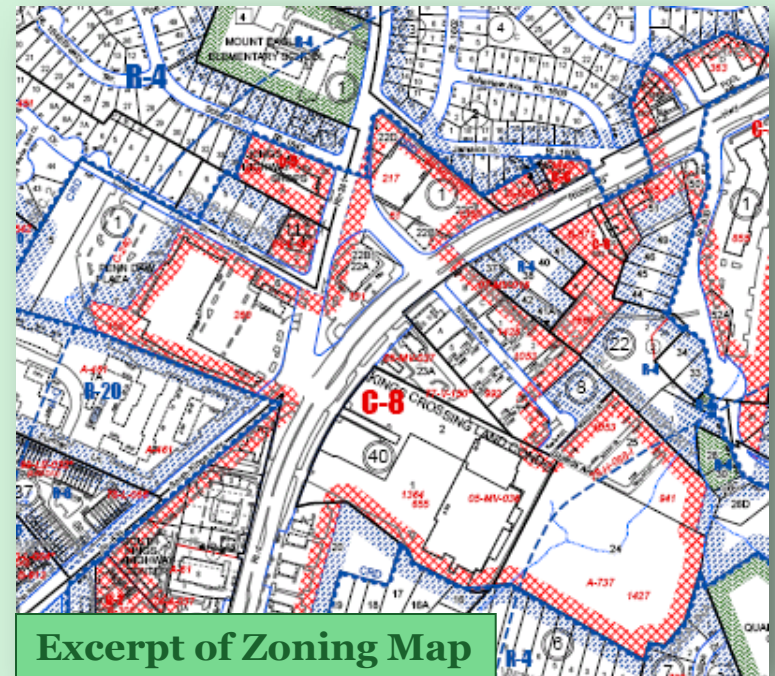
# Planning is different from Zoning

The Plan gives general guidance about the long-term vision of an area.



Excerpt of Plan Map

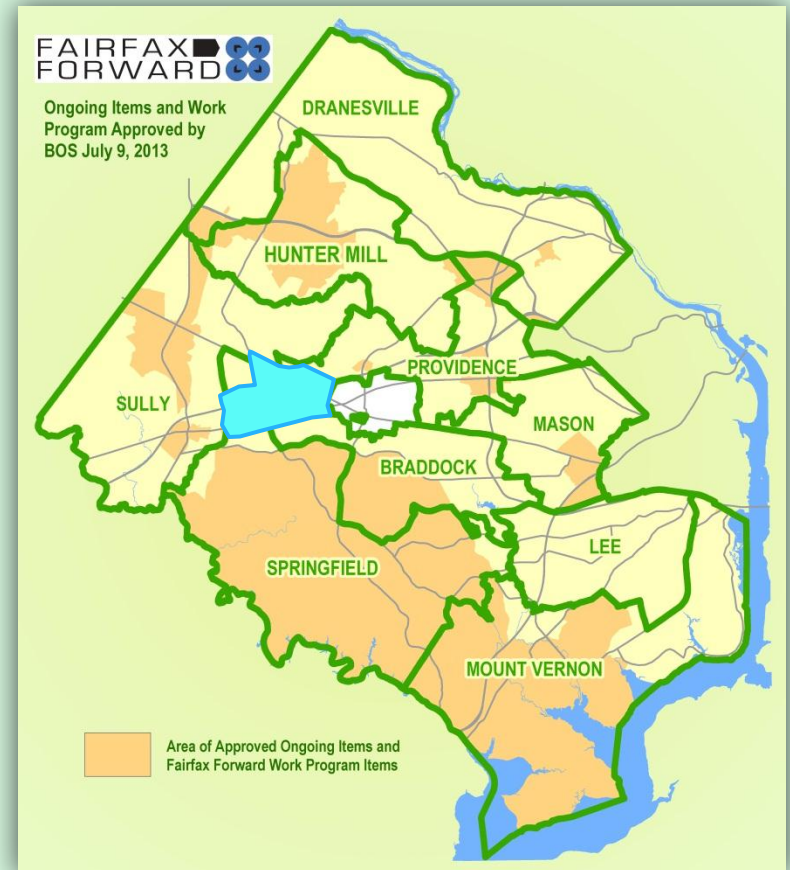
The Zoning Ordinance is a tool to implement the Comprehensive Plan.



Excerpt of Zoning Map

# Ways to Amend the Plan

- Comprehensive Plan Amendment Work Program
  - The Fairfax Center Area is one of the first studies
- Board authorized Plan amendments

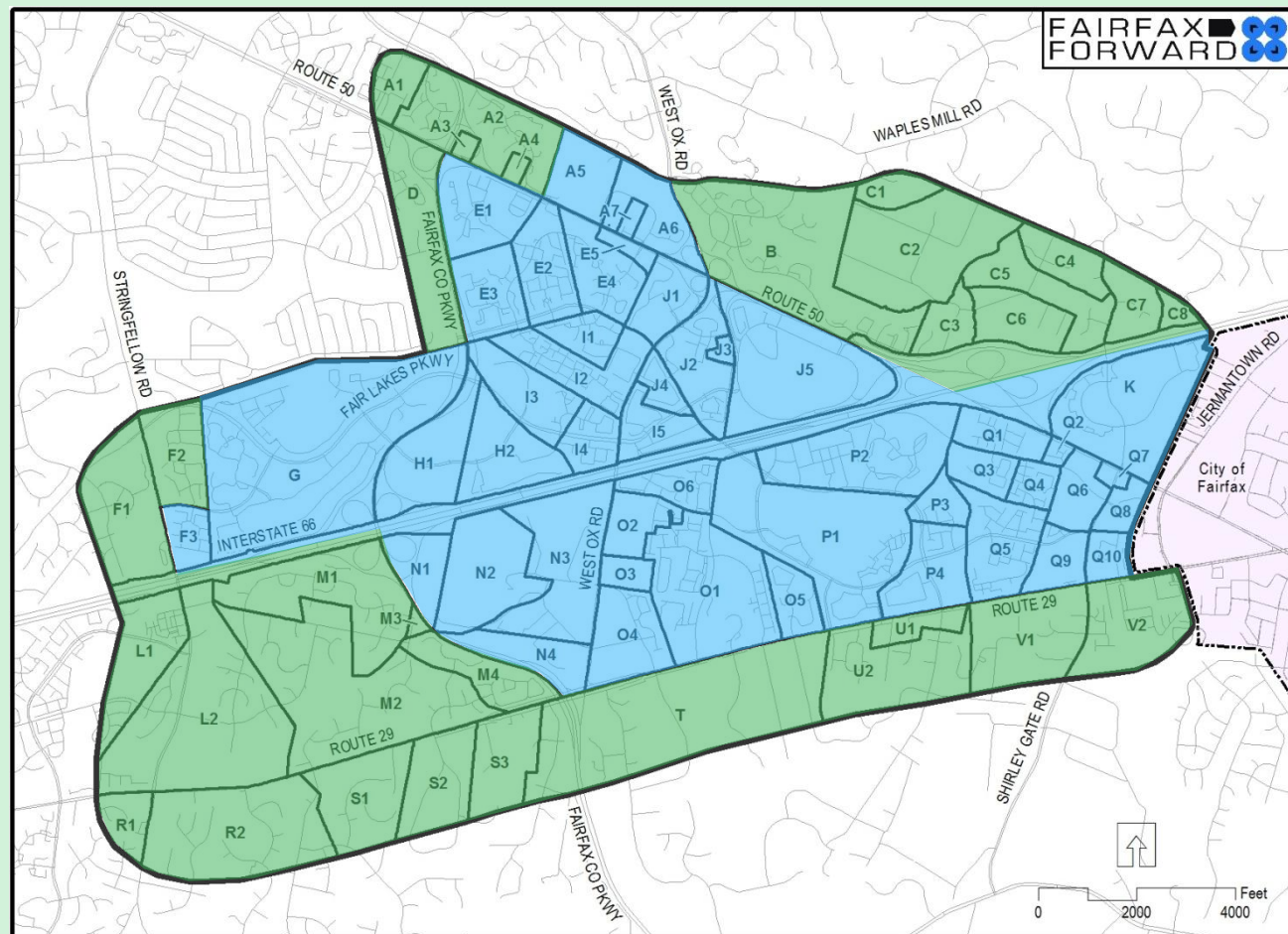


# Fairfax Center Area Study

# Study Phases

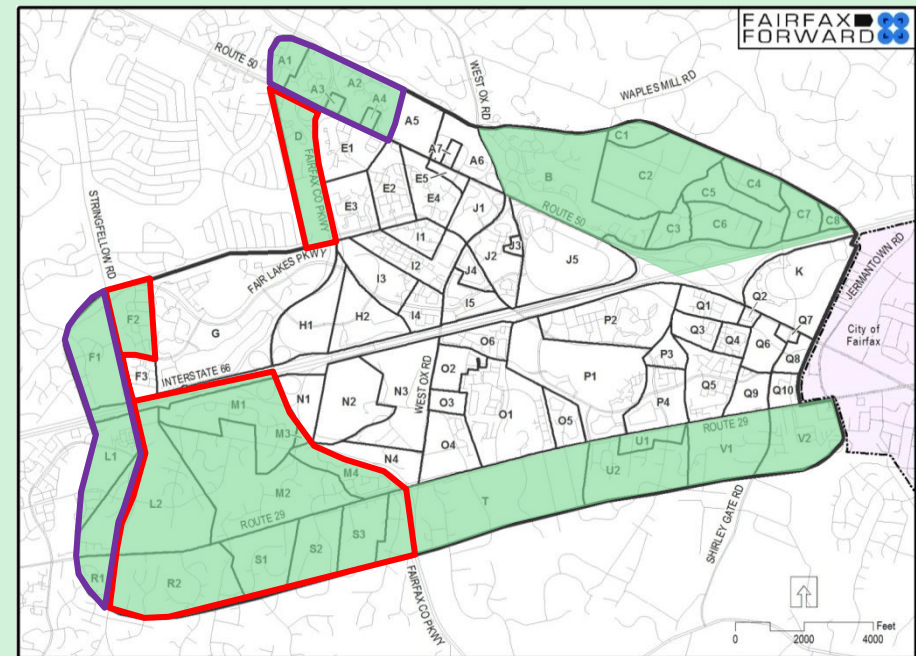
Phase I:  
Transition  
Areas

Phase II:  
Suburban  
Center and  
Areawide  
Guidance



# Transition Areas

- 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



# 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](http://www.fairfaxcounty.gov/dpz/fairfaxcenter)



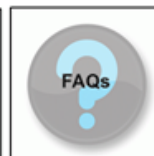
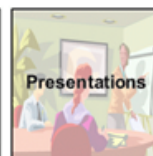
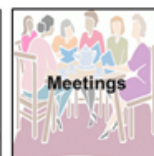
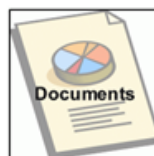


# Study Kickoff Open House

- 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?



Fairfax Center  
Area Study



## Virtual Meeting - October 7, 2013 Fairfax Center Area Study Open House

The kick-off meeting for the Fairfax Center Area planning study was held on October 7, 2013. County staff presented information about the county's Comprehensive Plan and planning process and reviewed the existing conditions of the study area. Community members were able to review presentation materials in more depth and were asked to give their opinions on priorities for the area.

### Presentation materials

[Fairfax Center Existing Conditions Report](#)

#### Fairfax Center Area Study Poster Presentations

- [Environment](#)
- [Heritage Resources](#)
- [Housing](#)
- [Land Use](#)
- [Parks and Recreation](#)
- [Public Safety](#)
- [Schools and Libraries](#)
- [Transportation-Roads](#)
- [Transportation-Transit](#)
- [Water and Sewer](#)

[October 7, 2013 Open House Presentation](#)



[www.fairfaxcounty.gov/dpz/fairfaxcenter/virtualmeeting1007.htm](http://www.fairfaxcounty.gov/dpz/fairfaxcenter/virtualmeeting1007.htm)

To get a sense of the future of the Fairfax Center Area, two questions were asked to open house participants. We would like you to share your ideas about the future of the Fairfax Center Area! Please answer the following two questions:

1. What are the strengths or weaknesses you presently see in the Fairfax Center Area?

2. What are the opportunities or challenges you see for the Fairfax Center Area in the next 20 years?:

### Summary of Small Group Discussion

### Summary of Virtual Open House Comments - Updated through November 7, 2013

\*This document summarizes public comment on comprehensive planning issues from the Virtual Fairfax Center Area Open House. Comments that are off-topic or unclear in their applicability to planning issues in the Fairfax Center Area, or are deemed inappropriate based on [social media policies for deleting comments](#) are not summarized. For a complete listing of comments that have been received, please email or call the Department of Planning and Zoning, Planning Division at (703)324-1380 [or](#) TTY 711 (Virginia Relay Center).



# 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



# 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

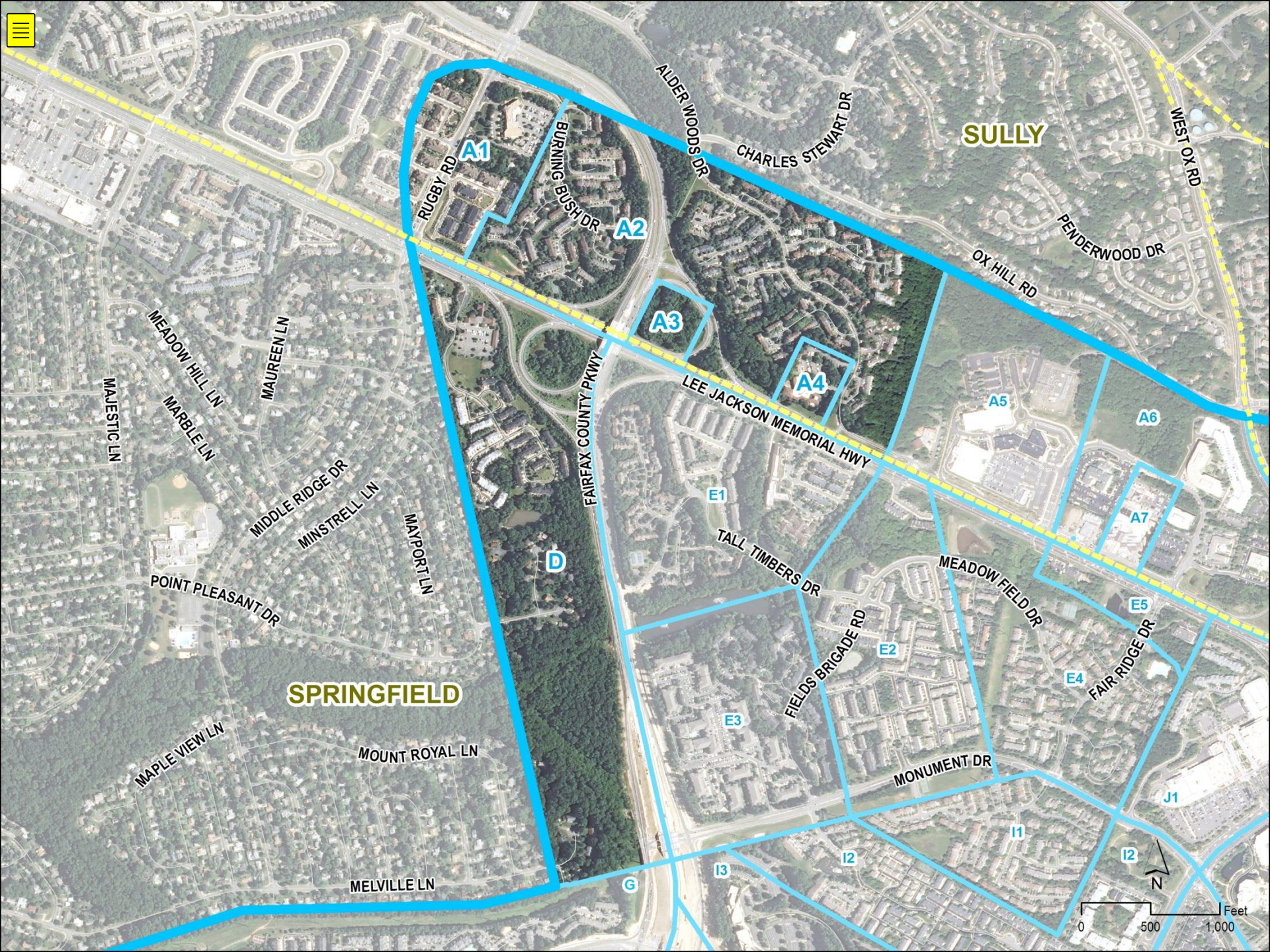
- Review and comment on recommendations

Fall 2014

- Planning Commission and Board of Supervisors Public Hearings

# Planned and Existing Land Use

## Springfield and Sully Districts



SULLY

SPRINGFIELD

A1

A2

A3

A4

A5

A6

A7

D

E1

E2

E3

E4

E5

J1

I1

I2

I3

G

N

0 500 1,000 Feet

ALDER WOODS DR

CHARLES STEWART DR

WEST OX RD

PENDERWOOD DR

OX HILL RD

LEE JACKSON MEMORIAL HWY

FAIRFAX COUNTY PKWY

RUGBY RD

BURNING BUSH DR

MAUREEN LN

MEADOW HILL LN  
MARBLE LN

MAJESTIC LN

MIDDLE RIDGE DR  
MINSTRELL LN

WAPPORIT LN

POINT PLEASANT DR

MAPLE VIEW LN

MOUNT ROYAL LN

MELVILLE LN

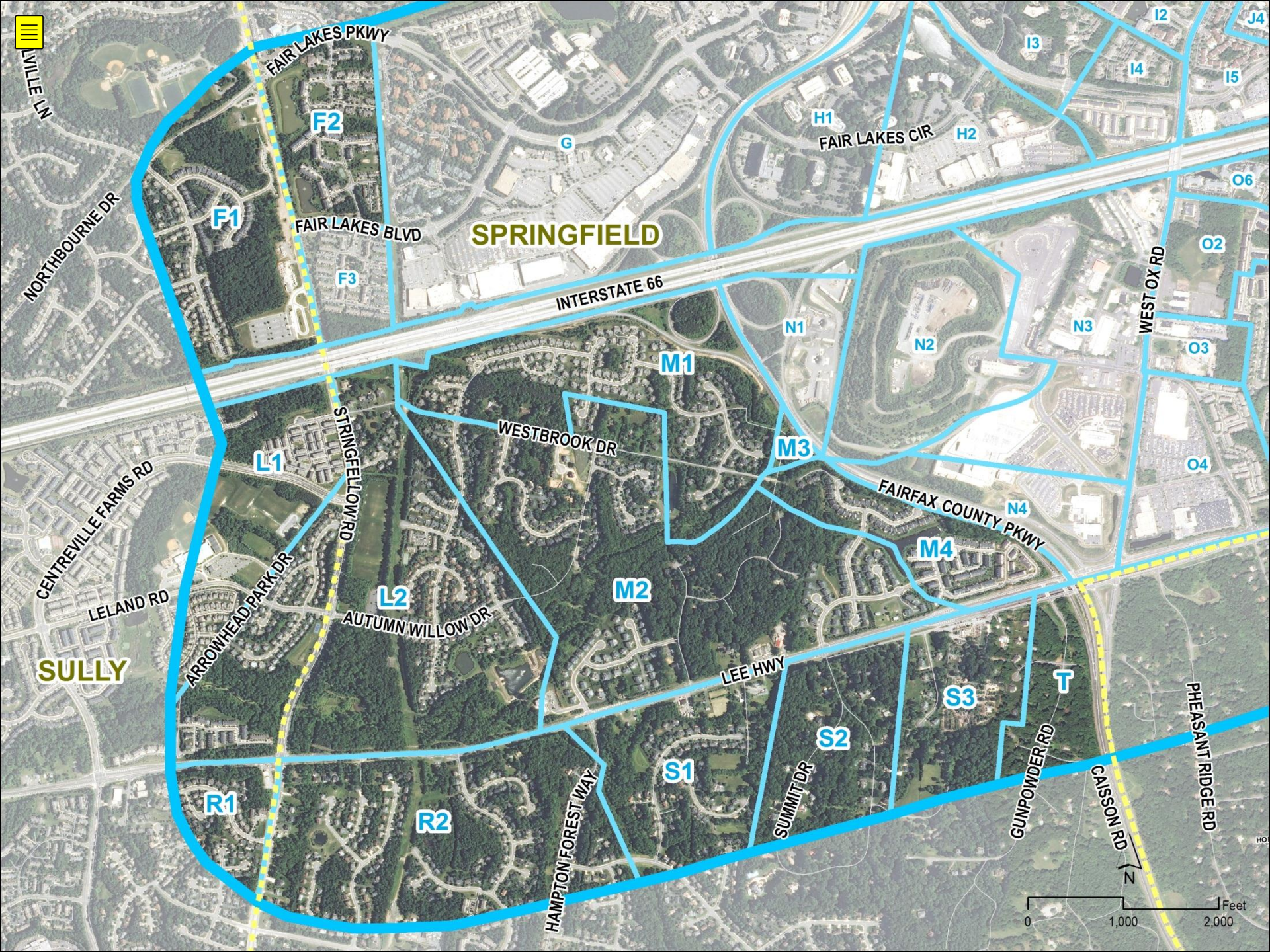
TALL TIMBERS DR

FIELDS BRIGADE RD

MEADOW FIELD DR

FAIR RIDGE DR

MONUMENT DR





# Areawide Land Use Policies

- Preservation of existing stable neighborhoods with infill development of a compatible use, type, and intensity
- Existing spot commercial uses along Lee Highway should not be expanded or enhanced

# 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

# Feedback

# What do you think?

- ❑ Open House Themes:
  - ❑ Good location and mix of uses
  - ❑ Character of area south of Lee Highway
  - ❑ Need better park signage
  - ❑ More active recreation opportunities
  - ❑ Need more schools
  - ❑ Improved bicycle/pedestrian connectivity
  - ❑ Expand multimodal transportation options
- ❑ Is there anything else to add?
- ❑ How do these ideas apply to this part of the Fairfax Center Area?

# What do you think?

- Do you think that the planned land uses in this portion of the Fairfax Center Area align with your future vision?
  - If yes, why do you think the planned uses are appropriate?
  - If no, what alternatives would you suggest?