

Open Space and Streets

# URBAN DEVELOPMENT AND PLACEMAKING

Fairfax County Planning Commission



## Placemaking Workshop:

- Fairfax County Government Center
- June 20th and 21st, 2024
- 8:30 am to 12 Noon

## Sponsor:

- Fairfax County Planning Commission
- Urban Development and Placemaking Committee:
  - Formed in 2023
  - Evolved from Commission's Tysons Committee
  - Goal to promote high-quality development and placemaking of open spaces and streets in the county's urbanizing areas
  - **Examples:** Tysons, Reston Transit Station Areas, South County, Commercial Revitalization Districts and Areas

## Invitees:

- **Private Sector:** property owners, and legal, transportation, environmental, architectural and landscape professionals
- **Public Sector:** UDAP commissioners, VDOT, and County cross-agency staff involved in development and placemaking activities in the county's urbanizing and mixed-use districts



# Workshop Program

- **Workshop** - Independent workshop facilitation and preparation of final report
- **Multi-disciplinary** - Public and private participants
- **Guidelines and Comp Plan** - Placemaking highlighted in Urban Design Guidelines, Urban Park Framework, and Comp. Plan
- **Initiatives** - Augment and enhance future placemaking efforts in Fairfax County
- **Actionable Ideas and Strategies** - Reduce barriers to placemaking for open space and streets:
  - Inform UDAP agenda for the next two years and beyond
  - Policy Plan, Comp Plan, and Regulatory options for Commission consideration



Open Space



Streets

## Facilitator:

**Taryn E. Sabia**, Ed. M., M. Arch, MUCD

Assistant Dean for Research

Director, Florida Center for Community Design + Research

Research Associate professor

School of Architecture + Community Design,

University of South Florida

4202 E. Fowler Avenue, Tampa, Florida 33620-8340

- Certified Charrette Planner through the National Charrette Institute since 2006
- Works with local governments to develop community plans, guidelines and strategic action plans centered on the design of the built environment
- Facilitated more than 200 community and organizational charrettes and workshops





# Placemaking Examples:

## 1. Open Space - Accessible, Safe and Open for All:

- Publicly Owned Signature Sites
- Larger Private Spaces for Public Use
- Smaller Private Spaces for Public Use

## 2. Streets - Safe, Inclusive and Complete:

- Safe Intersections
- Arterial Streets
- Local Streets
- Creating an Urban Forest
- Neighborhood Lighting

### Definition:

Placemaking is a collaborative process for shaping the public realm (open spaces and streets) in order to maximize shared value and strengthen the connection between people and places. Placemaking capitalizes on a local community's assets, inspiration, and potential with the intention of creating public open spaces and streets that improve urban vitality and promote health, happiness, and well-being.

*"Project for Public Places"*

### The Critical Roles of Public Space:

- Establish Inclusive Community Open Space
- Create a Healthy and Safe Environment
- Provide Publicly Accessible Social Gathering Space
- Enhance the Natural Environment

### What Makes a Great Place?

Project  
for Public  
Spaces



The Place Diagram is one of the tools Project for Public Spaces has developed to help communities evaluate places. The inner ring represents a place's key attributes, the middle ring its intangible qualities, and the outer ring its measurable data.



# Introduction - Precedent 1791 - District of Columbia

Urban Development and Placemaking

## 1791 Plan for the District of Columbia

Pierre Charles L'Enfant with

Andrew Ellicott and Benjamin Banneker



**Open Spaces** - Public squares, parks and circles planned as the center of series of small urban neighborhoods.

**Streets** - Most streets would be in a grid pattern. The diagonal avenues, named after the states to provide important connections to the open spaces.





# 1. Open Spaces:

- Accessible
- Safe
- Open for All







## Publicly Owned Signature Sites:

- Large Public Open Spaces
- Owned and operated for the public
- Joint development with the private sector
- Contributions by private development



## Larger Private Spaces for Public Use:

- Larger spaces
- Consolidated open space from several blocks
- Privately owned open space operated and maintained for public use
- Accommodates large events



## Smaller Private Spaces for Public Use:

- Small spaces on each lot or block
- Network of small urban open spaces
- Emphasis on social gathering spaces
- Privately owned open space operated and maintained for public use



# Open Space - Publicly Owned Signature Sites

## Urban Development and Placemaking

Rockville Town Green



Franklin Park, D.C.



Old Town Alexandria





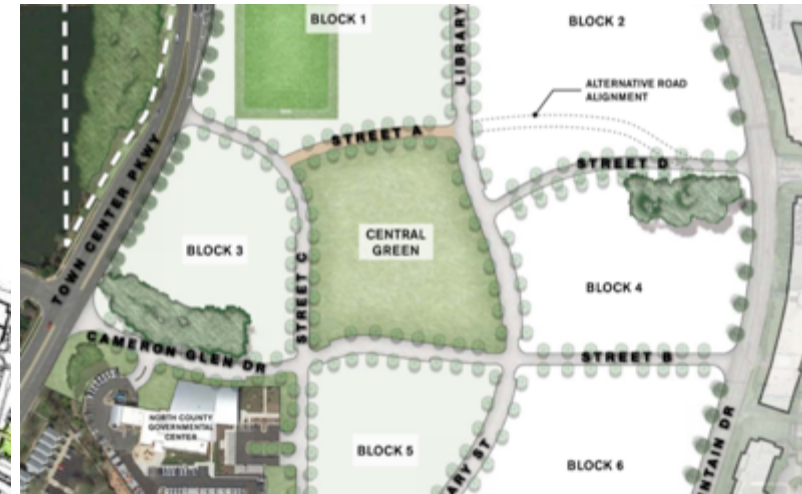
# Open Space - Publicly Owned Signature Sites

## Urban Development and Placemaking

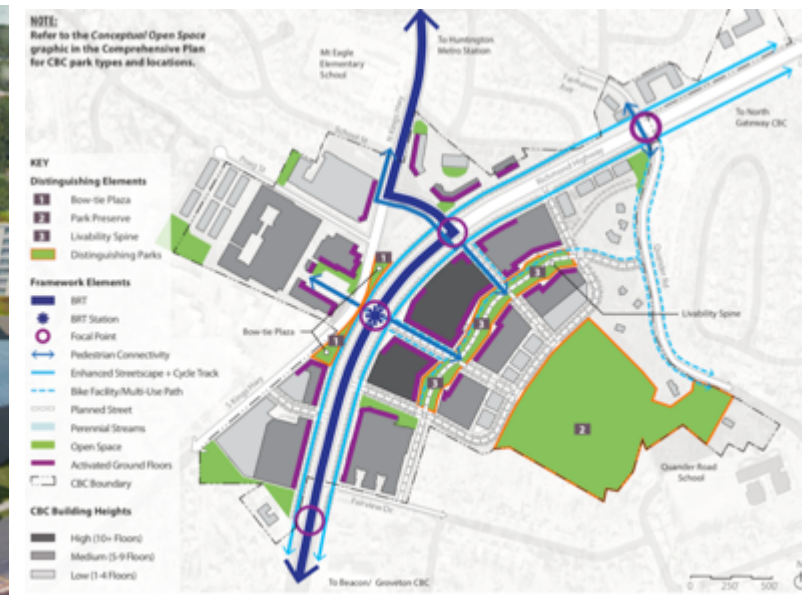
Reston Linear Park and W&OD Trail



Reston Civic Green



The Mile, Tysons and Tysons Central Green



Penn Daw Public Park Preserve, Richmond Highway



# Open Space - Larger Private Spaces for Public Use

## Urban Development and Placemaking

Lake Anne Village Center Plaza



Reston Town Center Plaza



Reston Town Center Green





# Open Space - Larger Private Spaces for Public Use

Urban Development and Placemaking

Mosaic Green Civic Square



Boro Park, Tysons



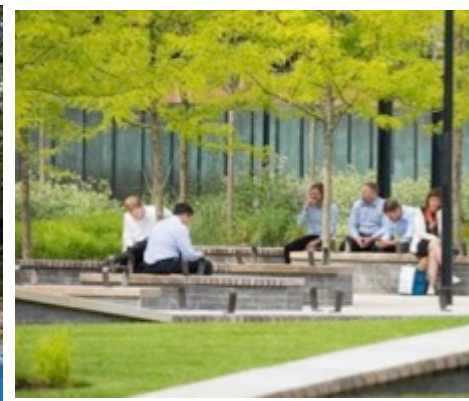
Fairfax Corner - Plaza





# Open Space - Smaller Private Spaces for Public Use

## Urban Development and Placemaking



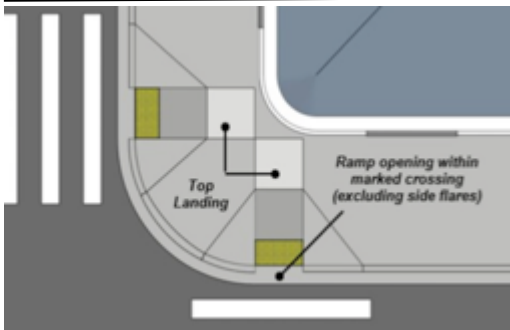


## 2. Streets:

- Safe
- Inclusive
- Complete







## Provide Safe Intersections:

- Provide for safe public access
- Double ramps for the handicapped at each corner
- Areas of refuge
- Support the use of creative design options

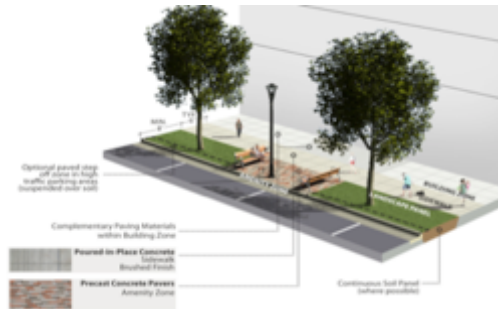


## Improve Travel Lanes:

- Reduce width of travel lanes
- Provide wide crosswalks
- Create medians with a protected area of refuge

## Create Urban Forests:

- Identify tree types at the neighborhood scale
- Increase caliper and reduce spacing of street trees
- Create safe landscape panels
- Reduce cross slopes



## Neighborhood Lighting:

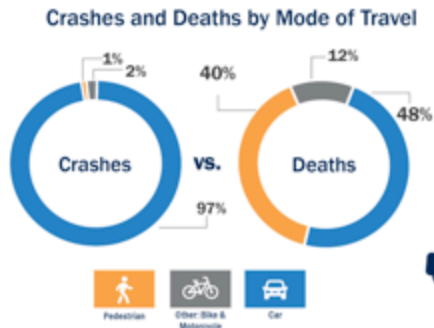
- Create lighting plans at the neighborhood scale
- Expand lighting options in the Subdivision Regulations
- Identify appropriate lights – Luminaires and poles
- Improve technology - smart street lights





### Pedestrian Safety Isn't Just a Transportation Problem

It's a public health challenge impacting some people more than others in Fairfax County.



An average of **172** traffic crashes involve pedestrians each year.



On average **16** pedestrians die in traffic crashes each year.



Traffic crashes involving a pedestrian are **54** times more likely to be fatal than traffic crashes involving only cars (excluding motorcycles).



Black and Hispanic populations have the highest rates of emergency room visits and deaths due to pedestrian crashes.



**FOUR** out of 5 fatal pedestrian crashes occur after dark



Most pedestrian crashes and deaths occur between **October–December**



### Fatal Pedestrian Crashes in Fairfax County





# Streets – Safe Intersections

Urban Development and Placemaking

- Low volume pedestrian crossings
- Single diagonal ramps directing pedestrians into the vehicle travel lanes
- No protected pedestrian refuge area
- Incomplete pedestrian crossings
- Narrow crosswalks

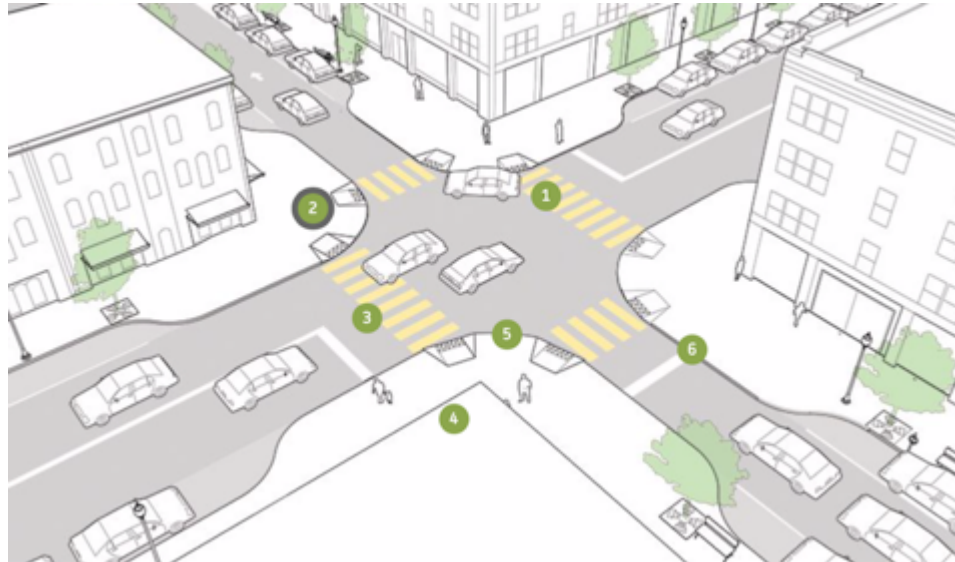
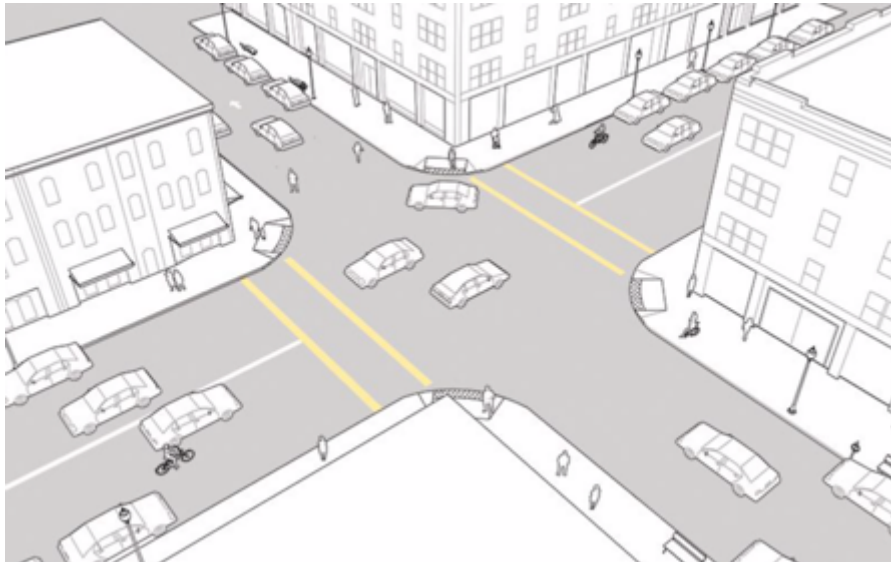
## 1-Diagonal Ramp



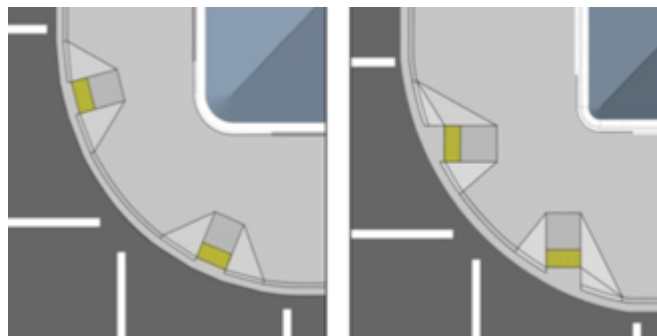
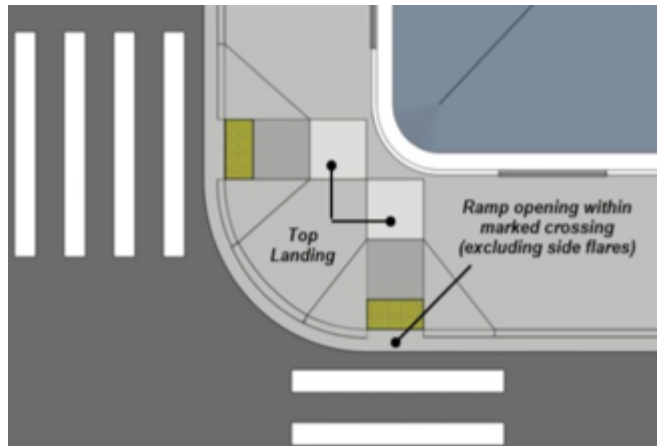
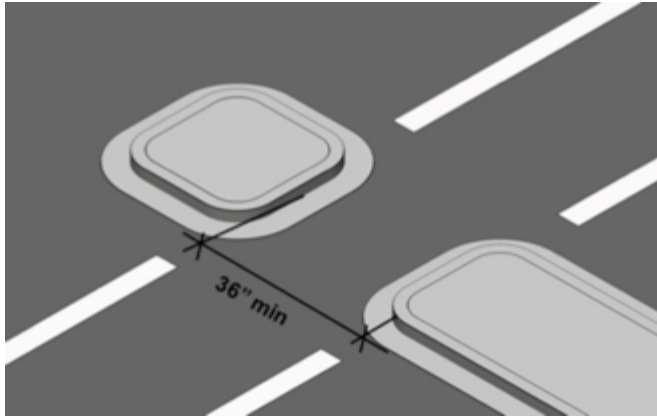
## 2-Perpendicular Ramps



- High volume pedestrian crossings
- Double ramps aligned with the sidewalk at each corner
- Protected refuge area for pedestrians crossing wide streets
- Vehicle stop bars located away from crosswalks
- Preferred design by ADA



## Design Details



## Painted or Paved Crosswalks and Intersections

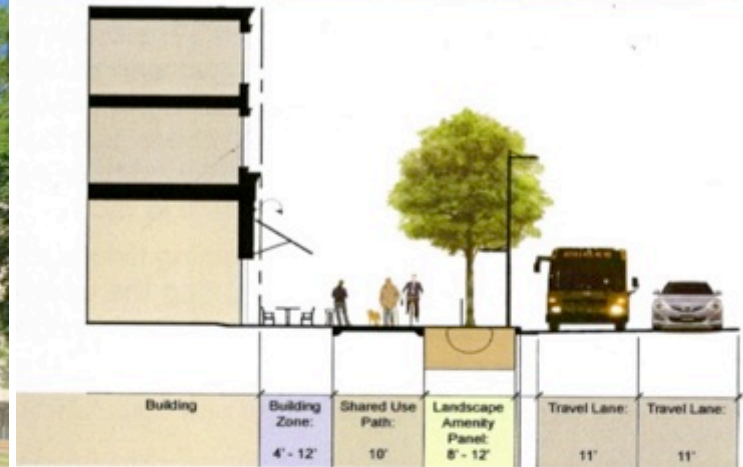




## Arterials



**TYPICAL TWO LANE MAJOR AVENUE STREET SECTION (TOP) AND PLAN (BOTTOM)**





# Streets - Arterial Streets

## Urban Development and Placemaking

**Arterials** – Top: Reston Parkway and Route 7, Bottom: Sunrise Valley Drive





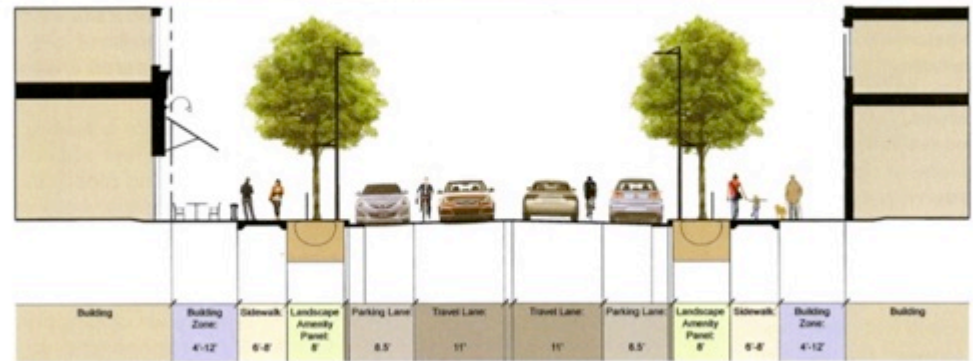
# Streets - Local Streets

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## Local Streets – Reston Town Center, Mosaic District, Fairfax Corner and the Boro



LOCAL STREET SECTION (TOP) AND PLAN (BOTTOM)





# Streets - Local Streets

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## Local Streets - Reston Station Boulevard and Tysons





# Streets - Creating an Urban Forest

## Urban Development and Placemaking

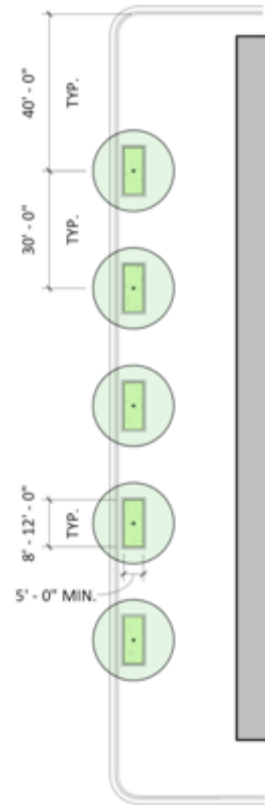
### Design to Create an Urban Forest



			Height	Spread	Type Tree	Tolerance	Native	SW
●	Acer rubrum	Red Maple	40-60'	40-60'	Large		x	
●	Acer saccharum	Sugar Maple	40-80'	30-60'	Large		x	
●	Gleditsia tricanthos var. inermis	Honey Locust	60-80'	60-80'	Large	D, AP	x	x
●	Quercus Bicolor	Swamp White Oak	40-60'	50-60'	Large	D, S	x	
●	Quercus acutissima	Sawtooth Oak	40-60'	40-60'	Large	D	x	
●	Quercus palustris	Pin Oak	65-70'	25-40'	Large	D, AP	x	
●	Quercus phellos	Willow Oak	40-60'	30-40'	Large	AP, S	x	x
●	Quercus rubra	Red Oak	60-75'	60-75'	Large	D, AP, S	x	
●	Tilia cordata	Little Leaf Linden	60-80'	30-50'	Large	AP, S		
●	Ulmus parvifolia	Bosque Elm	40-50'	25-40'	Large	D, AP		x
●	Ulmus Americana	American Elm	60-90'	45-70'	Large	D, S, AP	x	
●	Cercis canadensis	Red Bud	20-30'	25-35'	Small	D, AP	x	

Tolerance	
D- Drought	S- Salt
AP- Air Pollution	

Wildlife Cover	●●●●●●●●	Seasonal Food For Birds	●●●●●●●●
Food For Mammals	●●●●●●●●	Food for Breeding Birds	●●●●●●●●
Food For Caterpillars	●●●●●●●●	Bird Nesting Site	●●●●●●●●
Carbon Sequestration	●●●●●●●●	Pollen or Nectar	●●●●●●●●





## Public Facilities Manual allows the following:

- Shoebox Cobrahead on concrete or wood pole
- Colonial Cut-off on a black fiberglass pole
- Expressway fixture on wood or concrete poles

## Washington Globe:

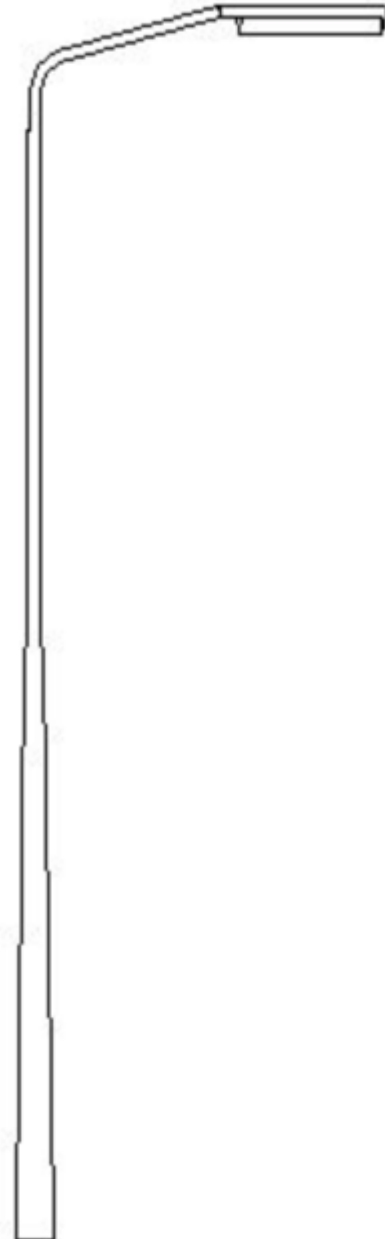
- District of Columbia
- Arlington County
- City of Falls Church
- Herndon
- City of Fairfax

## Modified Globe:

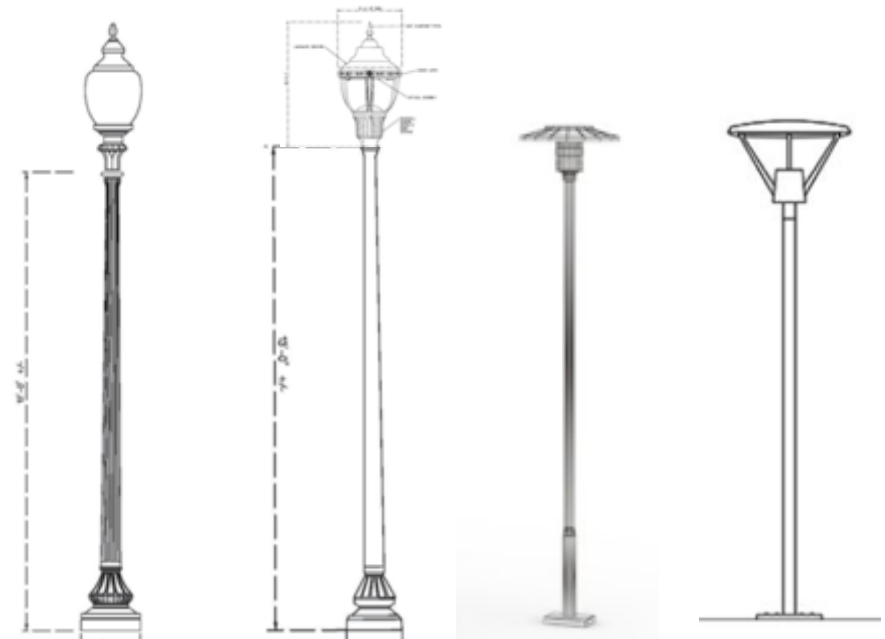
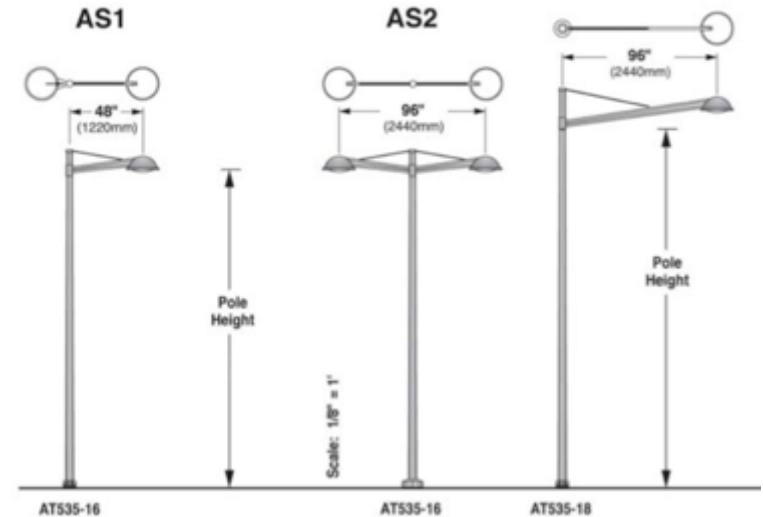
- Fairfax Corner
- Town of Vienna
- Monument Avenue
- Gallows Road

## Tysons/Mosaic:

- Tysons
- Mosaic District



## Spanner Arm Series





# Streets - Existing Lighting for Neighborhoods

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### Reston Town Center:

- Custom streetlight
- 60' on-center
- Shoe box lights
- Pendant lights
- Cobrahead lights on public streets



### Mosaic District:

- Modern streetlight
- 60' on-center
- Globe street lights on public streets
- Cobrahead lights on public streets



### Fairfax Corner:

- Modified Washington Globe
- 60' on center
- Other light in public open spaces
- Cobrahead lights on public streets





# Streets - Lighting for Neighborhoods

Urban Development and Placemaking

## Lighting:

- Create plans for the streetlights in the TSA areas and Activity Centers
- Locate street lights 60' on-center and 15' high maximum
- Locate lights near intersections to light pedestrian crosswalks
- Consider eliminating the use of tall concrete or metal poles with “cobrahead” lighting within the TSAs and Activity Centers
- Provide flexibility to use pedestrian oriented lighting 15' high for all new local streets (public and private)
- Use smart lighting technology

