

Achieving the Vision in Fairfax County

Streets + Open Spaces (and their context)



95%
suburban,
parks, or
environmental
lands



5%
urbanizing
activity centers
(50% population
lives within 1-mile)



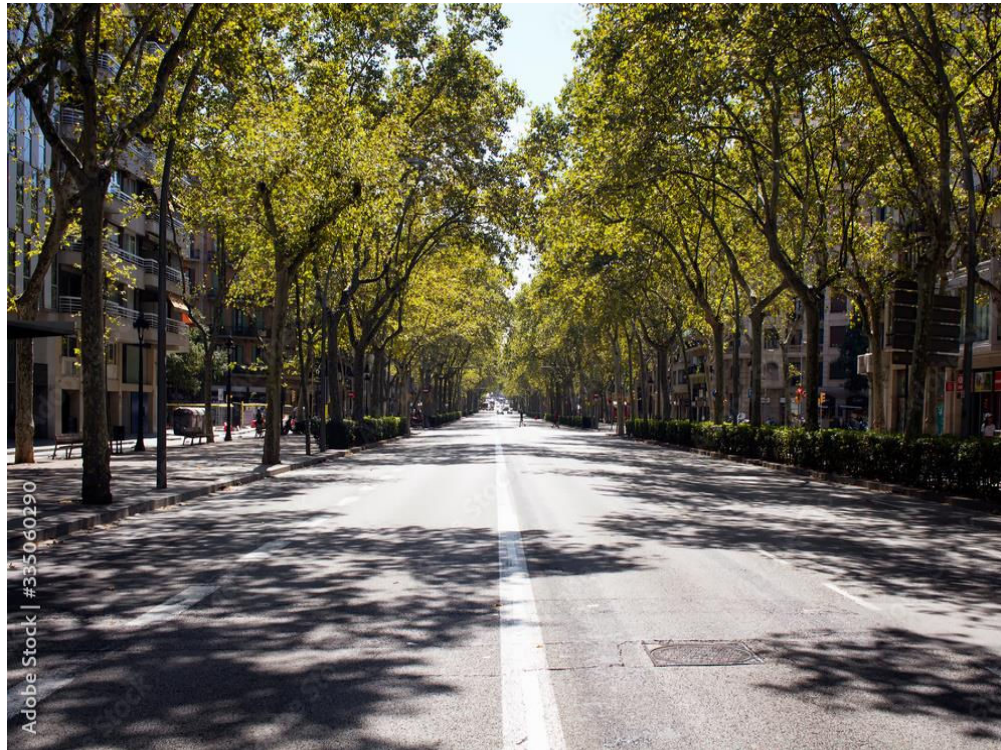
STREETS



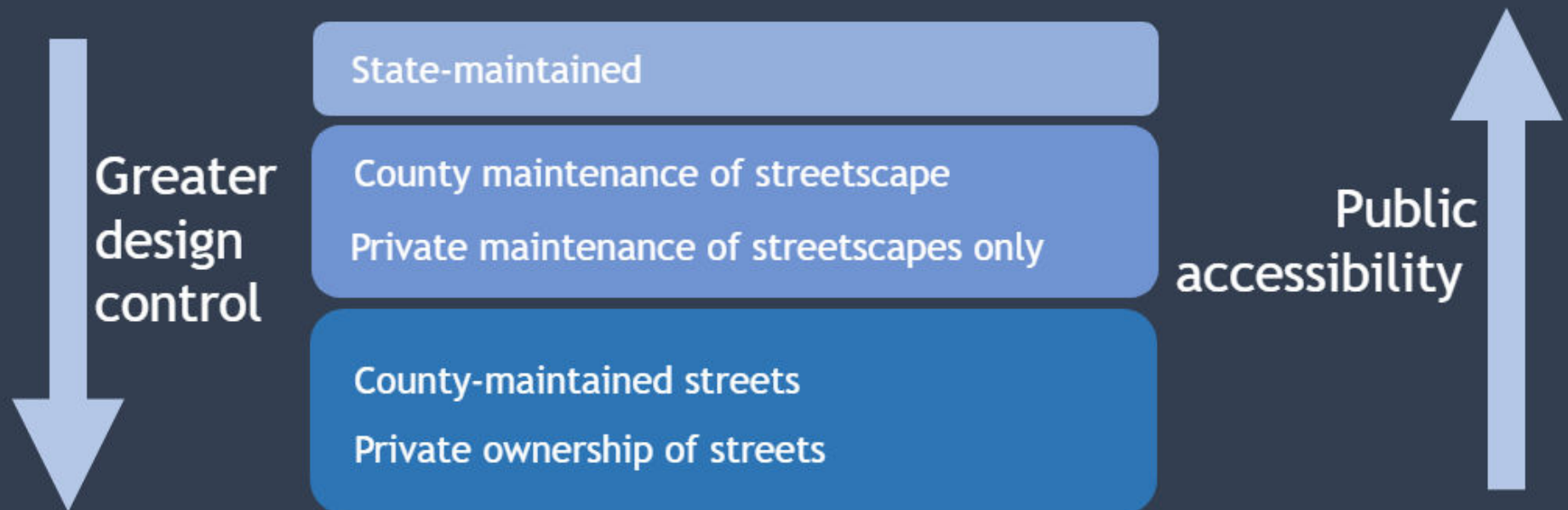
We think urban **STREETS** should:

- A. create comfortable, equitable experiences for people;
- B. de-emphasize vehicle throughput;
- C. contribute to economic vitality through a district-wide vision; and
- D. adapt to a wide range of creative design solutions with flexible, urban standards.

HOW ARE STREETS CREATED OR IMPROVED?



Street/Streetscape Ownership & Maintenance



Achieved through private ownership and maintenance
(or by special agreement from VDOT)



Landscaping

Consistently-spaced street trees

Street furnishings

Specialty paving

X-wide sidewalks

Curbside management

Custom lighting

Curbless crossings

Planted bollards

Wayfinding signage

Open container options

Street closures for events

Public art

Paver crosswalks

State & Local Regulations Governing Street/Streetscape Design

Policies and Guidelines

- Comprehensive Plan
- Urban Design Guidelines

Standards

- VDOT Road Design Manual
- **VDOT Urban Street Standards**
- **Tysons MOU**
- County's Public Facilities Manual (Private Streets)

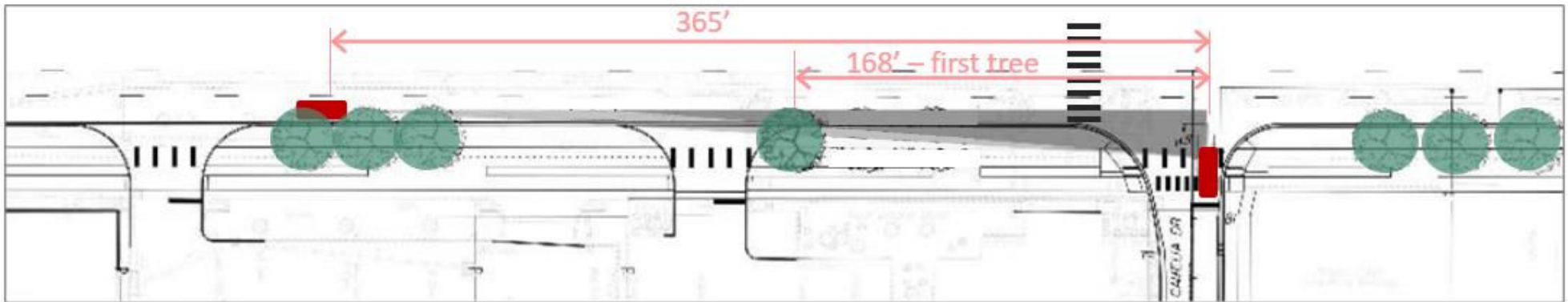


Richmond Highway Comprehensive Plan

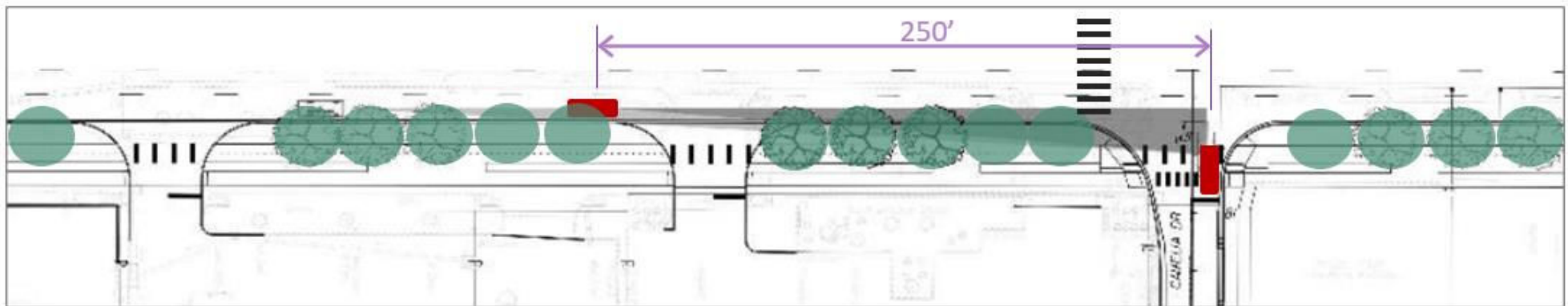


Unintended Consequences

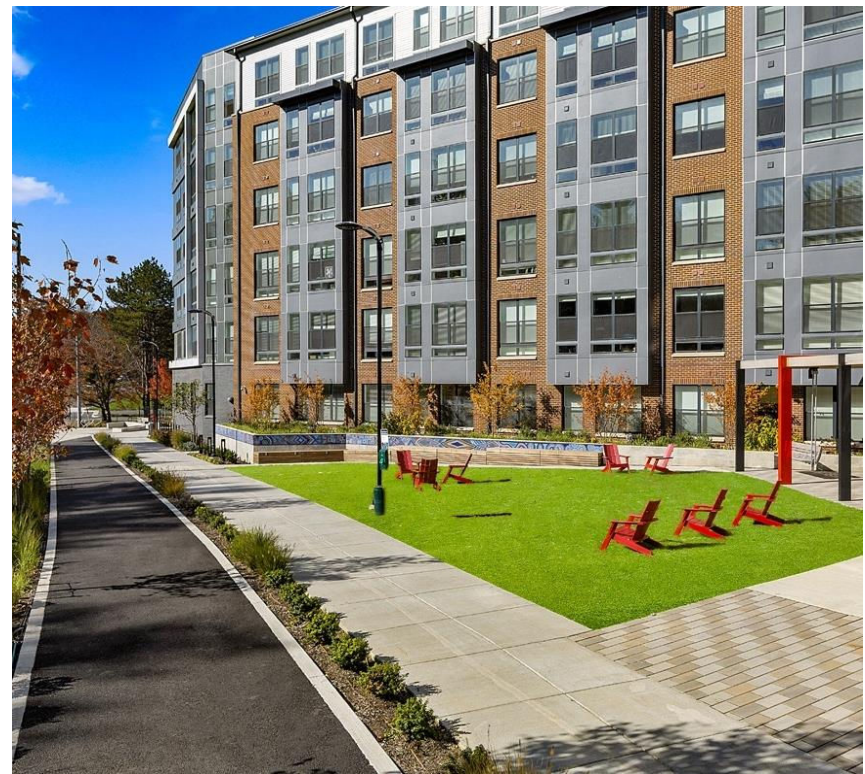
Intersection Sight Distance
No trees permitted within Sight Distance Triangles



Stopping Sight Distance
Trees Permitted within Sight Distance Triangles (with shadow-band analysis)



Different Outcomes



PARKS AND OPEN SPACES



PARK TYPOLOGIES SHOULD WORK TOGETHER TO FORM A NETWORK

URBAN PARKS FRAMEWORK TYPOLOGIES

- Civic Plaza
- Common Green
- Linear Park
- Pocket Park
- Recreation-focused



McLean Community Business Center

DESIGN PRINCIPLES & THEMES

IMPLEMENTATION STRATEGIES

Location & Sense of Place

Relationships & Context

History & Culture

Aesthetics & Materiality

- *Ground-level activation or adjacencies*
- *Prominent views*
- *"Outdoor rooms"*
- *Preservation & recognition of area history and community*

Connectivity & Access

Circulation

Accessibility

Wayfinding

- *Network of park types*
- *Pedestrian connections & gateways*
- *Proximity to transit*
- *Equitable access*

Form, Function & Amenities

Comfort

Safety

Recreation

- *Vital functions (food, water, shade, rest, exercise, restrooms)*
- *Balance of sun & shade*
- *Eyes-on-the-street/CPTED*
- *Lighting*

Ecology & Natural Systems

Biodiversity

Wildlife & Ecology

Water Quality/Mgmt

- *Tree & plant selection*
- *Habitat connectivity*
- *Integration of stormwater management techniques*
- *Heat island mitigation*

CREATING/IMPROVING URBAN PARKS

New onsite
public parks

**Private
Developments**

Urban Parks Framework
includes provision of
on-site park space and
monetary contribution

Building or
improving public
parks

**Park
Authority**

Funded through
development
contributions,
donations, grants,
bonds



Challenges with Reliance on Private Development



1. Large, signature gathering places are difficult to realize. Many developments only generate need for a small pocket park based on UPF policy guidance.
2. Poor design. Undefined park programming/uses.
3. Discrepancies between zoning plans for parks and what is actually delivered.
4. Linear parks/trails requiring coordination between multiple developments are difficult to realize.