

December 4, 2019

DEVELOPMENT OF SMALL AREA PLANS

OLD TOWN SOUTH
COMMUNITY MEETING

CUNNINGHAM | QUILL ARCHITECTS PLLC

Bolan Smart
Associates

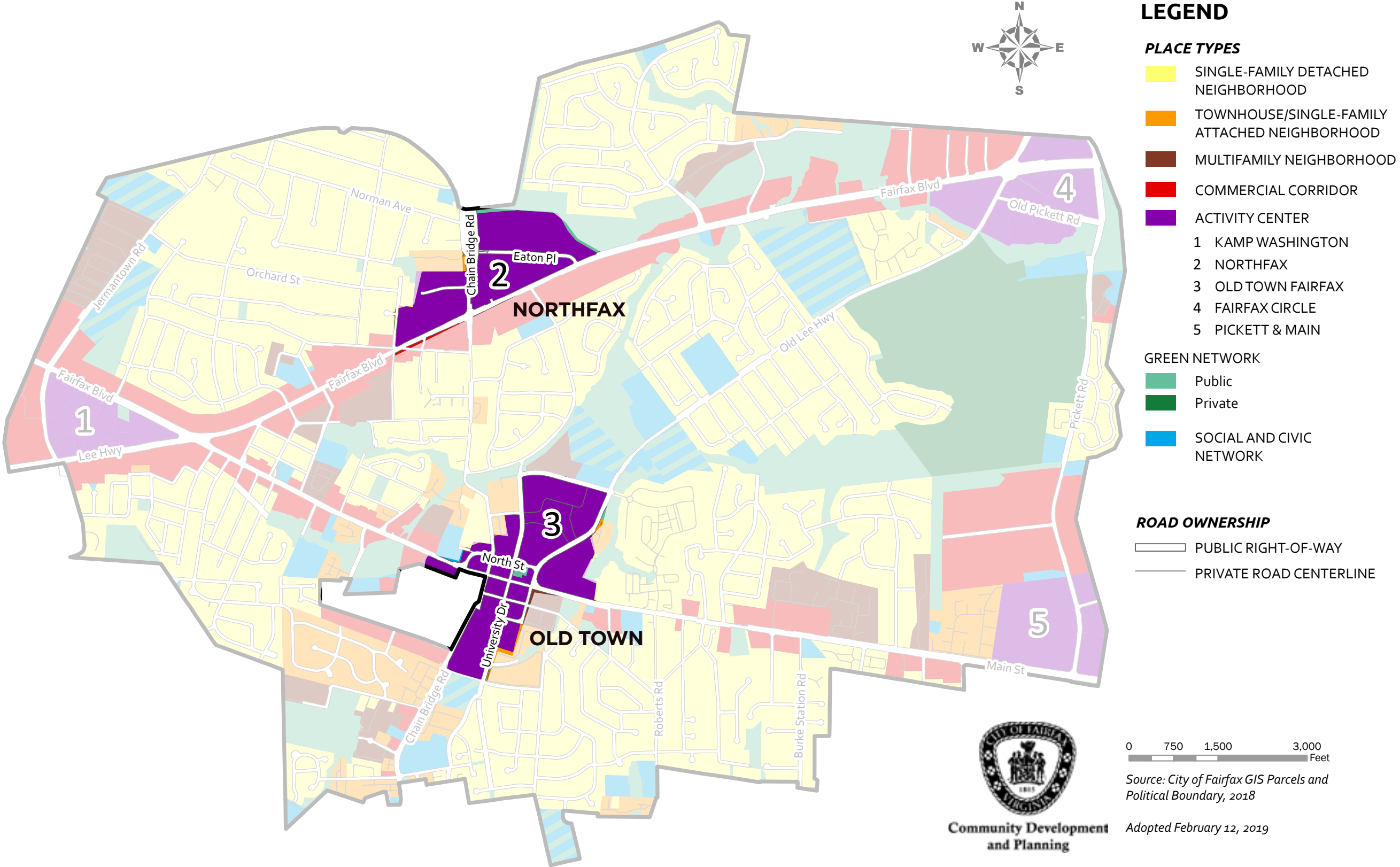
Kittleson &
Associates

OCULUS

Walter L. Phillips
UtilityPros

BUILDING ON THE 2035 COMPREHENSIVE PLAN

TWO ACTIVITY CENTERS: NORTHFAX & OLD TOWN



BUILDING ON PREVIOUS STUDIES

OLD TOWN

2019 Comprehensive Plan (Activity Centers)

- Pedestrian-Oriented, Mixed-Use is Strongly Encouraged
- Connected Street Network and Balance Connectivity for Pedestrians, Bicyclists and Motorists
- Improved Streetscape and Pedestrian Connections to Surrounding Uses
- Inviting Open Spaces
- Uses: Office, Retail, Hotel, Public/Civic/Institutional, Residential Multifamily (48 DUA max.), Townhouse

2019 Comprehensive Plan (Old Town)

- Cultural Hub for the City of Fairfax
- Capitalizing on Proximity to GMU
- Small Area Plans to Identify Locations for New Streets, Open Spaces, Land Uses (including Retail), Building Heights and Transition Areas

Vision Fairfax Mason (2015)

- Extend Street Grid
- Extend Old Town to the North and South
- Public Parking South of Old Town Core

BUILDING ON PREVIOUS STUDIES

OLD TOWN

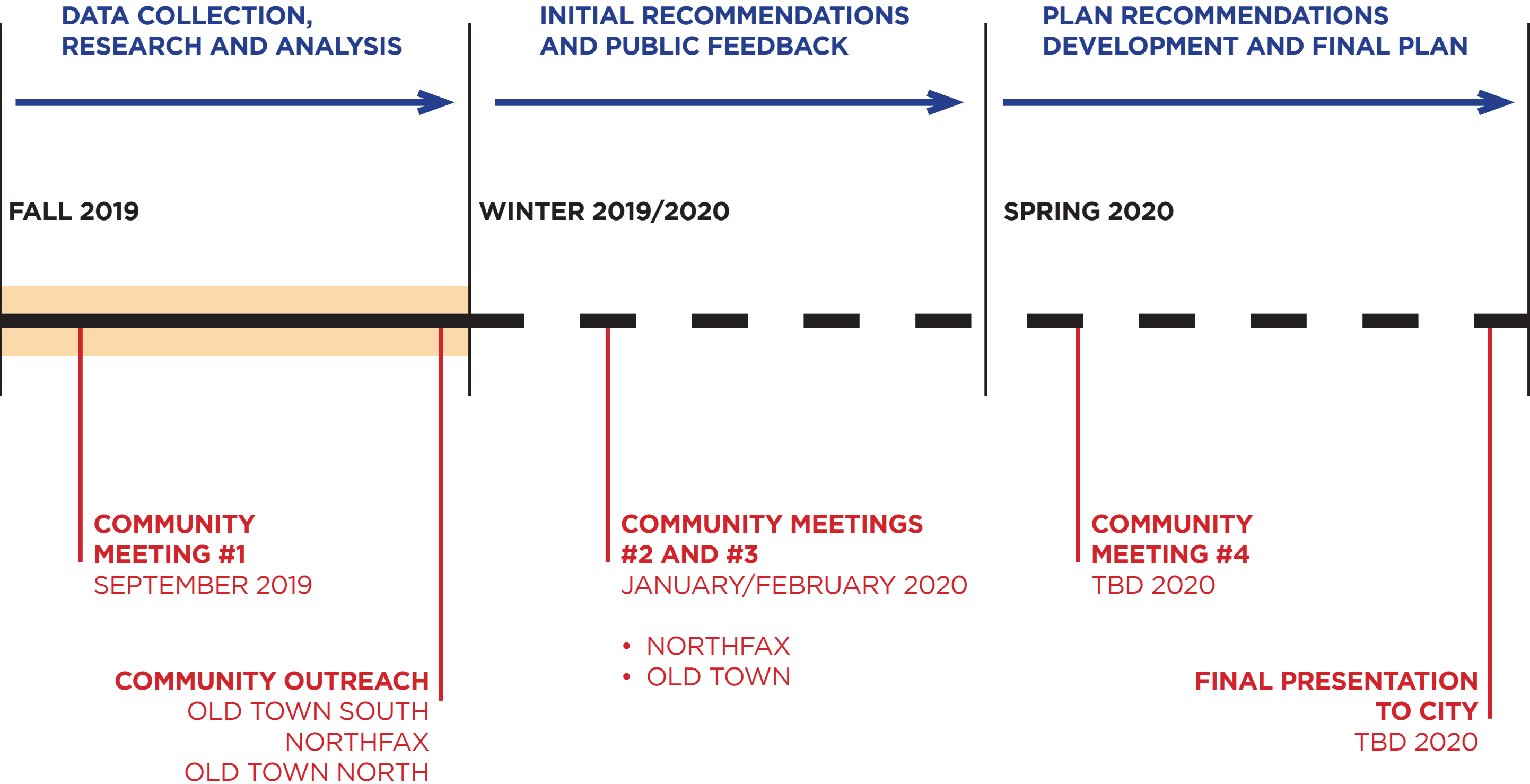
Zoning Ordinance HOD (Historic Overlay District)

- No Minimum Lot Size
- Three Stories Maximum
- Build-to-Line (50%), with Exceptions
- Lot Coverage
- Parking Reductions

Zoning Ordinance TOD (Transition Overlay District)

- Four Stories Maximum (48 feet)
- Build-to-Line (50%), with Exceptions
- Lot Coverage
- 10 Foot Sidewalk
- Parking Reductions, Except for Residential

PROJECT TIMELINE



OLD TOWN



OLD TOWN - 1937

EARLY STREET GRID



06 38.850 Degrees

OLD TOWN - 1976

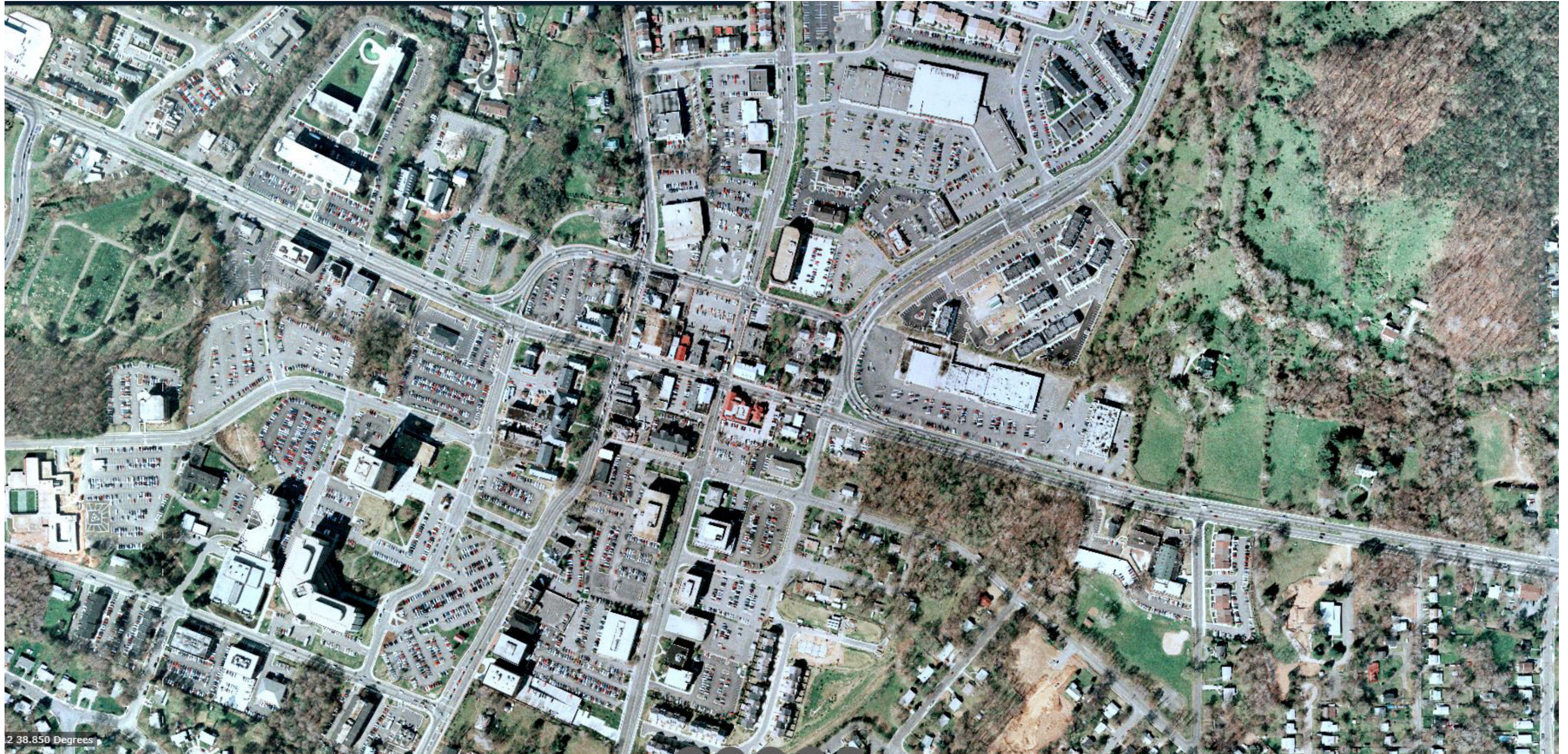
EXPANSION OF DOWNTOWN



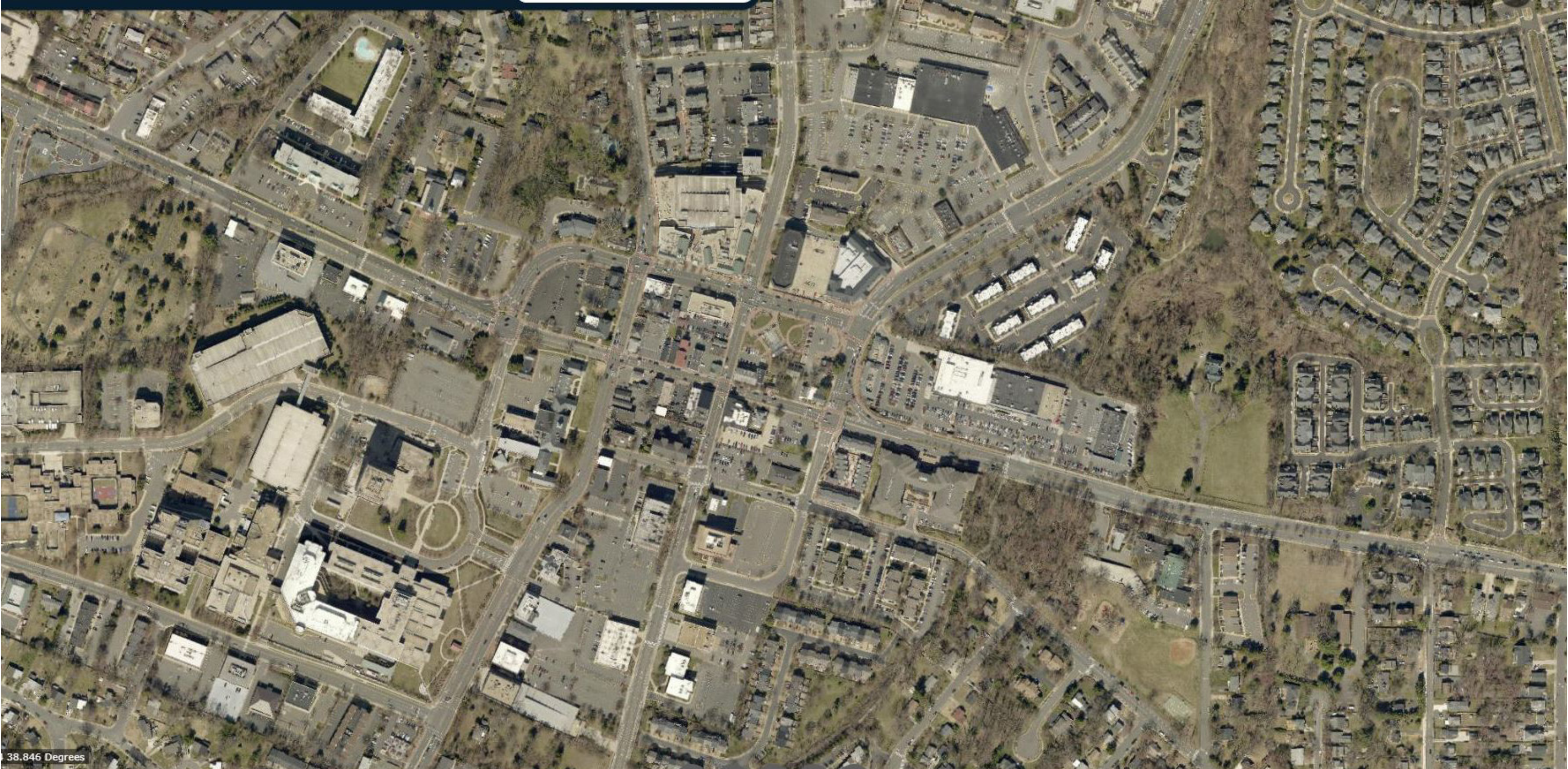
1 38.850 Degrees

OLD TOWN - 1990

ESTABLISHED PARKING ORIENTED DOWNTOWN

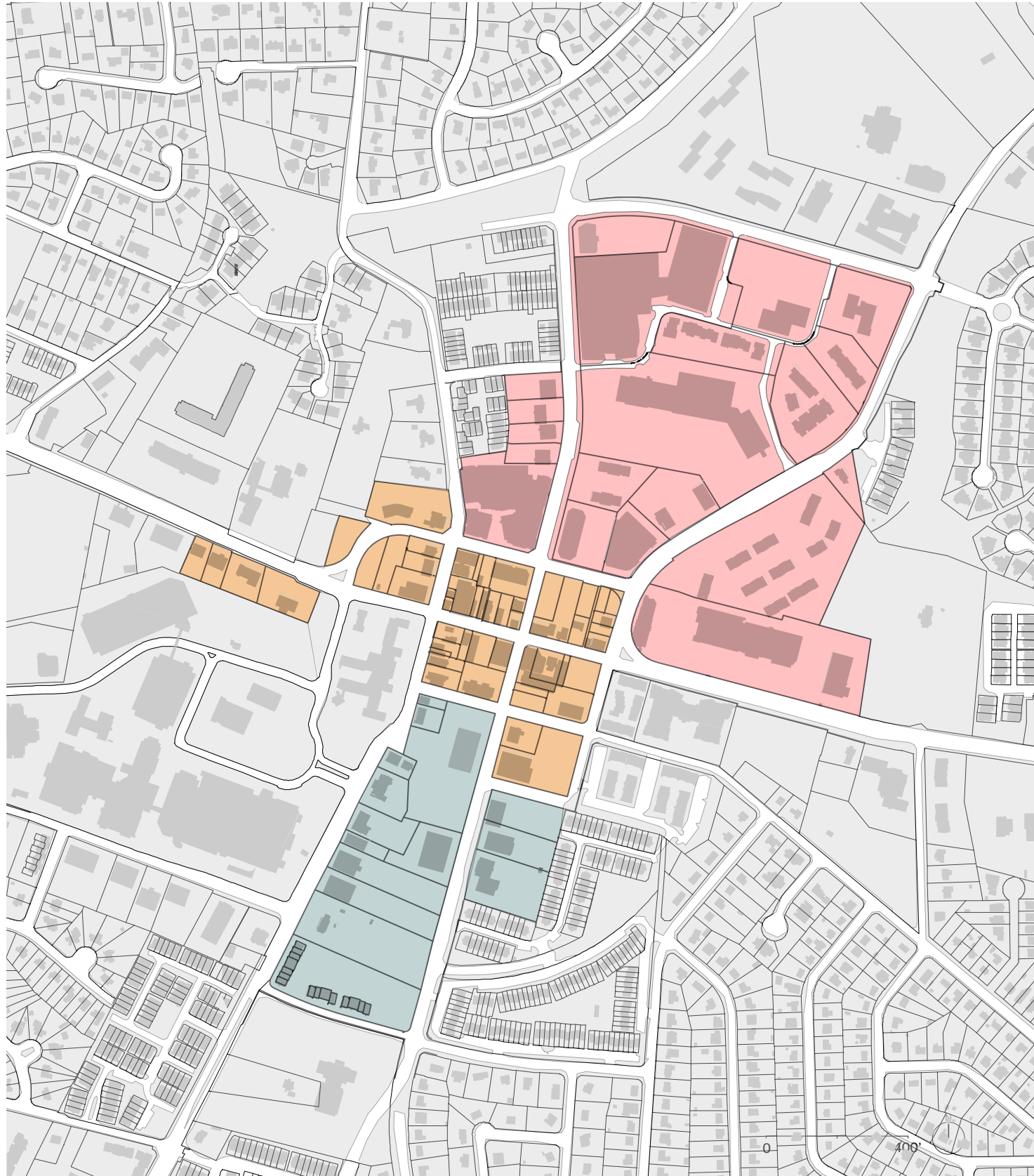


OLD TOWN - 2019
TODAY



OLD TOWN - 2019

CHARACTER AREAS & OPPORTUNITIES



1

Old Town North Emerging Mixed-Use Community

- Larger Consolidated Parcels
- Emerging Residential & Retail Uses
- Shared Parking Strategies



2

Cultural Core Historic Heart

- Opportunities to Highlight Unique Character
- Infill development
- Historic Preservation / Adaptation



3

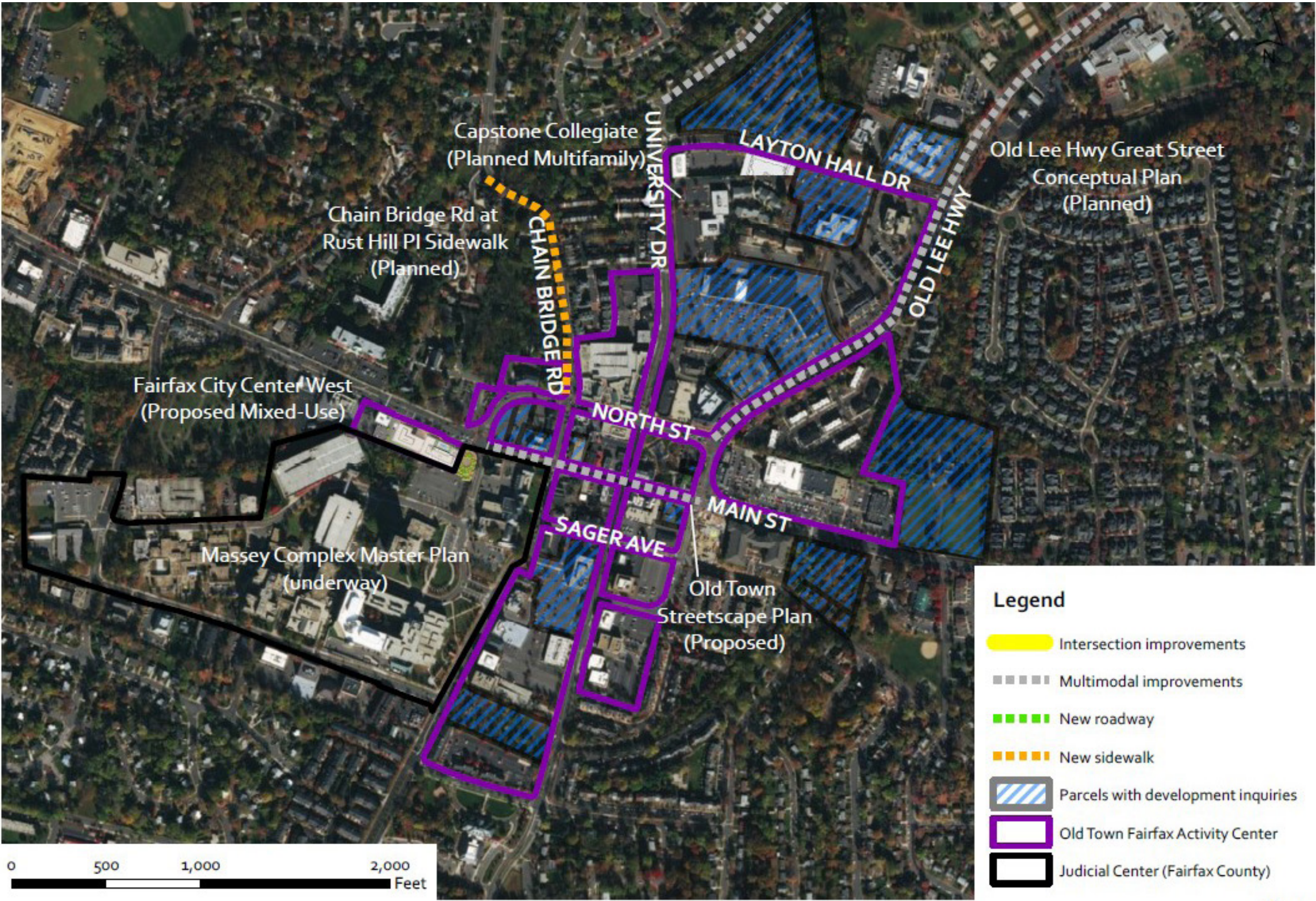
Old Town South Connecting Downtown

- Opportunities for Infill Development
- Supporting Niche Office Market
- Better Connectivity with GMU



OLD TOWN

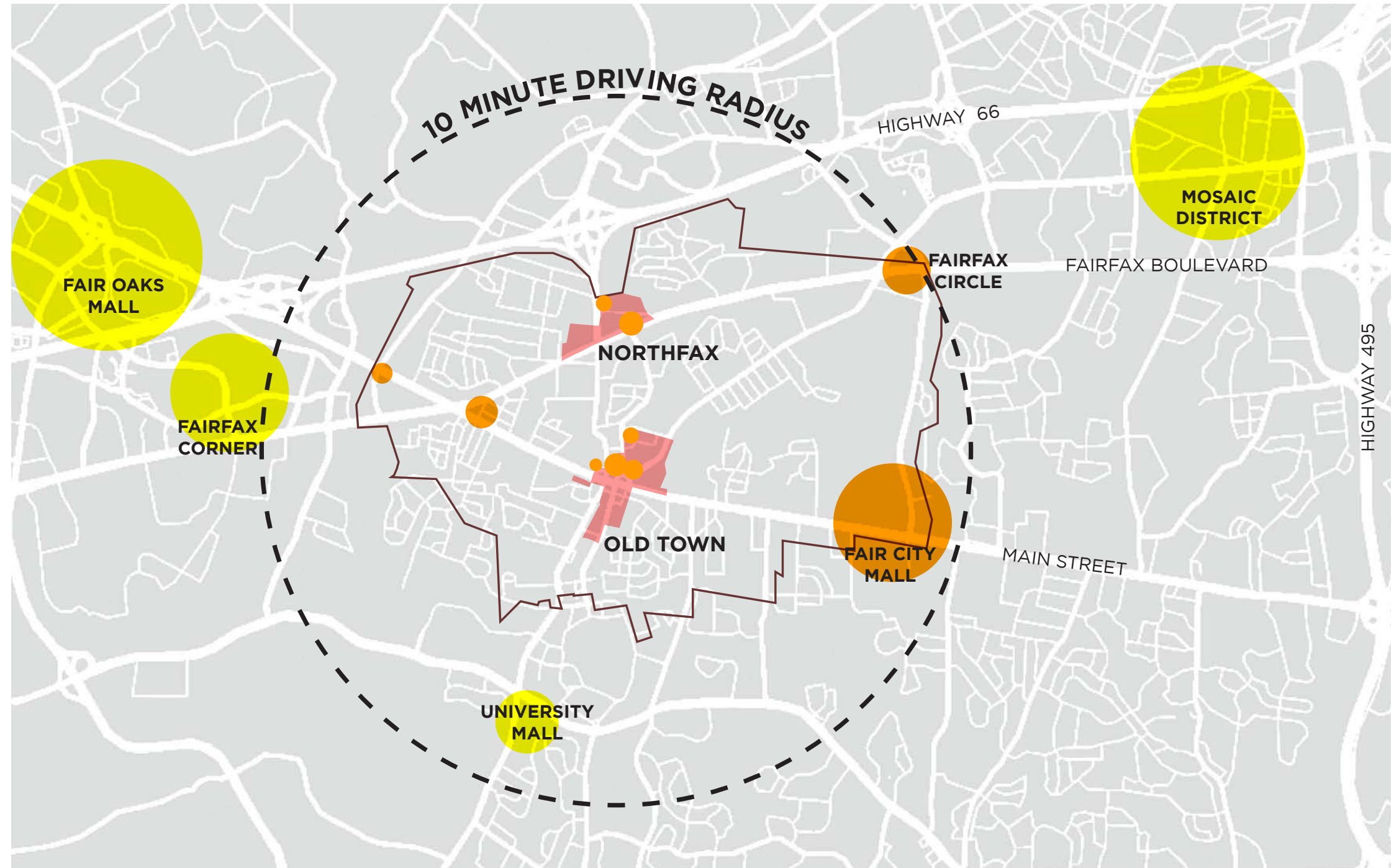
RECENT ACTIVITIES



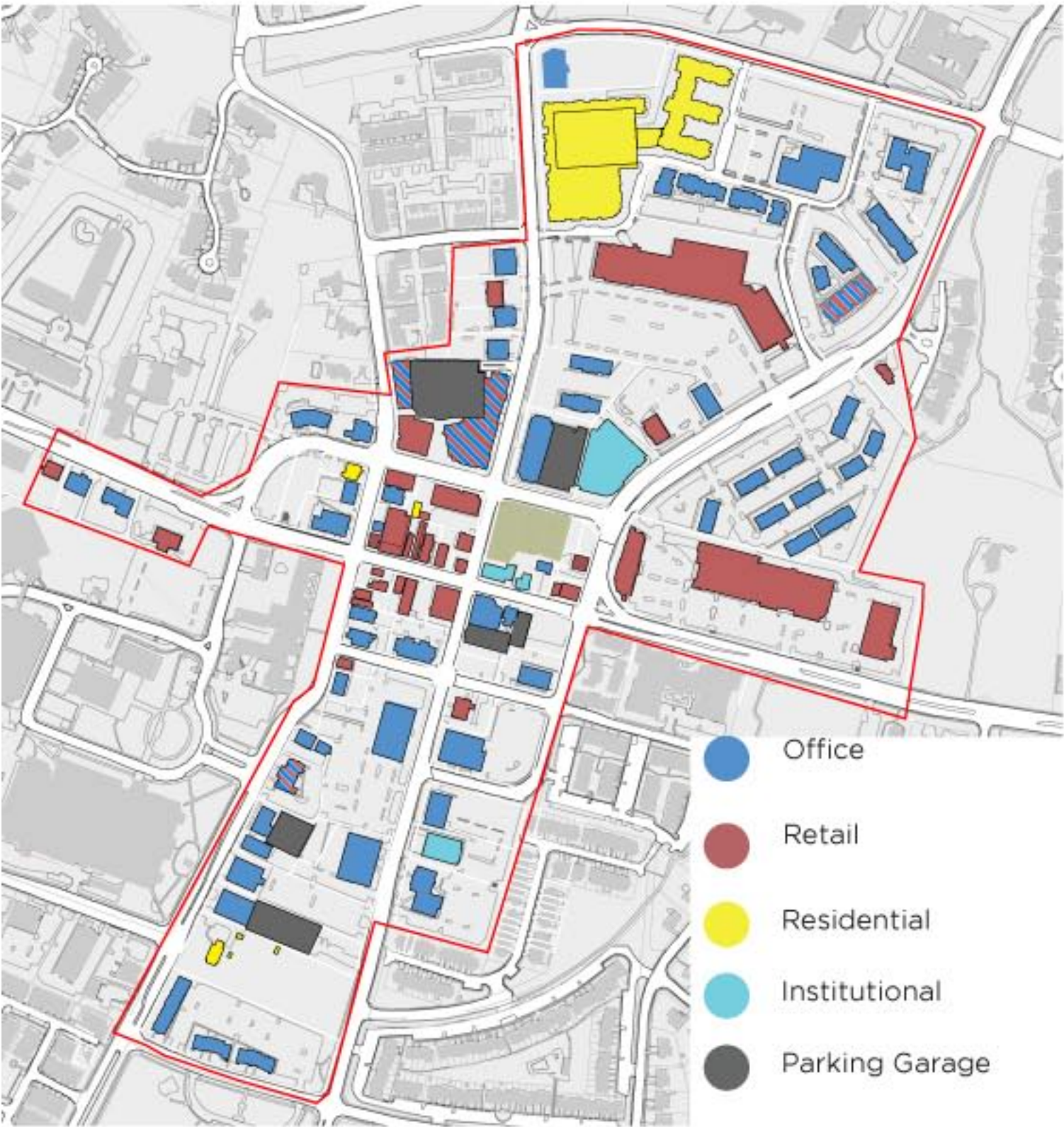
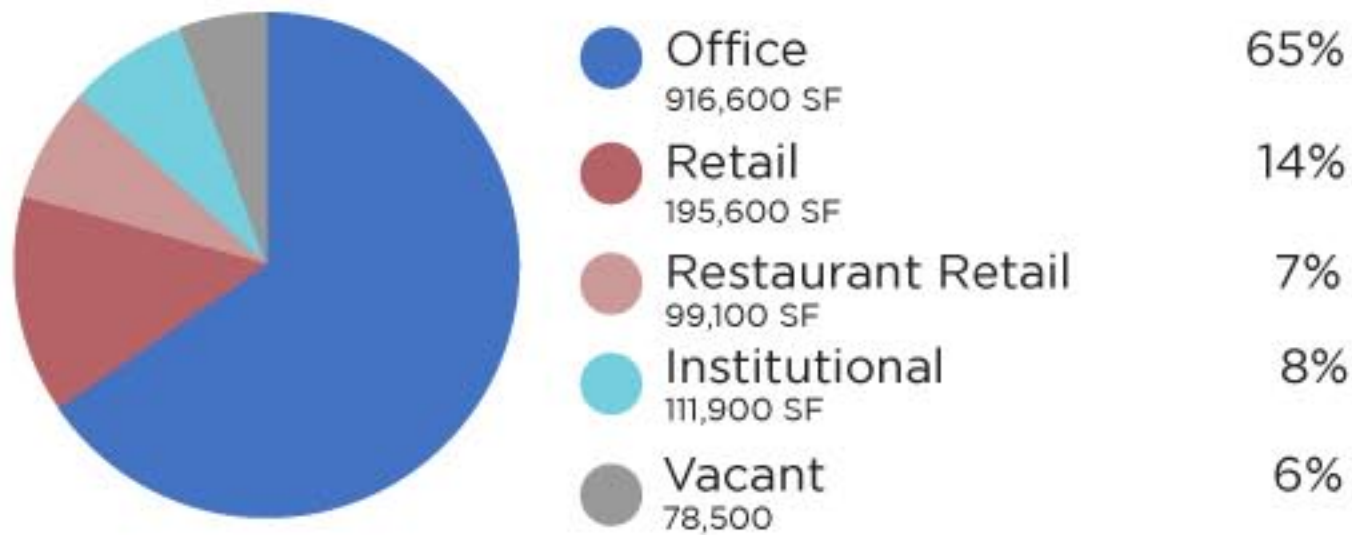
MARKET FEASIBILITY & DEVELOPMENT ECONOMICS

- City is Part of a Dynamic Regional Market
- Positive Retail / Hotel Market
- Recent Trends in Corporate Office Location – Local Niche Market
- Strong Residential Market – Opportunities to Leverage Value to Underwrite Other Improvements
- Opportunities to Facilitate Investment in a Range of Underdeveloped Properties
- Strong Civic Commitment to Economic Development – Mixed Community Support

MAJOR NEW OR REFURBISHED RETAIL & COMMERCIAL DEVELOPMENTS (SF)



OLD TOWN LAND USE



OLD TOWN- CURRENT LAND USE

OLD TOWN OBSERVATIONS

LACK OF EXPERIENTIAL IDENTITY

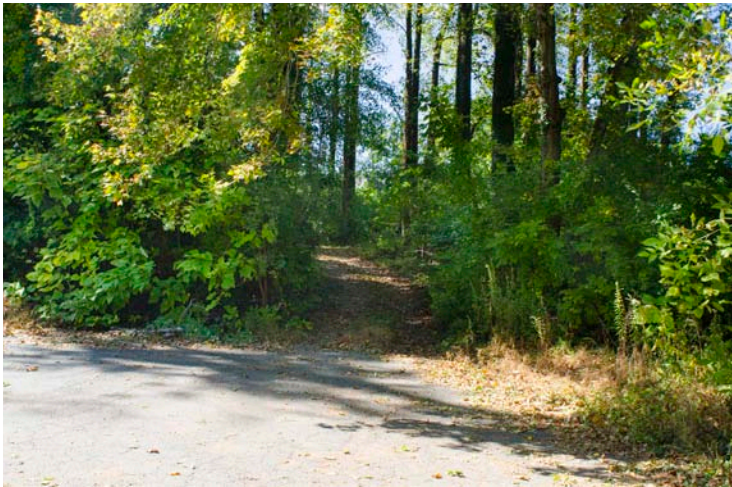


UNFOCUSED RETAIL DESTINATIONS

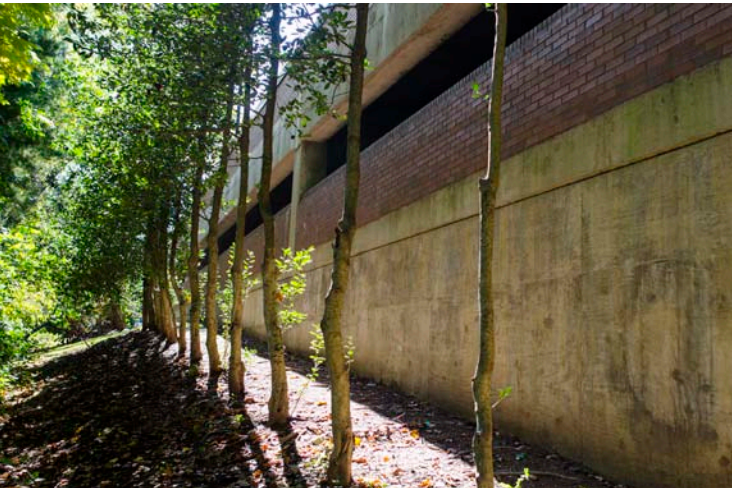


- Active Storefronts: Restaurants & Retail Destinations
- Old Town Square
- Library & Old Town Hall

GREEN INFRASTRUCTURE & WATERSHED



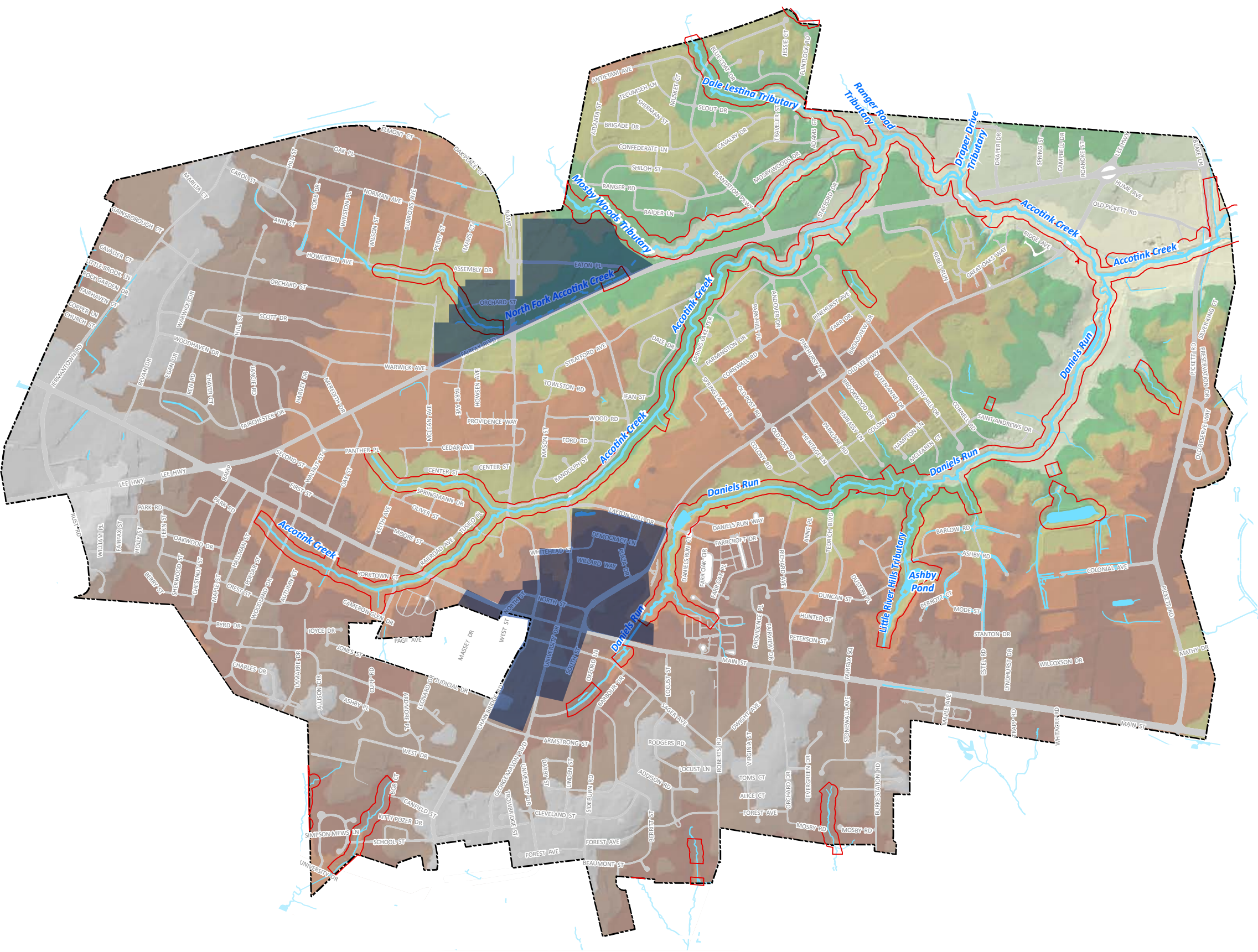
Orchard Street with Old Rail Bed Visible in Distance - Looking West



Willow Wood Parking Garage From Shiloh Street Park



Fairfax Cycling Trail at Main Street



OLD TOWN

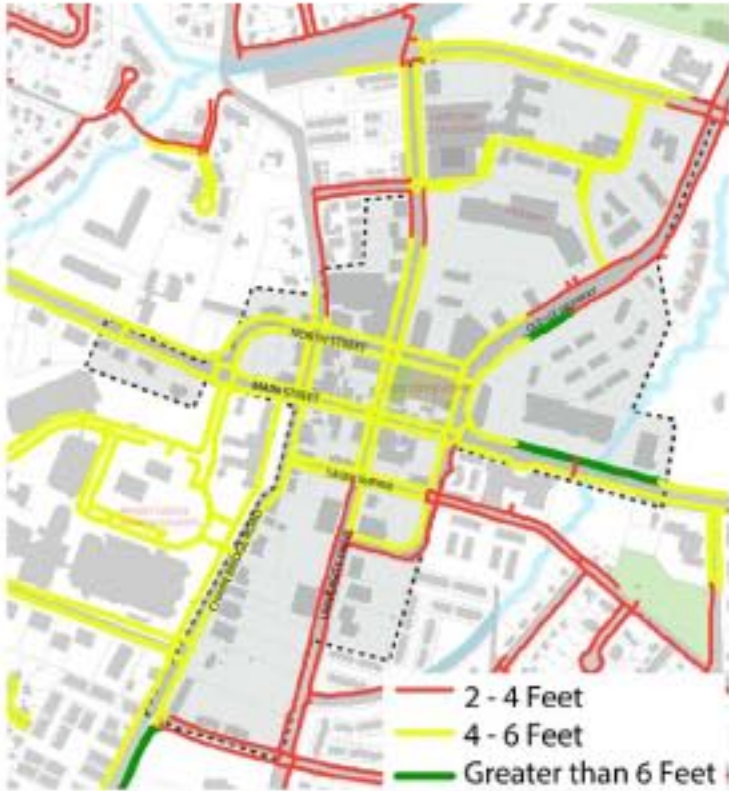
TRANSPORTATION OBSERVATIONS



Main Street, Fairfax, VA



Traffic Volumes



Sidewalk Widths



CONNECTING THE CITY - BICYCLES AND PEDESTRIANS

1



1 **"No way to safely cross Fairfax Boulevard as a pedestrian or cyclist"**
- Lifelong Resident

2

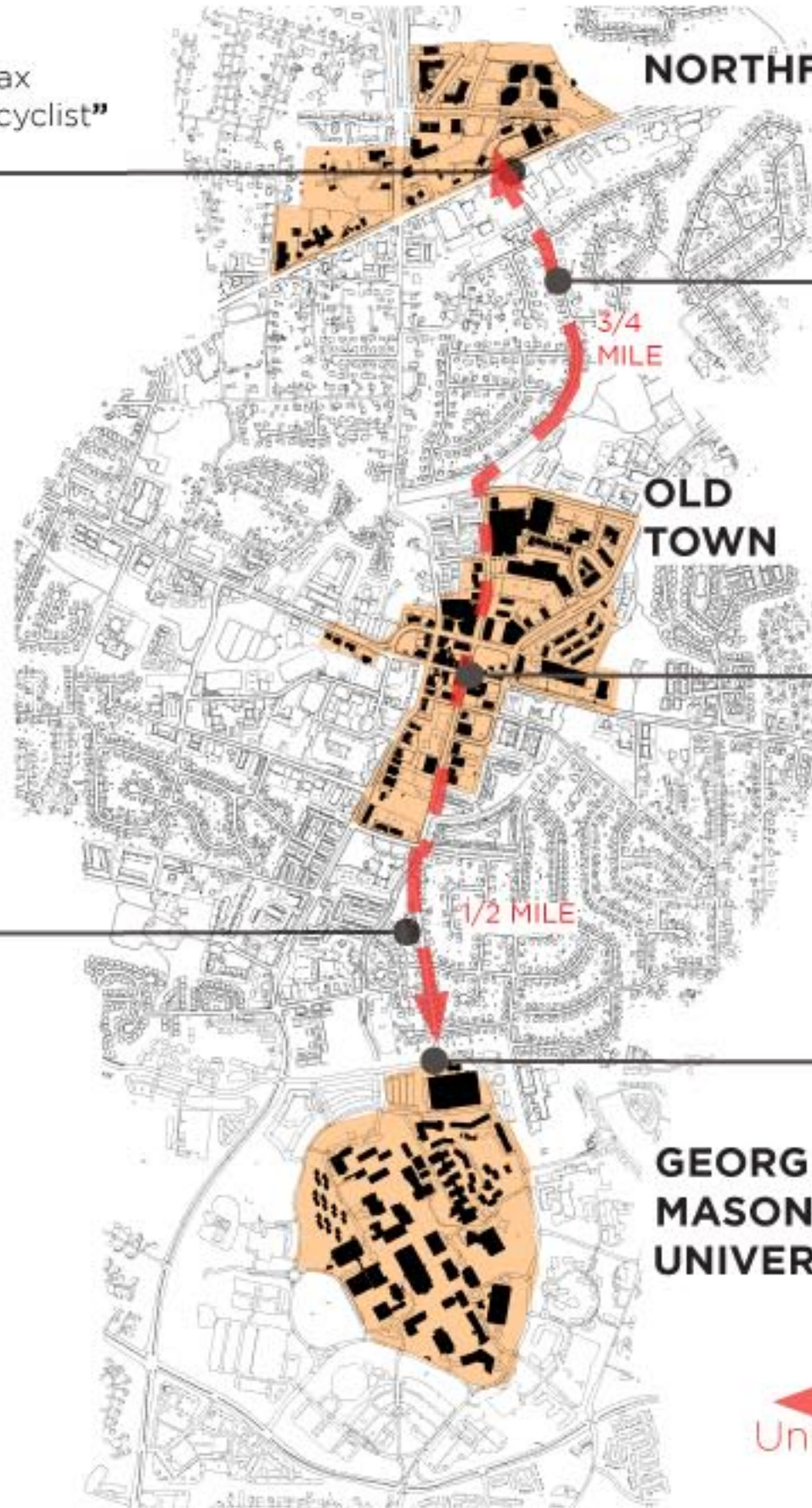


4 **"Feel like I am intruding walking through the residential neighborhood to go to Old Town."**
-GMU Student

3



4



NORTHFAX

OLD TOWN

GEORGE MASON UNIVERSITY

← University Drive →

2 **"We do not feel safe even going out of our driveway."**
It is unsafe.
- Mom & Resident

Ongoing: University Drive Traffic Calming Projects

3 **"Narrow Sidewalks in historic Old Town make it unfriendly for pedestrians and scary for drivers and cyclists"**
- Local Transportation Expert

"No obvious gateway signaling you enter the city of Fairfax along University Road from GMU."
- Urban Designer

COMMUNITY COMMENTS