

MEMORANDUM

To: Chair Angres and Members of the
Planning Commission

From: Paul Nabti, Planning Division Chief

Subject: Progress Update on the Kamp Washington
Small Area Plan – Plan Recommendations



**Meeting
Date:** March 28, 2022

The City of Fairfax 2035 Comprehensive Plan recommends Small Area Plans be developed for each of the five activity centers identified in the plan to provide more specific guidance for public investment and private development in these areas. With the first two small area plans adopted for the Old Town Fairfax and Northfax activity centers in June 2020, City staff and the consultant team, led by Cunningham Quill Architects, began working on the Kamp Washington Small Area Plan in April 2021.

The first phase of this project involved data collection, initial public outreach, and interviews with stakeholders, culminating in an existing conditions report that was presented to the Planning Commission on July 26, 2021. In the second phase, the consultant developed key ideas and general recommendations to guide development of a more detailed plan for the study area. These initial ideas were shared at a public meeting on November 18, 2021. We are currently in the third phase of the project where the consultant has developed more refined plans for the study area which will be reviewed by various entities, including the general public (meeting held on February 24, 2022), the Planning Commission, City Council, other boards and commissions, and various City staff.

At this work session, the consultant will present the current recommendations as well as summarize the background information that informed these recommendations.

ATTACHMENTS:

Attachment A: Draft Presentation



DEVELOPMENT OF SMALL AREA PLANS

KAMP WASHINGTON PLANNING COMMISSION MEETING MARCH 28, 2022

CUNNINGHAM | QUILL ARCHITECTS PLLC

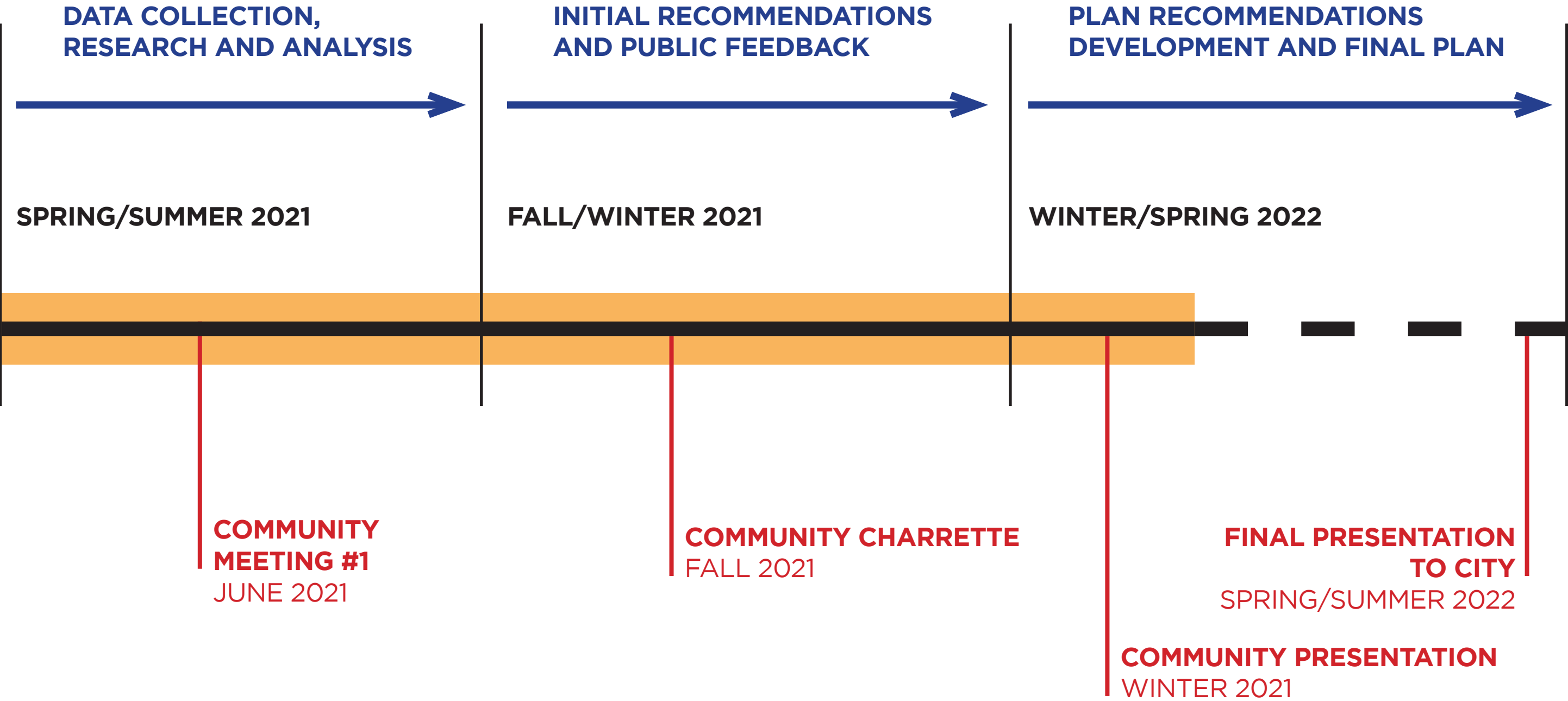
Bolan Smart
Associates

Kittelson &
Associates

OCULUS

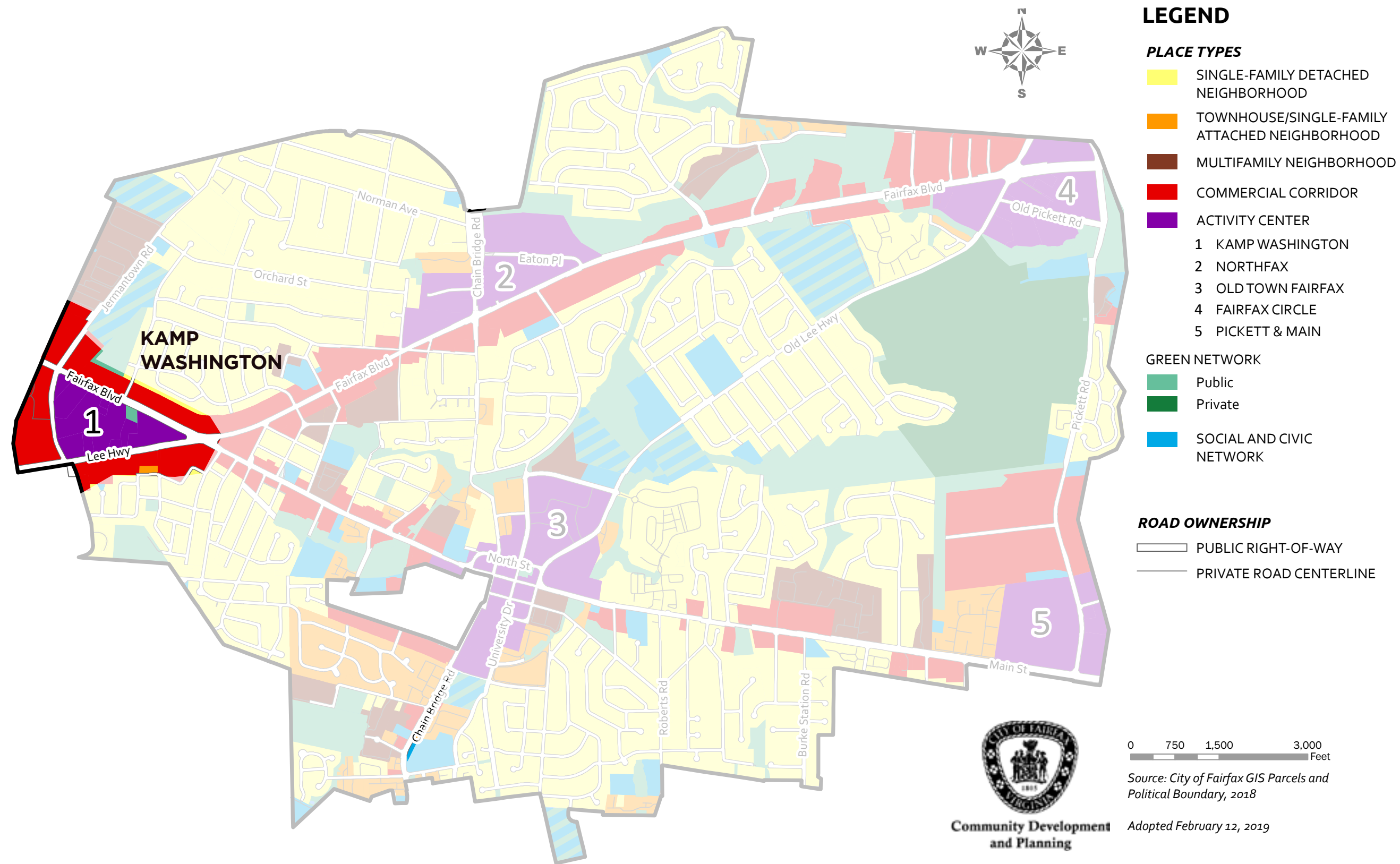
Walter L.
Phillips

PROJECT TIMELINE



BUILDING ON THE 2035 COMPREHENSIVE PLAN

ACTIVITY CENTER: KAMP WASHINGTON



0 750 1,500 3,000 Feet

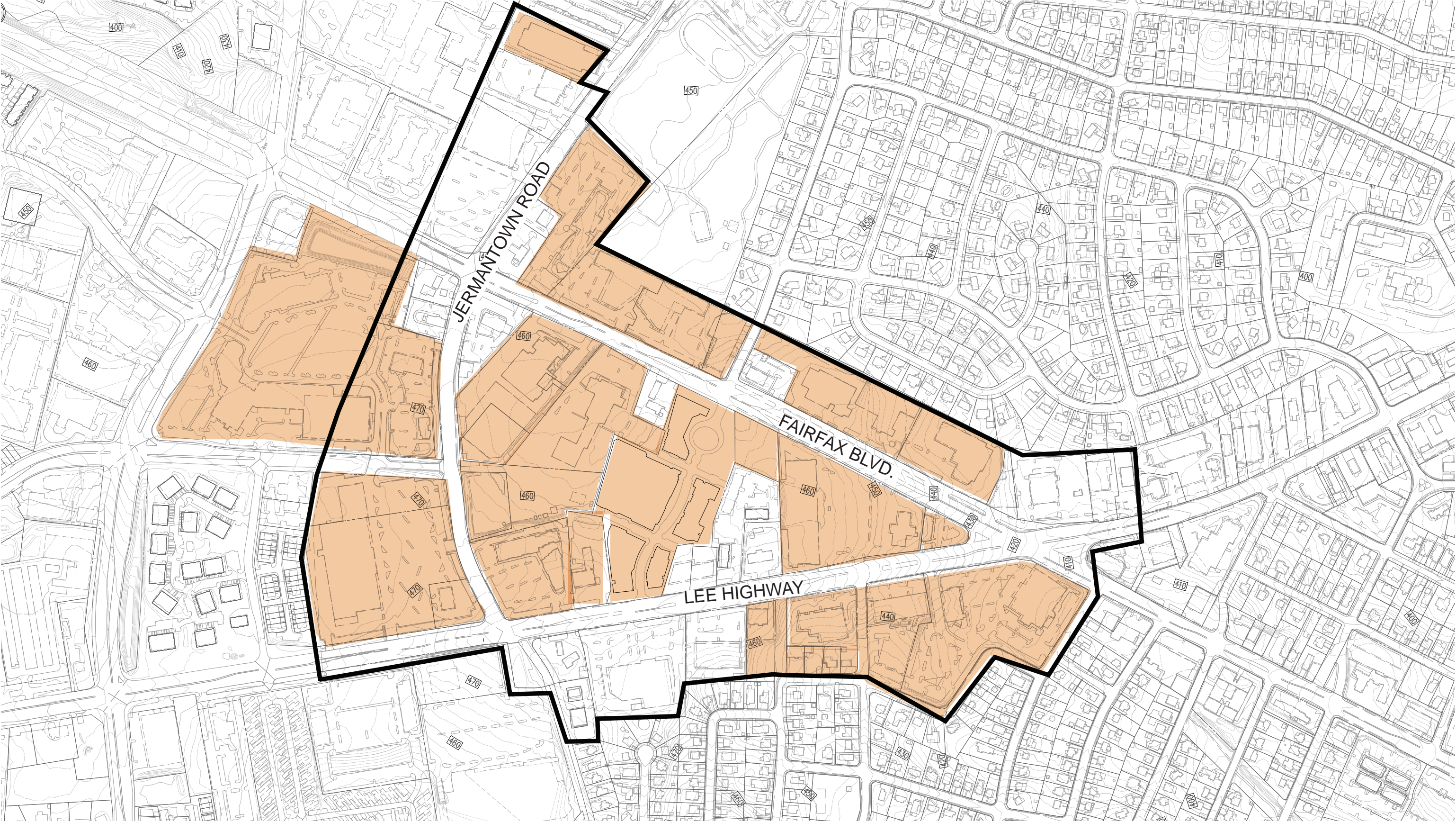
Source: City of Fairfax GIS Parcels and Political Boundary, 2018

Adopted February 12, 2019

KAMP WASHINGTON



PROPERTY OWNER OUTREACH



Participating Property Owners (to date)

COMMUNITY MEETING - JUNE 9, 2021

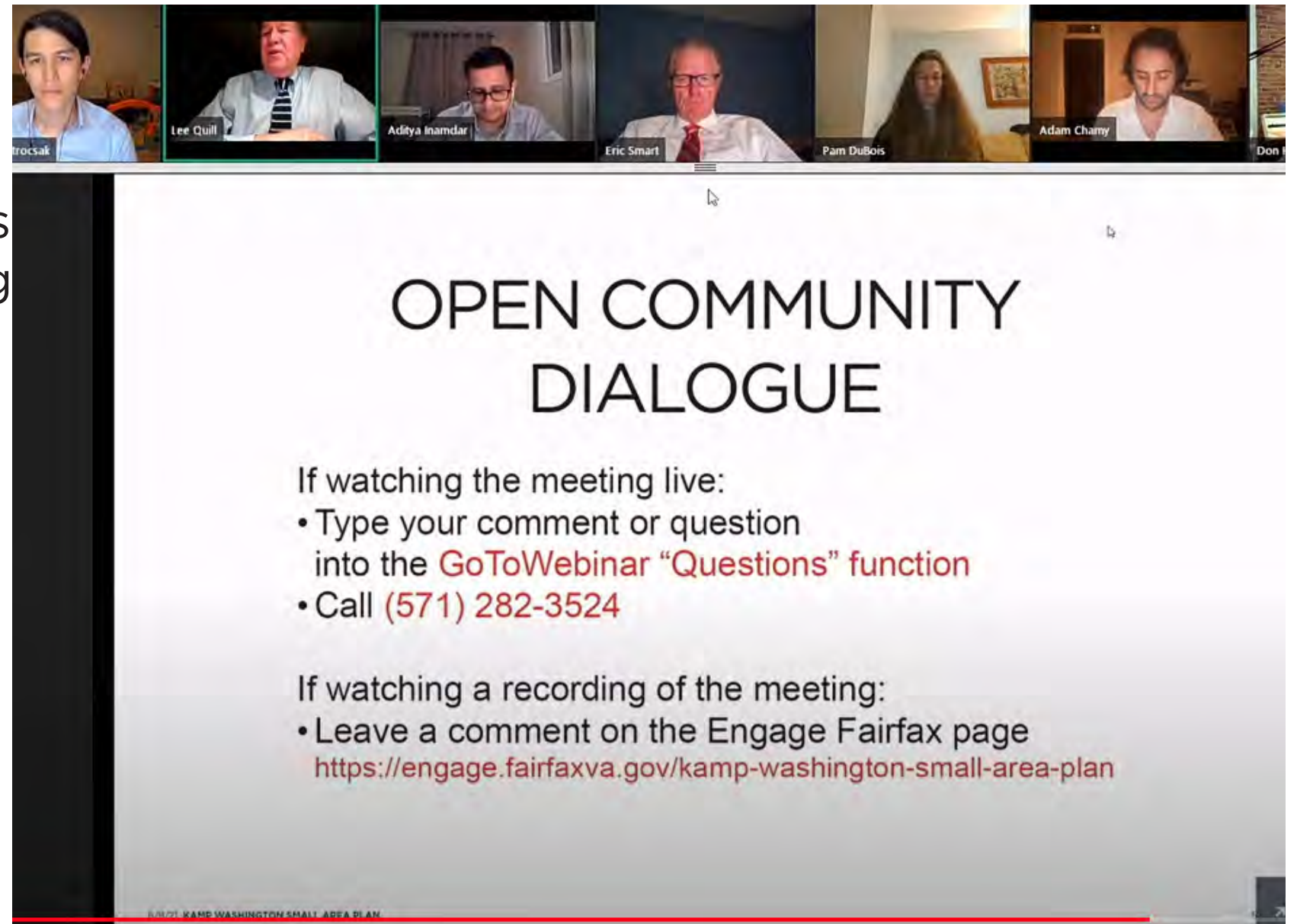
WHAT WE HEARD

COMMUNITY COMMENTS:

- More green spaces, more natural elements including access to Kutner Park & Jermantown Cemetery
- Better connectivity for pedestrians & cyclists
- More visible local retail, neighborhood feeling environment
- Expression of local arts
- Creation of a neighborhood destination, new place
- Better design with nearby residential neighborhoods.

COMMUNITY CONCERNS:

- Too much pavement and parking lots
- Ugly visual environment
- Placelessness
- Implementation
- Vehicular, pedestrian, and cyclist safety
- Traffic and busy roads



The screenshot shows a Zoom meeting in progress. At the top, there is a row of six participant video feeds. From left to right, the participants are: a man with dark hair (name partially visible as 'trocak'), a man in a light blue shirt and tie (Lee Quill), a man with glasses (Aditya Inamdar), a man with glasses and a red tie (Eric Smart), a woman with long brown hair (Pam DuBois), and a man with dark hair (Adam Chamy). Below the video feeds is a large white slide with the title 'OPEN COMMUNITY DIALOGUE' in large, bold, black capital letters. Under the title, there are two sections of text. The first section is 'If watching the meeting live:' followed by two bullet points: '• Type your comment or question into the GoToWebinar "Questions" function' and '• Call (571) 282-3524'. The second section is 'If watching a recording of the meeting:' followed by one bullet point: '• Leave a comment on the Engage Fairfax page' and a URL: <https://engage.fairfaxva.gov/kamp-washington-small-area-plan>. At the bottom of the slide, there is a small red line and the text 'KAMP WASHINGTON SMALL AREA PLAN'.

CITY COUNCIL + PLANNING COMMISSION MEETING - JULY 18, 2021

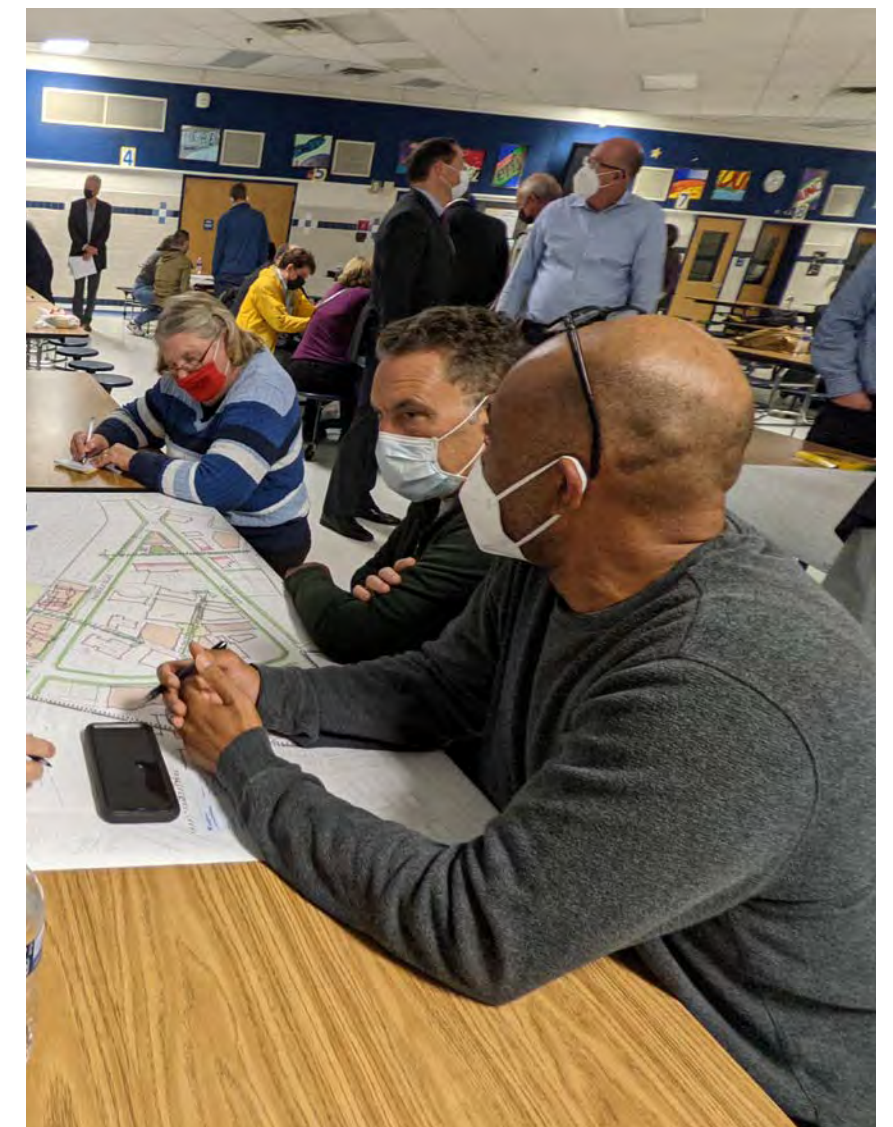
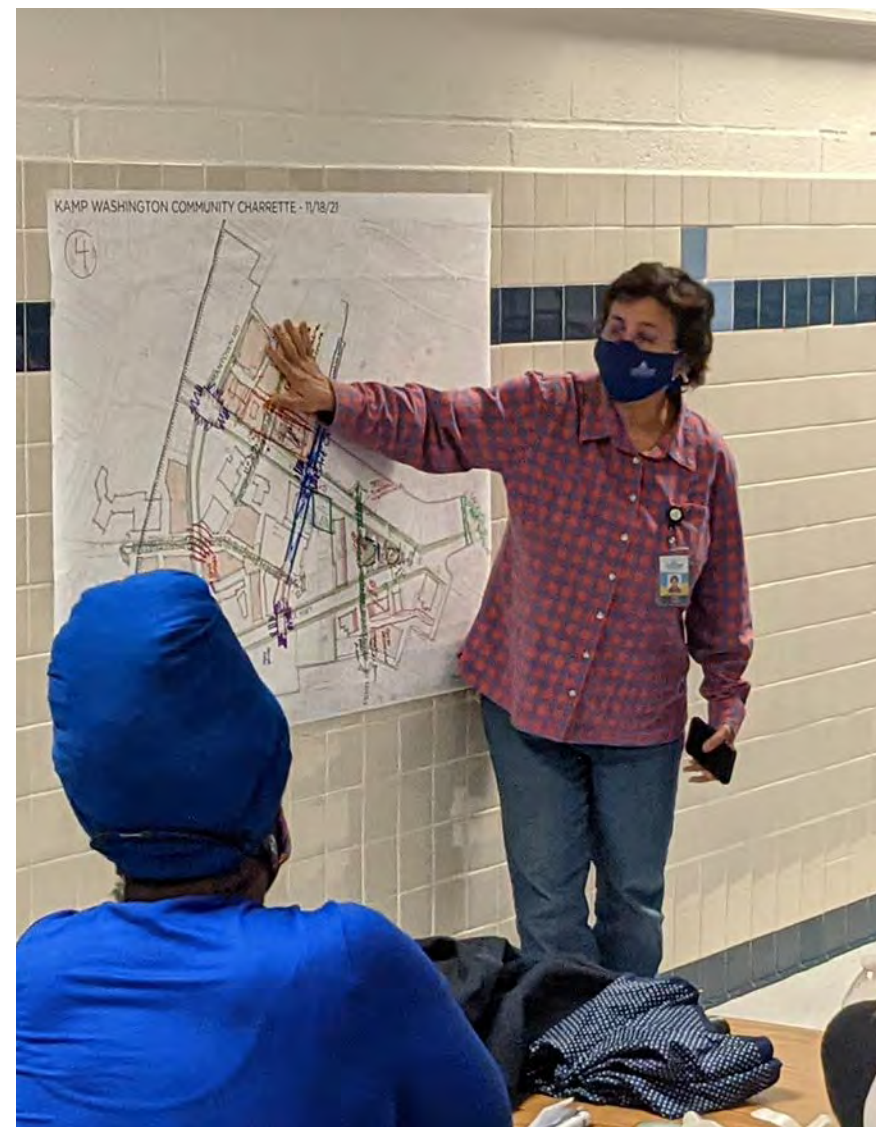
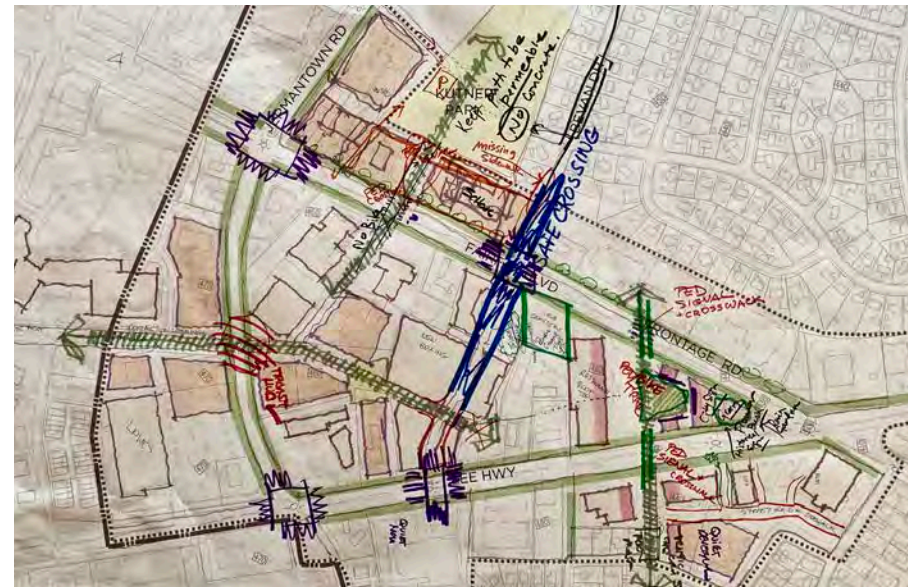
WHAT WE HEARD

- Increasing the amount of green and reducing pavement
- Sustaining or growing existing retail
- Fostering excitement and sense of place
- Busy roads
- Vehicular, pedestrian, and cyclist safety
- Creating a destination to attract County residents
- Balance of residential / retail / office
- Preserving existing commercial vitality
- Need for placemaking



WHAT WE HEARD

- Support for new denser mixed-use, with a stronger retail mix particularly at the County edge, “Triangle” between Lee, Fairfax, and Jermantown Roads
- Recommendation for more open green spaces throughout the study area
- Concerns about stormwater behind existing retail at Fairfax to residential community
- Support for multimodal options and multi-use paths
- Support for an enhanced street grid network
- Support for enhanced treatment at the Jermantown Cemetery
- Encouragement of destination and arts uses



COMMUNITY PRESENTATION - 2/24/22

WHAT WE HEARD

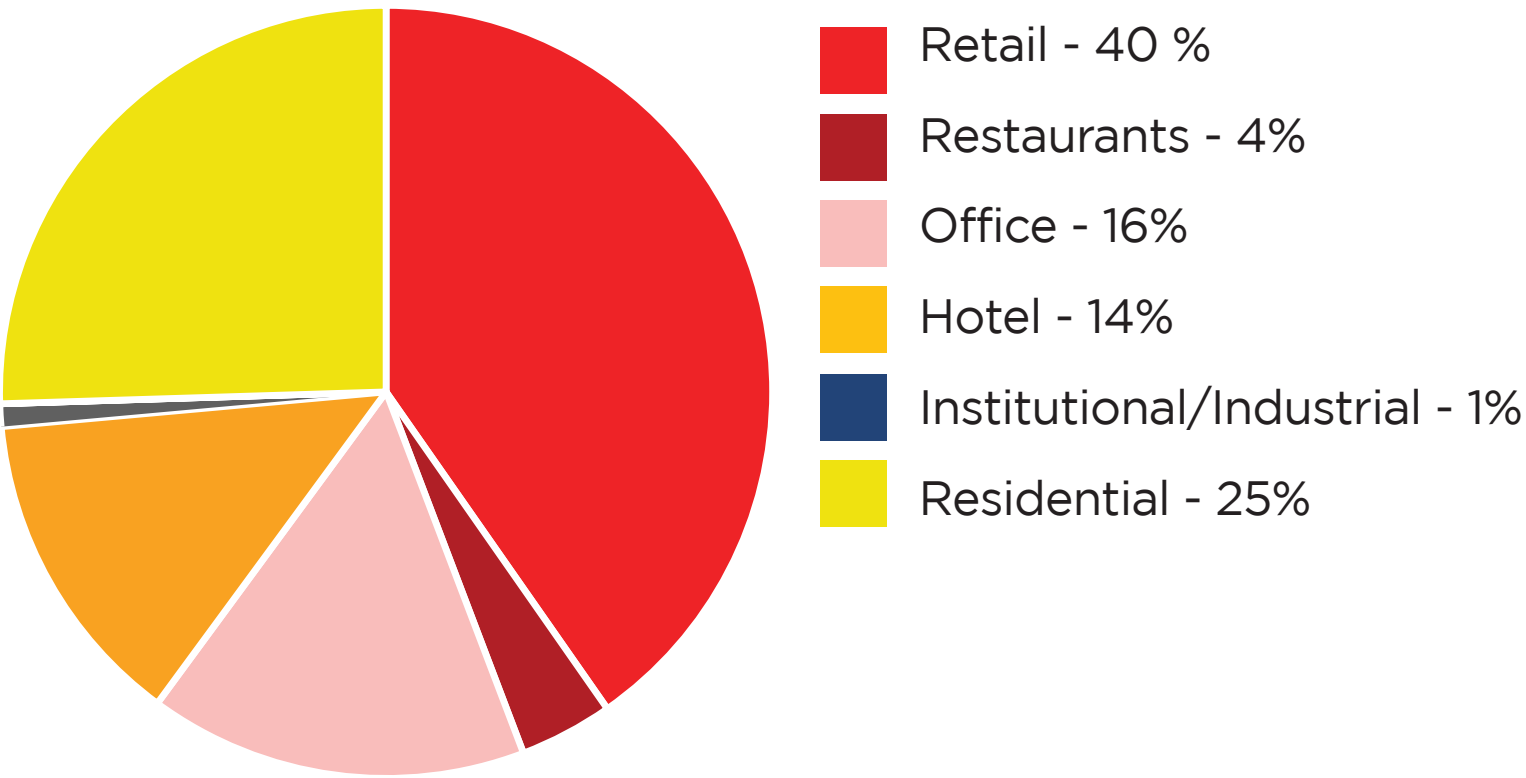


- Concern about a vehicular connection at Fern Street and retention of existing canopy
- Concern about building heights and denser development near residential neighborhoods
- Support for more green space
- Mixed support for new destination focuses
- Support for multi-modal options and multi-use paths at boulevards
- General support for change in frontage road at Fairfax Boulevard
- Support for traffic calming into neighborhoods and suggestions for better signaling

MAJOR DESIGN OBSERVATIONS

- 1. A lack of an identity
- 2. A car dominated environment
- 3. Missing open space in plan area
- 4. Established commercial critical mass that can evolve to better suit the city
- 5. Need better transitions between commercial corridor and residential neighborhoods

Land Use: Total Study Area



Near Term Residential - The Moxley (above)



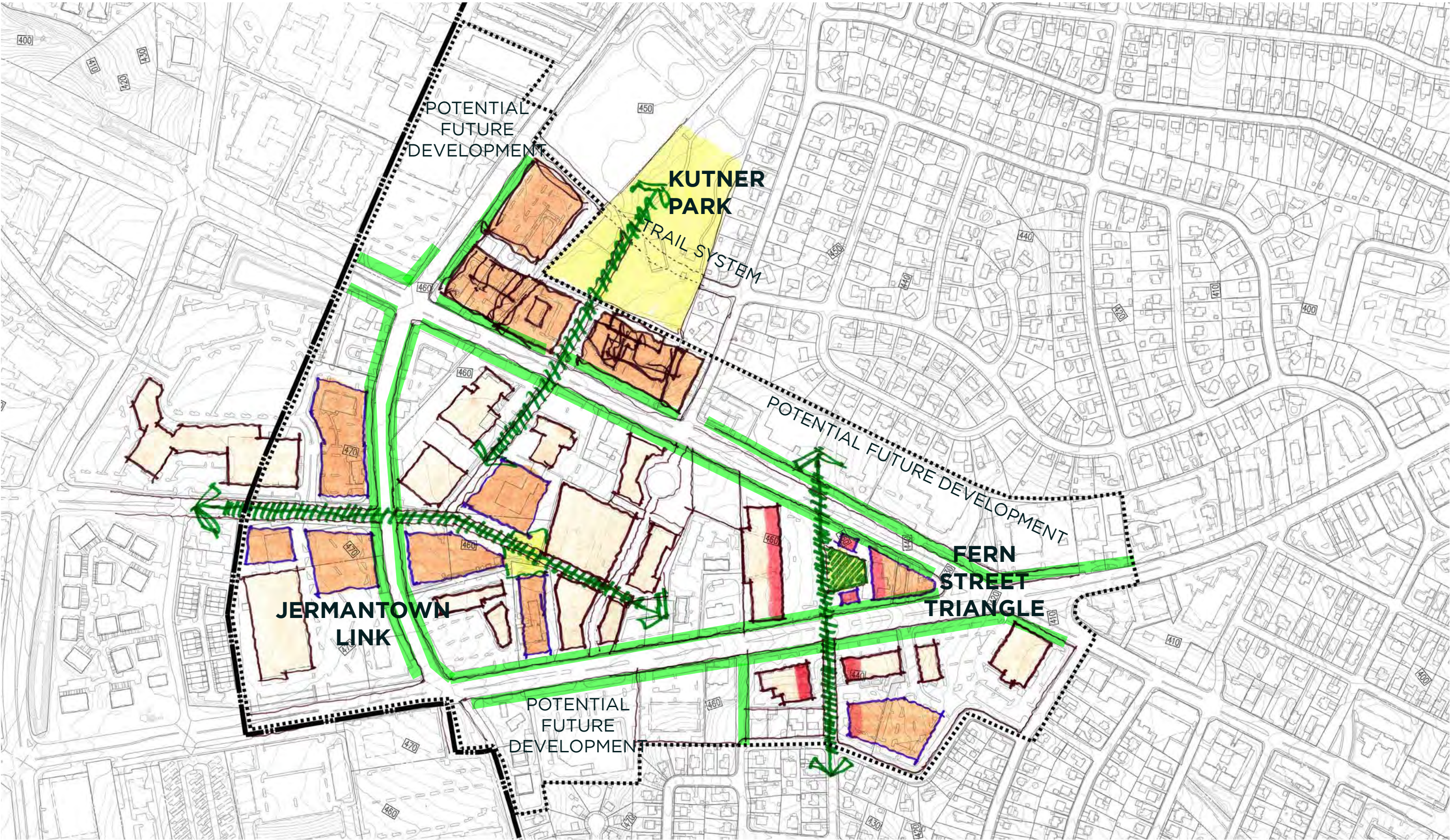
Existing Commercial



Existing Industrial (Dominion Energy)

PLAN VISION

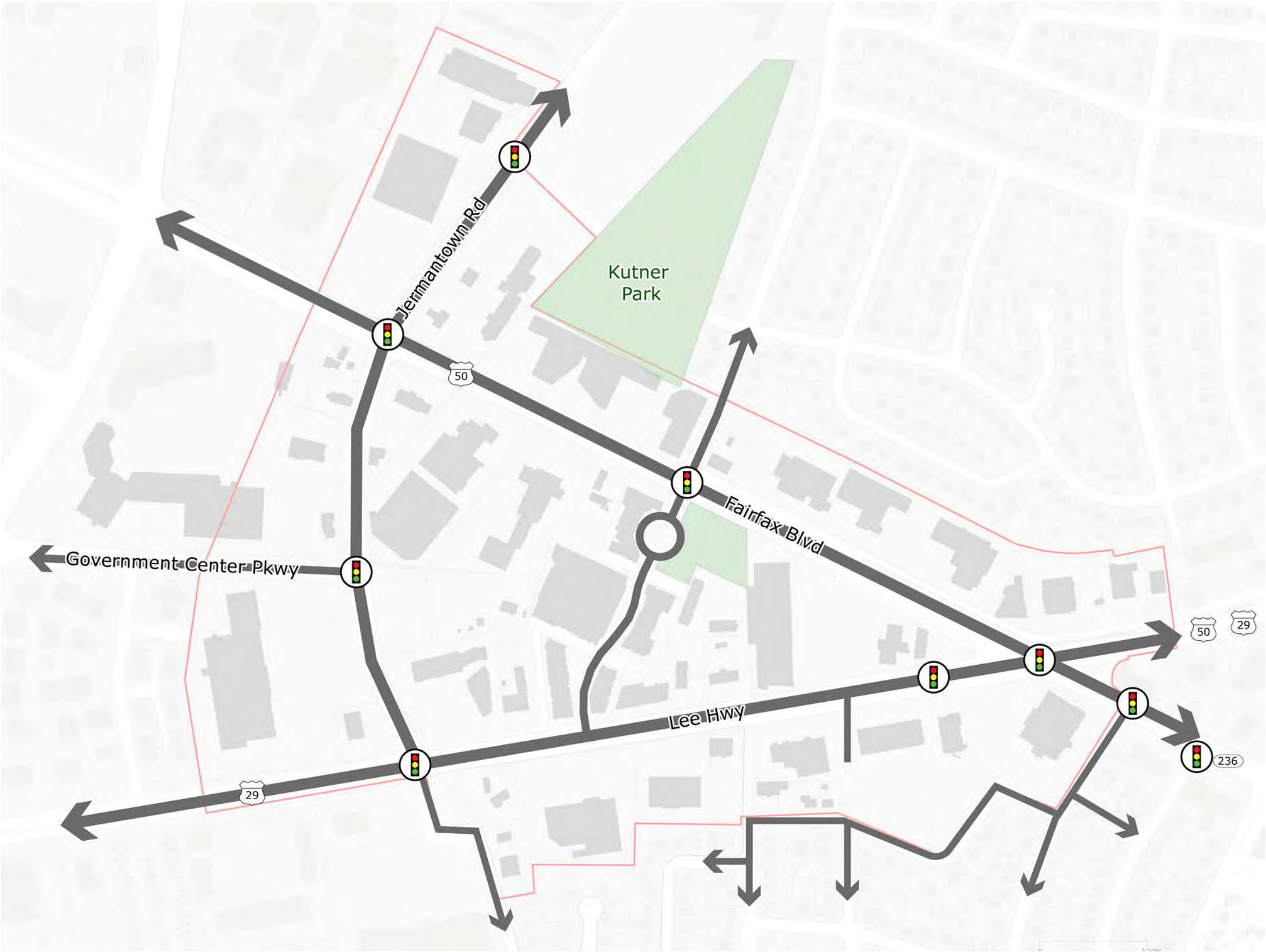
THREE SUB-AREAS, ONE NEIGHBORHOOD



A COMMUNITY-DRIVEN VISION



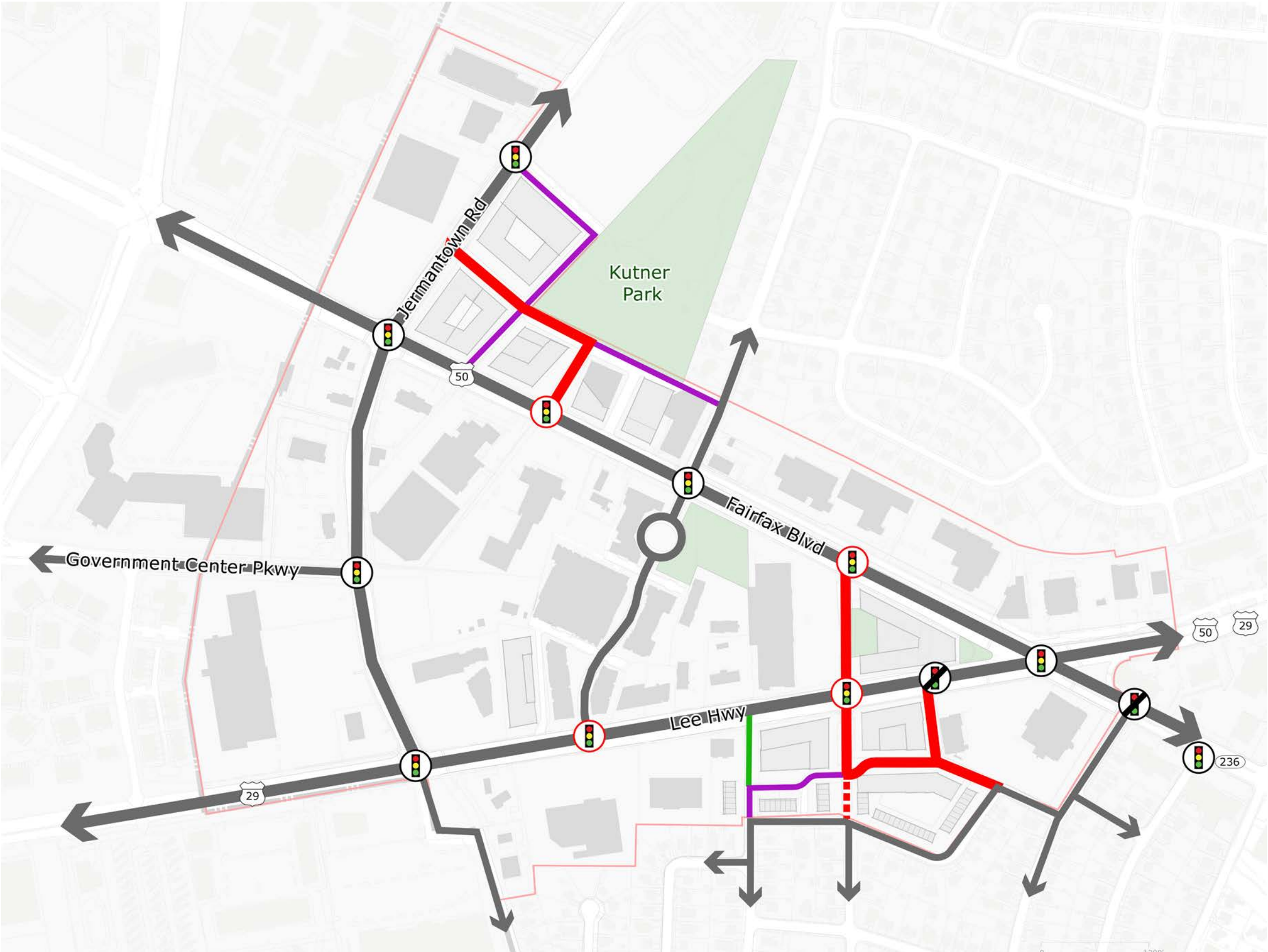
A MORE CONNECTED KAMP WASHINGTON



KAMP WASHINGTON SMALL AREA PLAN
Existing Network

- Existing Streets
- Existing Traffic Signal
- Kamp Washington Study Area

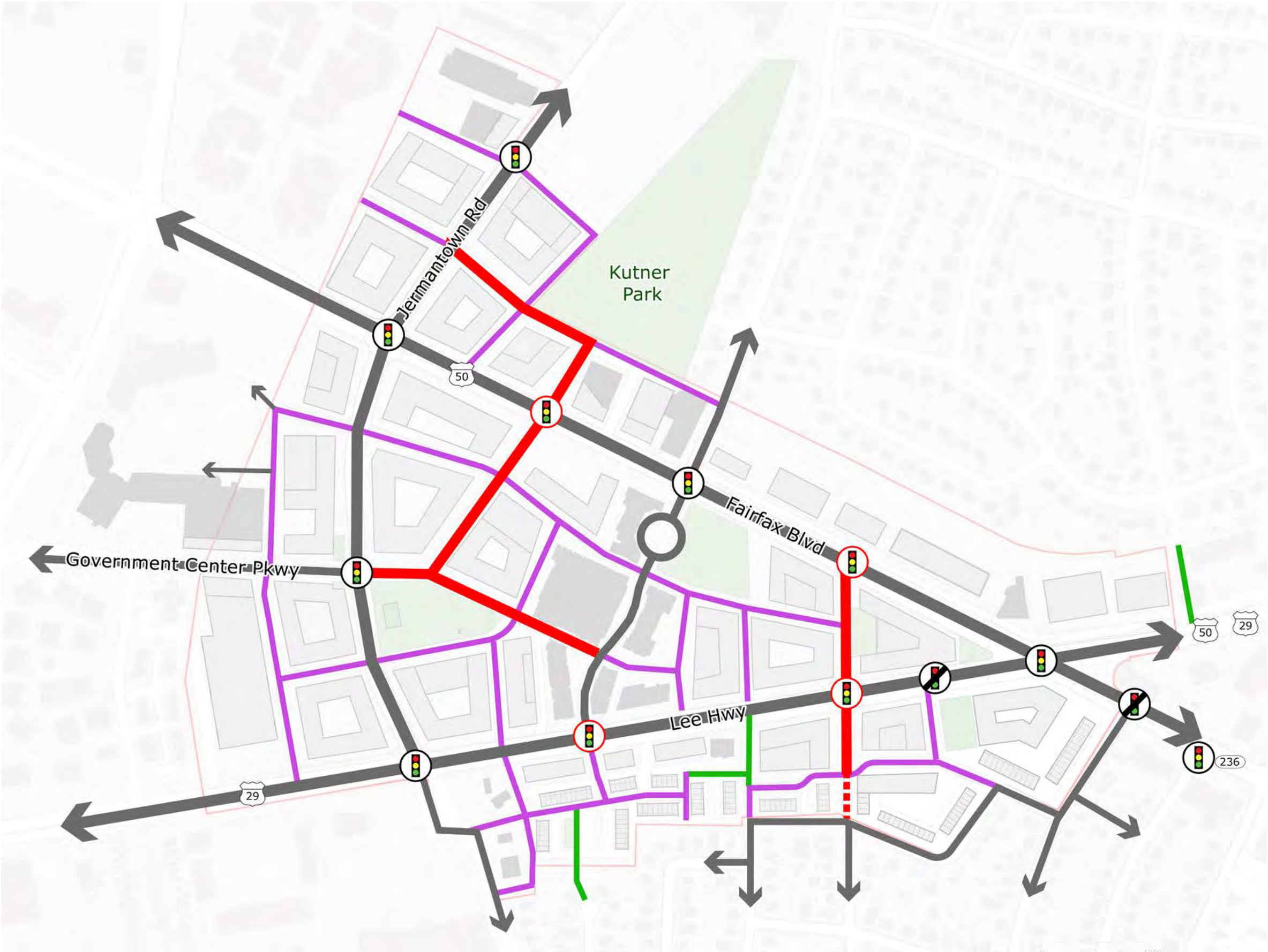
A MORE CONNECTED KAMP WASHINGTON (NEAR TERM)



KAMP WASHINGTON SMALL AREA PLAN
Potential Near Term Network

- New Streets
- To Be Determined - New Streets or Ped/Bike Path
- New Access Streets/Alley
- New Ped/Bike Path
- Existing Streets
- Existing Traffic Signal
- Potential New Signal/Controlled Crossing
- Potential Signal Removal
- Kamp Washington Study Area

A MORE CONNECTED KAMP WASHINGTON (LONG TERM)



KAMP WASHINGTON SMALL AREA PLAN
Potential Long Term Network

- New Streets
- To Be Determined - New Streets or Ped/Bike Path
- New Access Streets/Alley
- New Ped/Bike Path
- Existing Streets
- Existing Traffic Signal
- Potential New Signal/Controlled Crossing
- Potential Signal Removal
- Kamp Washington Study Area

STREET AND BLOCK PLAN

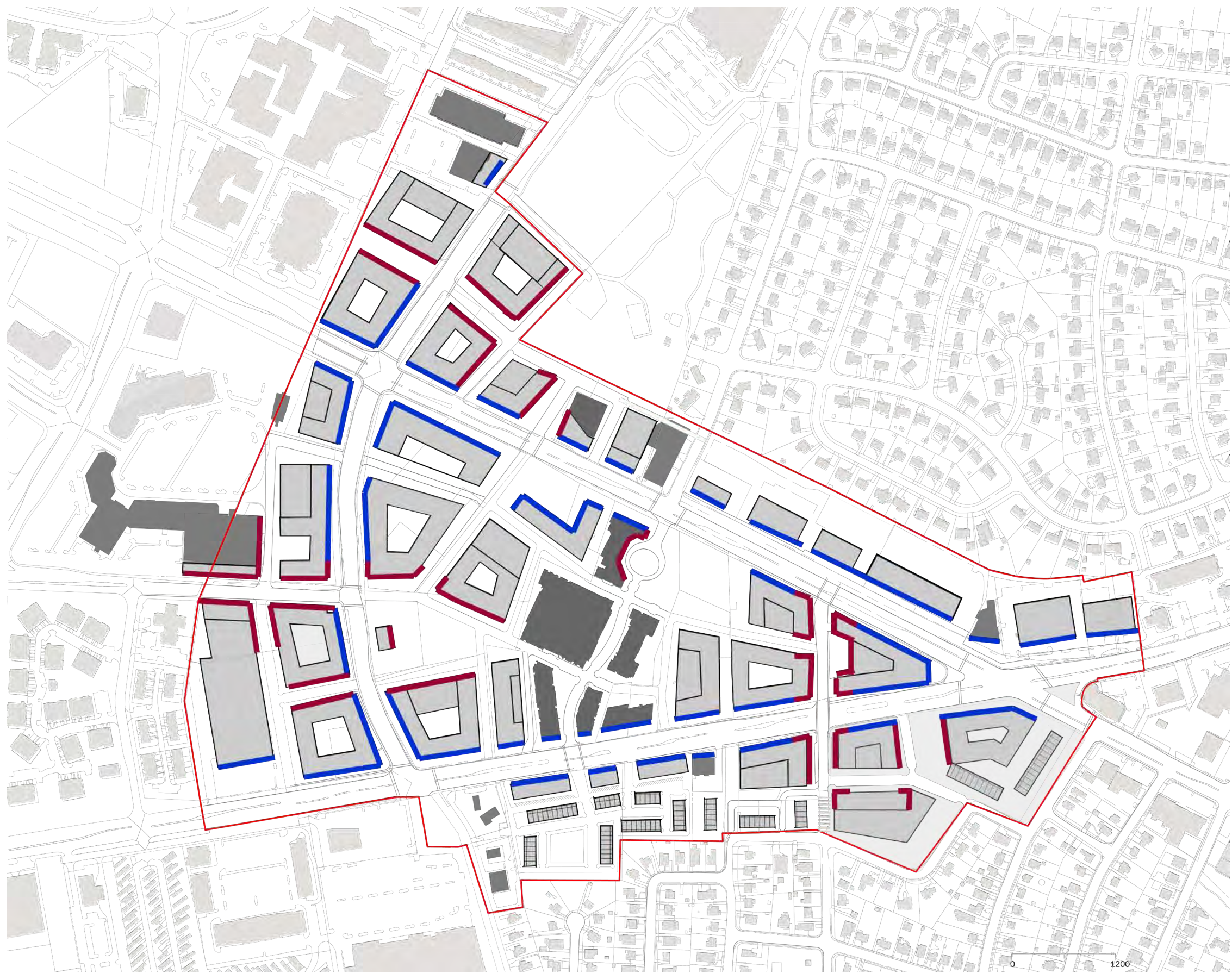


PUBLIC OPEN SPACE



-  **PARKS AND
LARGE GREEN
SPACES**
-  **POCKET PARKS
AND MINOR
GREEN SPACES**
-  **PEDESTRIAN
PLAZAS AND
OPEN SPACES**

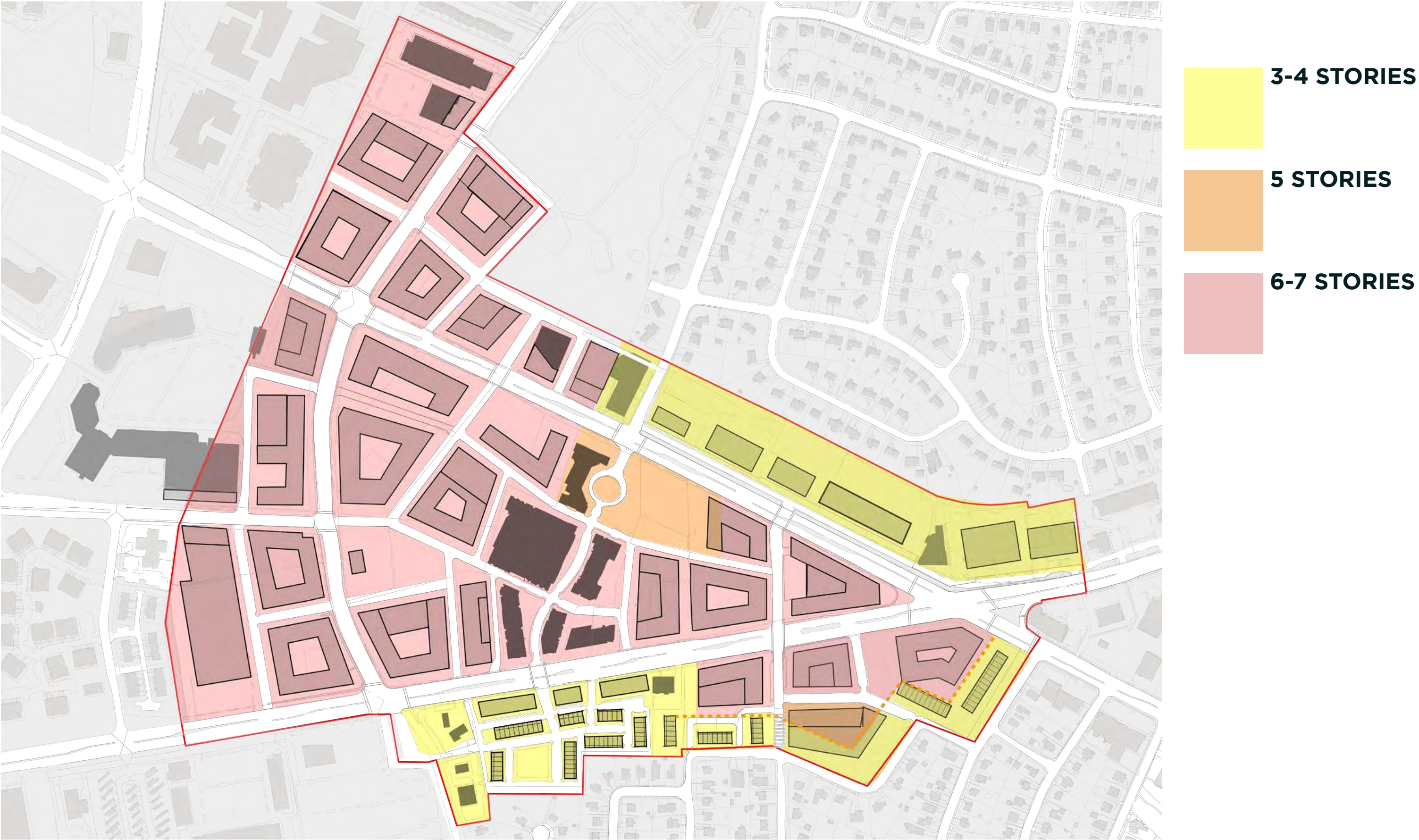
BUILDING FRONTAGES



**RECOMMENDED
ACTIVE
PEDESTRIAN
FRONTAGE**

**RECOMMENDED
HYBRID
PEDESTRIAN
VEHICULAR
FRONTAGE**

HEIGHT AND SCALE TRANSITIONS TO NEIGHBORHOODS



ACTIVATING THE FERN STREET TRIANGLE

ACTIVATING THE FERN STREET TRIANGLE: EXISTING CONDITIONS



ACTIVATING THE FERN STREET TRIANGLE: PEDESTRIAN CONNECTION AND A CENTRAL GATHERING SPACE



ACTIVATING THE FERN STREET TRIANGLE: CONNECTION + CENTRAL GATHERING SPACE



NEAR TERM ACTIVATION: IMPROVED RETAIL OR MIXED USE

EXAMPLE: PARSONS ALLEY - DULUTH, GEORGIA

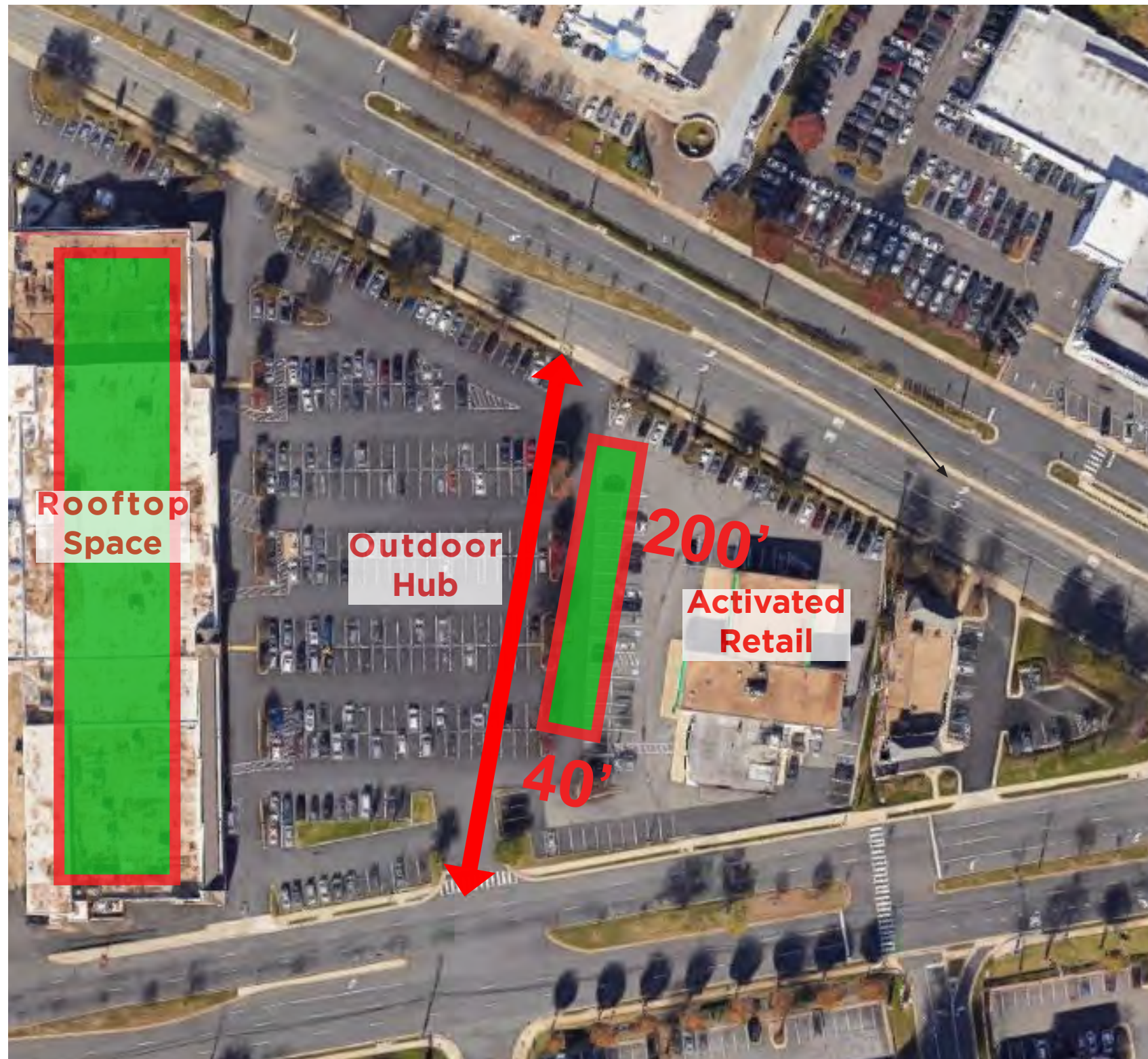


NEAR TERM ACTIVATION: IMPROVED RETAIL OR MIXED USE

EXAMPLE: PARSONS ALLEY - DULUTH, GEORGIA



MAKE A PLACE TODAY: RECLAIMING PARKING



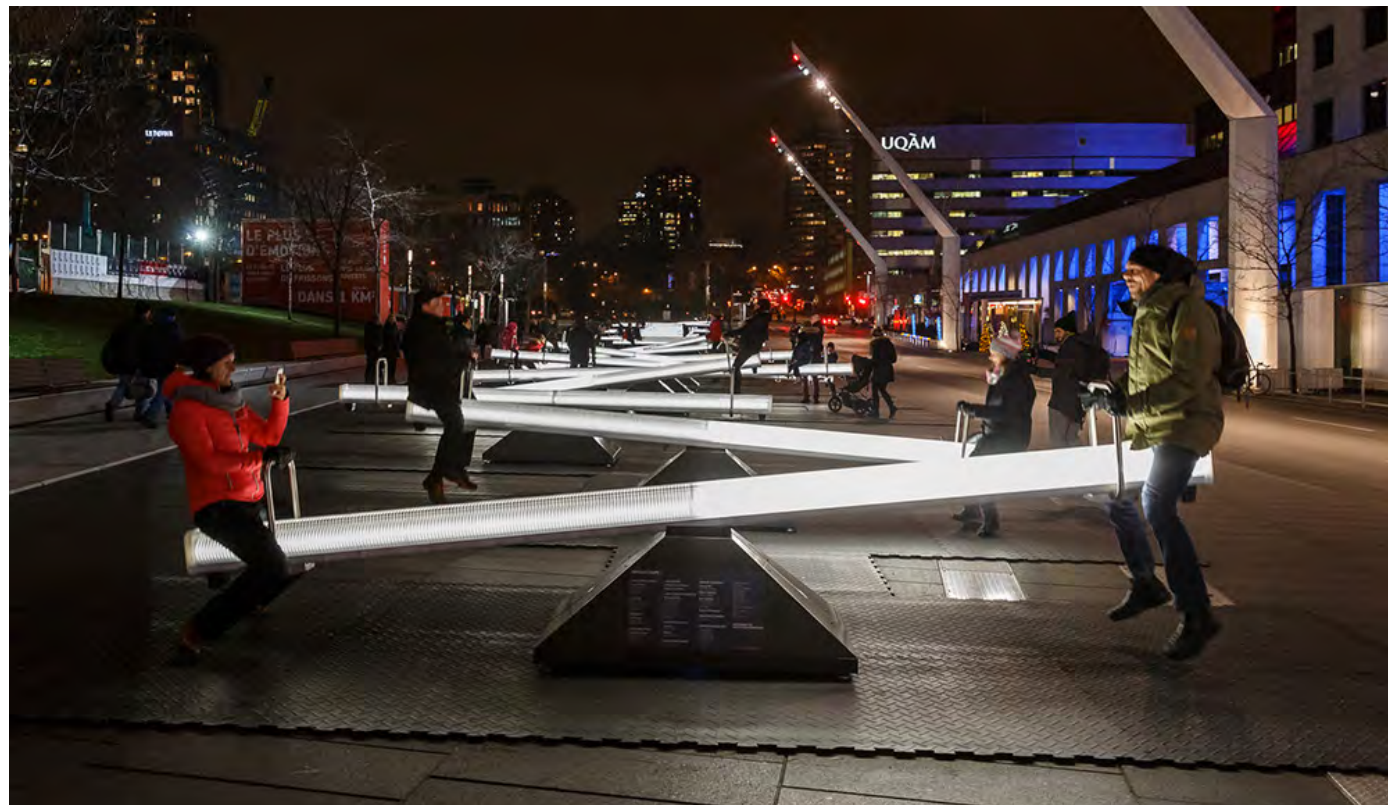
Civic Space: Seating, Public Market or Food Truck Area
Above, similar scale

MAKE A PLACE TODAY: RECLAIMING PARKING

EXAMPLE: DESOTO MARKETPLACE, DESOTO, TEXAS



MAKE A PLACE TODAY: RECLAIMING PARKING



TAKING ADVANTAGE OF THE HEIGHT



Ponce City Market/Beltline
Atlanta, GA



Rooftop of Union Market- Washington, DC



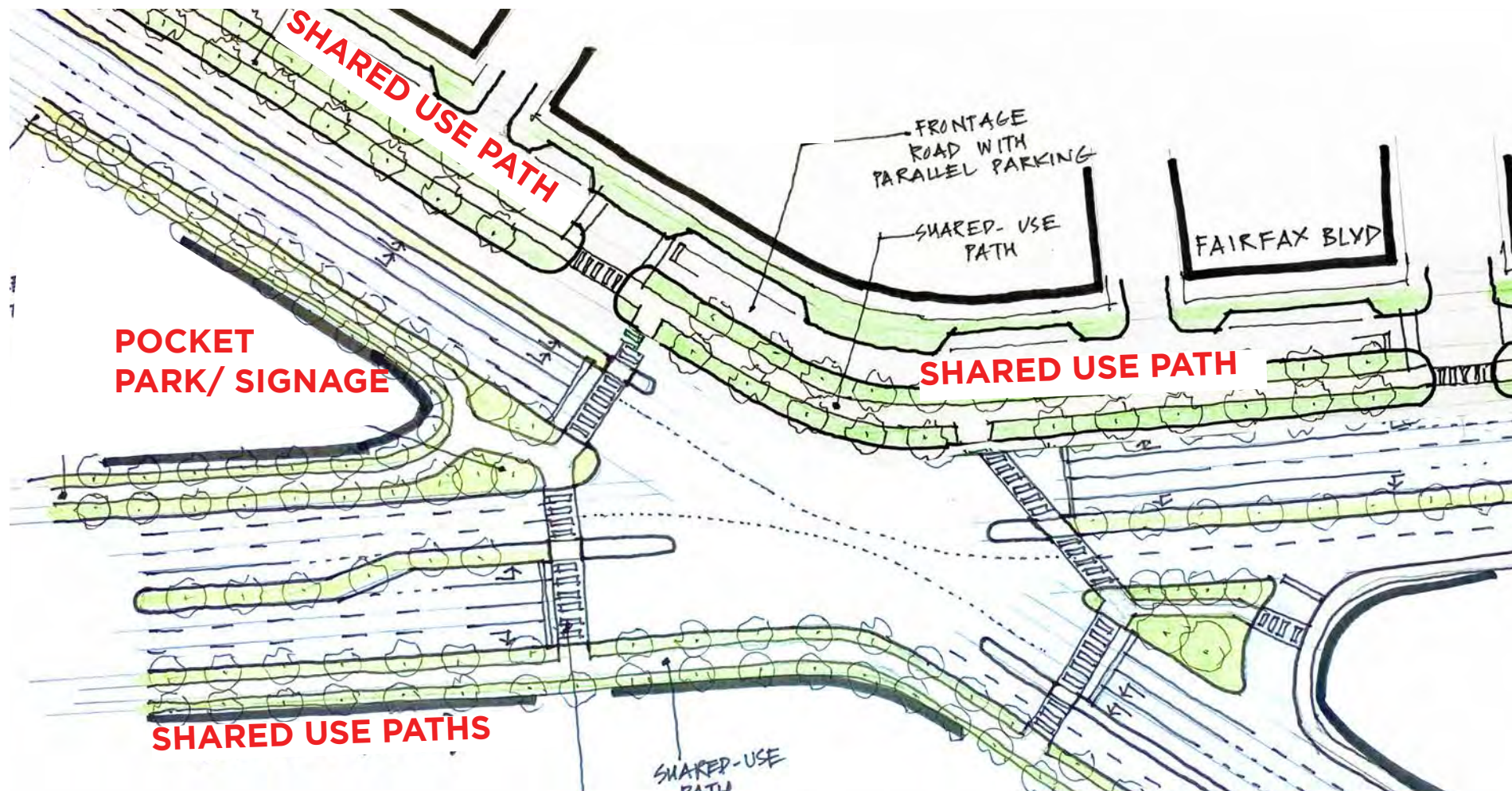
Section Detail: Existing Kamp Washington Shopping Center



MARKING THE CROSSROADS



HISTORY, SIGNS,
THE CORNER
AS AN OPPORTUNITY.



CELEBRATING THE
INTERSECTION AT 50 & 29

RESPECTING HISTORY



- Collaborating with Jermantown Cemetery stakeholders to respectfully incorporate the space.
- Recommendations for landscaped edges and improved streetscape surrounding property



BUILDINGS AND MASSING

LANDSCAPE BUFFER AND
HEIGHT STEPDOWN
(5 STORIES)

NEW PUBLIC PLAZA

ICONIC BUILDING

MIXED USE DEVELOPMENT
WITH OUTDOOR SEATING
(6-7 STORIES)

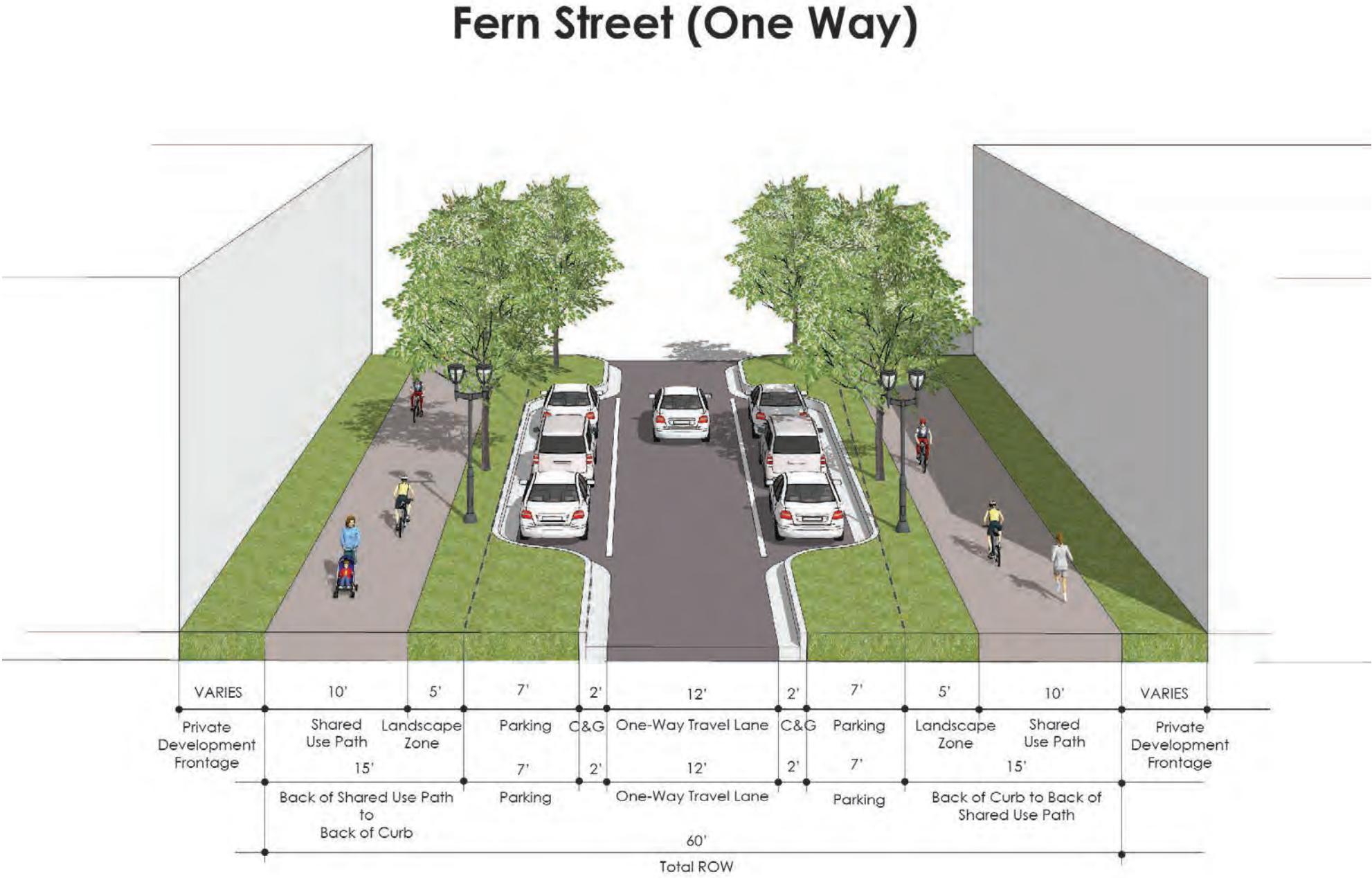
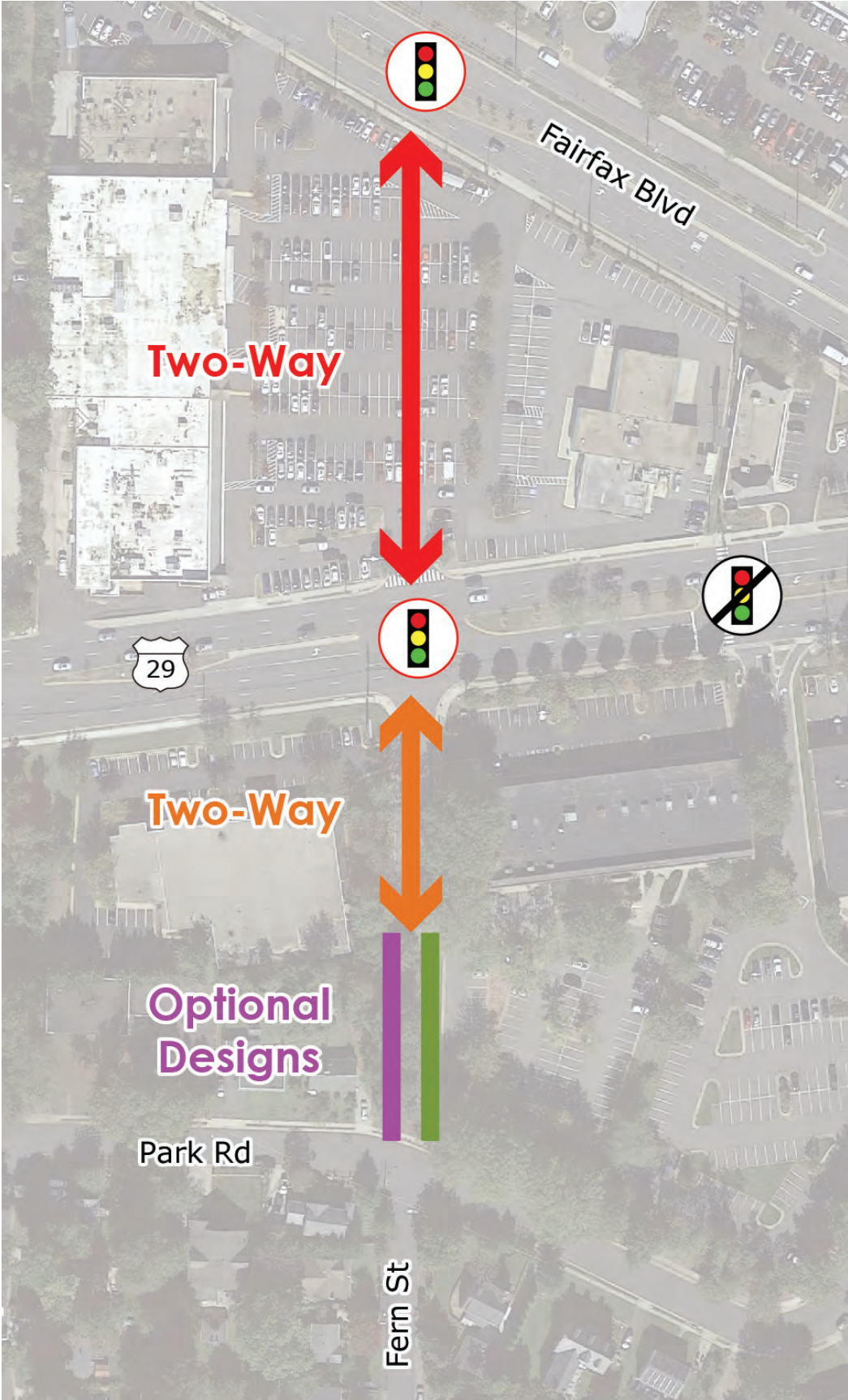
PUBLIC GREEN SPACE

HEIGHT STEPDOWN
(3-4 STORIES)

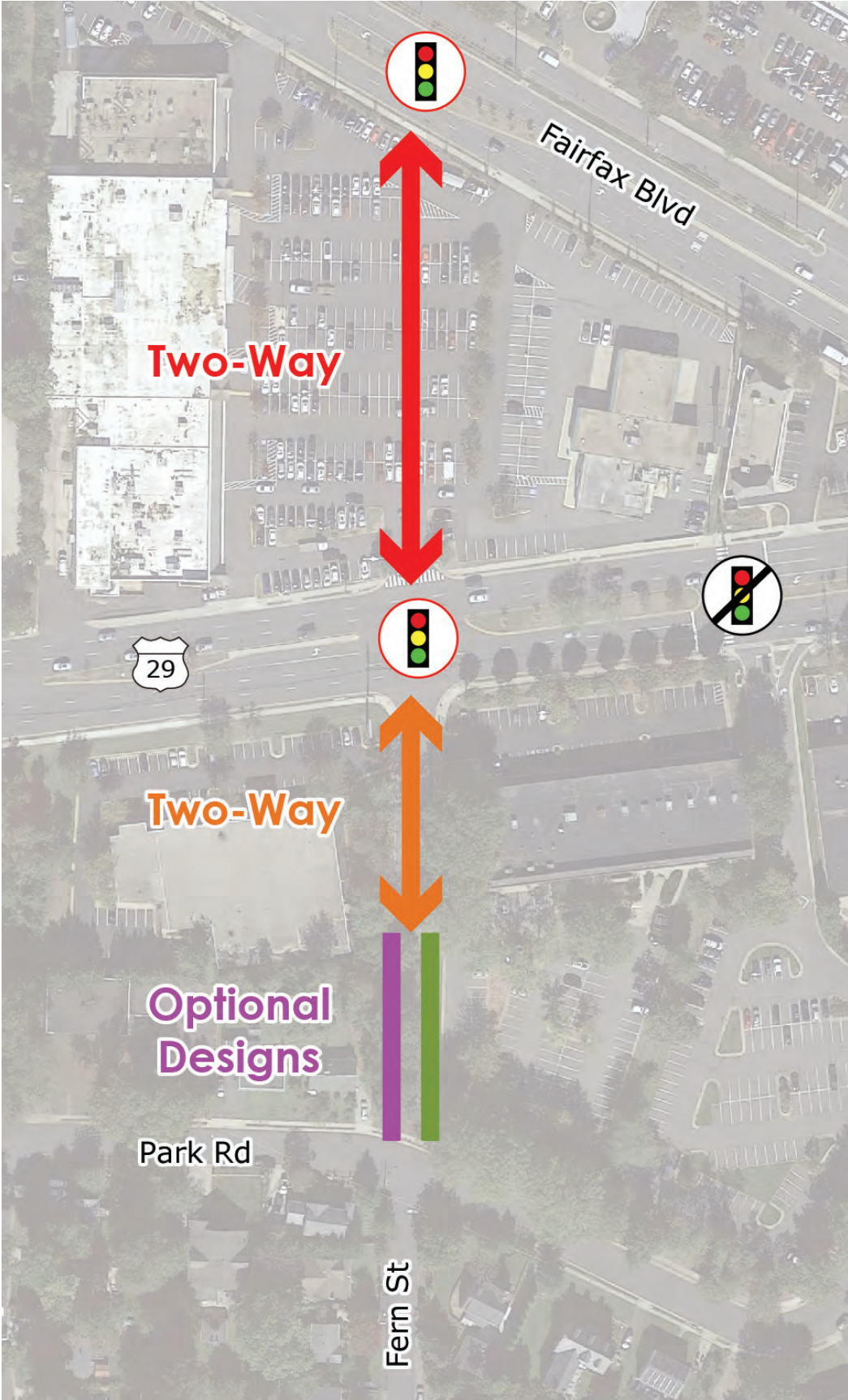
LANDSCAPE SETBACK



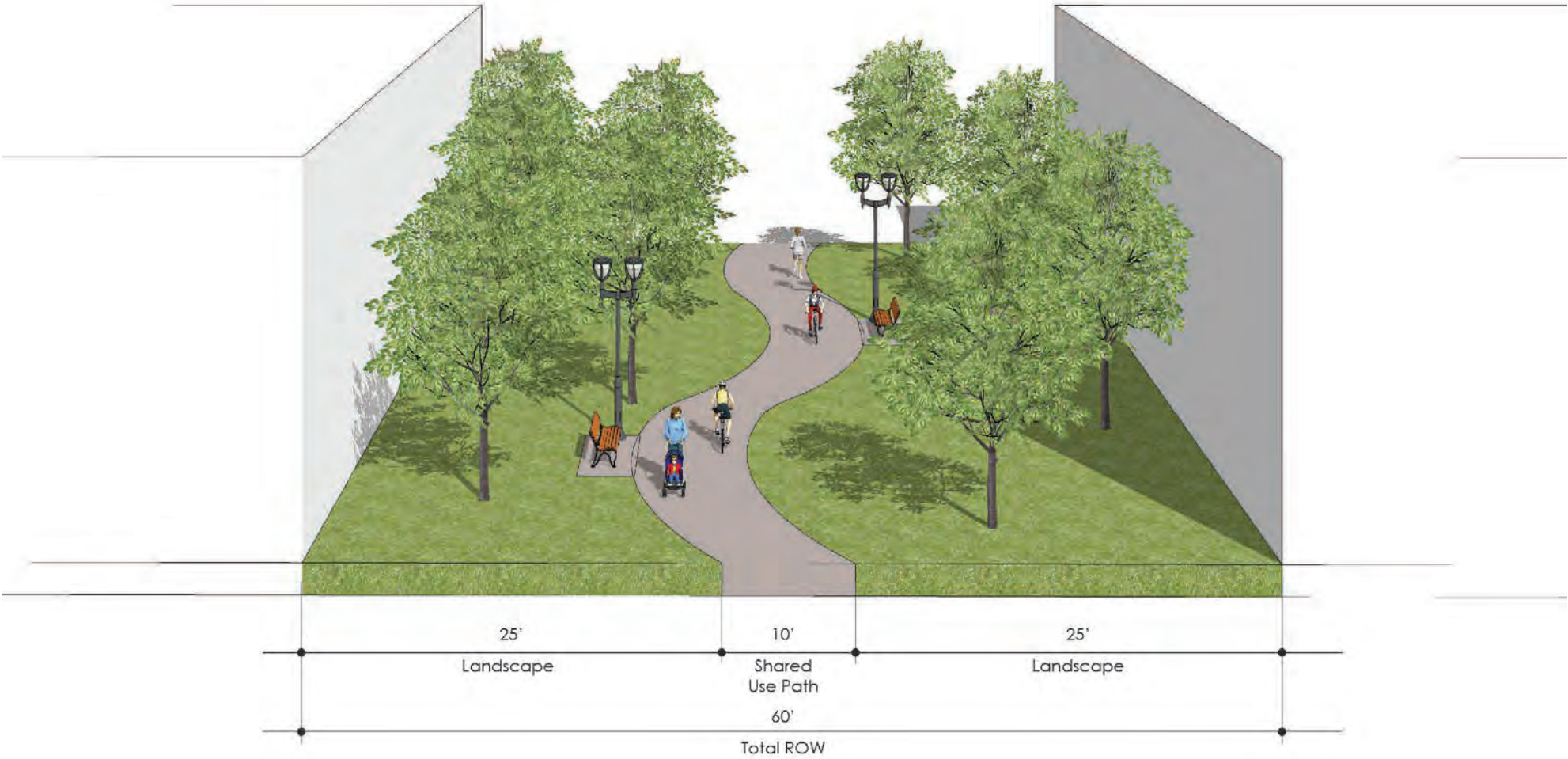
ACTIVATING THE FERN STREET TRIANGLE: CONNECTION + CENTRAL GATHERING SPACE



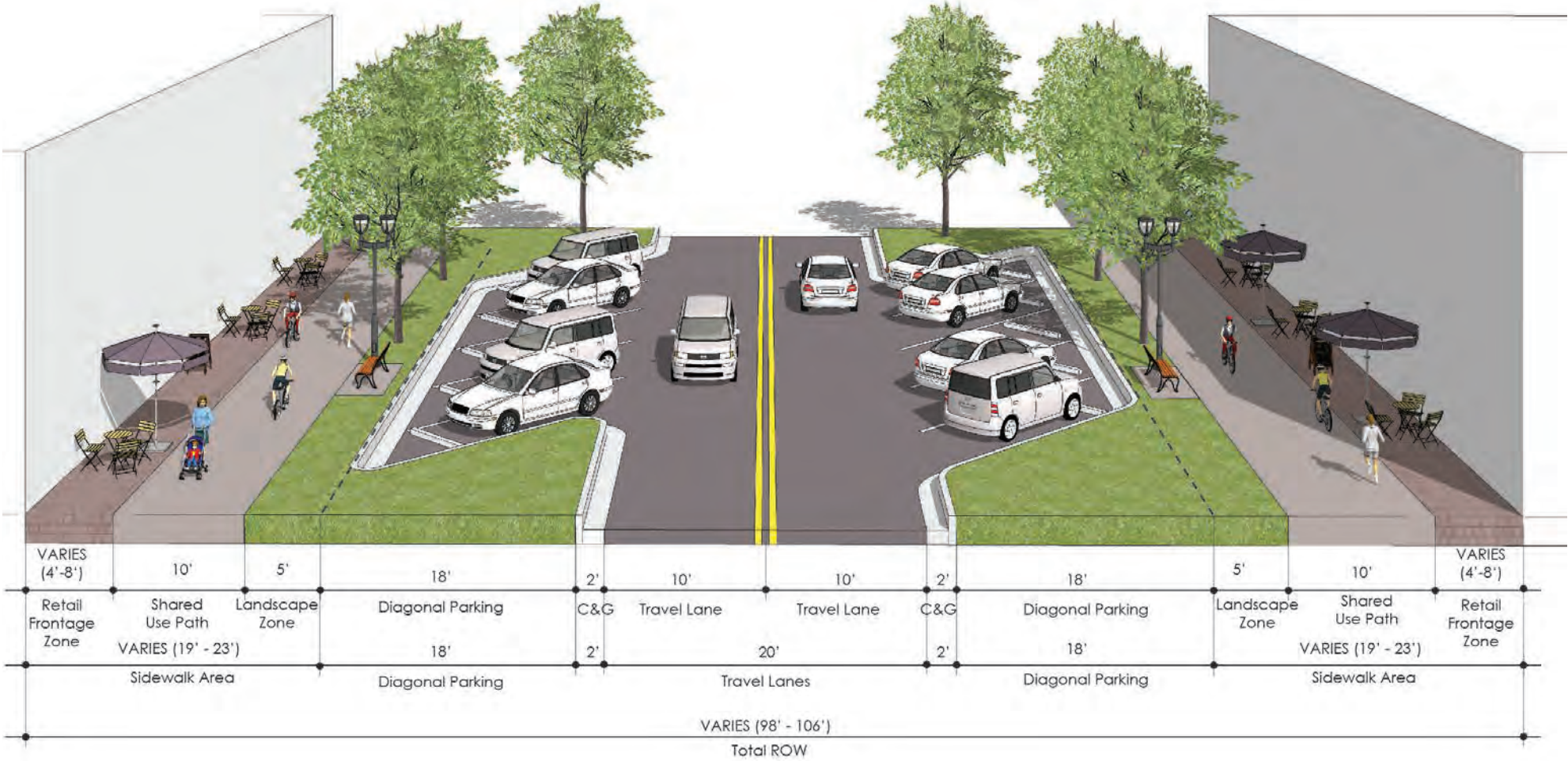
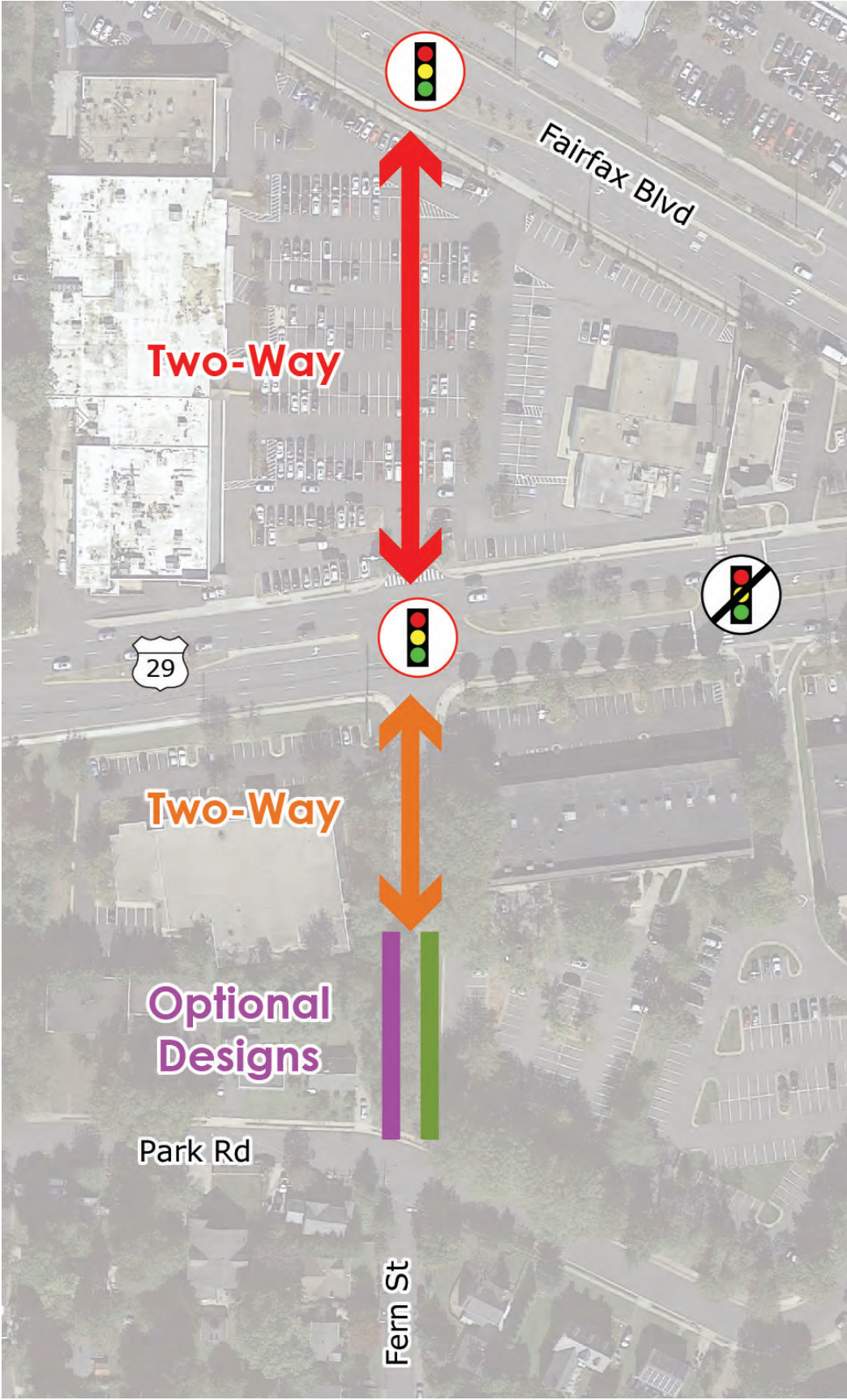
ACTIVATING THE FERN STREET TRIANGLE: CONNECTION + CENTRAL GATHERING SPACE



Fern Street (Bike/Ped Path)

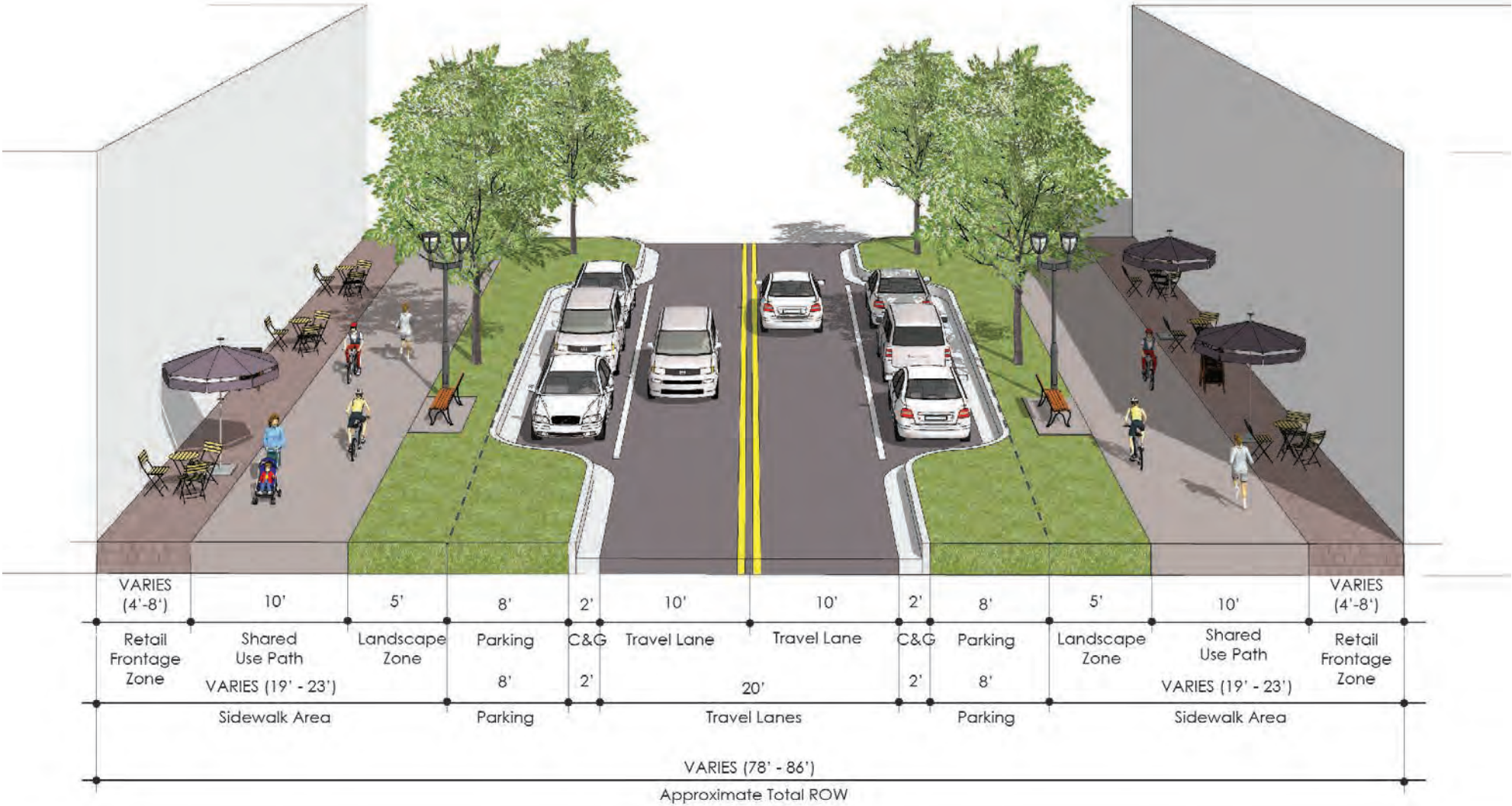
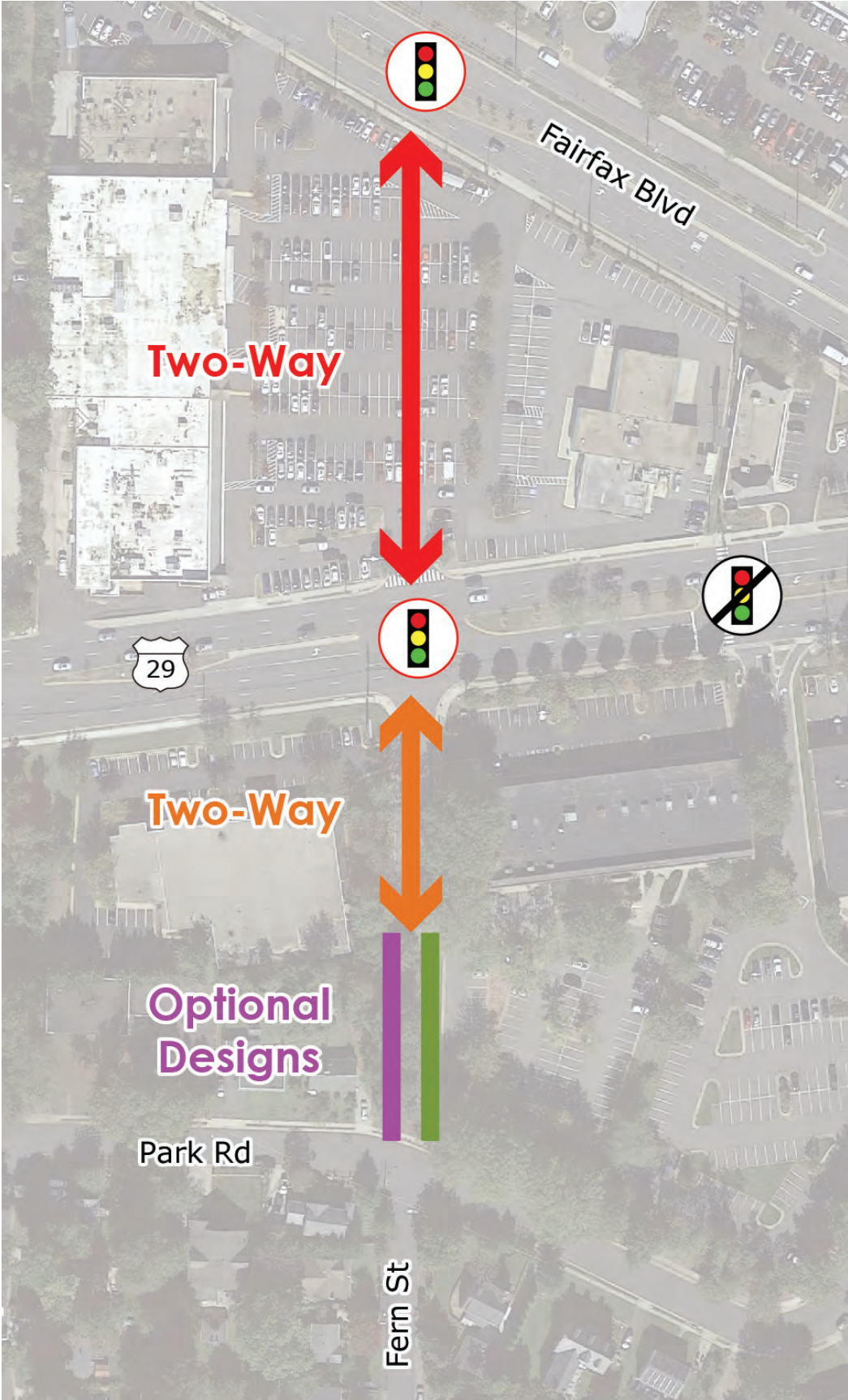


ACTIVATING THE FERN STREET TRIANGLE: CONNECTION + CENTRAL GATHERING SPACE

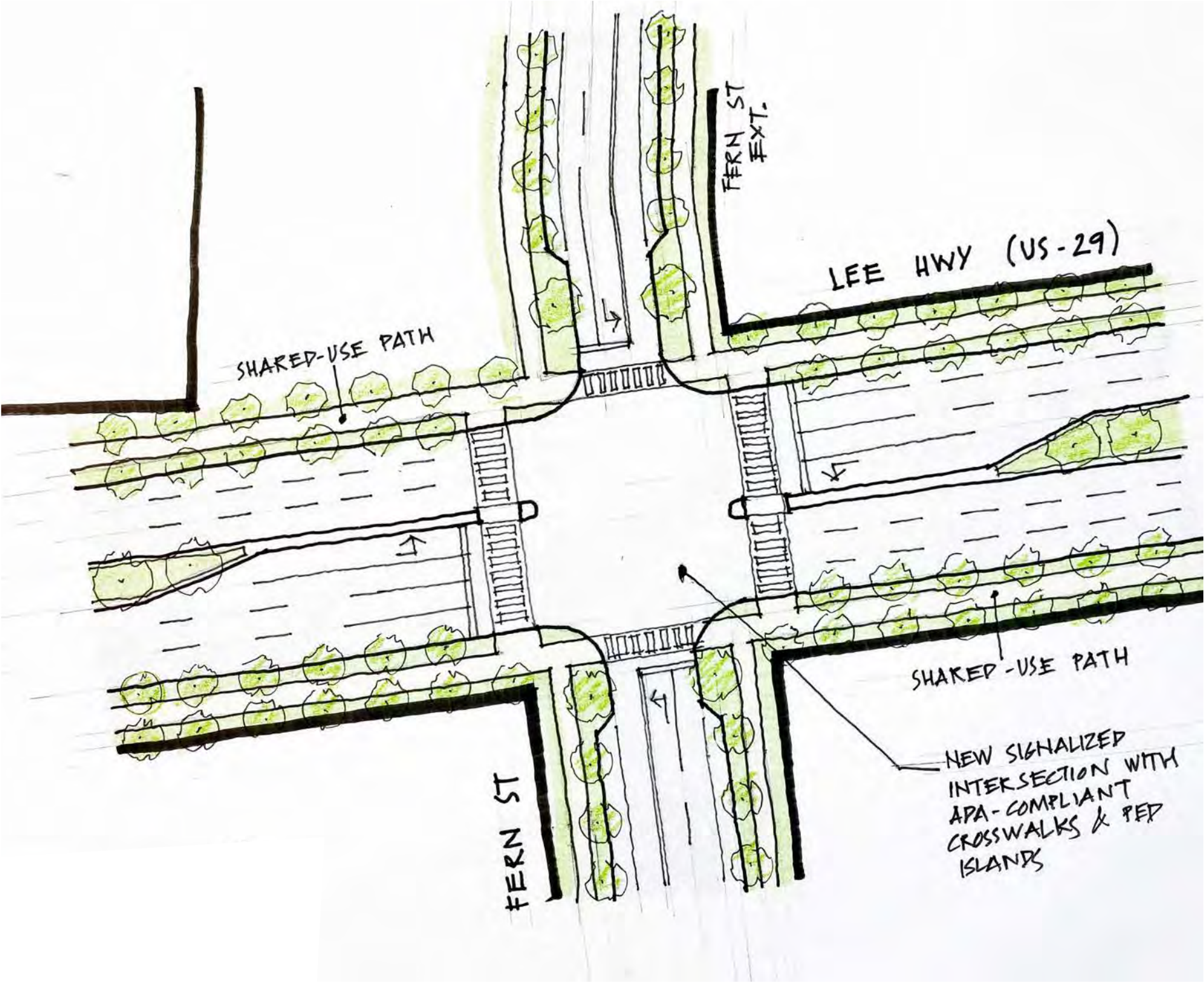
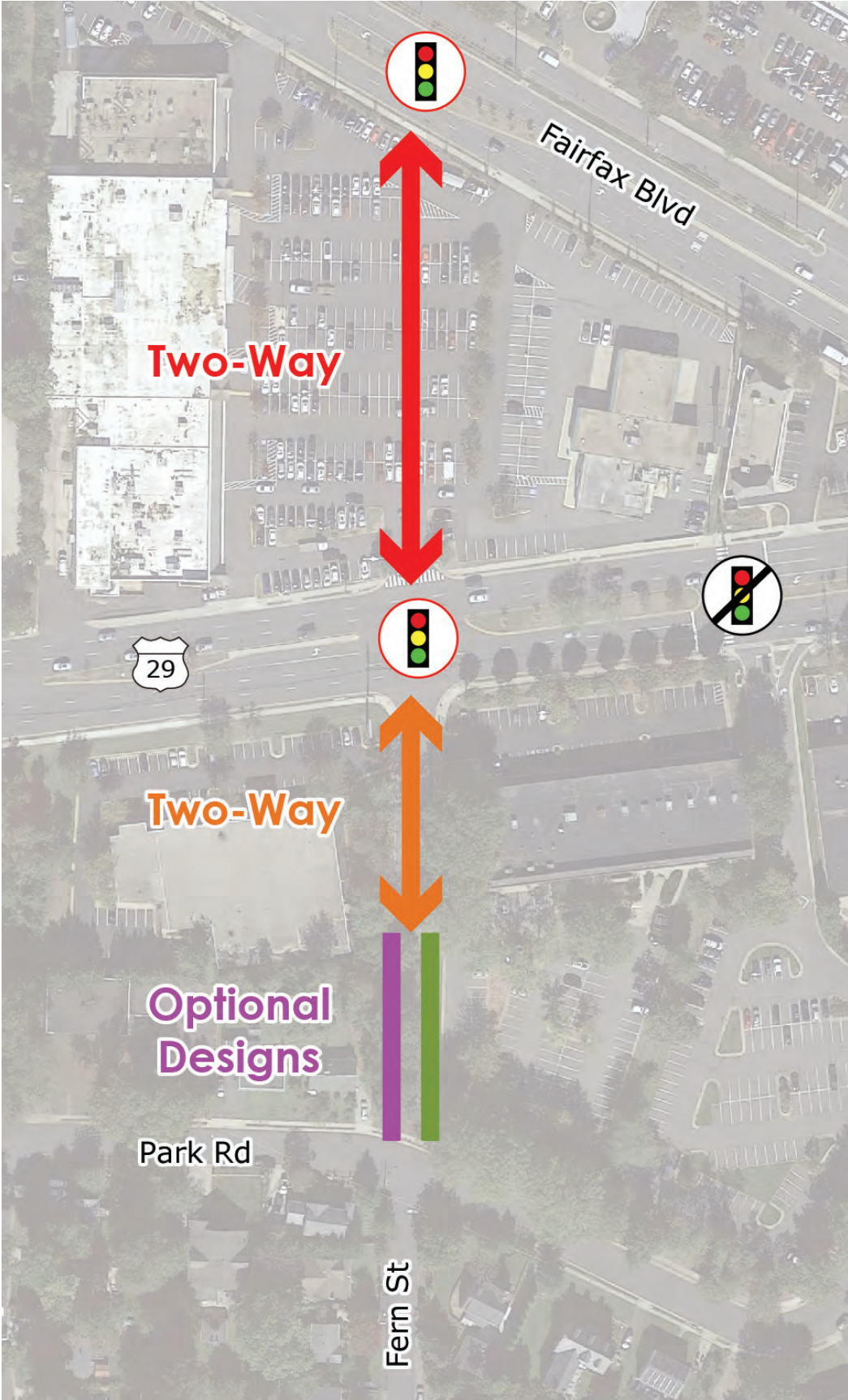


VARIES (4'-8')	10'	5'	18'	2'	10'	10'	2'	18'	5'	10'	VARIES (4'-8')
Retail Frontage Zone	Shared Use Path VARIES (19' - 23')	Landscape Zone	Diagonal Parking	C&G	Travel Lane	Travel Lane	C&G	Diagonal Parking	Landscape Zone	Shared Use Path VARIES (19' - 23')	Retail Frontage Zone
Sidewalk Area		Diagonal Parking		Travel Lanes				Diagonal Parking		Sidewalk Area	
VARIES (98' - 106')											
Total ROW											

ACTIVATING THE FERN STREET TRIANGLE: CONNECTION + CENTRAL GATHERING SPACE

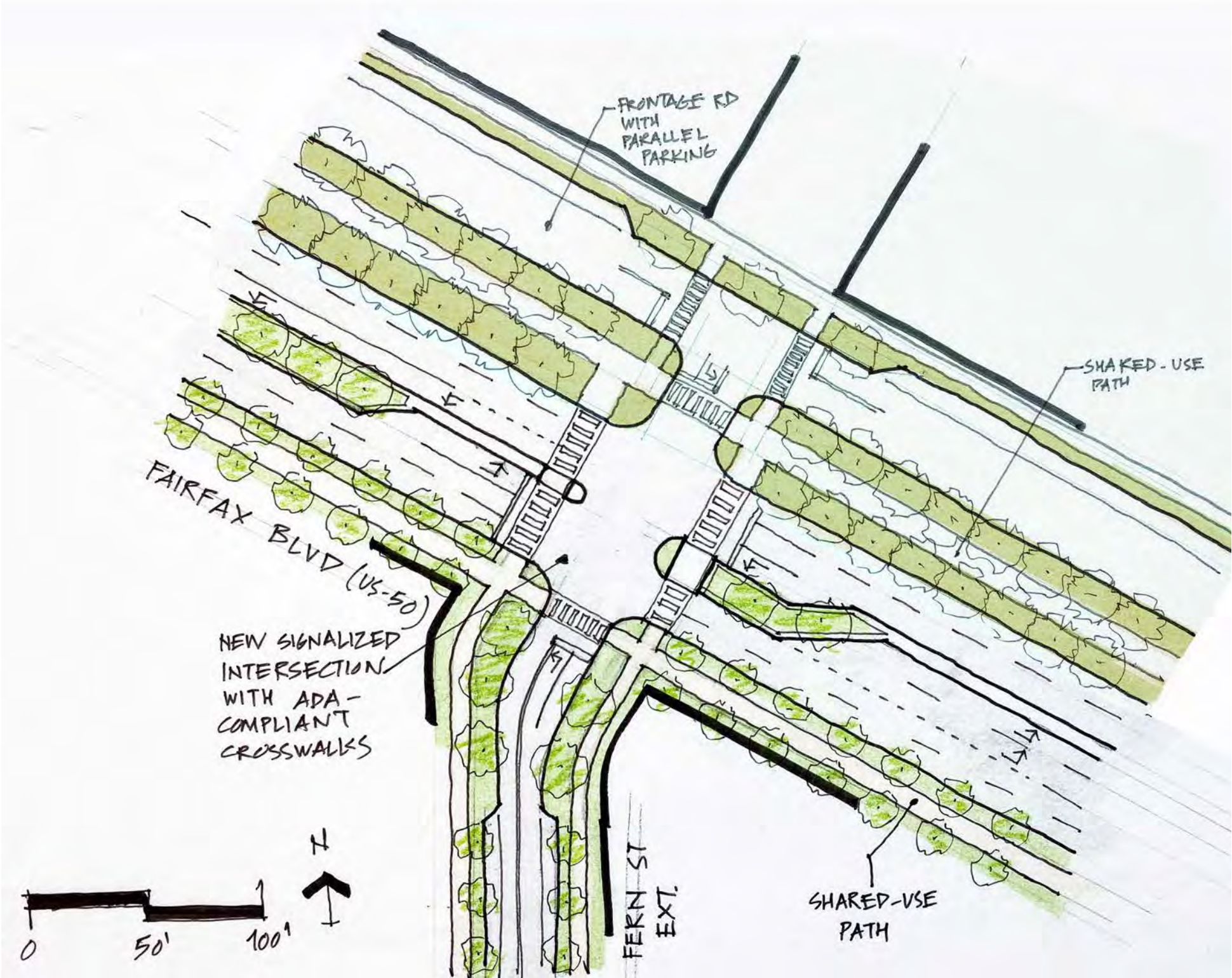
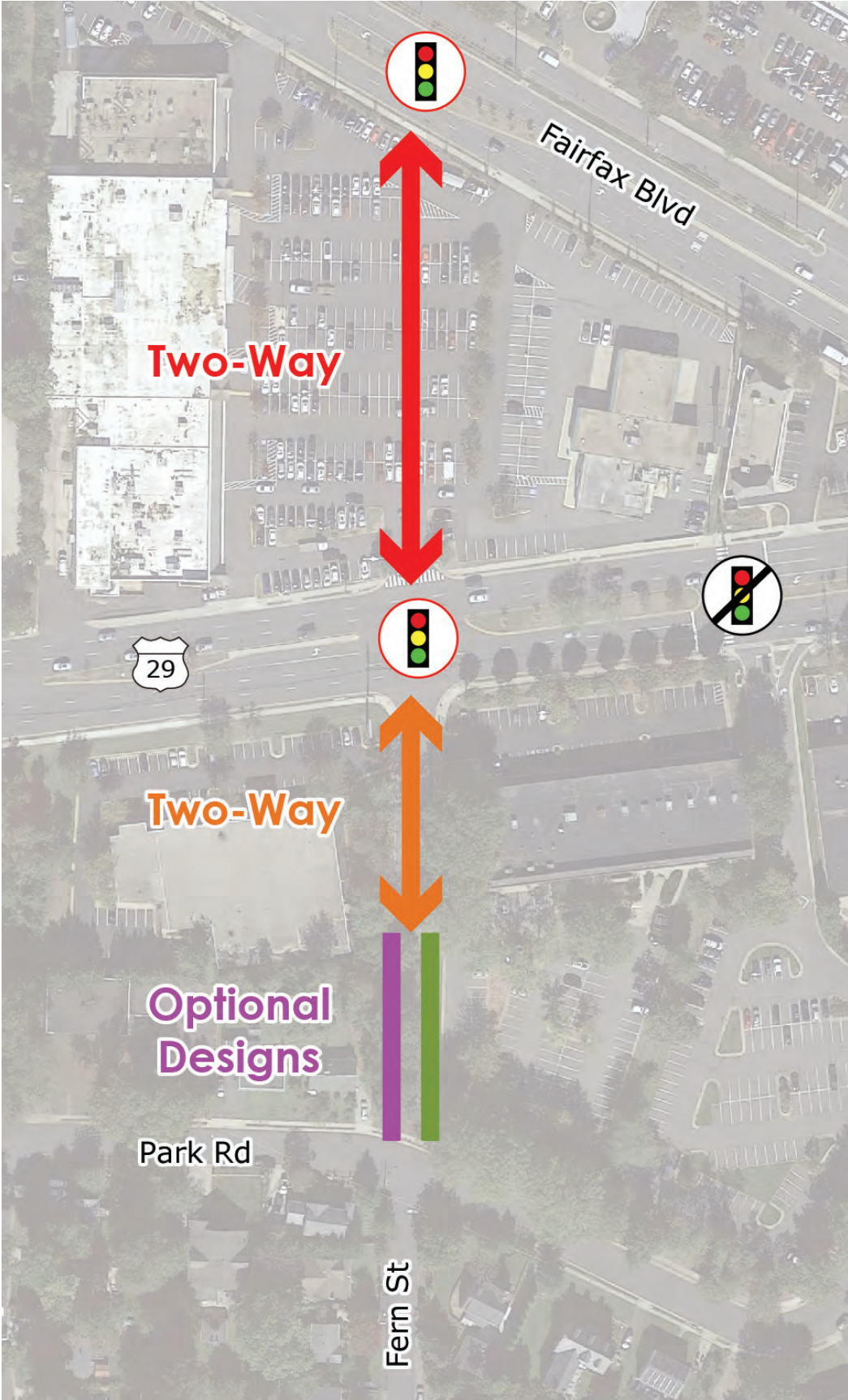


LEE HIGHWAY (US 29) & FERN STREET INTERSECTION: IMPROVING PEDESTRIAN CONNECTION SOUTH



FAIRFAX BLVD. (US 50) + FERN STREET EXTENSION INTERSECTION

IMPROVING PEDESTRIAN CONNECTION NORTH



OPENING UP KUTNER PARK

KUTNER PARK COMMUNITY

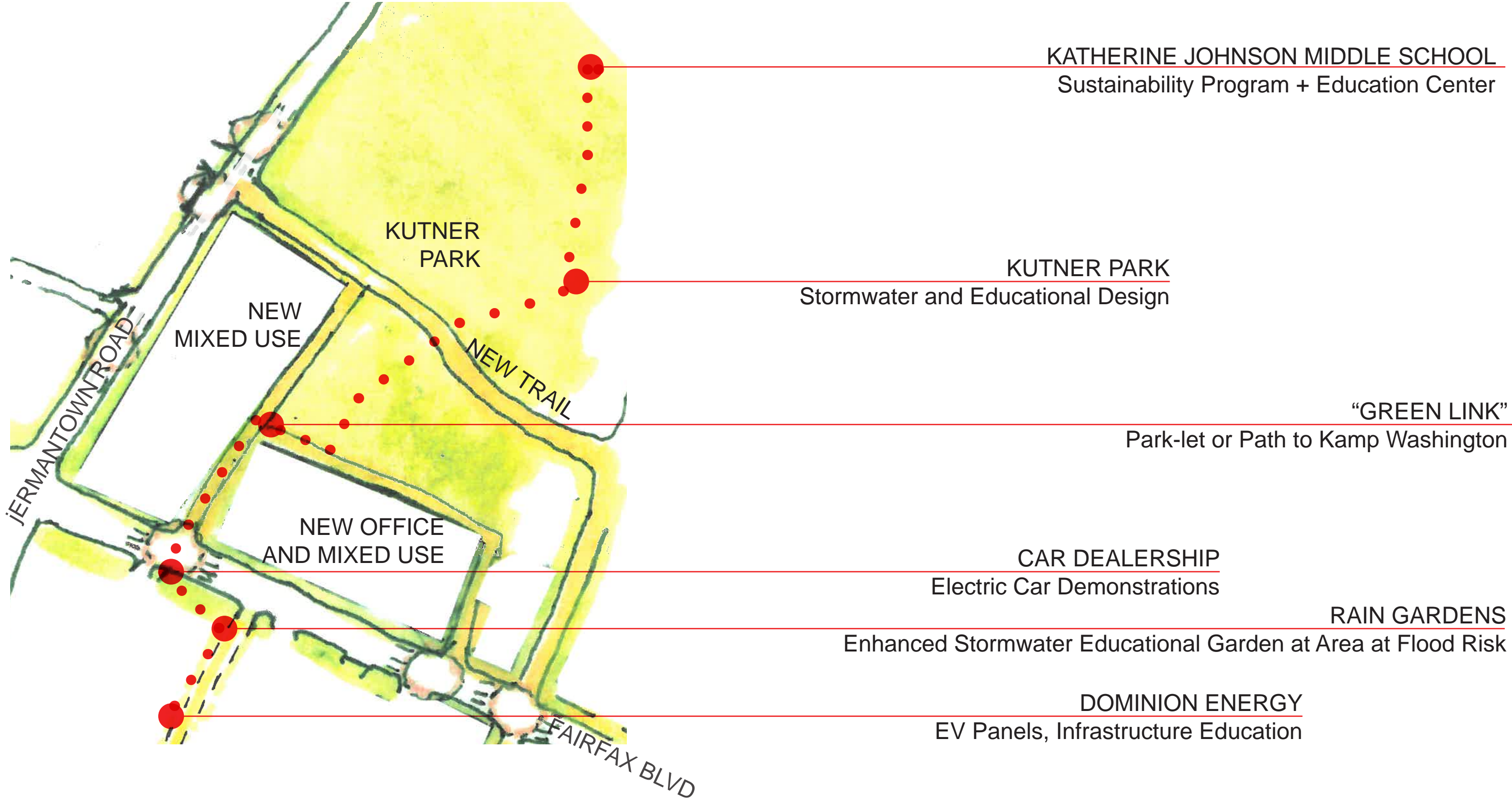
EXISTING CONDITIONS



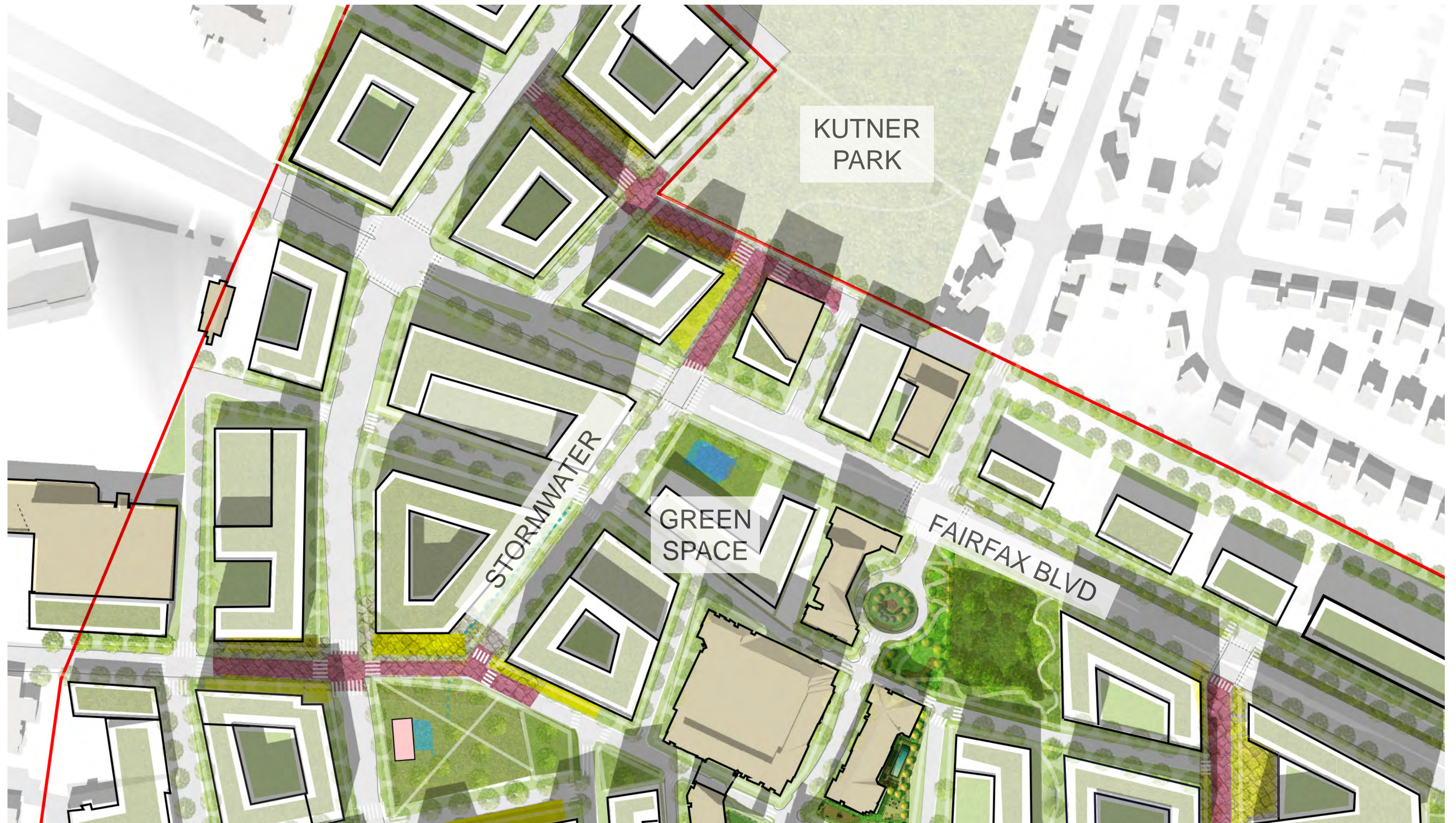
KUTNER PARK COMMUNITY



LINKING EDUCATION AT THE KUTNER PARK COMMUNITY



KUTNER PARK COMMUNITY



BUILDINGS AND MASSING

MIXED USE DEVELOPMENT
(6-7 STORIES)

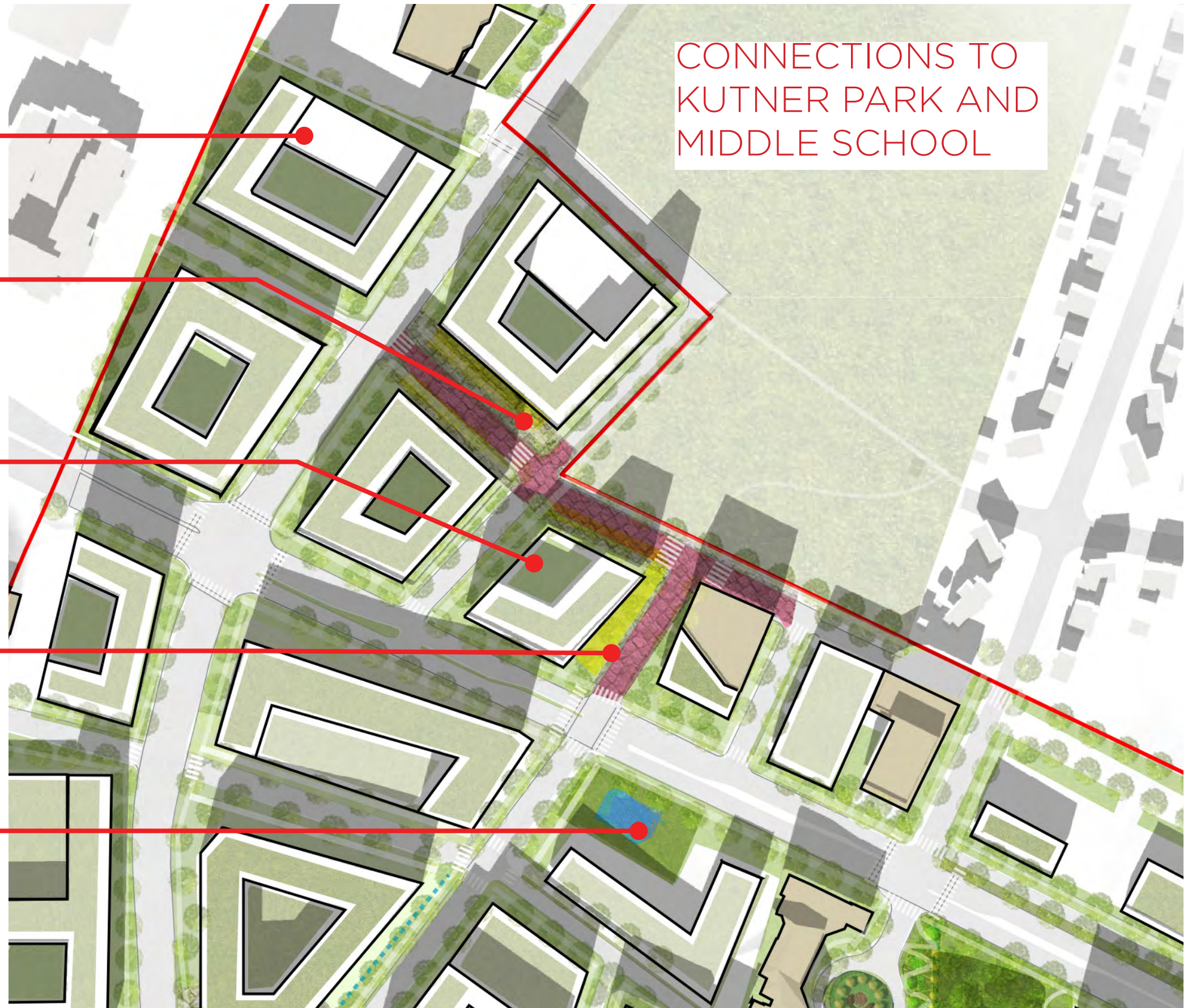
LINEAR GREEN CONNECTOR
TO KUTNER PARK

MIXED USE DEVELOPMENT
(6-7 STORIES)

LINEAR GREEN CONNECTOR
TO KUTNER PARK

PUBLIC GREEN SPACE
WITH STORMWATER
MANAGEMENT

CONNECTIONS TO
KUTNER PARK AND
MIDDLE SCHOOL



PRECEDENTS: KUTNER PARK COMMUNITY



Example of Green Connector - Tacoma, WA



Examples of Residential and Green Spaces - Reston, VA and Atlanta, GA

JERMANTOWN LINK TO COUNTY

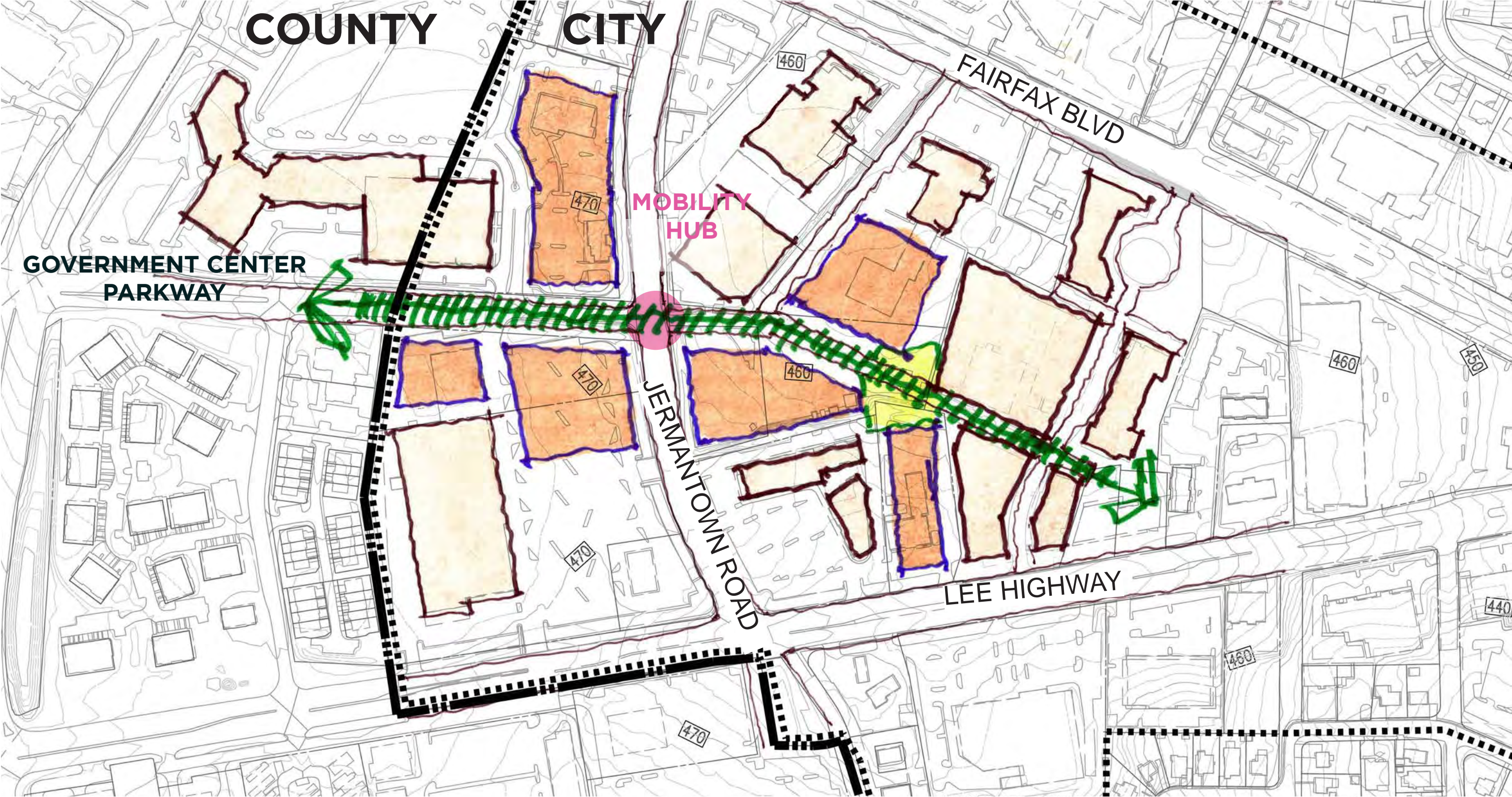
JERMANTOWN ROAD SUBAREA

EXISTING CONDITIONS



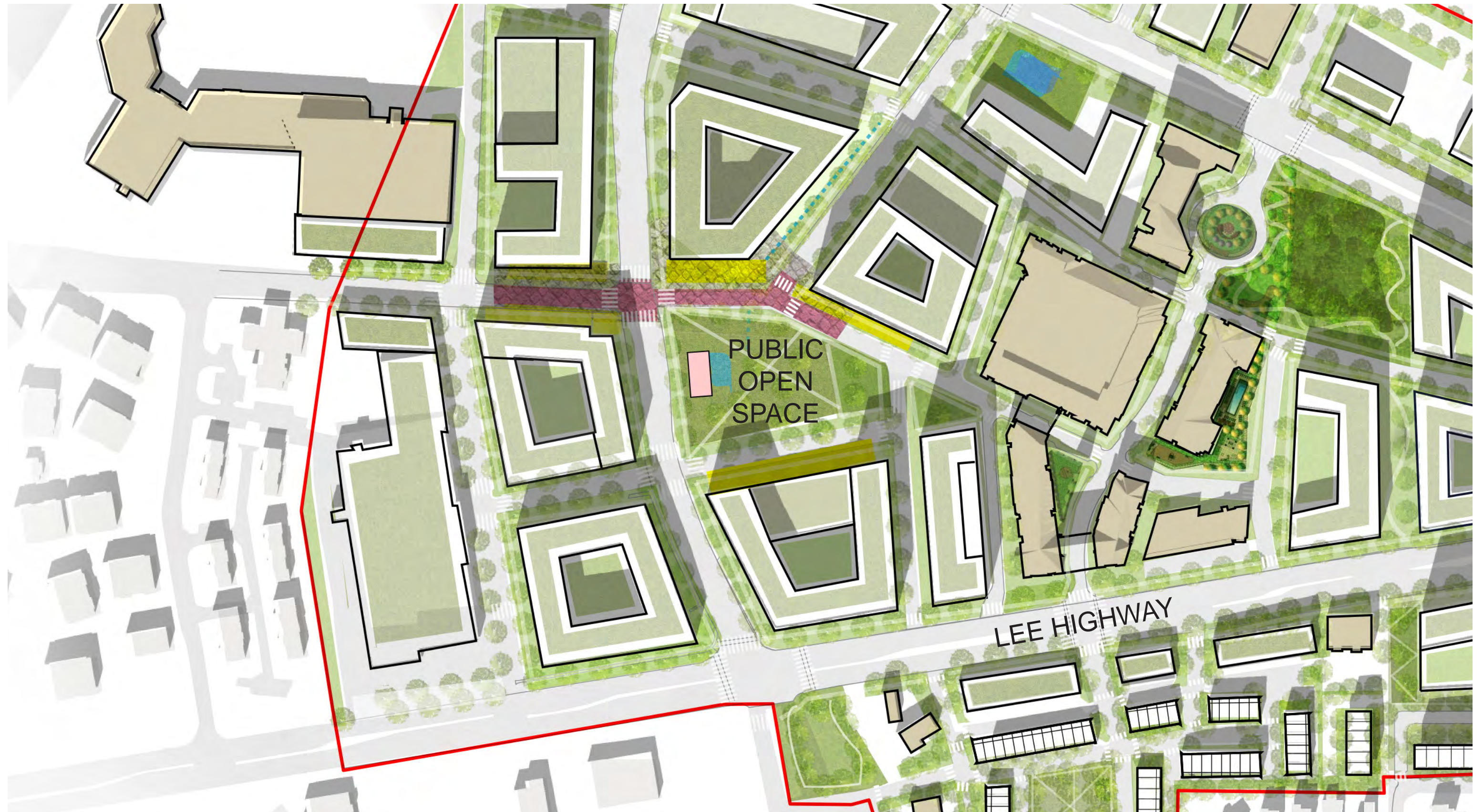
JERMANTOWN ROAD SUBAREA

LINKING THE COUNTY TO KAMP WASHINGTON



JERMANTOWN ROAD SUBAREA

LINKING THE COUNTY TO KAMP WASHINGTON



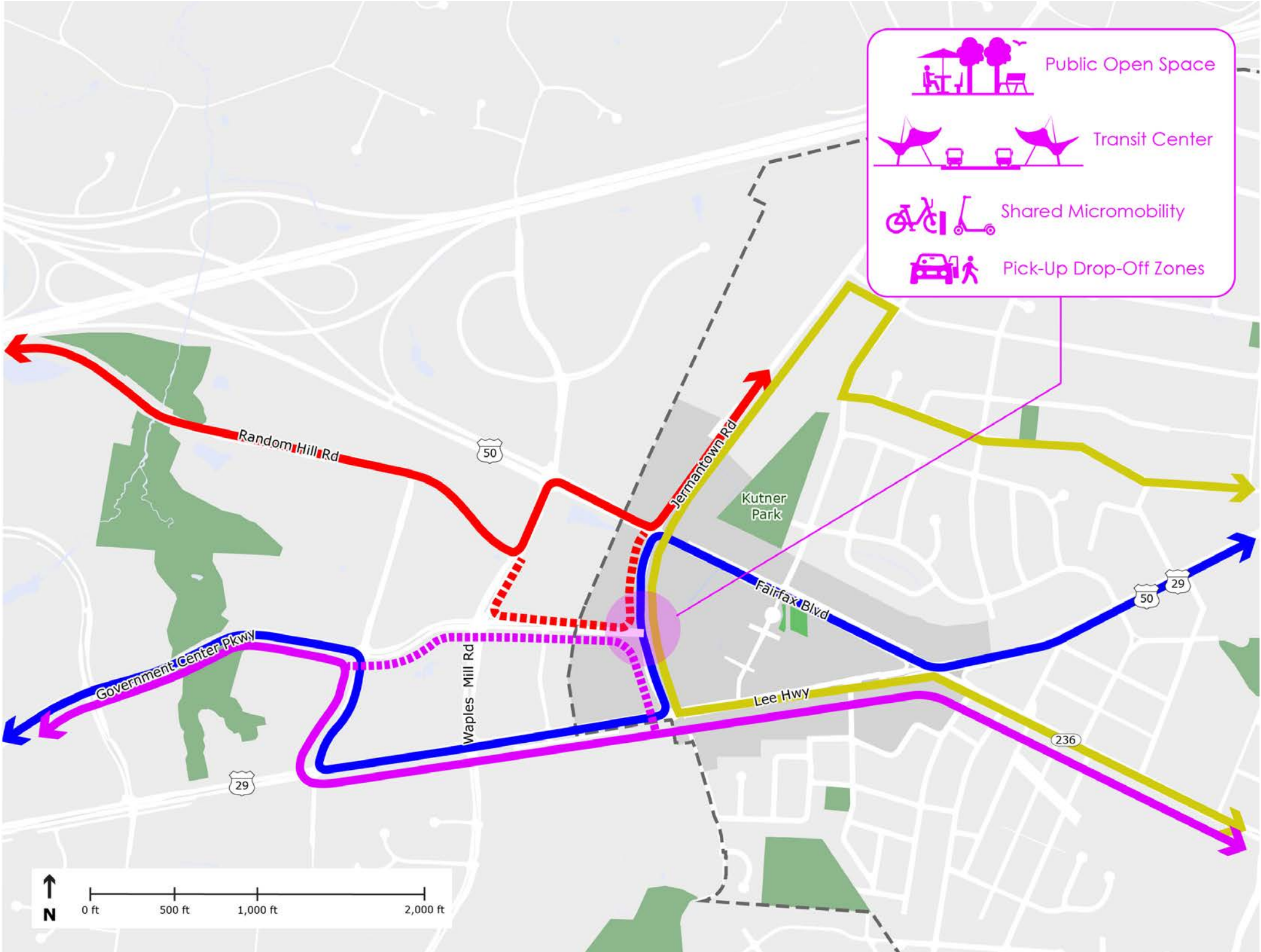
JERMANTOWN ROAD: MOBILITY HUB



Fairfax City Multi-modal Plan

KAMP WASHINGTON SMALL AREA PLAN Potential Transit Network

- Existing CUE Gold Route
- Existing MetroBus Route 1C
- Existing MetroBus Route 2B
- Potential Rerouting of WMATA MetroBus Route 2B (Needs Coordination with WMATA)
- Proposed Fairfax Connector 610 Route
- Potential Rerouting of Proposed Fairfax Connector 610 Route (Needs Coordination with Fairfax County)
- Potential Mobility Hub Location
- Kamp Washington Study Area
- City of Fairfax Boundary



JERMANTOWN ROAD: MOBILITY HUB AND COUNTY LINK



Example of Transit Plaza - Los Angeles, CA

BUILDINGS AND DETAILS

MIXED USE DEVELOPMENT
(6-7 STORIES)

NEW PUBLIC GREEN AND
TRANSIT PLAZA

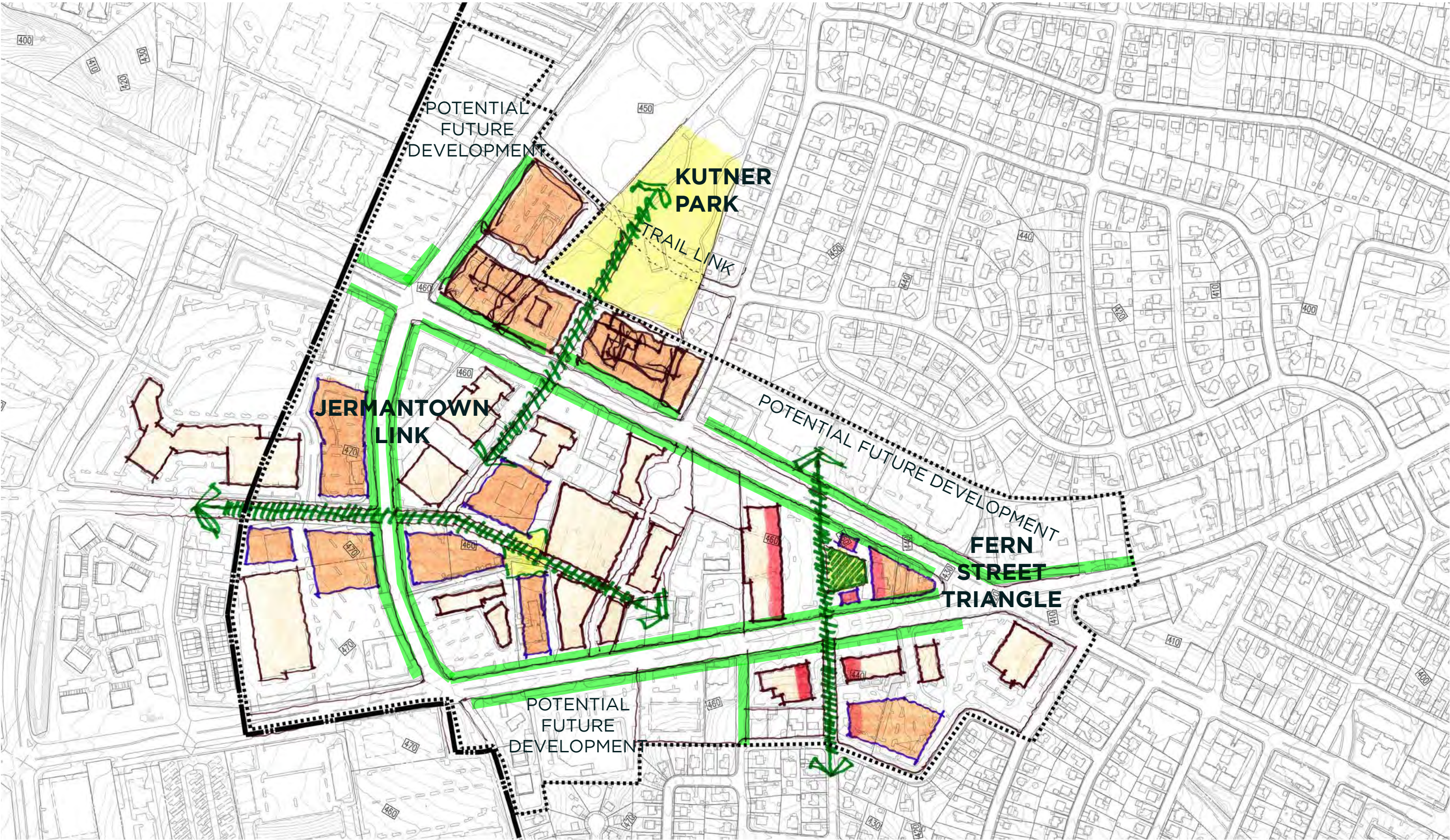
MIXED USE DEVELOPMENT
(6-7 STORIES)

NEW WATER TOWER PARK
CONNECTOR

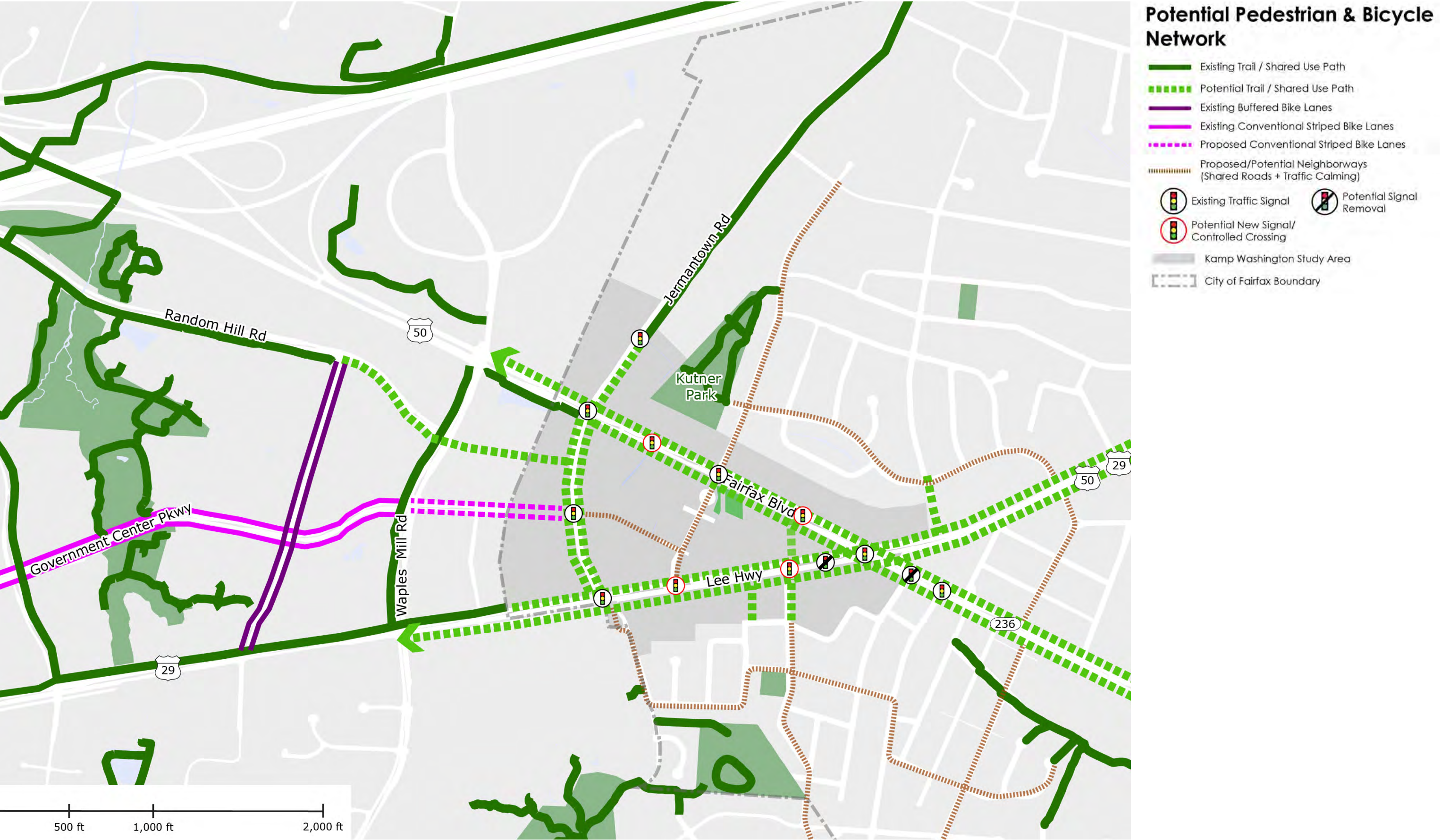


STITCHING THE
NEIGHBORHOOD
TOGETHER

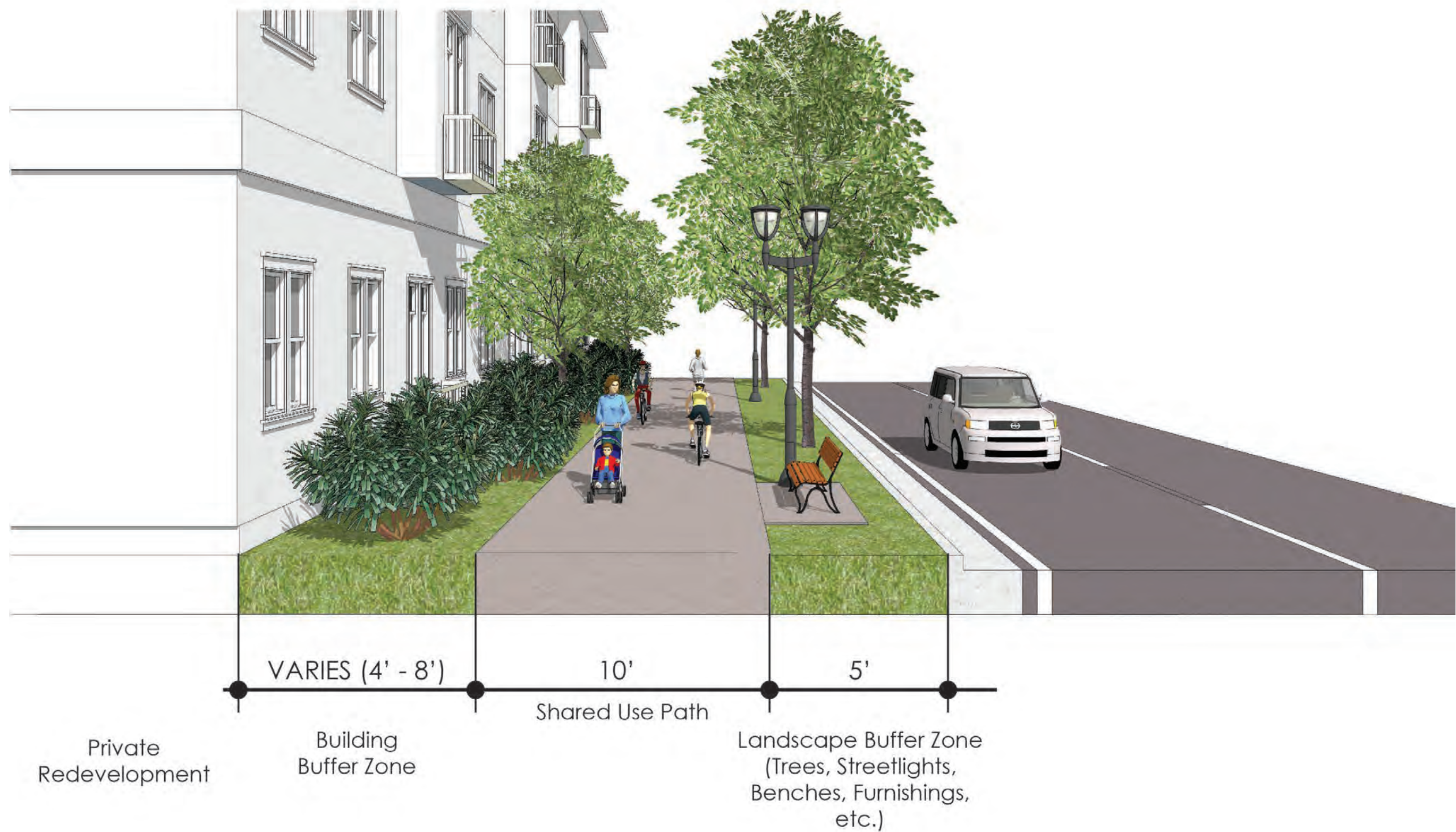
STITCHING THE NEIGHBORHOOD TOGETHER



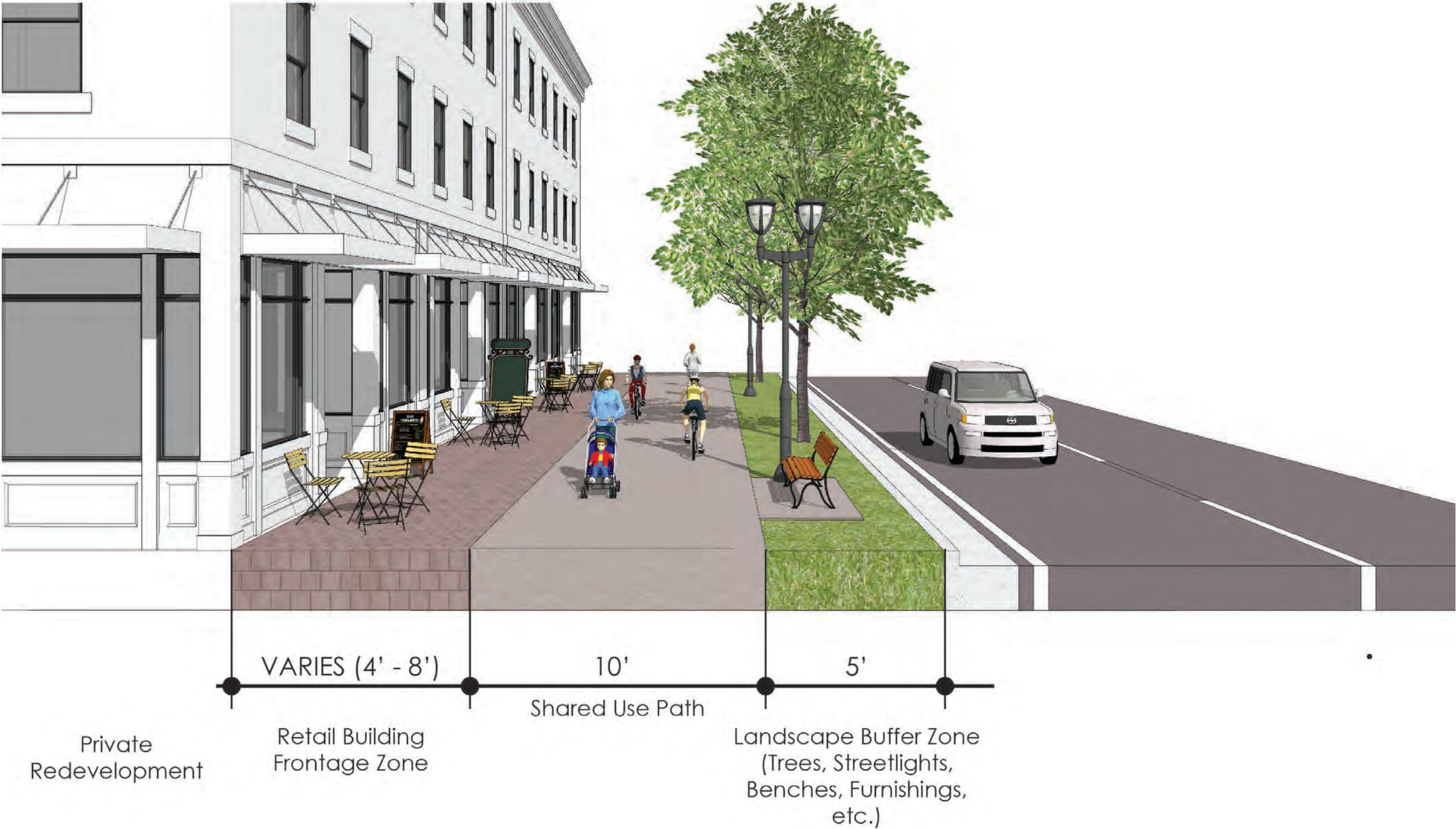
POTENTIAL PED AND BICYCLE NETWORK



CONSISTENT TYPICAL SECTION FOR SHARED-USE PATHS ALONG FAIRFAX BOULEVARD, LEE HIGHWAY & JERMANTOWN ROAD

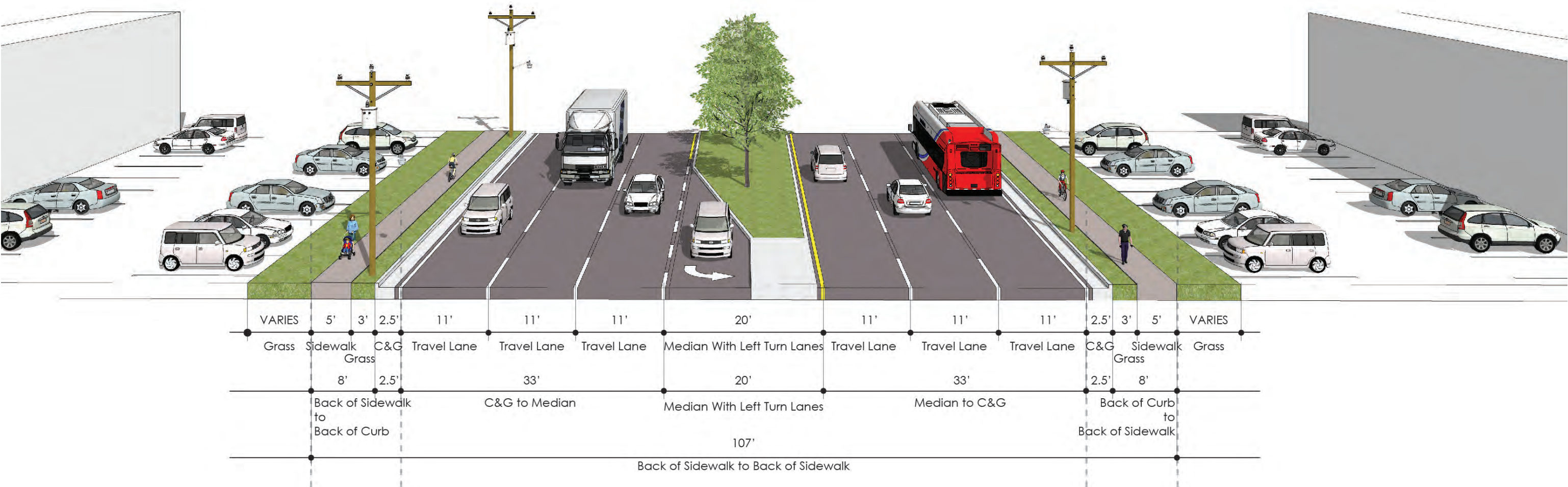


CONSISTENT TYPICAL SECTION FOR SHARED-USE PATHS ALONG FAIRFAX BOULEVARD, LEE HIGHWAY & JERMANTOWN ROAD

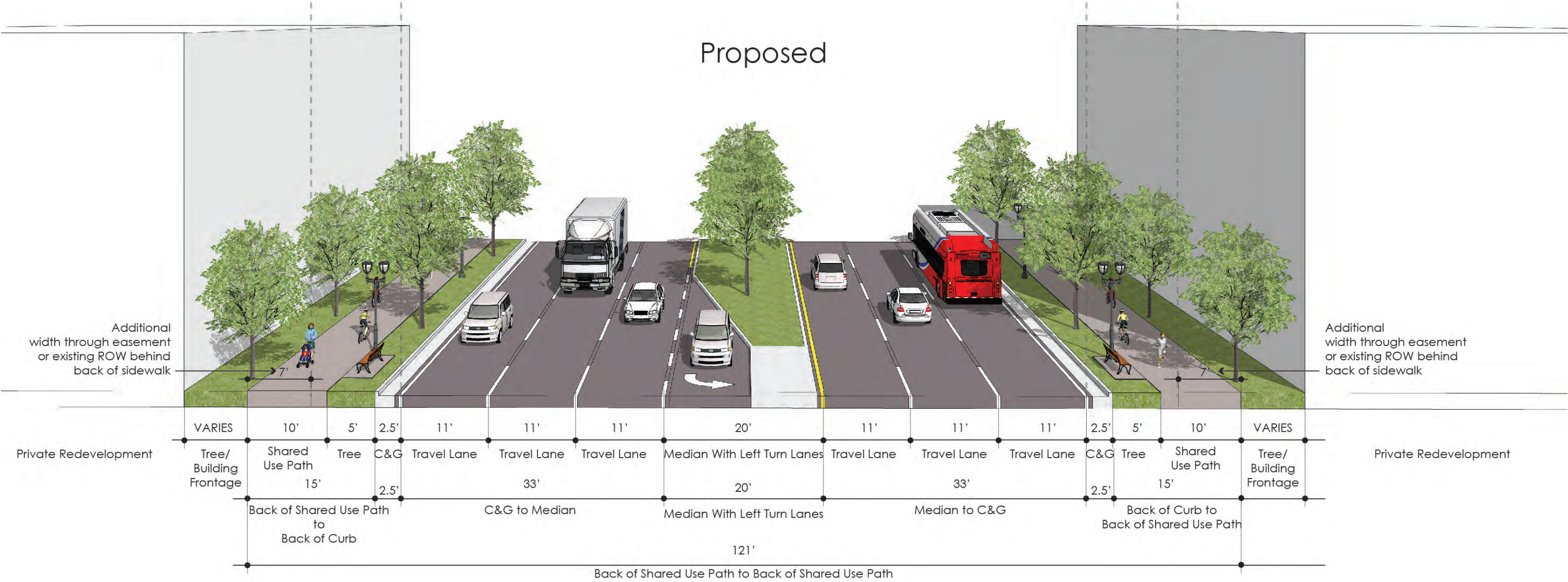


LEE HIGHWAY: STREET SECTION

Lee Highway
Existing

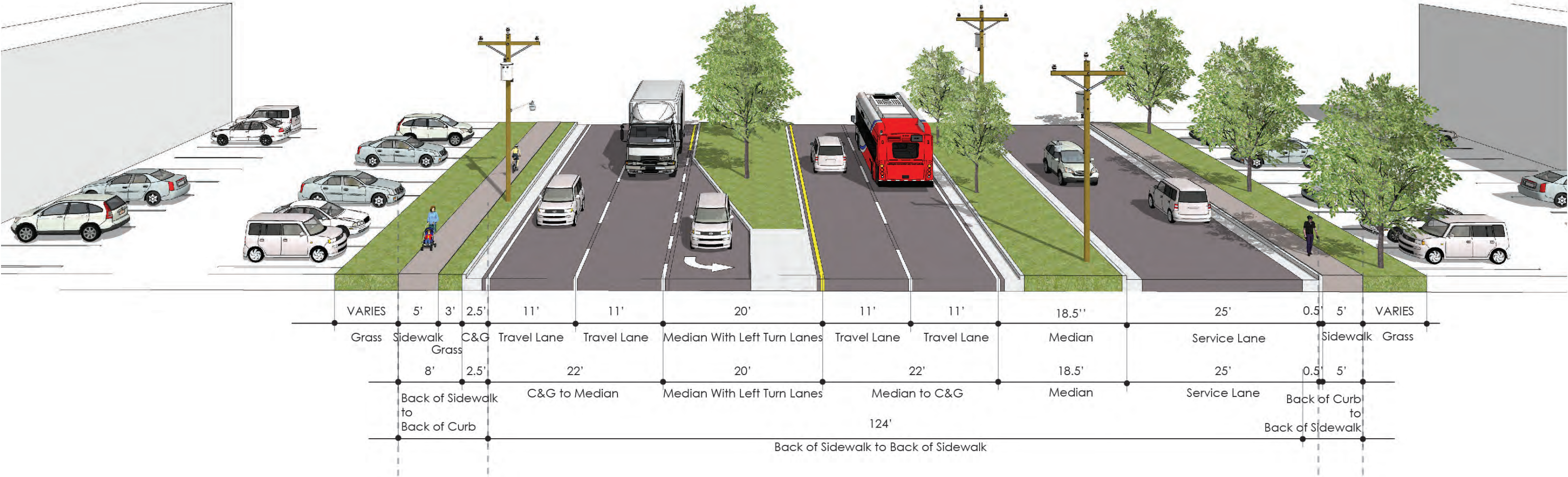


LEE HIGHWAY: STREET SECTION

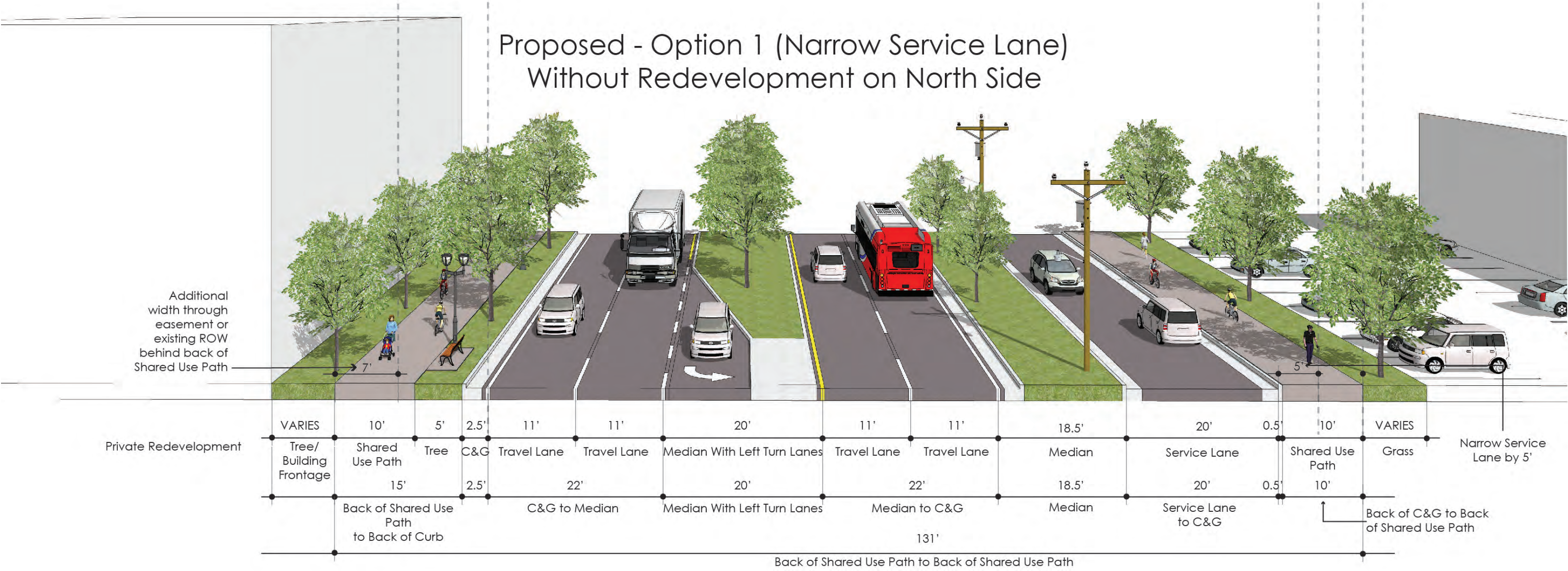


FAIRFAX BOULEVARD: STREET SECTION

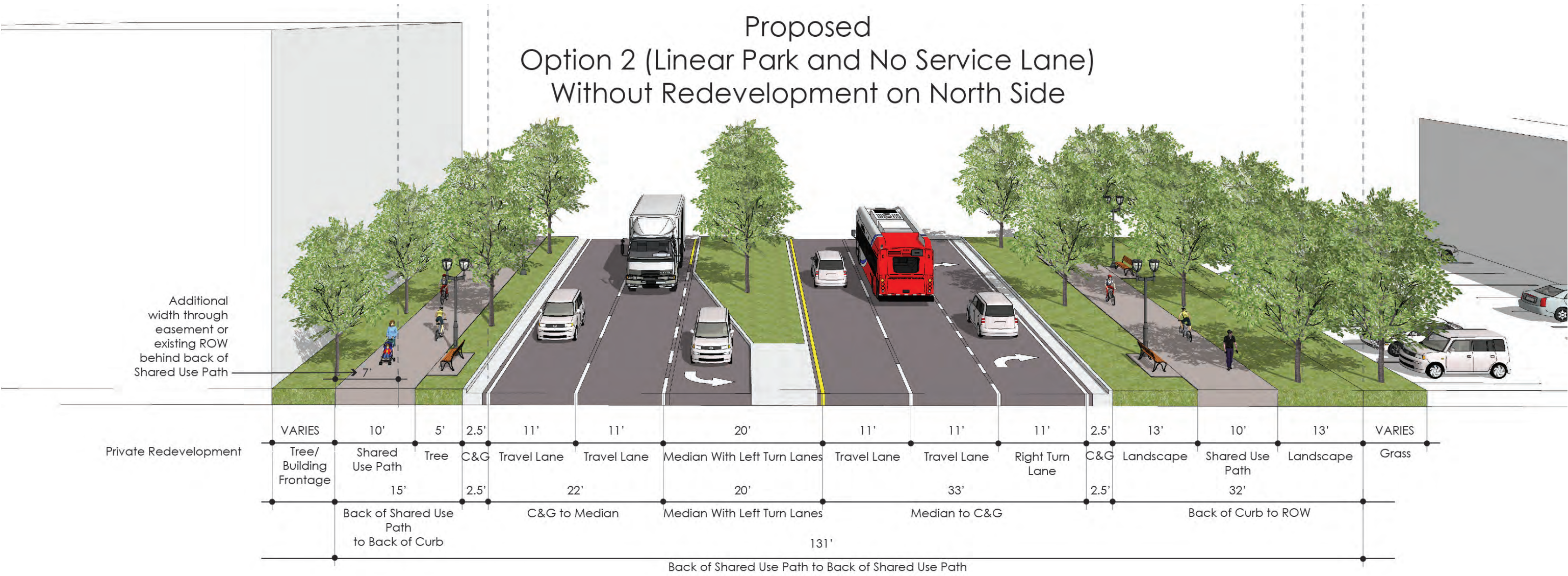
Fairfax Boulevard Existing



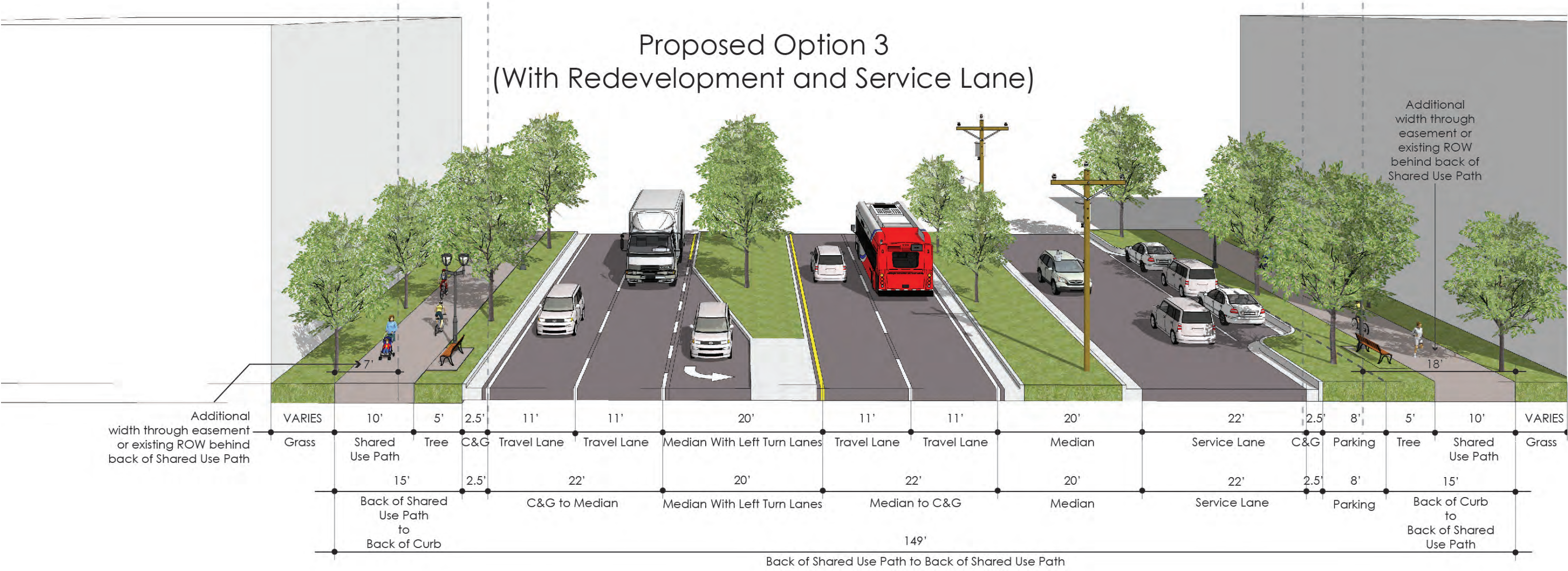
FAIRFAX BOULEVARD: STREET SECTION



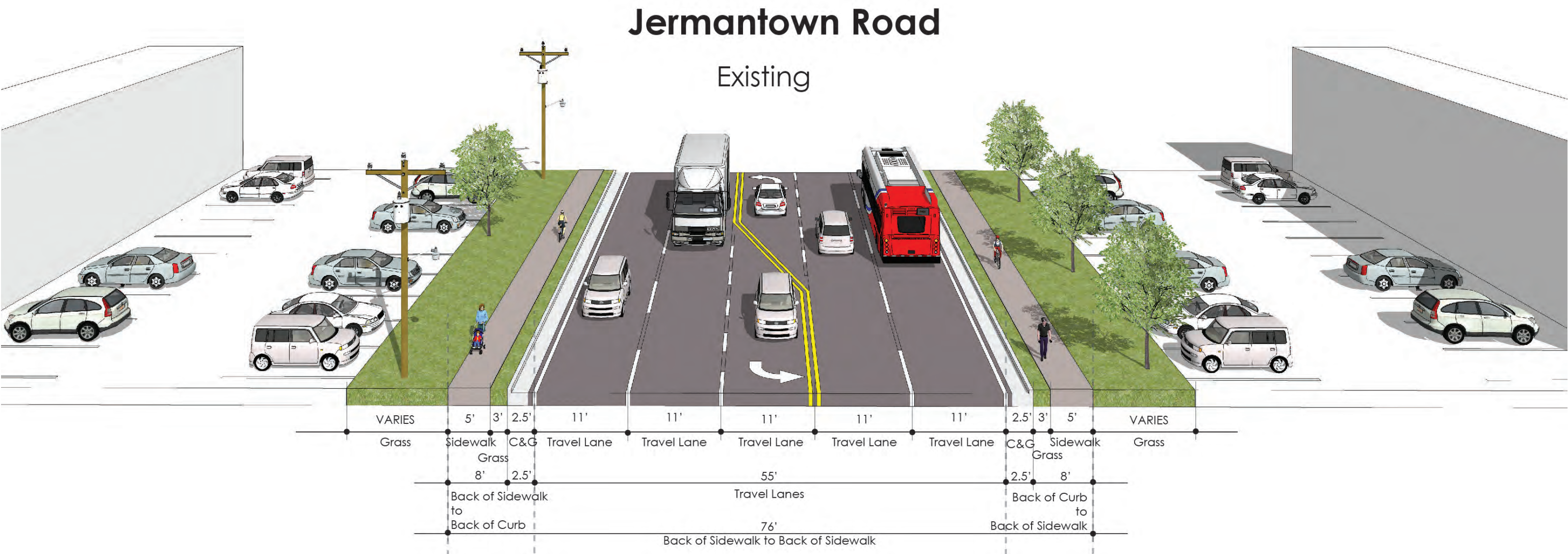
FAIRFAX BOULEVARD: STREET SECTION



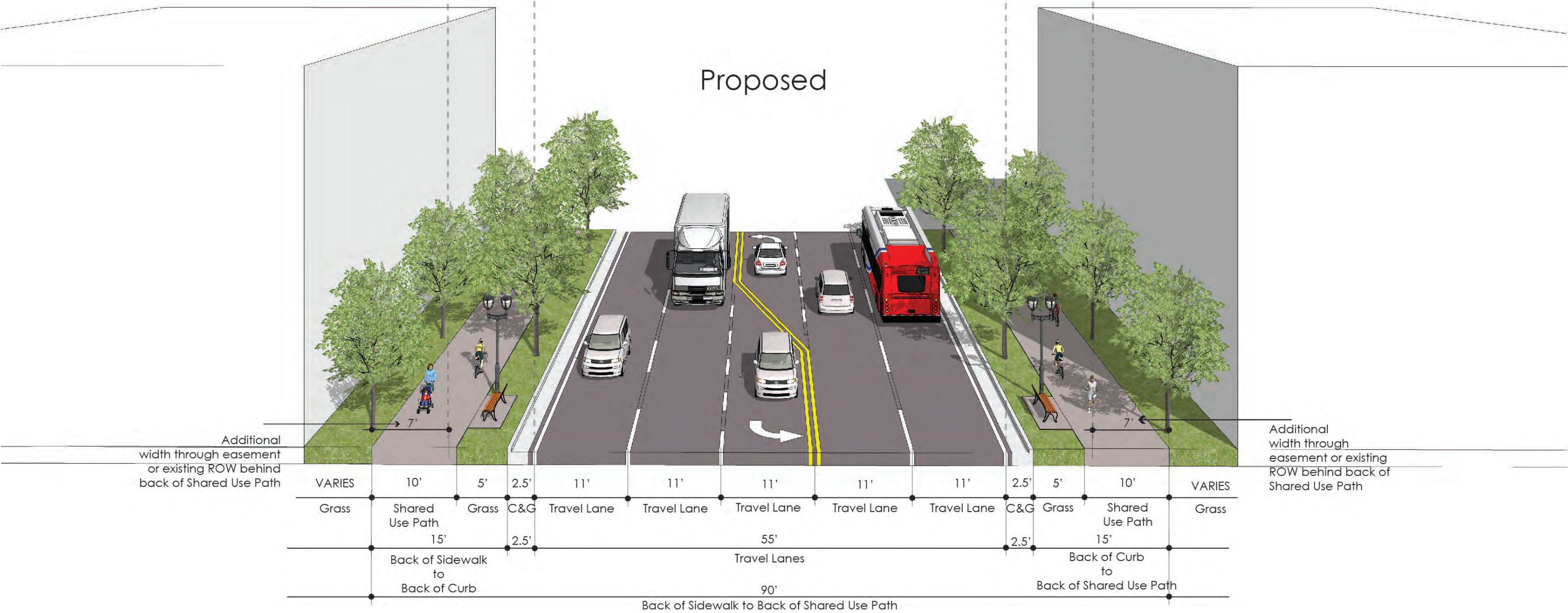
FAIRFAX BOULEVARD: STREET SECTION



JERMANTOWN ROAD: STREET SECTION

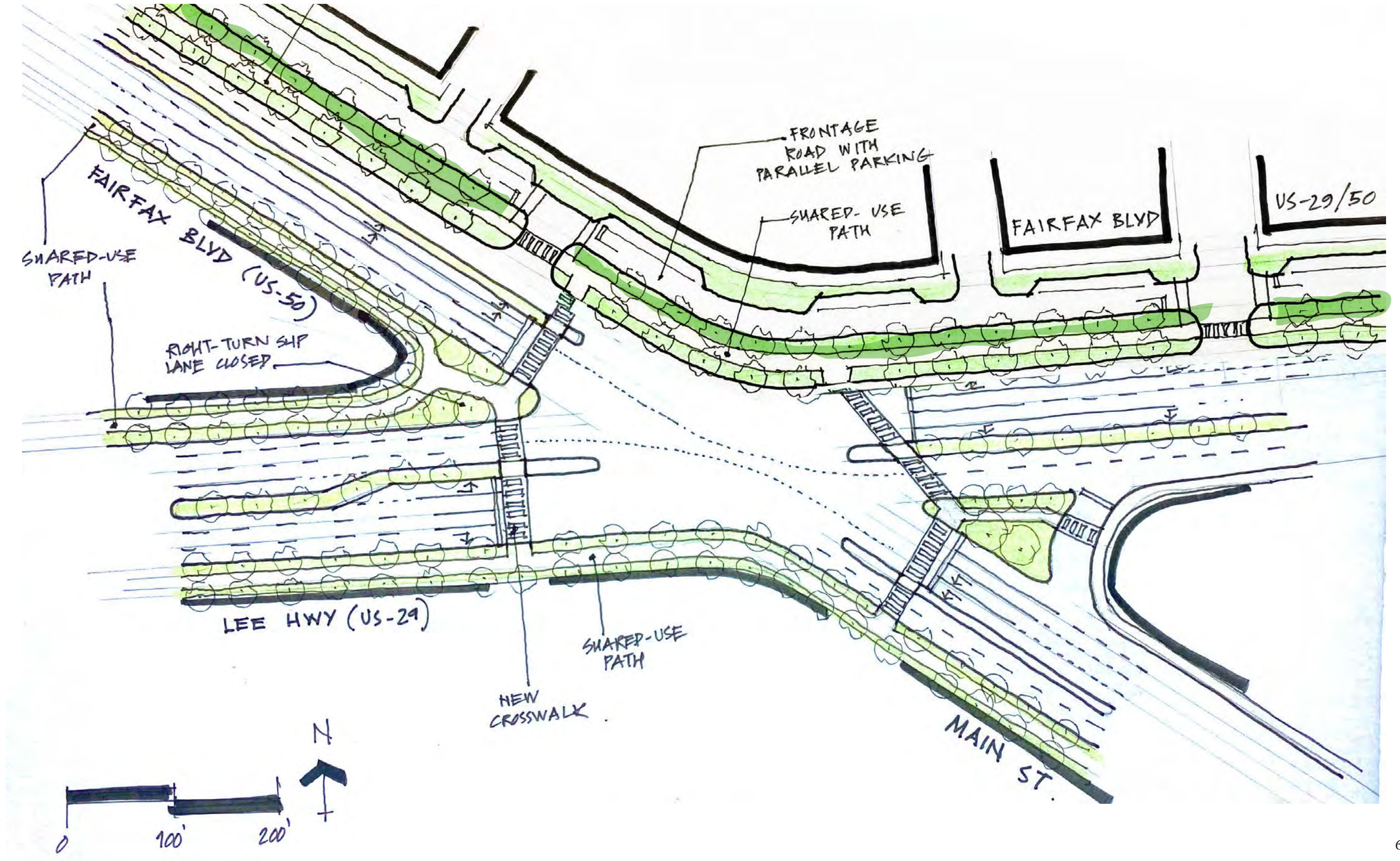


JERMANTOWN ROAD: STREET SECTION



ENHANCING PEDESTRIAN FACILITIES AT FAIRFAX BLVD & LEE HWY

SHARED USE PATHS, BETTER CROSSINGS, MORE GREEN



NEAR-TERM AND LONG-TERM OUTLOOK

NEAR-TERM DEVELOPMENT (5-10 YEARS)



- Residential - High demand for residential and mixed-use development
- Retail - Continued growth and repurposing
- Hotel/Lodging - Long term opportunity for lodging
- Office - Stable market
- Industrial - User/owner driven

LONG-TERM DEVELOPMENT



- Residential - High demand for residential and mixed-use development
- Retail - Continued growth and repurposing
- Hotel/Lodging - Long term opportunity for lodging
- Office - Stable market
- Industrial - User/owner driven

Q+A SESSION