

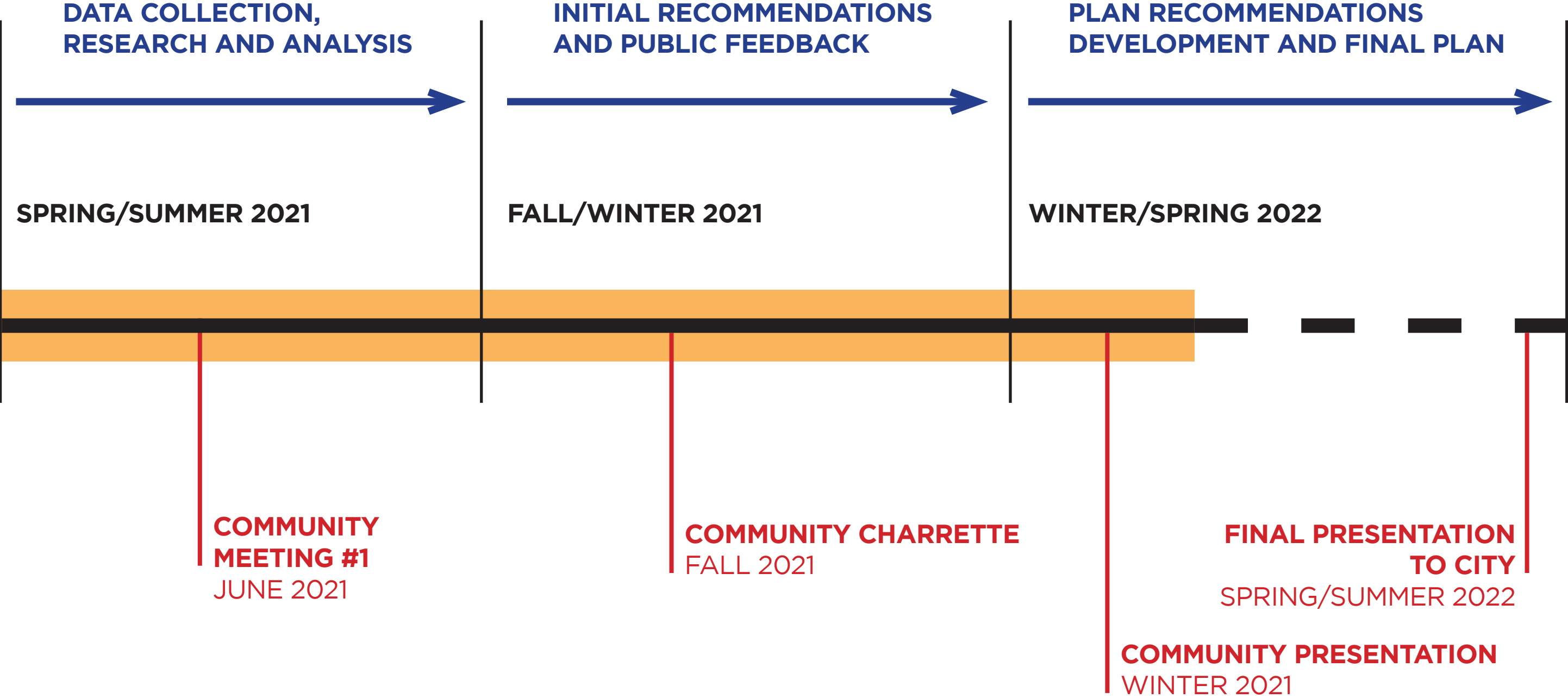
DEVELOPMENT OF SMALL AREA PLANS

KAMP WASHINGTON CITY COUNCIL MEETING APRIL 5, 2022

CUNNINGHAM | QUILL ARCHITECTS PLLC

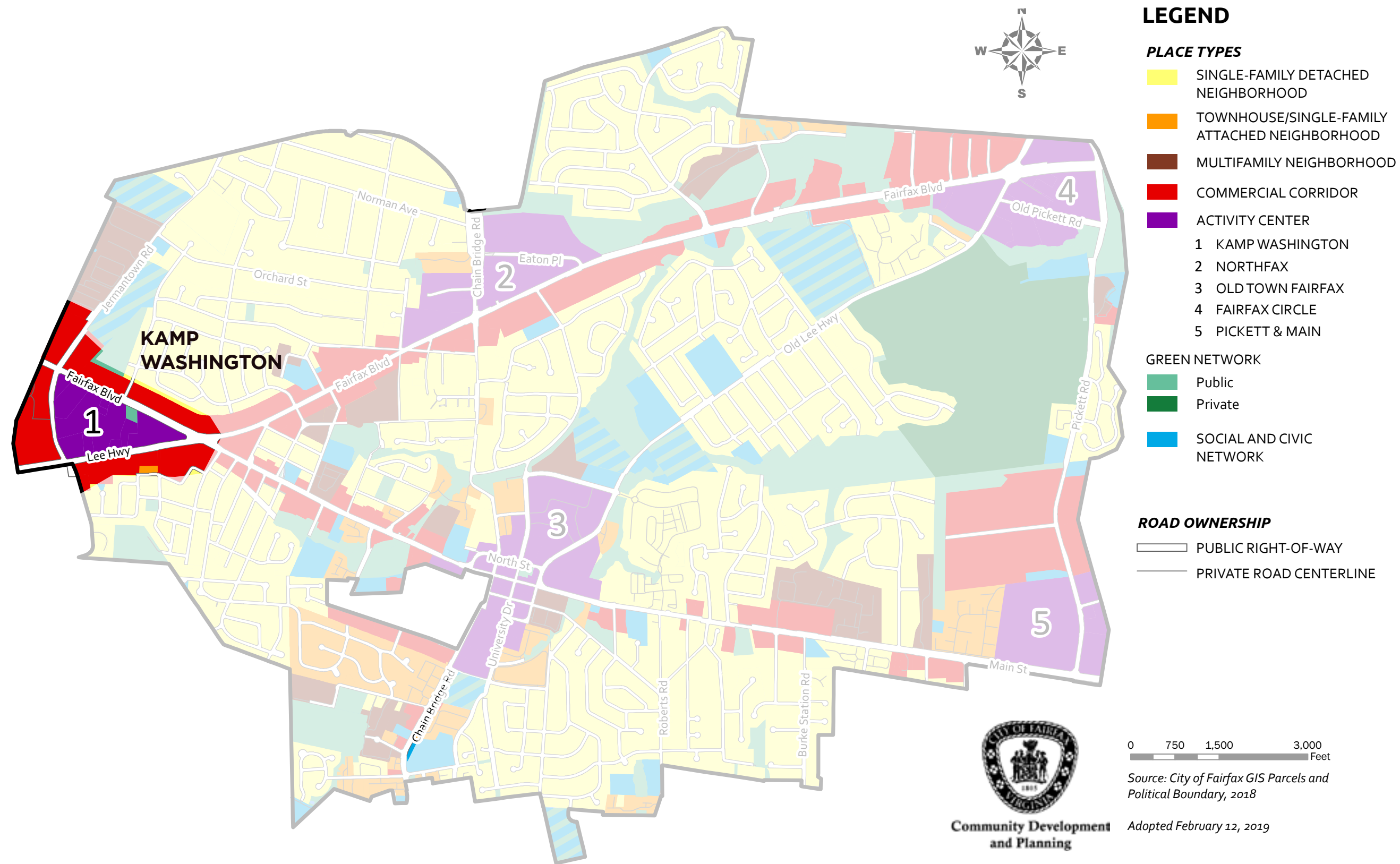
Bolan Smart Associates Kittelson & Associates OCULUS Walter L. Phillips

PROJECT TIMELINE



BUILDING ON THE 2035 COMPREHENSIVE PLAN

ACTIVITY CENTER: KAMP WASHINGTON



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

Adopted February 12, 2019

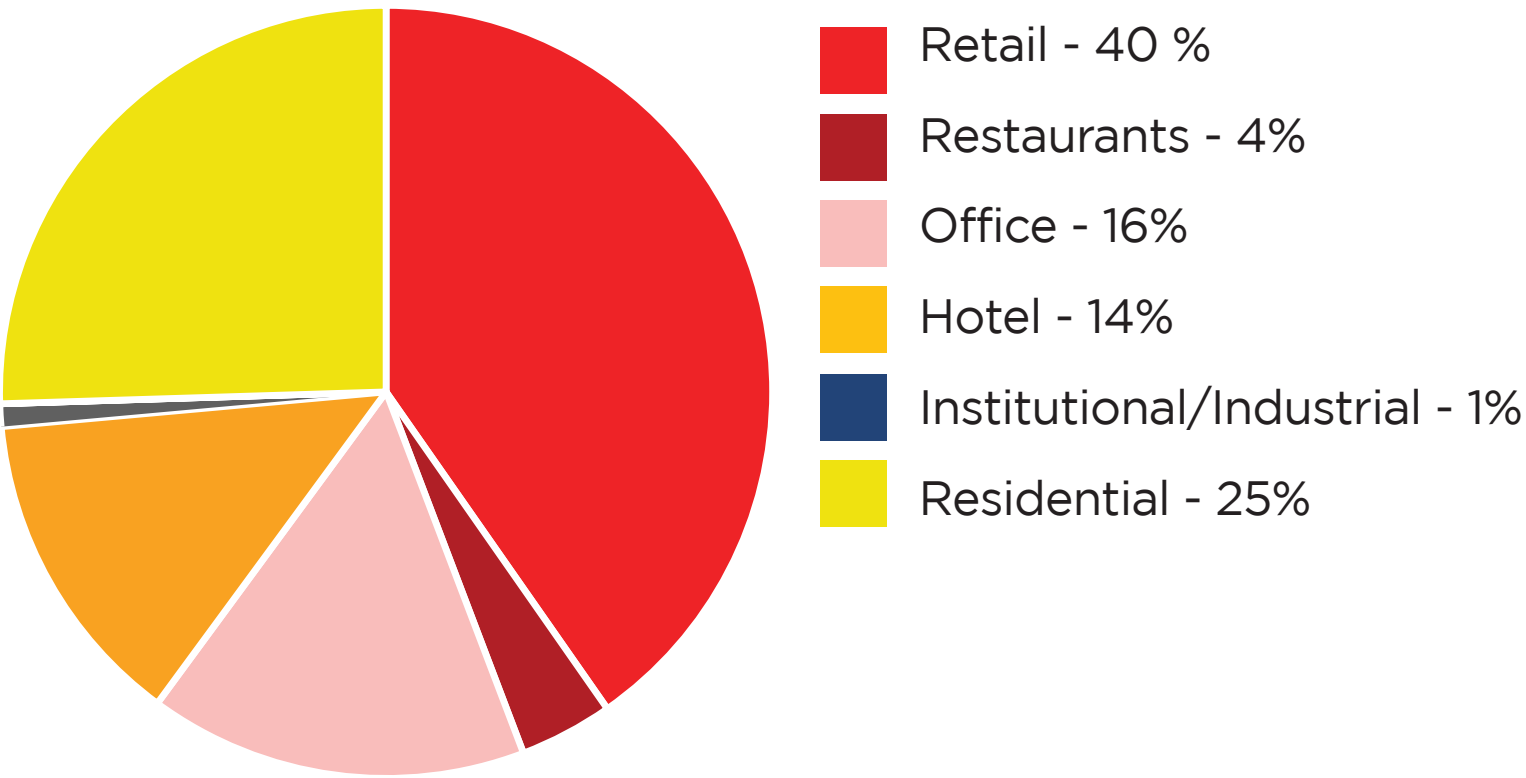
KAMP WASHINGTON



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



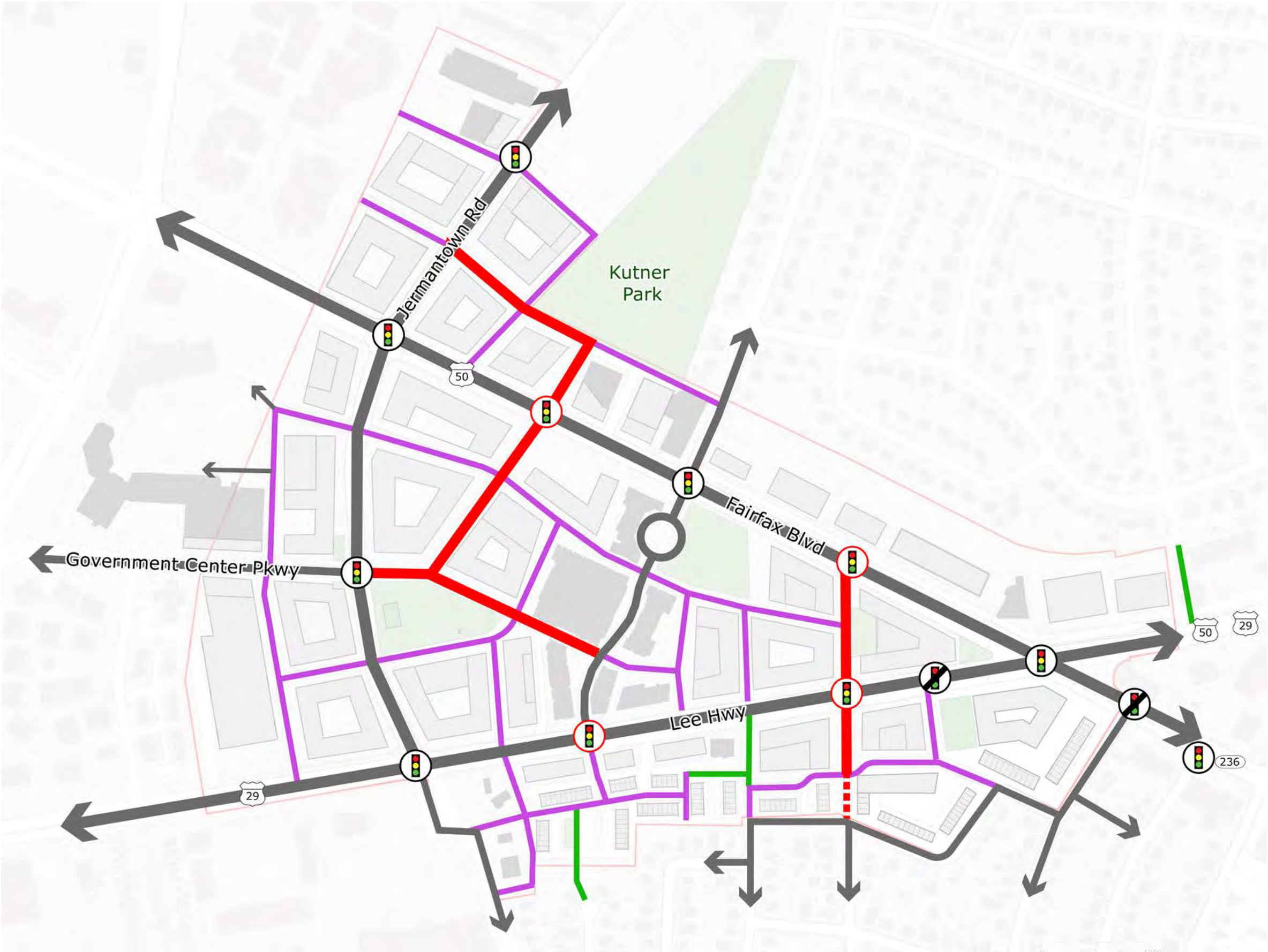
Existing Industrial (Dominion Energy)

PLAN VISION

A COMMUNITY-DRIVEN VISION



A MORE CONNECTED KAMP WASHINGTON (LONG TERM)



KAMP WASHINGTON SMALL AREA PLAN
Potential Long Term Network

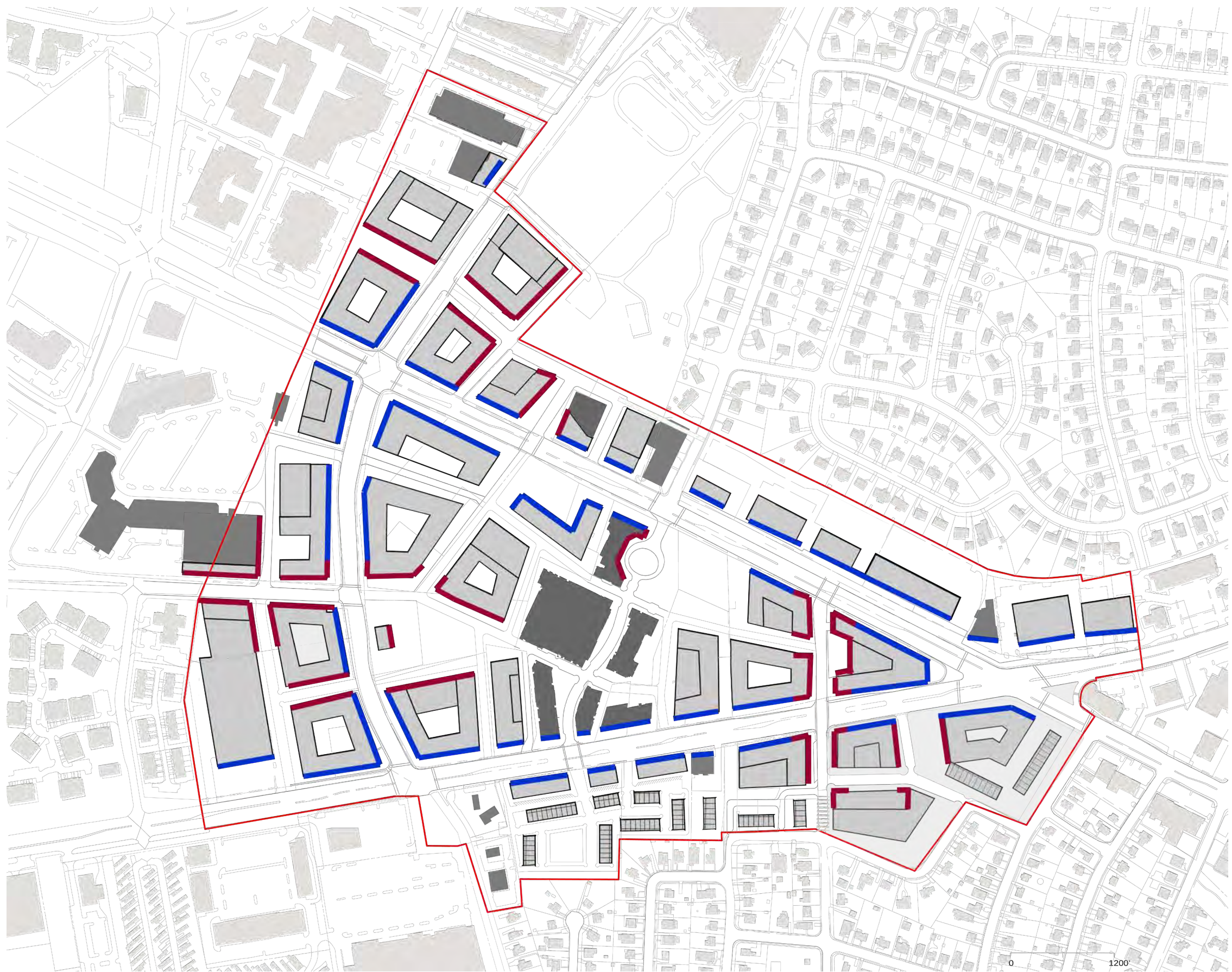
- New Streets
- To Be Determined - New Streets or Ped/Bike Path
- New Access Streets/Alley
- New Ped/Bike Path
- Existing Streets
- Existing Traffic Signal
- Potential New Signal/Controlled Crossing
- Potential Signal Removal
- Kamp Washington Study Area

PUBLIC OPEN SPACE



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

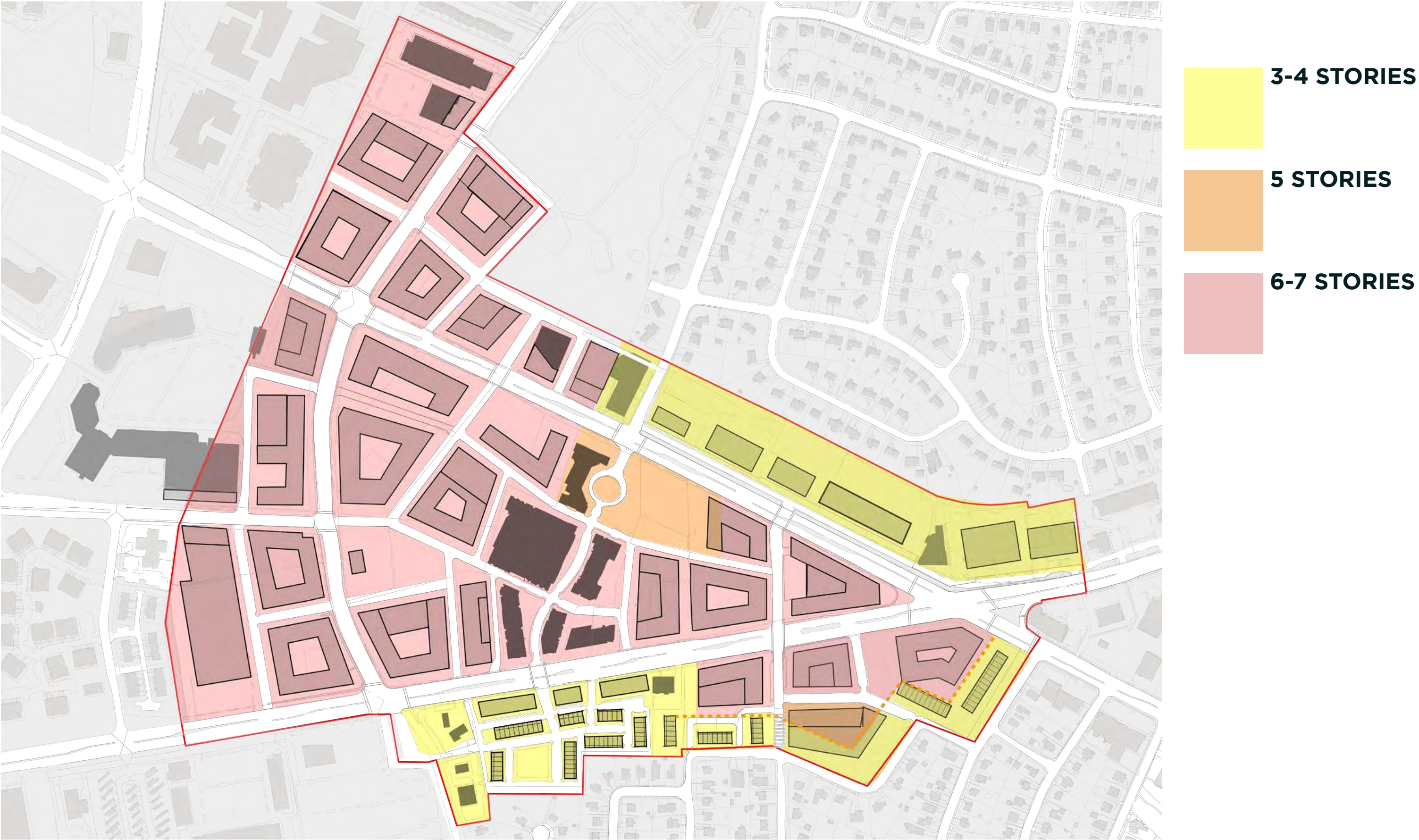
BUILDING FRONTAGES



**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: CONNECTION + CENTRAL GATHERING SPACE

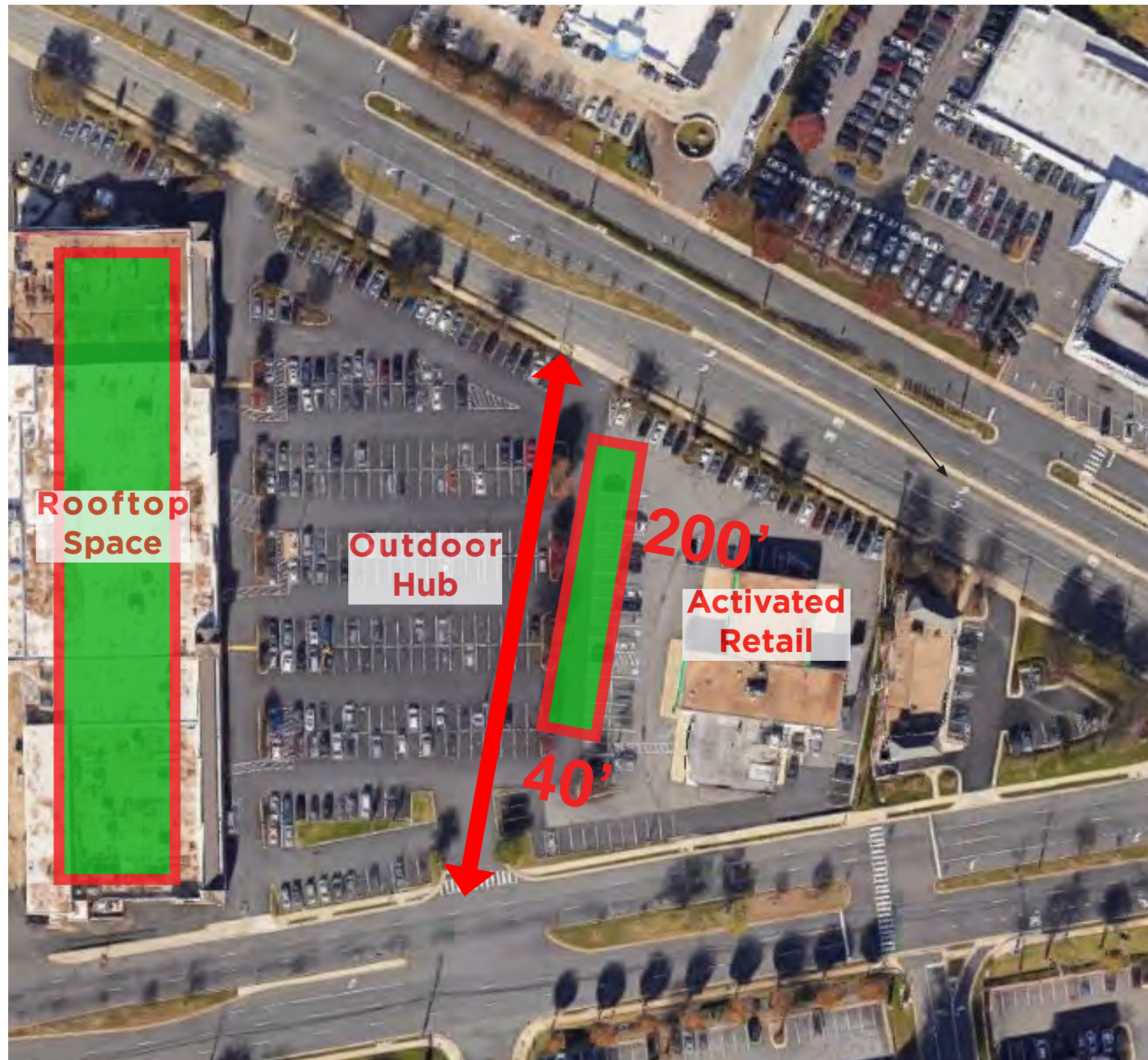


NEAR TERM ACTIVATION: IMPROVED RETAIL OR MIXED USE

EXAMPLE: PARSONS ALLEY - DULUTH, GEORGIA

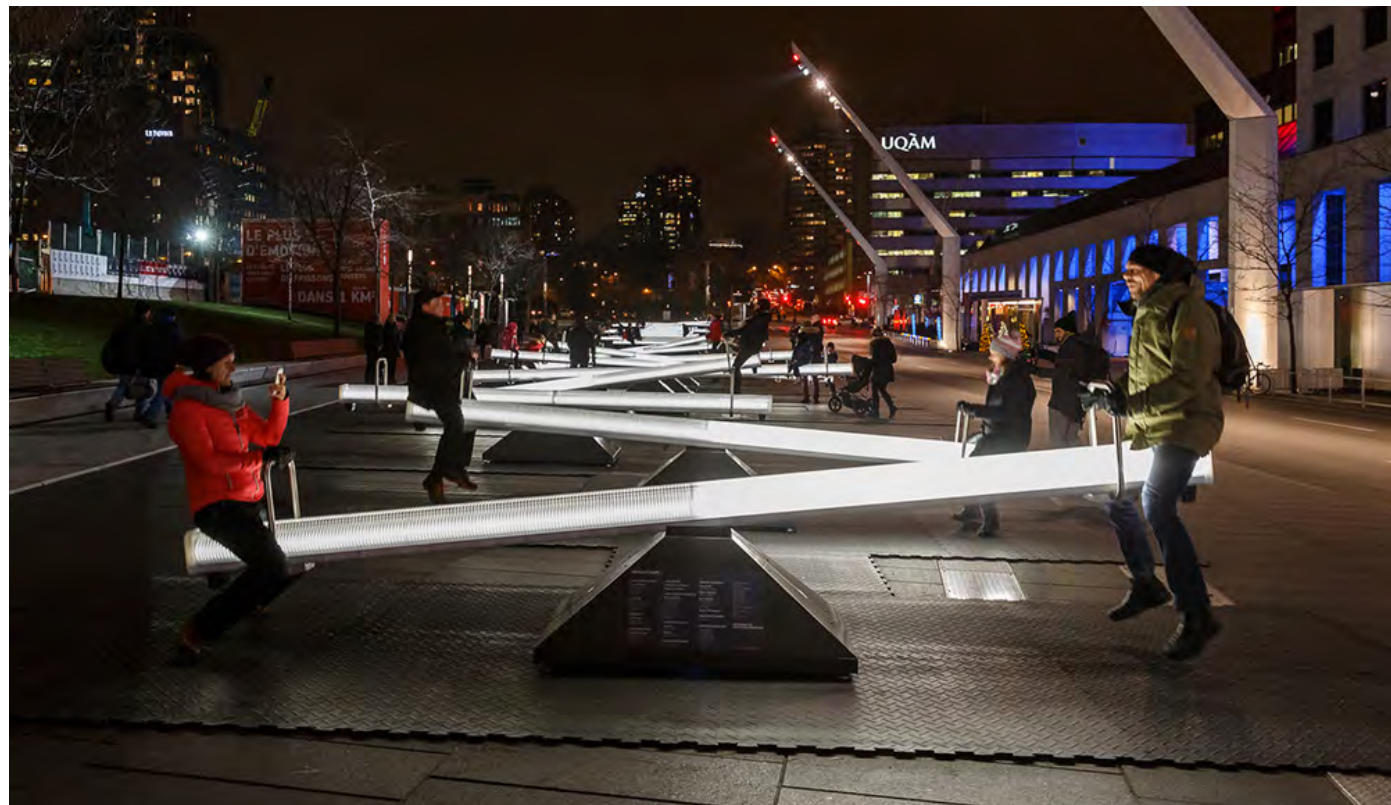


MAKE A PLACE TODAY: RECLAIMING PARKING



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

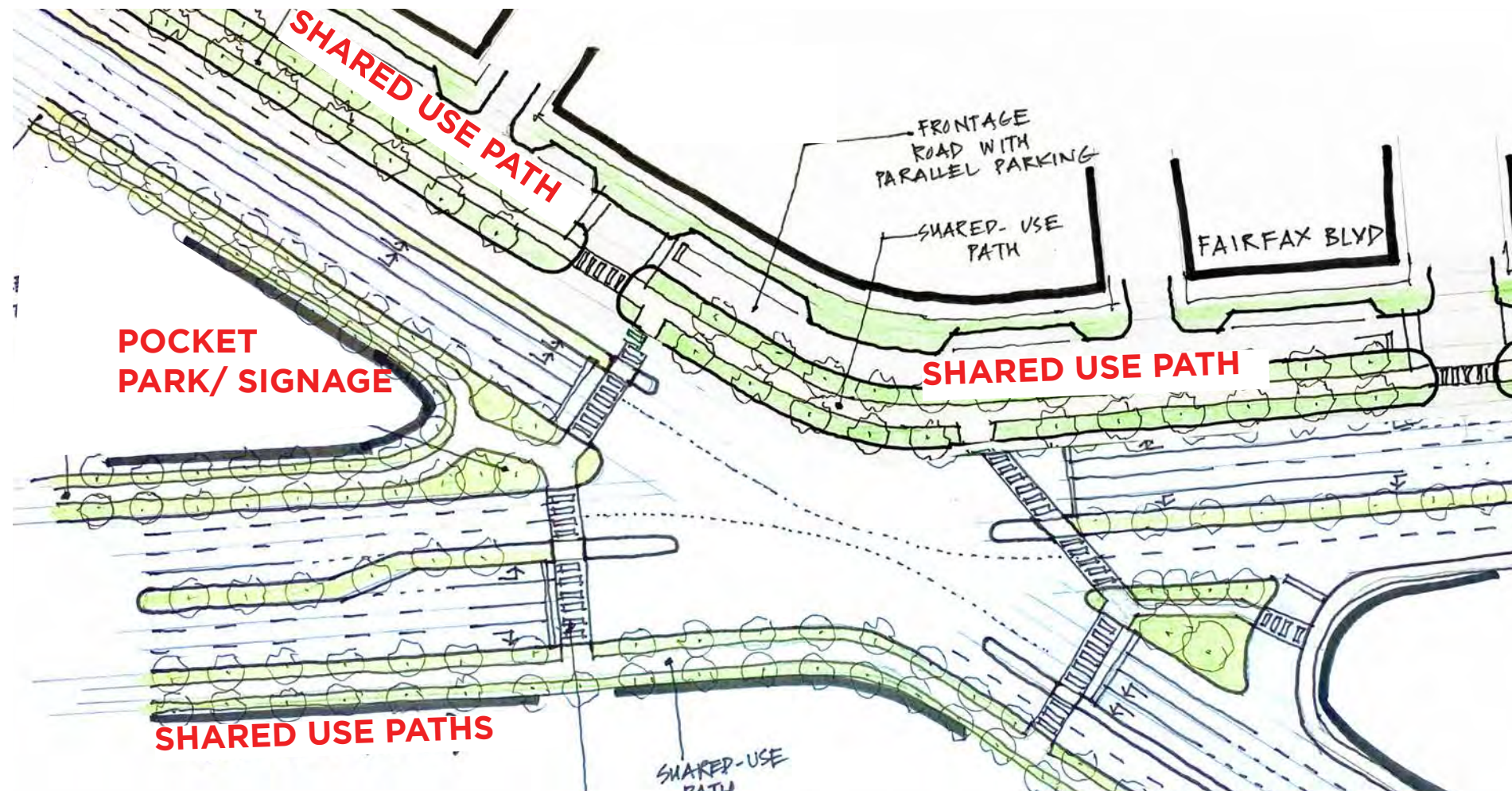
MAKE A PLACE TODAY: RECLAIMING PARKING



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)

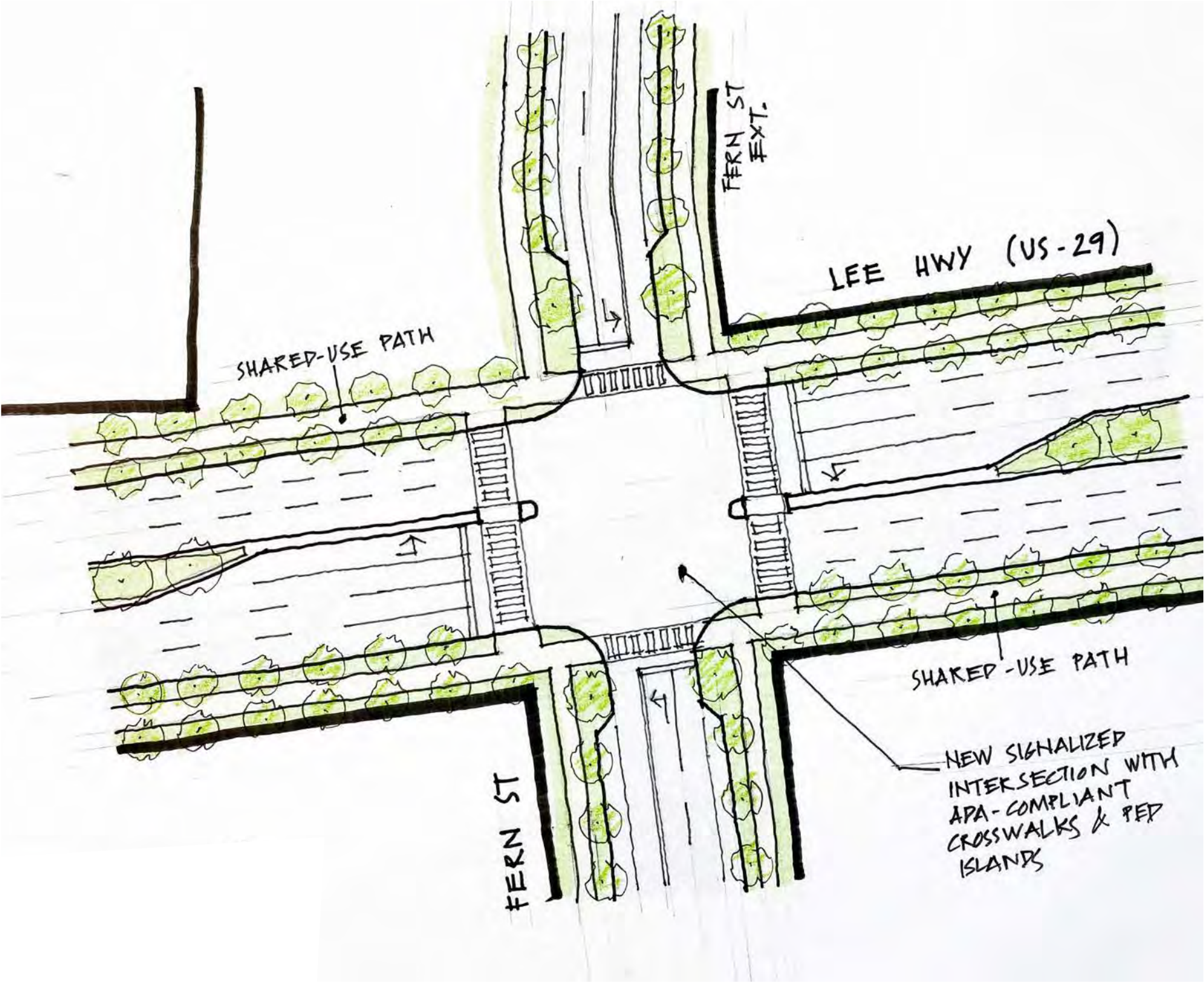
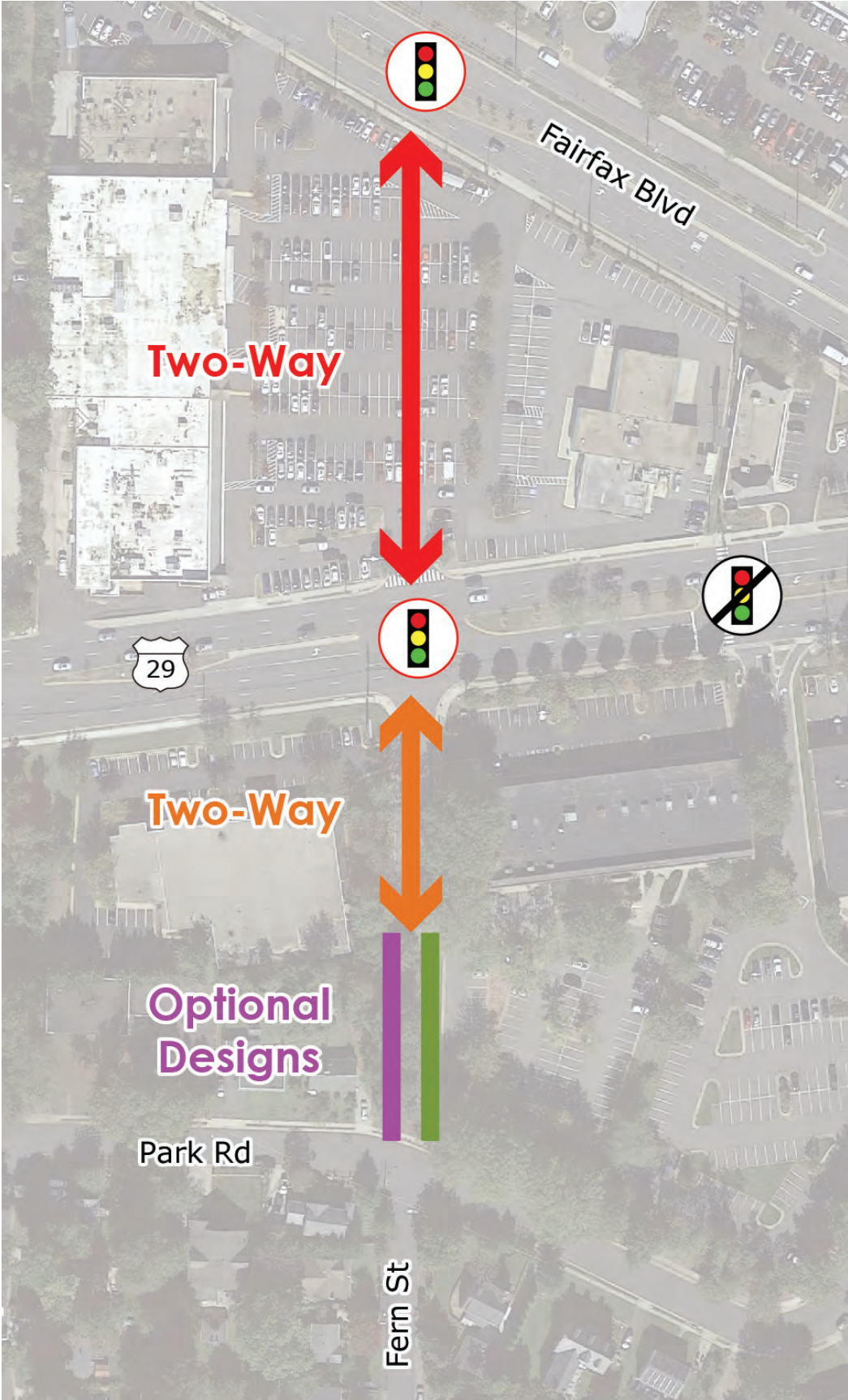
PUBLIC GREEN SPACE

HEIGHT STEPDOWN
(3-4 STORIES)

LANDSCAPE SETBACK

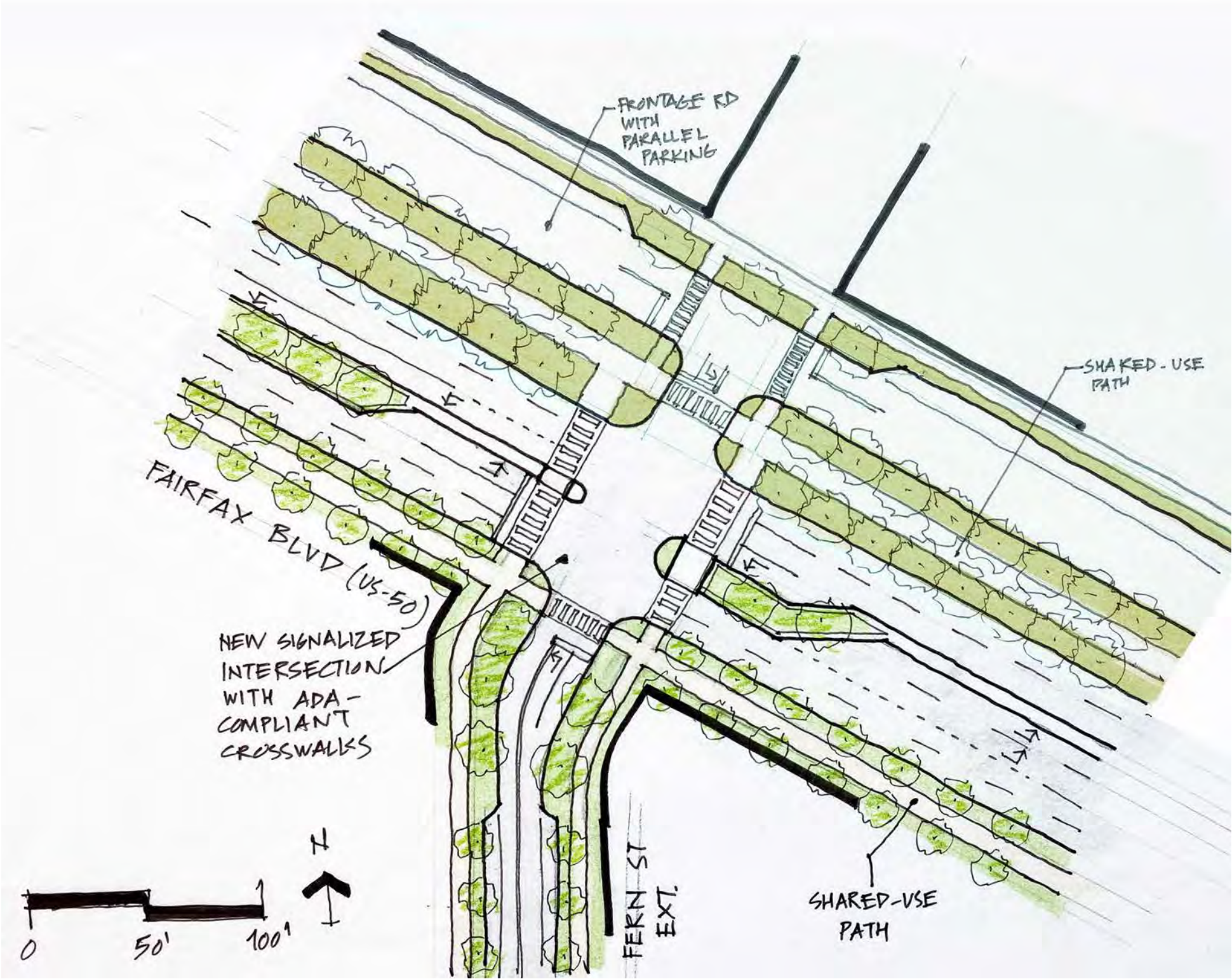
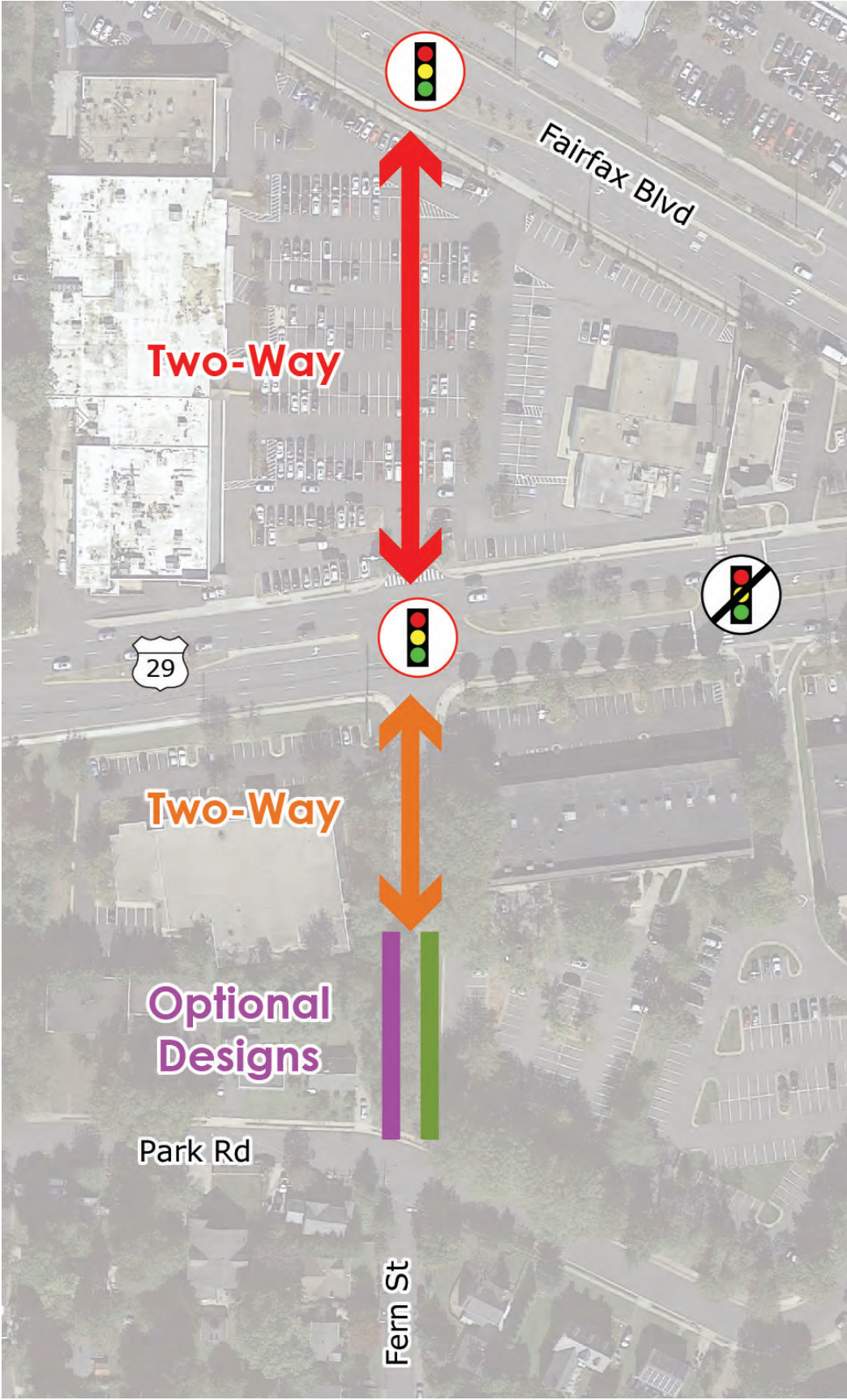


LEE HIGHWAY (US 29) & FERN STREET INTERSECTION: IMPROVING PEDESTRIAN CONNECTION SOUTH



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

IMPROVING PEDESTRIAN CONNECTION NORTH



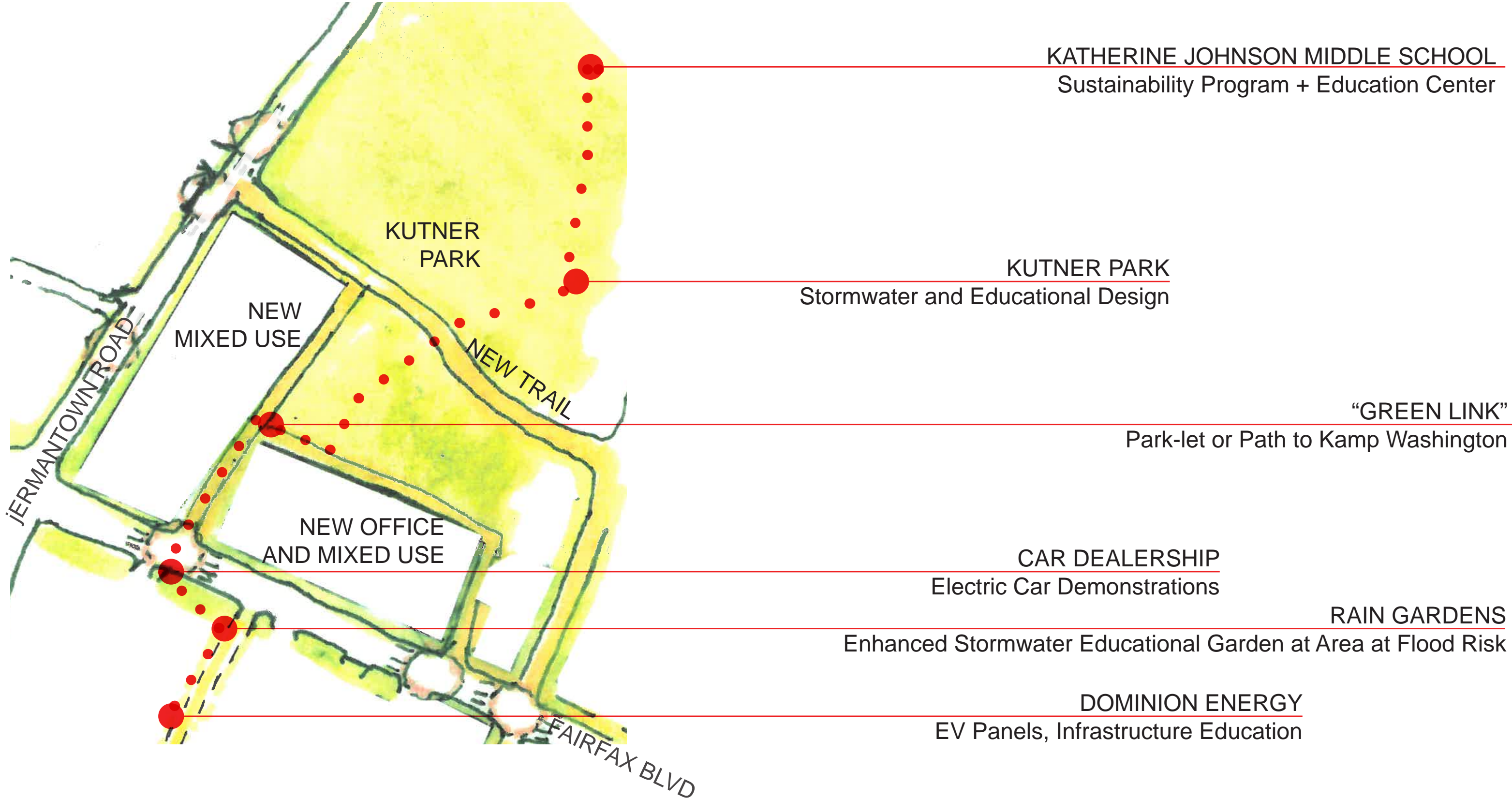
OPENING UP KUTNER PARK

KUTNER PARK COMMUNITY

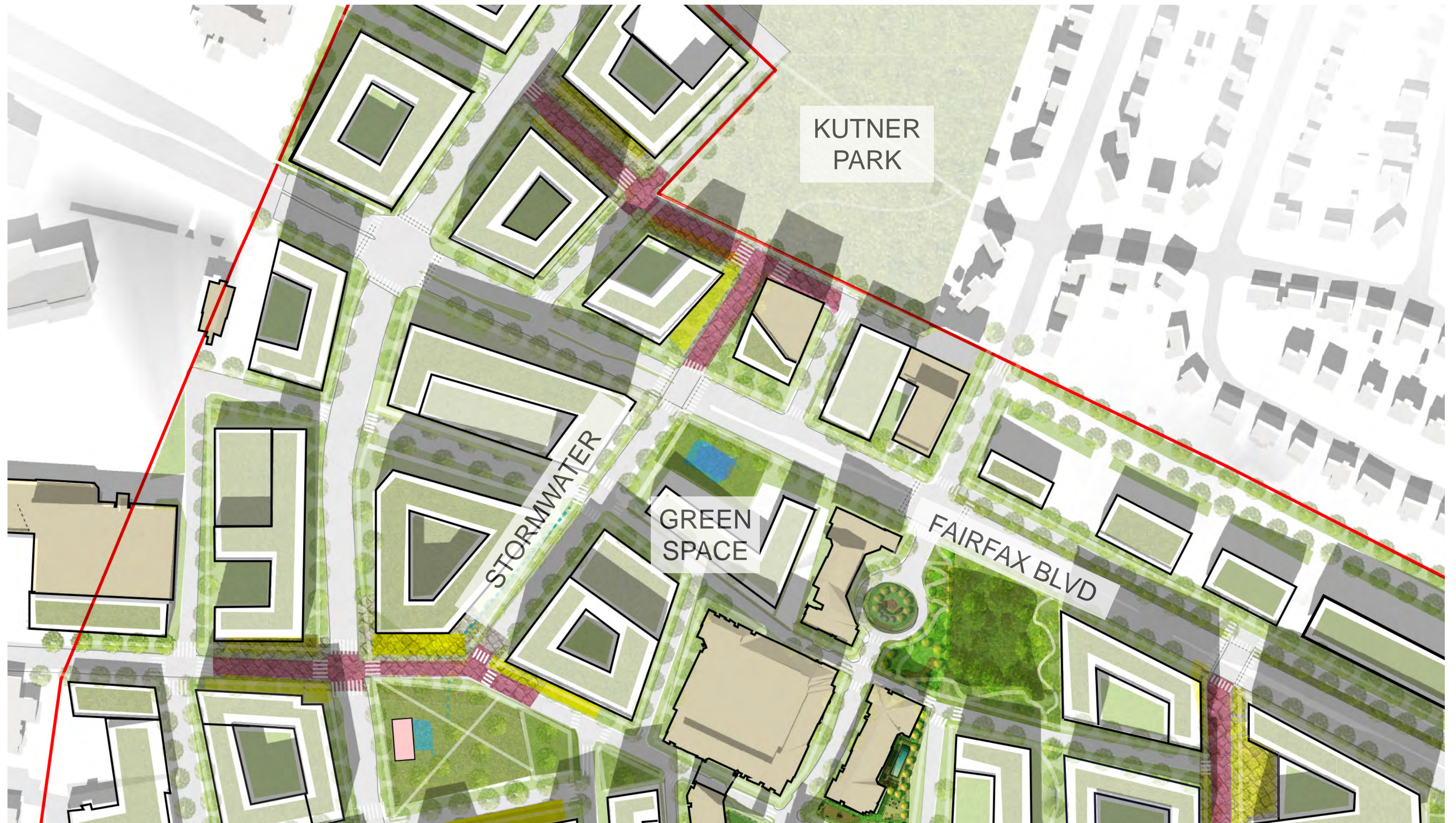
EXISTING CONDITIONS



LINKING EDUCATION AT THE KUTNER PARK COMMUNITY



KUTNER PARK COMMUNITY



BUILDINGS AND MASSING

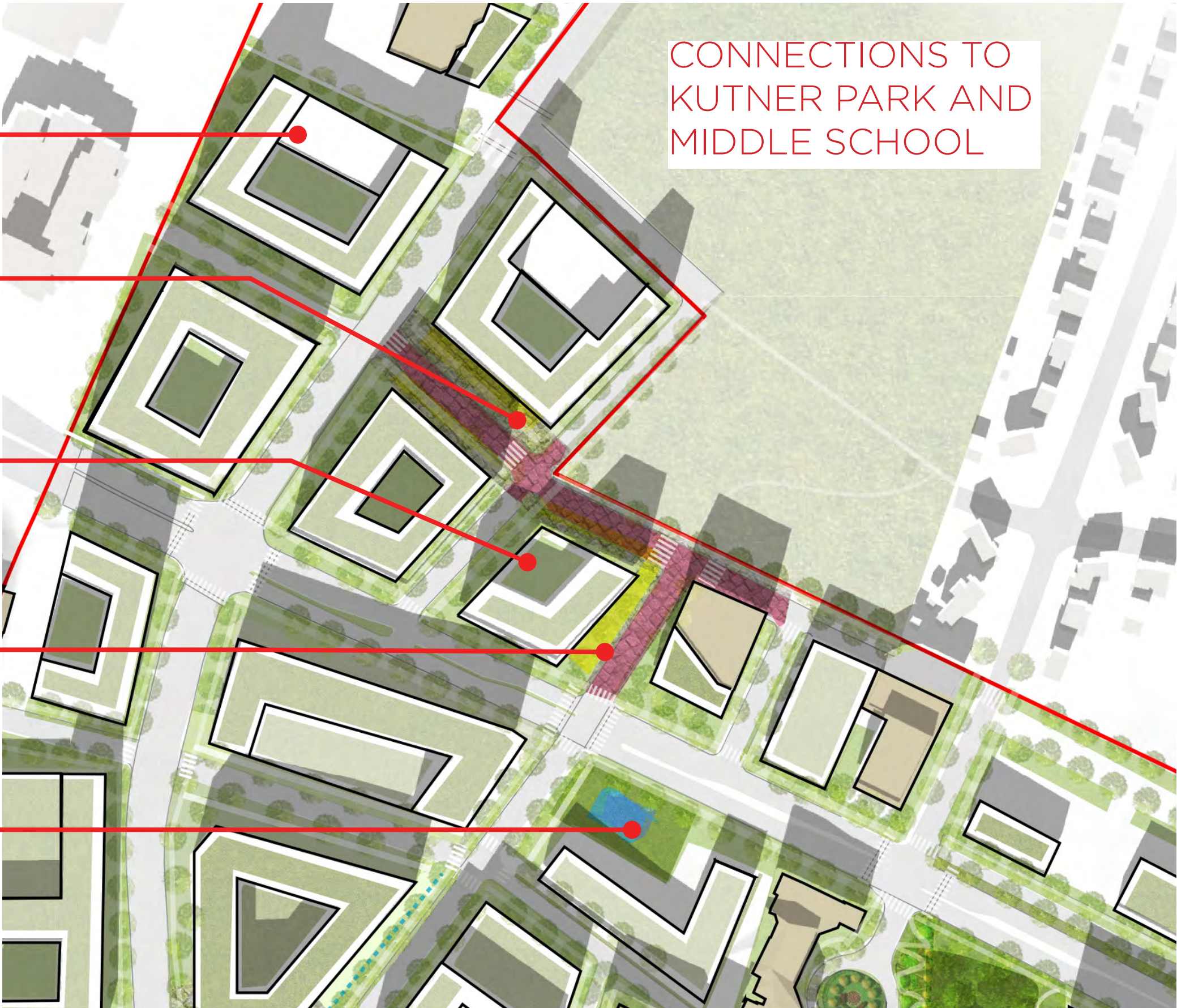
MIXED USE DEVELOPMENT
(6-7 STORIES)

LINEAR GREEN CONNECTOR
TO KUTNER PARK

MIXED USE DEVELOPMENT
(6-7 STORIES)

LINEAR GREEN CONNECTOR
TO KUTNER PARK

PUBLIC GREEN SPACE
WITH STORMWATER
MANAGEMENT



PRECEDENTS: KUTNER PARK COMMUNITY



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



Example of Green Connector - Tacoma, WA



JERMANTOWN LINK TO COUNTY

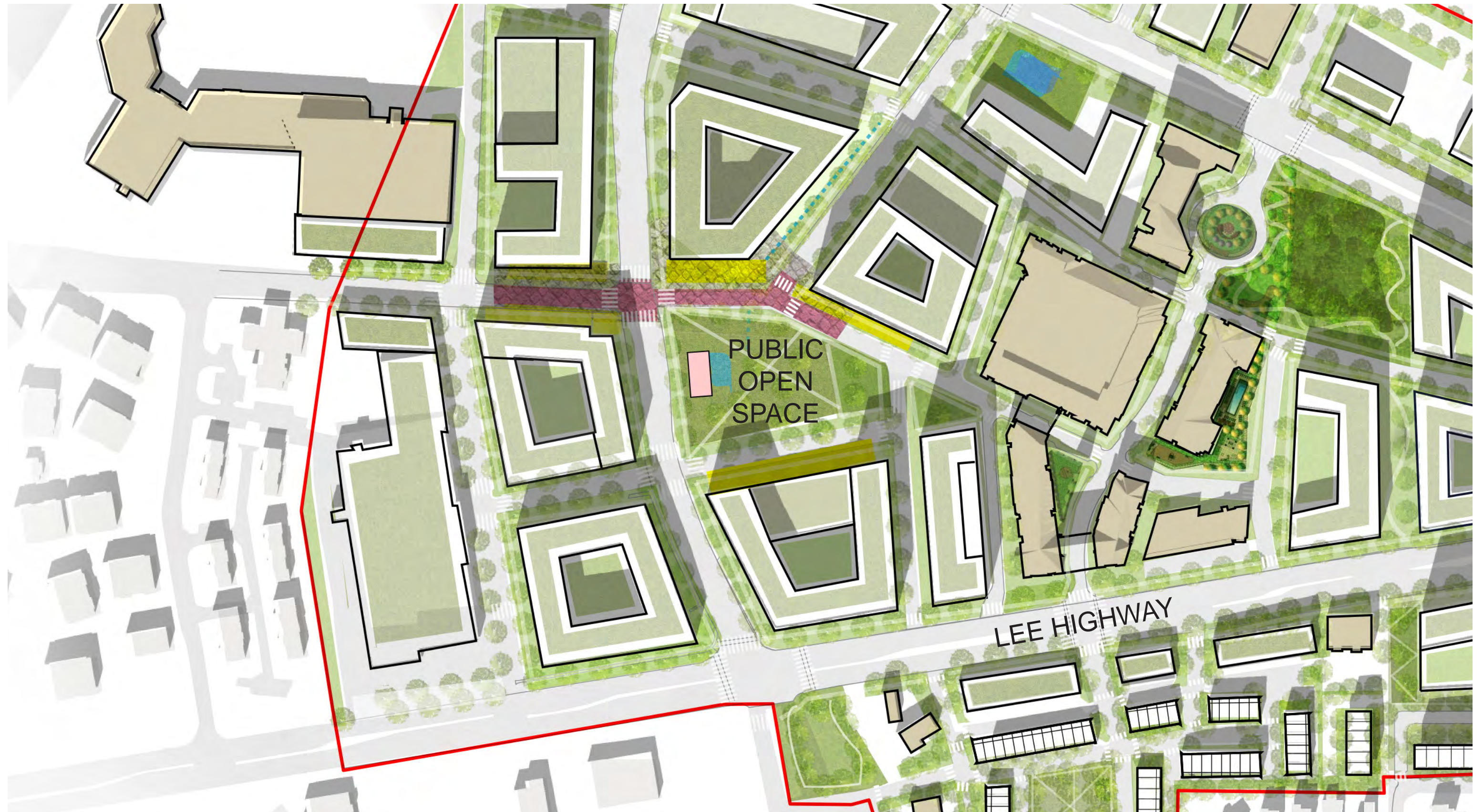
JERMANTOWN ROAD SUBAREA

EXISTING CONDITIONS



JERMANTOWN ROAD SUBAREA

LINKING THE COUNTY TO KAMP WASHINGTON



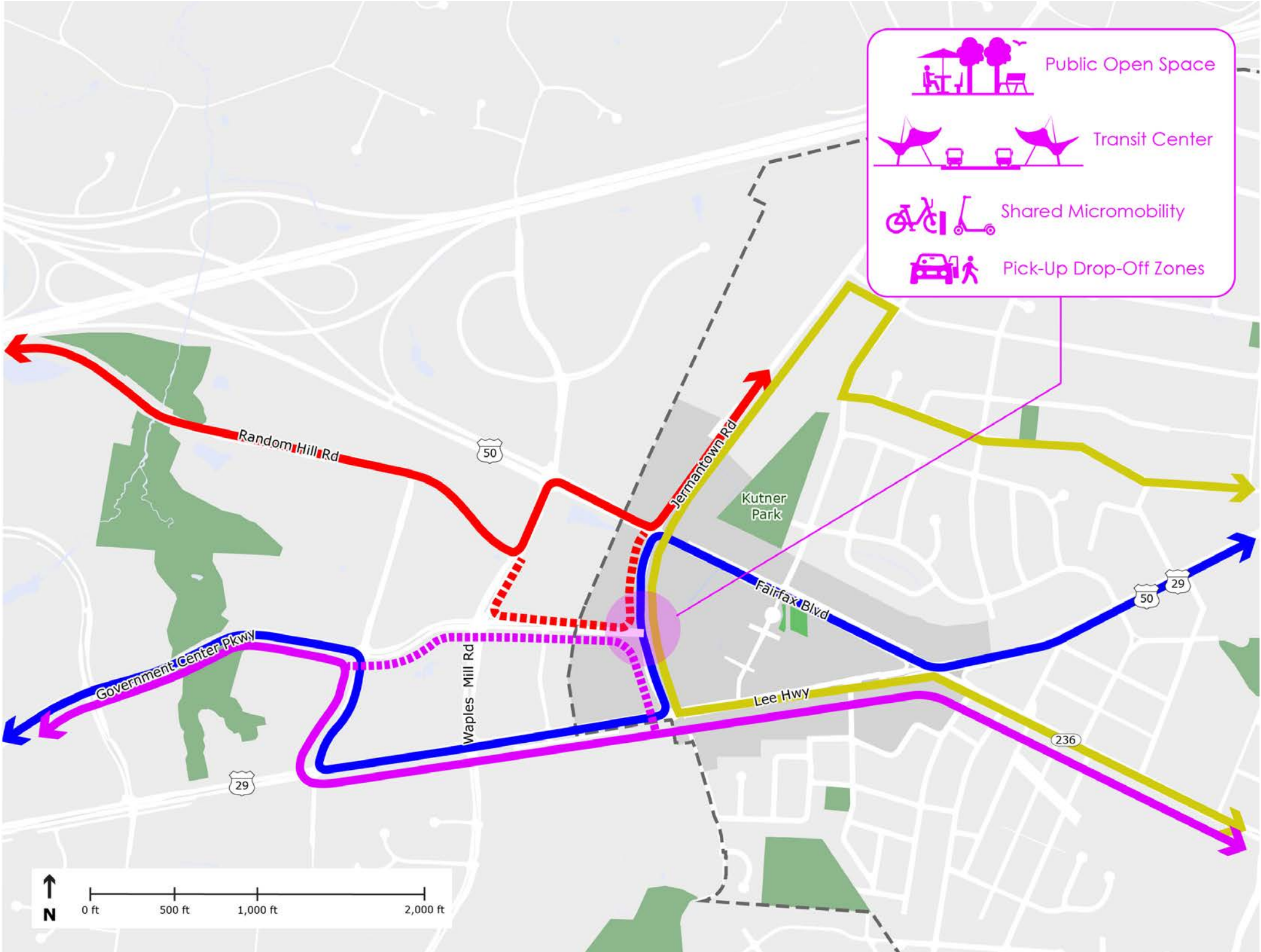
JERMANTOWN ROAD: MOBILITY HUB



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

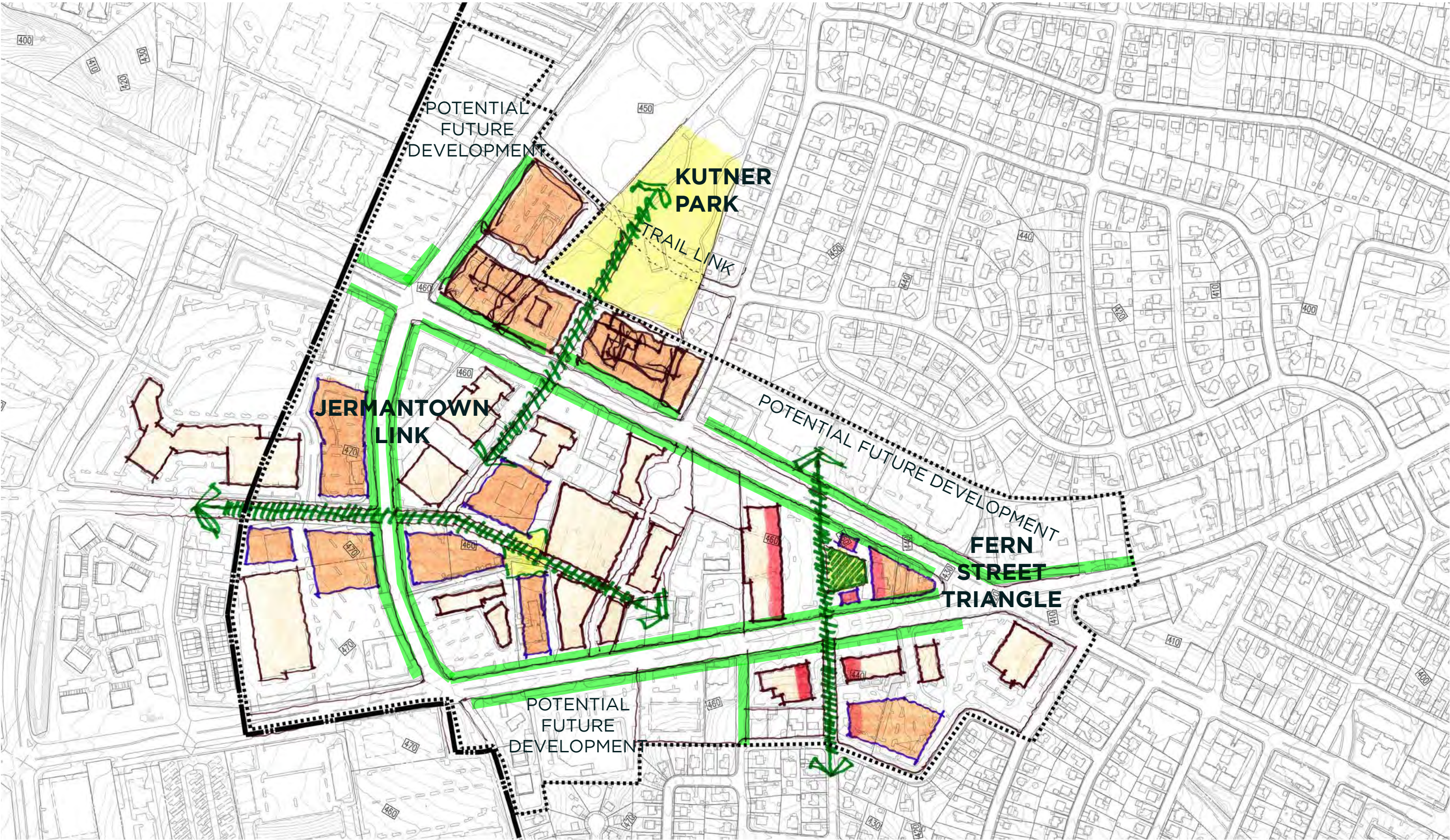
MIXED USE DEVELOPMENT
(6-7 STORIES)

NEW WATER TOWER PARK
CONNECTOR

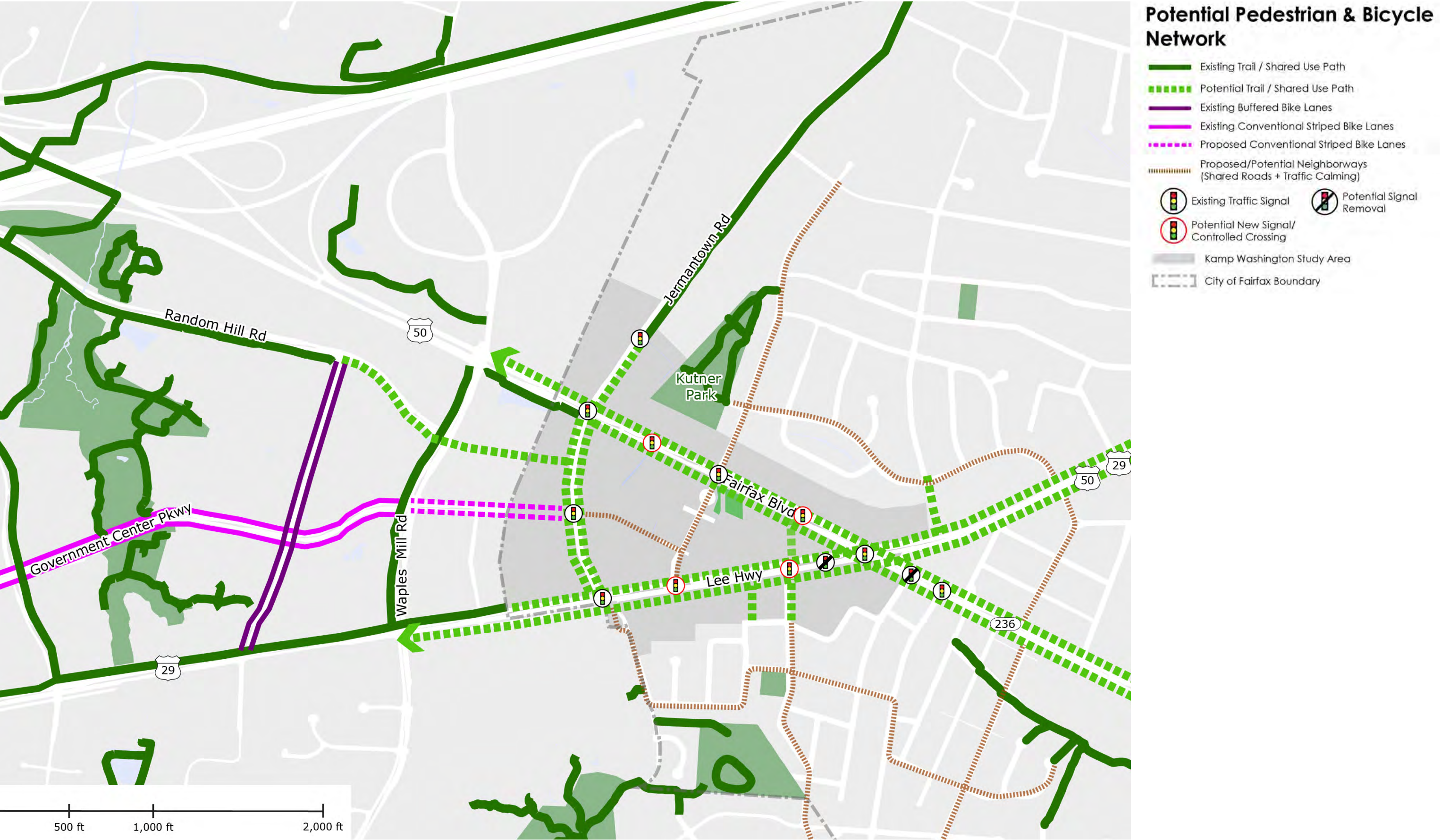


STITCHING THE
NEIGHBORHOOD
TOGETHER

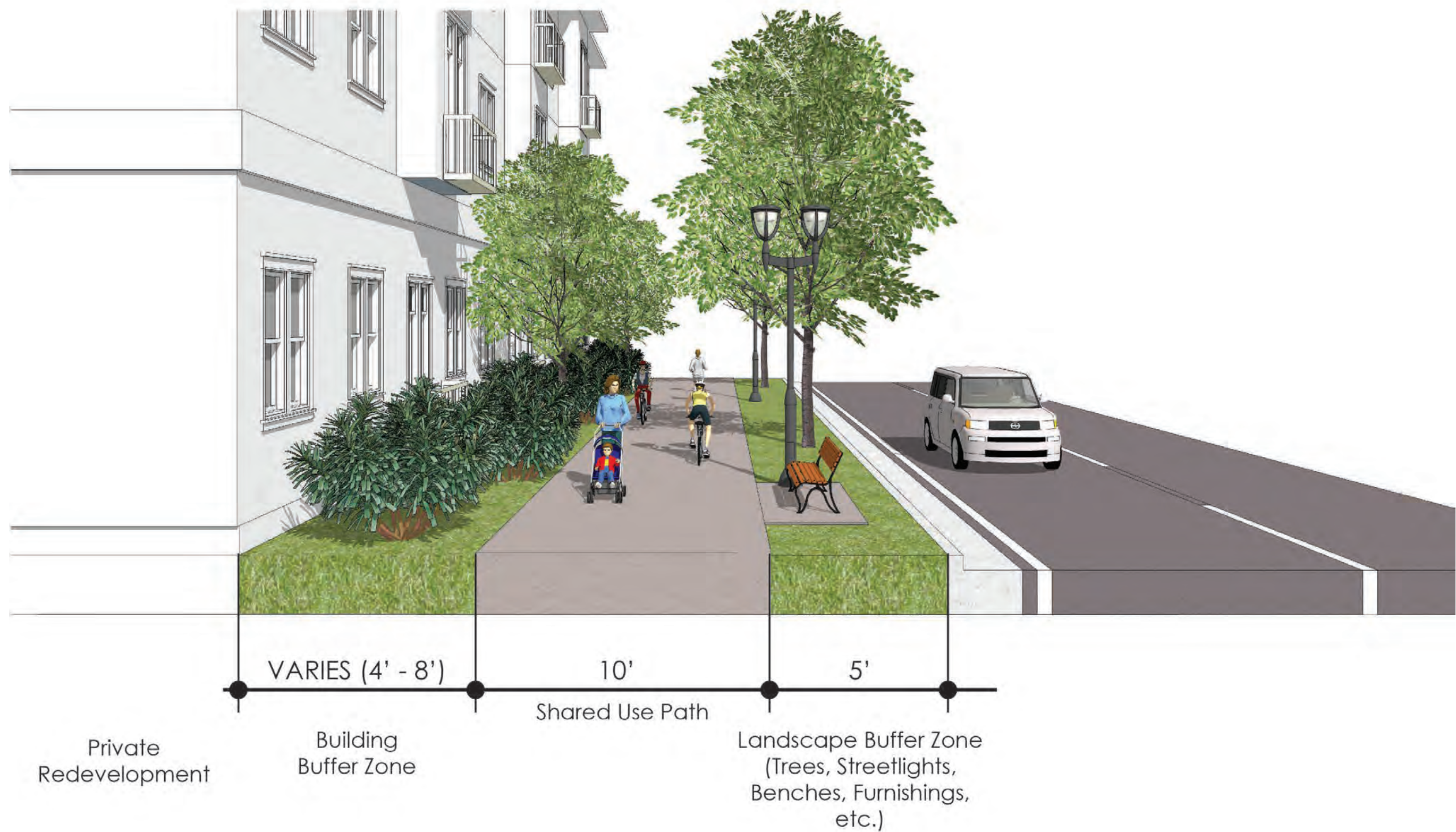
STITCHING THE NEIGHBORHOOD TOGETHER



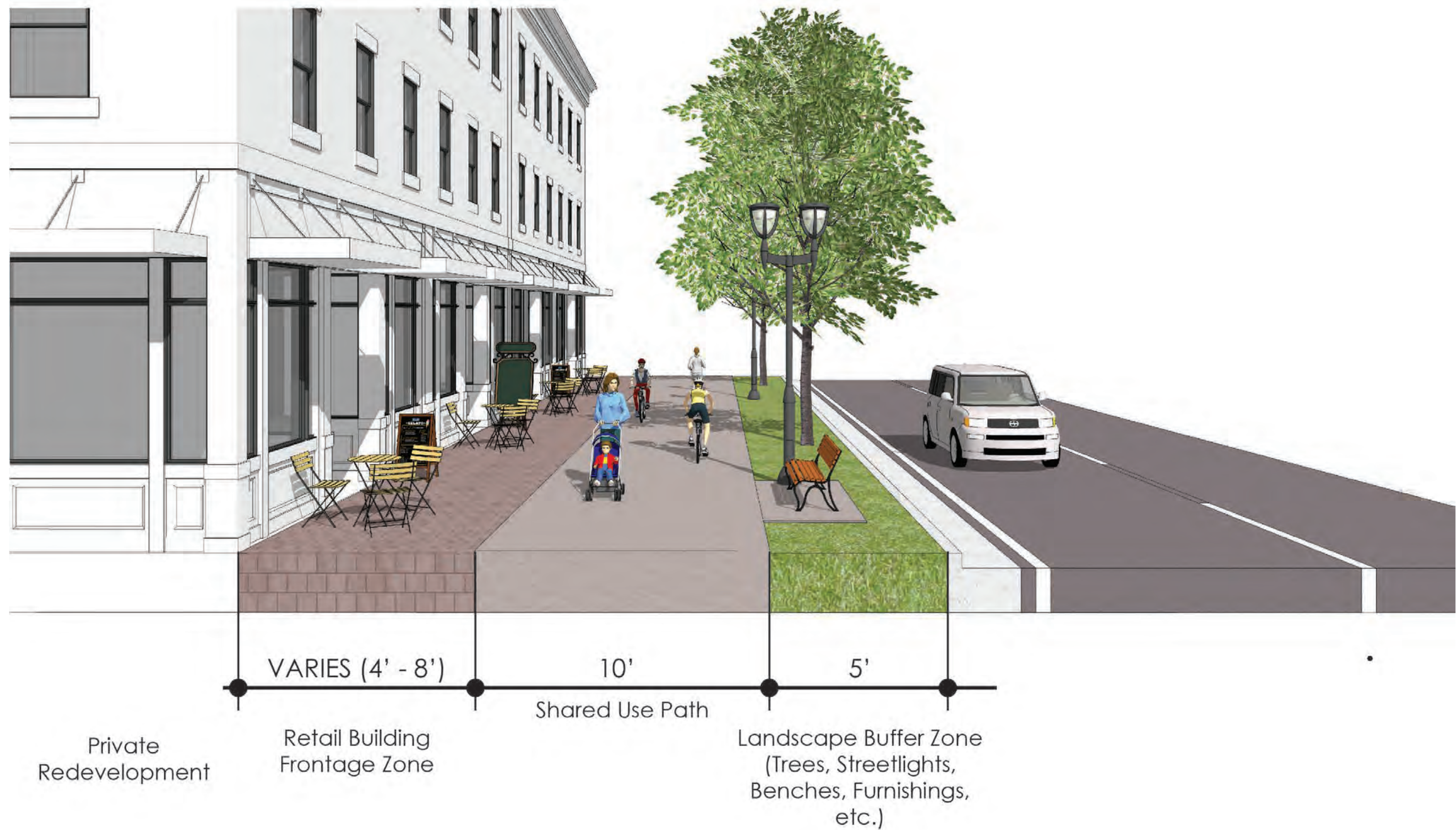
POTENTIAL PED AND BICYCLE NETWORK



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

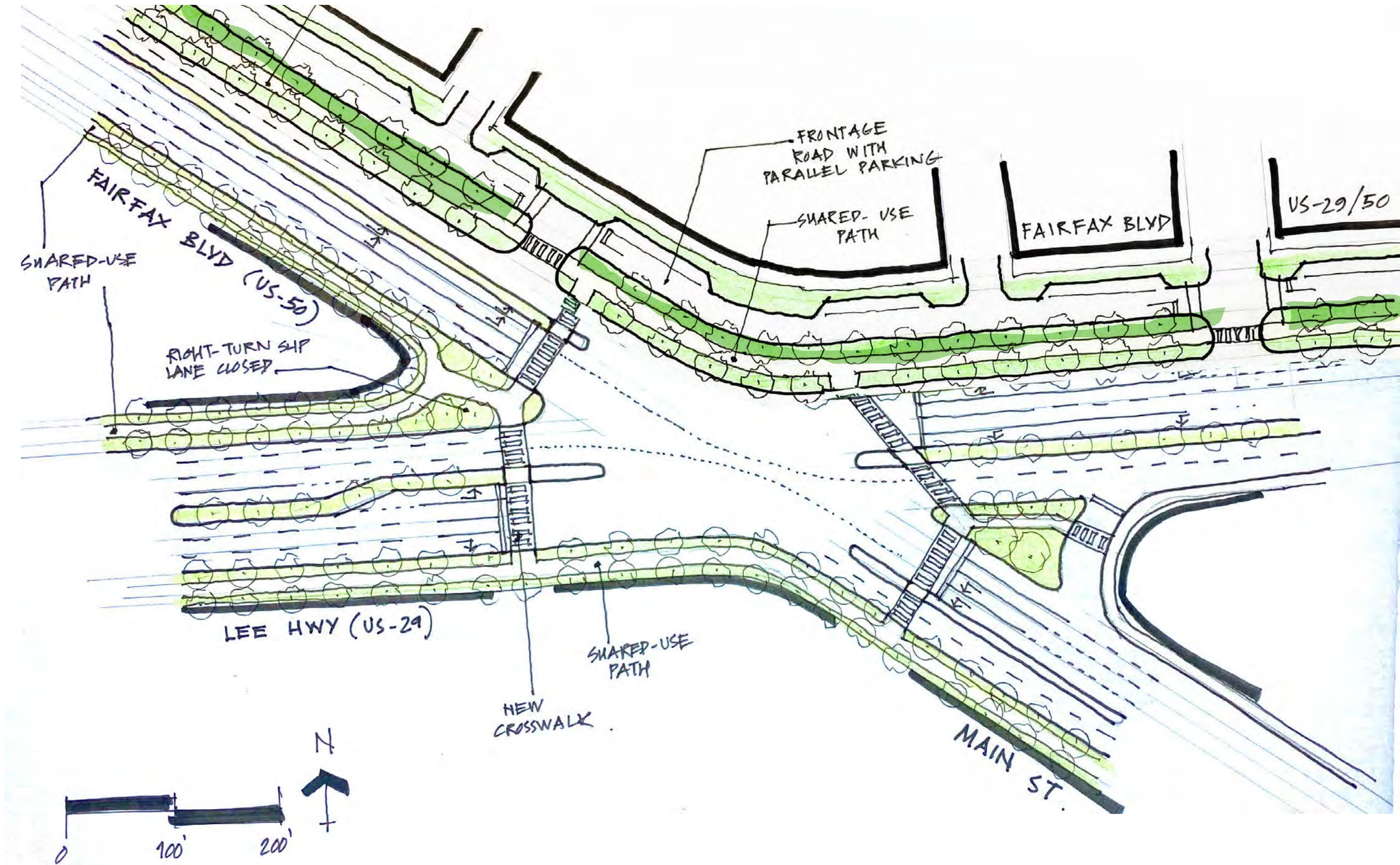


CONSISTENT TYPICAL SECTION FOR SHARED-USE PATHS ALONG FAIRFAX BOULEVARD, LEE HIGHWAY & JERMANTOWN ROAD



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