



# DEVELOPMENT OF SMALL AREA PLANS

## FAIRFAX CIRCLE PLANNING COMMISSION CITY COUNCIL MEETINGS 7/8/24 and 7/23/34

CUNNINGHAM | QUILL ARCHITECTS PLLC

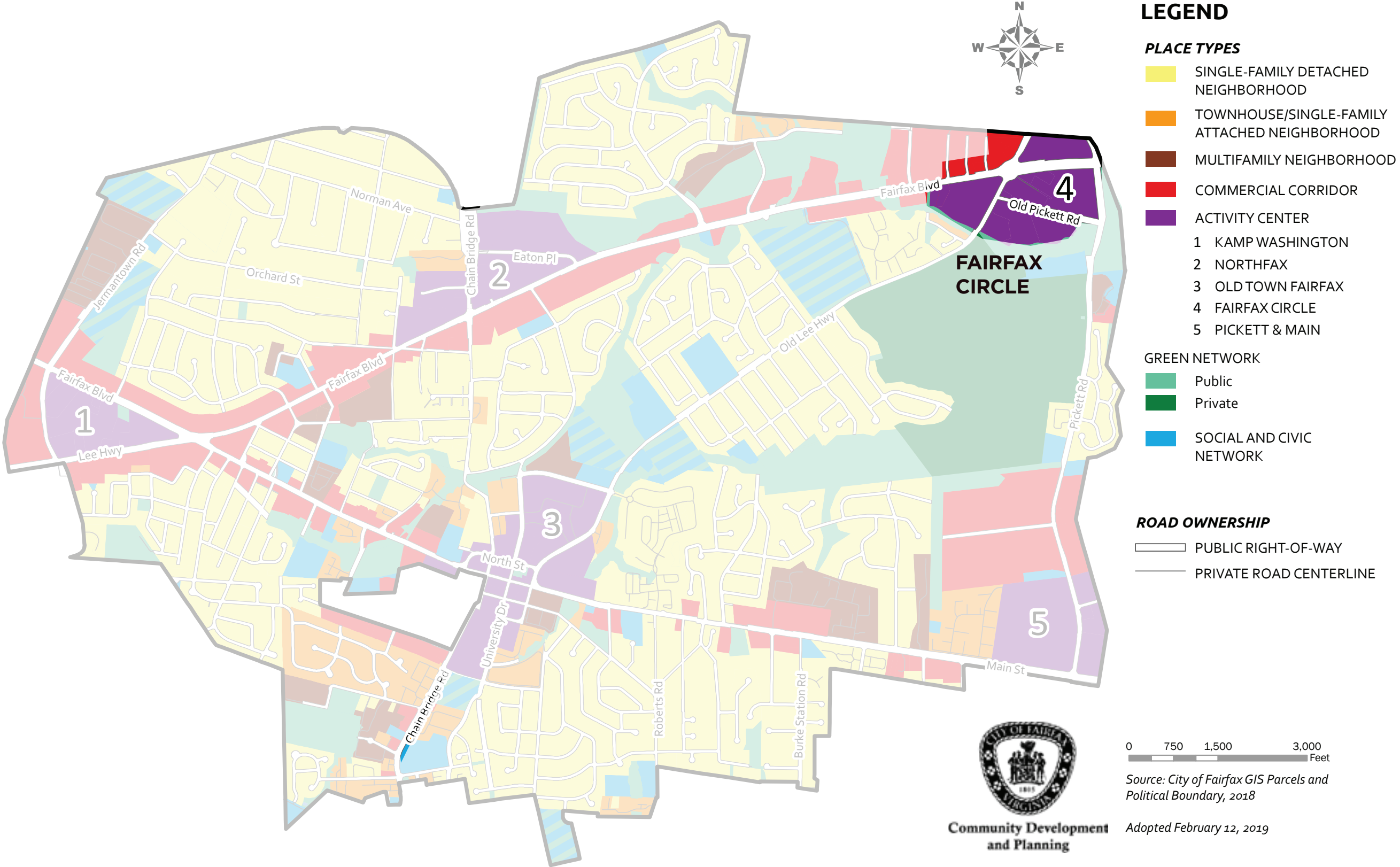
Bolan Smart Associates Kittelson & Associates OCULUS Walter L. Phillips



# BUILDING ON THE 2035 COMPREHENSIVE PLAN

## ACTIVITY CENTER: FAIRFAX CIRCLE

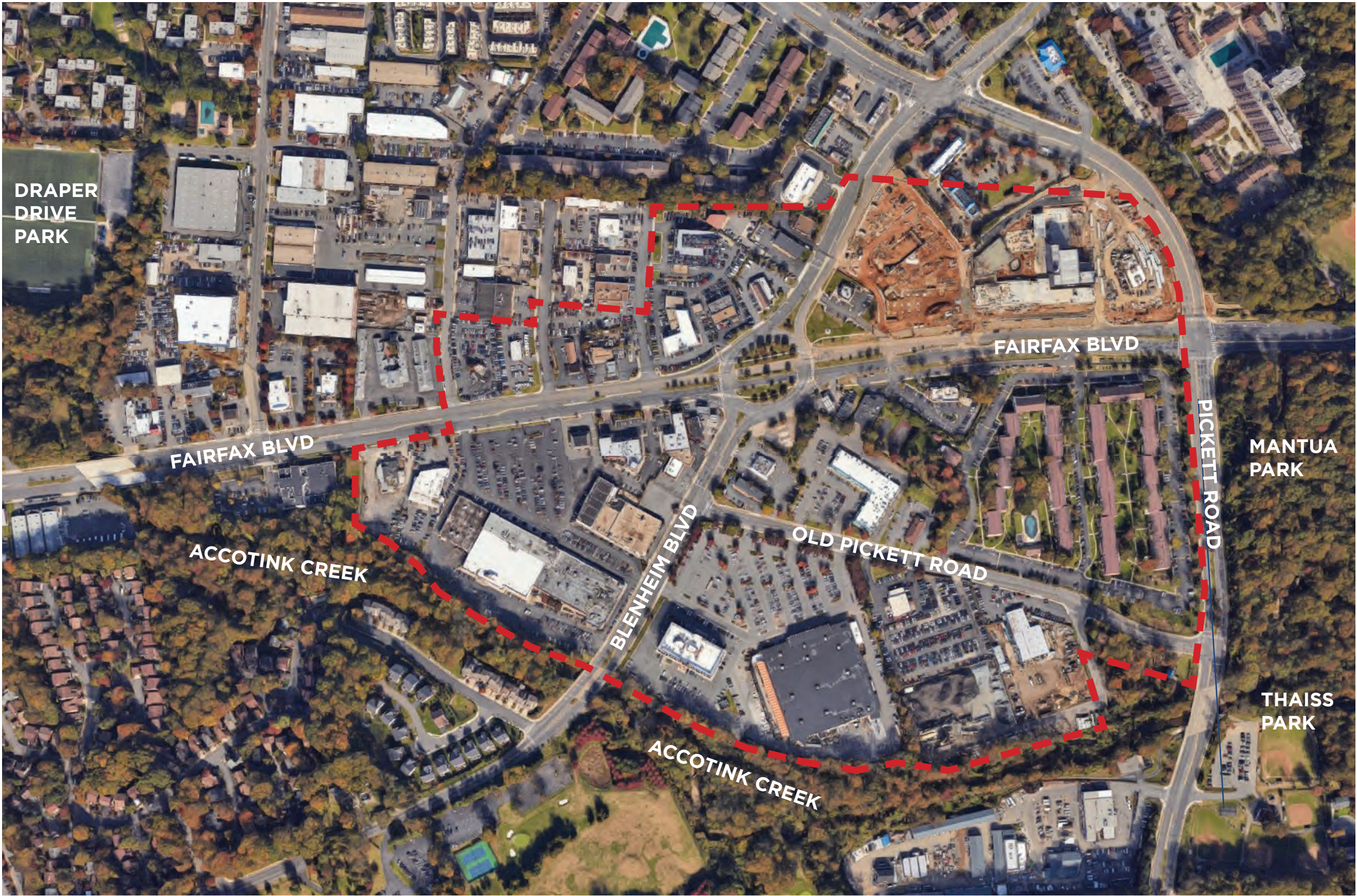
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FAIRFAX CIRCLE

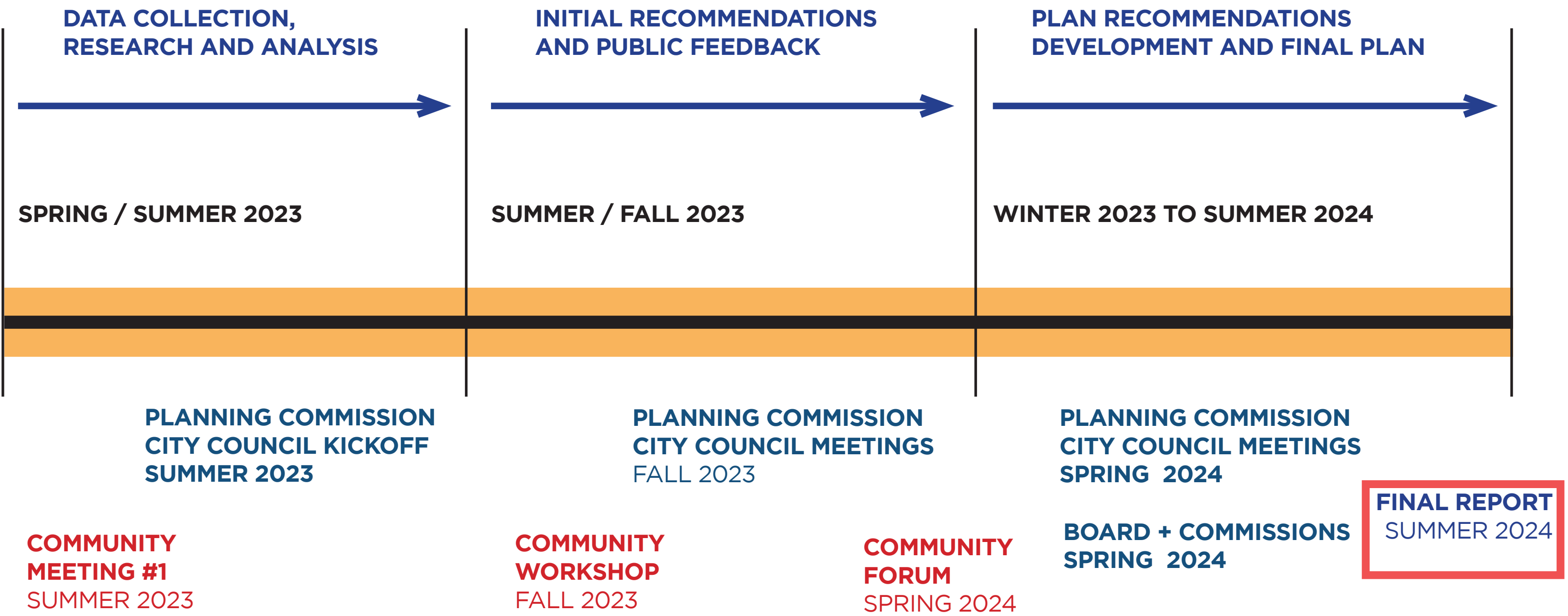
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PROJECT TIMELINE

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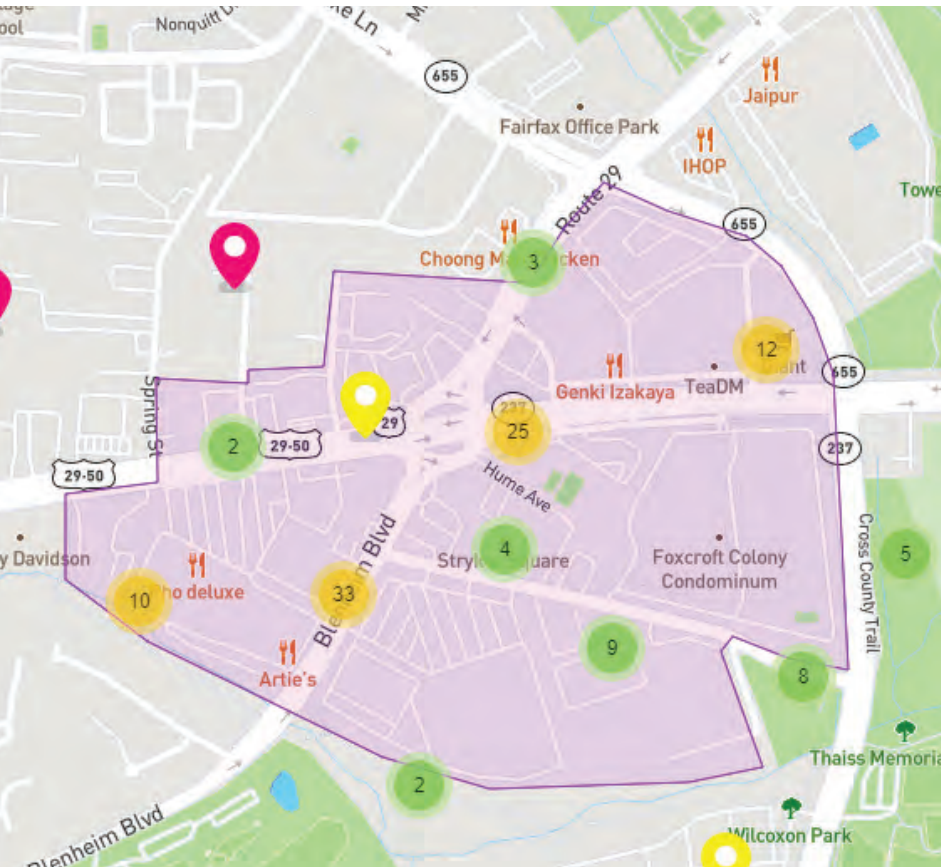
# ENGAGEMENT, RESEARCH AND OUTREACH

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**75+ COMMUNITY DIGITAL SUBSCRIBERS**  
**120+ COMMENTS ON ENGAGE MAP**  
**3500+ UNIQUE DIGITAL COMMENTS**  
**20+ STAKEHOLDER INTERVIEWS**  
**3 LARGE COMMUNITY MEETINGS**  
**MULTIPLE CITY STAFF COUNTY**  
**STAKEHOLDER MEETINGS**

**116 PAGE REPORT**  
**200+ DIAGRAMS, PRECEDENT IMAGES**  
**ILLUSTRATIONS AND MAPS**





# KEY GOALS

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**GOAL 1**  
**A SUSTAINABLE  
NEIGHBORHOOD  
LINKED  
TO THE ACCOTINK  
CREEK**



**GOAL 2**  
**A REINVENTED  
SAFE AND  
MEMORABLE  
FAIRFAX CIRCLE**



**GOAL 3**  
**AN ECONOMICALLY  
VIBRANT MIXED  
USE VILLAGE TO  
LIVE, WORK, AND  
PLAY**



**GOAL 4**  
**EASY ACCESS BY  
CAR, BUS, BIKE,  
OR ON FOOT**



# THE DEVELOPMENT PLAN



## KEY REVISIONS

- Clarified trail system and connections to Creek system
- Clarified building frontages- particularly along green fingers and creek
- Adjusted street grid
  - Removed service road in front of Foxcroft
  - Clarified connections to Hume Ave.
  - Suggested new east/west connection north of Fairfax Boulevard
- General adding detail to graphics



GOAL 1

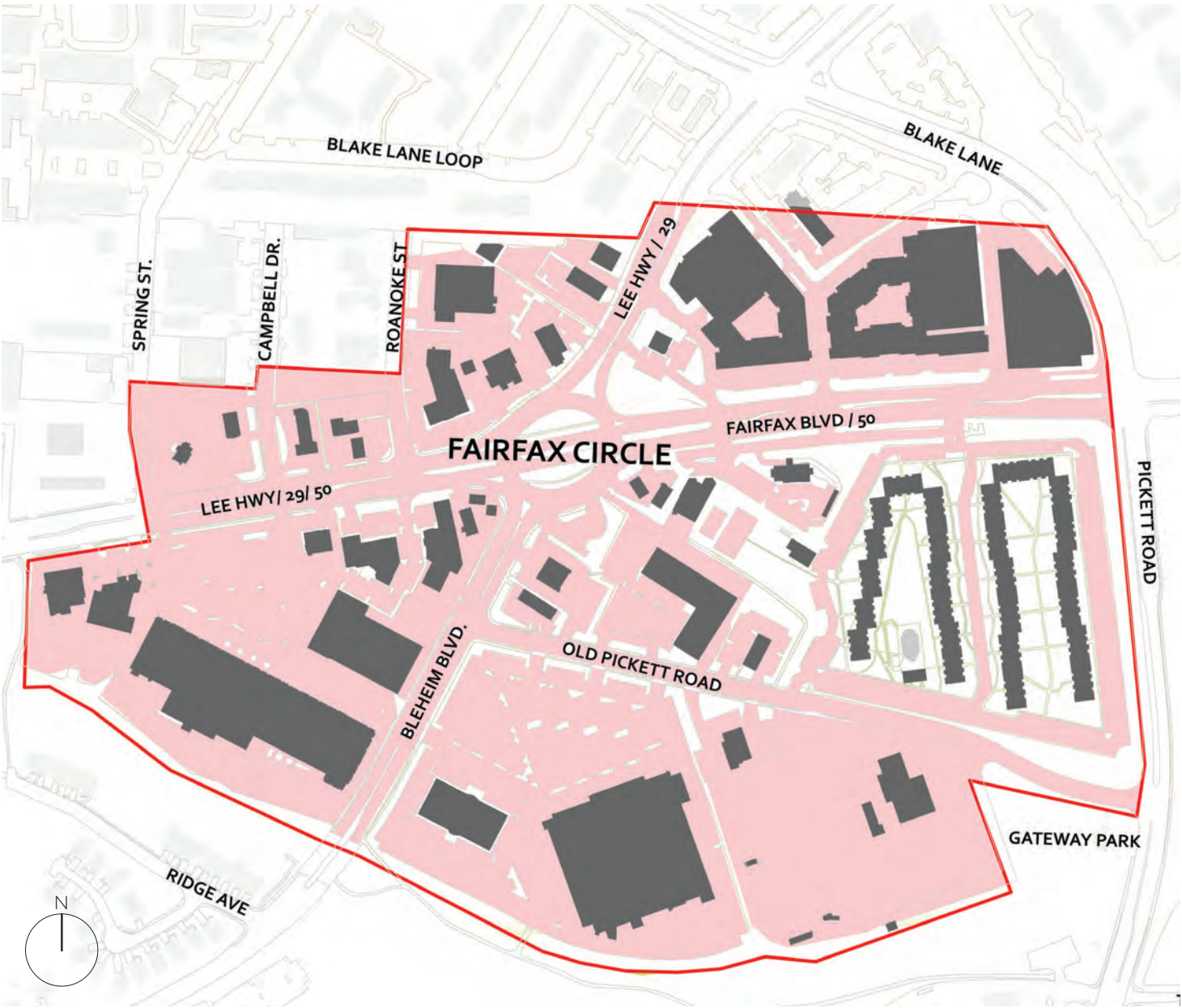
# A SUSTAINABLE NEIGHBORHOOD LINKED TO THE ACCOTINK CREEK





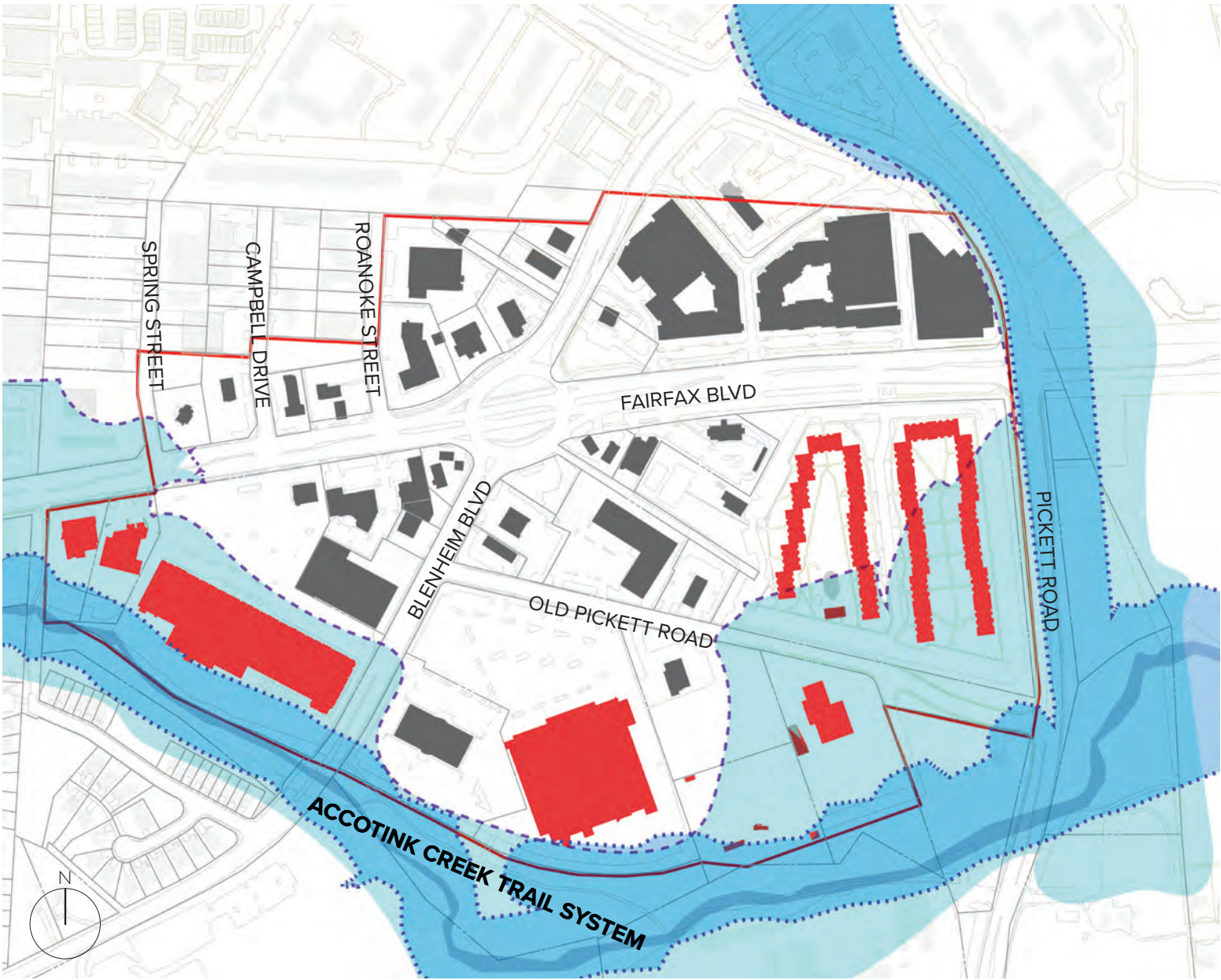
# EXISTING CONDITIONS + CONCERNS

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IMPERVIOUS SURFACES

- Impervious Surfaces
- Existing Buildings



A NEIGHBORHOOD AT RISK OF FLOOD

- Existing Buildings at Risk
- Existing Buildings
- Flood Plain
- Resource Protection Area

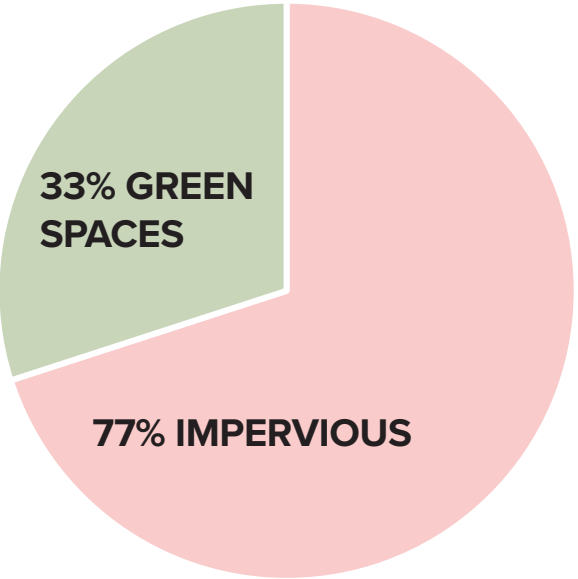


# OPEN SPACE + SUSTAINABILITY PLAN

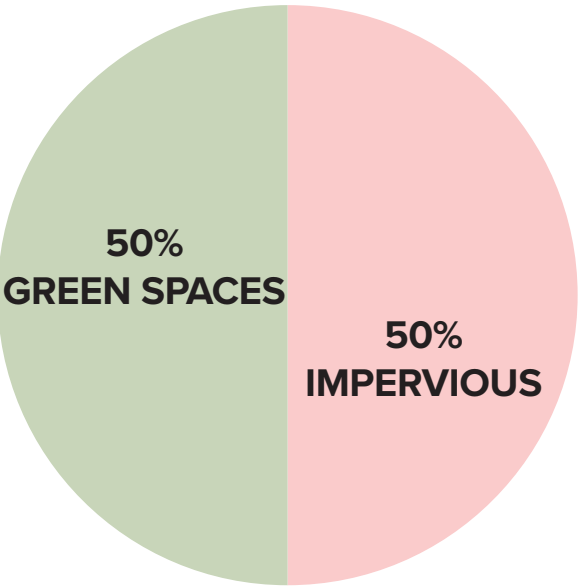
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EXISTING LANDSCAPE



PROPOSED LANDSCAPE





# ACTIVATION ALONG TRAIL SYSTEM

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- 1 Shared Parking Lot
- 2 Green finger trail connections
- 3 Art and lighting activation under bridge
- 4 Retail, public bathrooms, and/or park pavillion structures

- Resource Protection Area (RPA) Boundary
- New Accotink Creek Trails
- Improved Existing Accotink Creek Trails





# ACTIVATION ALONG TRAIL SYSTEM

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WAYFINDING AND  
LIGHTING ELEMENTS



NATIVE SPECIES +  
FOREST RESTORATION



TRAIL ORIENTED DEVELOPMENT



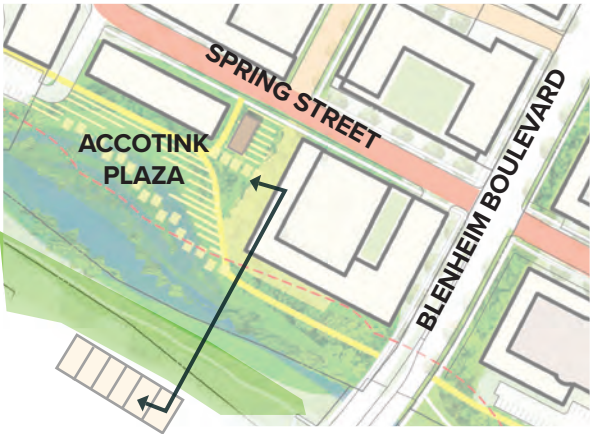
CYCLING AND  
RECREATION





# THE ACCOTINK CREEK TRAIL SYSTEM

REIMAGINING THE CREEK INTO A STORMWATER AND PLACEMAKING ASSET





# ACTIVATION ALONG GREEN FINGERS AND TRAILS

A OPEN SPACE NATURAL NETWORK BRINGING THE ACCOTINK TO THE NEIGHBORHOOD

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The green fingers also offer the opportunity for activated outdoor retail tied to public gathering spaces and the trail system. While not all spaces will have activated retail, where possible, the expanded vegetated areas at these locations offer an enhanced dining, shopping, and gathering experience. As foot traffic increases, this also offers the opportunity for cyclists and pedestrians traveling along the multi-modal paths connecting to the Accotink Creek to access businesses.



# ACCOTINK CREEK PLAZA

THE NEIGHBORHOOD GATHERING SPACE

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A naturalistic landscape  
First Avenue Water Plaza New York, NY by Scape Design



A site plan that incorporates stormwater capture  
Tanner Springs Park Portland, Oregon by Greenworks



Enlarged plan of southwest quadrant



# A REIMAGINED GATEWAY REGIONAL PARK

## GATEWAY TO THE ACCOTINK TRAIL SYSTEM

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[Benjakitti Forest Park / Arsomslip Community and Environmental Architect. © Srirath](#)



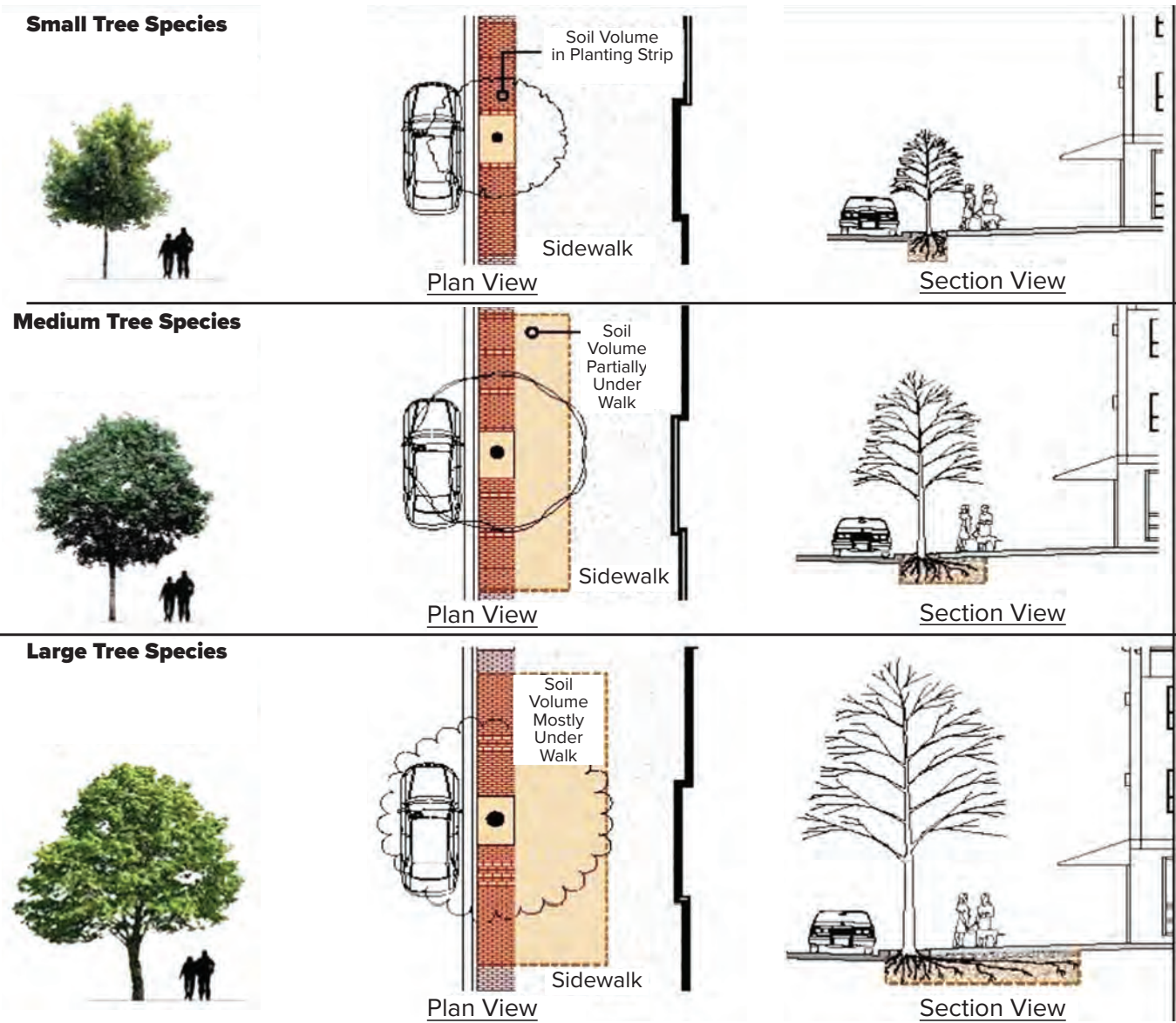
Odette Winery by Surface Design

- 1** GATEWAY REGIONAL PARK
- 2** GATEWAY PARK EXPANSION
- 3** PAVILION
- 4** ECO "PARK"-ING LOT



# PLANNING FOR NATIVE VEGETATION

ROBUST VEGETATION THAT ENCOURAGES LOCAL ECOLOGY AND STORMWATER CAPTURE



Native Plantings: [Audobon Society Northern Virginia](#)



Native Plantings: [Fairfax Master Naturalists](#)







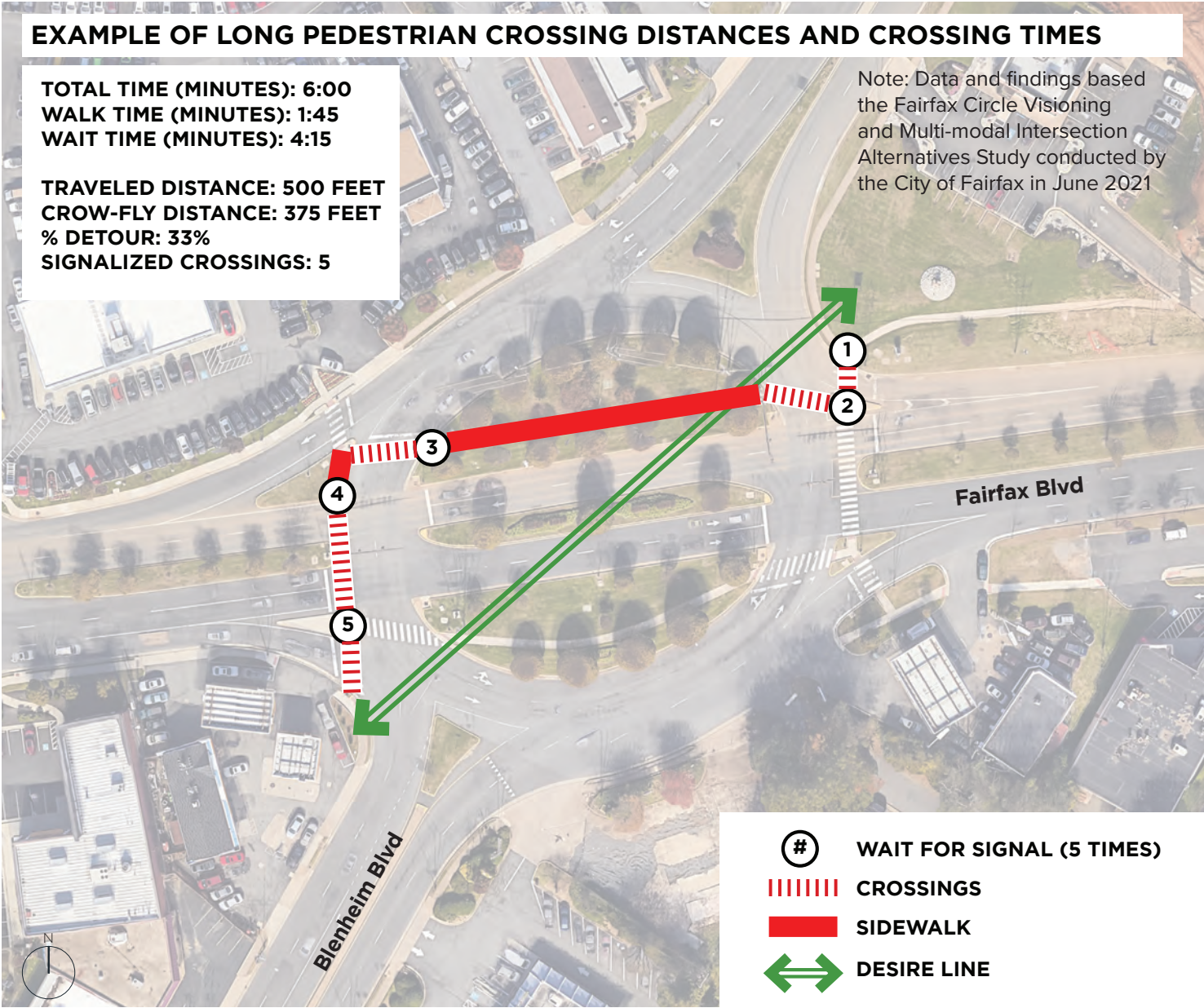
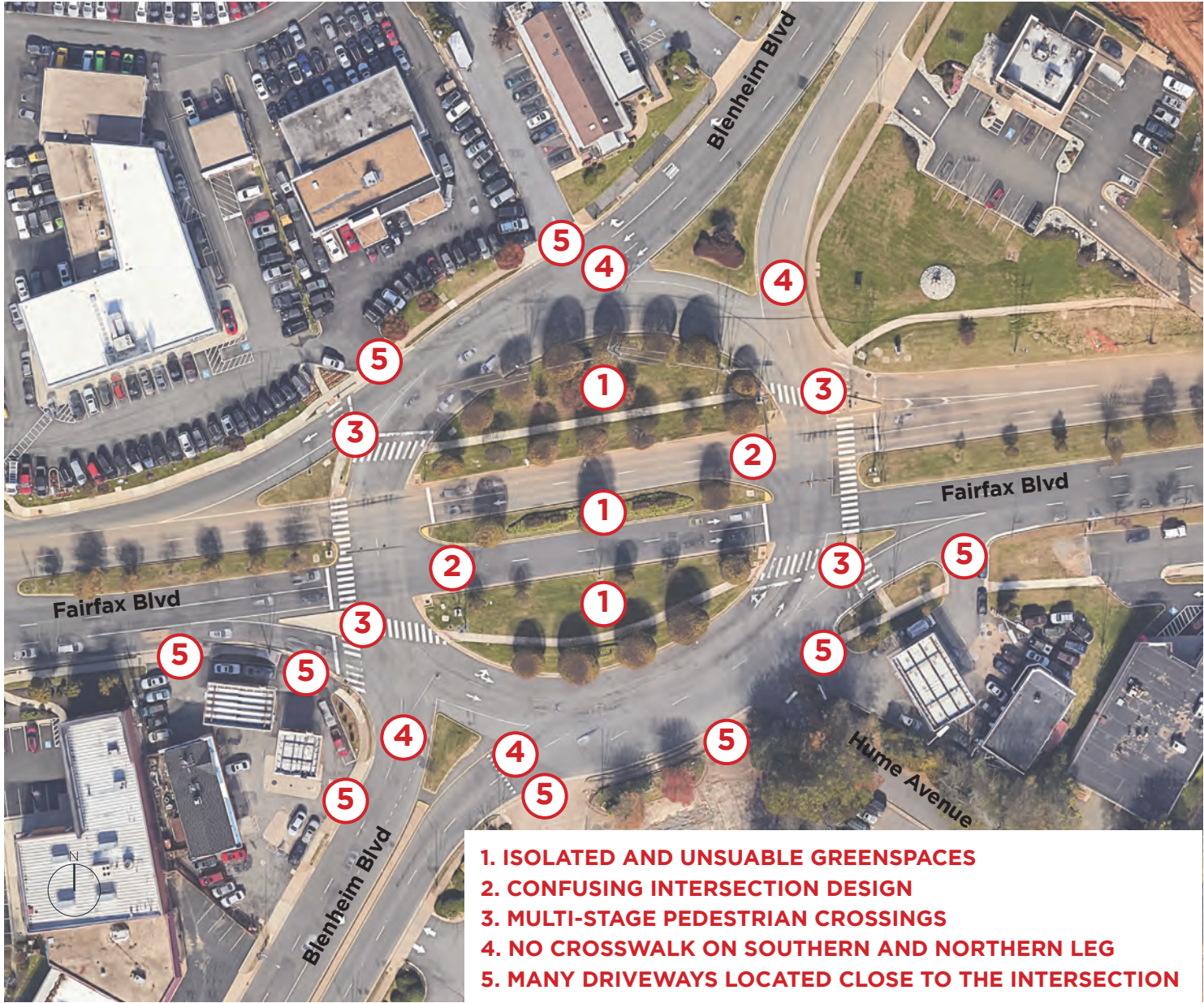
GOAL 2

# REINVENTING FAIRFAX CIRCLE



# EXISTING CONDITIONS + CONCERNS

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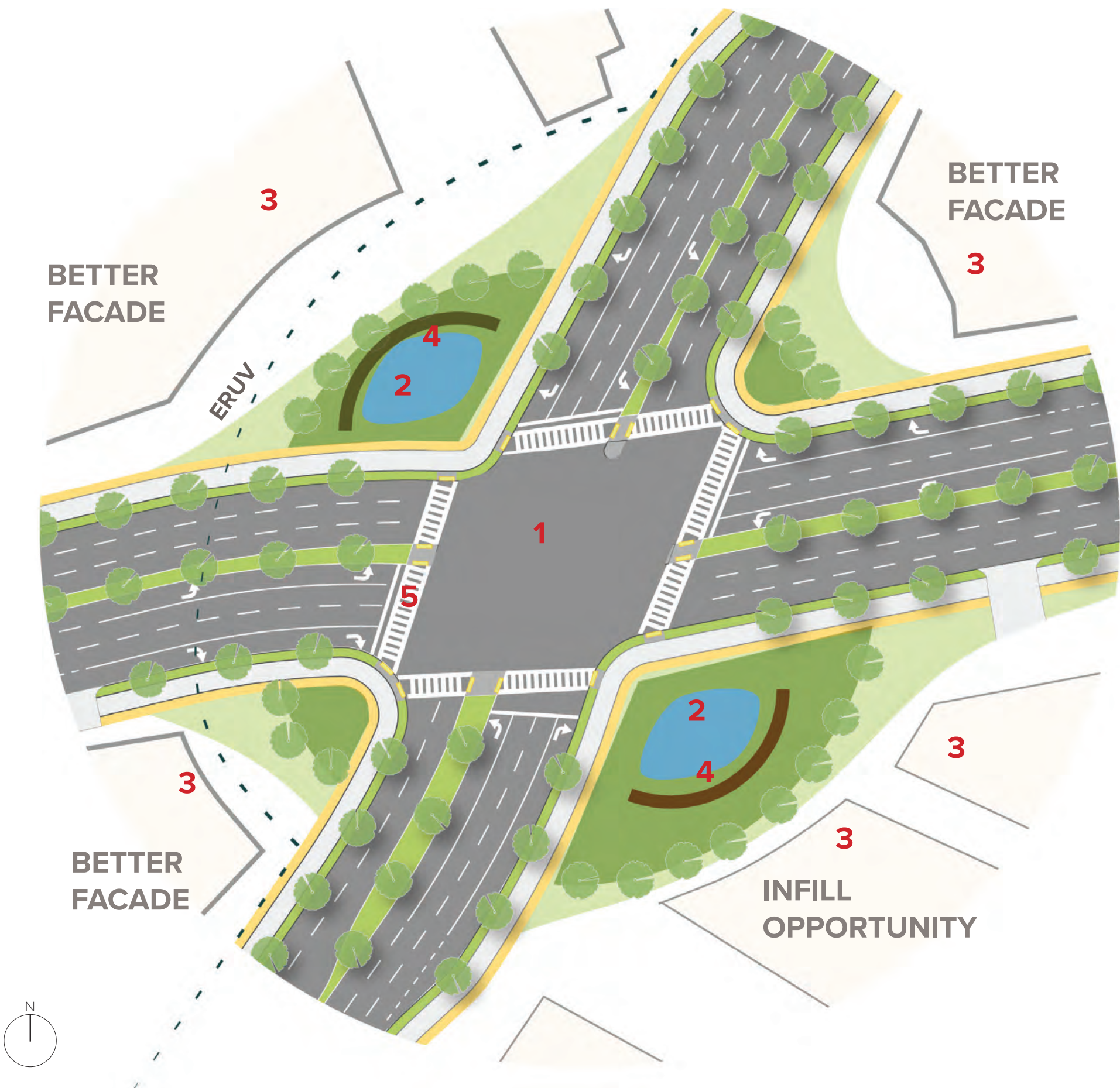




# REDESIGNED FAIRFAX CIRCLE INTERSECTION

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- 1 NEW INTERSECTION DESIGN REPLACING THE CIRCLE
- 2 STORMWATER REINFORCES CIRCLE IDENTITY
- 3 IMPROVED FACADES, WITH CURVED IN FORMS
- 4 SIGNAGE OPPORTUNITY
- 5 IMPROVED PEDESTRIAN AND CYCLING CROSSINGS AND SIDEWALKS





# TRANSPORTATION, LANDSCAPE PLACEMAKING ELEMENTS

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Source: Seattle Department of Transportation

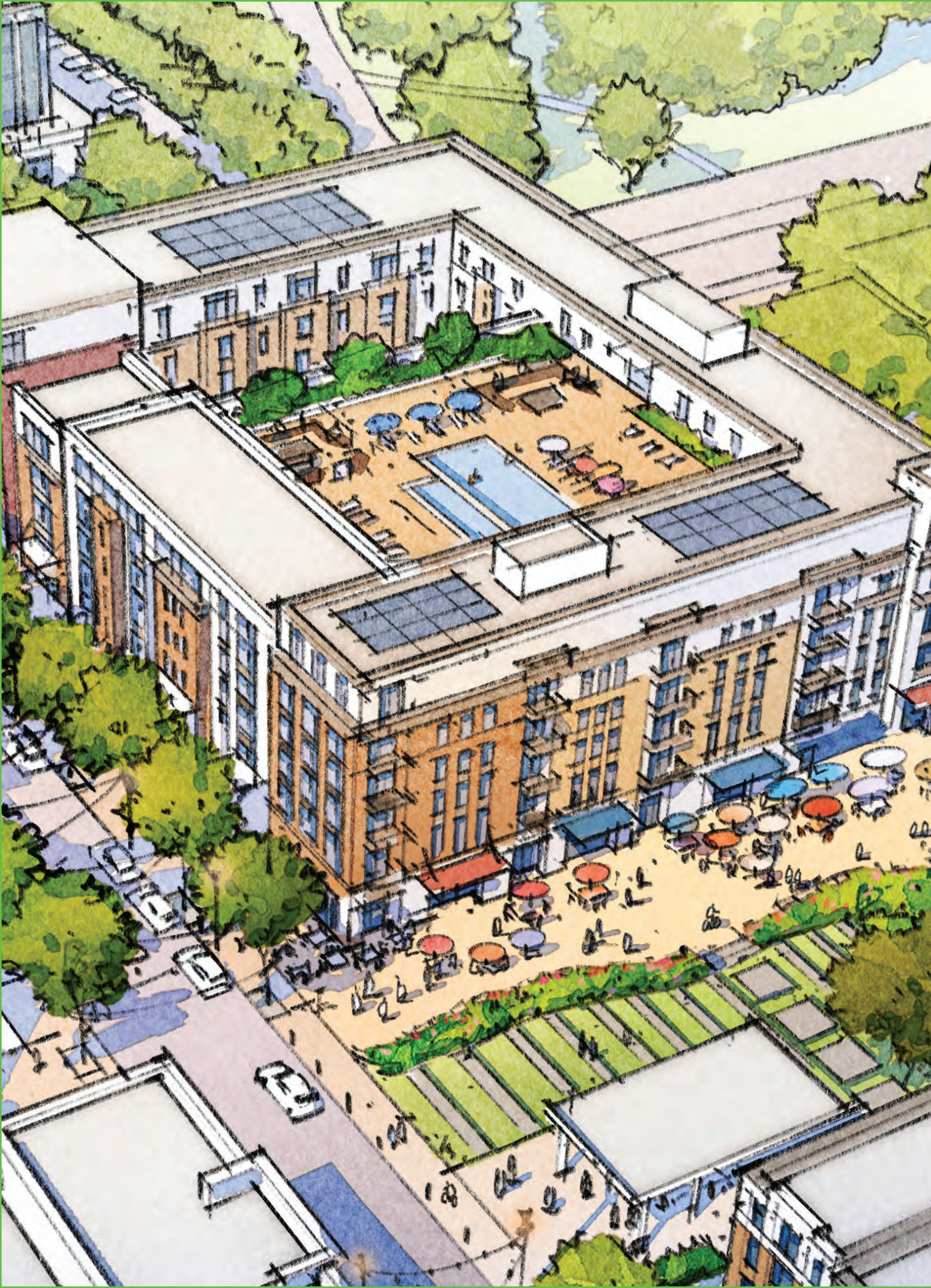


Source: Indianapolis Convention and Visitors Association



GOAL 3

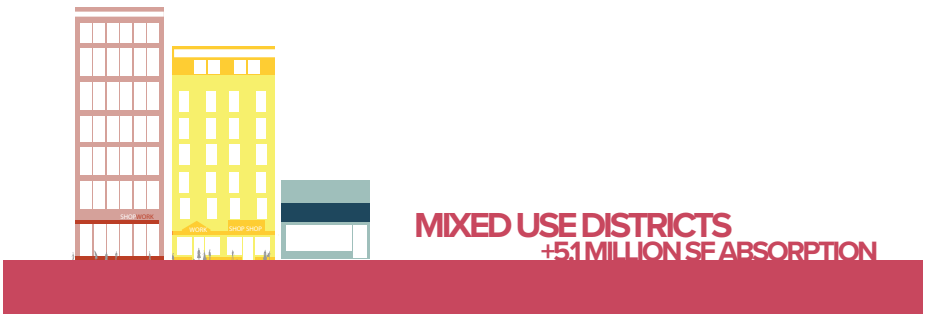
**ECONOMICALLY  
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USE VILLAGE  
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# EXISTING CONDITIONS + OPPORTUNITIES

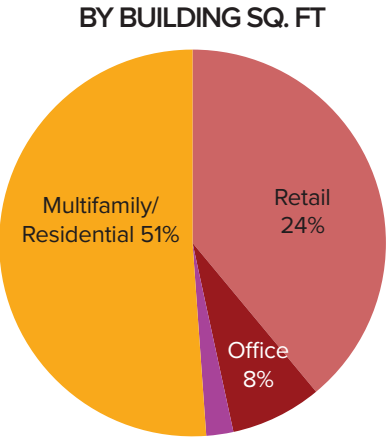
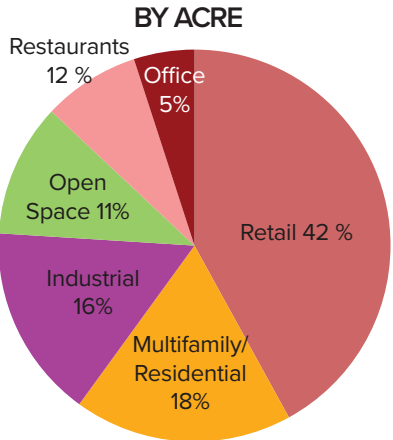
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Source: JLL Research

USE TYPE	EXISTING (SF)		NEAR TERM (SF)	
Retail (including Automotive)	551,000	39%	616,000	28%
Office	108,000	8%	115,000	5%
Industrial	32,000	2%	32,000	1%
Residential *	723,000	51%	1,430,000	65%
TOTALS	1,414,000	100%	2,200,000	100%

EXISTING USES AT FAIRFAX CIRCLE





# SPRING STREET AS A NEW MAIN STREET

THE FAIRFAX CIRCLE NEIGHBORHOOD HUB

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# SPRING STREET AS A NEW MAIN STREET

THE FAIRFAX CIRCLE NEIGHBORHOOD HUB

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# SPRING STREET AS A NEW MAIN STREET

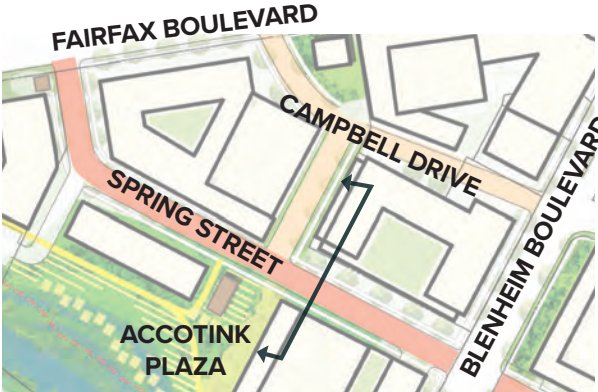
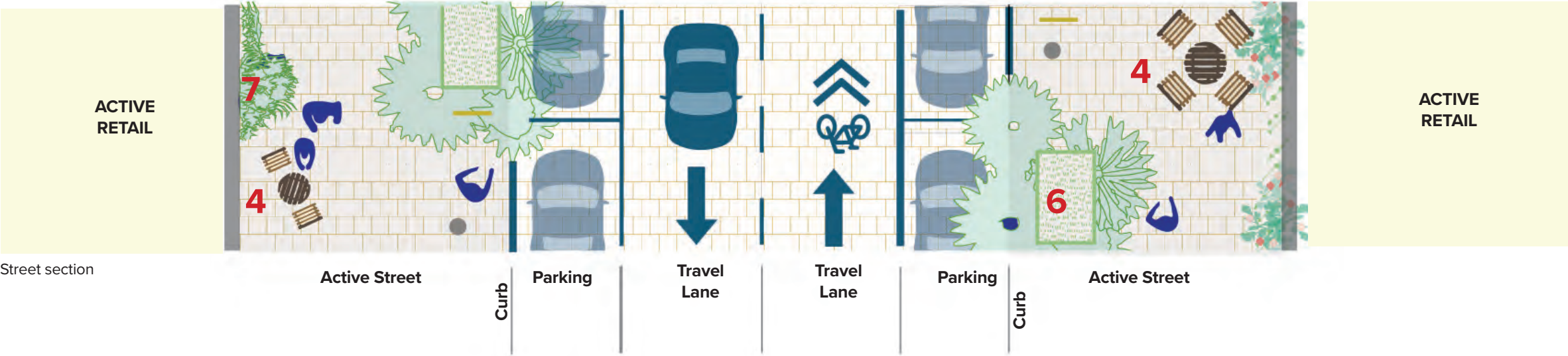
## THE FAIRFAX CIRCLE NEIGHBORHOOD HUB

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- 1 Balconies and/or large windows to engage upper stories to the street
- 2 Robust tree canopy
- 3 Bike racks, signage, and other elements referencing circular forms
- 4 Outdoor patios and retail uses
- 5 Engaging ground floor facades
- 6 Permeable pavement rain gardens, and native plantings

Reference active cross section for more detail and dimensions.



Street section

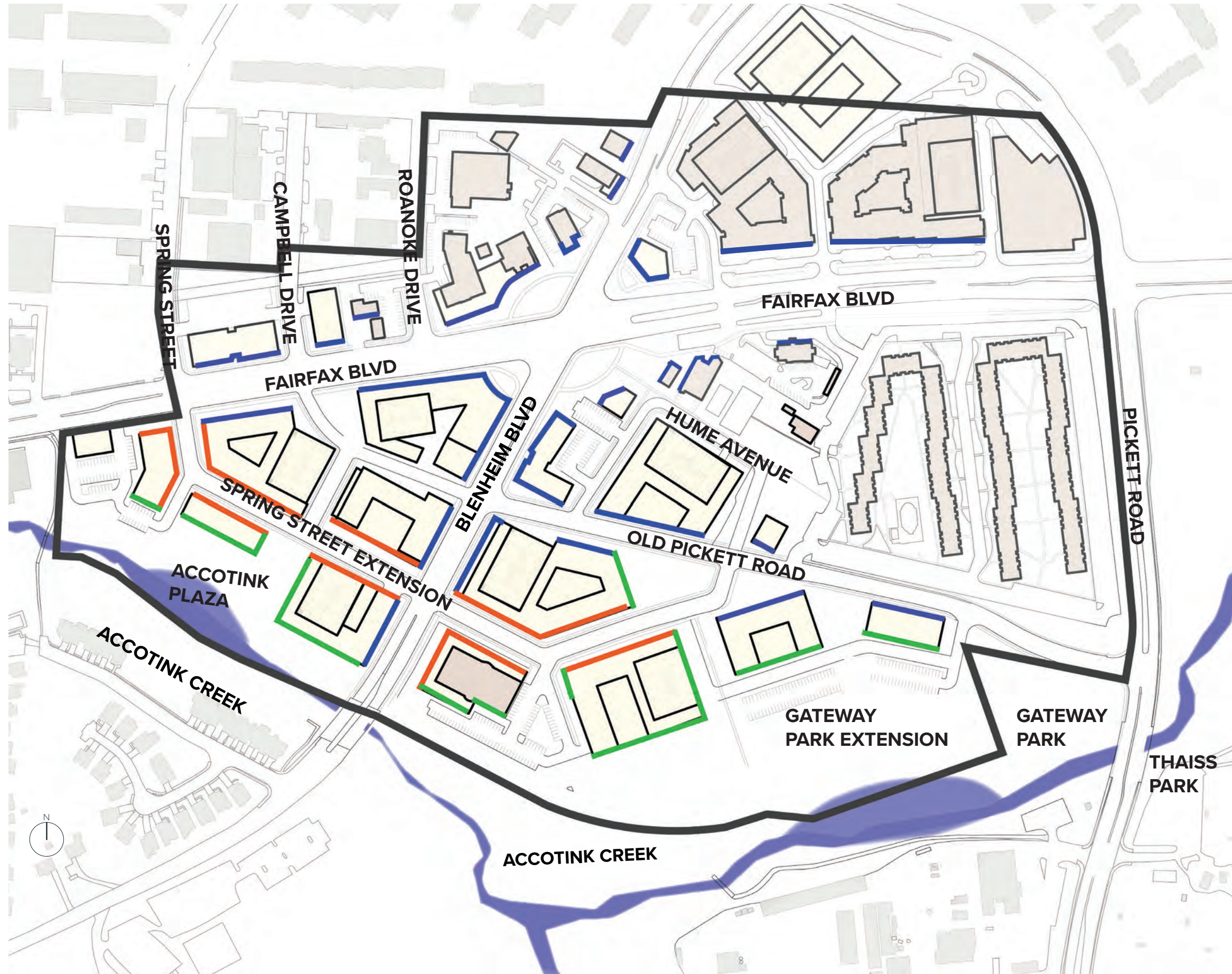
Street section



# BUILDING FRONTAGES

## DISTRICT WIDE PLAN

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### ACTIVE FRONTAGES

- Pedestrian prioritized
- Retail oriented street
- Walkable "Main Street"



### FLEXIBLE COMMERCIAL FRONTAGES

- Respond to commercial mains - -
- Enhance the walkable environment
- Flexible rear or side surface parking
- Commercial or residential uses allowed



### GREEN FRONTAGES



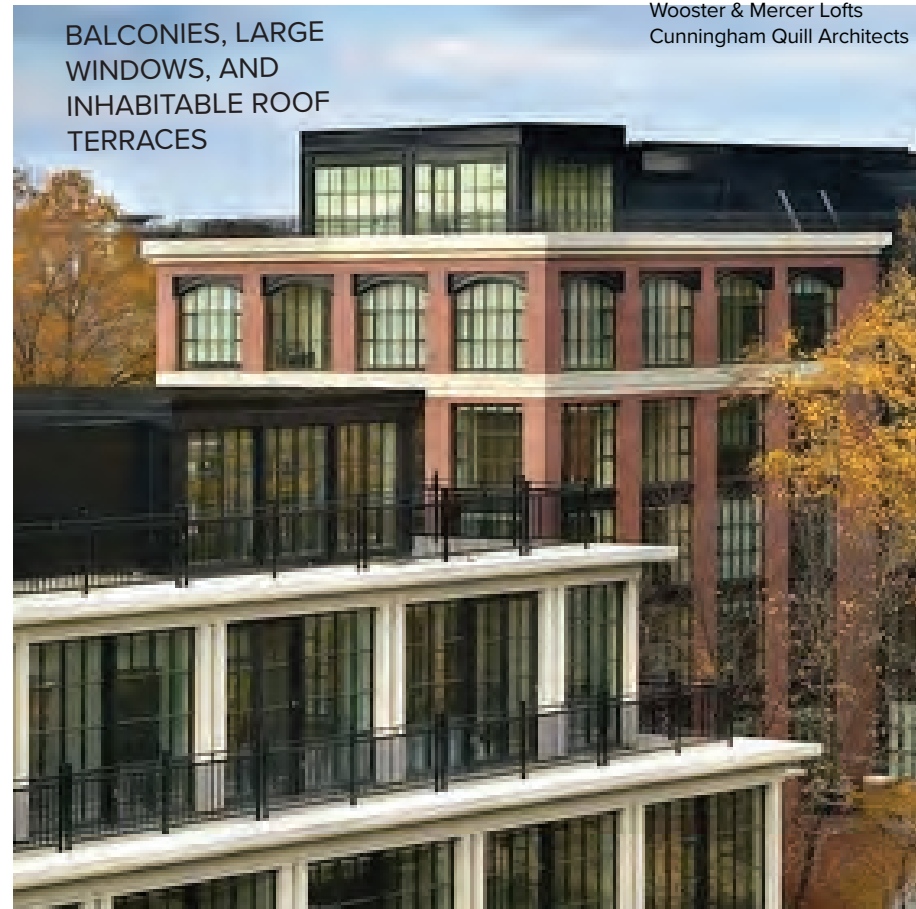
# BUILDING FRONTAGES

## GREEN FRONTAGES

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NATURAL ELEMENTS  
INCORPORATED INTO  
THE DESIGN



BALCONIES, LARGE  
WINDOWS, AND  
INHABITABLE ROOF  
TERRACES

Wooster & Mercer Lofts  
Cunningham Quill Architects



BALCONIES, ROOF TERRACES  
AND NATURAL ELEMENTS IN  
BUILDING DESIGN

CONNECTION TO  
TRAIL, CREEK, OR  
PARK

INDOOR/ OUTDOOR  
SPACES



LUSH VEGETATION

Creator: Jonathan Cooper  
Copyright: © 2023, Jonathan Cooper



INVITING INDOOR/  
OUTDOOR SPACES

Goodyear House Charlotte  
Urban Design Partners

### Design Elements:

- Patios, decks, balconies and indoor/outdoor spaces
- Large window or glassy openings
- Green design aesthetics encouraged
- Connection to trail or shared use paths



# TRANSITIONAL RETAIL + ADAPTIVE REUSE

## GAS STATIONS

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### DESIGN TACTICS

- 1 Activating parking lots to be engaging outdoor spaces
- 2 Providing buffers and separation to busy roads and parking
- 3 Bold and unique adaptive reuse of canopies and signage
- 4 Taking advantage of large openings for indoor/outdoor experiences



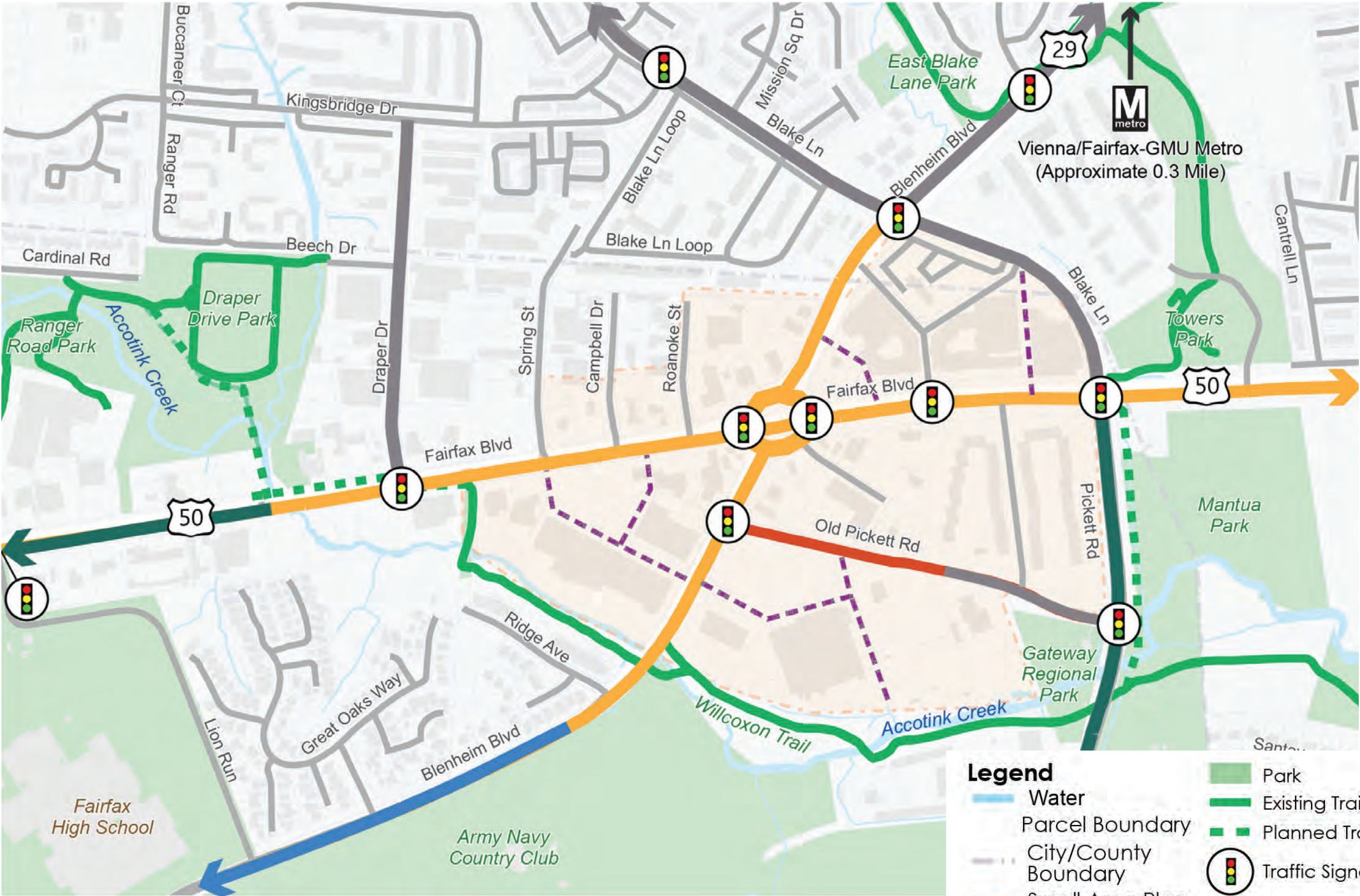
**GOAL 4**

**EASY ACCESS  
BY CAR, BUS,  
BIKE OR  
ON FOOT**





EXISTING CONDITIONS AND CONCERNS  
TRANSPORTATION CONTEXT



**Legend**

- Water
- Parcel Boundary
- City/County Boundary
- Small Area Plan Boundary
- Park
- Existing Trail
- Planned Trail
- Traffic Signal

**Link + Place Street Type**

- Commercial Mains
- Active Streets
- Boulevards
- Avenues
- Neighborhood Circulator Streets
- Limited Connection Residential Streets
- Major Drive Aisles/Private Streets



LONG TERM TRANSPORTATION VISION  
FOSTERING A WELL CONNECTED NETWORK



Legend

- Existing Trail
- Planned Trail
- Traffic Signal
- Potential New Signal/Controlled Crossing
- Potential RRFB/Pedestrian Activated Signal

Comprehensive Plan  
Link + Place Street Type

- Commercial Mains
- Active Streets
- Boulevards
- Avenues
- Neighborhood Circulator Streets
- Limited Connection Streets
- Secondary Streets (Alley/Driveway)
- Water
- Parcel Boundary
- City/County Boundary
- Small Area Plan Boundary

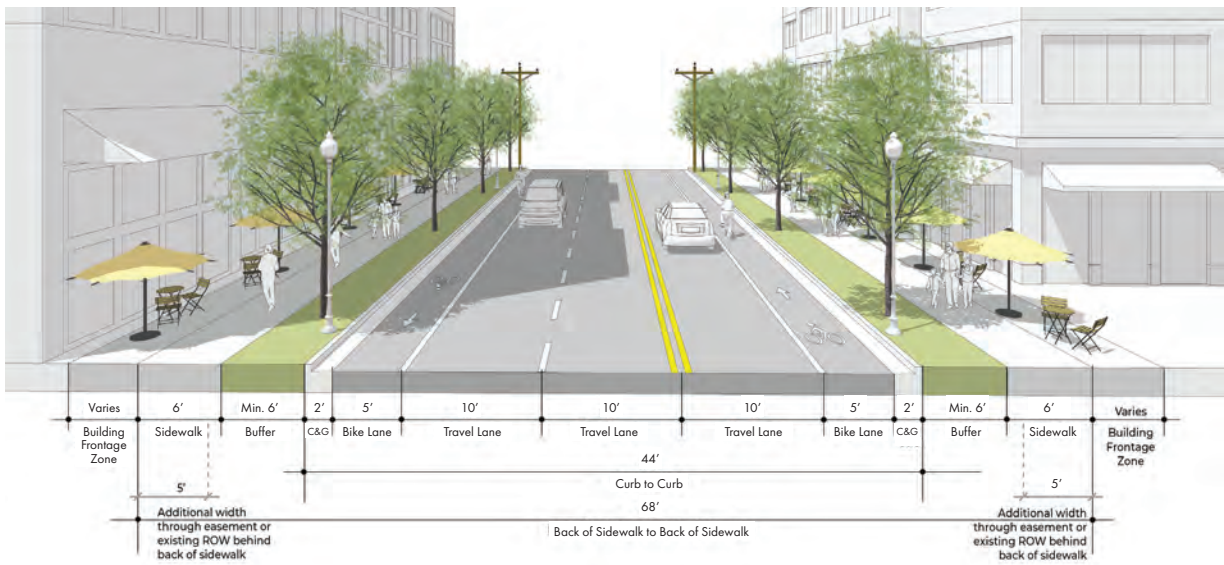


# DESIGN ELEMENT

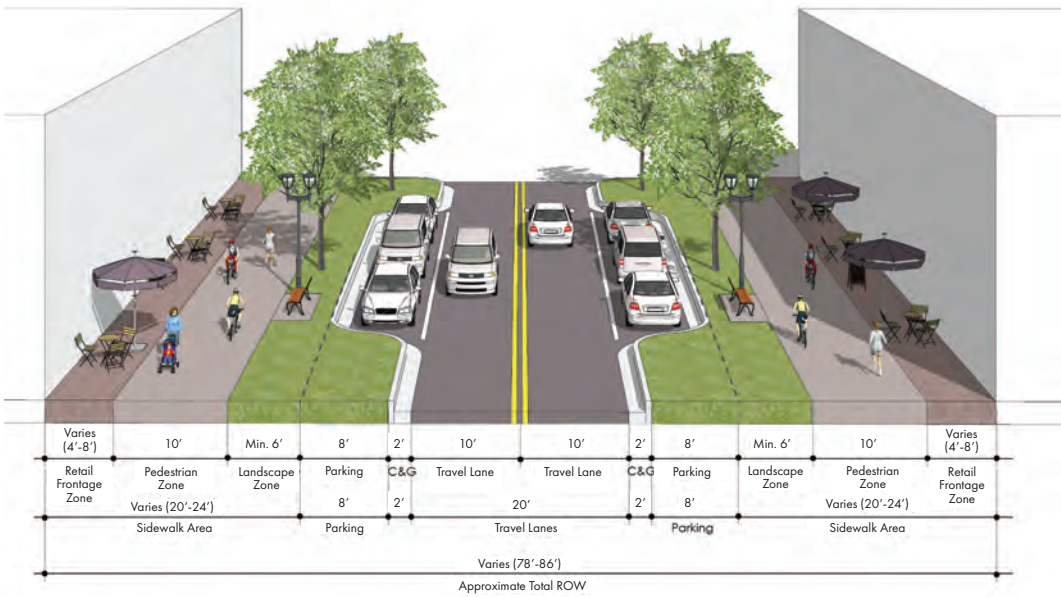
# GUIDELINES FOR MAJOR ROADS

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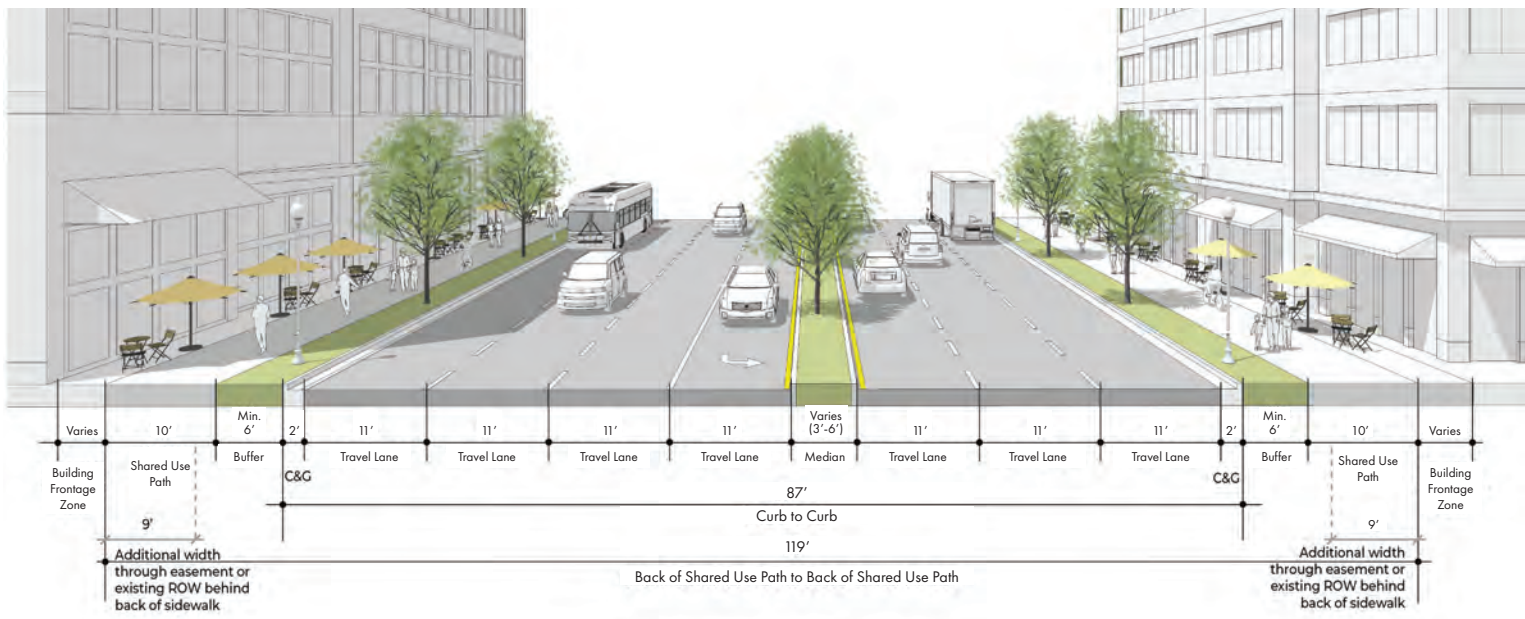
PROPOSED DESIGN FOR OLD PICKETT ROAD



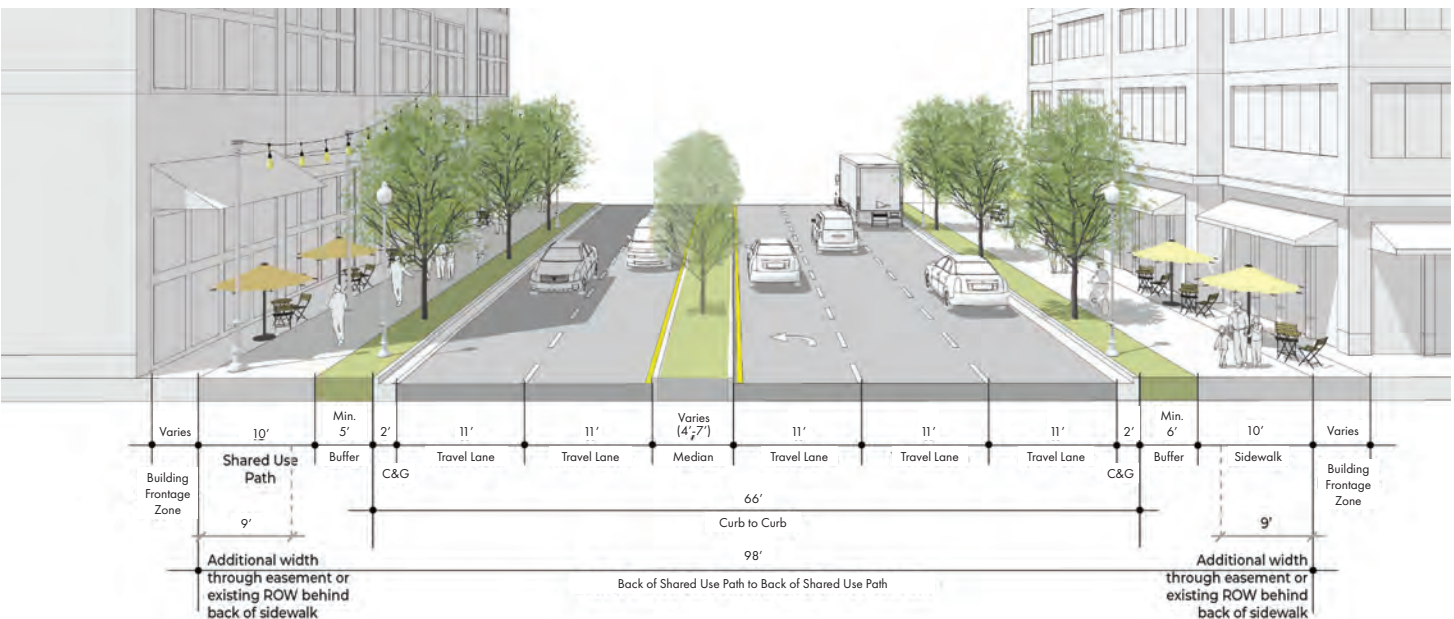
TWO-WAY WITH PARALLEL PARKING



PROPOSED DESIGN FOR FAIRFAX BOULEVARD



PROPOSED DESIGN FOR BLENHEIM BOULEVARD





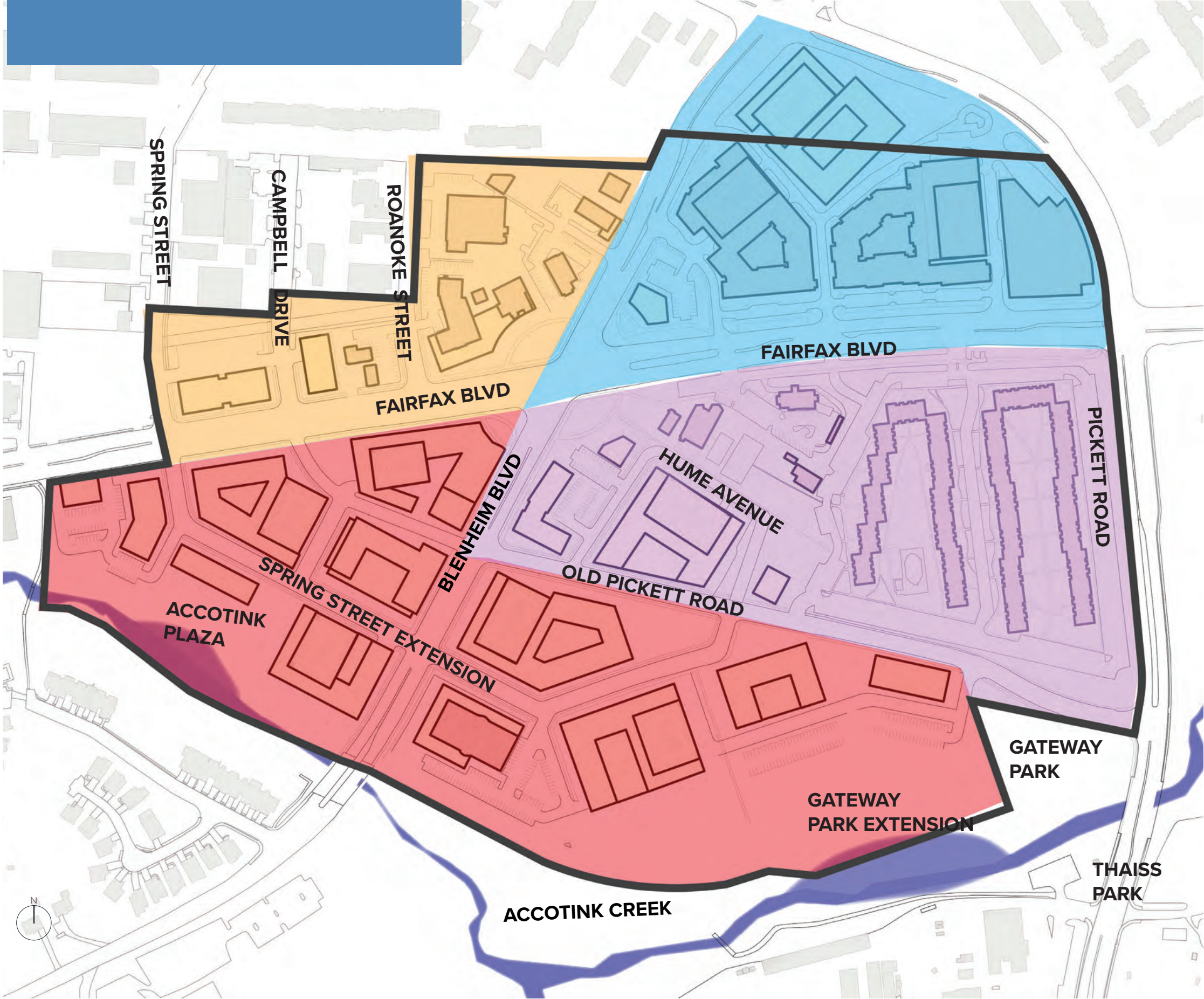


# URBAN DESIGN ELEMENTS



DESIGN ELEMENT

CHARACTER AREAS AND LAND USES

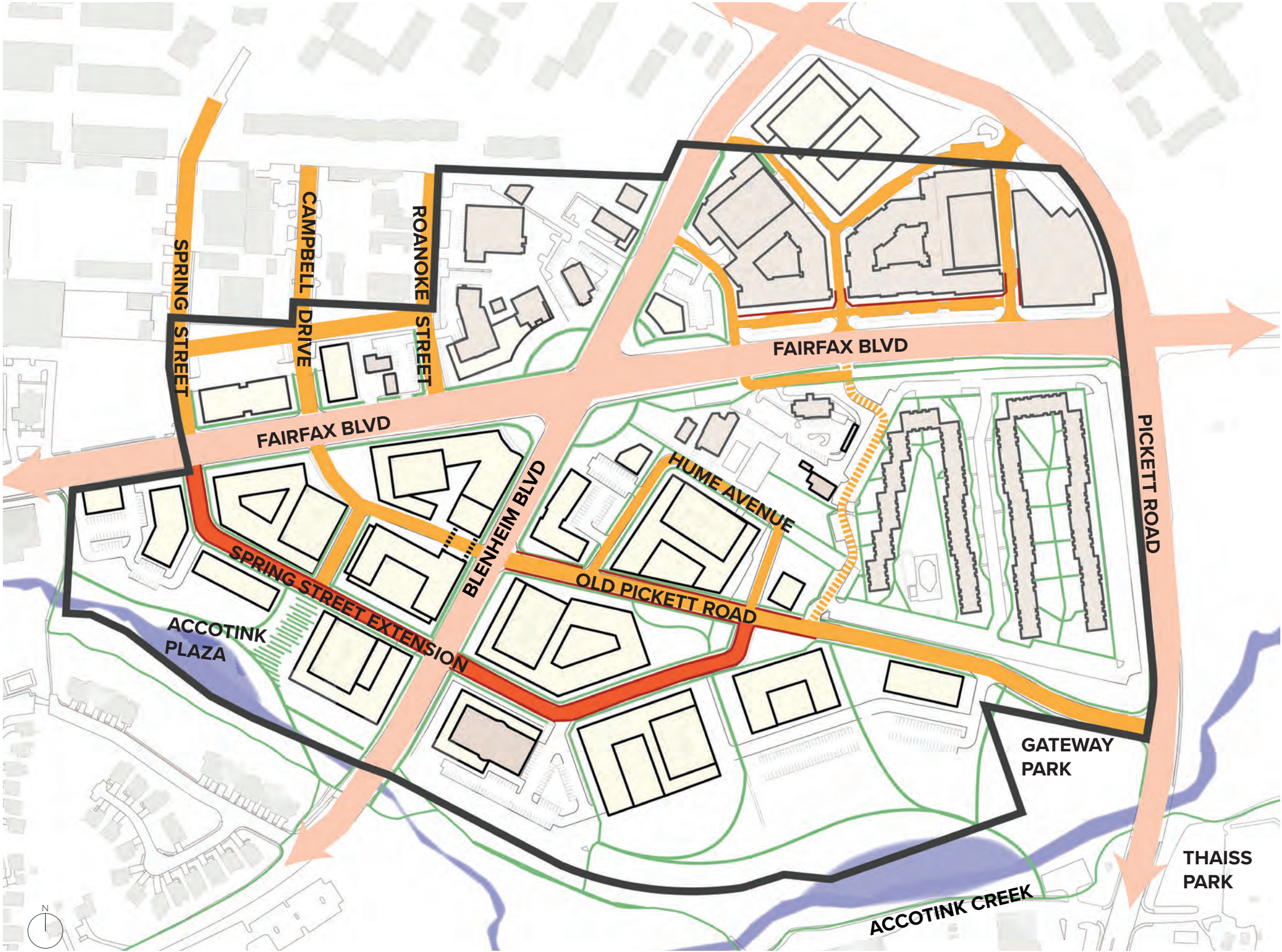


- THE CREEK AND SPRING STREET
- FOXCROFT COLONY AND HUME AVENUE
- THE SCOUT AND NORTHEAST
- THE PRODUCTION AND REPAIR DISTRICT



DESIGN ELEMENT

STREET CHARACTER  
ACTIVATION ALONG MAJOR + MINOR STREETS



- COMMERCIAL MAINS
- SPRING STREET
- NEIGHBORHOOD STREETS
- POTENTIAL CONNECTOR
- TRAIL CONNECTORS



# BUILDING HEIGHTS

A TAILORED APPROACH

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- 4 STORY MAX (EXISTING)
- 5 STORY MAX
- 7 STORY MAX
- 9 STORY MAX
- STORMWATER/GREEN SETBACK FOR NEW CONSTRUCTION



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# VISION PLAN



# NEAR-TERM DEVELOPMENT GOALS (1-10 YEARS)

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## INFRASTRUCTURE IMPROVEMENTS

- Fairfax Circle Redesign
- Spring Street
- Revitalized Gateway Park
- New Accotink Plaza
- Increased Shared Use Paths at Boulevards
- Improved Trail System
- New green fingers extending lush landscape into the study area

## RESIDENTIAL

- Mixed use infill mostly focused on the southwest quadrant.
- Improving bicycle and pedestrian connections from existing uses at Scout and Foxcroft to trail system and metro.

## RETAIL/OFFICE

- Transition from vehicular only retail uses to more balanced pedestrian focused retail.
- Stabilization and retention of existing office

## AUTOMOTIVE AND PDR USES

- Integrating existing and new PDR uses with pedestrian focused enhancements and/or mixed-use models.
- Facade and landscape enhancements at former Fairfax Circle.

- New Buildings
- Existing buildings footprints. These buildings are either unlikely to change or are predicted to remain in the near term with some adaptive reuse.
- Spring Street "Main Street"
- Other Neighborhood Streets
- Existing or proposed pavilions, public facilities, or small retail kiosks
- Existing or proposed greenspaces



# LONG-TERM DEVELOPMENT GOALS

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## INFRASTRUCTURE IMPROVEMENTS

- Expansion of Gateway Park
- Continued improvement of Accotink Creek
- Green fingers extending lush landscape into the study area

## RESIDENTIAL





- New mixed use infill mostly focused on the southeast quadrant.

## RETAIL/OFFICE

- Continued transition to mixed use models for retail and office.
- Where retail/office are single use pad sites, now fully accommodate pedestrians, cyclists, and cars study area wide.

## AUTOMOTIVE AND PDR USES

- Expansion of flood management area and reduction of impervious surfaces in the flood plain and near Accotink Creek
- Long term retention of uses with better facades along Fairfax Boulevard, Blenheim, and Old Picket Road.

-  New Buildings
-  Existing buildings footprints. These buildings are either unlikely to change or are predicted to remain in the near term with some adaptive reuse.
-  Spring Street "Main Street"
-  Other Neighborhood Streets
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# Q & A SESSION

